

**LAPORAN PASARAN HARTA
WILAYAH PANTAI TIMUR
2023**

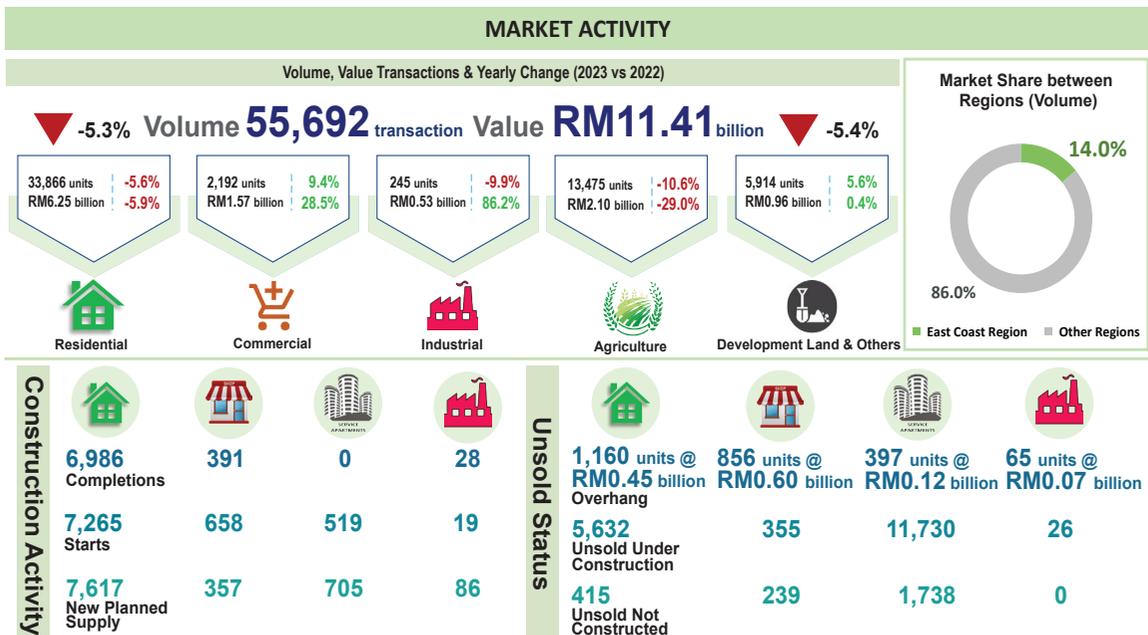
***EAST COAST REGION
PROPERTY MARKET REPORT
2023***

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EAST COAST REGION



1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

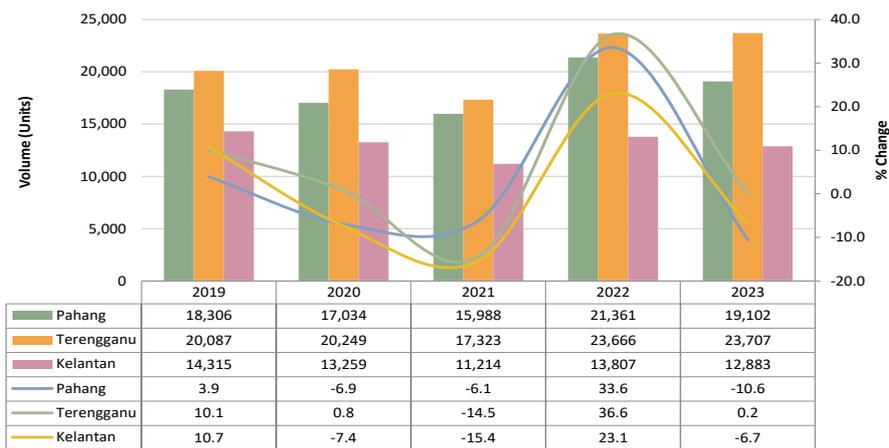
Prestasi pasaran harta tanah Wilayah Pantai Timur sederhana pada 2023. Bilangan dan nilai transaksi menunjukkan prestasi yang bercampur-campur berbanding 2022. Wilayah ini merekodkan 55,692 transaksi bernilai RM11.41 bilion, masing-masing menurun 5.3% dan 5.4% dalam bilangan dan nilai berbanding 2022. Gabungan ketiga-tiga negeri membentuk 14.0% dan 5.8% daripada bilangan dan nilai transaksi nasional.

1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of East Coast Region property market softened in 2023. The volume and value of transactions showed a mixed performance compared to 2022. The region recorded 55,692 transactions worth RM11.41 billion, decreased by 5.3% and 5.4% in volume and value respectively as compared to 2022. Combined these three states formed 14.0% and 5.8% of the national volume and value transactions.

Chart 1

Overall Property Transactions Volume Trend 2019 – 2023

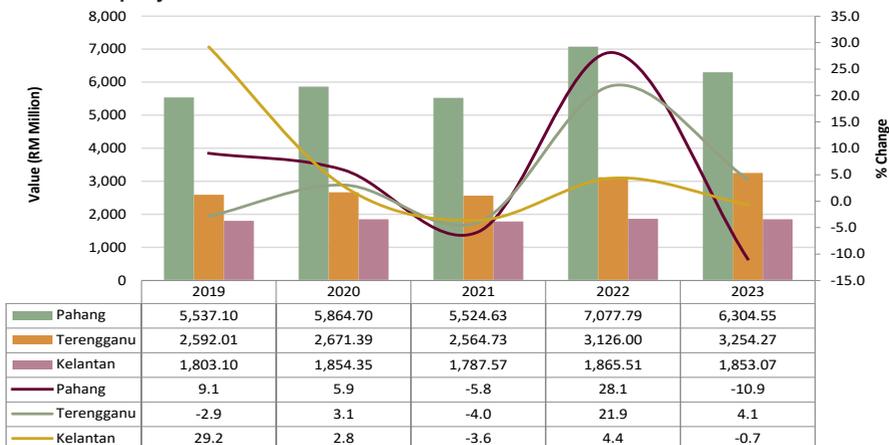


Mengikut Negeri, Terengganu menunjukkan trend kenaikan, meningkat 0.2% (23,707 transaksi) manakala Pahang dan Kelantan menunjukkan trend sebaliknya, masing-masing turun 10.6% (19,102 transaksi) dan 6.7% (12,883 transaksi).

By state, Terengganu showed upward trend, increased by 0.2% (23,707 transactions), while Pahang and Kelantan showed the opposite, declined by 10.6% (19,102 transactions) and 6.7% (12,883 transactions) respectively.

Chart 2

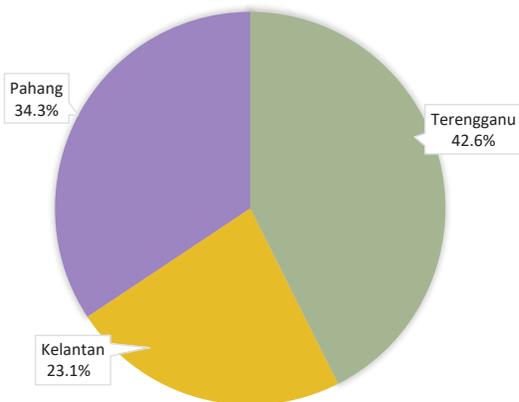
Overall Property Transactions Value 2019 – 2023



Sejajar dengan itu, nilai transaksi menunjukkan trend yang sama. Terengganu mencatatkan peningkatan sedikit 4.1%, manakala Pahang dan Kelantan menunjukkan penurunan masing-masing 10.9% dan 0.7%.

Chart 3

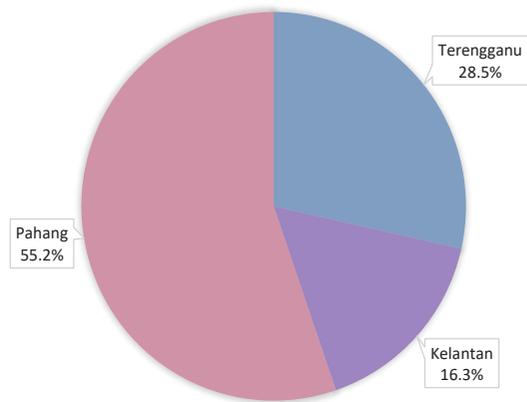
Overall Property Transactions Volume Breakdown by State 2023



Correspondingly, transaction value witnessed similar. Terengganu recorded a slight increase of 4.1%, while Pahang and Kelantan saw a decline by 10.9% and 0.7% respectively.

Chart 4

Overall Property Transactions Value Breakdown by State 2023



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Mengikut negeri, Terengganu mendominasi jumlah transaksi dalam wilayah dengan 42.6% (23,707 transaksi). Daripada segi nilai, Pahang mendahului dalam wilayah dengan 55.3% (RM6.30 bilion) daripada jumlah nilai transaksi.

By state, Terengganu dominated the region's overall property transactions volume with 42.6% (23,707 transactions). In terms of value, Pahang led the region with 55.3% (RM6.30 billion) from the total value transactions.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector 2023

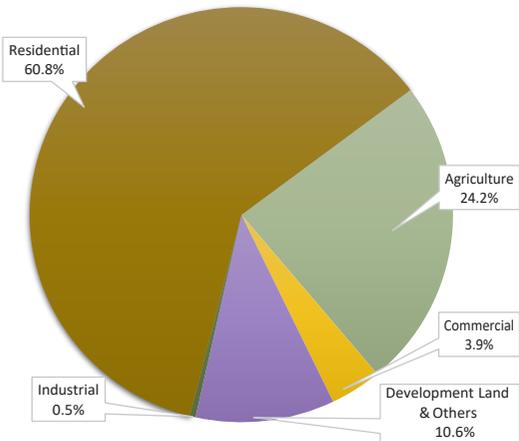
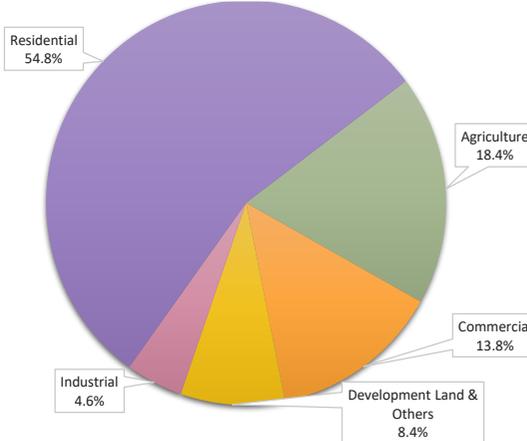


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2023



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 60.8% (33,866 transaksi) dalam bilangan dan 54.8% (RM6.25 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, residential sub-sector continued to dominate the region's property activity by contributing 60.8% (33,866 transactions) in volume and 54.8% (RM6.25 billion) in value from the total transaction.

1.1 PROMINENT SALES

Table 1

Summary of Prominent Sales Recorded in 2023

No.	Property	Location	Transaction Year	Consideration Price (RM)
SHOPPING COMPLEX				
1.	AEON Mall	Lembah Sireh, Kota Bharu, Kelantan	2023	165,000,000
LEISURE PROPERTY				
2.	Chalet Endrong Resort	Persiaran Endrong, Bentong, Pahang	2023	8,525,200
3.	Chalet Teluk Kerma, Long Beach	Pulau Perhentian, Terengganu	2023	2,500,000
DEVELOPMENT LAND				
4.	Tourism Development Land (204,990 s.m.)	Pulau Tunggol, Kuala Dungun, Terengganu	2023	1,300,000
5.	Residential Development Land (17,890 s.m.)	Bukit Ubi, Jalan Bukit Ubi, Kuantan, Pahang	2022	7,500,000
ESTATE LAND				
6.	Estate Land (2,043.61 hectares)	Ladang Suburban, Jalan Cenderawasih, Rompin, Pahang	2022	275,000,000
7.	Estate Land (343.68 hectares)	Kuala Tahan, Off Jalan Jerantut – Kuala Tahan, Pahang	2022	20,261,000
8.	Estate Land (119.23 hectares)	Ladang Cheroh, Off Jalan Pekan Cheroh - Batu Malim, Raub, Pahang	2022	14,623,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.0 PROPERTY MARKET ACTIVITY

2.1 HARTA TANAH KEDIAMAN

2.1 RESIDENTIAL PROPERTY

Transaksi

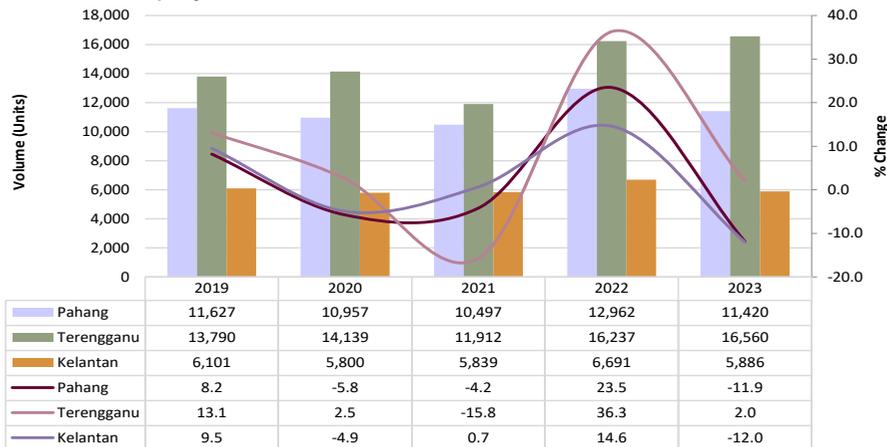
Transaction

Prestasi pasaran subsektor kediaman Wilayah Pantai Timur sederhana pada tahun 2023. Wilayah ini merekodkan 33,866 transaksi bernilai RM6.25 bilion, menurun 5.6% dalam bilangan dan 5.9% dalam nilai berbanding 2022 (35,890 transaksi bernilai RM6.64 bilion). Mengikut negeri, bilangan transaksi bagi Terengganu bertambah baik, naik 2.0%, manakala Kelantan dan Pahang mengalami penurunan masing-masing 12.0% dan 11.9%.

The East Coast Region residential property market performance moderated in 2023. The region recorded 33,866 transactions worth RM6.25 billion, decreased by 5.6% in volume and 5.9% in value as compared to 2022 (35,890 transactions worth RM6.64 billion). By state, the transaction volume for Terengganu improved, up by 2.0%, while Kelantan and Pahang experienced a decline by 12.0% and 11.9% respectively.

Chart 7

Residential Property Transactions Volume Trend 2019 – 2023



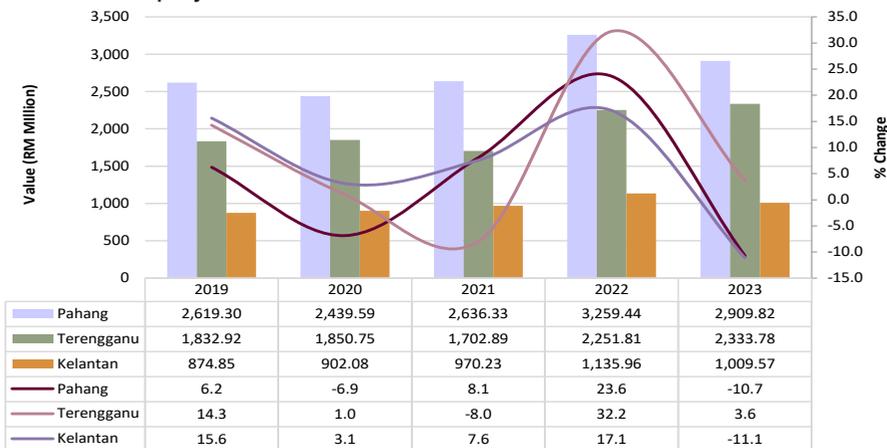
Dari segi nilai transaksi, Terengganu menunjukkan kenaikan sebanyak 3.6% manakala negeri-negeri lain menunjukkan trend penurunan pada tempoh kajian, didahului oleh Kelantan (11.1%) dan diikuti Pahang (10.7%).

In terms of transaction value, Terengganu showed an increase of 3.6% while other states showed downward trend in the review period, led by Kelantan (11.1%) and followed by Pahang (10.7%).

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Chart 8

Residential Property Transactions Value Trend 2019 – 2023



Pelancaran Baharu

Pasaran utama 2023 menyaksikan pelancaran baharu sebanyak 5,104 unit berbanding 2022 (4,244 unit). Mengikut negeri, Pahang dan Kelantan mencatat peningkatan ketara 29.2% dan 21.4% manakala Terengganu mencatat sebaliknya, merosot 52.4% berbanding 2022.

Pahang mencatatkan sedikit peningkatan sebanyak 39.1% (2022: 38.9%). Manakala Terengganu dan Kelantan menurun dari 34.2% kepada 16.3% dan 30.9% kepada

New Launches

The primary market in 2023 saw the new launching of 5,104 units in the region as compared to 2022 (4,244 units). By state, Pahang and Kelantan recorded a significant increase of 29.2% and 21.4% whereas Terengganu recorded the reverse, contracted by 52.4% against 2022.

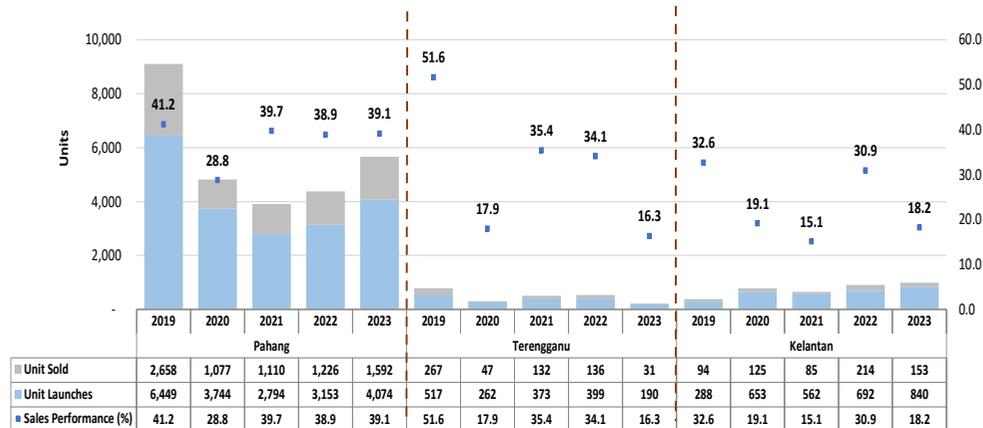
Pahang recorded a slight increase by 39.1% (2022: 38.9%). While Terengganu and Kelantan dropped from 34.2% to 16.3% and 30.9% to 18.2%. By property type,

18.2%. Mengikuti jenis harta tanah, rumah teres satu tingkat menguasai pelancaran baharu di semua negeri dalam wilayah.

single storey terraced houses dominated in all state in the region.

Chart 9

Residential Newly Launch and Sales Performance 2019 – 2023



Status Pasaran

Keadaan unit siap dibina tidak terjual dan unit belum terjual menyaksikan pergerakan lebih baik apabila bilangan berkurang dalam wilayah ini. Unit siap dibina tidak terjual di Pahang, Terengganu dan Kelantan masing-masing berkurang kepada 492 unit, 308 unit dan 360 unit, menurun 52.9%, 30.3% dan 7.5% berbanding 2022 (Pahang 1,044 unit, Terengganu 442 unit dan Kelantan 389 unit).

Unit dalam pembinaan belum terjual di Pahang dan Terengganu masing-masing berkurang 7.0% dan 34.8% kepada 1,845 unit dan 445 unit (2022: Pahang 1,983 unit; Terengganu 682 unit). Sebaliknya, di Kelantan, unit dalam pembinaan belum terjual bertambah 28.2% kepada 3,342 unit (2022: 2,606 unit).

Terengganu merekodkan sifar unit belum dibina belum terjual. Kelantan dan Pahang masing-masing merekodkan penurunan 87.6% kepada 109 unit dan 72.7% kepada 306 unit berbanding 2022 (Kelantan 877 unit; Pahang 1,119 unit).

Market Status

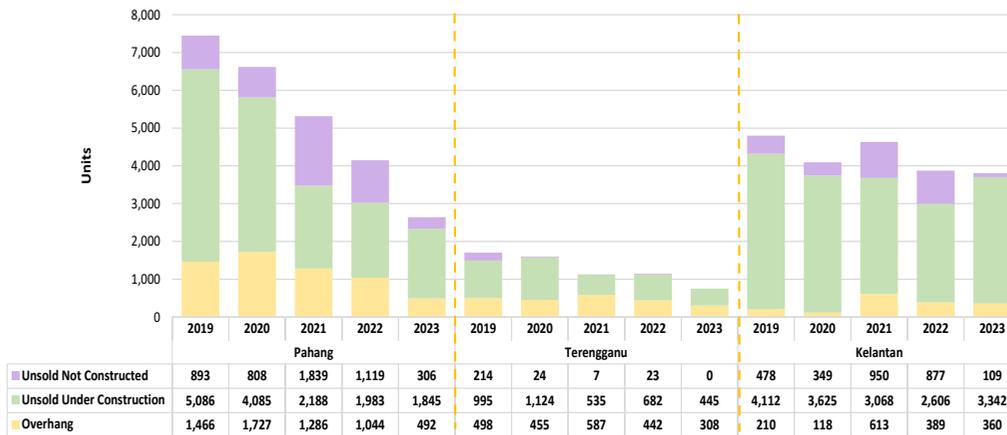
The overhang and unsold situation recorded better movements as the numbers reduced in the region. Pahang, Terengganu and Kelantan declined to 492 units, 308 units and 360 units, down by 52.9%, 30.3% and 7.5% respectively compared to 2022 (Pahang 1,044 units; Terengganu 442 units and Kelantan 389 units).

The unsold under construction reduced in Pahang and Terengganu by 7.0% and 34.8% to 1,845 units and 445 units respectively (2022: Pahang 1,983 units; Terengganu 682 units). On the other hand, in Kelantan the unsold under construction increased by 28.2% to 3,342 units (2022: 2,606 units).

Terengganu has recorded zero unsold not constructed unit. Kelantan and Pahang recorded reduce 87.6% to 109 units and 72.7% to 306 units respectively compared to 2022 (Kelantan 877 units; Pahang 1,119 units).

Chart 10

Residential Overhang and Unsold Units 2019 – 2023



Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan adalah kurang aktif di Wilayah Pantai Timur. Unit siap dibina bagi semua negeri meningkat kecuali Pahang menurun 11.5%. Penawaran baharu dirancang di Pahang dan Terengganu masing-masing meningkat lebih dua kali ganda dan 74.7%, manakala Kelantan menurun 36.6%.

Construction Activity

Generally, construction activities were less active in the East Coast Region. Completion in all states increased except Pahang dropped by 11.5%. New planned supply in Pahang and Terengganu increased by more than double and 74.7%, while Kelantan dropped by 36.6%

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Chart 11

Residential Construction Activity 2019 – 2023

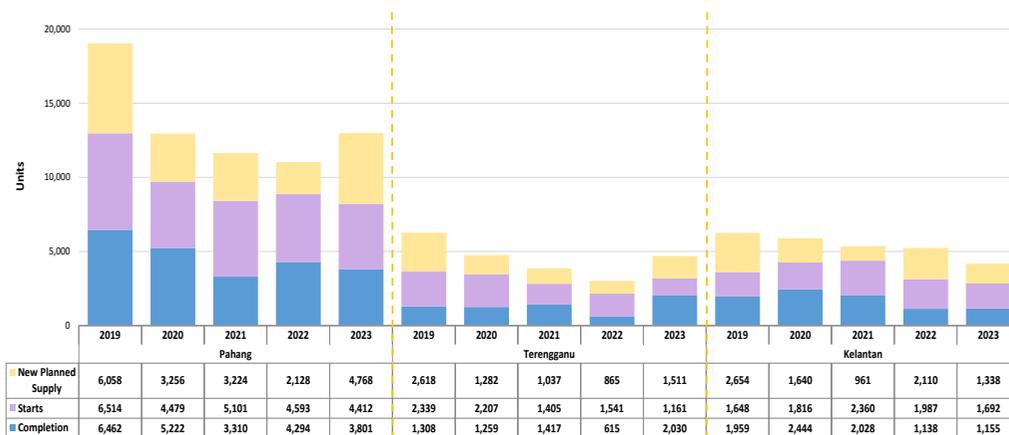


Table 2

Supply of Residential Units in East Coast Region 2023

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	303,814	115,564	90,546
Incoming Supply (units)	15,323	12,436	11,240
Planned Supply (units)	32,644	9,515	3,725

Indeks Harga Rumah

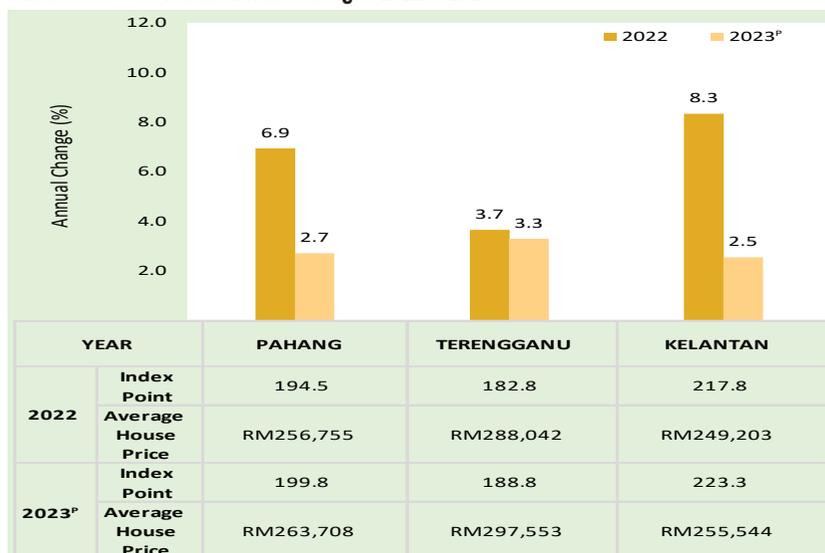
Indeks Harga Rumah bagi negeri Pahang, Terengganu dan Kelantan masing-masing berada pada 199.8, 188.8 dan 223.3. Terengganu mencatatkan harga purata semua rumah tertinggi pada RM297,553, diikuti Pahang (RM263,708) dan Kelantan (RM255,544).

House Price Index

All House Price Index for Pahang, Terengganu and Kelantan stood at 199.8, 188.8 and 223.3. Terengganu recorded highest average house price at RM297,553, followed by Pahang (RM263,708) and Kelantan (RM255,544).

Chart 12

All House Price Index Annual Changes 2022 & 2023^p



Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Terengganu, sewa rumah teres kos rendah satu tingkat di Daerah Besut iaitu RAKR Nyior Tujuh, Jertih merekodkan pergerakan sewa yang positif. Begitu juga di Kelantan turut menyaksikan trend kenaikan sewa di beberapa kawasan.

Rental

The rental market portrayed mixed performance across the board with upward movements recorded in several areas particularly for terraced houses. In Terengganu, rental of single storey low-cost terraced schemes in Besut District namely RAKR Nyior Tujuh, Jertih recorded a positive rental movement. Likewise in Kelantan also witnessed an uptrend at a few scheme.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial terus merekodkan pertumbuhan tahun ke tahun. Kelantan meningkat 29.0%, diikuti Pahang (6.9%) dan Terengganu (0.2%).

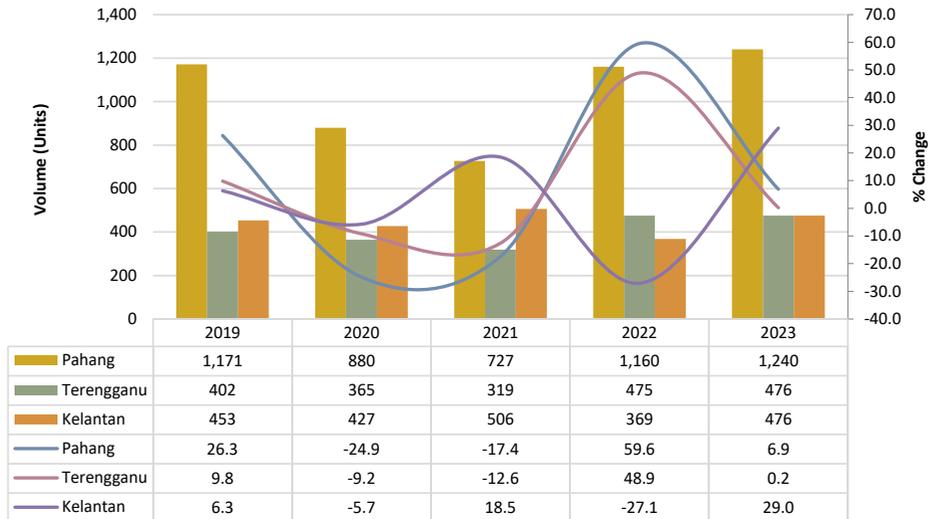
2.2 COMMERCIAL PROPERTY

Transaction

Commercial sub-sector continued to record year-to-year growth. Kelantan increased by 29.0%, followed by Pahang (6.9%) and Terengganu (0.2%).

Chart 13

Commercial Property Transactions Volume Trend 2019 – 2023



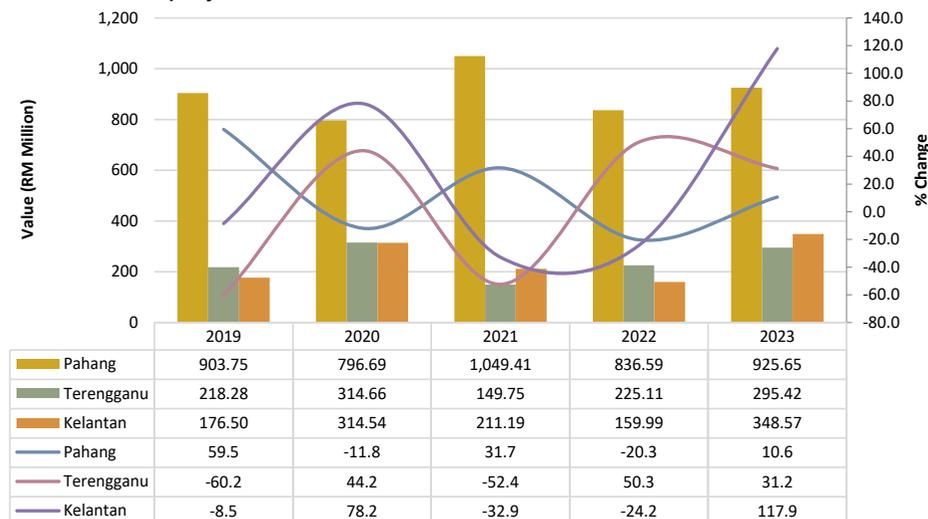
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Dari segi nilai, semua negeri merekodkan peningkatan didahului oleh Kelantan dengan kenaikan melebihi dua kali ganda dan diikuti Terengganu (31.2%) dan Pahang (10.6%).

In terms of value, all of the states recorded an increase led by Kelantan, up by more than double and followed by Terengganu (31.2%) and Pahang (10.6%).

Chart 14

Commercial Property Transactions Value Trend 2019 – 2023



a. Kedai

Transaksi

Subsektor kedai di Wilayah Pantai Timur merekodkan 1,370 transaksi dengan nilai RM870.74 juta pada tahun 2023, mencakupi 62.5% dalam bilangan dan 55.5% dalam nilai. Aktiviti pasaran menunjukkan trend peningkatan, masing-masing meningkat 12.5% dan 3.0% dalam bilangan dan nilai berbanding 2022 (1,197 transaksi bernilai RM812.44 juta).

Status Pasaran

Berbanding tahun 2022, unit kedai siap dibina tidak terjual di Wilayah Pantai Timur bertambah baik apabila bilangannya menurun 12.5% kepada 856 unit (2022: 978 unit). Kedai siap dibina tidak terjual di Pahang dan Terengganu masing-masing berkurang 36.8% kepada 349 unit dan 42.2% kepada 104 unit. Sebaliknya, Kelantan merekodkan pertambahan 63.8% kepada 403 unit.

a. Shop

Transaction

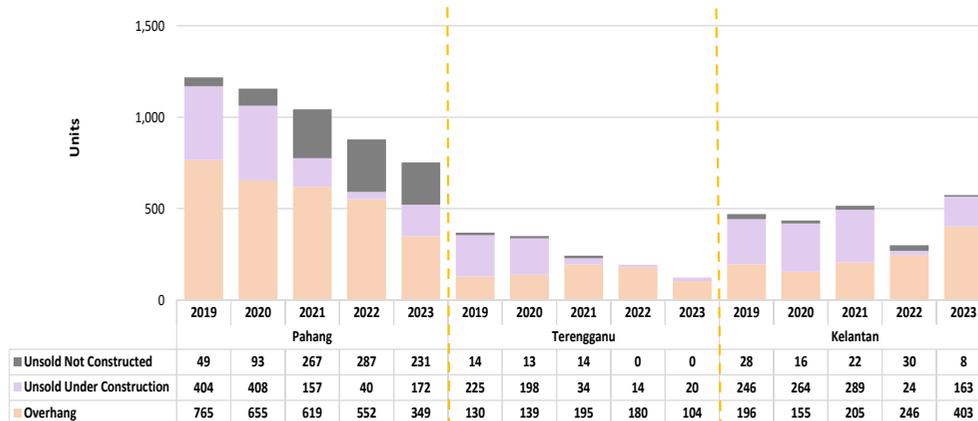
Shop sub-sector in East Coast Region recorded 628 transactions worth RM870.74 million in 2023, accounting for 62.5% in volume and 55.5% in value. Market activity showed an uptrend, increased by 12.5% and 3.0% in volume and value respectively against 2022 (1,197 transactions worth RM812.44 million).

Market Status

Against 2022, shop overhang in East Coast Region improved as the numbers declined by 12.5% to 856 units (2022: 978 units). Shop overhang in Pahang and Terengganu reduced by 36.8% to 349 units and 42.2% to 104 units respectively. Contrarily, Kelantan recorded an increase of 63.8% to 403 units.

Chart 15

Shop Overhang and Unsold Units 2019 – 2023



Aktiviti Pembinaan

Aktiviti pembinaan merekodkan pergerakan berbeza-beza dalam Wilayah Pantai Timur. Unit siap dibina bagi Pahang meningkat sebanyak 87.0% manakala Terengganu dan Kelantan masing-masing mencatatkan penurunan 55.4% dan 53.1%. Mula dibina di wilayah ini merekodkan peningkatan bagi semua negeri. Kelantan merekodkan peningkatan lima kali ganda diikuti Terengganu melebihi dua kali ganda dan Pahang (45.8%). Penawaran baharu dirancang bagi Terengganu dan Pahang merekodkan penurunan masing-masing 36.10% dan 25.32% manakala Kelantan yang meningkat melebihi dua kali ganda.

Construction Activity

The shop construction activities recorded mixed movements in the region. Completion for Pahang increased by 87.0% meanwhile Terengganu and Kelantan recorded a drop of 55.4% and 53.1% respectively. Starts in this region recorded an increase for all states. Kelantan recorded five-fold increase, followed by Terengganu with more than double and Pahang (45.8%). New planned supply for Terengganu and Pahang recorded a drop of 36.1% and 25.3% respectively while Kelantan increased by more than two-fold.

Chart 16

Shop Construction Activity Trend 2019 – 2023

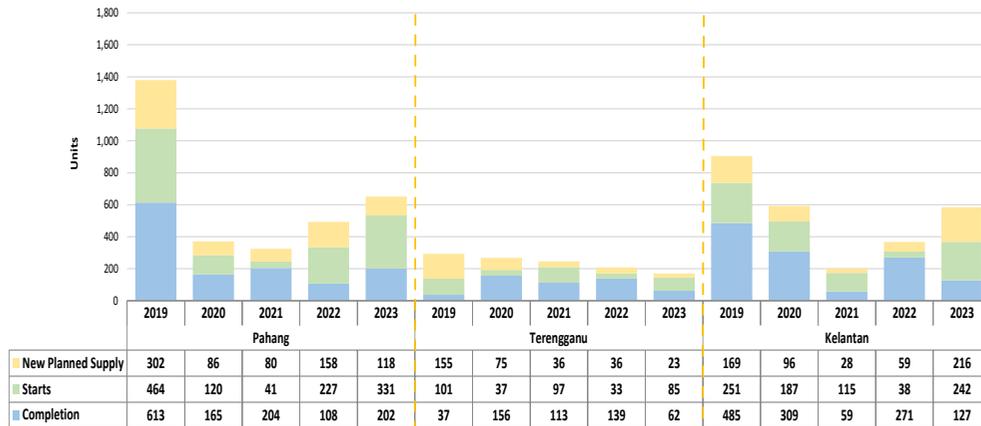


Table 3

Construction Activity of Shop in East Coast Region 2023

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	26,309	8,841	14,606
Incoming Supply (units)	1,281	842	1,108
Planned Supply (units)	3,200	635	725

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b. Kompleks Perniagaan

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di Pahang mencatatkan peningkatan kepada 73.2% (2022: 71.9%). Sebaliknya, Kelantan dan Terengganu mengalami sebaliknya, masing-masing menurun kepada 80.6% (2022: 81.9%) dan 77.8% (2022: 79.3%).

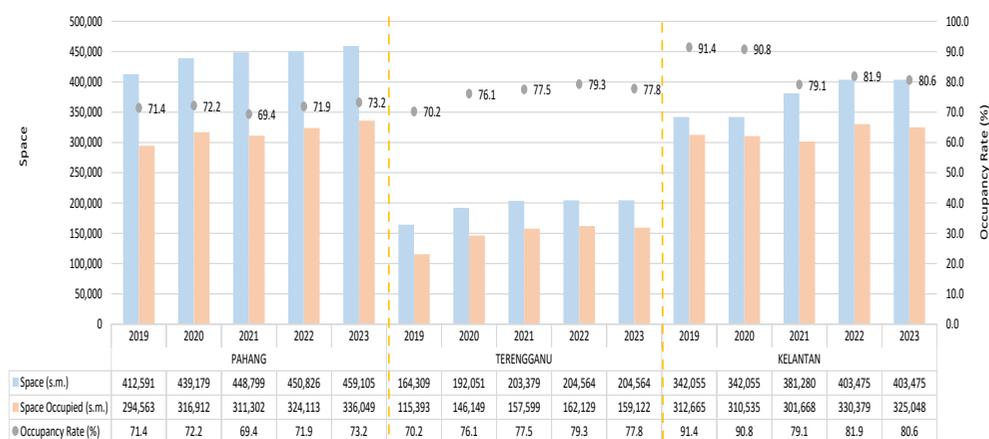
b. Shopping Complex

Occupancy and Space Availability

The performance of retail sub-sector showed mixed movement. The occupancy rate in Pahang recorded an increase to 73.2% (2022: 71.9%). Contrarily, Kelantan and Terengganu experienced the reverse, delined to 80.6% (2022: 81.9%) and 77.8% (2022: 79.3%) respectively.

Chart 17

Supply and Occupancy of Shopping Complex 2023



Aktiviti Pembinaan

Subsektor ini menyaksikan Lotus's Indera Mahkota yang terletak di Bandar Indera Mahkota, Kuantan, Pahang siap dibina yang menyuntik 9,894 m.p. ruang ke dalam pasaran.

Construction Activity

The sub-sector witnessed the completion of Lotus's Indera Mahkota located at Bandar Indera Mahkota, Kuantan, Pahang which injected 9,894 s.m. into the market.

Table 4

Construction Activity of Shopping Complex in East Coast Region 2023

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

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga adalah pelbagai. Kelantan merekodkan kadar penghunian yang sama iaitu 94.3%. Pahang mencatatkan kadar penghunian yang lebih tinggi iaitu 89.4% (2022: 88.0%), manakala Terengganu menurun sedikit kepada 96.8% berbanding 2022 (96.9%).

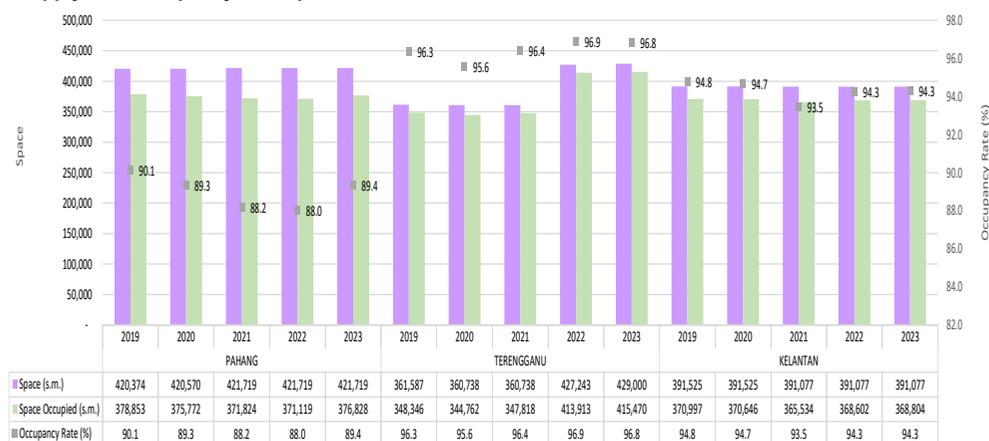
c. Purpose-Built Office

Occupancy and Space Availability

The performance of retail sub-sector was varied. Kelantan remained the same occupancy rate at 94.3%. Pahang recorded higher occupancy rate at 89.4% (2022: 88.0%) while Terengganu decreased slightly to 96.8% as compared to 2022 (96.9%).

Chart 18

Supply and Occupancy of Purpose-Built Office 2023



Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

Table 5

Construction Activity of Purpose-Built Office in East Coast Region 2023

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

2.3 HARTA TANAH PERTANIAN

Transaksi

Prestasi subsektor pertanian di Wilayah Pantai Timur adalah kurang memberangsangkan. Semua negeri merekodkan penurunan dua angka, didahului oleh Pahang yang turun 12.6%, diikuti Terengganu (12.5%) dan Kelantan (7.3%). Pahang merekodkan tiga transaksi tanah ladang dengan jumlah nilai transaksi hampir RM310 juta dalam tempoh kajian.

2.3 AGRICULTURE PROPERTY

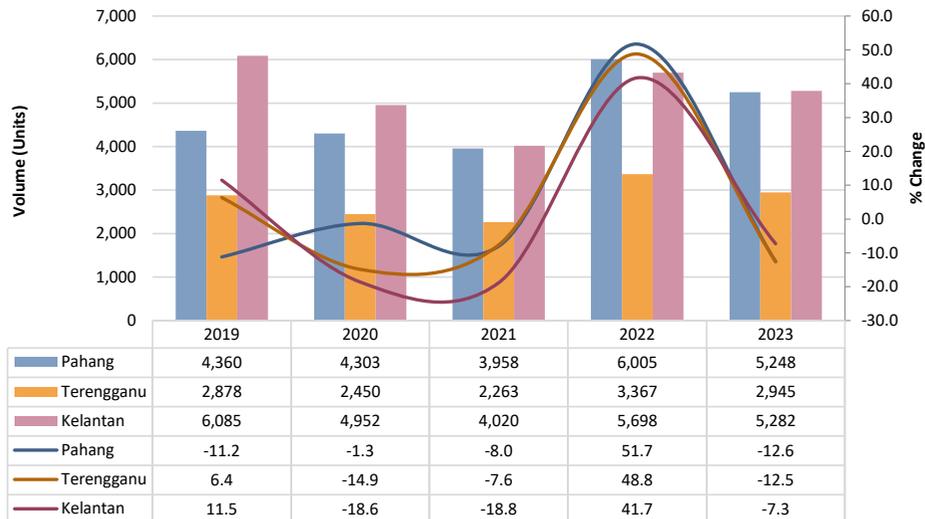
Transaction

The performance of agriculture sub-sector in East Coast Region was less encouraging. All states recorded double-digit contraction, led by Pahang which delined by 12.6%, followed by Terengganu (12.5%) and Kelantan (7.3%). Pahang recorded three estate land transactions worth nearly RM310 million in the review period.

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Chart 19

Agriculture Property Transactions Volume Trend 2019 – 2023

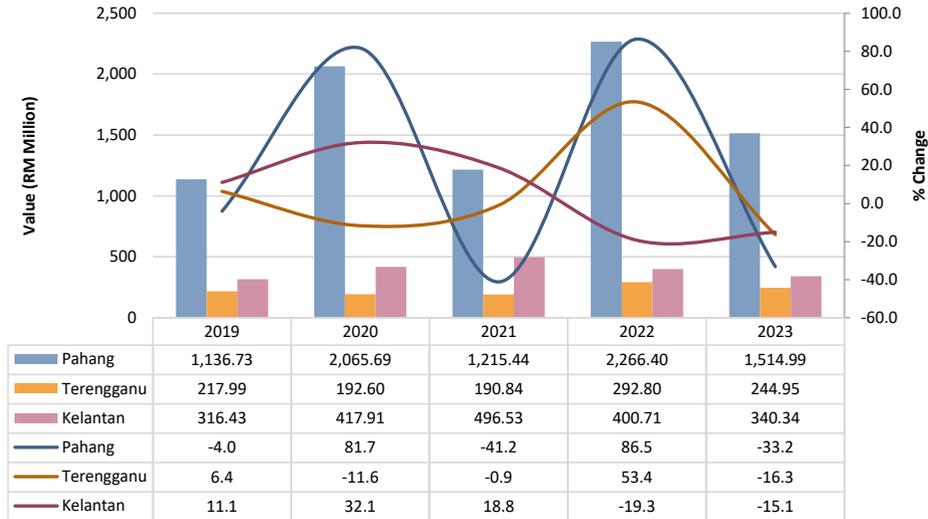


Dari segi nilai transaksi, semua negeri menunjukkan trend menurun. Pahang menurun sebanyak 33.2% diikuti Terengganu (16.3%) dan Kelantan (15.1%).

In terms of transaction value, all of the states showed downtrend. Pahang decreased 33.2% followed by Terengganu (16.3%) and Kelantan (15.1%).

Chart 20

Agriculture Property Transactions Value Trend 2019 – 2023



Harga

Harga harta tanah pertanian secara amnya stabil di wilayah ini. Di Pahang, tanah getah dengan keluasan purata 3.25 hektar di Daerah Temerloh merekodkan peningkatan 8.4%. Begitu juga di Terengganu, harta tanah yang serupa di Daerah Besut dengan keluasan purata 1.04 hektar merekodkan peningkatan 4.5%. Sementara itu, tanah dusun di Daerah Kuantan, Pahang dengan keluasan purata 0.46 hektar merekodkan kenaikan 7.8% dengan nilai transaksi antara RM911,000 hingga RM914,000 sehektar.

Price

Prices of agriculture property were generally stable across the region. In Pahang, rubber land in Temerloh District, with an average land area 3.25 hectares recorded increased by 8.4%. Likewise, in Terengganu, similar property in Besut District, with an average land area 1.4 hectares recorded price increased by 4.5%. Meanwhile, orchard land with an average land area 0.46 hectares in Kuantan District, Pahang recorded 7.8% increase with transaction between RM911,000 and RM914,000 per hectare.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status																																																																											
1.	East Coast Rail Line (ECRL)	<p>Total length: 665 kilometres double-track, standard gauge railway link.</p> <ul style="list-style-type: none"> - Location: Port Klang to Kota Bharu - Link the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor. - Estimating cost: RM50.27 billion - Comprise total of 20 stations, including 14 passenger stations, 5 combined passenger and freight stations, and 1 freight station. <p>a) Location: Pahang</p> <ul style="list-style-type: none"> - Seven stations will be in Pahang namely, Bentong Station, Temerloh Station, Maran Station, Paya Besar Station, KotaSAS Station, Kuantan Port City Station and Cherating Station. - To date, this ECRL project has involved the acquisition of 2,065 lots of land throughout the state of Pahang. The breakdown of the number of lots involved is as follows : <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Section B (Phase 1)</td> <td>Kuantan</td> <td>289</td> </tr> <tr> <td>Bera</td> <td>4</td> </tr> <tr> <td>Maran</td> <td>479</td> </tr> <tr> <td>Temerloh</td> <td>108</td> </tr> <tr> <td colspan="2">Total</td> <td>880</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Section B (Phase 2A)</td> <td>Kecil Gebeng</td> <td>2</td> </tr> <tr> <td>Kuantan</td> <td>141</td> </tr> <tr> <td>Maran</td> <td>208</td> </tr> <tr> <td>Temerloh</td> <td>137</td> </tr> <tr> <td colspan="2">Total</td> <td>488</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Section B (KPC Station)</td> <td>Kecil Gebeng</td> <td>2</td> </tr> <tr> <td>Kecil Gebeng (Station)</td> <td>11</td> </tr> <tr> <td colspan="2">Total</td> <td>13</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Section B (Phase 2B)</td> <td>Kecil Gebeng</td> <td>14</td> </tr> <tr> <td>Kuantan</td> <td>52</td> </tr> <tr> <td>Maran</td> <td>128</td> </tr> <tr> <td>Temerloh</td> <td>1</td> </tr> <tr> <td colspan="2">Total</td> <td>195</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="6">Section C1A (Phase 1)</td> <td>Temerloh</td> <td>129</td> </tr> <tr> <td>Bentong</td> <td>231</td> </tr> <tr> <td>Bentong (Genting Tunnel)</td> <td>2</td> </tr> <tr> <td>Bentong (Additional Lots)</td> <td>22</td> </tr> <tr> <td>Bentong (6 Additional Lots)</td> <td>6</td> </tr> <tr> <td>Bentong (Underground / Stratum)</td> <td>89</td> </tr> <tr> <td colspan="2">Total</td> <td>479</td> </tr> </tbody> </table> <ul style="list-style-type: none"> - Project status until Mei 2023 as been reported in the Pahang State Coordination Meeting of the East Coast Rail Link (ECRL) Project. 	Section / Phase	District	Lot Nos.	Section B (Phase 1)	Kuantan	289	Bera	4	Maran	479	Temerloh	108	Total		880	Section / Phase	District	Lot Nos.	Section B (Phase 2A)	Kecil Gebeng	2	Kuantan	141	Maran	208	Temerloh	137	Total		488	Section / Phase	District	Lot Nos.	Section B (KPC Station)	Kecil Gebeng	2	Kecil Gebeng (Station)	11	Total		13	Section / Phase	District	Lot Nos.	Section B (Phase 2B)	Kecil Gebeng	14	Kuantan	52	Maran	128	Temerloh	1	Total		195	Section / Phase	District	Lot Nos.	Section C1A (Phase 1)	Temerloh	129	Bentong	231	Bentong (Genting Tunnel)	2	Bentong (Additional Lots)	22	Bentong (6 Additional Lots)	6	Bentong (Underground / Stratum)	89	Total		479	<p>Overall project completion 43.5% and is expected to be completed in 2026.</p> <p>Pahang construction status is at 42.9% completion stage.</p> <p>Section B (Phase 1): Land acquisition process completed.</p> <p>Section B (Phase 2A): Land acquisition process completed.</p> <p>Section B (KPC Station): Land acquisition process completed.</p> <p>Section B (Phase 2B): Land acquisition process completed.</p> <p>Section C1A (Phase 1): Land acquisition process completed.</p> <p>Section C1A (Phase 2B): Hearing and inquiry are ongoing.</p>
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No.	Infrastructure	Description	Current Development Status
		<ul style="list-style-type: none"> - 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 at the Section 10 ECRL Station Site at Gebeng. b) Location: Terengganu <ul style="list-style-type: none"> - Distance: 262.00 kilometres - Land involved: 6,200 individual lots - Six stations will be in Terengganu namely Chukai Station, Kemasik Station, Dungun Station, Kuala Terengganu Station, Bandar Permaisuri Station and Jerteh Station with one future station namely Pengkalan Berangan Station. c) Location: Kelantan <ul style="list-style-type: none"> - Distance: 56.00 kilometres - The alignment for this project starts from Pasir Puteh to Kota Bharu. - Two main stations in Pasir Puteh and Tunjang, Kota Bharu. - Project area: 304.90 hectares (including private and government land) 	<p>Terengganu construction status is at 75.5% completion stage</p> <p>Under construction. The Second Phase of Land Acquisition has been completed. Expected to be completed in September 2027.</p>
2.	Central Spine Road Highway (CSR) FT 34 Kota Bharu – Simpang Pelangai, Bentong	<ul style="list-style-type: none"> - Four lane dual-carriageway highway. - Comprising six phases and 30 sub-packages - Total length: 347.00 kilometers 1) Location: Kelantan <ul style="list-style-type: none"> - Involved two packages with 11 sub-packages. <u>Package 1: Kuala Krai to Lakit River Bridge</u> <ul style="list-style-type: none"> - Length: 47.00 kilometres a) <u>Section 1C: Kg Laloh to FT66</u> <ul style="list-style-type: none"> - Project area: 41.257 hectares - Project cost: RM185.40 million <u>Package 2: Lakit River Bridge to Gua Musang</u> <ul style="list-style-type: none"> - Total length: 59.00 kilometres i. <u>Section 2B: Paloh 2 to Bukit Sejuk</u> <ul style="list-style-type: none"> - Project cost: RM365.80 million - Involved Package 2C, Package 2D and Package 2E. - Package 2C, Package 2D are still under land acquisition process, while Package 2E (preparation written award by Land Administrator and process of compensation payment). ii. <u>Section 2C: Bukit Sejuk to Bandar Baru Gua Musang</u> <ul style="list-style-type: none"> - Project cost: RM371.50 million - Involved Package 2F (Preparation written award by Land Administrator and process of compensation payment). - Package 2G (still under land acquisition process). 	<p>Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960. The project is still under land acquisition process.</p> <p>Package 2C Has been gazetted under Section 8 on 30 March 2023, Land Acquisition Act 1960.</p> <p>Package 2D Has been gazetted under Section 8 on 16 February 2023, Land Acquisition Act 1960.</p> <p>Package 2F Preparation written award by Land Administrator</p> <p>Package 2G Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960.</p>

No.	Infrastructure	Description	Current Development Status
		<p>2) Location: Pahang</p> <ul style="list-style-type: none"> - Involved four packages with 19 sub-packages. - Distance: 240.00 kilometres - Package 4C – Sega Lama ke Kuala Dong (5.8 kilometres). - Package 4D: Kuala Dong to Tanah Berchangkul (13.6 kilometres). - Package 5A: Raub to Bentong, Pahang; - Package 4C – Kampung Relong to Raub - Package 4B – Kampung Relong to Raub - Package 4A – Kampung Relong to Raub - Package 4C – Kampung Relong to Raub (Amendment 1) 	<p>Package 4C, 4D & 5A under construction.</p> <p>Package 4C, 4B & 4A under construction.</p> <p>Package 4C - Land Acquisition has been completed and under construction.</p>
3.	Sultan Ahmad Shah Administrative Center (PPSAS), KotaSAS	<ul style="list-style-type: none"> - Location: KotaSAS, Kuantan - Total land area: 105.70 acres - Total built-up area: 57,777 sqm - Estimating Project Cost: RM415.5 million - Development Components: <ul style="list-style-type: none"> ➢ 4 storey Dewan Undangan Negeri ➢ 7 Storey Menteri Besar and State Secretary Office ➢ 7-Storey State Building Offices ➢ 7-Storey Federal Building Offices, Banquet Hall, Gallery, Auditorium, ➢ 1,213 car parks etc. - Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) will replaced Wisma Sri Pahang and Wisma Persekutuan located at Jalan Gambut, Kuantan. 	The opening ceremony of the Sultan Ahmad Shah Administrative Centre (PPSAS) was performed by the Yang di-Pertuan Agong Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah on 7 December 2023.
4.	Tanah Putih Intersection Flyover to Tanjung Lumpur Second Bridge	<ul style="list-style-type: none"> - To overcome the problem of traffic congestion on Federal Road (FT 002). - Involves an allocation amount of RM47 million which has been approved by the Federal Government 	Under construction
5.	Kuantan Skytrain	<ul style="list-style-type: none"> - The momerandum of understanding (MoU) was signed on 11/10/2022 by the state government - Involving the total development cost of RM18.28 billion where the construction will involve 2 phases of development covering a distance of 54.5 kilometreswith 3 alignments. - Phase 1 involves the construction of 2 lines which is from Menara Kuantan 188 to KotaSAS with a distance of 12.5 kilometres and from Menara Kuantan 188 to Teluk Cempedak with a distance of 10 kilometres. 	Proposal stage, MoU signed.
6.	Road Upgrading Project From Felda Terapai, Pekan to Felda Mayam, Bera, Pahang	<ul style="list-style-type: none"> - Involves upgrading a 13.65 kilometers long road worth RM85 million - This project was started on 14/02/2022 and is expected to be completed within 3 years which is on 13/02/2025 	Land acquisition process completed and under construction.
7.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District, Pahang	<ul style="list-style-type: none"> - Land acquisition process involving 34 individual lots 	Land acquisition process has been started. Hearing and inquiry are ongoing.

No.	Infrastructure	Description	Current Development Status
8.	FELDA' New Generation Housing Project, Pahang	<ul style="list-style-type: none"> - Involved 10 sites The Felda New Generation Housing Project (PGBF) which has been abandoned by FELDA to be developed again starting April 2021 through cooperation method between Pahang Housing and Real Estate Board (LPHP) and KMDI Holdings as the developer's. - Sites located at Felda Jengka 6 (10 units), Felda Kampung Awah (56 units), Felda Jengka 1 (120 units), Felda Jengka 11 (180 units), Felda Bukit Tajau (100 units), Felda Bukit Sagu (300 units), Felda Keratong 7 (400 units), Fleda Sungai Retang (400 units), Felda Kota Gelanggi (144 units) dan Felda Jengka 12 (50 units). - Estimated completed by Disember 2023. 	<p>Project status :</p> <ol style="list-style-type: none"> i. Felda Jengka 1 ii. Felda Jengka 6 iii. Felda Jengka 11 iv. Felda Kampung Awah v. Felda Bukit Tajau vi. Felda Keratong
9.	Road Upgrading Project from Jabor – Jerangau Intersection to Sungai Ular Intersection, Kuantan, Pahang (Package 2) from Jabor – Jerangau Elevated Intersection to Kuantan Port Intersection, Pahang	<ul style="list-style-type: none"> - Land acquisition process involving 11 individual lots - Involves upgrading works as follows : <ol style="list-style-type: none"> 1. Upgrade the existing road to a 4-lane dual carriageway 2. Raise the road level in flooded areas 3. Upgrading 3 bridges and 3 intersections - Installation of street lights and traffic lights. 	<p>Land acquisition process has been completed.</p> <p>Estimated completion in year 2025.</p>
10.	Project to Upgrade and Raise the Road Level of the Flooded Area on Bak-Bak Serengkam Road (C133) Maran District, Pahang	<ul style="list-style-type: none"> - Land acquisition process involving 54 individual lots 	<p>Land acquisition process has been completed.</p>
11.	Road Upgrading Project from Felda Ulu Kerut Junction – Kampung Orang Asli Bot-Bot - Felda Jengka 7 to Jalan Kilang Sawit Jengka 18, Maran, Pahang	<ul style="list-style-type: none"> - Land acquisition process involving 56 individual lots 	<p>Land acquisition process has been completed. Project under construction.</p>
12.	City Mosque and Pahang Islamic Centre Complex, KotaSAS	<ul style="list-style-type: none"> - Location: KotaSAS, Kuantan with total land area: 27.80 acres - Project cost / estimating cost: RM205.43 million by developer: Ahmad Zaki Resources Bhd (AZRB) - Development components: City Mosque, Study Center / Knowledge Center, Multipurpose Hall, Museum, Library Gallery, and Administrative Center. - The mosque can accommodate an estimated 10,000 worshippers. - The design has been inspiration based on “tanza” and a spear based on Pahang state coat of arms. <p>*This new Pahang City Mosque will replace Sultan Ahmad Shah Mosque 1 located at Jalan Mahkota, Kuantan.</p>	<p>Under construction</p>

No.	Infrastructure	Description	Current Development Status
13.	Hybrid Shipyard Complex in Tanjung Agas, Pekan	<ul style="list-style-type: none"> - 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. <p>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 facility in Southeast Asia where a 200-megawatt biomass power station using empty palmoil bunches will be built in this hybrid shipyard complex.</p>	<p>Proposal stage, MoU signed in October 2023</p> <p>Estimated completion and operation in year 2025.</p>
14.	Maritime University, Kuantan	<ul style="list-style-type: none"> - Developers: Teroka Majubina Sdn Bhd and Netherland Maritime University Collage. <p>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.</p>	<p>Proposal stage, MoU signed on 14 December 2023.</p>
15.	Upgrading Marang River Bridge project, Terengganu	<ul style="list-style-type: none"> - Location: Marang, Terengganu - Connecting Kuala Terengganu – Marang – Kuantan. - Length: 1.5 kilometres - Project cost/ Estimating Cost: RM435.8 million. 	<p>Under construction and expected to be completed and fully operational by October 2025.</p> <p>Under construction and status is at 25% completion stage. ** JKR revise CPM</p>
16.	Coastal erosion control project in Kuala Nerus, Terengganu	<ul style="list-style-type: none"> - Location: Pantai Tok Jembal, Pantai Mengabang Telipot dan Pengkalan Maras, Kuala Nerus Terengganu. - Estimating Cost: RM90.00 million 	<p>Under construction and construction status is at 20% completion stage.</p>
17.	Maktab Rendah Sains Mara (MRSM) Dungun project, Terengganu	<ul style="list-style-type: none"> - Location: Dungun, Terengganu - Land area: 68.00 acres. - The project aims to provide a campus with the best infrastructure. - Estimating Cost: RM97.40 million 	<p>Under construction. (45% completion stage)</p>
18.	Hospital Kijal, Kemaman, Terengganu	<ul style="list-style-type: none"> - Location: Kijal, Kemaman - Land Area: 22 hectares - Contractor : Ufuk Semarak Sdn Bhd - Project cost/ Estimating Cost: RM420 million - The project consists of a 9-storey hospital building that will accommodate a total of 300 beds. - Which includes 2 special intensive care units (ICU), 8 critical care unit operating room (CCU) and cardiac rehabilitation centre. 	<p>Under construction. (45% completion stage)</p>

No.	Infrastructure	Description	Current Development Status
19.	New office of Mineral and Geoscience Department Terengganu Project, Terengganu	<ul style="list-style-type: none"> - Location: Pusat Pentadbiran Bukit Besar, Kuala Terengganu, Terengganu - Land Area: 1.99 hectares - Estimating Cost: RM25,295,605.00 - The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others, 	Under construction. (30% completion stage)
20.	Kemasik Flood Mitigation Plan (RTB) Project	<ul style="list-style-type: none"> - Location : Sungai Kemasik, T13 Kampung Baru, Kemasik by contractor : Iswarabena Sdn.Bhd - Project cost/ Estimating Cost: RM 60,000,000.00 	Under construction. The RTB Kemasik project is expected to be completed in 2025.
21.	Road Construction From Jalan Pantai Dendong to Bukit Keluang, Besut	<ul style="list-style-type: none"> - 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 47,050, 000.00 	Under construction. The construction status is at 56.31% completion stage.
22	FT209 and FT131 Road Upgrading Project	<ul style="list-style-type: none"> - 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. 	The project is still under hearing process. A part of project has been Noticed of Possession (Form K).
23.	Palekbang - Kota Bharu Bridge, Kelantan	<ul style="list-style-type: none"> - Location: Connecting Palekbang, Tumpat to Penambang, Kota Bharu, Kelantan. - Length: 1.00 kilometre - Cost: RM440.00 million 	Land acquisition process settle and preparation for site.
24.	Sultan Ismail Petra Airport (LTSIP) Expansion and Upgrading Project, Kelantan	<ul style="list-style-type: none"> - Location: Pengkalan Chepa, Kelantan. - The project involves the construction of a multi-storey car park and additional five more aerobridge. - Project Cost: RM2.00 million 	Under construction. Expected to be completed in September 2024.
23.	Proposed Construction of Kota Bharu to Kuala Krai Highway, Kelantan	<p>a) Package 2C and Package 3A</p> <ul style="list-style-type: none"> - Location: Kok Lanas to Machang (2C) and Machang to Bukit Tiu (3A) - Project area: 256.69 hectares - Length: 18.45 kilometres - Project cost: RM389.50 million - Package 2C Kok Lanas to Machang (Kota Bharu District) has been gazetted under Section 8, Land Acquisition Act 1960 on 9 February 2023 <p>b) Package 3B</p> <ul style="list-style-type: none"> - Location: Kampung Berangan Mek Nab to Keroh - Length: 9.78 kilometres - Project cost: RM244.20 million - Package 3B Kg Berangan Mek Nab ke Keroh has been gazetted under Sec. 8, Land Acquisition Act 1960 on 12 Januari 2023. 	<p>Package 2C Kok Lanas to Machang (Kota Bharu District) has been gazetted under Section 8, Land Acquisition Act 1960 on 9 February 2023. The project is still under hearing process by phase.</p> <p>The project is still under hearing process by phase. A part of project has been Noticed of Possession (Form K).</p>

No.	Infrastructure	Description	Current Development Status
		c) Package 3C <ul style="list-style-type: none"> - Location: Keroh to Kuala Krai - Project area: 95.68 hectares - Length: 8.60 kilometres - Project cost: RM244.30 million - Package 3C Keroh to Kuala Krai has been gazetted under Sec. 8, Land Acquisition Act 1960 on 8 December 2022. 	The project is still under hearing process. A part of project has been Noticed of Possession (Form K).
26.	Sungai Golok Integrated River Basin Development Project, Kelantan	<ul style="list-style-type: none"> - Location: Tumpat and Pasir Mas. - Length: <ul style="list-style-type: none"> i) Sungai Golok Flood Bann: 26.20 kilometres ii) Sungai Lemal Lancang Bann: 19.84 kilometres iii) Sungai Mentua Bunding Bann: 8.10 kilometres - Total estimating cost: RM2.156 billion <p>Phase 1 Expected to be completed in August 2024. Project cost: RM656.00 million</p> <ul style="list-style-type: none"> a) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund - C (LA 1 – LA 25), Pasir Mas District <ul style="list-style-type: none"> - Project area: 30.58 hectares b) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D - (LA 2 - LA 25), Tumpat District. <ul style="list-style-type: none"> - Project area: 28.33 hectares c) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District. <ul style="list-style-type: none"> - Project area: 90.76 hectares d) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal additional, Pasir Mas District. <ul style="list-style-type: none"> - Project area: 0.82 hectares e) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Bund D, Pasir Mas District. <ul style="list-style-type: none"> - Project area: 0.72 hectares f) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Mentua, Tumpat District. <ul style="list-style-type: none"> - Project area: 14.08 hectares. 	<p>Has been gazetted under Section 8, Land Acquisition Act 1960 on 28 April 2022. Preparation a written award by Land Administrator and process of compensation payment.</p> <p>Has been gazetted under Section 8, Land Acquisition Act 1960 on 15 December 2022. The project is still under hearing process.</p> <p>Notice of Possession (Form K) of the land involved has been issued.</p> <p>Notice of Possession (Form K) of the land involved has been issued.</p> <p>Notice of Possession (Form K) of the land involved has been issued.</p> <p>Preparation a written award by Land Administrator.</p>
27.	Kuala Nal - Pasir Kelang Bridge Construction Project, Kelantan	<ul style="list-style-type: none"> - Connecting Kuala Nal to Pasir Kelang, Kelantan. - Distance: 100.00 meters - Project area: 5.3154 hectares - Project cost: RM29.70 million 	Under construction.
28.	Ulu Nenggiri Hydroelectric Project, Kelantan	<ul style="list-style-type: none"> - Location: Ulu Nenggiri, Gua Musang - Project cost: 5.00 billion 	Under construction. Expected to be completed in 2027.

No.	Infrastructure	Description	Current Development Status
29.	Construction of Stadium in Pasir Puteh, Kelantan	<ul style="list-style-type: none"> - Location: Bukit Merbau, Pasir Puteh, Kelantan - Project cost: 159.00 million - Project included various sports facilities such as hockey field, shooting range, and aquatic centre. - The stadium would be built on a 129.5 hectares piece of land with 40,000 capacity stadium. 	Under construction. Expected to be completed in 2026.
30.	Construction of Urban Drainage, Bandar Baru Tunjong Under Integrated River Basin Project (PLSB) Phase 1 (Scope of Manual Saliran Mesra Alam (MSMA) Bandar Baru Tunjong), Kelantan	<ul style="list-style-type: none"> - Location: Padang Enggang, Kota, Pendek, Tiong - Project area: 64.76 hectares - Project cost: RM51.00 million 	Has been gazetted under Section 8, and Acquisition Act 1960 on 14 April 2022. The project is still under land acquisition process.
31.	Construction of Lubok Kiat – Kubang Kuau Road (D181) to Felda Kemahang 3 (FT1739), Tanah Merah Kelantan	<ul style="list-style-type: none"> - Location: Lubok Kiat – Kubang Kuau, Pasir Mas to Kemahang 3 (FT1739), Tanah Merah - Length: 5.1 kilometres - Project area: 20.171 hectares - Has been gazetted under Section 8 on 8 Jun 2023, Land Acquisition Act 1960. The project is still under land acquisition process. 	The project is still under land acquisition process.

3.2 Mega Project

Development Projects

No.	Development	Description	Current Development Status
1.	Lapangan Terbang Antarabangsa Kuantan, Bandar Aeroangkasa Pahang, Pahang	<ul style="list-style-type: none"> - Location: Gebeng, Pahang - Land area: 12,459.05 acres (5,042 hectares) - Project estimating Cost: RM50 billion (RM2 billion for Airport) - The project would also have an international airport and world class aircraft maintenance, repair and overhaul (MRO) services. - It is a mix development project of 70% for MRO and 30% Airport. This project will relocate the existing airport to a new area and subsequently support the 3rd National Physical Plan as a national integrated transit development (air, land and sea). 	Proposal stage, MoU signed. Estimated completion in year 2026.
2.	Kuantan Waterfront Resort City (KWRC) – Phase 2, Pahang	<ul style="list-style-type: none"> - Location: Pesisiran Pantai Tanjung Lumpur Mukim Kuala Kuantan, Daerah Kuantan, Pahang - Land area: 4.32 acres - Gross Development Value: RM200 millions - Developer: 70:30 joint venture between Bina Puri and Newston International Group Sdn Bhd - Components: <ul style="list-style-type: none"> i. 2 tower service apartments as high as 21 levels and 31 levels that offer 456 serviced apartment units; ii. 17 units of two -storey shops facing the sea. 	Proposal stage

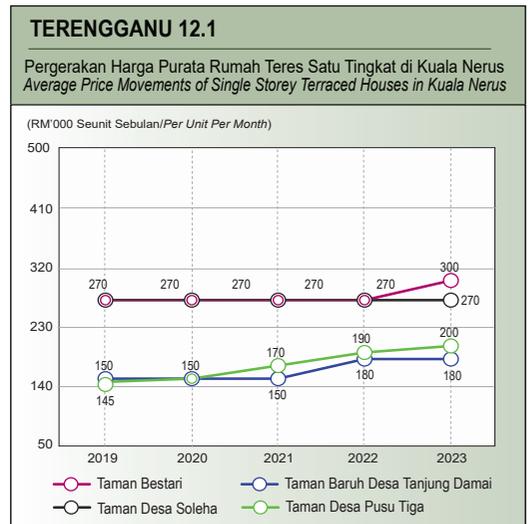
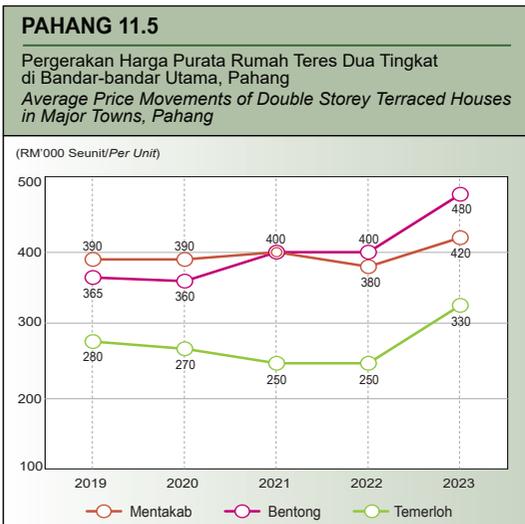
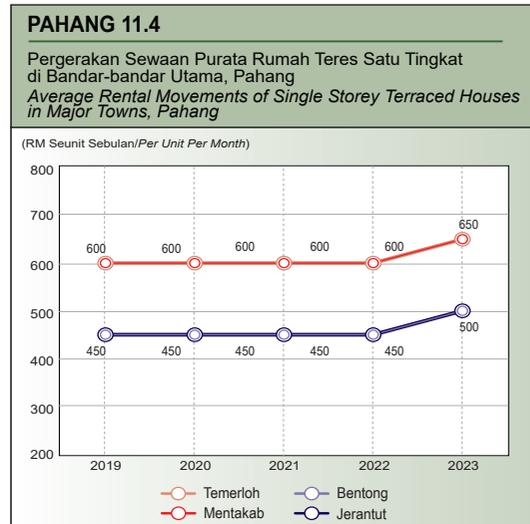
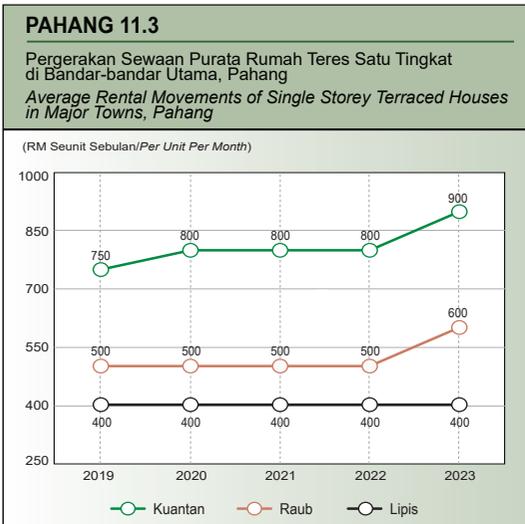
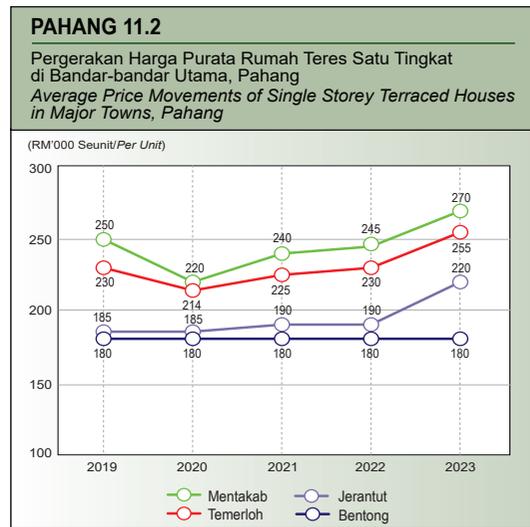
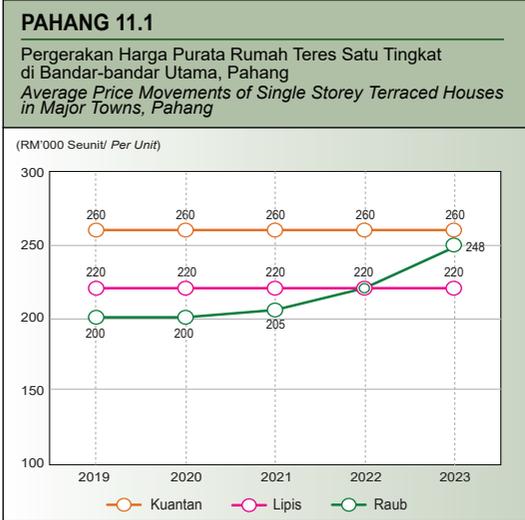
No.	Development	Description	Current Development Status
3.	Mayang Mall, Kuala Terengganu, Terengganu	<ul style="list-style-type: none"> - Location: Bandar Kuala Terengganu, Terengganu. - Land area: 10.8 hectares - Phase 1 - Consist of a 15-storey serviced apartment block and a 6-storey shopping mall, with net lettable area of 66,450 s.m. - The gross development value for the whole project is about RM860 million. 	<p>The project was started on January 8, 2018 and the construction status is at 95% completion stage.</p> <p>Mayang Mall is scheduled to open in early 2024.</p>
4.	Tenaga Nasional Berhad Terengganu Headquarters Project	<ul style="list-style-type: none"> - Location: Kuala Terengganu, Terengganu. - Land area: 0.96 hectares - Consists of 19-story purpose build office with net floor area of 9,704 square meter. 	<p>Under construction</p> <p>The project was started on 7 February 2022 and the construction status is at 25% completion stage.</p>
5.	New Kompleks Kedai Pasar Payang, Terengganu	<ul style="list-style-type: none"> - Location: Kuala Terengganu, Terengganu - Land Area: 4.2 hectares - Project cost/ Estimating Cost: RM 69.3 million - Descriptions: 2 storey New Kompleks Kedai Pasar Payang with 415 retail rooms with net floor area of 3,312 square metres. 	<p>Under construction</p> <p>The project was started on 1 July 2019 and the construction status is at 95% completion stage.</p> <p>Kedai Pasar Payang is scheduled to open in early 2024.</p>
6.	Cukai Sentral (Kompleks Pasar Dan Terminal Bas), Terengganu	<ul style="list-style-type: none"> - Location: Cukai, Terengganu. - Consists of an Integrated Bus & Taxi Terminal, Government Building Complex, Market & Kiosk, Jetty and Waterfront. 	<p>Under construction</p> <p>The project was started on 23 November 2020 and the construction status is at 35% completion stage.</p>
7.	Tok Bali Industrial Park, Kelantan	<ul style="list-style-type: none"> - Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District. - Consist of heavy industries (oil & gas) as well as small and medium industries including Halal Industries. - Gross development value: RM200.00 million <u>Phase 1</u> <ul style="list-style-type: none"> > Project area: 40.47 hectares > Number of lots: 81 lot <u>Phase 2</u> <ul style="list-style-type: none"> > Project area: 33.50 hectares > Number of lots: 48 lot 	<p>Plan has been approved.</p> <p>Land acquisition hearing process completed.</p>
8.	New Complex development Project for the Malaysian Maritime Enforcement Agency (APMM), Tok Bali, Kelantan	<ul style="list-style-type: none"> - Location: Tok Bali, Kelantan. - Total Area: 14 hectares - The administration complex will also be equipped with accommodation facilities for the staff. - Allocation: RM250.00 million 	<p>Under construction.</p> <p>Expected to be completed in December 2026.</p>

3.3 State Government Policy

No.	State	Details																
1.	Pahang	<p>a) Sustainability Fee An effort to promote tourism activities in Pahang. Sustainability fee of RM3 per night will be charged for each hotel room in Pahang. It has started to be charged in 2022 and will continue for year 2023.</p> <p>b) Gebeng Development Plan</p> <ul style="list-style-type: none"> - Gebeng Subdistrict will be classified as an east cost transit hub that included air, land and water logistic needs. For this purposed, 3 main initiatives that will be focused area: <ol style="list-style-type: none"> i. The proposed construction of Kuantan International Airport worth RM2 billion; ii. The development of a 9 acres workers' quarters facility in the Gebeng Industrial Park involves an allocation of RM25 million; iii. The construction of new port along the ECRL line and the strengthening of the function of existing Kuantan Port. <p>c) Housing Facilities Initiatives</p> <ul style="list-style-type: none"> - In order to guarantee the well-being of the people throught housing facilities, the state government has drawn up several initiatives including: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Programs</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>Rumah Rakyat Pahang (RRP)</td> <td>It is given free of charge to the people of Pahang based on the following criteria : <ul style="list-style-type: none"> - Unable to buy a house to low income; - Belongs to the poor category; - Not eligible to make a housing loan. </td> </tr> <tr> <td>PR1MA Negeri Pahang</td> <td> <ul style="list-style-type: none"> - For low and middle income groups. - The state government plans to build 1,000 units for the year 2023. </td> </tr> <tr> <td>Rumah Makmur Pahang</td> <td> <ul style="list-style-type: none"> - For the needs of low-income people. - House price RM80,000.00 per unit. - For household income less than RM5,000/- and still don't own a house. - The state government is targeting a total of 483 units to be completed in 2023. </td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Programs</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>Rumah Mesra Pahang (RMP)</td> <td> <ul style="list-style-type: none"> - Inspired by the concept of Rumah Mesra Rakyat; - Offering a 20% discount from the price of a house worth RM75,000.00; - 500 units will be developed at a total cost of RM7.5 million </td> </tr> <tr> <td>Skim Tanah Warisan (STW)</td> <td> <ul style="list-style-type: none"> - The State Government has allocated 15 million ringgit for the first phase of the project which will begin in Kuala Medang, Lipis. The project is targeted to benefit 250 recipients. - Land premium charged RM10 thousand per plot with land area of 8,000 square feet. </td> </tr> <tr> <td>Perumahan Awan Kos Rendah (PAKR)</td> <td>Allocation of RM3.17 million to carry out maintainance for all <i>Perumahan Awam Kos Rendah</i>.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> - The Pahang State Government also agreed to take over the renovation of 10 project site of Perumahan Generasi Baharu FELDA that were abandoned from FELDA. This project will known as scheme Rumah Pahang and will involves a private developer's joint venture project with Pahang Housing and Property Authority (LPHP) involving 1,850 units which priced at 125 thousand ringgit per unit. The priority for the ownership of this house is for the second generation of FELDA who live and work in the State of Pahang. 	Programs	Details	Rumah Rakyat Pahang (RRP)	It is given free of charge to the people of Pahang based on the following criteria : <ul style="list-style-type: none"> - Unable to buy a house to low income; - Belongs to the poor category; - Not eligible to make a housing loan. 	PR1MA Negeri Pahang	<ul style="list-style-type: none"> - For low and middle income groups. - The state government plans to build 1,000 units for the year 2023. 	Rumah Makmur Pahang	<ul style="list-style-type: none"> - For the needs of low-income people. - House price RM80,000.00 per unit. - For household income less than RM5,000/- and still don't own a house. - The state government is targeting a total of 483 units to be completed in 2023. 	Programs	Details	Rumah Mesra Pahang (RMP)	<ul style="list-style-type: none"> - Inspired by the concept of Rumah Mesra Rakyat; - Offering a 20% discount from the price of a house worth RM75,000.00; - 500 units will be developed at a total cost of RM7.5 million 	Skim Tanah Warisan (STW)	<ul style="list-style-type: none"> - The State Government has allocated 15 million ringgit for the first phase of the project which will begin in Kuala Medang, Lipis. The project is targeted to benefit 250 recipients. - Land premium charged RM10 thousand per plot with land area of 8,000 square feet. 	Perumahan Awan Kos Rendah (PAKR)	Allocation of RM3.17 million to carry out maintainance for all <i>Perumahan Awam Kos Rendah</i> .
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No.	State	Details
		<p>d) Development of the West Pahang Economic Region Plus</p> <ul style="list-style-type: none"> - The Pahang Barat Plus Economic Region Development Council was established to increase investment and economic development for 5 main industry clusters namely tourism, agriculture, timber, minerals and services. - Involving 6 districts (Bentong, Cameron Highlands, Lipis, Raub, Jerantut and Bera) with a total area of 1.98 million hectares. <p>e) Tourism Sector</p> <ul style="list-style-type: none"> - Allocation of RM3 million for the purpose of providing infrastructure and facilities tourism to ensure all tourism areas in Pahang is ready in terms of infrastructure and facilities to receive the arrival of tourists. - For this purpose, the state government has planned to: <ul style="list-style-type: none"> i. Upgrade infrastructure facilities and preserving the historical remains of Tok Gajah ii. Mat Kilau with an allocation of RM500 thousand. iii. Upgrade tourism facilities in Hutan Lipur Parit Fall, Cameron Highlands with an allocation of RM500 thousand. iv. Allocation of RM29.77 million to develop Pahang State infrastructure dan museum programs for Pahang State Museum Corporation. v. Upgrade the function of the Rest and Treatment Centre in Betau, Lipis with an allocation of RM300 thousand. vi. 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. <p>f) Investment Hub</p> <p>Potential investment projects to be implemented by Perbadanan Kemajuan Negeri Pahang (PKNP) for the year 2024 involve:</p> <ul style="list-style-type: none"> - Proposed Joint Venture Energy Project Renovated in the 139-acre Taman Ilmu Pekan with an estimated project investment value of RM200 million - Proposal to development a commercial area dan small industrial area in the Gebeng Industrial Area with an area of 19.6 acres. - 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. <p>g) Malaysian Mineral Academy Pahang</p> <ul style="list-style-type: none"> - 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. <p>h) Improve Water Supply Services</p> <p>Pahang State Government will implement the Water Supply Project involving 229 projects to overcome the water supply cut and low water pressure.</p> <p>i) Flood Management</p> <ul style="list-style-type: none"> - For mitigation projects flood, three projects with a total budget project cost of RM212.31 million was approved by Federal Government as follows: <ul style="list-style-type: none"> i. Bentong River Flood Mitigation Plan, Jerantut ii. Flood Mitigation Plan in Temai River and Ketapang River, Town iii. Kenau River Flood Mitigation Plan Sungai Lembing, Kuantan. - Allocation of RM4.3 million for the purpose of implementing related programs, initiatives, and projects with the Flood Mitigation Plan.

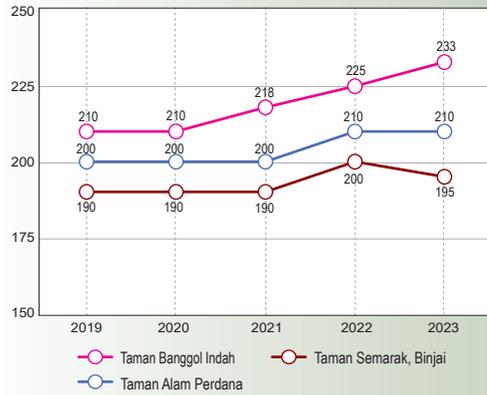
No.	State	Details
2.	Terengganu	<p>a) Affordable House</p> <ul style="list-style-type: none"> - There are 3,174 housing units involving 23 housing development undertaken by the government and the private sector in the construction stage and expected to be completed in 2023. Most of these units consist of affordable houses (RMM). <p>b) Terengganu Housing Financing Scheme (i-RAHMAN)</p> <ul style="list-style-type: none"> - The State Government has also created Terengganu Housing Financing Scheme (i-RAHMAN) with an allocation of RM30 million to provide access financing to build or buy a house to the people of the state. The State Government provides a 10% quota of affordable housing units & i-RAHMAN financing for unmarried individuals & single mothers. <p>c) Meneraju Era Baharu Terengganu</p> <ul style="list-style-type: none"> - Allocation of RM1.86 billion for operating expenses including a RM500 million contribution to the development fund for the Terengganu Budget 2024. - 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 Terengganuis studying land tax amendments throughout the state to be enforced next year. The land tax has never been amended for 35 years. - Introduce the Industrial Investment Development Policy. The state government will develop and upgrade the infrastructure of the Industrial areas including to identify a site to develop a Green Industrial Park. - As for commercial infrastructure development, there are several initiatives under this budget which are:- <ul style="list-style-type: none"> i. Commercial development in the science park ii. Encouragement to create shop lots in new residential project iii. To develop a business kiosk - Focus Three, under the subject of Housing Development focuses on the following matters:- <ul style="list-style-type: none"> 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 involve 200 housing units. vi. 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	<p>a) Kelantan Affordable Housing Policy (RMMK)</p> <ul style="list-style-type: none"> - 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. <p>b) Urban land density flexibility control policy</p> <ul style="list-style-type: none"> - Provide flexibility control of density for land in urban areas to be more viable by developers. <p>c) State government incentives on land tax, land premium and issuance of title.</p> <ul style="list-style-type: none"> - Quit rent reduction of 50% within two years (in line with the express conditions of development). - Reduction of application fees in Local Authorities according to components, namely 50% Improvement Service Fund (ISF) and 50% assessment tax for the first year after CCC. - Flexibility payment of land premium and conversion premium by instalments. - Accelerate the issuance of land titles for the housing and real estate sector not exceeding 8 months from the date of application.



TERENGGANU 12.2

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

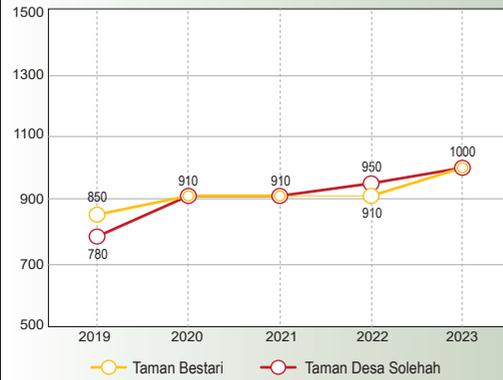
(RM'000 Seunit Sebulan/Per Unit Per Month)



TERENGGANU 12.3

Pergerakan Sewaan Purata Rumah Teres Dua Tingkat Di Kuala Nerus
Average Rental Movements of Double Storey Terraced in Kuala Nerus

(RM Seunit/Per Unit)



KELANTAN 13.1

Pergerakan Harga Purata Rumah Teres dan Sesebuah di Kelantan
Average Price Movements of Terraced and Detached Houses in Kelantan

(RM Seunit/ Per Unit)

