



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR 2025

EAST COAST REGION PROPERTY MARKET REPORT 2025



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

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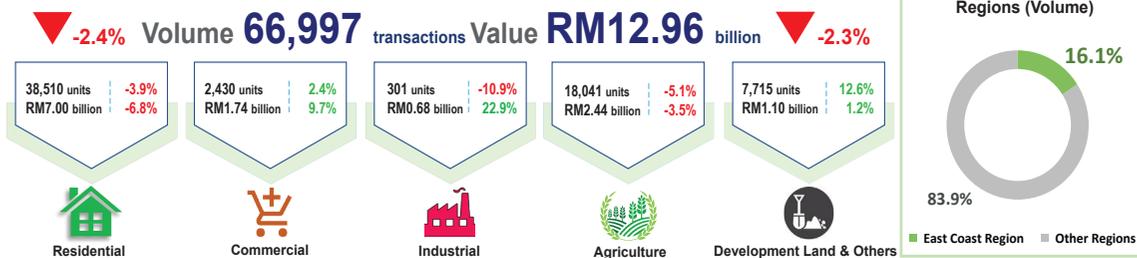


EAST COAST REGION



MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2025 vs 2024)



Activity	Residential	Commercial	Industrial	Agriculture	Development Land & Others
	Construction Activity	10,116 Completions 6,850 Starts 14,697 New Planned Supply	377 509 1,218	1,748 3,521 2,824	48 48 68
Unsold Status	4,009 units @ RM1.32 billion Unsold Completed 5,833 Unsold Under Construction 546 Unsold Not Constructed	755 units @ RM0.53 billion 504 116	942 units @ RM0.67 billion 3,798 207	44 units @ RM0.03 billion 29 0	44 units @ RM0.03 billion 29 0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

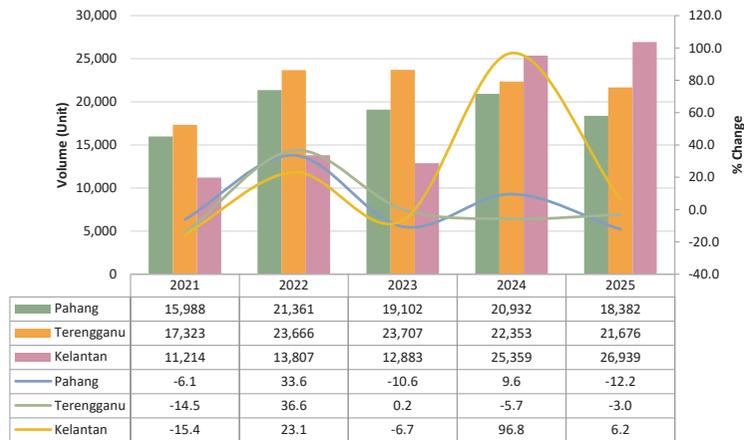
Prestasi pasaran harta tanah di Wilayah Pantai Timur merekodkan 66,997 transaksi bernilai RM12.96 bilion, masing-masing menurun sebanyak 2.4% dan 2.3% dalam bilangan dan nilai berbanding tahun 2024 (68,644 transaksi bernilai RM13.27 bilion). Gabungan ketiga-tiga negeri dalam region ini menyumbang 16.1% dan 5.4% daripada bilangan dan nilai transaksi nasional.

1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of the East Coast Region property market recorded 66,997 transactions worth RM12.96 billion, marking a decrease of 2.4% in volume and 2.3% in value compared to 2024 (68,644 transactions worth RM13.27 billion). The combined total of the three states in this region accounted for 16.1% and 5.4% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend 2021 – 2025

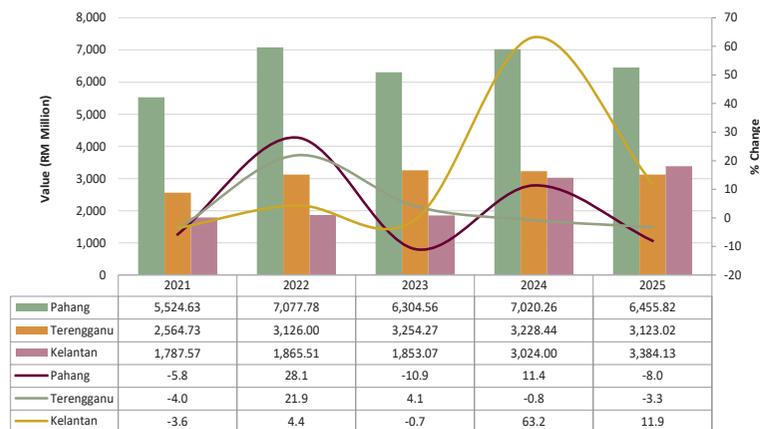


Prestasi aktiviti pasaran di Kelantan meningkat sebanyak 6.2%. Sebaliknya, Pahang dan Terengganu masing-masing mencatatkan sedikit penurunan sebanyak 12.2% dan 3%.

The performance of market activity in Kelantan increased by 6.2%. In contrast, Pahang and Terengganu recorded slight declines of 12.2% and 3%, respectively.

Chart 2

Overall Property Transactions Value Trend 2021 – 2025



Trend pergerakan yang serupa dilihat pada nilai transaksi. Kelantan mengalami kenaikan sebanyak 11.9%, manakala Pahang dan Terengganu mencatatkan sedikit penurunan sebanyak 8% dan 3.3%.

A similar movement trend was observed in transaction values. Kelantan recorded an increase of 11.9%, while Pahang and Terengganu registered slight declines of 8.0% and 3.3%, respectively.

Chart 3

Overall Property Transactions Volume Breakdown by State 2025

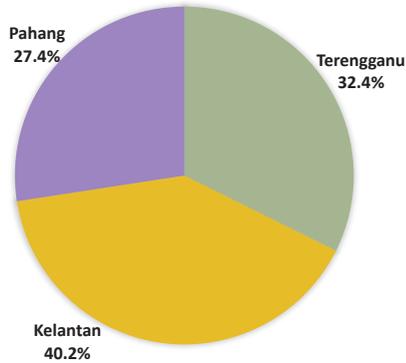
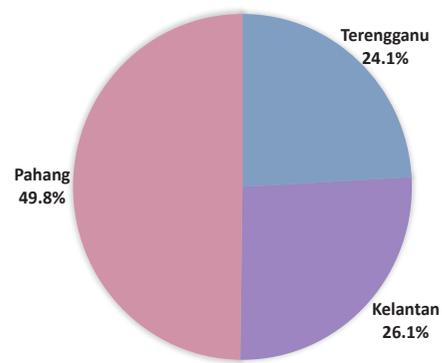


Chart 4

Overall Property Transactions Value Breakdown by State 2025



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Mengikut negeri, Kelantan mendominasi jumlah transaksi dalam wilayah dengan 40.2% (26,939 transaksi). Daripada segi nilai, Pahang mendahului dalam wilayah dengan 49.8% (RM6.46 bilion) daripada jumlah nilai transaksi.

By state, Kelantan dominated the region's overall property transaction volume with 40.2% (26,939 transactions). In terms of value, Pahang led the region with 49.8% (RM6.46 billion) of the total value of transactions.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector 2025

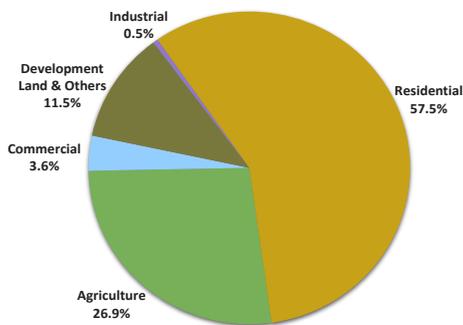
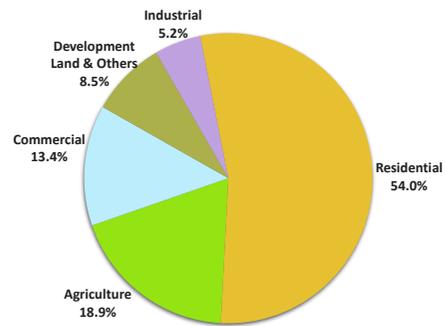


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2025



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 57.5% (38,510 transaksi) dalam bilangan dan 54% (RM7 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, the residential sub-sector continued to dominate the region's property activity by contributing 57.5% (38,510 transactions) in volume and 54% (RM7 billion) in value from the total transaction.

1.1 PROMINENT SALES

Table 1

Summary of Prominent Sales Recorded in 2025

No.	State	Property	Location	Transaction Year	Consideration Price
SHOPPING COMPLEX					
1.	Pahang	Lotus's Indera Mahkota	Lorong IM 8/3, Bandar Indera Mahkota	2025	RM39,000,000
2.	Pahang	Econsave Jengka	Jalan BDJS2, Bandar Tun Razak	2025	RM16,000,000
3.	Pahang	Pasaraya TF	Jalan Sentral Triang 8, Sentral Triang	2025	RM13,750,000
PURPOSE-BUILT OFFICE					
4.	Terengganu	Wisma Q	Jalan Engku SAR, Terengganu	2025	RM8,400,000
ESTATE LAND					
5.	Pahang	Estate Land (993.44 hectares)	Bt 84, Jalan Karak - Kg. Lengkong, Pahang	2024	RM171,772,000
6.	Pahang	Estate Land (421.88 hectares)	Jalan Karak - Kg. Lengkong, Pahang	2024	RM52,082,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.0 PROPERTY MARKET ACTIVITY

2.1 HARTA TANAH KEDIAMAN

2.1 RESIDENTIAL PROPERTY

Transaksi

Transaction

Subsektor kediaman merupakan segmen utama untuk semua negeri. Prestasi pasaran subsektor kediaman Wilayah Pantai Timur bercampur-campur pada tahun 2025, dengan merekodkan 38,510 transaksi, menurun 3.9% dalam bilangan berbanding tahun 2024. Kelantan mencatat kenaikan dalam bilangan sebanyak 9.4%. Sebaliknya, Pahang dan Terengganu masing-masing merekodkan penurunan dalam bilangan sebanyak 14.6% dan 5.2%.

The residential sub-sector was the main segment across all states. The performance of the residential sub-sector in the East Coast Region was mixed in 2025, recording 38,510 transactions, a decline of 3.9% in volume compared to 2024. Kelantan recorded an increase in volume of 9.4%. In contrast, Pahang and Terengganu recorded declines in volume at 14.6% and 5.2%, respectively.

Chart 7

Residential Property Transactions Volume Trend 2021 – 2025

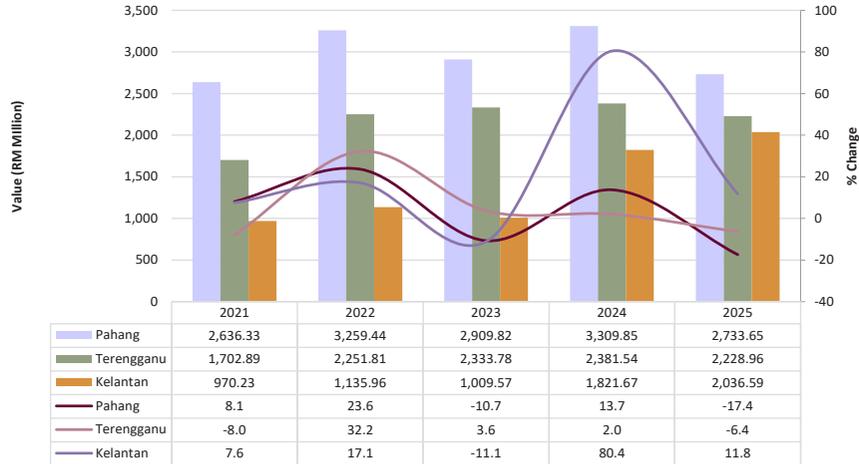


Dari segi nilai transaksi, Kelantan menunjukkan kenaikan sebanyak 11.8%, manakala Pahang dan Terengganu masing-masing merekodkan penurunan sebanyak 17.4% dan 6.4%.

In terms of the transaction value, Kelantan showed an increase of 11.8%, while Pahang and Terengganu recorded decreases of 17.4% and 6.4%, respectively.

Chart 8

Residential Property Transactions Value Trend 2021 – 2025



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Pelancaran Baharu

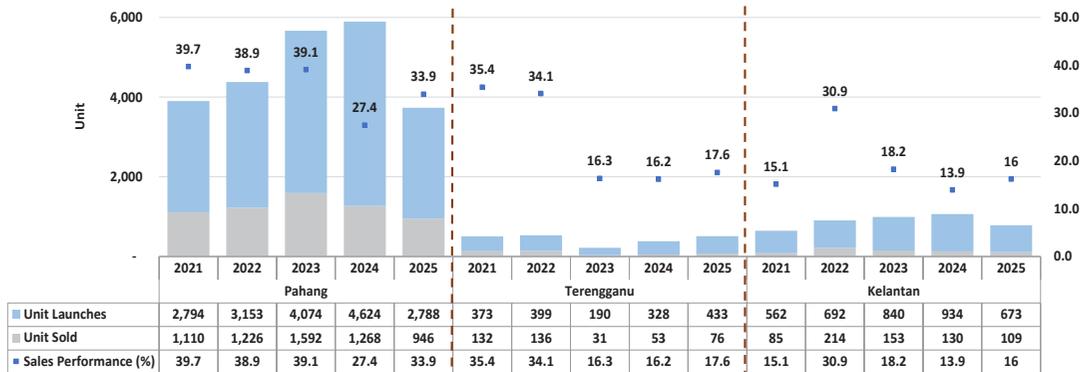
Pasaran utama di Wilayah Pantai Timur menyaksikan prestasi pelancaran baharu merosot di Pahang dan Kelantan. Pahang mencatat 2,788 unit pelancaran baharu, menurun sebanyak 39.7% berbanding tahun 2024 (4,624 unit). Kelantan juga merekodkan penurunan 27.9% kepada 673 unit (2024: 934 unit). Sebaliknya, Terengganu mencatat 433 unit pelancaran baharu berbanding 328 unit pada tahun 2024, meningkat sebanyak 32%.

New Launches

The primary market in the East Coast Region recorded a decline of new launch performance in Pahang and Kelantan. Pahang recorded 2,788 units of new launches, representing a decline of 39.7% compared to 2024 (4,624 units). Kelantan also recorded a decrease of 27.9% to 673 units (2024: 934 units). In contrast, Terengganu recorded 433 units of new launches compared to 328 units in 2024, an increase of 32%.

Chart 9

Residential Newly Launch and Sales Performance 2021 – 2025



Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Unit siap dibina tidak terjual di Wilayah Pantai Timur merekodkan peningkatan lebih dua kali ganda pada tahun 2025 (4,009 unit) berbanding tahun 2024 (1,833 unit). Mengikut negeri, Kelantan mencatat peningkatan lebih lima kali ganda berbanding tahun 2024 (393 unit), diikuti Pahang sebanyak 8.2% berbanding tahun 2024 (1,267 unit). Sementara itu, Terengganu merekodkan penurunan 30.6% berbanding tahun 2024 (173 unit).

Unit dalam pembinaan belum terjual di Wilayah Pantai Timur menurun 12.1% (5,833 unit) berbanding tahun 2024 (6,637 unit). Sementara itu, unit belum dibina belum terjual meningkat lebih dua kali ganda (546 unit) berbanding tahun 2024 (207 unit).

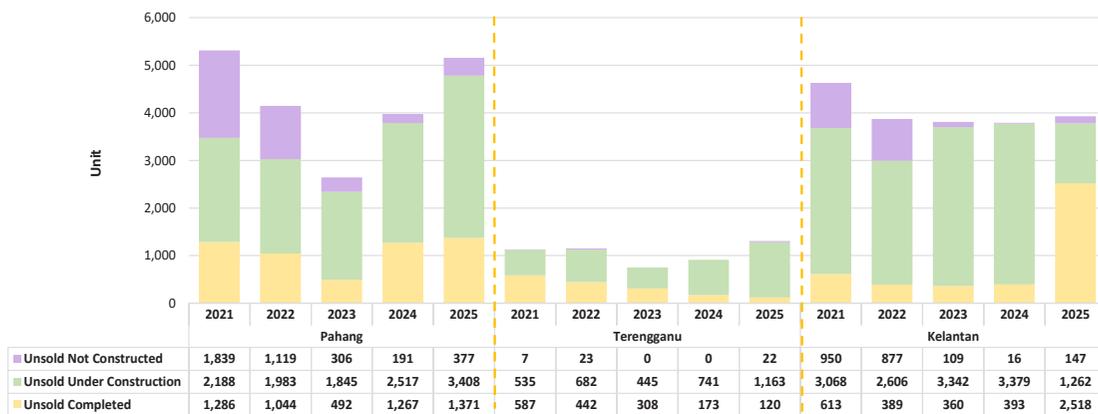
Market Status

The residential unsold completed situation saw mixed movements in the review period. In the East Coast region, unsold completed units increased by more than doubled in 2025 (4,009 units) compared to 2024 (1,833 units). By state, Kelantan recorded an increase of more than fivefold compared to 2024 (393 units), followed by Pahang with 8.2% compared to 2024 (1,267 units). However, Terengganu recorded a decrease of 30.6% compared to 2024 (173 units).

The unsold under construction unit in the East Coast Region decreased by 12.1% (5,833 units) compared to 2024 (6,637 units). Meanwhile, the unsold not constructed increased more than double compared (546 units) to 2024 (207 units).

Chart 10

Residential Unsold Completed and Unsold Units 2021 – 2025



Aktiviti Pembinaan

Unit siap dibina di Wilayah Pantai Timur merekodkan peningkatan sebanyak 51.2% pada tahun 2025 (10,116 unit) berbanding tahun 2024 (6,692 unit). Mengikut negeri, Kelantan mencatat peningkatan lebih sekali ganda kepada 4,724 unit berbanding tahun 2024 (1,921 unit), diikuti Terengganu sebanyak 43% kepada 1,409 unit berbanding tahun 2024 (985 unit) dan Pahang meningkat sebanyak 5.2% berbanding tahun 2024 (3,786 unit).

Construction Activity

Completed units in the East Coast region increased by 51.2% in 2025 (10,116 units) compared to 2024 (6,692 units). By state, Kelantan recorded an increase more than double to 4,724 units compared to 2024 (1,921 units), followed by Terengganu with 43% to 1,409 units from 2024 (985 units) and Pahang with an increase of 5.2% from 2024 (3,786 units).

Unit mula dibina di Terengganu, Kelantan dan Pahang merekodkan penurunan, masing-masing turun 62.1%, 27.5% dan 7.2%.

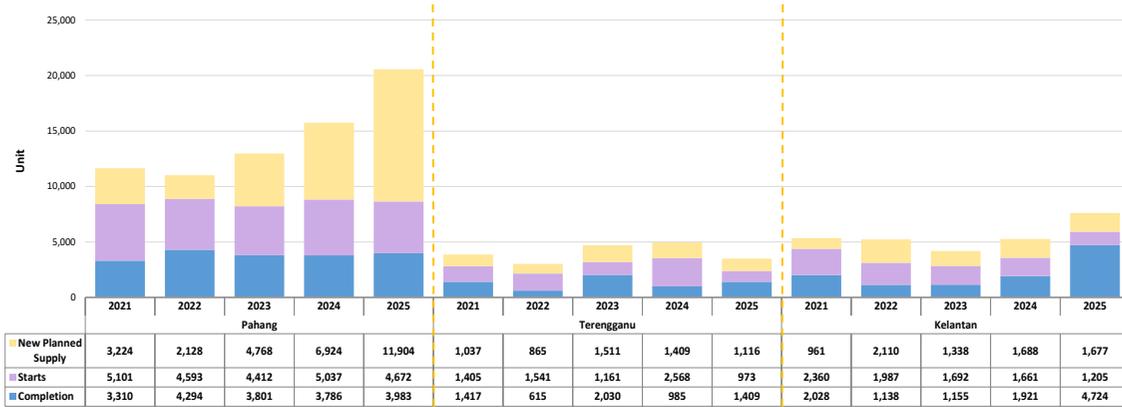
Starts in Terengganu, Kelantan, and Pahang declined by 62.1%, 27.5%, and 7.2%, respectively.

Walau bagaimanapun, penawaran baharu dirancang di Pahang menunjukkan peningkatan 71.9% berbanding tahun 2024. Sementara Terengganu dan Kelantan masing-masing merekodkan penurunan 20.8% dan 0.7%.

However, new planned supply in Pahang recorded an increase of 71.9% compared to 2024, while Terengganu and Kelantan recorded decreases of 20.8% and 0.7%, respectively.

Chart 11

Residential Construction Activity 2021 – 2025



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Table 2

Supply of Residential Units in East Coast Region 2025

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	316,635	127,066	99,210
Incoming Supply (units)	11,367	4,985	4,540
Planned Supply (units)	14,876	4,505	2,307

Harga

Harga harta tanah kediaman dalam tahun 2025 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 Indera Mahkota 14 - 16, Bukit Sekilau dan Seri Setali di Daerah Kuantan, Pahang masing-masing menikmati peningkatan 8.8%, 7.1% dan 5.8%. Begitu juga bagi harta tanah yang sama di Jajahan Tumpat, Kelantan di mana peningkatan 5.6% dan 2.6% direkodkan, masing-masing di Kampung Pasir Pekan dan Kampung Wakaf Delima.

Price

In overall 2025, 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 Indera Mahkota 14 - 16, Bukit Sekilau and Seri Setali, Kuantan District saw increases of 8.8%, 7.1% and 5.8%, respectively. Likewise, for the similar type of property in Jajahan Tumpat, Kelantan increases of 5.6% and 2.6% were recorded in Kampung Pasir Pekan and Kampung Wakaf Delima, respectively.

Indeks Harga Rumah

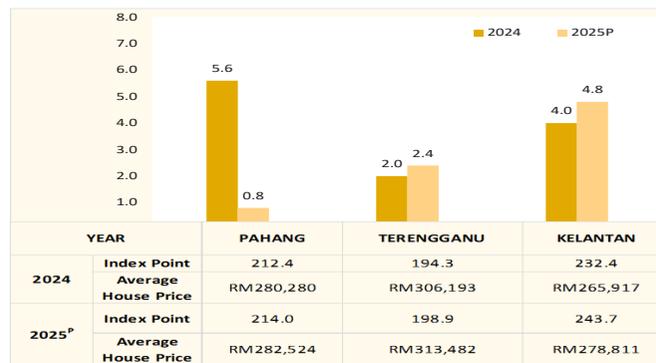
Indeks Harga Rumah pada tahun 2025^P bagi Pahang, Terengganu dan Kelantan masing-masing berada pada 214 mata, 198.9 mata dan 243.7 mata. Harga purata semua rumah di Pahang adalah RM282,524, meningkat daripada RM280,280 pada tahun 2024. Bagi Terengganu harga purata berada pada RM313,482 meningkat daripada RM306,193 pada tahun 2024 dan Kelantan dengan RM278,811, meningkat daripada RM265,917 pada tahun 2024.

House Price Index

The House Price Index in 2025^P for Pahang, Terengganu, and Kelantan stood at 214 points, 198.9 points, and 243.7 points, respectively. The average price of all houses in Pahang was RM282,524, slightly up from RM280,280 in 2024. In Terengganu, the average price was RM313,482, up from RM306,193 in 2024, and in Kelantan RM278,811, an increase from RM265,917 in 2024.

Chart 12

All House Price Index Annual Changes 2024 & 2025^P



Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Daerah Marang, Terengganu, rumah teres satu tingkat menyaksikan peningkatan sewa masing-masing di Taman Tapai Indah (5.9%), Taman Safiah Murni (5.6%) dan Taman Korperat Perdana (4%) dengan sewa mencecah antara RM400 hingga RM700 sebulan. Di Pahang, rumah teres satu tingkat di Daerah Raub iaitu Taman Amalina Lestari, meningkat 2.3%. Taman Tempoyang Damai, Daerah Lipis turut mencatat peningkatan sewa sebanyak 7.3%. Sewa bulanan bagi setiap skim tersebut masing-masing mencecah RM500 hingga RM600 sebulan dan RM500 hingga RM700 sebulan.

Rental

The rental market reflected an overall mixed performance, with upward movements recorded in several areas, particularly for single storey terraced houses. In Marang District, Terengganu, single storey terraced houses recorded rental increases at Taman Tapai Indah (5.9%), Taman Safiah Murni (5.6%), and Taman Korperat Perdana (4%), with monthly rental rates ranging between RM400 and RM700. In Pahang, single storey terraced houses in the Raub District, namely Taman Amalina Lestari, increased by 2.3%. Taman Tempoyang Damai in Lipis District also recorded a rental increase of 7.3%. Monthly rental rates for these schemes reached RM500 to RM600 and RM500 to RM700, respectively.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Pantai Timur merekodkan 2,430 transaksi bernilai RM1.74 bilion, meningkat sebanyak 2.4% dalam bilangan dan 9.7% dalam nilai berbanding tahun 2024. Mengikut negeri, bilangan transaksi di Terengganu dan Kelantan meningkat sebanyak 22.3% dan 2%, manakala Pahang merekodkan penurunan sebanyak 3.5%.

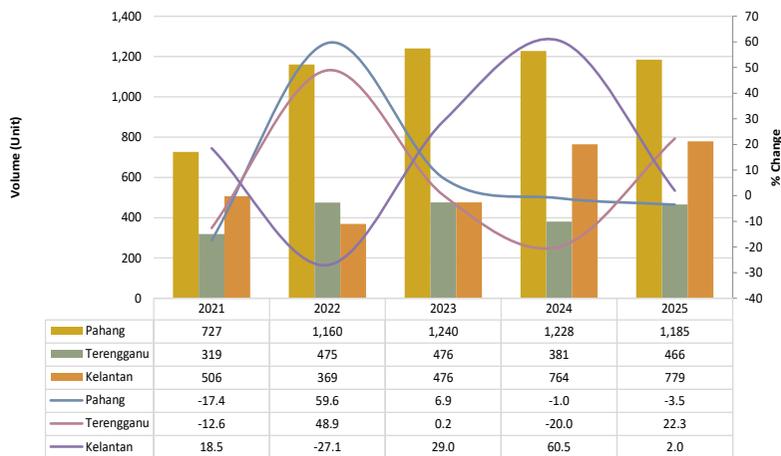
2.2 COMMERCIAL PROPERTY

Transaction

Commercial property in the East Coast Region recorded 2,430 transactions worth RM1.74 billion, an increase of 2.4% in volume and 9.7% in value compared to 2024. By state, the number of transactions in Terengganu and Kelantan increased by 22.3% and 2%, respectively, while Pahang recorded a decrease of 3.5%.

Chart 13

Commercial Property Transactions Volume Trend 2021 – 2025



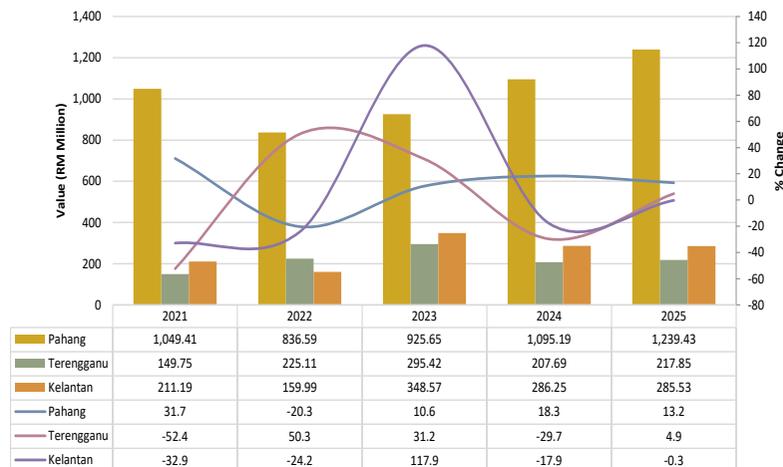
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Dari segi nilai transaksi, Pahang dan Terengganu masing-masing menunjukkan peningkatan nilai sebanyak 13.2% dan 4.9%. Sementara itu, Kelantan mencatat penurunan sebanyak 0.3% berbanding tahun 2024.

In terms of transaction value, Pahang and Terengganu showed an increase of 13.2% and 4.9%, respectively. Meanwhile, Kelantan recorded a decrease of 0.3% compared to 2024.

Chart 14

Commercial Property Transactions Value Trend 2021 – 2025



a. Kedai

Transaksi

Subsektor kedai di Wilayah Pantai Timur merekodkan 1,310 transaksi dengan nilai RM918.36 juta pada tahun 2025, mencakupi 53.9% dalam bilangan dan 52.7% dalam nilai transaksi harta tanah komersial dalam wilayah ini. Pahang terus memacu pasaran kedai di wilayah ini dengan 770 transaksi bernilai RM570.35 juta, masing-masing menyumbang 58.8% dan 62.1% daripada bilangan dan nilai transaksi kedai. Pahang merekodkan syer pasaran sebanyak 3.9% bagi bilangan transaksi dan 2.9% bagi nilai transaksi, diikuti Kelantan dengan syer sebanyak 1.5% bagi bilangan transaksi dan 0.9% bagi nilai transaksi nasional.

Status Pasaran

Keadaan unit kedai siap dibina tidak terjual bertambah baik di Terengganu dan Pahang, kecuali Kelantan merekodkan sedikit peningkatan. Terengganu (27 unit) dan Pahang (323 unit), kedua-dua negeri menurun 67.1% (2024: 82 unit) dan 13.6% (2024: 374 unit). Sementara itu, Kelantan (405 unit) mengalami peningkatan 21.6% (2024: 333 unit). Bagi unit dalam pembinaan belum terjual, ketiga-tiga negeri mencatatkan peningkatan. Pahang meningkat 16% berbanding tahun 2024 (194 unit), Kelantan meningkat 11.8% berbanding tahun 2024 (221 unit) dan Terengganu meningkat 6.7% berbanding tahun 2024 (30 unit).

a. Shop

Transaction

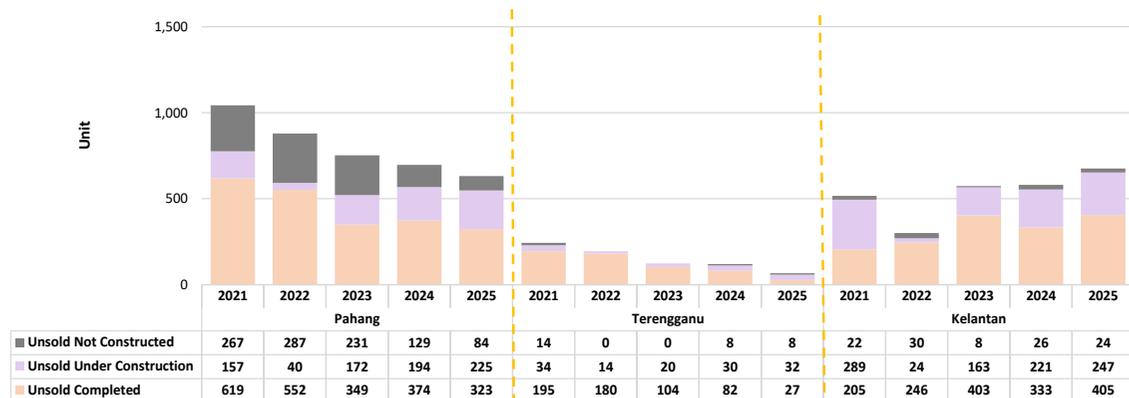
The shop sub-sector recorded 1,310 transactions worth RM918.36 million in 2025, accounting for 53.9% in volume and 52.7% in value of commercial property transactions in the region. Pahang continued to drive the sub-sector with 770 transactions worth RM570.35 million, accounting for 58.8% and 62.1%, respectively, of the shop transaction volume and value. Pahang recorded 3.9% of the market share in transaction volume and 2.9% of the transactions value, followed by Kelantan with a market share of 1.5% in transaction volume and 0.9% in terms of the national transaction value.

Market Status

The shop unsold completed situation improved in Terengganu and Pahang, except for Kelantan, which recorded a slight increase. Terengganu (27 units) and Kelantan (323 units), both states decreased by 67.1% (2024: 82 units) and 13.6% (2024: 374 units). Meanwhile, Kelantan (405 units) experienced a 21.6% increase (2024: 333 units). For unsold under construction units, all three states recorded increases. Pahang increased by 16% (2024: 194 units), Kelantan increased by 11.8% (2024: 221 units), and Terengganu saw a 6.7% increase (2024: 30 units).

Chart 15

Shop Unsold Completed and Unsold Units 2021 – 2025



Aktiviti Pembinaan

Unit siap dibina di Terengganu meningkat lebih dua kali ganda kepada 67 unit (2024: 33 unit). Pahang juga merekodkan peningkatan sebanyak 38.3% kepada 195 unit (2024: 141 unit). Sementara itu, Kelantan (115 unit) menurun sebanyak 33.5% (2024: 173 unit).

Mula dibina di Pahang merekodkan 328 unit diikuti Kelantan 103 unit dan Terengganu 78 unit pada tahun 2025.

Penawaran baharu dirancang di Kelantan merekodkan peningkatan ketara melebihi empat kali ganda kepada 334 unit berbanding dengan tahun 2024 (57 unit). Pahang juga meningkat lebih dua kali ganda kepada 868 unit (2024: 349 unit). Sementara itu, Terengganu mencatat penurunan sebanyak 5.9% kepada 16 unit (2024: 17 unit).

Construction Activity

Completion units in Kelantan increased by more than double to 67 units (2024: 33 units). Pahang also recorded an increase of 38.3% to 195 units (2024: 141 units). Meanwhile, Kelantan (115 units) declined by 33.5% (2024: 173 units).

Starts in Pahang recorded 328 units, followed by Kelantan with 103 units and Terengganu with 78 units in 2025.

The new planned supply in Kelantan recorded a significant increase of more than fourfold to 334 units compared to 2024 (57 units). Pahang also increased by more than double to 868 units (2024: 349 units). Meanwhile, Terengganu saw a decline by 5.9% to 16 units (2024: 17 units).

Chart 16

Shop Construction Activity Trend 2021 – 2025

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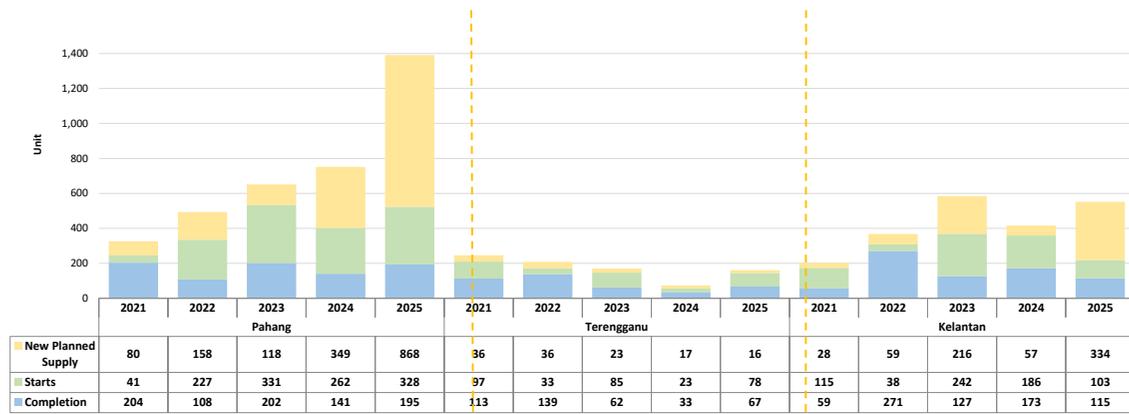


Table 3

Construction Activity of Shop in East Coast Region 2025

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	26,493	8,883	14,905
Incoming Supply (units)	960	338	565
Planned Supply (units)	1,224	171	489

Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Harga kedai dua tingkat di Jalan Wong Ah Jang, Bandar Kuantan, Pahang dan Palas Horizon, Daerah Cameron Highlands masing-masing meningkat 6.1% dan 2.3%. Manakala harga kedai dua tingkat di Bandar Baru Tumpat, Jajahan Tumpat, Kelantan mencatatkan penurunan 10% dan 6% di Bandar Baru Tumpat dan Cabang 3 Berangan dengan harga balasan masing-masing RM600,000 dan RM550,000 hingga RM600,000.

Di Terengganu, harga kedai dua tingkat di Pekan Jerteh, Besut, merekodkan kenaikan 3.4% dengan harga balasan RM500,000 hingga RM550,000.

Sewa

Sewaan tingkat bawah kedai umumnya stabil. Sewaan tingkat bawah di Jalan Zainal Abidin, Daerah Besut dan Jalan Besar, Pekan Jerteh masing-masing meningkat sebanyak 4.4% dan 4.2%. Trend yang sama dilihat di Jalan Ah Peng, Jalan Chui Yin dan Jalan Loke Yew, Daerah Bentong masing-masing meningkat sebanyak 5.1%, 4.2% dan 4.1% dengan kadar sewa antara RM1,600 hingga RM2,800 sebulan.

b. Kompleks Perniagaan

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di Pahang dan Terengganu masing-masing mencatat peningkatan kepada 77% (2024: 76.6%) dan 78.7% (2024: 75.7%). Sebaliknya, Kelantan mengalami penurunan kepada 74.3% (2024: 77.5%).

Price

Shop prices showed mixed movements, with both increases and declines recorded in several areas. The prices of double storey shops at Jalan Wong Ah Jang, Bandar Kuantan, Pahang, and at Palas Horizon, Cameron Highlands District, recorded increases of 6.1% and 2.3%, respectively. Meanwhile, double storey shop prices in Bandar Baru Tumpat, Jajahan Tumpat, Kelantan, registered declines of 10% and 6% in Bandar Baru Tumpat and Cabang 3 Berangan, with transacted prices ranging from RM600,000 and RM550,000 to RM600,000, respectively.

In Terengganu, double-storey shop prices in Pekan Jerteh, Besut, recorded an increase of 3.4%, with transacted prices ranging from RM500,000 to RM550,000.

Rental

Ground floor shop rentals were generally stable. Ground floor rentals at Jalan Zainal Abidin, Besut District and Jalan Besar, Pekan Jerteh, recorded increases of 4.4% and 4.2%, respectively. A similar trend was observed at Jalan Ah Peng, Jalan Chui Yin and Jalan Loke Yew, Bentong District, which recorded increases of 5.1%, 4.2%, and 4.1%, respectively, with rental rates ranging from RM1,600 to RM2,800 per month.

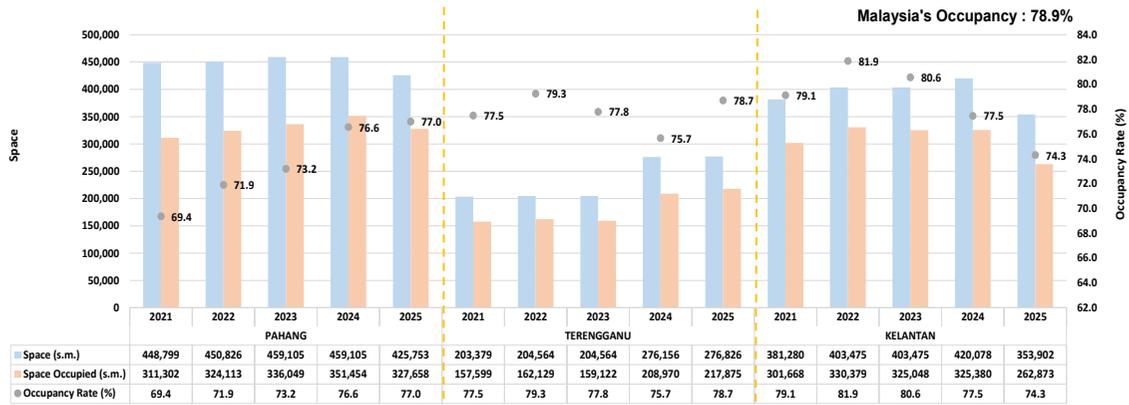
b. Shopping Complex

Occupancy and Space Availability

The performance of the retail sub-sector showed mixed movements. Pahang and Terengganu recorded increases to 77% (2024: 76.6%) and 78.7% (2024: 75.7%), respectively. In contrast, Kelantan recorded a decline to 74.3% (2024: 77.5%).

Chart 17

Supply and Occupancy of Shopping Complex



Aktiviti Pembinaan

Sepanjang tempoh kajian, satu bangunan baru siap dibina direkodkan di Wilayah Pantai Timur, iaitu TF Supermarket di Bandar Tun Razak, Jengka, Pahang. Perincian bangunan adalah seperti berikut:

Construction Activity

During the review period, one new building was completed and recorded in the East Coast Region, namely TF Supermarket in Bandar Tun Razak, Jengka, Pahang. The details of the building are as follows:

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Table 4

Completion of Shopping Complex in the East Coast Region 2025

State	Name of Building	Location	Property Type	Net Lettable Area (sq. metre)
Pahang	TF Supermarket	Bandar Jengka	Hypermarket	6,276

Table 5

Construction Activity of Shopping Complex in the East Coast Region 2025

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	41 complexes (425,753 s.m.)	42 complexes (276,826 s.m.)	30 complexes (353,902 s.m.)
Incoming Supply	0	1 complex (7,845 s.m.)	0
Planned Supply	2 complexes (15,373 s.m.)	0	0

Sewa

Sewa ruang perniagaan menunjukkan prestasi bercampur-campur bergantung kepada jenis dan lokasi harta tanah. Di Pahang, kompleks perniagaan seperti Kuantan City Mall merekodkan peningkatan sewa dalam lingkungan 3.1% hingga 7.3%. Di Terengganu, Arked Rumah Pangsa MARA, Kuala Terengganu merekodkan peningkatan sewa dalam lingkungan 4.4% hingga 5% manakala di Kelantan pula, Mydin Mall Tunjong merekodkan peningkatan sewa dalam lingkungan 1.3% hingga 22.4%.

Rental

Rental of retail space showed mixed performance depending on the type and location of the property. In Pahang, shopping complexes such as Kuantan City Mall recorded a growth in rentals ranging from 3.1% to 7.3%. In Terengganu, Arked Rumah Pangsa MARA, Kuala Terengganu, recorded an increase in rental ranging from 4.4% to 5%, while in Kelantan, Mydin Mall Tunjong recorded a growth in rental ranging from 1.3% to 22.4%.

Table 6

Pertinent Tenant Movements in Shopping Complex

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1	Pahang	Berjaya Megamall	973	Move Out
2	Terengganu	Paya Bunga Square	783	Move In
3		Mydin Mall	51	Move In
4		Mydin Gong Badak	83	Move In
5		KTCC Mall	4,077	Move In
6		Giant Hypermarket	20	Move In
7		Jertih Square	65	Move In
8		Casa Limbong	3,751	Move In
9		Paya Bunga Square	130	Move Out
10		Mydin Mall	51	Move Out
11		Mydin Gong Badak	33	Move Out
12		KTCC Mall	196	Move Out
13		Jerteh Square	46	Move Out
14		Jerteh Souq	48	Move Out
15		Kelantan	Plaza Serangkai Emas	156
16		Mydin Tunjong	355	Move In
17		KB Mall	819	Move In
18		Pantai Timur Hypermarket	241	Move In
19		Plaza Serangkai Emas	553	Move Out
20		G-Orange Hypermarket	13	Move Out
21		Mydin Tunjong	410	Move Out
22		KB Mall	1,909	Move Out
23		Pantai TIMUR Hypermarket	241	Move Out
24		AEON Mall	7,005	Move Out
25		Giant	1,085	Move Out
26		Mara Limbongan	304	Move Out
27		MARA Bachok	35	Move Out
28		MARA Kota Bharu	256	Move Out
29		Arked Perbadanan PKNK	175	Move Out
30		Bazar Buluh Kubu	225	Move Out

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi subsektor pejabat binaan khas adalah pelbagai. Terengganu kekal iaitu 97% pada kadar penghunian berbanding tahun 2024. Sementara itu, Pahang dan Kelantan masing-masing mencatatkan penurunan kadar penghunian kepada 88.5% (2024: 89.6%) dan 92.5% (2024: 93.7%).

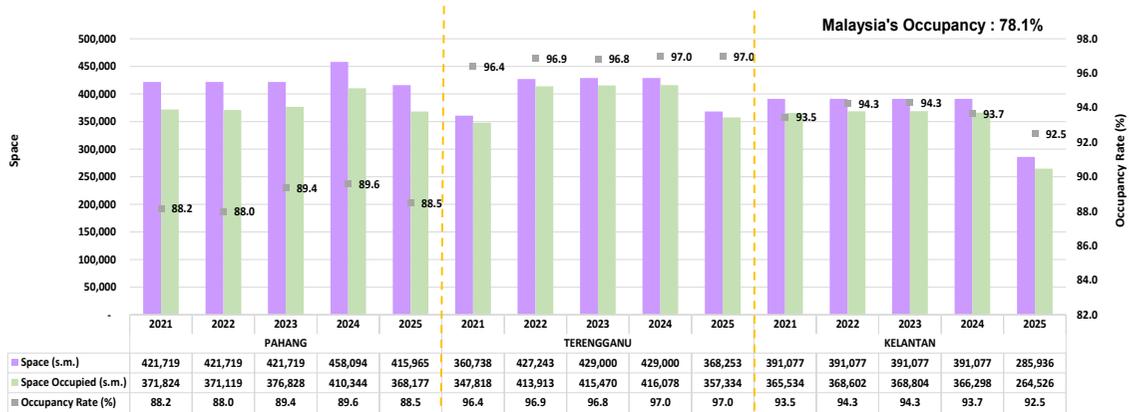
c. Purpose-Built Office

Occupancy and Space Availability

The performance of the purpose-built office sub-sector was mixed. Terengganu remained stable at an occupancy rate of 97% compared to 2024. Meanwhile, Pahang and Kelantan recorded declines in occupancy rates to 88.5% (2024: 89.6%) and 92.5% (2024: 93.7%), respectively.

Chart 18

Supply and Occupancy of Purpose-Built Office 2025



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Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

Table 7
Construction Activity of Purpose-Built Office in East Coast Region 2025

State of Development	Pahang	Terengganu	Kelantan
Existing Supply	96 complexes (415,965 s.m.)	71 complexes (368,253 s.m.)	67 complexes (285,936 s.m.)
Incoming Supply	0	1 complex (9,704 s.m.)	2 complexes (49,300 s.m.)
Planned Supply	0	2 complexes (39,386 s.m.)	0

Sewa

Pasaran sewa bangunan pejabat binaan khas kekal stabil di Wilayah Pantai Timur. Di Pahang, peningkatan kadar sewa berlaku di Menara Zenith (8.9%). Begitu juga di Terengganu, kenaikan sewa berlaku di Wisma Kokitab (5.3% hingga 5.5%), Wisma Sri Amar (7.7%) dan Wisma Perkeso (3.7% hingga 18.5%). Di Kelantan, Menara PMBK, Jalan Kuala Krai mencatat peningkatan sewa dalam lingkungan 5.4% hingga 5.5%.

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

Rental

The rental market for purpose-built office buildings remained stable in the East Coast Region. In Pahang, rental rates increased at Menara Zenith (8.9%). Similarly, in Terengganu, rental increases were recorded at Wisma Kokitab (5.3% to 5.5%), Wisma Sri Amar (7.7%) and Wisma Perkeso (3.7% to 18.5%). In Kelantan, Menara PMBK, Jalan Kuala Krai recorded rental increases ranging from 5.4% to 5.5%.

The table below shows the list of some pertinent tenant movements recorded in Pahang and Kelantan.

Table 8

Pertinent Tenant Movements in Shopping Complex

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1	Pahang	Kompleks Niaga Tabung Haji	2,317	Move In
2		Mahkota Square	558	Move In
3	Kelantan	Kompleks Niaga Tabung Haji	251	Move In
4		Perkeso	1,171	Move In
5		Yakin	111	Move In
6		SAPURA	53	Move In
7		Bangunan UTC	3,186	Move In
8		Menara Tabung Haji Kota Bharu	477	Move In
9		AIA	448	Move Out
10		Kompleks Niaga Tabung Haji	704	Move Out
11		Perkeso	1,171	Move Out
12		SAPURA	53	Move Out
13		Yakin	144	Move Out
14		Bangunan Perbadanan Menteri Besar Kelantan	107	Move Out
15		Bangunan UTC	3,186	Move Out
16		Menara Tabung Haji Kota Bharu	954	Move Out
17		Terengganu	Wisma Maidam	338
18	Wisma Seri Amar		490	Move Out

d. Harta Tanah Riadah

Transaksi

Tiada transaksi direkodkan dalam tempoh kajian.

Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

d. Leisure Property

Transaction

No transaction was recorded in the review period.

Construction Activity

No new construction activity was recorded in the review period.

Table 9

Leisure Construction Activity in The East Coast Region 2025

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	305 buildings (26,037 rooms)	251 buildings (11,677 rooms)	91 buildings (4,360 rooms)
Incoming Supply	1 building (13 rooms)	3 buildings (446 rooms)	1 building (144 rooms)
Planned Supply	3 buildings (287 rooms)	1 building (36 rooms)	1 building (10 rooms)

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian telah menyumbangkan sebanyak 26.9% syer kepada jumlah keseluruhan pasaran di Wilayah Pantai Timur. Terdapat 18,041 transaksi bernilai RM2.44 bilion, menurun sebanyak 5.1% dalam bilangan dan 3.5% dalam nilai berbanding tahun 2024.

16 Aktiviti transaksi menunjukkan trend bercampur-campur. Kelantan mencatat peningkatan sebanyak 3.6%, manakala Pahang dan Kelantan masing-masing merekodkan sedikit penurunan 9.4% dan 5.1%. Bagi segmen nilai transaksi, Terengganu dan Kelantan masing-masing mencatat peningkatan sebanyak 4.5% dan 0.5%. Sebaliknya, Pahang menyaksikan sedikit penurunan sebanyak 6.3%.

2.3 AGRICULTURE PROPERTY

Transaction

The agricultural sub-sector contributed 26.9% to the total market in the East Coast Region. There were 18,041 transactions worth RM2.44 billion, marking a decrease of 5.1% in volume and 3.5% in value compared to 2024.

Transaction activity showed a mixed trend. Kelantan recorded an increase of 3.6%, while Pahang and Terengganu registered slight declines of 9.4% and 5.1%, respectively. In terms of transaction value, Terengganu and Kelantan recorded increases of 4.5% and 0.5%, respectively. In contrast, Pahang recorded a slight decline of 6.3%.

Chart 19

Agriculture Property Transactions Volume Trend 2021 – 2025

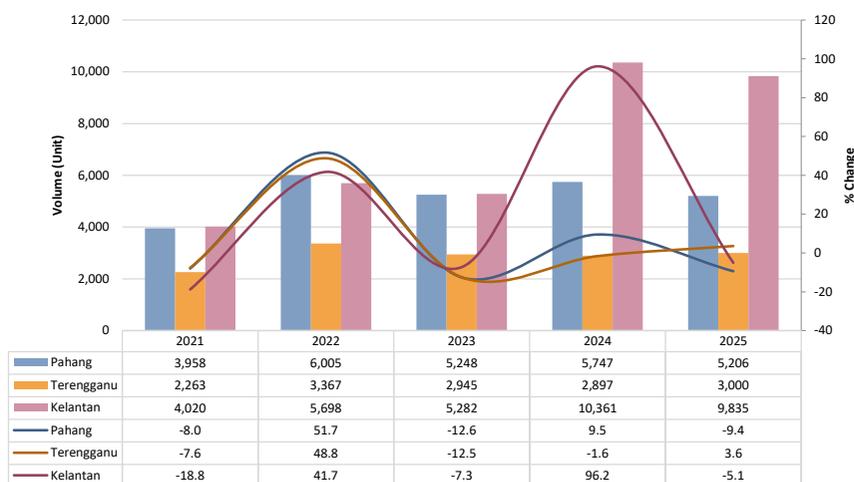
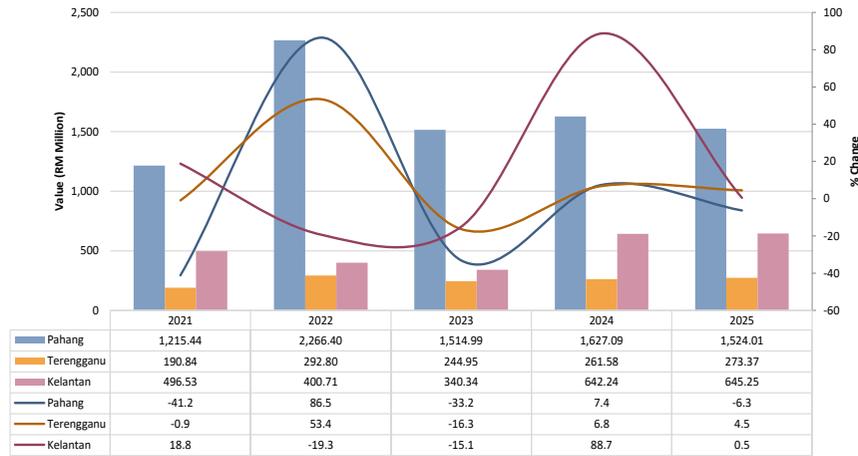


Chart 20

Agriculture Property Transactions Value Trend 2021 – 2025



3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	East Coast Rail Line (ECRL)	<ul style="list-style-type: none"> Total length 665 kilometres double-track, standard gauge railway Location: Port Klang to Kota Bharu Connecting areas: Selangor, Pahang, Terengganu, and Kelantan 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 a total of 20 stations, including 14 passenger stations, 5 combined passenger and freight stations, and 1 freight station ➤ Location: Pahang <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 2,539 lots of land throughout the state of Pahang. The breakdown of the number of lots involved until November 2025 is as follows : 	<p>Overall project completion until November 2025 is 89% for overall ECRL project and 90.7% has been completed in Pahang involved Section B & C.</p>

No.	Infrastructure Projects	Description	Current Development Status
4.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District	<ul style="list-style-type: none"> • Land acquisition process involving 34 individual lots • Objective of this project is to improve the quality of the road and facilitate transportation between Kampung Rebus, Kampung Doja, and Sipang Retang in Jerantut District. The road upgrading will support economic development, accessibility, and safety for road users in the area. • The main scope of work for this project includes the following activities: <ul style="list-style-type: none"> ➤ Repairing and upgrading the road structure, such as constructing new asphalt layers, reinforcing the road embankments, and improving the road surface quality. ➤ Construction and upgrading of bridges or crossings where necessary to facilitate traffic flow. ➤ Improvement of drainage systems to prevent waterlogging and flash floods along the road. ➤ Installation of road signage and construction of road shoulders for user safety. ➤ Relocation and reorganization of infrastructure such as electrical lines or water pipes that are involved in the road construction. 	Project status: Under construction and progress development is at 50%.
5.	Central Spine Road (CSR) Highway Project FT 34 Kota Bharu to Simpang Pelangai, Bentong	<ul style="list-style-type: none"> • Package 4 – Kampung Relong to Raub <ul style="list-style-type: none"> a. Section 4A – Kampung Relong to Ladang Jerkoh b. Section 4B – Ladang Jerkoh to Sega Lama c. Section 4C – Sega Lama to Kuala Dong (5.8 km) d. Section 4D – Kuala Dong to Tanah Berchankul (13.6 km) • Package 5 – Raub to Bentong <ul style="list-style-type: none"> ➤ Section 5A – Raub By-Pass 	Project status: Completed. Project status: Under construction and progress development is at 62.5%. Project status: Completed. Project status: Completed. Project status: Completed.
6.	Project to upgrade Lubuk Kulit – Sungai Ular Road, Lipis District, Pahang	<ul style="list-style-type: none"> • Location : Lubuk Kulit-Sungai Ular • Land area : 3.5509 hectares (8.7745 acres) • Developer / Contractor : Nara Impian Sdn Bhd • Applicant Agency : Kementerian Kemajuan Desa dan Wilayah (KKDW) • Project Cost / Estimation Cost: RM42,639,303.00 approximately • Project Launches : 28 September 2023 • Expected Completion : 15 Jun 2027 • Descriptions: <ul style="list-style-type: none"> ➤ The development involved 32 agriculture lots located in Mukim Telang and Mukim Batu Yon, Lipis District ➤ The project entails the following upgrading works: <ul style="list-style-type: none"> - Upgrade the existing road - Prevention from flood 	Project status: Under construction and progress development is at 40%.

No.	Infrastructure Projects	Description	Current Development Status
7.	Semantan River Integrated River Basin Development Project, Temerloh Phase 1, Pahang Darul Makmur: Semantan River Flood Mitigation Plan in Mentakab Town	<ul style="list-style-type: none"> • Land acquisition process involving 32 individual lots. • Objective of this project is to reduce flood risks in areas around Semantan River, particularly in Mentakab Town and surrounding areas. This is part of a long-term effort to enhance safety and well-being of residents and to ensure sustainable development in the area. • The main activities involved in Phase 1 include: <ul style="list-style-type: none"> ➤ Construction of flood protection structures such as channels, dams, and river embankments. ➤ Maintenance and improvement of drainage systems in areas frequently affected by floods. ➤ Dredging and excavation of the river to ensure smooth water flow and reduce the risk of flash floods. ➤ Development of water retention areas to help accommodate higher water flows during the rainy season. 	Project status: Under construction and progress development in December 2025 is at 33%.
8.	Road Upgrading Project for Federal Route FT1486 from Bukit Goh Signalized Junction to KotaSAS, Kuantan District, Pahang Darul Makmur	<ul style="list-style-type: none"> • The land acquisition involves 34 lots in the Mukim of Kuala Kuantan, Kuantan District • The project has been approved under the 12th Malaysia Plan, which involves upgrading the existing road from 2 lanes to 4 lanes, starting from the Bukit Goh Intersection to Kotasas, covering a distance of 9 kilometers. 	Project Status: Under construction.
9.	Integrated River Basin Development Project (PLSB) of the Kuantan River, Flood Mitigation Plan for the Kuantan River Phase II (Package 2 and Package 3), Kuantan District, Pahang	<ul style="list-style-type: none"> • The land acquisition involves 118 lots in the Mukim of Kuala Kuantan, Kuantan District • The Flood Mitigation Project (RTB) and Integrated River Basin Development (PLSB) for the Kuantan River in Kuantan involve several packages, including Package 1 which upgrades the Belat River and constructs flood prevention structures. Package 3, on the other hand, involves the construction of flood barriers in Cenderawasih Village and the improvement of existing barriers in Sungai Isap Village and Sungai Semantan Temerloh Phase 1. Additionally, there are site cleaning works for the construction of flood barriers for the PLSB Kuantan River, the Kuantan Flood Mitigation Plan (RTB) Phase II, Kuantan – Package 2 at Sungai Pandan. • Additional details about the project: <ul style="list-style-type: none"> ➤ Project Value: Four RTB and PLSB projects in Pahang worth RM501 million. ➤ Status of Package 1 PLSB Kuantan: Completed. ➤ Package 3 PLSB Kuantan: Involves the construction of flood barriers at specific locations. ➤ Site Cleaning Work: Currently being carried out for the construction of flood barriers at Sungai Pandan. ➤ Project Purpose: To reduce the risk of recurring floods in affected areas. 	Project Status: Under construction. Package 2: 50.5% Package 3: 31.3%

No.	Infrastructure Projects	Description	Current Development Status
10.	Road Connectivity Project from Kampung Tuit to Kampung Mat Daling and Bridge Access to Sekolah Kebangsaan (SK) Gusai, Jerantut District, Pahang Darul Makmur (Package 2A & 2C)	<ul style="list-style-type: none"> • For Package 2A, the land acquisition involves 55 lots in the Mukim of Ulu Tembeling, Jerantut District. While land acquisition for Package 2C involves 16 lots in the Mukim of Ulu Tembeling, Jerantut District • This project involves four development packages, namely Package 2A, 2B, 2C and 2D. The scope of work for each involved package is as follows: <ul style="list-style-type: none"> ➤ Phase 2A – upgrading the village road with a 4km R1 specification ➤ Phase 2B – upgrading the village road with a specification of R1 along 11.8km (3 Bridges) ➤ Phase 2C – 4.3 km Main Road (1 Bridge) ➤ Phase 2D – Build Bridge (220Meter) & 3 Small Bridge as well as 5km of connecting road • Project cost / estimation cost : For the entire packages is RM143 million. • The project summary for the implementation of packages 2A and 2C is as follows : <ul style="list-style-type: none"> ➤ Developer/ Contractor: Khairi Consult Sdn Bhd ➤ Applicant Agency: Kementerian Kemajuan Desa dan Wilayah (KKDW) ➤ Descriptions: The development involved 55 agriculture lots for Package 2A and 16 agriculture lots for Package 2C located at Mukim of Ulu Tembeling, Jerantut District 	Land acquisition completed.
11.	Upgrading the road from McDonald's to Brinchang / Time Tunnel (F59) and Built a One Way Loop at Kea Farm, Cameron Highlands District, Pahang	<ul style="list-style-type: none"> • Location: Kea Farm • Developer/ Contractor: Ahmad Zaki Resources Berhad • Applicant Agency: Kementerian Kerja Raya (KKR) • Project Cost: RM71,460,000.00 approximately • Descriptions: <ul style="list-style-type: none"> ➤ The development involved 7 individual lots located in Kea Farm, Mukim Hulu Telom, Cameron Highlands District ➤ The project entails the following upgrading works: ➤ Upgrade the existing road from 2 way to one way loop to alleviate traffic congestion at the popular tourist destination at Kea Farm 	Land acquisition completed.
12.	Upgrading Marang River Bridge project	<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 • Contractor: GPQ-LGBE JV 	Project Status: Under construction 62.3%.
13.	Coastal Erosion Control Project in Kuala Nerus	<ul style="list-style-type: none"> • Location: Pantai Tok Jembal, Pantai Mengabang Telipot dan Pengkalan Maras, Kuala Nerus Terengganu • Project cost/ Estimating cost: RM69.9 million • Contractor: GPQ Sdn Bhd 	Project Status: Under construction 50.3%.
14.	Bukit Payung Flood Mitigation Plan	<ul style="list-style-type: none"> • Location: Bukit Payung, Marang, Terengganu • Project cost/ Estimating Cost: RM60 million • Contractor : Nil (Tender stage) 	Project Status: Tender procurement stage.
15.	The Floating Solar Farm Project at Tasik Kenyir	<ul style="list-style-type: none"> • Location : Tasik Kenyir, Hulu Terengganu • Stakeholders : TNB, SEDTA, KETSA, state authorities • Developer : Terengganu Inc Sdn. Bhd & TNB Genco • Total capacity: 2,500 MW (Phase 1: 640 MW, cost: RM2 billion) • The project aligns with the government's goals to: <ul style="list-style-type: none"> ➤ Reduce dependence on fossil fuels ➤ Increase renewable energy (RE) generation ➤ Support Malaysia's carbon-neutral target by 2050 	Project Status: Following the completion of the EPCC tender, the project has entered the design stage.

No.	Infrastructure Projects	Description	Current Development Status
16.	Integrated River Basin Development Project for Sungai Kemaman, Kemaman, Terengganu (PLSB)	<ul style="list-style-type: none"> Location: Sungai Kemaman, Kemaman, Terengganu Project cost/ Estimating Cost: RM300 million The project aims to solve the problem recurring floods in Bandar Chukai by building new drainages, straightening rivers and to build other infrastructure. This development consists of the following developments: <ul style="list-style-type: none"> ➤ Phase 1: Floodway from Paman to Tasik Bungkus ➤ Phase 2: Riverbank Binjai from Paman to Bukit Kuang ➤ Phase 3: Left and Right riverbank of Kemaman River and reservoir pond 	Project Status: Tender procurement stage.
17.	Construction of a new road from Al-Muktafi Billah Shah to Mukim Hulu Paka, Mukim Besul, and Mukim Rasau, Dungun District.	<ul style="list-style-type: none"> Location : Bandar Al-Muktafi Billah Shah – Dungun, Mukim Paka, Mukim Besul and Mukim Rasau Length : 24 kilometres involving construction of 4 bridges. Project cost / estimating cost : RM175 million 	Project Status: Under construction 28%.
18.	Construction and Upgrading of Jerteh Integrated Bus and Taxi Terminal, Besut	<ul style="list-style-type: none"> Location : Bandar Jerteh Project cost / estimating cost : RM14,283,211.29 	Project Status: Under construction 3.2%.
19.	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 Gazetted under Section 8, Land Acquisition Act 1960 on 26 May 2022 Involved 362 lots and additional 3 lots lot involved in acquisition 	Project Status: Under construction 46.4%.
20.	Palekbang - Kota Bharu Bridge Construction Project	<ul style="list-style-type: none"> Location: Palekbang, Tumpat to Penambang, Kota Bharu Project cost: RM440 million Project cost: RM2 million Involved 146 lots 	Project Status: Under construction 46.4%.
21.	Sultan Ismail Petra Airport Expansion and Upgrading Project	<ul style="list-style-type: none"> Location: Kota Bharu Project cost: RM2 million 	Project Status: Apart of the building has been completed on 1 May 2024. Phase 2 is under construction 89%.
22.	Proposed Construction of Kota Bharu to Kuala Krai Highway	<ul style="list-style-type: none"> Package 2C Kok Lanas to Machang and 3A Machang to Bukit Tiu <ul style="list-style-type: none"> ➤ 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 ➤ Involved 438 lots 	Project Status: Under construction.
		<ul style="list-style-type: none"> Package 3B Kg Berangan Mek Nab ke Keroh <ul style="list-style-type: none"> ➤ Location: Kg Berangan Mek Nab to Keroh and 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. ➤ Involved 66 lots 	Project Status: Under construction.

No.	Infrastructure Projects	Description	Current Development Status
		<ul style="list-style-type: none"> • Package 3C: Keroh To Kuala Krai <ul style="list-style-type: none"> ➤ 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 ➤ Involved 258 lots 	Project Status: Under construction.
23.	Sungai Golok Integrated River Basin Development Project: Phase 1	<ul style="list-style-type: none"> • Location: Tumpat and Pasir Mas • Length: <ul style="list-style-type: none"> ➤ Sungai Golok Flood Bann: 26.2 kilometres ➤ Sungai Lemal Lancang Bann: 19.84 kilometres ➤ Sungai Mentua Bunding Bann: 8.1 kilometres - • Project cost: RM501 million • Phase 1: <ul style="list-style-type: none"> ➤ Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1-Flood Bund-C (LA1-LA25), Pasir Mas District <ul style="list-style-type: none"> - Project area: 30.5883 hectares - Involved 303 lots ➤ Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D- (LA2 -LA 25), Tumpat District <ul style="list-style-type: none"> - Project area: 28.3304 hectares - Involved 355 lots ➤ Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District <ul style="list-style-type: none"> - Project area: 90.7618 hectares - Involved 301 lots ➤ Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District <ul style="list-style-type: none"> - Project area: 0.8271 hectares - Involved 8 lots ➤ Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Bund D, Pasir Mas District <ul style="list-style-type: none"> - Project area: 0.7259 hectares - Involved 37 lots ➤ Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Sungai Mentua, Tumpat District <ul style="list-style-type: none"> - Project area: 14.0879 hectares - Involved 109 lots 	<p>Project Status: Under construction.</p> <p>Project Status: Completed.</p> <p>Project Status: Completed.</p> <p>Project Status: Under construction.</p> <p>Project Status: Under construction.</p> <p>Project Status: Under construction.</p>
24.	Kuala Nal - Pasir Kelang Bridge Construction Project	<ul style="list-style-type: none"> • Location: Kuala Krai • Length: 100 meter • Project area: 5.3154 hectares • Project cost: RM29.7 million • Involved 13 lots 	Project Status: Under construction 20%.
25.	Ulu Nenggiri Hydroelectric Power Plant Project	<ul style="list-style-type: none"> • Location: Ulu Nenggiri, Gua Musang • Project cost: RM5 billion • 300 MW, the biggest renewable energy project 	Project Status: Under construction 55%.

No.	Infrastructure Projects	Description	Current Development Status
26.	Construction of Urban Drainage, Bandar Baru Tunjong Under Integrated River Basin Project (PLSB) Phase 1 (Scope of MSMA Bandar Baru Tunjong)	<ul style="list-style-type: none"> Location: Padang Enggang, Kota, Pendek, Tiong, Kelantan. Project area: 64.76 hectares Project cost: RM51 million PLSB Bandar Baru Tunjong have divided by two (2) Project: <ul style="list-style-type: none"> ➤ PLSB Seri Bong ➤ PLSB Kolam KADA 	<p>Project Status: Completed.</p> <p>Project Status: Under construction.</p>
27.	Construction of Stadium in Pasir Puteh Sport Facility	<ul style="list-style-type: none"> 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 	Project Status: Under construction.
28.	Kampung Belimbing – Kampung Joh Bridge Construction Project	<ul style="list-style-type: none"> Location: Kampung Belimbing Tanah Merah – Kampung Joh, Machang Project cost: RM122.95 million Project under RMK 12 include new and upgrade road 	Project Status: Under construction 65%.
29.	Pantai Cahaya Bulan Development for Public Recreation Park and Tourism	<ul style="list-style-type: none"> Location: Pantai Cahaya Bulan, Mukim Badang, District Kota Bharu Project cost: RM11.5 million 	Land acquisition completed.
30.	Development of Wetland Theme Park and Road Network of Bandar Baru Tok Bali for Tourism	<ul style="list-style-type: none"> Location: Gong Kulim, Mukim Semerak, District Kota Bharu Project cost: RM6.57 million 	Project Status: Under construction.
31.	Construction of New Road from Jalan Malaysia to Kg. Berdang, Jeli	<ul style="list-style-type: none"> Location: Air Lanas, Mukim Jeli, District Jeli Has been gazetted under Section 8 on 26 September 2024, Land Acquisition Act 1960. Project cost: RM31.8 million 	Land acquisition process.
32.	Landscape Development for Kota Bharu City Centre	<ul style="list-style-type: none"> Location : Bulatan Tuan Padang, Dataran Kota Sultan Ismail Petra, Menara Tinjau, Laman Che Su and Padang Merdeka. Mukim : Bandar Kota Bharu Total Project cost: RM48 million 	Project Status: Under construction 65%.
33.	Proposed Construction of Central Spine Road (Kuala Krai to Gua Musang)	<ul style="list-style-type: none"> Package 1: <ul style="list-style-type: none"> ➤ Location: Kuala Krai to Lakit River Bridge ➤ Length: 47 kilometers ➤ Involved 386 lots a. Section 1A: Kg. Rahmat ke Sungai Peria <ul style="list-style-type: none"> - Length: 11.05 kilometers - Involved 73 lots b. Section 1B: Kg Sungai Peria ke Kg Laloh <ul style="list-style-type: none"> - Length: 14.75 kilometers - Involved 172 lots c. Section 1C: Kg Laloh to FT66 <ul style="list-style-type: none"> - Length: 11.05 kilometers - Involved 141 lots d. Section 1D: FT66 to Lakit River Bridge <ul style="list-style-type: none"> - Length: 12.10 kilometers 	<p>Land acquisition process.</p> <p>Under construction</p>

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No.	Infrastructure Projects	Description	Current Development Status
		<ul style="list-style-type: none"> • Package 2: <ul style="list-style-type: none"> ➤ Location: Lakit River Bridge to Gua Musang ➤ Length: 59 kilometers a. Section 2A: Lakit River Bridge to Paloh 2 <ul style="list-style-type: none"> - Project cost: RM326.5 million b. Section 2B: Paloh 2 to Bukit Sejuk (Package 2C, Package 2D and Package 2E) <ul style="list-style-type: none"> - Project cost: RM365.8 million c. Package 2C: Has been gazetted under Section 8 on 30 March 2023, Land Acquisition Act 1960. d. Package 2D: Has been gazetted under Section 8 on 16 February 2023, Land Acquisition Act 1960. e. Package 2E: Has been gazetted under Section 8 on 4 August 2022, Land Acquisition Act 1960. ➤ Section 2C: Bukit Sejuk to Bandar Baru Gua Musang (Package 2F and Package 2G) <ul style="list-style-type: none"> - Project cost: RM371.5 million • Package 2F: Has been gazetted under Section 8 on 16 October 2023, Land Acquisition Act 1960. • Package 2G: Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960. • Package 3: <ul style="list-style-type: none"> ➤ Location: Gua Musang to Kg. Relong ➤ Length: 17.5 kilometres a. Section 3B & 3C: KM 180.5 FT08 ke Bulatan Gua Musang <ul style="list-style-type: none"> - Project cost: RM181.96 million b. Section 3D: Bulatan Gua Musang to Mentara <ul style="list-style-type: none"> - Project cost: RM288.0 million 	<p>Land acquisition process.</p>
34.	Second Rantau Panjang – Sungai Golok Bridge	<ul style="list-style-type: none"> • Malaysia and Thailand marked a historic moment with the signing of an agreement for the construction of Second Rantau Panjang – Sungai Golok Bridge • This project expected to be completed in 2028 • Total Project cost: RM40.54 million • Has been gazetted under Section 8 on 28 February 2025, Land Acquisition Act 1960. 	Land acquisition process.

3.2 Mega Project

No.	Development Project	Descriptions	Current Status
1.	Sultan Ahmad Shah Administrative Centre (PPSAS), KotaSAS	<ul style="list-style-type: none"> 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. 	Block A & B has completed and obtained CCC on 25/06/2024 while Block C & D are under construction with current development progress as at July 2025 is 95% for Block C and 85% for Block D
2.	City Mosque and Pahang Islamic Centre Complex, KotaSAS	<ul style="list-style-type: none"> 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 worshippers. 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. 	Project Status: Under construction 45%.
3.	Miracle Sentral, Bandar Tun Razak Jengka	<ul style="list-style-type: none"> 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). 	Project Status: Completed.
4.	FELDA' New Generation Housing Project	<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 will be completed by December 2023 	Under construction: <ul style="list-style-type: none"> Felda Bukit Sagu: (progress 65%) Felda Jengka 1: (progress 60%) Felda Jengka 6: (progress 20%) Felda Jengka 11: (progress 75%) Felda Kampung Awah: (progress 35%) Felda Bukit Tajau: (progress 50%) Felda Keratong 7: (progress 50%)

No.	Development Project	Descriptions	Current Status
5.	Sea Crestz, Kuantan Waterfront Resort City (KWRC) – Phase 2	<ul style="list-style-type: none"> Location: Pesisiran Pantai Tanjung Lumpur Mukim Kuala Kuantan, Daerah Kuantan, Pahang Land area: 4.326 acres (17,506 s.m) Developer: Kuantan Waterfront Resort City Sdn. Bhd. Expected Completion : End of 2028 Descriptions: 2 tower serviced apartments as high as 21 levels and 31 levels that offer 456 serviced apartment units with spacious ranging from 506 s.f to 1,012 s.f and only 196 units enjoy expansive sea views. 17 units of two -storey shops facing the sea will also be built in Phase 2. The selling price offered range from Total car park : For serviced apartment – 821 lots +16 (OKU) and for retails – 92 lots + 2 OKU. 	Project Status: Under construction 5%.
6.	Project to Build Kampung Mat Daling Jerantut road to Pahang / Terengganu Border (Phase 3B)	<ul style="list-style-type: none"> Involved 16 lots located in Mukim Tembeling, Jerantut district. The initial proposal covered 40 kilometres but was later cancelled. The current construction involves only 3 kilometres, covering 15 lots with 1 lot subsequently cancelled. 	Project status: Under construction. Stage of construction 75%.
7.	Project Development of Women & Childen Block, Hospital Tengku Ampuan Afzan at Tanjung Lumpur, Pahang	<ul style="list-style-type: none"> Location: Tanjung Lumpur, Mukim Kuala Kuantan, Daerah Kuantan, Pahang Land area: 12.52 hektar (125,200 s.m.) Developer/ Contractor: Sinaran Makmur Sdn Bhd dan Pembinaan Sujaman Sdn Bhd Project Cost : RM605 million Project Launches : 13 Julai 2023 Expected Completion : 12 Januari 2028 Descriptions: <ul style="list-style-type: none"> ➢ The development involve the addition of 376 beds and several key facilities such as the Pediatric Intensive Care Unit (PICU), Neonatal Intensive Care Unit (NICU), Intensive Care Unit (ICU), High Dependency Ward (HDW), specialist clinic, operating theater, Sterile Supply Center (CSSD) and various other support facilities. 	Project status: Under construction. Stage of construction 10%.
8.	Tenaga Nasional Berhad Terengganu Headquarters Project	<ul style="list-style-type: none"> Location: Kuala Terengganu, Terengganu Land Area: 0.96 hectares Project cost/ Estimating Cost: NA Descriptions: <ul style="list-style-type: none"> ➢ 19 storey PBO with a net floor area of 9,704 s.m. 	Project Status: Under construction 30%.
9.	Qubaz Suites @ Kuala Terengganu	<ul style="list-style-type: none"> Location: Kampung Tiong, Kuala Terengganu, Terengganu Land area: 0.5868 hectares Developer: Exsim Kg Tiong Sdn. Bhd. Description: 30-storey building with 759 units of serviced apartment and 7 units for retail. 	Project Status: Under construction 20%.
10.	Kompleks Pasar Dan Terminal Bas (Cukai Sentral), Mukim Cukai, Kemaman.	<ul style="list-style-type: none"> Location: Mukim Cukai, Kemaman Developer: WRA Services Sdn. Bhd. Descriptions: <ul style="list-style-type: none"> The development project consists of an Integrated Bus & Taxi Terminal, Government Building Complex, Market & Kiosk, Jetty and Waterfront. 	Project Status: Under construction 80%
11.	New office of Mineral and Geoscience Department Terengganu Project	<ul style="list-style-type: none"> Location: Pusat Pentadbiran Bukit Besar, Kuala Terengganu, Terengganu Land Area: 1.9904 hectares Contractor : Merak Kayangan Sdn Bhd Project cost/ Estimating cost: RM25.3 million The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others 	Project Start: July 2022 Expected Completion Date: July 2025 Project Status: Under construction 30%

No.	Development Project	Descriptions	Current Status
12.	Maktab Rendah Sains Mara (MRSM) Dungun project	<ul style="list-style-type: none"> 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 	Project Status: Under construction Completed
13.	Hospital Kijal, Kemaman	<ul style="list-style-type: none"> 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 Contractor : Ufuk Semarak Sdn Bhd 	Project Status: Under construction 85%
14.	Jerteh Trade Centre	<ul style="list-style-type: none"> Location: Pekan Jertih, Besut Descriptions: <ul style="list-style-type: none"> ➤ A three-storey commercial building with one basement level and a total net floor area of 7,844.52 square metres. ➤ Construction started in 2015, redevelopment and completion of works were carried out on 10 September 2025 for Anchor Tenant: Econsave Cash & Carry (JT) Sdn. Bhd. ➤ Contractor : WCO Construction Resources ➤ Estimating cost : RM10,500,000.00 	Project Status: Under construction 50%.
15.	Muara Marang Residensi	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> ➤ 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. 	Project Status: Under construction 95%
16.	Taman Rawai Perdana Project	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> ➤ 141 units of single storey terrace house with a price range RM273,000.00 to RM296,000.00. 	Project Status: Under construction 95%
17.	Taman Desa Padang Indah	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> ➤ 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 and RM795,000.00. 	Project Status: Completed

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No.	Development Project	Descriptions	Current Status
18.	Taman Serada Indah 2	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ➢ Phase 1 : 14 units of double storey terrace house with a price range between RM260,000.00 and RM310,000.00. ➢ Phase 2 : 29 units single storey terrace house. 	Project Status: Under construction Phase 1 & 2 : 90%.
19.	Taman Desa Solehah Fasa 5	<ul style="list-style-type: none"> • Location: Kampung Padang Air, Kuala Nerus. • Land area: 0.9168 hectare • Developer: SART Properties Sdn. Bhd. • Composition of development is including: <ul style="list-style-type: none"> ➢ 82 units of single storey terrace house (Package 1) with a price RM242,000.00 – RM270,000.00 ➢ 69 units of single storey terrace house (Type A) with a price starting from RM280,000.00 	Project Status: Under Construction Type A : 45%. Type B : 95%.
20.	Taman KTGR Fasa 6	<ul style="list-style-type: none"> • Location: Tok Jembal, Kuala Nerus. • Land area: 1.07 hectare • Developer: UDA Land (EAST) Sdn. Bhd. • Composition of development is including: <ul style="list-style-type: none"> ➢ 18 units of double storey detached house with a price RM714,000.00. 	Project Status: Under Construction 80%.
21.	Desa Koperat Idaman	<ul style="list-style-type: none"> • Location: Tok Jembal, Kuala Nerus • Land area: 0.87 hectare • Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd. • Composition of development is including: <ul style="list-style-type: none"> ➢ 7 units of double storey terrace house with a price RM410,000.00 ➢ 7 units of double storey terrace shop with a price RM520,000.00 	Project Status: Completed
22.	Desa Bukit Lalang	<ul style="list-style-type: none"> • Location: Padang Nanas, Batu Rakit. • Land area: 1.20 hectare • Developer: Mahawangsa Properties Sdn. Bhd. • Composition of development is including: <ul style="list-style-type: none"> ➢ 17 units of single storey terrace house with a price RM280,000.00 ➢ 8 units of double storey terrace house with a price RM400,000.00 	Project Status: Under Construction 85%.
23.	Desa Seri Rahmah	<ul style="list-style-type: none"> • Location: Off Jalan Lapangan Terbang, Kuala Nerus. • Land area: 1.53 hectare • Developer: KP Beta Solution Sdn. Bhd. • Composition of development is including: <ul style="list-style-type: none"> - 20 units of double storey terrace house with a price RM438,000.00 	Project Status: Under Construction 80%.
24.	Taman Nurani 3	<ul style="list-style-type: none"> • Location: Kuala Paka, Dungun. • Land area: 1.1125 hectare • Developer: Faktor Murni Development Sdn Bhd • Composition of development is including 21 units of housing development projects: <ul style="list-style-type: none"> ➢ 11 units of double storey terraced house with a price range between RM320,000.00 and RM350,000.00 ➢ 6 units of detached house with a price range between RM385,000.00 and RM390,000.00 ➢ 4 units of single storey semi-detached with a price range between RM275,000.00 and RM290,000.00 	Project Status: Under Construction 95%.

No.	Development Project	Descriptions	Current Status
25.	Taman Seri Kertih Fasa 1, Mukim Kertih, Dungun	<ul style="list-style-type: none"> Location: Bandar Baru Kertih Land Area: 0.7767 hectares Developer: Perbadanan Memajukan Iktisad Negeri Terengganu. Composition of development is including: <ul style="list-style-type: none"> ➤ 36 units single storey terrace house with a price range between RM250,000.00 and RM340,000. 	Project Status: Under Construction 95%.
26.	Pecahan Lot 299, Mukim Teluk Kalung, Fasa 1	<ul style="list-style-type: none"> Location: Teluk Kalung, Kemaman Land Area: 0.4867 hectares Developer: Meracrem Development Sdn. Bhd Composition of development is including: <ul style="list-style-type: none"> ➤ 25 single storey terrace house with a price range between RM246,000.00 and RM300,000 	Project Status: Under Construction 90%.
27.	Taman Koperat Impian, Alor Lintah Kubang Bemban	<ul style="list-style-type: none"> Location: Kampung Alor Lintah, Kubang Bemban, Daerah Besut. Land area: 2.8503 hectares Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd. Composition of development is including: <ul style="list-style-type: none"> ➤ 96 units of single storey terrace house with a price range between RM220,000.00 and RM285,100.00. 	Project Status: Under construction 75%.
28.	Tok Bali Industrial Park	<ul style="list-style-type: none"> Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District Consist of heavy industries (oil & gas) as well as small and medium industries including Halal Industries Gross development value: RM200 million Descriptions: <ul style="list-style-type: none"> ➤ Phase 1: <ul style="list-style-type: none"> - Project area: 40.47 hectares - Number of lots: 81 lots ➤ Phase 2: <ul style="list-style-type: none"> - Project area: 33.5 hectares - Number of lots: 48 lots 	Land Acquisition process have been completed Land Acquisition process have been completed
29.	New Complex Development Project for the Malaysian Maritime Enforcement Agency, Tok Bali	<ul style="list-style-type: none"> Location: Tok Bali, Kelantan Land area: 14 hectares Developer: AUEI Teras Holdings Sdn Bhd Construction included of complex for administration, accommodation and quarters for government servants Gross development value: RM250 million 	Project Status: Under construction 95%.
30.	Residensi Prima @ Kubang Kerian	<ul style="list-style-type: none"> 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) Developer: BBGM Wangsa Development Sdn Bhd 2 blocks apartment with 272 units with the composition of development: Price from RM345,600.00 - RM384,210.00 Built -up area: <ul style="list-style-type: none"> a. Type A – 828 s.f @ 76.92 sqm b. Type B – 823 s.f @ 76.46 sqm c. Type C – 818 s.f @ 75.99 sqm Facilities: <ul style="list-style-type: none"> ➤ Children’s playground, Nursery & Kindergarten, Prayer room’s, Swimming pool, Gymnasium, 24 hours security - Expected completion: 1 Januari 2025 	Project Status: Under construction 35%.

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No.	Development Project	Descriptions	Current Status
31.	Residensi Platinum @ Bayam	<ul style="list-style-type: none"> • 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) • Developer: BBGM Wangsa Development Sdn Bhd • 2 blocks apartment with 272 units with the composition of development: • Price from RM345,600.00 - RM384,210.00 • Built-up area: <ul style="list-style-type: none"> a. Type A – 828 s.f @ 76.92 sqm b. Type B – 823 s.f @ 76.46 sqm c. Type C – 818 s.f @ 75.99 sqm • Facilities: <ul style="list-style-type: none"> ➢ Children's playground, Nursery & Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security - Expected completion: 1 Januari 2025 	Project Status: Under construction 35%.
32.	PPAM Sireh Residence	<ul style="list-style-type: none"> • 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. • Developer: Liziz Standaco Sdn Bhd • 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: <ul style="list-style-type: none"> a. Type A - 1,058.32 s.f. @ 98.32 s.m b. Type B - 1,154.00 s.f. @ 107.20 s.m • Price from RM 274,600.00 – RM 299,500.00 • Facilities: <ul style="list-style-type: none"> ➢ Children's playground, Nursery & Kindergarten, Prayer rooms, Swimming pool, Gymnasium, 24 hours security, Convenience Store, Multipurpose Hall • Expected completion: January 2025 	Project Status: Completed for 3 blocks. Remaining blocks not construct yet.
33.	Residensi Tok Bali, Housing Development	<ul style="list-style-type: none"> • Location: Off Pasir Puteh – Tok Bali Road in Mukim Gong Kulim and Semerak, Pasir Puteh. • Developer: BBGM Tok Bali Development Sdn Bhd • 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: <ul style="list-style-type: none"> a. Single Storey – 950 s.f b. Double Storey – 1,400 s.f • Price: <ul style="list-style-type: none"> a. Single Storey – from RM 149,400 – RM 174,000 b. Double Storey – from RM 229,500 – RM 269,000 • Expected completion: November 2022 (Phase 1) 	Project Status: Completed. (Phase 1A) Under construction 45.0% (Phase 1B)
34.	Uptown Machang, Commercial Development	<ul style="list-style-type: none"> • Location: Jalan Kota Bharu Machang Mukim Machang, Machang District • Developer: Induk Setia Sdn Bhd • Mukim Machang, District of Machang. • Total units: 169 units (2-storey shop terrace) • 1-unit bus station, 1-unit public market, 100,000 sq meters double storey shopping complex • Shop detail: <ul style="list-style-type: none"> ➢ Land area: 130 s.m ➢ Built-up area: 260 s.m • Price from RM 700,000 per unit 	Project Status: Under construction 95%.

No.	Development Project	Descriptions	Current Status
35.	New Complex Development Project for the Hospital Bachok	<ul style="list-style-type: none"> Location: Kampung Teratak Pulai, Mukim Tepus, Bachok, Kelantan Land area: 20.3 hectares Bachok Hospital has three floors and is equipped with 76 patient beds. Services offered include pediatric treatment, oncology, and various other medical services. Gross development value: RM71.30 million 	Project Status: Under construction 95%.
36.	Arika Kubang Kerian	<ul style="list-style-type: none"> Location: Off Jalan Sultan Yahya Petra, Mukim Kenali, Kota Bharu Developer: Seruan Mewah Sdn Bhd. Land area: 4291 square meters (on Lot 1910) 2 Blocks of serviced apartments with 668 units with the composition of development: Price from RM229,000.00 – RM1,305,000.00 Built-up area: <ul style="list-style-type: none"> a. Type A - 260 s.f. @ 24.15 s.m b. Type A1 - 364 s.f. @ 33.82 s.m c. Type A2 - 300 s.f. @ 27.87 s.m d. Type B, B4, B5, C - 520 s.f. @ 48.31 s.m e. Type B1 - 590 s.f. @ 54.81 s.m f. Type B2 - 599 s.f. @ 55.65 s.m g. Type B3 - 679 s.f. @ 63.08 s.m h. Type C1 - 555 s.f. @ 51.56 s.m i. Type D, E - 798 s.f. @ 74.13 s.m j. Type F - 1,040 s.f. @ 96.62 s.m k. Type G - 357 s.f. @ 33.17 s.m 	Project Status: Under construction 65%.
37.	Kota Seribong Fasa 3B	<ul style="list-style-type: none"> Developed on Lot PT 1773 - PT 1830 and PT 1857 - PT 1949 Mukim Padang Enggang, Section 62, Daerah Kota, Kota Bharu Located near to the Kota Bharu – Kuala Krai Highway and 4.3 miles to Kota Bharu City Centre Developer: SENSEA TIMUR Sdn. Bhd. Total units: 151 units (2-storey Terrace Houses) Land area: 1302 s.f (121 s.m) Built-up area: 137.86 s.m – 140.46 s.m Price from RM 470,000 – RM 865,000 per unite Expected Completion Date: Disember 2023 	Project Status: Completed.
38.	Bangunan Gunasama Persekutuan Kota Bharu	<ul style="list-style-type: none"> Location: Jalan Kuala Krai , Batu 4 and 2.5 km from Kota Seribong Mukim: Pendek Land Area: 69,928 s.m 3 Blok Administration which involve 3,000 staff Developer: PDM Builders Sdn. Bhd. Government purpose built office 	Project Status: Under construction 95%.
39.	Senja @ Laman Serai	<ul style="list-style-type: none"> Pasir Mas New Town Housing Project 'SENJA@LAMAM SERAI', Kelantan A Housing Project is being developed in Mukim Apam, Pasir Mas with 312 units of Single Storey Terrace Houses with 3 Bedrooms, 2 Bathrooms Standard land area is 105 s.m and building area is 85.09 s.m. This Housing scheme is Malay Reserve. Developer : Elite Forte Construction Sdn Bhd Price Starts at RM308,000 per unit The scheme is divided into five phases. The first, second and third phases have been fully completed; now the fourth and fifth phases are under construction Environmental Facilities: <ul style="list-style-type: none"> ➤ Next to East Coast Hypermarket ➤ Near Existing Schools ➤ Near the Recreation Area ➤ Near the Mosque ➤ Near Hospital 	Project Status: Under construction 20%.

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East Coast Region

No.	Development Project	Descriptions	Current Status
40.	Residensi Intan @ Green Mutiara (Fasa 2), Residential Development	<ul style="list-style-type: none"> • Location: Jalan Kuala Krai Machang Mukim Kuala Nal, Kuala Krai District • Developed on Lot 1020 & 1021, Mukim Nal, District of Kuala Krai • Located near to Bandar Kuala Krai (8 km) • Descriptions: <ul style="list-style-type: none"> ➢ Total units: 143 units (1-storey Terrace Houses) ➢ Land area: 1291 s.f (120 s.m) ➢ Built-up area: 92 s.m – 120. s.m ➢ Price from RM 260,000 – RM 280,000 per unit • Descriptions: <ul style="list-style-type: none"> ➢ 84 units (1 storey Semi Detached) ➢ Land area: 3000 square feet (278 s.m) ➢ Built up area: 1,232 s.m @ 114 s.m ➢ Price from RM 370,000 – RM 380,000 per unit • Developer: Fajar Baru Real Development Sdn. Bhd 	Project Status: Completed.
41.	Taman Sutera, Residential Development	<ul style="list-style-type: none"> • Location: Bukit Sireh Mukim Telekong District of Kuala Krai Kelantan, about 10 kilometers to Bandar Kuala Krai • Total units: 165 units (1-storey Terrace Houses) • Land area: 1,400 s.f (130 s.m) • Built-up area: 86 s.m 	Project Status: Under construction 95%.
42.	Taman Tok Udang Merah	<ul style="list-style-type: none"> • Located at Lot 9104 Jalan Pasir Mas – Tanah Merah Mukim Pasir Genda, District of Tanah Merah • Developer: LPT Property Sdn Bhd • Descriptions: <ul style="list-style-type: none"> ➢ Total units: 110 units ➢ 1-storey terrace house ➢ Land area: 130 square meters) ➢ Built-up area: 87 square meters) ➢ Price from RM 323,000 – RM363,000 per unit • Descriptions: <ul style="list-style-type: none"> ➢ Total units: 18 units ➢ 1-storey semi Detached house ➢ Land area: 270 square meters) ➢ Built-up area: 119 square meters) ➢ Price from RM 413,000 – RM453,000 per unit • LPT Property Sdn Bhd 	Project Status: Under construction 65%.
43.	Kota Bharu Medical Centre (KBMC)	<ul style="list-style-type: none"> • Location : Seksyen 24 , Bandar Kota Bharu • Mukim : Bandar Kota Bharu • KBMC is the first private hospital in Kelantan and is now expanding its wings with the development of 2 new blocks which are a 12-storey hospital building block and an 11-storey parking and specialist clinic building block and these two blocks are connected by a pedestrian overpass. The area of this site is 2.86 acres. • KBMC's new hospital has a capacity of 205 beds and will provide a variety of facilities with the latest medical equipment including a modern operating room, laboratory & delivery suite, radiography unit (MRI, CT Scan), health screening centre, intensive care unit, rehabilitation ward, chemo treatment centre, laboratory and so on. 	Project Status: Under construction 75%.

No.	Development Project	Descriptions	Current Status
44.	Kompleks Klinik Pakar Pesakit Luar Hospital USM	<ul style="list-style-type: none"> Location : Kubang Kerian, Kelantan. Mukim : Kenali Estimated budget: RM103 million USM Kota Bharu is part of Universiti Sains Malaysia's Health Campus (Kampus Kesihatan), located in Kubang Kerian, Kelantan. The new building development was constructed to support the expansion of education, clinical training, research, and healthcare services. The construction of this new hospital will begin in 2025 and is expected to be operational by 2027. The new building includes modern lecture halls & tutorial room, clinical skills laboratories, research laboratories, academic offices & meeting rooms, student learning and discussion areas, improved ICT and digital learning infrastructure & support facilities linked to Hospital USM services. 	Project Status: Under construction.
45.	Pejabat Jabatan Mineral & Geosains Negeri Kelantan	<ul style="list-style-type: none"> Location : Jalan Bandar Baru Tunjung, Kota Bharu. Mukim : Kota Land Area : 19,729 square meter Government purpose built office. Estimated budget: RM27,850,000.00. Developed as a new or upgraded office facility to support JMG Kelantan operations including geological mapping, mineral resource management, regulation and monitoring of mining activities, geohazard assessment and mitigation. Facilities include administrative and technical offices, meeting and conference rooms, basic laboratories/geological sample storage, public service counters, archive and data storage areas. 	Project Status: Under construction 35%.
46.	Taman Matrik	<ul style="list-style-type: none"> Location: Kampung Bukit Merbau, Kelantan. Land area: 25.010 hectares Developer: Cahaya Timur Utama Sdn Bhd Erected on Lot 3940 in Mukim Bukit Merbau, Pasir Puteh District Total units: <ul style="list-style-type: none"> > 242 units Single Storey Terrace Houses > 3 units Single Storey Detached Houses Built -up area: <ul style="list-style-type: none"> > Type A - 925sqft @ 85.94sqm > Type B - 886sqft @ 82.31sqm > Type C - 925sqft @ 85.94sqm Single Storey Detached Houses – 1004.60sqft @ 93.33sqm Price from RM328,000.00 – RM408,000.00 Facilities: <ul style="list-style-type: none"> > Children's playground, Nursery & Kindergarten, Multipurpose Hall, Prayer room. Expected completion: February 2027 	Project Status: Under construction 20%.
47.	Taman Desa Murni Gemilang	<ul style="list-style-type: none"> Location: Lot 5941 Mukim Bandar Gua Musang Total units: 12 units single storey terrace Developer: Ikatan Intra Sdn Bhd Land area: 93 - 133 square meters) Built-up area: 74 - 78 square meters) Price from RM 250,000 – RM280,000 per unit 	Project Status: Under construction 55%.
48.	Taman Indah, Residential Development	<ul style="list-style-type: none"> Developed on Lot 15466 - 15495, Mukim Batu Mengkebang, District of Kuala Krai Located near to the Jalan Kuala Krai – Gua Musang and 3 km to Kuala krai City Centre Developer: Richmax Constuction Sdn. Bhd. Total units: <ul style="list-style-type: none"> > 30 units 1-storey Terrace Houses Land area: 136 square meters Built-up area: 122 square meters Price from RM 298,000 – RM 368,000 per unit 	Project Status: Under construction 65%.

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East Coast Region

No.	Development Project	Descriptions	Current Status
49.	Taman Permata Harmoni, Residential Development	<ul style="list-style-type: none"> • Location: Jalan Kuala Krai Machang Mukim Pek, Machang District • Developed on Lot 11828, Mukim Pek, District of Machang. 7124 sqm • Developer: Pingat Harmoni Sdn Bhd • Total units: 11 units (1-storey Terrace Houses) • Land area: 1400 square feet (130 square meters) • Built-up area: 1000 square feet (92 square meters) • Price from RM 198,000 – RM 230,000 per unit • 13 unit (1 storey shop terrace) • Land area: 1,600 square feet (148 square meters) • Price from RM 288,000 onward 	Project Status: Under construction 70%.
50.	Taman Alamanda Fasa 2, Residential Development	<ul style="list-style-type: none"> • Developed on Lot PT 7140 - PT 7199, Mukim Labok, District of Machang • Located near to the Jalan Kota Bharu – Kuala Krai and 5 km to Machang City Centre • Developer: Elite Forte Development Sdn. Bhd. • Total units: 60 units (1-storey Terrace Houses) • Land area: 1300 square feet (120 square meters) • Built-up area: 86 square meters – 120. square meters • Price from RM 318,000 – RM 370,000 per unit • Expected Completion Date: January 2024 	Project Status: Under construction 45%.

3.3 State Government Policy

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No.	State	Details
1.	Pahang	<p>1. Tourism Sector</p> <ul style="list-style-type: none"> • The Pahang State Government has approved an allocation of RM7.07 million to Tourism Pahang to enhance tourism activities across the state. • Of this, RM3 million has been allocated for the development of tourist infrastructure and facilities in Pahang's tourism areas. • Additionally, the State Government has agreed to continue the Train Tourism Program along the West Pahang Economic Region Plus route, with an allocation of RM400,000. • The Pahang State Government has also allocated RM2 million to the Pahang State Park Corporation for managing and implementing various initiatives, programs, and research related to State Parks. This includes the study and development of the Maran–Chini Geopark and the Lipis Geopark Gallery, aimed at achieving UNESCO Global Geopark recognition, as well as strengthening enforcement within the state parks. <p>2. Development of Sustainable Mineral Industry</p> <ul style="list-style-type: none"> • Pahang State Government through an allocation of RM1.6 million contributed by Pahang Mining Corporation Sdn Bhd will implement the Project Development of the Pahang Mining Industry includes Projects Pahang State Mineral Deposit and Potential Study, Pre-Study Project Feasibility of New Methods of Mineral Transport and Mine Waste Management Project. • The State Government also allocates as much as RM1.61 million for the purpose of continuing the implementation development of Malaysia Mineral Academy Pahang in Lipis.

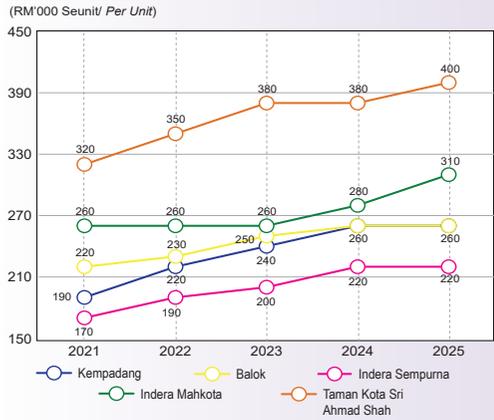
No.	State	Details								
		<p>3. Improve Water Supply Services</p> <ul style="list-style-type: none"> • Pahang State Government through Pengurusan Air Pahang Berhad (PAIP) has allocating RM91.97 million for improve water supply services in the state • This project is a continuation of the State Governmet's effort in solve 90% of water supply issues by the end of the year 2026. • The projects include : <ul style="list-style-type: none"> a. Build and complete the Hill Water Treatment Plant Puling in Kuantan with an allocation of RM40 million b. Build and complete the balance tank at Gebeng Industrial Area, Kuantan with an allocation of RM45 million c. Build and complete a new Water Treatment Plant at Karak, Bentong with an allocation of RM500 thousand d. Allocate RM570 thousand for construction suction tank and pump house ath the Barley Water Treatment Plant and pipe installation from the Barley Water Treatment Plant to Bukit Bius tank. e. Provide an allocation of RM3.5 million for continue the Nenasi water supply project, Pekan. f. Continue the Raub water supply project with allocation of RM600 thousand. g. Continue the water distribution pipe construction projevt from Kemaman to Gebeng has a capacity of 90 million liters per day in Kuantan with an allocation of RM1.8 million <p>4. Maintenance of State Roads and Infrastructure</p> <ul style="list-style-type: none"> • The Federal Government has approved road infrastructure projects under Rolling Plan 4 The 12th Malaysia Plan with a total allocation of RM645.74 million. • This provision is approved through two (2) ministries namely the Ministry of Works amounting RM179.92 million dan Ministry of Rural and Regional Development totaled RM465.82 million. • Pahang State Government through State Public Works Department also allocated RM94.60 million to implement the project includes road upgrading as well as repairs and upgrades the level of government office complex in this state. <p>5. Flood Management</p> <ul style="list-style-type: none"> • The Pahang State Government has allocated RM19.89 million for the implementation of various related programs, initiatives and projects. The include Flood Mitigation Plan, Coastal Erosion Control Project and Reapir River Estuary and Urban Drainage System across the state. <p>6. Housing Facilities Initiatives</p> <ul style="list-style-type: none"> • To ensure the well-being of the people through housing facilities, the State Government has drawn up several initiatives including: <table border="1" data-bbox="553 1291 1279 1920"> <thead> <tr> <th data-bbox="553 1291 743 1329">Programs</th> <th data-bbox="743 1291 1279 1329">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="553 1329 743 1705">Rumah Rakyat Pahang (RRP)</td> <td data-bbox="743 1329 1279 1705"> <ul style="list-style-type: none"> • The State Government will continue the implementation of Rumah Rakyat Pahang in 2025 to support poor or hardcore poor people to have a comfortable home for free. • The State Government agreed to improve its implementation by covering the increase in the construction cost of each house from RM75 thousand to RM80 thousand. • Following that, the construction of 350 units of Rumah Rakyat Pahang Phase 6 will be implemented which involves construction costs as much as RM28.7 million through the Board's allocation Pahang Housing and Real Estate with the support of allocations as much as RM9.45 million from the State Government. • The State Government will also provide an allocation amounting to RM9.84 million for the purpose 26 implementation of the construction of 120 units of Rumah Rakyat Pahang Phase 6 specifically for the Orang Asli community in Pahang. </td> </tr> <tr> <td data-bbox="553 1705 743 1787">Projek Skim Tanah Warisan Fasa 3</td> <td data-bbox="743 1705 1279 1787"> <ul style="list-style-type: none"> • The project will be continued in DUN Cheka, Lipis with an approved allocation of RM15 million, after previous implementation in DUN Jelai and DUN Bebar, Pekan </td> </tr> <tr> <td data-bbox="553 1787 743 1920">Program Rumah Rakyat Al-Sultan Abdullah (RU'RASA)</td> <td data-bbox="743 1787 1279 1920"> <ul style="list-style-type: none"> • LPHP has also approved RM26.86 million for the implementation of RU'RASA Phase 3. As of November 2025, 384 housing units under Phases 1 and 2 have been completed, representing a total project value of RM32.45 million </td> </tr> </tbody> </table>	Programs	Details	Rumah Rakyat Pahang (RRP)	<ul style="list-style-type: none"> • The State Government will continue the implementation of Rumah Rakyat Pahang in 2025 to support poor or hardcore poor people to have a comfortable home for free. • The State Government agreed to improve its implementation by covering the increase in the construction cost of each house from RM75 thousand to RM80 thousand. • Following that, the construction of 350 units of Rumah Rakyat Pahang Phase 6 will be implemented which involves construction costs as much as RM28.7 million through the Board's allocation Pahang Housing and Real Estate with the support of allocations as much as RM9.45 million from the State Government. • The State Government will also provide an allocation amounting to RM9.84 million for the purpose 26 implementation of the construction of 120 units of Rumah Rakyat Pahang Phase 6 specifically for the Orang Asli community in Pahang. 	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No.	State	Details
2.	Terengganu	<p>a) Enforcement of Affordable Homes (RMM)</p> <ul style="list-style-type: none"> • The State Government, through the Office of the Government Secretary (Housing Division) in collaboration with the Terengganu State Economic Development Corporation (PMINT), is actively conducting investigations to enforce the ownership of Terengganu State Affordable Housing (RMM). • This enforcement aims to ensure that housing assistance is provided to those who genuinely need a home. Among the offenses and violations identified are renting out RMM units, failing to occupy them, and having payment arrears. Additionally, PMINT has found that some RMM recipients have breached the conditions by renovating their homes while still under the rental period. • The State Government also insists that any information in the application and ownership of the RMM is subject to Section 18 of the Malaysian Anti-Corruption Commission Act 2009 (Act 694): Offense of Providing / Using Documents Containing False Details with Intent to Defraud for Personal Gain. <p>b) Felda Land Issue : Terengganu Demands People's Rights</p> <ul style="list-style-type: none"> • This issue was highlighted by Dr. Azman Ibrahim, Chairman of the Terengganu Agriculture, Agro-based Industry, Food Security, and Commodities Committee, during the Felda Land Issues Coordination Meeting between the State Government and Felda representatives last March. • This issue concerns 13,686 hectares of land owned by the state government, which has been cultivated by Felda since 1985 without a legal title, with the state government receiving no benefits as the landowner. The land was also included in the assets transferred by Felda to Felda Global Ventures (FGV) in 2012 and subsequently listed on the Kuala Lumpur Stock Exchange as part of FGV's assets. • The state government has no option but to assert its rights, along with the rights of the people of Terengganu, by demanding payment of land premiums, land taxes, and profit sharing from Felda. <p>c) Affordable Housing Project in Mukim Kertih, Kemaman</p> <ul style="list-style-type: none"> • The Terengganu State Government continues its commitment to providing affordable homes for the people through the launch of phase two of the Privatized Development Project on 30 acres of land in Mukim Kertih, Kemaman. This project involves the construction of 221 residential units, consisting of 153 units of Type C Single-Storey Terrace houses with prices starting from RM210,000, as well as Type B Single-Storey Terrace houses starting from RM185,000. However, the final selling prices are subject to adjustment based on current market value conditions. • Dato' Wan Sukairi Wan Abdullah, representing the Menteri Besar of Terengganu, stated that the project's location is highly strategic as it is situated near various public amenities and is only 12 kilometers away from the Kertih Petroleum Industrial Area. This ideal positioning gives the area high potential to develop into a quality and livable community. • With an estimated Gross Development Value (GDV) of RM44.7 million, the project is expected to deliver a positive impact on the local economy. In addition to providing opportunities for the construction sector and local contractors, this initiative also aims to generate continuous economic spillovers for small entrepreneurs and the entire community in the Kemaman district. <p>d) Strategic Collaboration Between Terengganu and MRL for ECRL TOD Development</p> <ul style="list-style-type: none"> • The Terengganu State Government has signed a Memorandum of Understanding (MoU) with Malaysia Rail Link (MRL) to develop Transit-Oriented Development (TOD) areas surrounding the East Coast Rail Link (ECRL) stations. This strategic partnership aims to create an integrated new economic ecosystem, encompassing affordable housing, transportation connectivity, and local economic growth to provide direct benefits to the people through job opportunities and business prospects. • The Menteri Besar of Terengganu, Dato' Seri Ir. Dr. Ahmad Samsuri Mokhtar, emphasized that the state government has identified nearly 600 hectares of state land to be developed in an orderly and high-integrity manner. This commitment has already been demonstrated through the commencement of land clearing works in key areas such as Chukai, Kemasik, and Dungun this year. • Beyond physical development, a holistic approach is being taken by upgrading the Kemaman Port and involving educational institutions to produce a skilled workforce. Supported by TOD governance structures in every involved district, the state government is determined to ensure that development progresses systematically and remains people-centric, ensuring that no community is left behind in this wave of progress.

No.	State	Details
		<p>e) Terengganu Government Actively Revitalizing 'Projek Gajah Putih'</p> <ul style="list-style-type: none"> • The Terengganu State Government is taking drastic measures to fully rehabilitate the 735-hectare Jelapang Langkap Irrigation Scheme in Setiu, which has remained abandoned since 2009. The project, which incurred a cost of approximately RM47 million, previously failed due to various technical issues and the negligence of past contractors. These issues included an imperfect drainage system and the discovery of timber debris and large boulders buried within the paddy fields. • State Agriculture Committee Chairman, Dato' Dr. Azman Ibrahim, stated that rehabilitation efforts are currently being actively carried out in stages through a strategic partnership between Terengganu Agrotech Development Corporation (TADC) and a local company, Qudsi Global. Despite facing formidable obstacles, this collaboration has begun to yield positive results, with previously idle paddy fields now turning green with new crops. • This restoration move is part of the state government's commitment under the Terengganu Agricultural Strategic Plan 2024–2030 to strengthen food security. By redeveloping these idle lands, the state government aims to transform the Setiu district into one of the nation's primary food production hubs for the benefit of the people and the local economy.
3.	Kelantan	<p>a) Kelantan Affordable Housing Policy (RMMK)</p> <ul style="list-style-type: none"> • The policy is 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 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. • Kelantan Affordable Housing Policy will be revised in 2025 and is still under preparation process. Focus Group Discussion have been done on 25 – 26 Jun 2025 involved from many organizations from state government, federal government, GLC and REHDA. <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"> • The Director of Land and Mines Circular No. 1 of 2025 announces the new rates for statutory land registration fees under Section 415 of the National Land Code (Act 828), effective 1 April 2025. • The approved rates are as follows: RM1,000 per application for the Public Sector Housing Financing Board (LPPSA), RM2,000 per application for parties other than LPPSA, and RM200 per title for Allocation Orders under Section 420 of the National Land Code. • All Land Administrators in the State of Kelantan are required to take the necessary actions to implement these new rates. (Refer to Pekeliling Pengarah Tanah dan Galian Negeri Kelantan Bilangan 1 Tahun 2025)

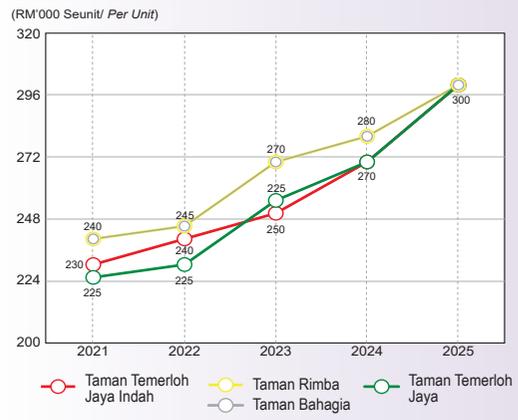
PAHANG 11.1

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



PAHANG 11.2

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



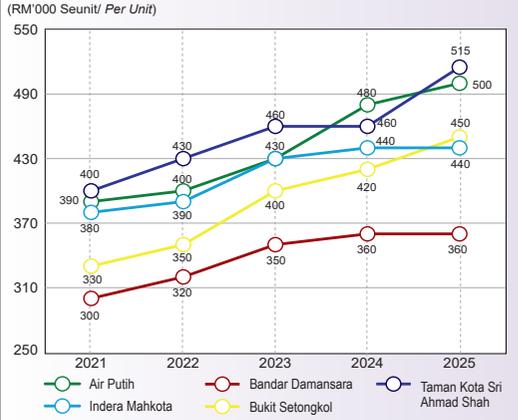
PAHANG 11.3

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



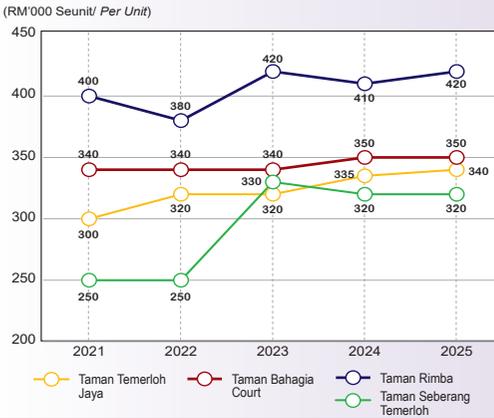
PAHANG 11.4

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



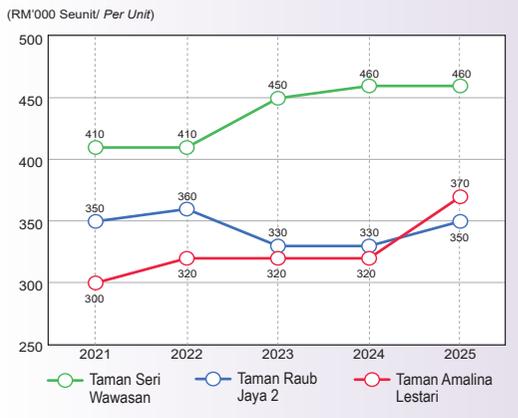
PAHANG 11.5

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



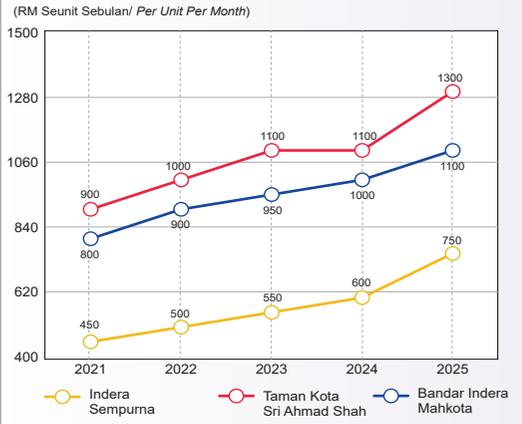
PAHANG 11.6

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



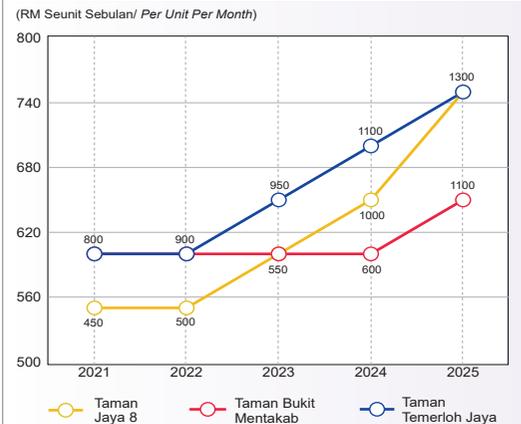
PAHANG 11.7

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



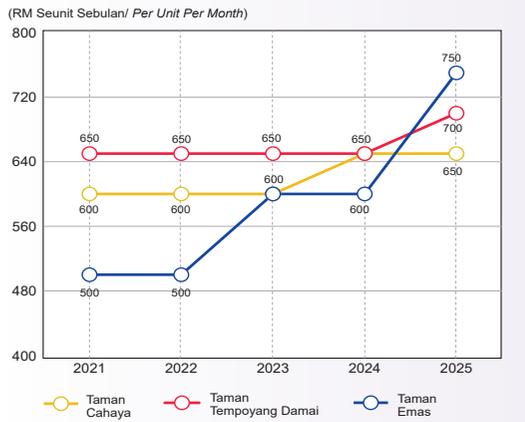
PAHANG 11.8

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



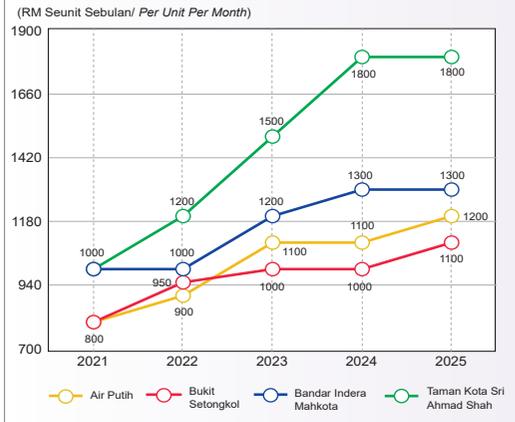
PAHANG 11.9

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



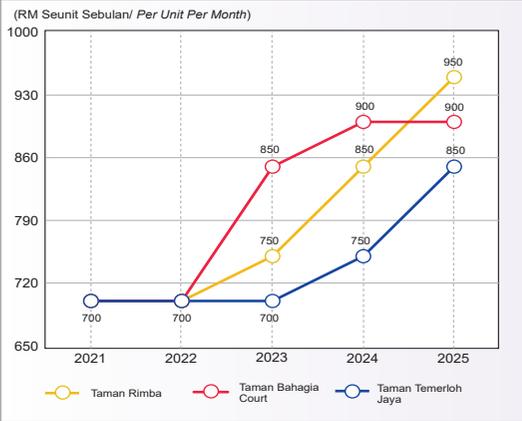
PAHANG 11.10

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



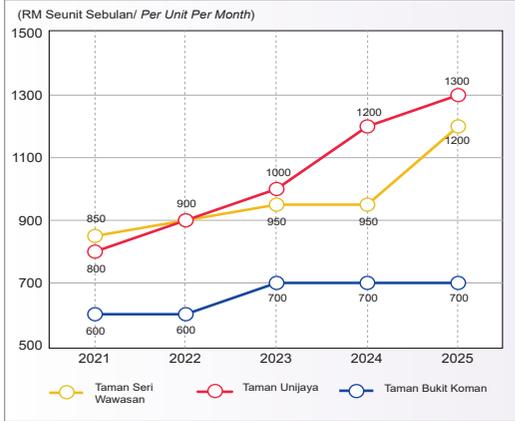
PAHANG 11.11

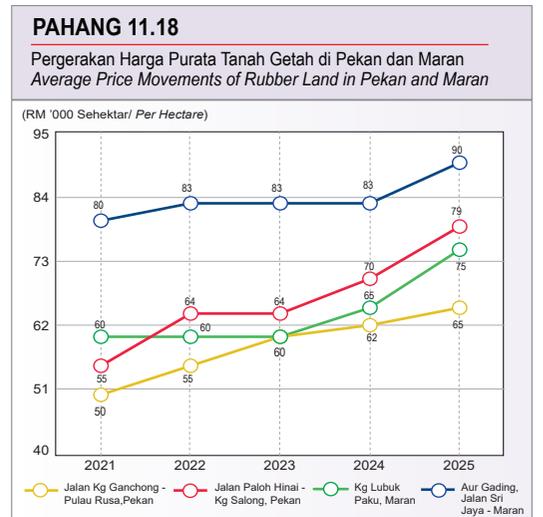
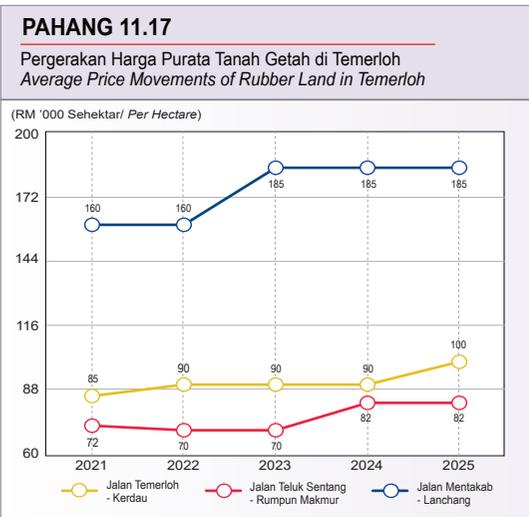
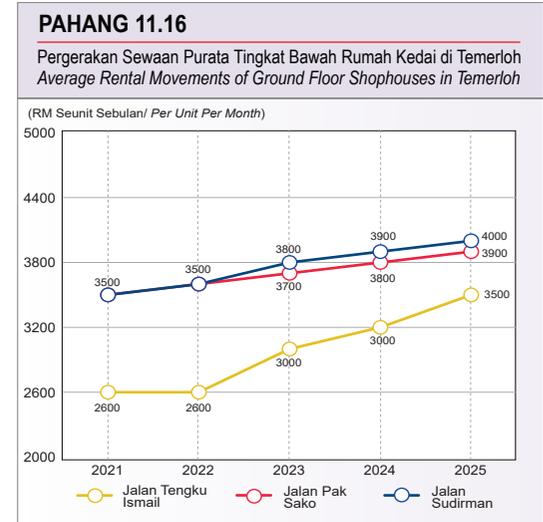
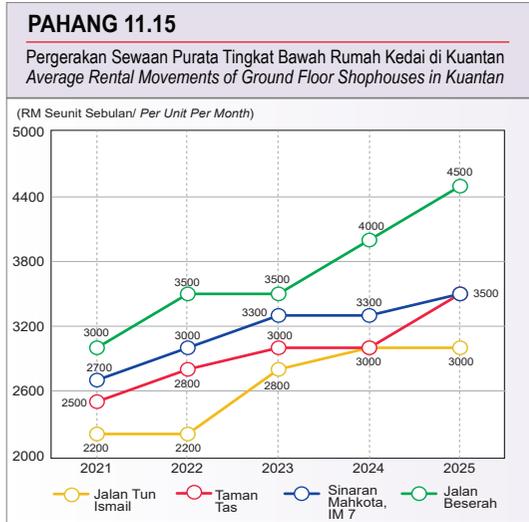
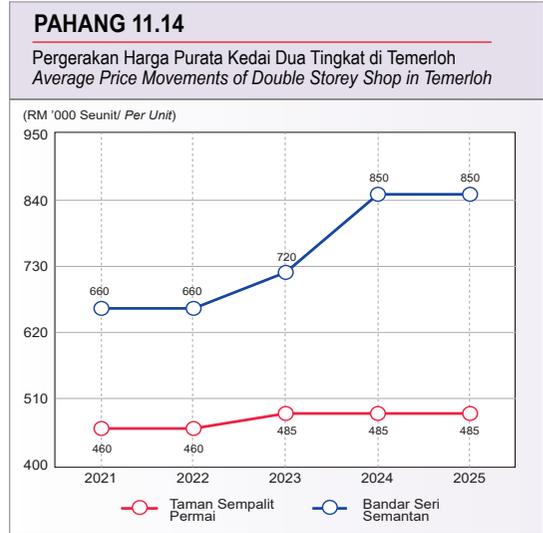
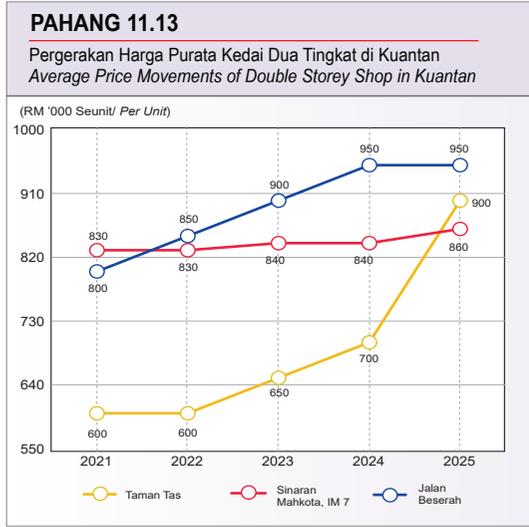
Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Temerloh
Average Rental Movements of Double Storey Terraced Houses in Temerloh



PAHANG 11.12

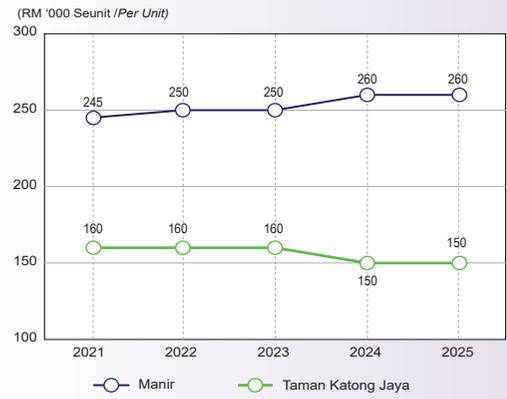
Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Raub
Average Rental Movements of Double Storey Terraced Houses in Raub





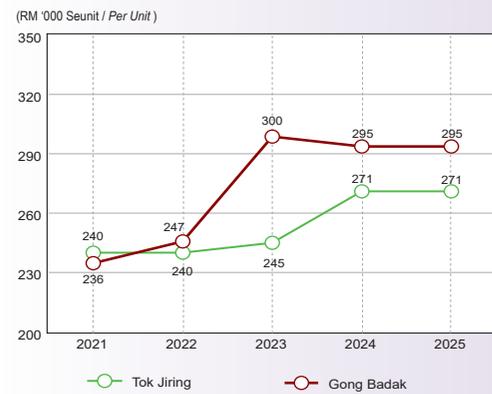
TERENGGANU 12.1

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



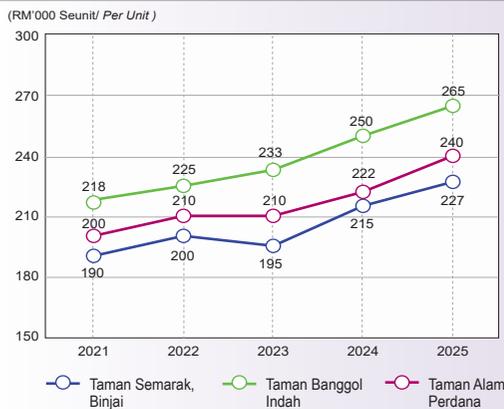
TERENGGANU 12.2

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



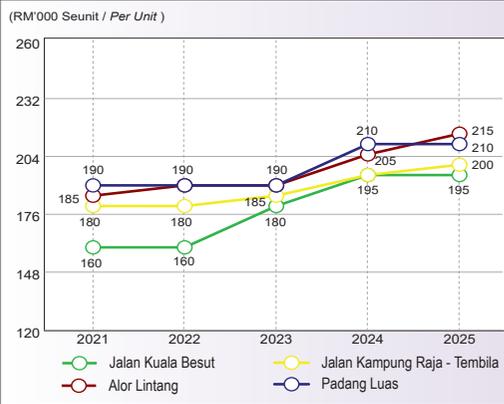
TERENGGANU 12.3

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



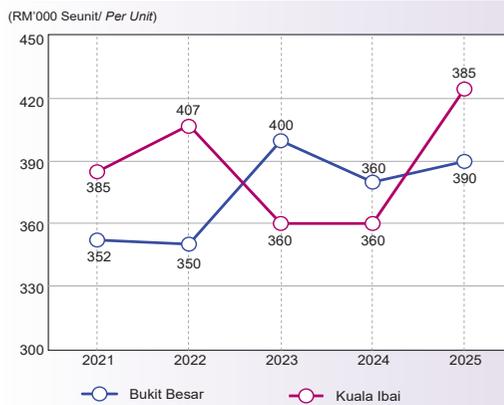
TERENGGANU 12.4

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



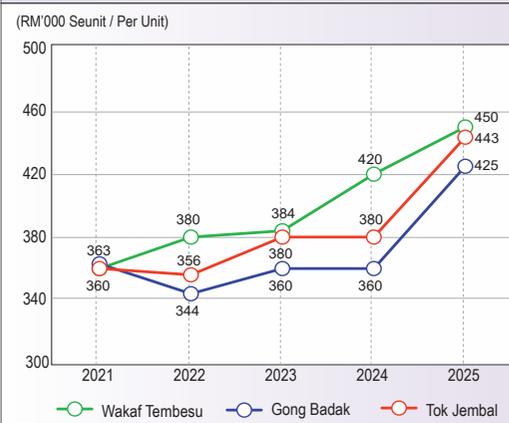
TERENGGANU 12.5

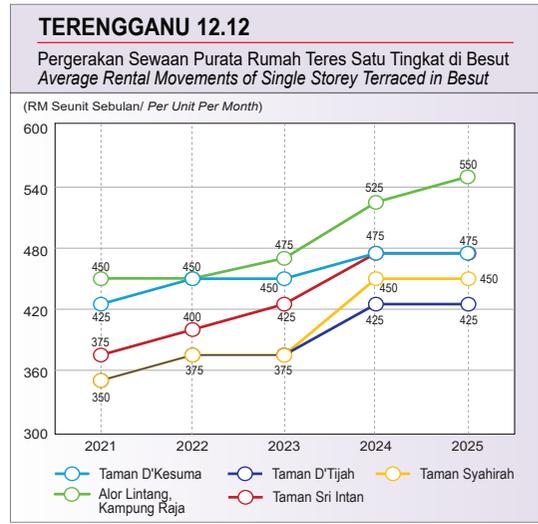
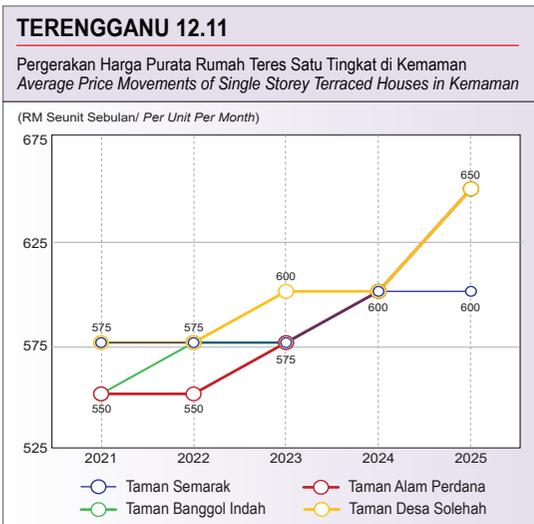
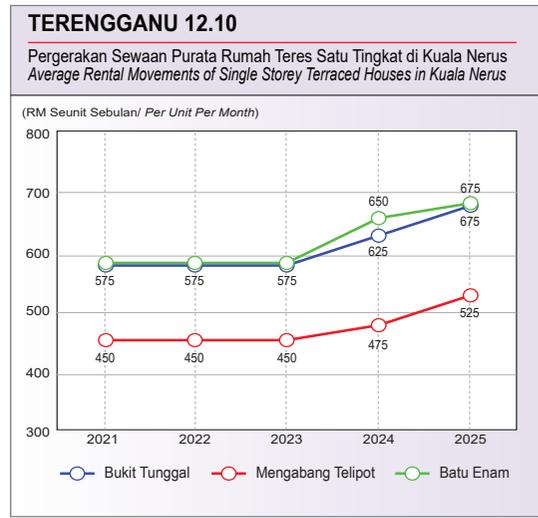
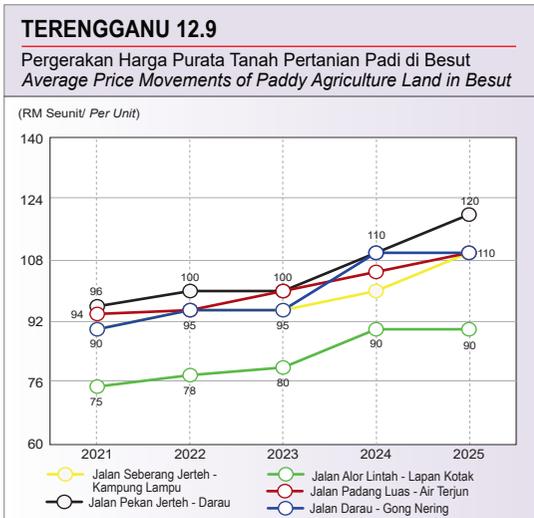
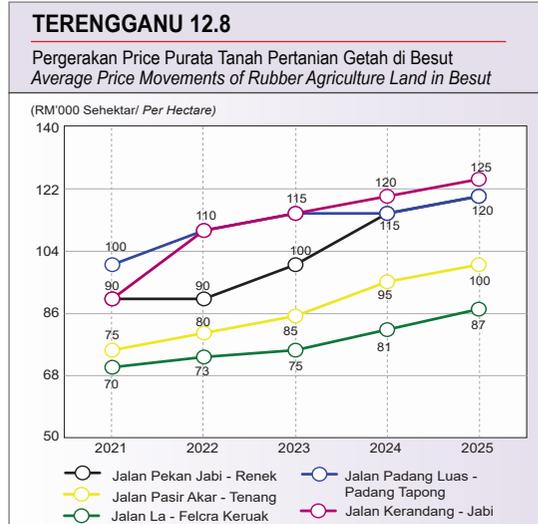
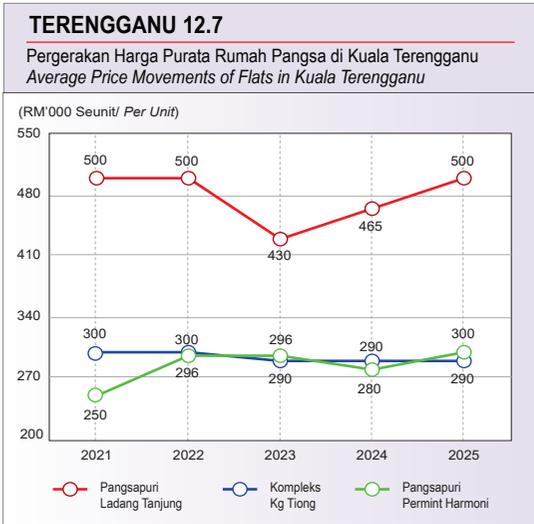
Pergerakan Harga Purata Rumah Teres Dua Tingkat di Kuala Terengganu
Average Price Movements of Double Storey Terraced Houses in Kuala Terengganu



TERENGGANU 12.6

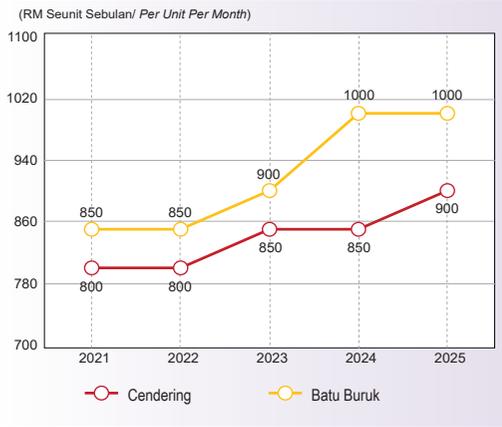
Pergerakan Harga Purata Rumah Teres Dua Tingkat di Kuala Nerus
Average Price Movements of Double Storey Terraced Houses in Kuala Nerus





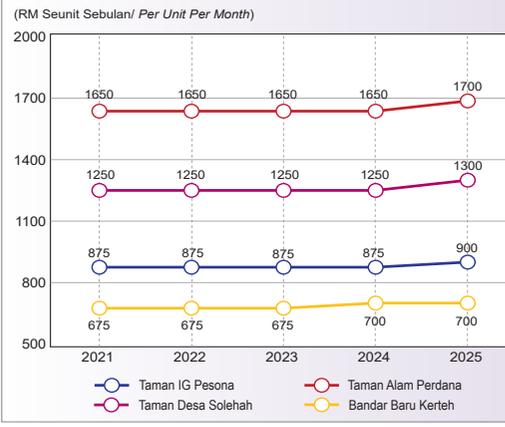
TERENGGANU 12.13

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



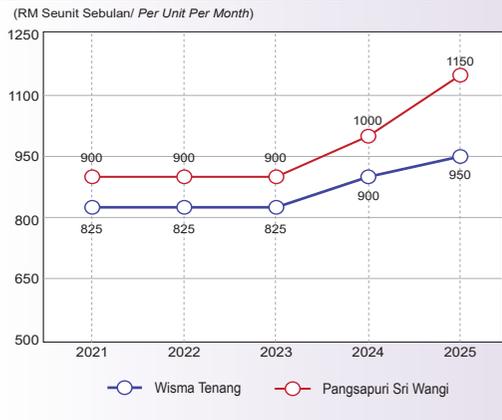
TERENGGANU 12.14

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



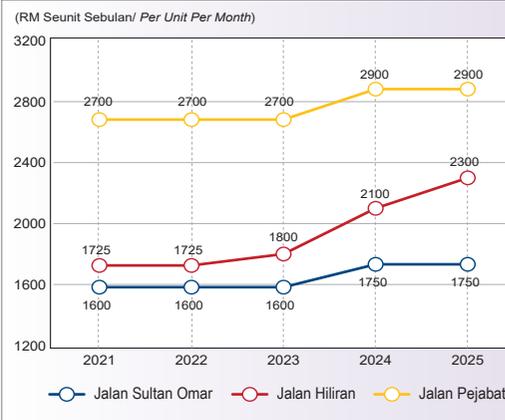
TERENGGANU 12.15

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



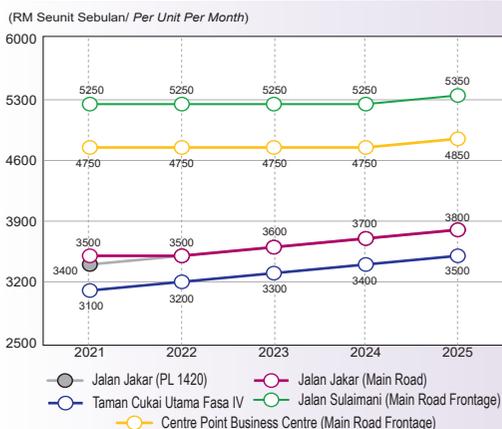
TERENGGANU 12.16

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



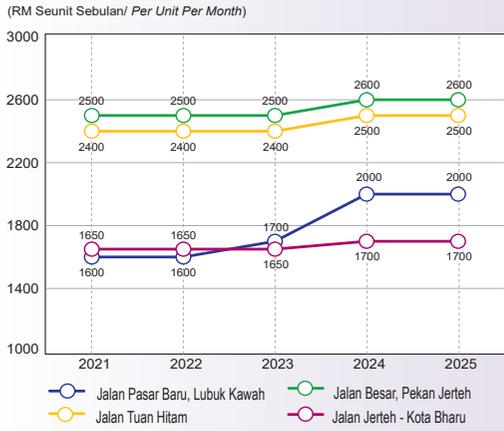
TERENGGANU 12.17

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



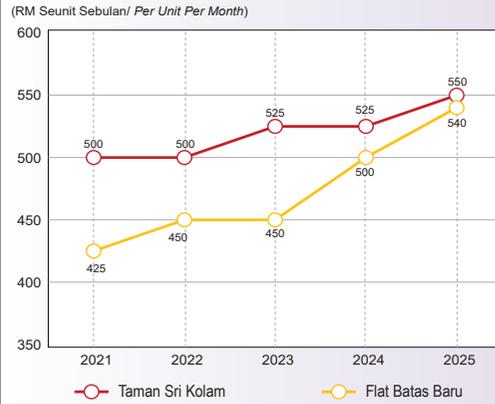
TERENGGANU 12.18

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



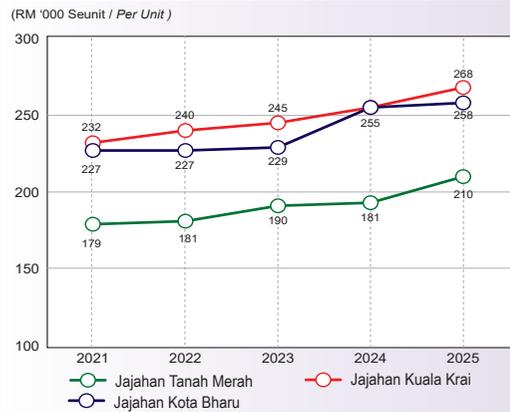
TERENGGANU 12.19

Pergerakan Sewaan Purata Flat Kos Rendah di Besut
Average Rental Movements of Low Cost Flat in Kuala Terengganu



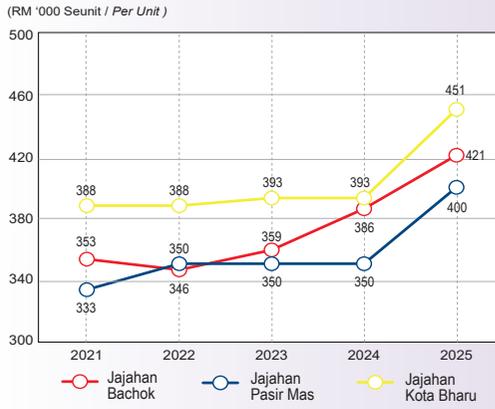
KELANTAN 13.1

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



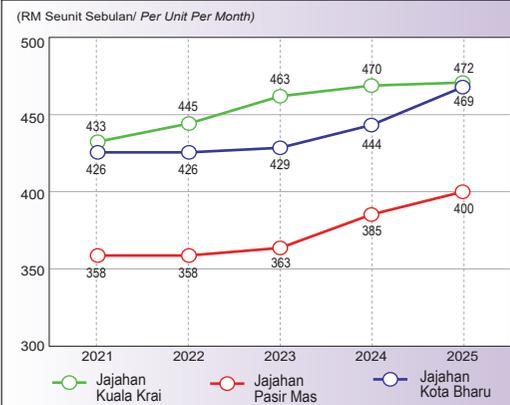
KELANTAN 13.2

Pergerakan Harga Purata Rumah Sesebuah di Kelantan
Average Price Movements of Detached Houses in Kelantan



KELANTAN 13.3

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



KELANTAN 13.4

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

