



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA MALAYSIA TIMUR 2025

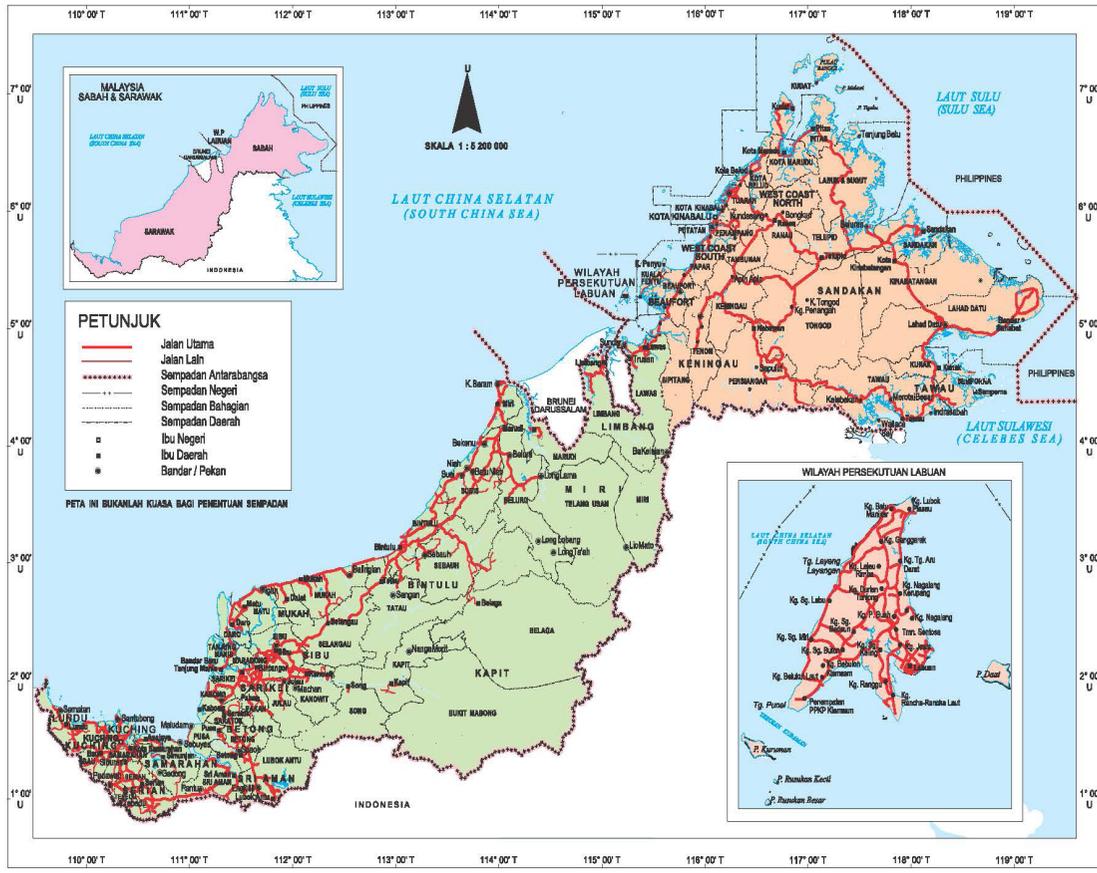
EAST MALAYSIA REGION PROPERTY MARKET REPORT 2025



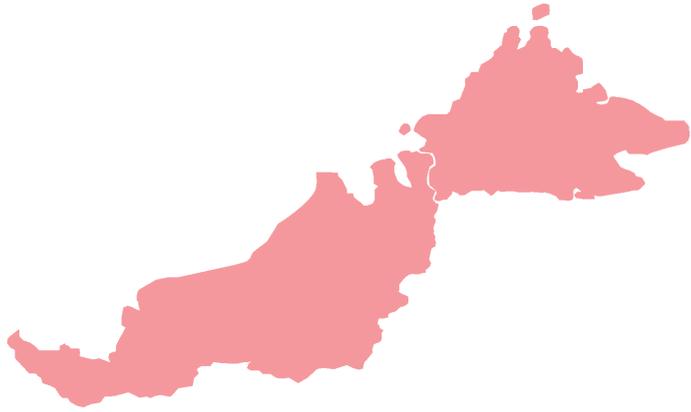
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

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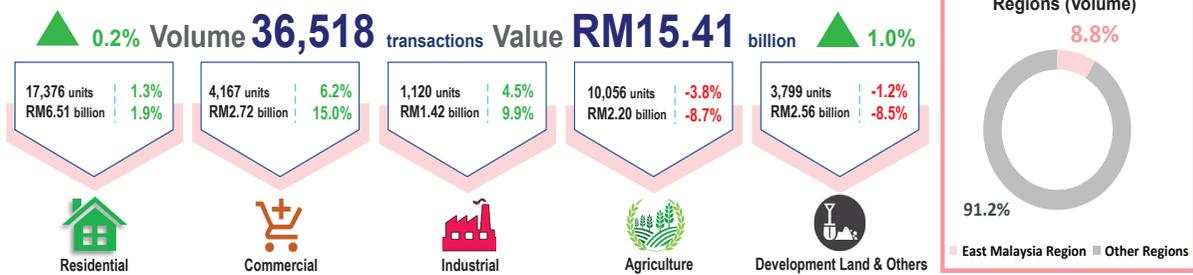


EAST MALAYSIA REGION



MARKET ACTIVITY

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



Construction Activity	Residential	Commercial	Industrial	Agriculture	Development Land & Others
	11,311 Completions	1,106	0	117	
5,295 Starts	690	3,774	24	10,014 Unsold Under Construction	2,035 units @ RM1.97 billion
5,365 New Planned Supply	488	1,084	164	752 Unsold Not Constructed	238 units @ RM0.10 billion
					381 units @ RM0.41 billion

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH MALAYSIA TIMUR

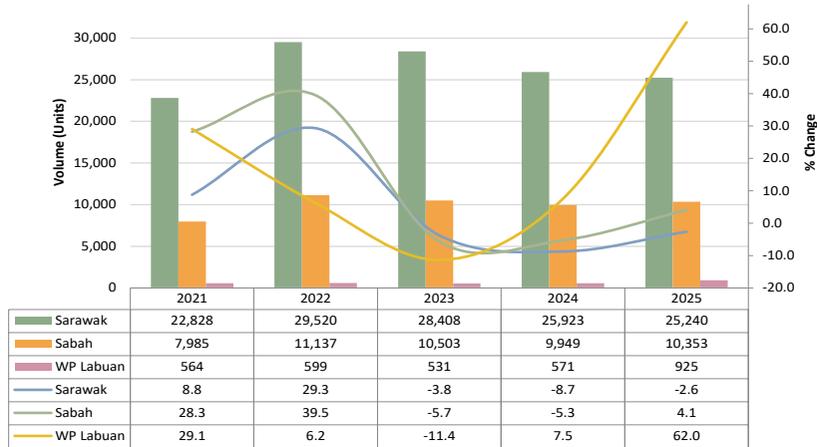
Prestasi pasaran harta tanah di Wilayah Malaysia Timur merekodkan 36,518 transaksi bernilai RM15.41 bilion, meningkat sebanyak 0.2% dalam bilangan dan 1.0% dalam nilai berbanding tahun 2024 (36,443 transaksi bernilai RM15.26 bilion). Gabungan ketiga-tiga negeri dalam wilayah ini menyumbang masing-masing 8.8% dan 6.4% daripada bilangan dan nilai transaksi nasional.

1.0 EAST MALAYSIA REGION PROPERTY MARKET OVERVIEW

The performance of the East Malaysia Region property market recorded 36,518 transactions worth RM15.41 billion, representing an increase of 0.2% in volume and 1.0% in value as compared to 2024 (36,443 transactions worth RM15.26 billion). The combined total of the three states in this region accounted for 8.8% and 6.4% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend 2021 – 2025



Prestasi aktiviti pasaran di wilayah ini menyaksikan pergerakan bercampur-campur. WP Labuan dan Sabah mengalami pertumbuhan yang lebih baik, meningkat sebanyak 62% dan 4.1%. Sebaliknya, Sarawak mencatatkan sedikit penurunan sebanyak 2.6%.

The performance of market activity in the region witnessed mixed movements. WP Labuan and Sabah experienced better growth, increasing by 62% and 4.1%, respectively. In contrast, Sarawak recorded a slight decline of 2.6%.

Chart 2

Overall Property Transactions Value Trend 2021 – 2025



Trend yang sama diperhatikan pada nilai transaksi. Sarawak mengalami kenaikan sebanyak 3%. Sebaliknya, WP Labuan dan Sabah menunjukkan penurunan masing-masing sebanyak 17.7% dan 1%.

A similar trend was observed in transaction value. Sarawak recorded an increase of 3%. In contrast, WP Labuan and Sabah registered declines of 17.7% and 1%, respectively.

Chart 3

Overall Property Transactions Volume Breakdown by State 2025

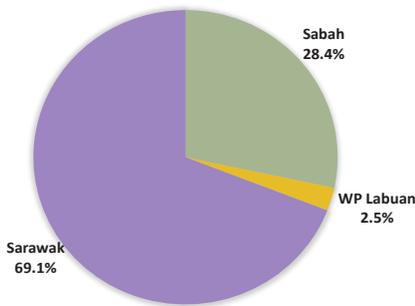
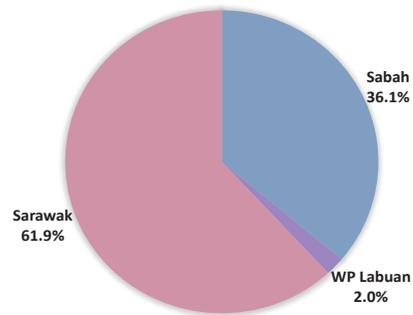


Chart 4

Overall Property Transactions Value Breakdown by State 2025



Mengikut negeri, Sarawak mendominasi bilangan dan nilai transaksi dalam wilayah dengan 25,240 transaksi (69.1%) bernilai RM9.54 bilion (61.9%) diikuti Sabah dan WP Labuan.

By state, Sarawak dominated the region's overall property transaction volume and value, with 25,240 transactions (69.1%) worth RM9.54 billion (61.9%), followed by Sabah and WP Labuan.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector 2025

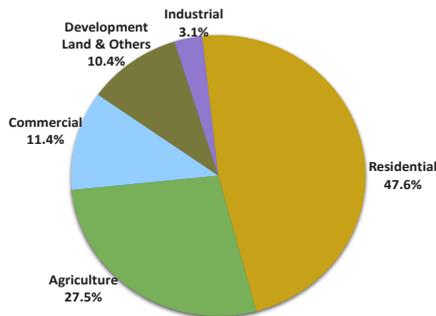
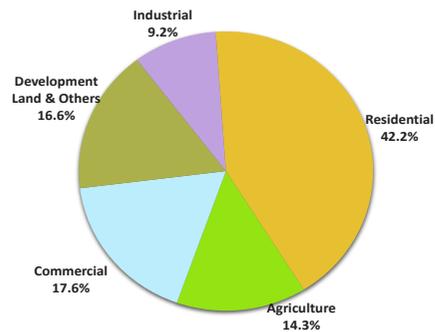


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2025



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti pasaran di wilayah ini, menyumbang 47.6% (17,376 transaksi) dalam bilangan dan 42.2% (RM6.51 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, the residential sub-sector continued to dominate the region's market activity, contributing 47.6% in volume (17,376 transactions) and 42.2% in value (RM6.51 billion) of the total transactions.

Table 1

Summary of Prominent Sales in 2025

No.	State	Property	Location	Transaction Year	Consideration Price
SHOPPING COMPLEX					
1.	Sabah	Bataras Hypermarket Tamparuli	Kampung Bontoi, Tamparuli, Sabah	2025	RM6,100,000
PURPOSE BUILT-OFFICE					
2.	Sabah	Uni Asia Life Assurance Building	Jalan Sagunting, Sabah	2025	RM18,000,000
3.	Sabah	Reflexologi	Jalan Pusat Pembangunan	2025	RM12,000,000
4.	Sabah	Wisma Ting Hui	Jalan Tamparuli Togop, Sabah	2025	RM3,000,000
INDUSTRIES					
5.	Sabah	Kimanis Industrial Park	Papar	2025	RM29,500,000
6.	Sabah	Sepanggar Bay/ Jalan Sepanggar	Kota Kinabalu	2025	RM26,600,000
7.	Sabah	Kota Kinabalu Industrial Park (KKIP)	Kota Kinabalu	2025	RM21,500,000
8.	Sabah	Jalan Duta - Bundusan	Penampang	2025	RM18,000,000
9.	Sabah	Sedco Industrial Estate	Kota Kinabalu	2024	RM25,000,000
10.	Sabah	Sedco Industrial Estate	Kota Kinabalu	2024	RM19,500,000
11.	Sabah	Likas Baru Industrial Estate	Kota Kinabalu	2024	RM13,665,000
12.	Sarawak	Tanjung Manis Industrial Area	Bahagian Mukah	2025	RM13,600,000
14.	Sarawak	Kidurong Industrial Estate	Bahagian Bintulu	2024	RM28,700,000
15.	Sarawak	Kidurong Industrial Estate	Bahagian Bintulu	2024	RM27,000,000
16.	Sarawak	Pending Industrial Estate	Bahagian Kuching	2024	RM18,000,000
17.	Sarawak	Demak Laut Industrial Park	Bahagian Kuching	2024	RM12,000,000
18.	Sarawak	Tanjung Manis Industrial Area	Bahagian Mukah	2024	RM12,000,000
ESTATE LAND					
19.	Sabah	Estate Land (380.5 hectares)	Jalan Beaufort - Sipitang	2025	RM35,000,000
20.	Sabah	Estate Land (282.22 hectares)	Tingkayu	2025	RM24,077,000
21.	Sabah	Estate Land (202.35 hectares)	Tingkayu	2025	RM23,100,000
22.	Sabah	Estate Land (304.2 hectares)	Jalan Buis – Kiabau	2025	RM19,542,000
23.	Sabah	Estate Land (189.06 hectares)	Tingkayu 5	2025	RM18,597,000
24.	Sabah	Estate Land (369.07 hectares)	Off Jalan Pinangah	2025	RM18,000,000
25.	Sabah	Estate Land (74.77 hectares)	Apas / Quin Hill / Gading	2025	RM12,000,000
26.	Sabah	Estate Land (202.10 hectares)	Off Jalan Sukau	2025	RM11,735,000
27.	Sabah	Estate Land (128.54 hectares)	Jalan Tungku	2025	RM9,370,000
28.	Sabah	Estate Land (79.68 hectares)	Tawau Semporna	2025	RM8,370,000
29.	Sabah	Estate Land (120.72 hectares)	Jalan Keningau - Sook	2025	RM8,352,000
30.	Sabah	Estate Land (80.45 hectares)	Off Bt. 13 Jln Lahad Datu Sandakan	2025	RM6,564,000
31.	Sabah	Estate Land (66.74 hectares)	Off Jalan Sukau	2025	RM3,958,000

Table 1

Summary of Prominent Sales in 2025

No.	State	Property	Location	Transaction Year	Consideration Price
32.	Sabah	Estate Land (40.43 hectares)	Jalan Kunak – Semporna	2025	RM2,700,000
33.	Sabah	Estate Land (397.70 hectares)	Jalan Jerocco	2024	RM29,481,000
34.	Sabah	Estate Land (295.90 hectares)	Jalan Sandakan – Bukit Garam	2024	RM13,000,000
35.	Sabah	Estate Land (186.78 hectares)	Off Jalan Telupid- Sandakan	2024	RM12,420,000
36.	Sarawak	Estate Land (3,202 hectares)	Suai Niah	2024	RM170,000,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.0 PROPERTY MARKET ACTIVITY

2.1 HARTA TANAH KEDIAMAN

2.1 RESIDENTIAL PROPERTY

Transaksi

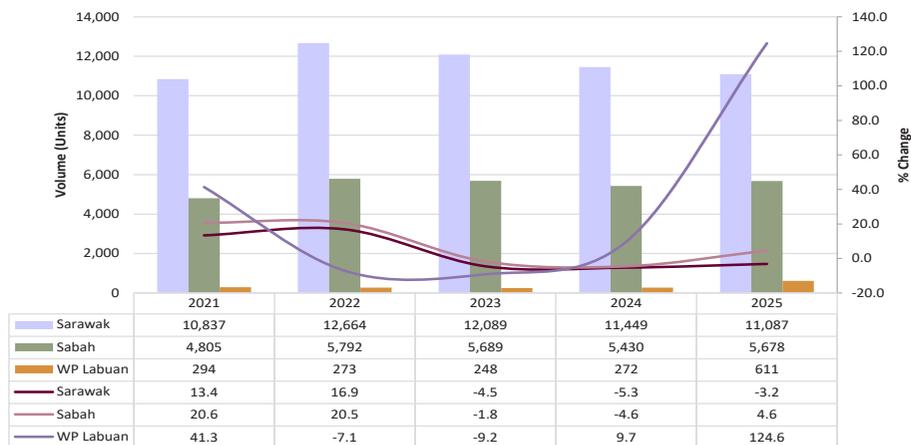
Transaction

4 Subsektor kediaman kekal sebagai segmen yang dominan di semua negeri. Prestasi pasaran subsektor kediaman Wilayah Malaysia Timur bertambah baik pada tahun 2025, dengan merekodkan 17,376 transaksi, meningkat 1.3% dalam bilangan berbanding tahun 2024. WP Labuan merekodkan kenaikan dua kali ganda. Sabah mencatatkan peningkatan 4.6%, Sarawak merekodkan sedikit penurunan dalam bilangan sebanyak 3.2%.

The residential sub-sector remained the dominant segment across all states. The performance of the residential sub-sector in the East Malaysia Region improved in 2025, recording 17,376 transactions, representing an increase of 1.3% in volume compared to 2024. W.P. Labuan recorded more than a twofold increase, while Sabah registered an increase of 4.6%. Sarawak recorded a slight decline of 3.2% in transaction volume.

Chart 7

Residential Property Transactions Volume Trend 2021 – 2025

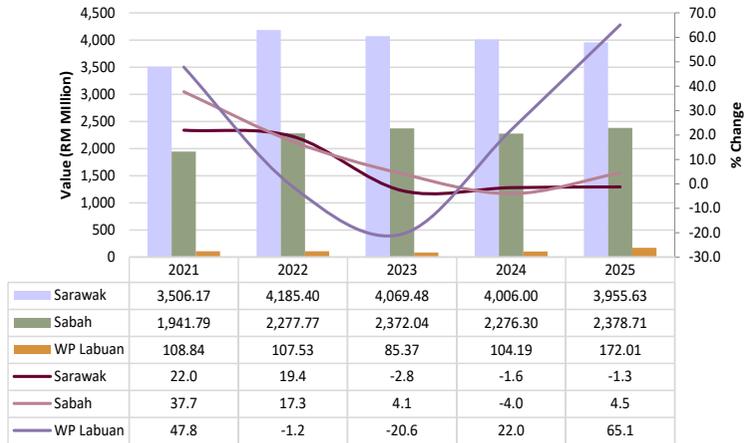


Dari segi nilai transaksi, WP Labuan dan Sabah masing-masing mencatatkan peningkatan sebanyak 65.1% dan 4.5%. Sementara itu, Sarawak merekodkan penurunan kecil sebanyak 1.3%.

In terms of transaction value, WP Labuan and Sabah recorded an increase of 65.1% and 4.5% respectively. Meanwhile, Sarawak saw a slight decline of 1.3%.

Chart 8

Residential Property Transactions Value Trend 2021 – 2025



Pelancaran Baharu

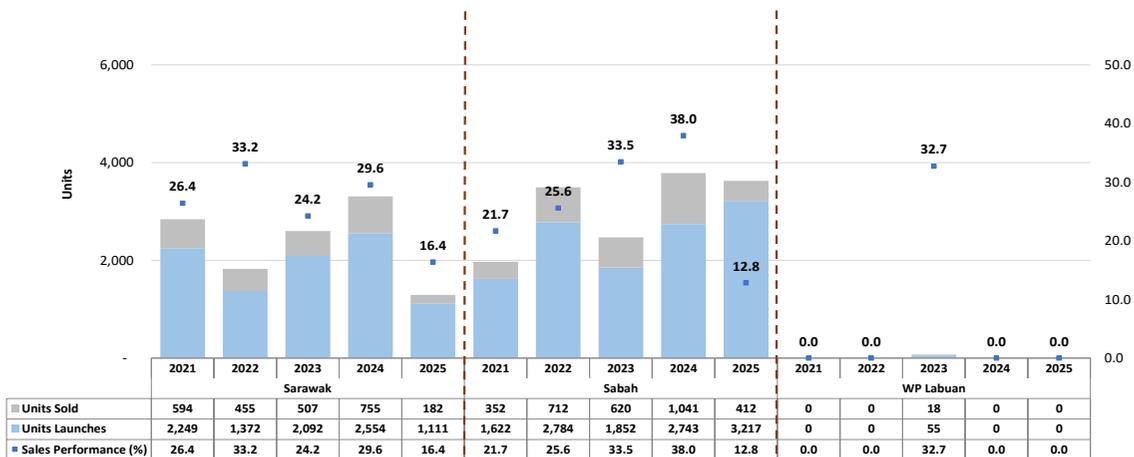
Pasaran utama di Wilayah Malaysia Timur mengalami pergerakan yang bercampur-campur. Sabah menyaksikan peningkatan sebanyak 17.3% kepada 3,217 unit (tahun 2024: 2,743 unit), sementara Sarawak menyaksikan penurunan ketara 56.5% kepada 1,111 unit (tahun 2024: 2,554 unit). Sebaliknya, WP Labuan kekal tiada unit pelancaran baharu.

New Launches

The primary market in the East Malaysia Region experienced mixed movements in new launches. Sabah saw an increase of 17.3% to 3,217 units (2024: 2,743 units), while Sarawak recorded a significant decline of 56.5% to 1,111 units (2024: 2,554 units). In contrast, WP Labuan continued to record no new launch unit.

Chart 9

Residential Newly Launch and Sales Performance 2021 – 2025



Status Pasaran

Situasi unit kediaman siap dibina yang tidak terjual menunjukkan pergerakan yang bercampur-campur sepanjang tempoh kajian. Sabah merekodkan 2,498 unit, meningkat sebanyak 63.9% berbanding tahun 2024 (1,524 unit). Sarawak merekodkan 1,464 unit, menurun sebanyak 3.2% berbanding tahun 2024 (1,512 unit). Sementara itu, WP Labuan merekodkan 41 unit pada tahun 2025, kekal tidak berubah berbanding tahun 2024.

Sebaliknya, unit dalam pembinaan belum terjual di Wilayah Malaysia Timur meningkat 11.5% (10,014 unit) berbanding tahun 2024 (8,983 unit). Sementara itu, unit belum dibina belum terjual pula mencatatkan penurunan kepada 752 unit berbanding tahun 2024 (1,338 unit).

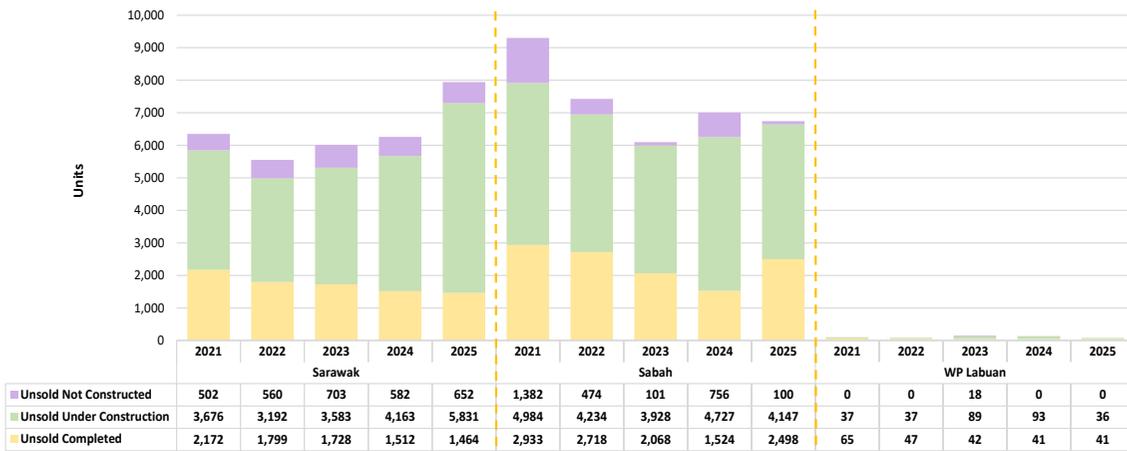
Market Status

The situation of unsold completed residential units showed mixed movements during the review period. Sabah recorded 2,498 units, representing an increase of 63.9% compared to 2024 (1,524 units). Sarawak recorded 1,464 units, a decrease of 3.2% compared to 2024 (1,512 units). Meanwhile, WP Labuan recorded 41 units in 2025, remains unchanged from 2024.

In contrast, unsold units under construction units in the East Malaysia Region increased by 11.5% to 10,014 units compared to 2024 (8,983 units). Meanwhile, unsold not constructed units declined to 752 units, compared to 2024 (1,338 units).

Chart 10

Residential Unsold Completed and Unsold Units 2021 – 2025



Aktiviti Pembinaan

Unit siap dibina di Wilayah Malaysia Timur merekodkan peningkatan 34.6% (11,311 unit) pada tahun 2025, berbanding tahun 2024 (8,406 unit). Mengikut negeri, Sabah meningkat dua kali ganda berbanding tahun 2024. Sarawak juga merekodkan peningkatan 11.9% pada tahun 2025 (6,380 unit) berbanding tahun 2024 (5,701 unit). Manakala WP Labuan tiada unit siap dibina pada tahun 2025.

Begitu juga penawaran baharu dirancang di Sabah menunjukkan peningkatan lebih dua kali ganda berbanding tahun 2024. Sebaliknya Sarawak merekodkan penurunan 65.6% berbanding tahun 2024. Sementara WP Labuan merekodkan 71 unit penawaran baharu dirancang pada tahun 2025.

Construction Activity

Completion in the East Malaysia Region recorded an increase of 34.6% (11,311 units) in 2025, compared to 2024 (8,406 units). By state, Sabah increased more than twofold compared to 2024. Sarawak recorded an 11.9% increase in 2025 (6,380 units), compared to 2024 (5,701 units). Meanwhile, no completed units were recorded in WP Labuan in 2025.

Similarly, the new planned supply in Sabah recorded an increase of more than twofold compared to 2024. In contrast, Sarawak saw a decline of 65.6% compared to 2024. Meanwhile, WP Labuan recorded 71 units of new planned supply in 2025.

Namun begitu, unit mula dibina di Sarawak dan Sabah merekodkan penurunan 46.3% dan 3.6%, berbanding tahun 2024. Manakala WP Labuan mencatatkan 38 unit mula dibina pada tahun 2025.

Nevertheless, starts declined in Sarawak and Sabah by 46.3% and 3.6%, respectively, compared to 2024. Meanwhile, WP Labuan recorded 38 unit starts in 2025.

Chart 11

Residential Construction Activity Trend 2021 – 2025

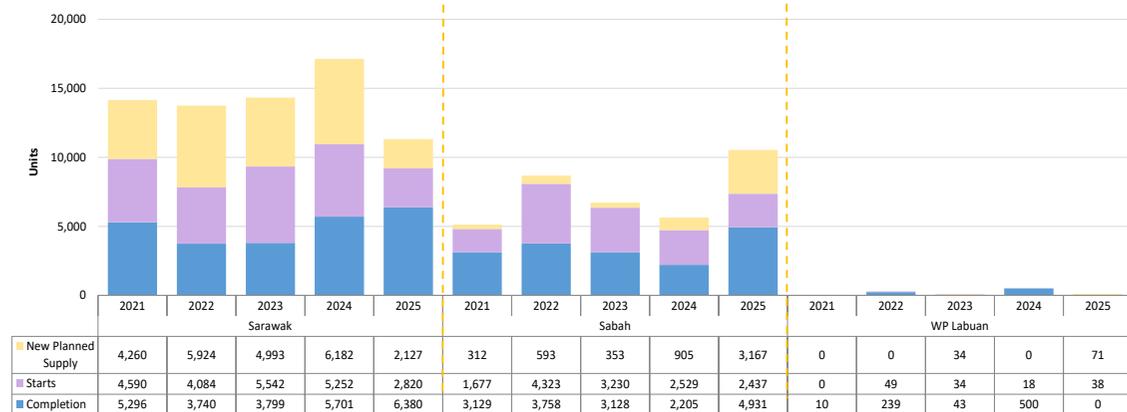


Table 2

Construction Activity of Residential in East Malaysia Region H1 2025

State of Development \ State	Sarawak	Sabah	WP Labuan
Existing Supply (units)	303,052	255,521	14,039
Incoming Supply (units)	13,580	9,697	105
Planned Supply (units)	4,395	4,464	71

Harga

Harga harta tanah kediaman dalam 2025 menunjukkan pergerakan bercampur-campur secara keseluruhan. Teres dua tingkat di skim yang mantap seperti di Daerah Kota Kinabalu, Sabah menyaksikan peningkatan masing-masing sebanyak 3.6%, 7.8% dan 12.3% direkodkan di Taman BDC Likas, D'byan Residency @ Sutera dan Taman Rimba Fasa 2. Bagi harta tanah yang sama jenis di Bahagian Bintulu, Sarawak, peningkatan juga direkodkan sebanyak 2.6%, 5% dan 6.4% masing-masing di Beverly Hill Estate, Taman Kozai dan ABF Housing. Walau bagaimanapun, terdapat beberapa penurunan bagi rumah teres dua tingkat direkodkan di beberapa skim terpilih dalam wilayah ini.

Price

Residential property prices in 2025 exhibited mixed movements overall. Double storey terraced houses in established schemes, particularly in Kota Kinabalu District, Sabah, recorded price increases of 3.6%, 7.8%, and 12.3% at Taman BDC Likas, D'byan Residency @ Sutera and Taman Rimba Phase 2, respectively. For similar property types in Bintulu Division, Sarawak, price increases were also recorded at 2.6%, 5% and 6.4% at Beverly Hill Estate, Taman Kozai and ABF Housing, respectively. Nevertheless, price declines for double-storey terraced houses were observed in several selected schemes across the region.

Indeks Harga Rumah

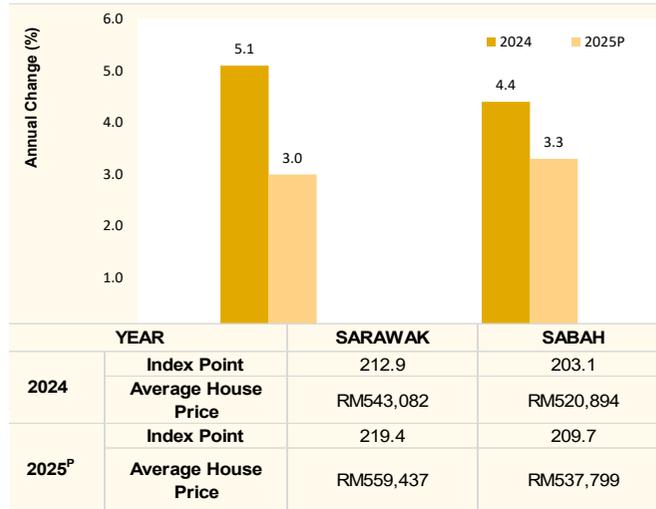
Indeks Harga Rumah untuk Sarawak dan Sabah masing-masing berada pada 219.4 mata dan 209.7 mata. Harga purata semua rumah bagi Sarawak adalah RM559,437 pada tahun 2025^P, meningkat daripada RM543,082 pada tahun 2024, manakala bagi Sabah adalah RM537,799 pada tahun 2025^P lebih tinggi daripada RM520,894 pada tahun 2024.

House Price Index

The House Price Index for Sabah and Sarawak stood at 219.4 points and 209.7 points, respectively. The average house price for Sarawak stood at RM559,437 in 2025^P, an increase from RM543,082 in 2024, while for Sabah it stood at RM537,799 in 2025^P, higher than RM520,894 in 2024.

Chart 12

All House Price Index Annual Changes



8

Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Bahagian Kuching, Sarawak, rumah teres dua tingkat menyaksikan peningkatan sewa masing-masing di Lotak Villas (3.6%), Samariang Aman (8%) dan Semaba Park (12%) dengan sewa mencecah antara RM1,000 hingga RM1,600 sebulan. Di Sabah, rumah teres dua tingkat di Daerah Tuaran iaitu Taman Sulaman Jaya, Taman Limbai Ria dan Taman Padi Ria masing-masing meningkat 3.3%, 5.6% dan 16.7%. Sewa bulanan bagi setiap skim tersebut masing-masing mencecah RM700 hingga RM850 sebulan, RM900 hingga RM1,000 sebulan dan RM900 hingga RM1,200 sebulan.

Rental

The rental market demonstrated mixed performance overall, with upward movements recorded in several areas, particularly for terraced houses. In Kuching Division, Sarawak, double storey terraced houses registered rental increases at Lotak Villas (3.6%), Samariang Aman (8%), and Semaba Park (12%), with monthly rental rates ranging between RM1,000 and RM1,600. In Sabah, double storey terraced houses in Tuaran District, namely Taman Sulaman Jaya, Taman Limbai Ria, and Taman Padi Ria, recorded increases of 3.3%, 5.6% and 16.7%, respectively. Monthly rental rates for these schemes ranged from RM700 to RM850, RM900 to RM1,000, and RM900 to RM1,200, respectively.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Aktiviti pasaran menyaksikan pertumbuhan apabila lebih banyak jumlah transaksi di Sabah dan Sarawak direkodkan, masing-masing meningkat 14.3% dan 2.8%. Walau bagaimanapun, WP Labuan merekodkan penurunan sebanyak 32.6%.

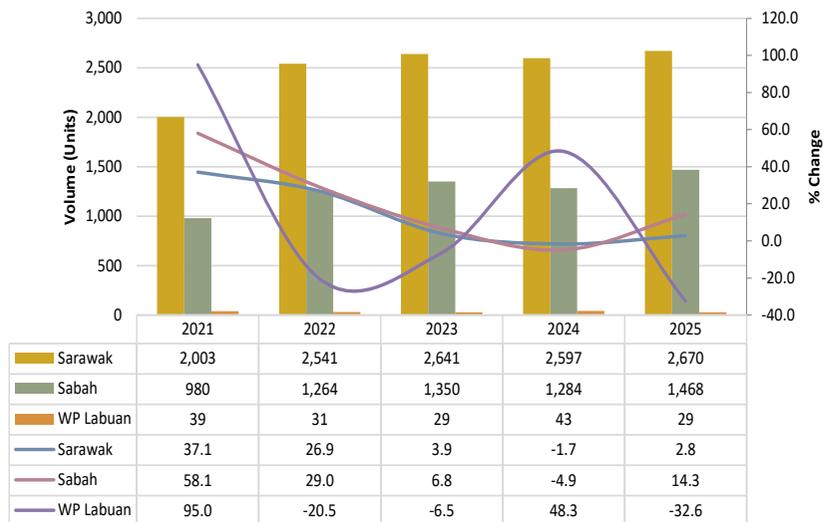
2.2 COMMERCIAL PROPERTY

Transaction

The market activity witnessed a growth, as more transaction volume was recorded in Sabah and Sarawak, an increase of 14.3% and 2.8%, respectively. However, WP Labuan recorded a decline of 32.6%.

Chart 13

Commercial Property Transactions Volume Trend 2021 – 2025

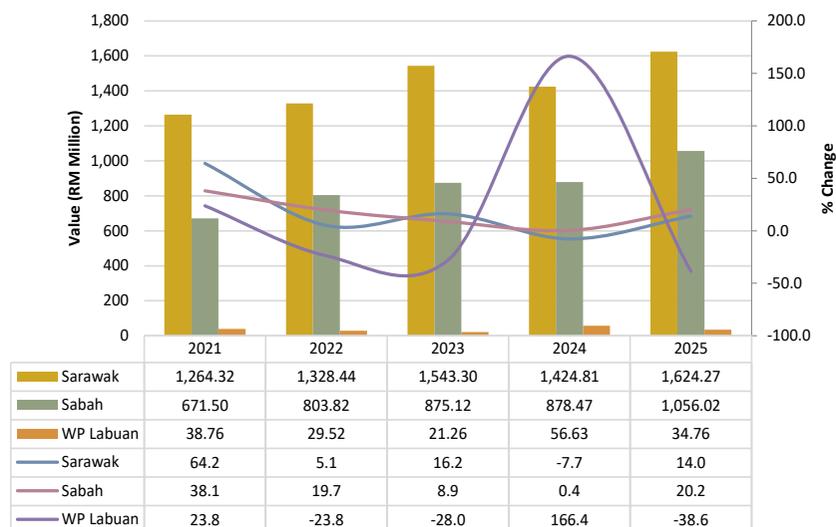


Dari segi nilai transaksi, semua negeri menunjukkan trend peningkatan kecuali WP Labuan. Sabah merekodkan kenaikan sebanyak 20.2% dan Sarawak 14%, manakala, WP Labuan merekodkan penurunan sebanyak 38.6%.

In terms of transaction value, all states showed an upward trend except WP Labuan. Sabah recorded an increase of 20.2% and Sarawak 14%, while WP Labuan recorded a decline of 38.6%.

Chart 14

Commercial Property Transactions Value Trend 2021 – 2025



Aktiviti Pembinaan

Secara keseluruhan, aktiviti pembinaan di Wilayah Malaysia Timur mengalami pergerakan bercampur-campur berbanding tahun 2024. Unit siap dibina di Wilayah Malaysia Timur merekodkan lebih dua kali ganda berbanding tahun 2024 (1,106 unit). Mengikut negeri, Sabah meningkat lebih lima kali ganda berbanding tahun 2024. Sarawak juga merekodkan peningkatan 62.3% pada tahun 2025 (641 unit) berbanding tahun 2024 (395 unit). Manakala WP Labuan mencatatkan 20 unit pada tahun 2025.

Pada tahun 2025, mula dibina merekodkan 361 unit di Sarawak dan diikuti Sabah 329 unit pada tahun 2025. Penawaran baharu dirancang di Sabah menurun kepada 74 unit berbanding dengan tahun 2024 (398 unit). Sarawak juga merekodkan penurunan kepada 414 unit berbanding dengan tahun 2024 (416 unit). WP Labuan kekal tiada data di peringkat mula dibina dan penawaran baharu dirancang.

Construction Activity

Overall, construction activity in the East Malaysia Region experienced mixed movements compared to 2024. Completed units in the East Malaysia Region more than doubled compared to 2024 (1,106 units). By state, Sabah recorded an increase of more than five-fold compared to 2024. Sarawak also registered an increase of 62.3% in 2025 (641 units) compared to 2024 (395 units). Meanwhile, WP Labuan recorded 20 units in 2025.

In 2025, starts recorded 361 units in Sarawak, followed by 329 units in Sabah. The new planned supply in Sabah declined to 74 units compared to 2024 (398 units). Sarawak also recorded a decrease to 414 units compared to 2024 (416 units). WP Labuan remained nil at both the starts and new planned supply stages.

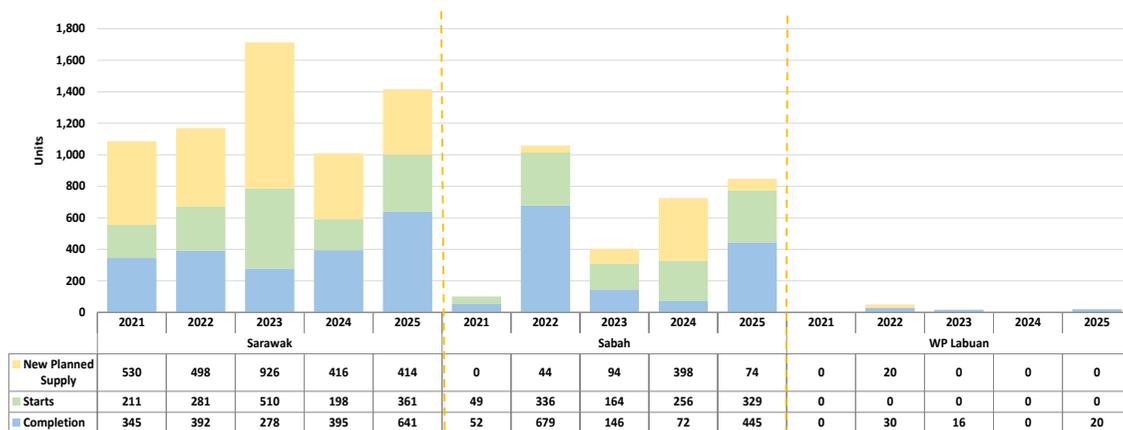
Table 3

Construction Activity of Shop in East Malaysia Region 2025

State of Development	State		
	Sarawak	Sabah	WP Labuan
Existing Supply (units)	40,211	34,385	1,073
Incoming Supply (units)	1,191	1,653	12
Planned Supply (units)	679	256	0

Chart 16

Shop Construction Activity Trend 2021 – 2025



Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Di Sabah, harga kedai dua tingkat di Bandar Sri Indah Fasa 2 dan Taman Megah Jaya, Daerah Tawau, meningkat sebanyak 6.8% dan 10%. Selain itu, harga kedai dua tingkat di Utama Place, Daerah Sandakan, juga merekodkan peningkatan 12.9%. Walau bagaimanapun bagi jenis harta yang sama di Cyber Square, Daerah Penampang dan Prima Square, Daerah Sandakan, masing-masing mencatatkan penurunan 3.7% dan 14.4%. Sementara di Sarawak, harga kedai dua tingkat menunjukkan pergerakan kenaikan di beberapa kawasan. Bandar Baru Samariang, Bahagian Kuching merekodkan peningkatan sebanyak 2.8% dan Desa Senadin Fasa 8 meningkat sebanyak 2.6% dengan harga balasan antara RM450,000 hingga RM650,000.

Sewa

12

Sewaan tingkat bawah kedai di wilayah ini umumnya kekal stabil. Sewaan tingkat bawah di Jalan Rubber, Jalan Haji Taha, Jalan Tunku Abdul Rahman dan Jalan Nanas, Bahagian Kuching, Sarawak masing-masing meningkat 4.4%, 9.4%, 13.5% dan 18.2% dengan sewa antara RM1,800 hingga RM3,000 sebulan.

b. Kompleks Perniagaan

Transaksi

Terdapat satu transaksi direkodkan di Wilayah Malaysia Timur dalam tempoh kajian ini iaitu Bataras Hypermarket Tamparuli di Tamparuli dipindahmilik RM6,100,000.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di Sarawak dan Sabah masing-masing mencatatkan peningkatan kepada 84.4% (2024: 80.6%) dan 79.8% (2024: 79.2%). Sebaliknya, WP Labuan mengalami penurunan kepada 90.2% (2024: 99.3%).

Price

The shop prices recorded mixed movements, with both increases and declines observed across several areas. In Sabah, prices of double storey shops in Bandar Sri Indah Phase 2 and Taman Megah Jaya, Tawau District, increased by 6.8% and 10%, respectively. In addition, double storey shop prices in Utama Place, Sandakan District, also registered an increase of 12.9%. However, prices for similar property types in Cyber Square, Penampang District, and Prima Square, Sandakan District, recorded declines of 3.7% and 14.4%, respectively. Meanwhile, in Sarawak, double storey shop prices showed upward movements in selected areas. Bandar Baru Samariang, Kuching Division, recorded an increase of 2.8%, while Desa Senadin Phase 8 registered a 2.6% increase, with prices ranging between RM450,000 and RM650,000.

Rental

Rentals of ground floor shop units in the region remained generally stable. Ground floor shop rentals along Jalan Rubber, Jalan Haji Taha, Jalan Tunku Abdul Rahman, and Jalan Nanas, Kuching Division, Sarawak, recorded increases of 4.4%, 9.4%, 13.5%, and 18.2%, respectively, ranging between RM1,800 and RM3,000 per month.

b. Shopping Complex

Transaction

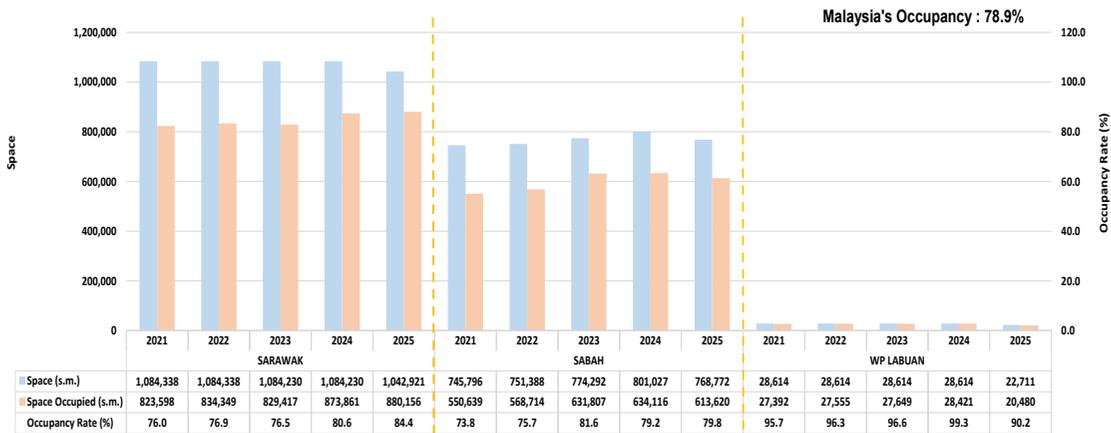
In the East Malaysia Region, a transaction was recorded namely Bataras Hypermarket Tamparuli in Tamparuli transacted at RM6,100,000.

Occupancy and Space Availability

The performance of the retail sub-sector showed mixed movements. The occupancy rate in Sarawak and Sabah increased by 84.4% (2024: 80.6%) and 79.8% (2024: 79.2%), respectively. Conversely, WP Labuan experienced a decline to 90.2% (2024: 99.3%).

Chart 17

Supply and Occupancy of Shopping Complex 2025



Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

Table 4

Construction Activity of Shopping Complex in East Malaysia Region 2025

State of Development \ State	Sarawak	Sabah	WP Labuan
Existing Supply	75 complexes (1,042,921 s.m.)	44 complexes (768,772 s.m.)	2 complexes (22,711 s.m.)
Incoming Supply	2 complexes (41,676 s.m.)	3 complexes (61,415 s.m.)	0
Planned Supply	0	1 complex (23,509 s.m.)	0

Sewa

Pergerakan sewa ruang niaga adalah bercampur-campur bergantung kepada jenis dan lokasi harta tanah. Di Bahagian Miri, Sarawak, kompleks perniagaan seperti Permaisuri Imperial City Mall merekodkan peningkatan sewa 6%, 11% dan 17% di tingkat bawah dengan keluasan sewa ruang niaga yang berbeza. Walau bagaimanapun, Tawau Sabah, kompleks perniagaan seperti Eastern Plaza merekodkan penurunan sewa sebanyak 2.1% dan 2.3%. Di Sabah juga, kebanyakan kadar sewa masih kekal stabil.

Rental

Rental movements for retail space were mixed, depending on the property type and location. In Miri Division, Sarawak, retail complexes such as Permaisuri Imperial City Mall recorded rental increases of 6%, 11% and 17% for ground floor units, reflecting variations across different retail floor areas. However, in Tawau, Sabah, retail complexes such as Eastern Plaza registered rental declines of 2.1% and 2.3%. Elsewhere in Sabah, rental rates remained largely stable.

Table 5

Pertinent Tenant Movements in Shopping Complex

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Sarawak	Boulevard Shopping Mall Complex	152	Move In
2		Boulevard Shopping Mall Bintulu	4,977	Move In
3		Delta Mall	24	Move In
4		LA Promenade Mall	245	Move In
5		Park City Mall	362	Move In
6		Permaisuri Imperial City Mall	725	Move In
7		Wisma Pelita Tunku	259	Move In
8		The Spring Shopping Mall	3,049	Move In
9		Bintang Mall	3,964	Move In
10		Wisma Sanyan	226	Move In
11		Aiman Mall	27	Move Out
12		AEON Mall Kuching Central	87	Move Out
13		Boulevard Shopping Mall Complex	123	Move Out
14		Boulevard Shopping Mall Bintulu	131	Move Out
15		Everrise Complex BDC	14	Move Out
16		Parkcity Mall	33	Move Out
17		Permaisuri Imperial City Mall	104	Move Out
18		Plaza Merdeka Shopping Mall	46	Move Out
19		Precint 88	84	Move Out
20		The Imperial Mall	178	Move Out
21		Vivacity Megamall	107	Move Out
22		Wisma Pelita Tunku	127	Move Out
23		Wisma Saberkas	82	Move Out
24		The Spring Shopping Mall	390	Move Out
25	Sabah	ITCC Mall	429	Move In
26		Suria Sabah	1,800	Move In
27		One Borneo	7,832	Move In

14

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi subsektor pejabat binaan khas menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di Sarawak dan Sabah masing-masing mencatatkan peningkatan kepada 86.2% (2024: 86.1%) dan 87.3% (2024: 87.2%). Sebaliknya, WP Labuan mengalami penurunan kepada 90.5% (2024: 92.4%).

Aktiviti Pembinaan

Tiada aktiviti pembinaan baharu direkodkan dalam tempoh kajian.

c. Purpose-Built Office

Occupancy and Space Availability

The performance of the purpose-built office showed mixed movements. The occupancy rate in Sarawak and Sabah increased by 86.2% (2024: 86.1%) and 87.3% (2024: 87.2%). Conversely, WP Labuan experienced a decline to 90.5% (2024: 92.4%).

Construction Activity

No new construction activity was recorded in the review period.

Chart 18

Supply and Occupancy of Purpose-Built Office 2025

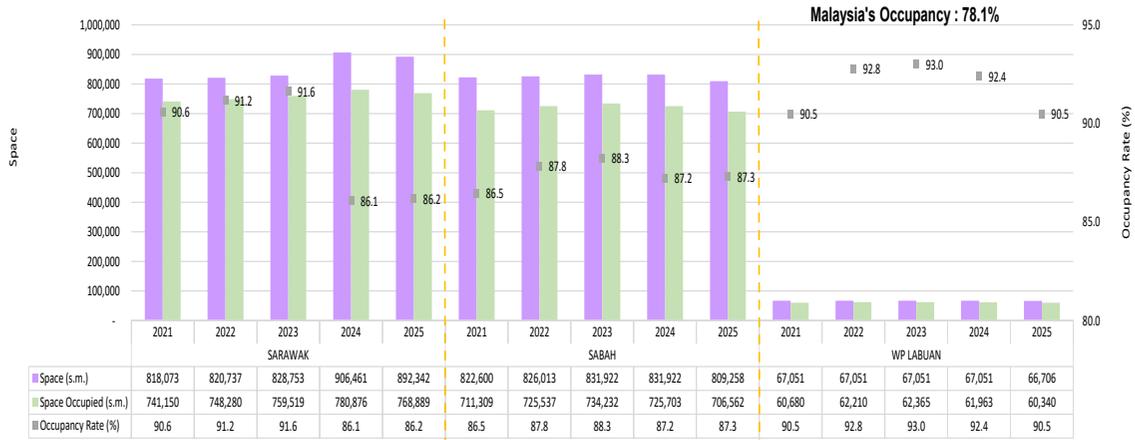


Table 6

Completion of Purpose-Built Office in East Malaysia Region 2025

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
Sarawak	Unifor Complex	Jalan Ong Tiang Swee	Government Building	6,989

Table 7

Construction Activity of Purpose-Built Office in East Malaysia Region 2025

State of Development \ State	Sarawak	Sabah	WP Labuan
Existing Supply	109 buildings (892,342 s.m.)	96 buildings (809,258 s.m.)	9 buildings (66,706 s.m.)
Incoming Supply	1 building (10,528 s.m.)	1 building (4,104 s.m.)	0
Planned Supply	0	2 buildings (37,498 s.m.)	0

Sewa

Sewa bangunan pejabat binaan khas di Wilayah Malaysia Timur sebahagian besar kekal stabil yang mana didapati dengan kebanyakan kadar sewa masih tiada perubahan.

Rental

Rentals of purpose-built office buildings in the East Malaysia Region remained largely stable, with rental rates observed mostly unchanged.

Table 8

Pertinent Tenant Movements in Purpose Built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1	Sarawak	Bangunan SSM	661	Move In
2		RCW Corporate Building	447	Move In
3		Bangunan Binamas	66	Move In
4		Wisma Pelita Tunku	922	Move In
5		HSL Tower	489	Move In
6		Wisma Interhill	298	Move In
7		Wisma Technip	1,261	Move In
8		Wisma Saberkas	167	Move Out
9		Gateway Kuching	440	Move Out
10		Menara Kidurong	35	Move Out
11		Yu Lan Plaza	577	Move Out
12		TSG Towe	443	Move Out
13	Sabah	Bangunan KWSP	10,378	Move In
14		Menara SEC	6,963	Move In
15		Wisma Bandaraya	1,821	Move Out

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d. Riadah**Transaksi**

Empat transaksi harta tanah riadah direkodkan dalam tempoh kajian iaitu Borneo Garden Hotel 1 (RM7,200,000), Borneo Garden Hotel 2 (RM6,300,000), Holiday Park Hotel (RM7,000,000) dan Ming Garden Hotel (RM15,730,000). Keempat empat harta tanah ini merupakan pindahmilik tahun 2025.

d. Leisure**Transaction**

There were four leisure property transactions recorded during the review period, namely Borneo Garden Hotel 1 (RM7.2 million), Borneo Garden Hotel 2 (RM6.3 million), Holiday Park Hotel (RM7 million) and Ming Garden Hotel (RM15.73 million). All four properties involved were transactions in 2025.

Table 9

Construction Activity of Leisure in The East Malaysia Region 2025

State of Development \ State	Sarawak	Sabah	WP Labuan
Existing Supply	390 buildings (22,065 rooms)	438 buildings (25,692 rooms)	43 buildings (1,858 rooms)
Incoming Supply	1 building (205 rooms)	13 buildings (3,188 rooms)	0
Planned Supply	1 building (220 rooms)	1 building (440 rooms)	0

2.3 HARTA TANAH INDUSTRI

Transaksi

Prestasi pasaran harta tanah industri bertambah baik, dengan peningkatan 4.5% dari segi bilangan transaksi dan 9.9% dari segi nilai (2024: RM1.29 bilion). Sebanyak 1,120 transaksi dengan nilai keseluruhan RM1.42 bilion telah direkodkan (2024: 1,072 transaksi bernilai RM1.29 bilion).

Aktiviti transaksi di Sabah mencatat penurunan sebanyak 3.2%. Sebaliknya, WP Labuan dan Sarawak masing-masing merekodkan peningkatan melebihi tiga kali ganda dan 4.5%.

Sarawak mendahului dengan 714 transaksi, mencakupi 63.8% daripada jumlah keseluruhan transaksi industri wilayah, diikuti Sabah dengan 363 transaksi (32.4% syer pasaran) dan WP Labuan sebanyak 43 transaksi (3.8% syer pasaran).

2.3 INDUSTRIAL PROPERTY

Transaction

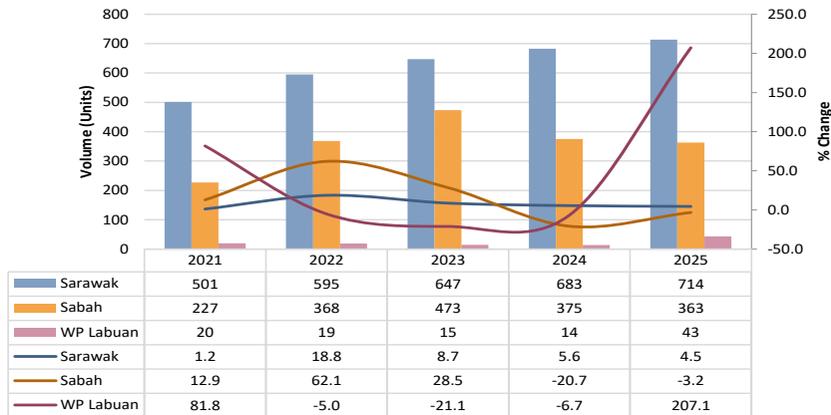
The performance of the industrial property market improved, with an increase of 4.5% in the volume and 9.9% in value (2024: RM1.29 bilion). A total of 1,120 transactions worth 1.42 billion were recorded (2024: 1,072 transactions worth RM1.29 billion).

Transaction activity in Sabah recorded a decrease of 3.2%. In contrast, WP Labuan and Sarawak recorded a an increase of more than threefold and 4.5%, respectively.

Sarawak leads with 714 transactions, accounted for 63.8% of the total industrial transactions in the region, followed by Sabah with 363 transactions (32.4% market share) and WP Labuan with 43 transactions (3.8% market share).

Chart 19

Industrial Property Transactions Volume Trend 2021 – 2025

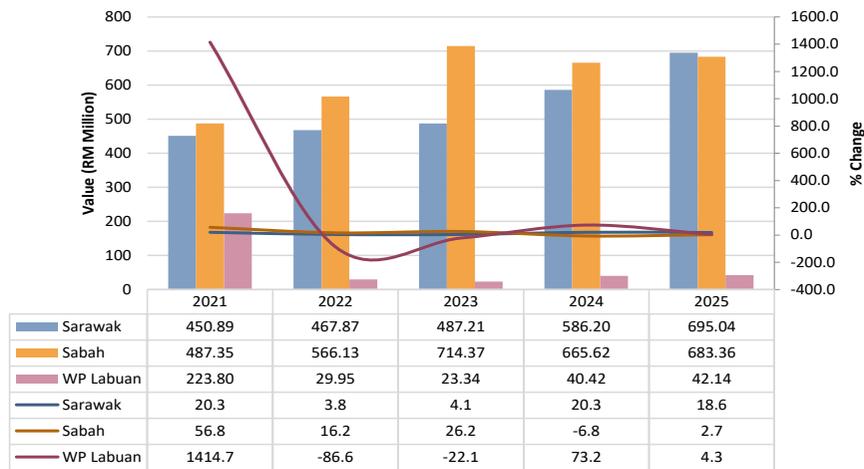


Dari segi nilai transaksi, Sarawak mendahului dengan menunjukkan peningkatan tertinggi sebanyak 18.6% dan diikuti WP Labuan 4.3% dan Sabah 2.7%.

In terms of transaction value, Sarawak also leads with the highest increase of 18.6%, followed by WP Labuan 4.3% and Sabah 2.7%.

Chart 20

Industrial Property Transactions Value Trend 2021 – 2025



Status Pasaran

18 Situasi unit industri siap dibina yang tidak terjual menunjukkan pergerakan yang bercampur-campur sepanjang tempoh kajian. Sabah merekodkan 128 unit, meningkat lebih tiga kali ganda berbanding tahun 2024 (35 unit). Sarawak merekodkan 253 unit, menurun sebanyak 18.9% berbanding tahun 2024 (312 unit). Sementara itu, WP Labuan merekodkan kekal tiada data berbanding tahun 2024.

Sebaliknya, unit dalam pembinaan belum terjual di wilayah ini meningkat 24.3% (128 unit) berbanding tahun 2024 (103 unit). Sementara itu, Sarawak mencatatkan 6 unit belum dibina belum terjual manakala Sabah dan WP Labuan kekal tiada data berbanding tahun 2024.

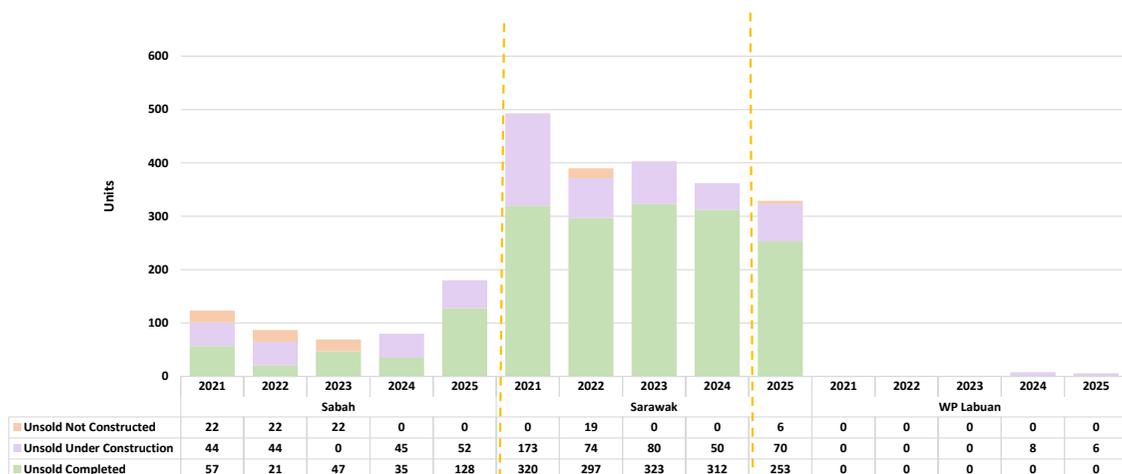
Market Status

The situation of unsold completed industrial units showed mixed movements during the review period. Sabah recorded 128 units, representing an increase of more than threefold compared to 2024 (35 units). Sarawak recorded 253 units, a decrease of 18.9% compared to 2024 (312 units). Meanwhile, W.P. Labuan recorded no data, remaining unchanged from 2024.

In contrast, unsold under construction in the region increased by 24.3% to 128 units, compared to 103 units in 2024. Meanwhile, Sarawak recorded 6 unsold units not constructed, while Sabah and W.P. Labuan recorded no data, unchanged from 2024.

Chart 21

Industrial Unsold Completed and Unsold Units 2021 – 2025



Aktiviti Pembinaan

Unit siap dibina di Wilayah Malaysia Timur merekodkan penurunan 1.7% kepada 117 unit pada tahun 2025, berbanding tahun 2024 (119 unit). Mengikut negeri, WP Labuan mencatat peningkatan lebih tiga kali ganda berbanding tahun 2024. Sebaliknya, Sarawak merekodkan penurunan 49.1% pada tahun 2025 (59 unit) berbanding tahun 2024 (116 unit). Sementara itu, Sabah merekodkan 44 unit siap dibina pada tahun 2025.

Begitu juga penawaran baharu dirancang di Sarawak merekodkan peningkatan 59.2% berbanding tahun 2024. Sementara Sabah dan WP Labuan kekal tiada data bagi penawaran baharu dirancang sama seperti tahun 2024.

Namun begitu, unit mula dibina di Sabah merekodkan 24 unit, manakala Sarawak dan WP Labuan kekal tiada data.

Construction Activity

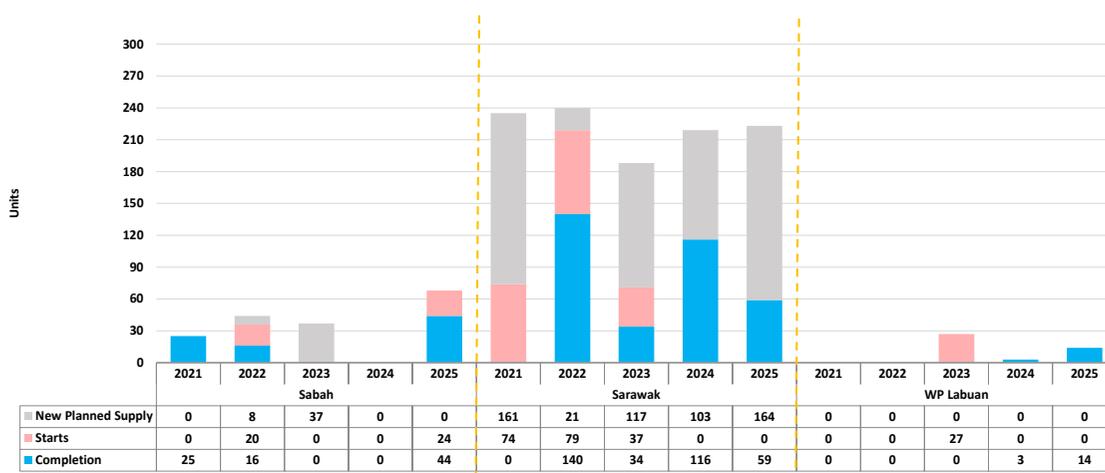
Completion in the East Malaysia Region recorded a decline of 1.7% to 117 units in 2025, compared to 2024 (119 units). By state, W.P. Labuan recorded an increase of more than threefold compared to 2024. In contrast, Sarawak registered a 49.1% decline in 2025, with 59 units, compared to 116 units in 2024. Meanwhile, Sabah recorded 44 completed units in 2025.

Similarly, new planned supply in Sarawak recorded an increase of 59.2% compared to 2024. Meanwhile, Sabah and W.P. Labuan recorded no data for new planned supply, which are unchanged from 2024.

Nevertheless, starts in Sabah recorded 24 units while Sarawak and WP Labuan recorded no data.

Chart 22

Industrial Construction Activity Trend 2021 – 2025



2.4 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian menyumbang sebanyak 27.5% kepada jumlah keseluruhan pasaran di Wilayah Malaysia Timur. Terdapat 10,056 transaksi bernilai RM2.20 bilion, menurun sebanyak 3.8% dalam bilangan dan 8.7% dalam nilai berbanding tahun 2024.

Aktiviti transaksi di Sabah mencatat peningkatan sebanyak 1.4%. Manakala, WP Labuan dan Sarawak masing-masing merekodkan penurunan sebanyak 23.9% dan 4.6%.

2.4 AGRICULTURE PROPERTY

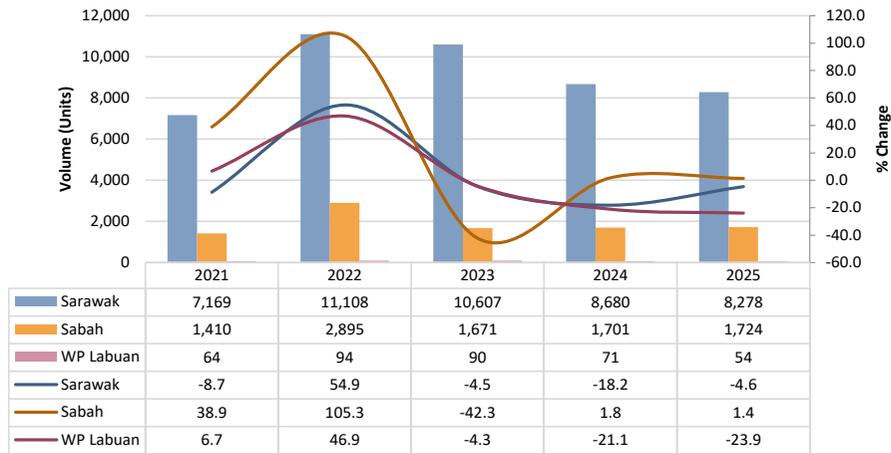
Transaction

The agricultural sub-sector contributed 27.5% to the total market in the East Malaysia Region. There were 10,056 transactions valued at RM2.20 billion, reflecting a 3.8% decline in transaction volume and an 8.7% decrease in value compared to 2024.

Transaction activity in Sabah recorded an increase of 1.4%. While, WP Labuan and Sarawak recorded a decrease of 23.9% and 4.6%, respectively.

Chart 23

Agriculture Property Transactions Volume Trend 2021 – 2025

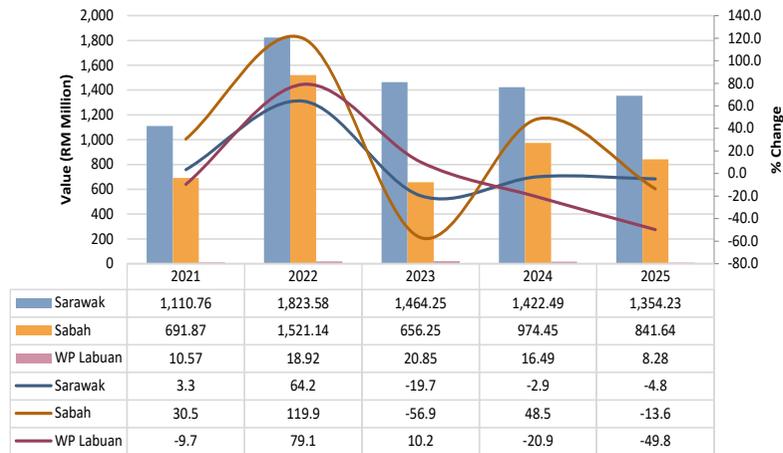


20 Dari segi nilai transaksi, semua negeri mencatatkan penurunan. Mengikut negeri, W.P. Labuan merekodkan penurunan paling ketara sebanyak 49.8%, diikuti oleh Sabah sebanyak 13.6% dan Sarawak sebanyak 4.8%.

In terms of transaction value, all states recorded declines. By state, W.P. Labuan registered the most significant decrease of 49.8%, followed by Sabah at 13.6% and Sarawak at 4.8%.

Chart 24

Agriculture Property Transactions Value Trend 2021 – 2025



3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	Pan Borneo Highway	<p><u>WP01 - Upgrading Road from Sindumin to Kampung Melalia</u></p> <ul style="list-style-type: none"> Connecting areas: Sindumin - Sipitang Length: 29.00 kilometres Project Cost: RM668,775,508.89 Expected Completion Date: February 2026 <p><u>WP02 - Upgrading Road from Kampung Melalia to Beaufort</u></p> <ul style="list-style-type: none"> Connecting areas: Sindumin - Sipitang Length: 31.00 kilometres Project Cost: RM906,110,188.34 Expected Completion Date : March 2027 <p><u>WP03 - Upgrading Road from Beaufort to Bongawan</u></p> <ul style="list-style-type: none"> Connecting areas: Beufort - Bongawan Length: 25.00 kilometres Project Cost: RM476,541,855.67 Expected Completion Date: June 2026 <p><u>WP04 - Upgrading Road from Bongawan to Papar</u></p> <ul style="list-style-type: none"> Connecting areas: Beufort - Bongawan Length: 25.00 kilometres Project Cost: RM562,682,691.88 Expected Completion Date: 2026 <p><u>WP05 - Upgrading Road from Donggongan to Simpang Jalan Papar Spur</u></p> <ul style="list-style-type: none"> Connecting areas: Papar Length: 13.80 kilometres Project Cost: RM322,592,849.89 Expected Completion Date: June 2022 <p><u>WP06 - Upgrading Road from Putatan to Inanam</u></p> <ul style="list-style-type: none"> Connecting areas: Putatan - Inanam Length: 10.90 kilometres Project Cost: RM913,519,360.72 Expected Completion Date: March 2026 <p><u>WP07 - Upgrading Road from Inanam to Sepanggar</u></p> <ul style="list-style-type: none"> Connecting areas: Inanam - Sepanggar Length: 15.90 kilometres Project Cost: RM449,547,004.74 Expected Completion Date: November 2026 <p><u>WP08 - Upgrading Road from Sepanggar to Bulatan Berunggis</u></p> <ul style="list-style-type: none"> Connecting areas: Sepanggar - Tuaran Length: 13.20 kilometres Project Cost: RM548,429,956.60 Expected Completion Date: September 2026 <p><u>WP09 – Development of road from Serusop to Pituru</u></p> <ul style="list-style-type: none"> Connecting areas: Tuaran – Kota Belud Length: 30.00 kilometres Project Cost: RM504,651,200.00 Expected Completion Date: July 2028 <p><u>WP10 – Under Construction from Pituru to Rampayan Laut</u></p> <ul style="list-style-type: none"> Connecting areas: Kota Belud - Kudat Length: 30.00 kilometres Project Cost: RM554,627,896.90 Expected Completion Date: 2026 	<p>Project Status: Under Construction. 87.4%</p> <p>Project Status: Under Construction. 61.9%.</p> <p>Project Status: Under Construction. 88.3%.</p> <p>Project Status: Under Construction. 96.6%.</p> <p>Project Status: Completed.</p> <p>Project Status: Under Construction. 94.2%.</p> <p>Project Status: Under Construction. 89.6%.</p> <p>Project Status: Under Construction. 87.8%.</p> <p>Project Status: Under Construction. 14.2%.</p> <p>Project Status: Under Construction. 99.2%.</p>

No.	Infrastructure	Description	Current Development Status
		<p><u>WP11 – Development of road from Rampayan Laut to Sarang</u></p> <ul style="list-style-type: none"> • Connecting areas: Kota Belud - Kudat • Length: 19.40 kilometres • Project Cost: RM167,477,833.75 • Expected Completion Date: September 2026 	<p>Project Status: Under Construction. 42.8%.</p>
		<p><u>WP12 – Development of road from Sarang to Temuno</u></p> <ul style="list-style-type: none"> • Connecting areas: Kota Belud - Kudat • Length: 15.60 kilometres • Project Cost: RM316,500,000.00 • Expected Completion Date: March 2027 	<p>Project Status: Under Construction. 16.2%.</p>
		<p><u>WP13 – Development of road from Temuno to Bingolon</u></p> <ul style="list-style-type: none"> • Connecting areas: Kota Belud - Kudat • Length: 20.00 kilometres • Project Cost: 373,600,000.00 • Expected Completion Date: September 2027 	<p>Project Status: Under Construction. 17.6%.</p>
		<p><u>WP14 – Development of road from Bingolon to Simpang Mengayau</u></p> <ul style="list-style-type: none"> • Connecting areas: Kota Belud - Kudat • Length: 20.20 kilometres • Project Cost: RM452,500,000.00 • Expected Completion Date: September 2027 	<p>Project Status: Under Construction. 25.9%.</p>
		<p><u>WP16 - Upgrading Road from Tawau Airport to Sungai Kalumpang</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Lahad Datu • Length: 31.00 kilometres • Project Cost: RM485,500,000.00 • Expected Completion Date: October 2027 	<p>Project Status: Under Construction. 19.3%.</p>
		<p><u>WP17 - Upgrading Road from Sungai Kalumpang to Madai</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM431,219,934.60 • Expected Completion Date: March 2028 	<p>Project Status: Under Construction. 13.7%.</p>
		<p><u>WP18 - Upgrading Road from Madai to IGN Estate</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM360,990,023.22 • Expected Completion Date: September 2027 	<p>Project Status: Under Construction. 23.1%.</p>
		<p><u>WP19 - Upgrading Road from IGN Estate to Agri Harvest</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM431,139,620.60 • Expected Completion Date: September 2027 	<p>Project Status: Under Construction. 17%.</p>
		<p><u>WP20 - Upgrading Road from Agri Harvest to Sapagaya</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Lahad Datu • Length: 18.00 kilometres • Project Cost: RM428,055,210.00 • Expected Completion Date: March 2028 	<p>Project Status: Under Construction. 8.3%.</p>
		<p><u>WP22- Upgrading Road from Lahad Datu Bypass to Kampung Sandau</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Sandakan M32 • Length: 25.50 kilometres • Project Cost: 635,447,188.87 • Expected Completed Date: March 2028 	<p>Project Status: Under Construction. 11.7%.</p>
		<p><u>WP23 - Upgrading Road from Kampung Sandau to Sungai Takala</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Sandakan M32 • Length: 24.80 kilometres • Project Cost: RM614,677,332.91 • Expected Completion Date: April 2028 	<p>Project Status: Under Construction. 9.6%.</p>

No.	Infrastructure	Description	Current Development Status
		<p><u>WP24 - Upgrading Road from Sungai Takala to Kampung Perpaduan Datuk Moh</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Sandakan M32 • Length: 16.40 kilometres • Project Cost: RM609,000,000.00 • Expectation Completion Date: April 2028 	Project Status: Under Construction. 10.5%.
		<p><u>WP25 - Upgrading Road from Kampung Perpaduan Datuk Moh to Sukau</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Sandakan M32 • Length: 16.80 kilometres • Project Cost: RM485,039,000.00 • Expected Completion Date: February 2028 	Project Status: Under Construction. 5.4%.
		<p><u>WP26 - Upgrading Road from Sukau to Kampung Lot M</u></p> <ul style="list-style-type: none"> • Connecting areas: Tawau – Sandakan M32 • Length: 18.00 kilometres • Project Cost: RM487,906,953.43 • Expected Completion Date: March 2028 	Project Status: Under Construction. 7.7%.
		<p><u>WP28 – Upgrading Road from Sandakan Mile 32 to Moynod</u></p> <ul style="list-style-type: none"> • Connecting areas: Sandakan M32 – Ranau • Length: 22.00 kilometres • Project Cost: RM351,543,121.30 • Expected Completion Date: January 2026 	Project Status: Under Construction. 34.6%.
		<p><u>WP29 – Upgrading Road from Moynod ke Sapi Nangoh</u></p> <ul style="list-style-type: none"> • Connecting areas: Sandakan M32 – Ranau • Length: 20.00 kilometres • Project Cost: RM341,730,016.18 • Expected Completion Date: March 2026 	Project Status: Under Construction. 85.3%.
		<p><u>WP30 – Upgrading Road from Sapi Nangoh to Sungai Bauto</u></p> <ul style="list-style-type: none"> • Connecting areas: Sandakan M32 – Ranau • Length: 22.70 kilometres • Project Cost: RM262,595,897.60 • Expected Completion Date: 2026 	Project Status: Under Construction. 62.1%.
		<p><u>WP31 – Upgrading Road from Sungai Bauto to Telupid</u></p> <ul style="list-style-type: none"> • Connecting areas: Sandakan M32 – Ranau • Length: 12.30 kilometres • Project Cost: RM659,101,998.00 • Expected Completion Date: March 2028 	Project Status: Under Construction. 12.5%.
		<p><u>WP32 – Upgrading Road from Telupid to Kampung Lumou Baru</u></p> <ul style="list-style-type: none"> • Connecting areas: Sandakan M32 – Ranau • Length: 18.40 kilometres • Project Cost: RM611,297,998.00 • Expected Completion Date: June 2028 	Project Status: Under Construction. 11.6%.
		<p><u>WP33 – Upgrading Road from Kampung Lumou Baru to Kampung Toupos</u></p> <ul style="list-style-type: none"> • Connecting areas: Sandakan M32 – Ranau • Length: 17.6 kilometres • Project Cost: RM1,333,871,000.00 • Expected Completion Date: September 2028 	Project Status: Under Construction. 6.1%.
		<p><u>WP34 – Upgrading Road from Kampung Toupos to Kampung Nabutan</u></p> <ul style="list-style-type: none"> • Connecting areas: Sandakan M32 – Ranau • Length: 26.00 kilometres • Project Cost: RM966,447,318.10 • Expected Completion Date: September 2028 	Project Status: Under Construction. 4.5%.

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East Malaysia Region

No.	Infrastructure	Description	Current Development Status
		<p><u>WP35 – Upgrading Road from Kampung Nabutan to Ranau</u></p> <ul style="list-style-type: none"> • Connecting areas: Sandakan M32 – Ranau • Length: 31.00 kilometres • Project Cost: RM1,057,414,813.23 • Expected Completion Date: 2027 	Project Status: Construction Works Have Not Yet Started
2.	Jalan Utara Baru, Tawau, Sabah	<ul style="list-style-type: none"> • Upgrading Jalan Utara Baru <ul style="list-style-type: none"> ➢ Connecting areas: Sandakan M32 – Ranau ➢ Length: 5.40 kilometres ➢ Project Cost: RM206,000,000.00 ➢ Construction period: 2023 – 2026 ➢ Expected Completion Date: March 2026 	Project Status: Under Construction. 71.8%.
3.	Second Main Road Project, Sarawak	<ul style="list-style-type: none"> • Shortening the travel time between Sibuan and Kuching (from 6-7 hours to around 3 hours) • Divided into several packages: <ul style="list-style-type: none"> ➢ Batang Samarahan Road to Batang Sadong (4 lanes/ 13.7 km/ RM530 million) ➢ Batang Sadong Road to Sebuyau/ Batang Lupar Bridge (2 lanes/ 28 km/ RM525 million) including an 800-meter overpass crossing the Sedilu National Park. 	Project Status: Under Construction: Expected to be completed in February 2027. Expected to be completed on April 2028.
4.	Batang Lupar 2 Bridge Construction Project, Sarawak	<ul style="list-style-type: none"> • The longest cable-stayed bridge in Sarawak (870 meters long) and the tallest bridge tower in Malaysia (145 meters high) valued at RM223.6 million • One of the packages of the Second Main Road or Coastal Road connecting Jalan Lingga, Sri Aman, and Lidong Betong over 28 kilometers. 	Project Status: Under Construction: Expected to be completed in June 2025
5.	Project to build the Ulu Paku/ Ulu Kota Road, Spaoh, Betong, Sarawak	<ul style="list-style-type: none"> • New Ulu Paku-Ulu Kota connector road, 20 kilometers long, from the Pan Borneo Highway in Spaoh, Betong to Pakan, Sarikei • Allocation of RM247 million • The construction of the new road will shorten the travel distance by approximately 50 kilometers between the towns of Betong and Sarikei 	Project Status: Under Construction: Expected to be completed in January 2027
6.	Proposed Kuching International Airport at Tanjung Embang	<ul style="list-style-type: none"> • Located in Tanjung Embang, Kuching, near the Asajaya District, Samarahan. • Estimated development cost: approximately RM70 billion. • Aimed to become a regional aviation hub with a capacity of 15 million passengers per year. • Expected to generate significant economic impact for the residents of Samarahan, Asajaya and the entire coastal region of the state. 	Still at the study stage. (Under Planning)
7.	Proposed Tanjung Embang Deep Sea Port	<ul style="list-style-type: none"> • Located at Tanjung Embang, Kuching, near the Asajaya District, Samarahan. • Estimated development cost of over RM30 billion. • Intended to relieve congestion at Senari Port. • Equipped with a high-technology gas terminal. • Expected to generate significant economic impact for the residents of Samarahan, Asajaya, and the entire coastal region of the state. 	Still at the study stage. (Under Planning)

No.	Infrastructure	Description	Current Development Status
8.	Construction of Gleneagles Hospital Kuching	<ul style="list-style-type: none"> Key Details: <ul style="list-style-type: none"> Location: Jalan Lintang Selatan, Kuching, Sarawak. Bed Capacity: 200 beds. Specialties: Cardiology, oncology, orthopaedics, and neurology. Opening: Q2 2028. Features: AI-assisted diagnostics, robotic surgery, and advanced imaging facilities. Investment: RM400 million. Part of IHH Healthcare: The 19th hospital in IHH Healthcare Malaysia's network. Transition from Timberland Medical Centre: Doctors and services from Timberland Medical Centre will transition to Gleneagles Hospital Kuching. 	<p>Project Status: Under construction.</p> <p>Construction commenced in May 2025.</p>
9.	Sarawak Cancer Centre	<ul style="list-style-type: none"> Located in Kota Samarahan, near the Sarawak Heart Centre. Estimated development cost of over RM1 billion. 310 beds. An advanced cancer centre, research hub, and cancer training facility. Expected to have a significant economic impact and influence the property market in Kota Samarahan. 	Under planning
10.	Borneo Convention Centre Kuching 2 (BCKK 2)	<ul style="list-style-type: none"> To become the largest convention centre in Sarawak. BCKK 2 will be built in Kuching, adjacent to BCKK 1. Total area of 15,500 square metres with a clear span of up to 42 metres. Seating capacity of 10,000. One of the world's largest single-storey timber structures, with potential to drive Sarawak's engineered timber industry and significant economic growth. To include a luxury hotel, tropical rainforest plaza, cascading gardens, and a river promenade. Construction commenced on 30 April 2025 and is expected to be completed by 31 March 2028. Estimated construction cost of RM550 million. 	<p>Project Status: Under construction.</p>
11.	North Coastal Highway	<ul style="list-style-type: none"> Location: Miri, Limbang, and Lawas Project Cost: Estimated at RM6.1 billion Project Duration: 60 months The project involves the construction of a four-lane highway to connect Miri, Limbang, and Lawas via Brunei 	<p>Project Status: Expected to be constructed in April 2025</p>
12.	Bintulu – Jepak Bridge	<ul style="list-style-type: none"> Location: Limbang River Bridge Length: 760 meters Project Duration: 96 months Project Cost: RM188 million The bridge will connect Limbang with Brunei, thereby driving development in the area across the river 	Under Construction
13.	Sungai Limbang Second Bridge	<ul style="list-style-type: none"> Location: Bintulu. Investor/ Owner: PETROS / Sarawak State Government. Pipeline Length: 70 km. Project Cost: RM1 billion. Expected Completion: End of 2025. Project Status: The EPCC (Engineering, Procurement, Construction, and Commissioning) phase has commenced, with preliminary works such as onshore civil works starting in December 2024. Project Objective: To supply natural gas to the CCGT plant in Bintulu as well as industrial and commercial users in the Samalaju Industrial Park (SIP). 	<p>Project Status: Under construction and expected to be completed by the end of 2025.</p>

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No.	Infrastructure	Description	Current Development Status
14.	Bintulu – Samalaju Gas Pipeline	<ul style="list-style-type: none"> • Location: Bintulu. • Investor/ Owner: PETROS / Sarawak State Government. • Pipeline Length: 70 km. • Project Cost: RM1 billion. • Expected Completion: End of 2025. • Project Status: The EPC (Engineering, Procurement, Construction, and Commissioning) phase has commenced, with preliminary works such as onshore civil works starting in December 2024. • Project Objective: To supply natural gas to the CCGT plant in Bintulu as well as industrial and commercial users in the Samalaju Industrial Park (SIP). 	Project Status: Under construction and expected to be completed by the end of 2025.
15.	Ulu Sungai Merah Road Upgrading Project, Sibul	<ul style="list-style-type: none"> • Location: Traffic lights at Jalan Ling Kai Cheng to Lorong Ulu Sungai Merah 48 • Allocation: RM25.58 million • Construction involves road widening over 2.14 kilometres 	Under Construction: Expected to be completed in April 2026.
16.	Phase 1 Project (Jalan Nanga Kabah - SK Beguang - Sungai Song)	<ul style="list-style-type: none"> • Location: From the Nanga Kabah area to any Kapit town. • Phase 1 starts at the intersection of Jalan Sibul and Jalan Nibong, covering approximately 16.35 km • Project Cost: RM145.89 million 	Project Status: Under Construction.
17.	Nanga Ibaul/ Ulu Sungai Ibaul Road Project, Kapit Division	<ul style="list-style-type: none"> • Location: Nanga Ibaul/ Ulu Sungai Ibaul Road, Kapit Division. • Road Length: 12.5 kilometres. • Project Duration: 36 months. • Project Cost: RM99.9 million. 	Project Status: Under construction. Construction is expected to be completed in 2028.
18.	Teku Pasai Siong – Kemuyang Road Project	<ul style="list-style-type: none"> • Location: Teku Pasai Siong – Kemuyang Road. • Road Length: 6.172 kilometres. • Project Cost: RM89 million. 	Project Status: Under construction.
19.	The Sibul – Tg Manis Road Project, including the Batang Rajang Bridge in Sarikei	<ul style="list-style-type: none"> • Project Cost: RM321 million • Road Length: 17 km • Bridge Length: 1.4 km 	Project Status: Under construction 92%.

3.2 Mega Project

No.	Development Project	Descriptions	Current Status
1.	Solar Manufacturing, Sabah	<ul style="list-style-type: none"> Kibing Group, through its subsidiary SBH Kibing New Solar Energy (M) Sdn. Bhd., has committed to invest approximately RM7.2 billion in a solar glass manufacturing plant in Sabah. The project will be implemented in three (3) phases and is expected to generate approximately 5,000 employment opportunities for the local population. 	Under development (Agreement signed in November 2024)
2.	Mixed Commercial Development at Jesselton Jetty Terminal, Sabah	<ul style="list-style-type: none"> The Suria Capital has announced its collaboration with BEDI Development, a subsidiary of EXSIM Development Sdn Bhd, to develop two parcels of land totaling approximately 35.2 acres in Kota Kinabalu, Sabah. These companies will undertake the development, construction, and completion of an integrated mixed-use commercial project on Land 1, covering 6.3 acres held under Town Lease, and Land 2, covering 28.9 acres under Country Lease. Land 1 encompasses the Jesselton Point Ferry Terminal, which serves as the gateway to nearby islands in the Tunku Abdul Rahman Marine Park, while Land 2, which lies adjacent, comprises 10 acres of the KK Port jetty area and its surrounding waterbody. The proposed mixed-use commercial development on these lands, alongside existing waterfront developments such as Jesselton Quay, the Sabah International Convention Centre (SICC), and the Kota Kinabalu Convention City (KKCC), will collectively be known as Jesselton Waterfront City. The estimated gross development value (GDV) for the entire project is approximately RM4.2 billion. Project name: The Bedrock @ Jesselton Docklands. Total units: Tower A 610 units. Tower B 470 units. Total storeys: Tower A 25 storeys. Tower B 23 storeys. 	<p>Work Progress: Building Plan approval on 7th October 2025</p> <p>Project launch in 6th September 2025</p> <p>Completion date: 52 months after APDL</p>
3.	New commercial center known as Plaza Semporna	<ul style="list-style-type: none"> Location 5km from Pekan Semporna Located at Jalan Bubul. Total development area 62,466.87 sq meter. Proposed development was: <ol style="list-style-type: none"> Premium Outlet – 2 storey detached unit consist with 80 units retail lot with total floor area: 5,884 sq. meter (Building plan approved on 2023) Commercial suits – 13 storey building consist with 196 units – proposed for hotel. 22 units - 3 storey shop office\ 2 units - 1 1/2 storey semi-detached showroom Petrol station 	<p>Work Progress: Under construction 90% for 3 storey shop office only</p> <p>Launch date: 1st March 2023 (only for premium outlet and 3 storey shop office)</p>
4.	Sejati Sentral Sandakan, Sabah	<ul style="list-style-type: none"> Location: Batu 7, Off Jalan Airport, Sandakan Development area: 63,962.68 square meters Total build-up area: 32,587.97 square meters Land Owner and Project Developer: Sejati Sentral (Sandakan) Sdn. Bhd. Proposed Development: 141 units of 2-storey terrace shop-offices, with a land area of 29,850 square meters 1-storey drive-thru unit, with a land area of 232.45 square meters 6 units of 2-storey pavilion-style linked shops, with a land area of 2,401.05 square meters 5-storey hotel, with a total land area of 1,582.38 square meters 	<p>Construction Status:</p> <p>Phase 1: 40% complete (69 units)</p> <p>Phase 2: 10% complete (4 units)</p> <p>Estimated Completion Date: Phase 1: 27 April 2026 Phase 2: 30 October 2026</p>

No.	Development Project	Descriptions	Current Status
5.	Taman Seraya, Sandakan, Sabah	<ul style="list-style-type: none"> • Location: Batu 7, Jalan Merpati, Off Jalan Airport • Development area: 132,100 square meters • Landowner: Housing and Town Development Board (Lembaga Pembangunan Perumahan dan Bandar) • Project developer: KTI Landmark Bhd. • Proposed development: <ul style="list-style-type: none"> ➢ 186 units of double-storey terraced houses ➢ 124 units of double-storey terraced houses under the Malaysia Civil Servants Housing Programme (PPAM) 	<p>Construction Status:</p> <p>Phase 1: 52.5% complete (94 units)</p> <p>Phase 2: 35% complete (53 units)</p> <p>Phase 3: 10% complete (82 units)</p> <p>Phase 4: 10% complete (81 units)</p> <p>Estimated Completion Date: 2027 – 2028</p>
6.	Wyndham Semporna Resort	<ul style="list-style-type: none"> • Construction of 188 overwater villas at Wyndham Semporna Resort. Located at Town of Semporna • Total units: 98 units (1-storey overwaters villa) • Built-up area: 46.80 square meters • Price from RM 323,000 – RM363,000 per unit • Total units: 90 units (1.5-storey overwater villa) • Built-up area: 83.73 square meters • Price from RM 600,000 – RM744,000 per unit • Developer: Goldstone Holdings 	<p>Project Status: Under Construction: 20%.</p>
7.	Springvale Residence	<ul style="list-style-type: none"> • Location: Jalan Stutong, Kuching • Property Type: 13-Storey (140 Service Apartment Units) • Developer: Tecktonic & Sons Holdings • Price: Starting from RM382,000 • Size: 562 sq ft – 1,285 sq ft • Sales Performance: Not Available (NA) 	<p>Project Status: Site Clearing.</p>
8.	Teku Hill	<ul style="list-style-type: none"> • Location: Lot 1359 Seduan Land District, Sibü O.T.3327 & Lot 10100 Block 6 Seduan Land District, Rantau Panjang, Sibü • Developer: Sung Kiong Realty Sdn Bhd • Units Launched: • 58 units of double-storey terraced houses • House Price: RM475,000 – RM713,000. 	<p>Project Status: Under Construction.</p>
9.	Onyx Residence	<ul style="list-style-type: none"> • Location: Galacity, Jalan Tun Jugah • Property Type: 19-story building (510 serviced apartment units + retail units) • Developer: Musyati Development Sdn. Bhd. • Price Range: RM477,000 – RM813,000 • Size Range: 527 s.f. – 2,164 s.f. • Sales Performance: 0% (Q3 2024) 	<p>Project Status: Site Clearing.</p>
10.	Springvale Residence	<ul style="list-style-type: none"> • Location: Jalan Stutong, Kuching. • Property Type: 13-storey building (140 serviced apartment units). • Developer: Tecktonic & Sons Holdings. • Price: Starting from RM382,000. • Unit Size: 562 sq ft – 1,285 sq ft. • Sales Performance: N/A 	<p>Project Status: Site Clearing.</p>
11.	Summervale Residences	<ul style="list-style-type: none"> • Location: Jalan Stutong, Kuching • Property Type: 10-story building (195 serviced apartment units) • Developer: Tecktonic & Sons Holdings • Price: Starting from RM382,000 • Size Range: 420 s.f. – 1,631 s.f. • Sales Performance: 58.97% (Q3 2024) 	<p>Project Status: Under Construction.</p>

No.	Development Project	Descriptions	Current Status
12.	IKE Village Fasa 3	<ul style="list-style-type: none"> Location: Jalan Datuk Mohammad Musa, Kota Samarahan Property Type: 8 & 9-story apartment buildings (300 units) – Blocks D, E & F Developer: Musyati Ibanco Property Sdn. Bhd. Price Range: RM259,000 – RM297,000 Size Range: 850 s.f. – 1,150 s.f. Sales Performance: 30.0% (Q3 2024) 	Project Status: Site Clearing.
13.	The Corliss Residence	<ul style="list-style-type: none"> Location: The Northbank, Kuching-Samarahan Expressway Property Type: 12-story building (330 serviced apartment units) Developer: Ibraco Berhad Price: Starting from RM382,000 Size Range: 452 s.f. – 1,414 s.f. Sales Performance: 16.6% (Q3 2024) 	Project Status: Under Construction 20%.
14.	Abbertton Avenue	<ul style="list-style-type: none"> Location: Pines Square, Jalan Batu Kawa Property Type: 8-story building (168 serviced apartment units & 14 commercial units) Developer: Ih Hung Enterprise Sdn. Bhd. Price Range: RM325,000 – RM575,280 Size Range: 576 s.f. – 1,137 s.f. Sales Performance: Not Available (NA) 	Project Status: Under Construction 10%.
15.	George Y. Residence	<ul style="list-style-type: none"> The new NAIM project at Kuching Paragon, particularly George Y. Residence, is an exclusive residential development located in Batu Lintang, Kuching. It is a joint venture between Naim Land Sdn Bhd, the Sarawak State Mosque Welfare Trust Board, and Tabung Baitulmal Sarawak. The project also includes the development of Gleneagles Hospital by IHH Healthcare Berhad, positioning Kuching Paragon as a future medical tourism hub. Project Details: <ul style="list-style-type: none"> George Y. Residence: <ul style="list-style-type: none"> An exclusive residential project comprising 17 penthouse units, strategically located near the ART station and a rapidly growing commercial area. George Y. Residence is a hidden gem in a tropical paradise, featuring a contemporary design with timeless luxury. The elegant geometry of clean lines forms a 13-storey residential building housing 17 premium homes with built-up areas ranging from 2,314 square feet to 5,489 square feet. Location: <ul style="list-style-type: none"> Situated within Kuching Paragon, a 33-acre integrated development in Batu Lintang, Kuching. Facilities: <ul style="list-style-type: none"> Offers residential, retail, healthcare, business spaces, and lifestyle amenities. Built-up Area: <ul style="list-style-type: none"> 2,314 s.f to 5,489 s.f. Price: <ul style="list-style-type: none"> RM1,966,000 to RM4,693,095*. Launch Date: <ul style="list-style-type: none"> 25 February 2025. 	Project Status: Site Clearing.
16.	Onyx Hotel	<ul style="list-style-type: none"> Located in Gala City, Jalan Tun Jugah, Kuching. 13-storey, 4-star hotel with 205 rooms. Capacity to accommodate up to 420 guests at one time. Facilities include a swimming pool, gym, lounge, indoor and outdoor bar & lounge, business lounge, 24-hour in-room dining service, and a banquet hall on the highest floor. 	Construction commenced in Q2 2025 (April 2025).

No.	Development Project	Descriptions	Current Status
17.	Citadines Langit Kuching.	<ul style="list-style-type: none"> • Located along Jalan Tabuan, Kuching. • 28-storey development with 2 basement levels. • Tower A: 64 condominium units. • Tower B: 220 hotel apartment rooms. • Developer: Hock Seng Lee. • Groundbreaking ceremony held on 25 April 2025. 	Project Status: Site Clearing and Piling Works.
18.	The Petal Residence	<ul style="list-style-type: none"> • Location: Jalan Stampin Tengah, Kuching. • Site Area: 6,202.3 sq m. • Property Type: 10-storey serviced apartments. • Block A: 106 units • Block B: 144 units • Total Units: 250 units. • Unit Size: 88.82 sq m – 132.40 sq m. • Price: RM658,600 – RM937,200. • Launch Date: N/A. • Expected Completion: Q4 2028. • Developer: Quantum Paragon Sdn. Bhd. 	Project Status: Not yet commenced.
19.	Aion Suites & Commercial	<ul style="list-style-type: none"> • Location: Situated along Jalan Tun Razak, Kuching. • Site Area: 2.0845 hectares. • Property Type: <ul style="list-style-type: none"> a) 13-storey serviced apartments – 304 units b) 4-storey stratified shops – 211 units • Unit Size: <ul style="list-style-type: none"> a) Serviced apartments: 33.0 sq m – 83.0 sq m b) 4-storey stratified shops: 80.0 sq m – 158.0 sq m • Price: <ul style="list-style-type: none"> a) Serviced apartments: RM262,700 – RM735,430 b) 4-storey stratified shops: RM374,000 – RM1,230,000 • Launch Date: 1 March 2025. • Sales Take-up: <ul style="list-style-type: none"> a) Serviced apartments: 55 out of 304 units (18%) b) 4-storey stratified shops: 52 out of 211 units (24.6%) • Developer: Awi Builders Sdn. Bhd. 	Project Status: Under construction.
20.	North City 5	<ul style="list-style-type: none"> • Location: Parent Lot 4192, Block 6, Kuala Baram Land District, Miri, Sarawak. • Developer: YYT Properties Sdn. Bhd. • Building Type: <ul style="list-style-type: none"> • Single-storey terraced houses. • Total Units: 220 units. • Construction Start Date: 1 November 2023. • Price (Single-Storey Terraced Houses): <ul style="list-style-type: none"> • Intermediate unit: RM358,888 • Corner/ end unit: RM468,888 • Sales Performance: N/A. 	Project Status: Under construction.

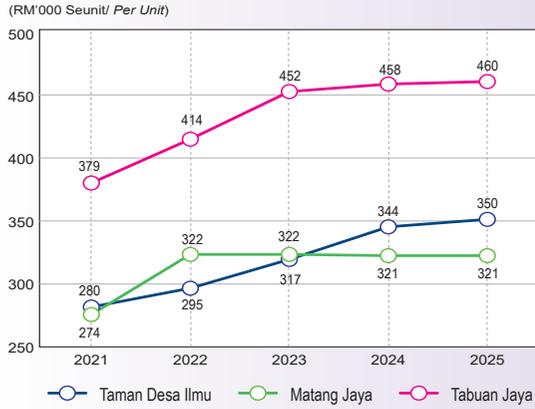
No.	Development Project	Descriptions	Current Status
21.	Desa Damai	<ul style="list-style-type: none"> • Location: Lot 8619, Block 11, Kuala Baram Land District, Miri, Sarawak • Developer: Naim Land Sdn. Bhd. • Total Units: 302 units • Building Types: <ul style="list-style-type: none"> ➤ Single-Story Terrace Houses: 111 units ➤ Double-Story Terrace Houses: 133 units ➤ Double-Story Semi-Detached Houses: 58 units • Construction Start Date: 1 November 2023 • Single-Story Terrace Houses: Intermediate: RM392,888 Corner/ End Lot: RM531,888 • Double-Story Terrace Houses Intermediate: RM580,888 Corner/End Lot: RM670,000 • Double-Story Semi-Detached Houses: RM746,888 • Sales Performance: 30.0% (Q2 2024) 	Project Status: Under construction.
22.	Penyau Heights	<ul style="list-style-type: none"> • Current Development (Ongoing) • Location: Jalan Bukit Penyau • Property Type: 7-story apartment (Block A - 94 units) • Developer: Jiawood Jaya Sdn. Bhd. • Price Range: RM293,000 – RM575,000 • Size Range: 750 s.f. – 1,200 s.f. • Upcoming Development • Property Type: <ul style="list-style-type: none"> ➤ 6-story apartment (Block B) ➤ 2-story townhouses (26 units) 	Project Status: Under construction.
23.	Academia Residences	<ul style="list-style-type: none"> • Location: Taman Indah, Sibü. • Property Type: <ul style="list-style-type: none"> • Single-storey terraced houses – 49 units. • Double-storey terraced houses – 45 units. • Developer: Timber Land Properties Sdn. Bhd. • Price: <ul style="list-style-type: none"> ➤ Single-storey terraced houses starting from RM468,000. ➤ Double-storey terraced houses starting from RM598,000. ➤ Unit Size: 1,001 s.f – 2,014 s.f. 	Project Status: Newly launched.

3.3 State Government Policy

State	Details
<p>Sabah</p>	<ul style="list-style-type: none"> • The Sabah State Government, through the Department of Lands and Surveys Sabah, has introduced SMART Geo Sabah, a digital land management system integrating Artificial Intelligence (AI) and geospatial technology. The system enables users to access land related information via conversational interaction in Malay, English, or Mandarin. • The system was initially launched on 30 July 2024 and is expected to be made available to the public by mid-2025.
<p>Sarawak</p>	<p>Housing Developers in Sarawak No Longer Obligated to Build Affordable Homes</p> <ul style="list-style-type: none"> • Sarawak Targets 20,000 Affordable Homes Under 13th Malaysia Plan (Skim Rumah SPEKTRA Permata; (Skim Bantuan Deposit dan Bayaran Balik Perumahan (HDRAS)) • Under the 13MP, starting year 2026 until 2030, the Sarawak Economic Planning Unit (EPU) is proposing a total of 20,000 units with several initiatives introduced such as provision of a RM10,000 deposit for first-timer homebuyers as low as 1% interest rate for B40 group. • Loans are offered through the state-owned financial institution, Mutiara Mortgage and Credit, for the purchase of homes priced below RM300,000.

SARAWAK 16.1

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



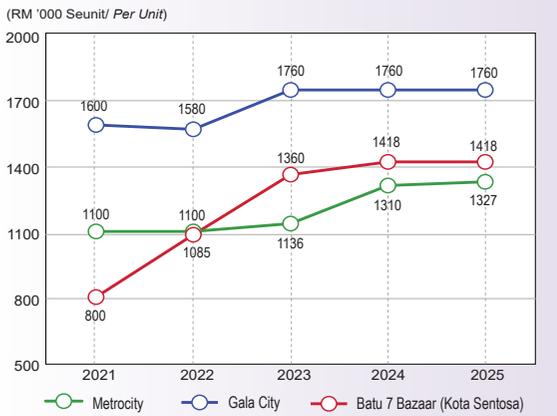
SARAWAK 16.2

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



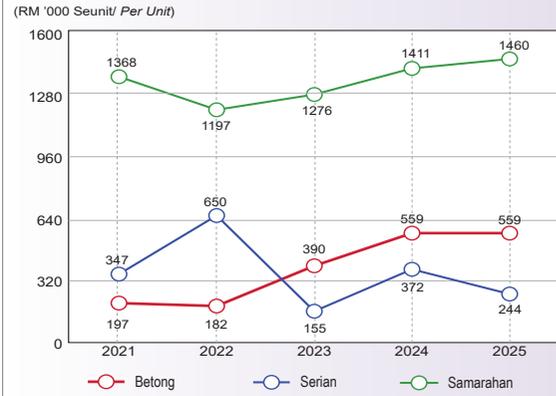
SARAWAK 16.3

Pergerakan Harga Rumah Kedai Tiga Tingkat di Kuching
Average Price Movements of Three Storey Shophouse in Kuching



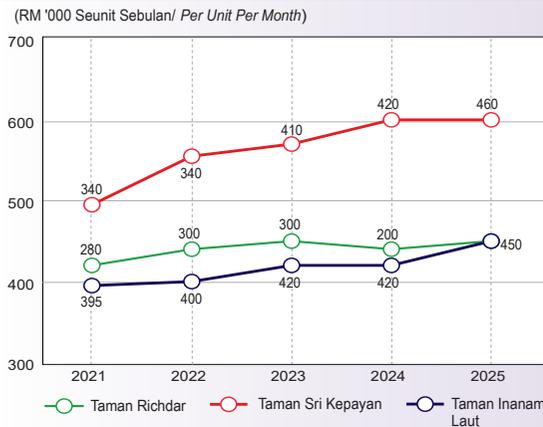
SARAWAK 16.4

Pergerakan Harga Purata Per Hektar Tanah Pertanian Kelapa Sawit
Average Price Movements Per Hectare of Palm Oil Agriculture Land



SABAH 15.1

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



SABAH 15.2

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

