



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA *PROPERTY MARKET REPORT*



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

LAPORAN PASARAN HARTA
2025

PROPERTY MARKET REPORT
2025

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VALUATION AND PROPERTY SERVICES DEPARTMENT
MINISTRY OF FINANCE

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Central Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

LAPORAN PASARAN HARTA WILAYAH SELATAN

Southern Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

LAPORAN PASARAN HARTA WILAYAH UTARA

Northern Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR

East Coast Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

LAPORAN PASARAN HARTA WILAYAH MALAYSIA TIMUR

East Malaysia Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

**GLOSARI
GLOSSARY**

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

GLOSARI
GLOSSARY

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

GLOSARI
GLOSSARY

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

GAMBARAN KESELURUHAN
OVERVIEW

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH

Ekonomi Malaysia berkembang sebanyak 5.2% pada tahun 2025, didorong oleh permintaan dalam negeri yang kukuh dan eksport yang menggalakkan, sekali gus melebihi julat unjuran antara 4% hingga 4.8%. Menurut Bank Negara, pertumbuhan perbelanjaan isi rumah lebih tinggi didorong oleh keadaan pasaran pekerja yang positif serta sokongan dasar berkaitan pendapatan. Pertumbuhan pelaburan yang kukuh disokong oleh peningkatan perbelanjaan jentera dan kelengkapan, khususnya untuk pusat data, serta pelaksanaan berterusan projek berbilang tahun oleh sektor swasta dan sektor awam. Sementara itu, insentif perumahan di bawah Bajet 2025 dan penurunan Kadar Dasar Semalaman (OPR) pada 2.75%, juga menggalakkan permintaan dan menyokong pertumbuhan pasaran harta tanah.

Walaupun berdepan cabaran ketidakpastian ekonomi global, pasaran harta tanah Malaysia pada tahun 2025 kekal berdaya tahan. Nilai transaksi terus mencatat pertumbuhan meskipun prestasi bilangan transaksi menunjukkan sedikit penyusutan. Sebanyak 416,413 transaksi telah direkodkan, menunjukkan penyusutan sedikit 1%, manakala nilai transaksi menokok sebanyak 4.1% kepada RM241.87 bilion berbanding tahun 2024.

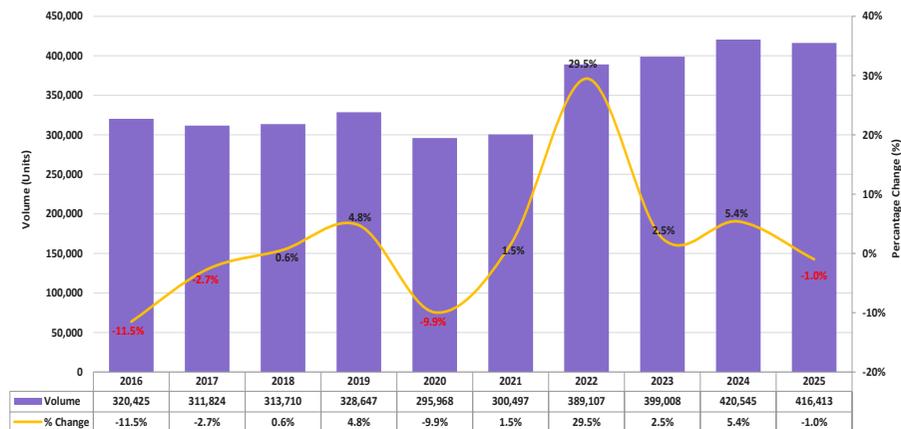
1.0 OVERVIEW OF THE PROPERTY MARKET

The Malaysian economy expanded by 5.2% in 2025, driven by strong domestic demand and favourable exports, exceeding the forecast range of 4% to 4.8%. According to Bank Negara, growth in household spending driven by positive labour market conditions and income-related policy support. The strong investment growth was underpinned by increased spending on machinery and equipment, particularly for data centres and further implementation of multi-year projects in both private and public sectors. Meanwhile, housing incentives given under Budget 2025 and reduction of the Overnight Policy Rate (OPR) at 2.75% are also stimulating demand and supporting the property market growth.

Despite the challenging global economy uncertainty, Malaysia property market in 2025 remains resilient. Transaction values continued to expand despite a slight contraction in transaction volume. A total of 416,413 property transactions were recorded, representing a slight decline of 1%, while the total transaction value increased by 4.1% to RM241.87 billion compared to 2024.

Chart 1

Transactions Volume Trend 2016 – 2025



Aktiviti pasaran harta tanah kekal berdaya tahan, disokong oleh permintaan kediaman domestik, sementara penglibatan pasaran terus mengambil pendekatan lebih berhati-hati dan selektif. Pasaran industri menunjukkan momentum pertumbuhan ketara, mencapai kenaikan nilai sebanyak 21.3%, manakala bilangan meningkat sebanyak 1.4%. Pertumbuhan nilai yang kukuh didorong oleh permintaan industri bernilai tinggi, dan meningkatkan keyakinan pelabur dalam zon industri strategik. Prestasi ini juga didorong oleh kemampunan ekonomi Malaysia dan sokongan berterusan kerajaan, termasuk Bajet 2025, pelaksanaan penuh Pelan Induk Perindustrian Baharu 2030 (NIMP 2030), dan Rancangan Malaysia Ketiga Belas.

Pertumbuhan pasaran harta tanah tahun 2025 disokong penuh oleh pelaksanaan pelbagai usaha dan inisiatif kerajaan untuk memacu ekonomi Malaysia dan pada masa yang sama merangsang pengembangan pasaran harta tanah di seluruh negara melalui Kerangka Ekonomi MADANI.

Beberapa inisiatif yang digariskan di bawah Bajet 2025 oleh kerajaan menjadi pemangkin kepada aktiviti pasaran harta tanah yang mampan, antaranya adalah:

- i. Peruntukan RM405 juta untuk meneruskan 48 Program Residensi Rakyat (PRR), termasuk dua PRR di Port Dickson, Negeri Sembilan dan Seberang Perai Tengah, Pulau Pinang.
- ii. Peruntukan RM452 juta untuk meneruskan 14 Projek Rumah Mesra Rakyat (RMR) yang melibatkan pembinaan 5,410 unit rumah baharu.
- iii. Menyediakan Jaminan Kerajaan sehingga RM10 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) ke atas pembiayaan perumahan untuk manfaat 20,000 pembeli rumah.
- iv. Menyediakan pelepasan cukai pendapatan individu ke atas pembayaran faedah pinjaman perumahan untuk menggalakkan pemilikan rumah di kalangan pembeli rumah pertama. Pelepasan cukai sehingga RM7,000 untuk rumah kediaman berharga sehingga RM500,000 dan pelepasan cukai sehingga RM5,000 untuk rumah kediaman berharga antara RM500,000 hingga RM750,000.
- v. Skim Step Up Financing di bawah SJKP diperkenalkan sebagai jaminan Kerajaan sehingga RM5 bilion khusus untuk anak muda yang ingin memiliki rumah pertama dengan bayaran balik pinjaman lebih rendah untuk lima tahun pertama.

Property market activity remained resilient, underpinned by domestic residential demand, while market participants continued to adopt a more cautious and selective approach. The industrial market showed a significant growth momentum, achieving an increase of 21.3% in value, while volume rose by 1.4%. This strong value growth driven by high-value industrial demand and improving investor confidence in strategic industrial zones. The performance is also driven by the sustainability of Malaysia's economy and the continuous government support, including Budget 2025, the full implementation of the New Industrial Master Plan 2030 (NIMP 2030), and the Thirteenth Malaysia Plan.

The growth in 2025 property market is highly supported by the implementation of various government efforts and initiatives to drive Malaysia's economy and simultaneously stimulating the expansion of the property market nationwide through the MADANI Economy Framework.

Several initiatives which were outlined under Budget 2025 by the government become a catalyst to the sustainable property market activities, among others:

- i. Allocation of RM405 million to continue 48 Program Residensi Rakyat (PRR), including two new PRR in Port Dickson, Negeri Sembilan and Seberang Perai Tengah, Pulau Pinang.*
- ii. Allocation of RM452 million to provide 14 Rumah Mesra Rakyat (RMR) which involves construction of 5,410 unit of new housing units.*
- iii. Provide Government Guarantees of up to RM10 billion under Housing Credit Guarantee Scheme (SJKP) on housing financing for the benefit of 20,000 home buyers.*
- iv. Provide individual income tax relief on housing loan interest payments to encourage home ownership among first-time buyers. Tax relief of up to RM7,000 for residential homes priced up to RM500,000 and tax relief of up to RM5,000 for residential homes priced from RM500,000 ringgit to RM750,000.*
- v. The Step-Up Financing Scheme under SJKP was introduced as a Government guarantee of up to RM5 billion specifically for youngsters seeking to purchase their first home, with a lower instalment rate for the first five years.*

- vi. Dana RM200 juta melalui UDA untuk pembangunan rumah mampu milik untuk rakyat di atas tanah wakaf.
- vii. Forest City telah diluluskan sebagai Pulau Bebas Cukai untuk meningkatkan aktiviti pelancongan dan ekonomi tempatan. Sebagai tambahan, pakej galakan bagi Zon Kewangan Khas Forest City telah diumumkan pada September 2024 untuk merencanakan aktiviti perkhidmatan kewangan, seperti perkhidmatan perniagaan global kewangan dan teknologi kewangan.

- vi. Funding RM200 million through UDA for the development of affordable housing for rakyat on waqf lands.
- vii. Forest City has been approved as a Duty-Free Island to boost tourism and local economic activities. In addition, an incentive package for the Forest City Special Financial Zone was announced in September 2024 to boost financial services activities, such as global business financial services and fintech.



Subsektor kediaman terus berkembang dan mengukuhkan kedudukannya sebagai penyumbang terbesar kepada aktiviti pasaran, mendominasi kedua-dua bilangan dan nilai transaksi harta tanah negara. Mengikut julat harga, harga harta tanah melebihi RM1 juta mencatatkan pertumbuhan tertinggi sebanyak 6.5%, manakala julat harga yang lain menunjukkan momentum trend penurunan. Pertumbuhan nilai yang kukuh ini mencerminkan perubahan dalam komposisi transaksi mengikut julat harga, disokong oleh inisiatif kerajaan yang digariskan dalam Bajet 2025, sekaligus meningkatkan keyakinan dalam pasaran harta tanah.

The residential sub-sector sustained its expansion and strengthened its position as the largest contributor to the market activity, dominating in both volume and value of national property transactions. By price range, the property price above RM1 million recorded the highest growth at 6.5%, while other price ranges showed downward trend momentum. The strong value growth reflects changes in the composition of transactions by price range, supported by government initiatives outlined in Budget 2025, boosting confidence in the property market.

2.0 AKTIVITI PASARAN HARTA TANAH

Prestasi pasaran harta tanah terus berdaya tahan di tengah-tengah ketidaktentuan ekonomi global pada tahun 2025, disokong oleh keadaan ekonomi Malaysia yang stabil dan inisiatif kerajaan yang bersasar. Sebanyak 416,413 transaksi bernilai RM241.87 bilion direkodkan, berkembang sebanyak 4.1% dalam nilai, manakala bilangan mengalami sedikit penurunan 1% berbanding pada tahun 2024. Daripada jumlah transaksi tersebut, 79.2% (329,606 transaksi) adalah transaksi tahun 2025, 17.9% (74,458 transaksi) adalah daripada tahun 2024, dan selebihnya terdiri daripada transaksi tahun 2023.

Prestasi aktiviti pasaran mengikut subsektor merekodkan prestasi bercampur-campur. Semua subsektor mencatat pertumbuhan bilangan transaksi tahun ke tahun kecuali subsektor kediaman dan pertanian masing-masing menurun 1.5% dan 2.7%. Sementara itu, subsektor industri dan komersial masing-masing menunjukkan pertumbuhan sederhana 1.4%, didorong oleh permintaan yang berterusan di seluruh negara. Dari segi nilai, semua subsektor mencatat pertumbuhan kecuali subsektor pertanian. Subsektor industri mendahului pertumbuhan, meningkat 21.3%, diikuti tanah pembangunan dan lain-lain (17.2%), manakala subsektor kediaman dan komersial mencatat pertumbuhan sederhana masing-masing sebanyak 1.3% and 1.1%.

Sektor kediaman, merupakan segmen terbesar dalam aktiviti pasaran harta tanah, terus mendominasi bilangan dan nilai transaksi, menyumbang 61.6% daripada bilangan aktiviti pasaran. Walau bagaimanapun, pertumbuhan nilai transaksi lebih sederhana, menyumbang 44.8%, menunjukkan keadaan harga pasaran yang stabil. Permintaan disokong oleh pembeli domestik, yang kekal tertumpu kepada segmen rumah mampu milik dan pembangunan berorientasikan gaya hidup. Sementara itu, subsektor komersial dan industri mencatat bilangan transaksi lebih rendah, menyumbang 11.2% dan 2.1%, tetapi menyumbang nilai transaksi lebih tinggi masing-masing dengan 24.3% dan 14%.

2.0 PROPERTY MARKET ACTIVITY

The property market performance remained resilient amid global economic uncertainties in 2025, supported by stable Malaysian economic conditions and targeted government initiatives. A total 416,413 transactions worth RM241.87 billion were recorded, expanded by 4.1% in value, while volume experienced a slight decline of 1% compared to 2024. Of the total transactions, 79.2% (329,606 transactions) were transfers in 2025, 17.9% (74,458 transactions) were from 2024, and the remaining share consisted of transfers from 2023.

Sectoral market activity recorded mixed performance. All subsectors recorded year-on-year growth in the volume of transactions except for residential and agriculture sub-sectors, which declined by 1.5% and 2.7%, respectively. Meanwhile, the industrial and commercial sub-sectors show modest growth of 1.4% each, driven by sustained nationwide demand. In terms of value, all sub-sectors recorded growth except for agriculture. The industrial sub-sector led with an increase of 21.3%, followed by development land and others (17.2%), residential and commercial sub-sectors registered more moderate value growth of 1.3% and 1.1%, respectively.

The residential sub-sector, historically the largest segment of overall property transactions, continued to dominate the volume of transactions, with 61.6% of the total market activity. However, transaction values grew at a more moderate pace, contributing 44.8%, indicating stable pricing conditions. Demand was mainly driven by domestic buyers, with sustained interest concentrated in the affordable housing segment and lifestyle-oriented developments. Meanwhile, the commercial and industrial subsectors recorded lower transaction volumes, contributing 11.2% and 2.1%, but accounted for higher shares of transaction value with 24.3% and 14%, respectively.

Chart 3

Contribution to Transaction Volume by Sub-sector 2025

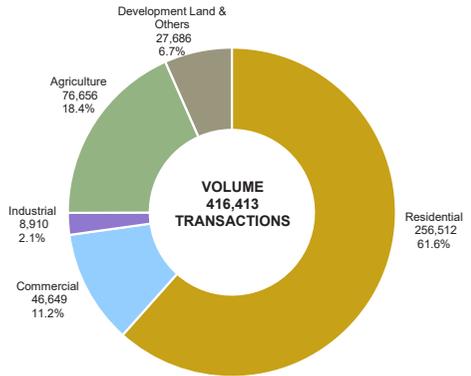


Chart 4

Contribution to Transaction Value by Sub-sector 2025

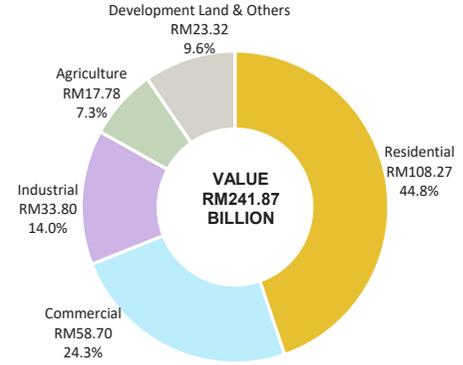


Chart 5

Transactions Volume by Price Range 2021 - 2025

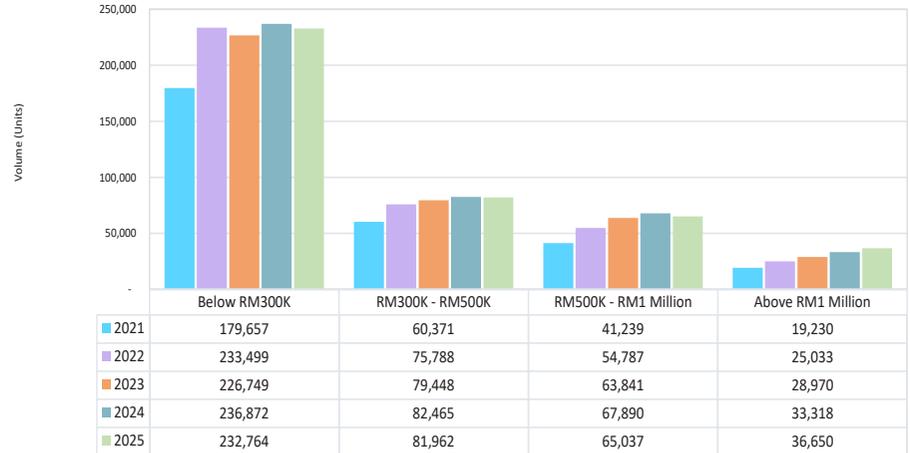


Chart 6

Transaction Volume by Sub-sector 2024 - 2025

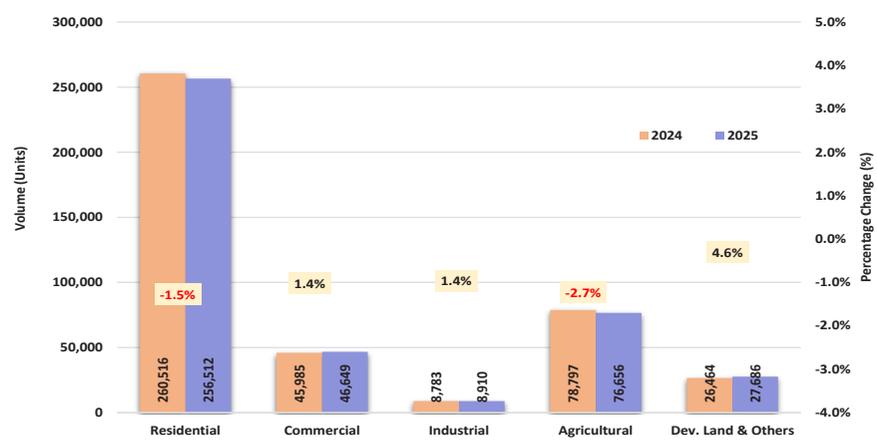


Chart 7

Transaction Value by Sub-sector 2024 – 2025

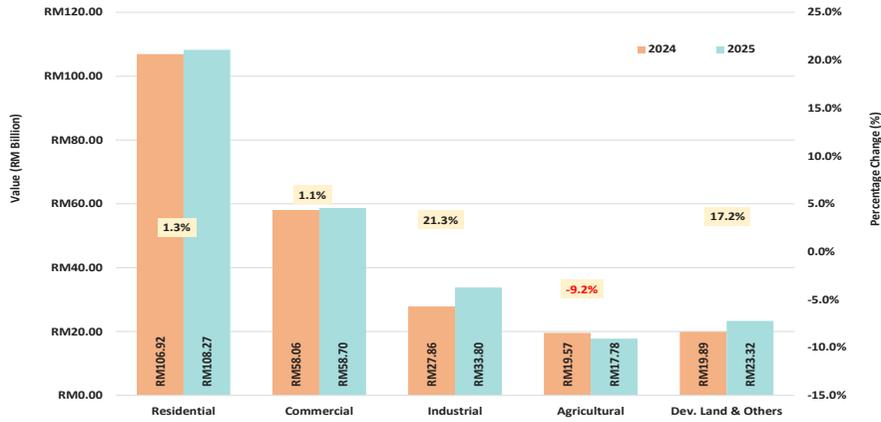


Chart 8

Transactions Volume by State 2024 and 2025

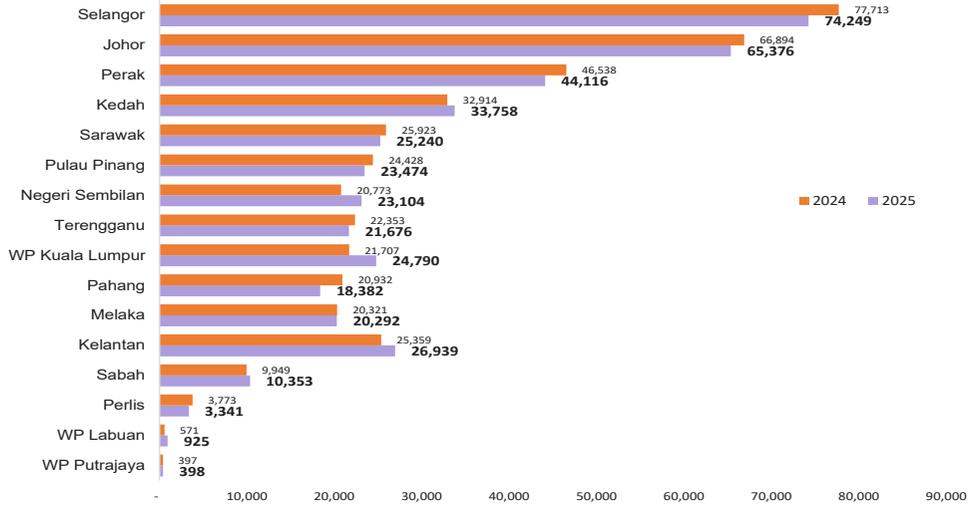


Table 1

Summary of Top Prominent Sales 2025

No	State	Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Menara CIMB	Stesen Sentral	2025	680,000,000
2	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2025	588,432,367
3	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	935,926,667
4	WP Kuala Lumpur	Vacant Commercial Plot	Off Jalan Cheras	2024	458,000,000
5	Selangor	AEON Bukit Tinggi	Bandar Bukit Tinggi	2025	680,000,000
6	Selangor	University Sunway	Bandar Sunway	2025	613,000,000
7	Selangor	Paradigm Mall	Petaling Jaya	2025	600,000,000
8	Johor	Paradigm Mall	Taman Bukit Mewah	2025	1,157,000,000
9	Johor	Vacant Industrial Plot	I-Park Senai Airport City	2025	693,961,865
10	Negeri Sembilan	Estate Land	Bukit Pelandok Estate	2025	545,648,163

2.1 HARTA TANAH KEDIAMAN

Transaksi

Aktiviti pasaran harta tanah kediaman adalah sederhana pada tahun 2025. Sebanyak 256,512 transaksi kediaman bernilai RM108.27 telah direkodkan, menunjukkan penyusutan marginal 1.5% dalam bilangan, manakala nilai transaksi mencatat sedikit peningkatan nilai 1.3% berbanding pada tahun 2024 (260,516 transaksi bernilai RM106.92 bilion). Selangor kekal sebagai penyumbang utama kepada jumlah keseluruhan transaksi kediaman negara, menguasai 20.7% (52,998 transaksi) dalam bilangan dan 28.2% (RM30.53 bilion) dalam nilai transaksi. Johor di kedudukan kedua bilangan tertinggi dengan 16.6% (42,566 transaksi) dan 8.2% (RM20.94 bilion) dalam nilai. Empat negeri utama, iaitu WP Kuala Lumpur, Johor, Selangor dan Pulau Pinang, menyumbang lebih 50% daripada jumlah transaksi kediaman negara.

Permintaan pasaran sebahagian besarnya didorong oleh segmen mampu milik. Mengikut julat harga, rumah mampu milik berharga RM300,000 dan ke bawah mendominasi aktiviti pasaran, merangkumi 52.3% daripada jumlah transaksi. Rumah dengan julat pertengahan antara RM300,001 hingga RM500,000 menyumbang 24.9%, diikuti berharga lebih tinggi antara RM500,001 hingga RM1 juta sebanyak 16.9%. Rumah berharga melebihi RM1 juta mewakili sebahagian kecil iaitu 5.9%.

Mengikut jenis harta, permintaan bagi rumah teres kekal kukuh, menyumbang 41.3% daripada jumlah transaksi kediaman. Ini diikuti dengan plot kosong (18.1%), unit bertingkat tinggi (14.3%), rumah kos rendah/ flat (10.6%) dan rumah berkembar (7.3%), dengan selebihnya terdiri daripada jenis harta tanah yang lain. Dari segi segmen pasaran, transaksi pasaran utama (pembelian terus daripada pemaju) mewakili 15.5% daripada keseluruhan, manakala bakinya 84.5% daripada transaksi pasaran sekunder.

2.1 RESIDENTIAL PROPERTY

Transaction

Residential property market activity moderated in 2025. A total of 256,512 residential transactions valued at RM108.27 billion were recorded, reflecting a marginal decline of 1.5% in volume, while transaction value registered a slight increase of 1.3% compared to 2024 (260,516 transactions worth RM106.92 billion). Selangor sustained as the main contributor to the national total transactions, capturing 20.7% (52,998 transactions) in volume and 28.2% (RM30.53 billion) in value. Johor ranked second highest with 16.6% (42,566 transactions) in volume and 8.2% (RM20.94 billion) in value. The four major states, namely WP Kuala Lumpur, Johor, Selangor and Pulau Pinang, formed over 50% of the total national residential volume transactions.

Residential demand largely driven by affordable segment. By price range, affordable houses priced RM300,000 and below dominated the market activities, making up 52.3% of total transactions. Middle range houses between RM300,001 and RM500,000 accounted for at 24.9%, followed by higher priced between RM500,001 and RM1 million at 16.9%. Houses above RM1 million represent a small portion at 5.9%.

By property type, demand remained strongest for terraced houses, which comprised 41.3% of total residential transactions. This was followed by vacant plots (18.1%), high-rise units (14.3%), low-cost houses/flats (10.6%) and semi-detached houses (7.3%), with the remainder attributed to other property types. In terms of market segment, primary market transactions (purchases directly from developers) represented 15.5% of total, while the remaining 84.5% were secondary market transactions.

Chart 9

Residential Transactions Volume Trend 2021 – 2025

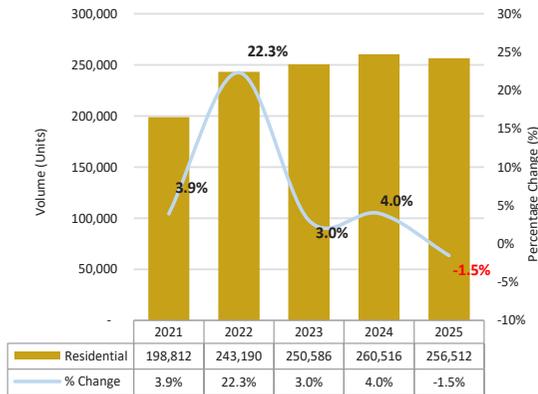


Chart 10

Residential Transactions Value Trend 2021 – 2025



Chart 11

Residential Transactions Volume by Price Range 2021 - 2025



Chart 12

Residential Transactions Volume by Type 2025

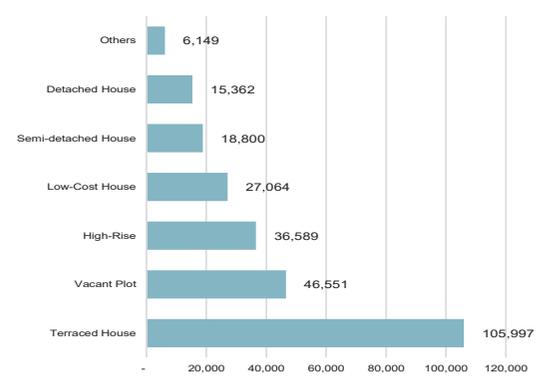
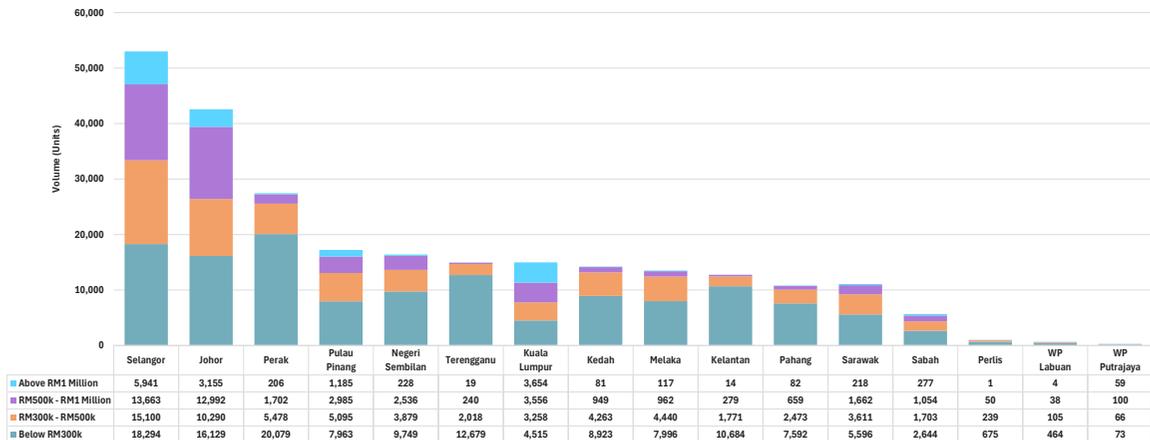


Chart 13

Residential Transactions Volume by State 2025



Pelancaran Baharu

Prestasi pasaran utama sederhana pada tahun 2025. Sebanyak 64,487 unit kediaman telah dilancarkan, menyusut 14.9% berbanding 75,784 unit pada tahun 2024. Prestasi ini dikaitkan dengan sentimen berhati-hati di kalangan pemaju di tengah-tengah persekitaran ekonomi global yang mencabar. Sejajar dengan itu, prestasi jualan adalah sederhana, menyusut kepada 35.5%, berbanding tahun 2024.

Mengikut negeri, Selangor terus mendahului pasaran utama, menyumbang 22.3% (14,358 unit) daripada jumlah pelancaran baharu, dengan prestasi jualan sebanyak 32.3%. Johor mengikut rapat sebagai penyumbang kedua tertinggi, mewakili 17.3% (11,151 unit) dan mencatat prestasi jualan lebih tinggi sebanyak 55.3%. Perak di kedudukan ketiga, menyumbang kira-kira 11% (7,086 unit) daripada jumlah keseluruhan, dengan prestasi jualan sebanyak 28.7%.

Rumah teres yang terdiri daripada unit teres setingkat dan dua hingga tiga tingkat kekal sebagai jenis harta tanah yang dominan dalam pelancaran baharu. Mengikut jenis, rumah teres setingkat menyumbang 21.7% (13,973 unit) sebahagian besarnya tertumpu di Perak, manakala rumah teres dua hingga tiga tingkat menyumbang 30.2% (19,469 unit) dengan majoriti dilancarkan di Johor. Sementara itu, unit kondominium/ pangsapuri terus menarik permintaan, menyumbang 33.5% (21,588 unit), terutamanya terletak di WP Kuala Lumpur dan Selangor.

New Launches

The performance of the primary market was softened in 2025. A total of 64,487 residential units were launched, a reduction of 14.9% compared to 75,784 units in 2024. This performance could be attributed to a cautious sentiment among developers amid challenging global economic environments. Correspondingly, the sales performance was modest, declining to 35.5% compared with 2024.

By state, Selangor continued to lead the primary market, accounting for 22.3% (14,358 units) of the new launches, with a sales performance of 32.3%. Johor followed closely as the second-highest contributor, representing 17.3% (11,151 units) of new launches and recording a higher sales performance of 55.3%. Perak ranked third, contributing approximately 11% (7,086 units) of the total, with a sales performance of 28.7%.

Terraced houses which comprising single and two to three storey terraced remained the dominant property type in new launches. By type, single storey terraced houses accounted for 21.7% (13,973 units) largely concentrated in Perak, while two to three storey terraced houses accounted 30.2% (19,469 units) with the majority launched in Johor. Meanwhile, condominium/ apartment units continued to attract demand, contributing 33.5% (21,588 units), mainly located in WP Kuala Lumpur and Selangor.



Status Pasaran

Pada tahun 2025, sebanyak 30,471 unit kediaman siap dibina tidak terjual telah direkodkan dengan jumlah nilai sebanyak RM17.73 bilion. Situasi ini mencerminkan peningkatan tahun ke tahun masing-masing sebanyak 31.6% dan 27.2% dari segi bilangan dan nilai, berbanding tahun 2024 (23,149 unit bernilai RM13.94 bilion) yang menunjukkan penyerapan pasaran yang sederhana.

Prestasi mengikut negeri menunjukkan Perak mencatat bilangan unit siap dibina tidak terjual tertinggi dalam negara, menyumbang 12.9% (3,943 unit) daripada jumlah keseluruhan. Negeri Johor mengikut rapat dengan 12.1% (3,705 unit), dan Selangor menyumbang 11.6% (3,547 unit). Dari segi nilai, Johor tertinggi dengan RM3.3 bilion, diikuti oleh Selangor (RM2.62 bilion) dan Pulau Pinang (RM2 bilion).

Mengikut jenis harta tanah, kondominium dan pangsapuri mendominasi unit siap dibina tidak terjual, menyumbang 47.1% (14,357 unit) daripada jumlah keseluruhan. Sementara itu, rumah teres juga mendominasi unit siap dibina tidak terjual, mewakili 30.5% (9,293 unit) daripada jumlah keseluruhan negara.

Dari perspektif harga, unit siap dibina tidak terjual dalam julat harga mampu milik kurang RM300,000 menyumbang 37.7% (11,502 unit) daripada keseluruhan. Julat harga antara RM300,001 hingga RM500,000 berada di kedudukan kedua, menyumbang 27.5% (8,381 unit). Sementara itu, rumah dalam julat harga RM500,001 hingga RM1 juta membentuk 24.3% lagi (7,401 unit), diikuti oleh rumah berharga melebihi RM1 juta, menyumbang 10.5% (3,187 unit).

Dalam perkembangan yang sama, bilangan kediaman dalam pembinaan belum terjual meningkat sebanyak 18.8% kepada 72,384 unit (2024: 60,934 unit), dengan Selangor dan Perak menyumbang bahagian terbesar masing-masing sebanyak 20.5% (14,832 unit) dan 12.7% (9,219 unit). Sementara itu, kediaman belum dibina belum terjual mencatat peningkatan yang ketara melebihi 70%, mencecah 14,625 unit (2024: 8,274 unit), kebanyakannya tertumpu di Selangor dan WP Kuala Lumpur.

Market Status

In 2025, a total of 30,471 residential unsold completed units were recorded, with a total value of RM17.73 billion. This reflects a year-on-year increase of 31.6% and 27.2% in volume and value, respectively, compared to 2024 (23,149 units worth RM13.94 billion) which indicating a moderate market absorption.

The performance by state witnessed Perak recording the highest numbers of unsold completed units in the country, dominating 12.9% (3,943 units) of the total. Johor followed closely with 12.1% (3,705 units), and Selangor contributed another 11.6% (3,547 units). In terms of value, Johor the highest with RM3.3 billion, followed by Selangor (RM2.62 billion) and Pulau Pinang (RM2 billion).

By property type, condominiums and apartments dominated the unsold completed units, accounted for 47.1% (14,357 units) of the national total. Meanwhile, terraced houses also dominated the unsold completed units, representing 30.5% (9,293 units) of the national total.

From a pricing perspective, unsold completed units in the affordable price range of below RM300,000 contributed for 37.7% (11,502 units) of the total. The price range between RM300,001 and RM500,000 came in second, accounting for 27.5% (8,381 units). Meanwhile, those houses in the price range of RM500,001 to RM1 million formed another 24.3% (7,401 units), followed by above RM1.0 million, which contributed the remaining 10.5% (3,187 units).

On a similar note, the number of unsold under construction rose by 18.8% to 72,384 units (2024: 60,934 units), with Selangor and Perak accounting for the largest share at 20.5% (14,832 units) and 12.7% (9,219 units), respectively. Meanwhile, unsold not constructed recorded a substantial increase of more than 70%, reaching 14,625 units (2024: 8,274 units), mostly concentrated in Selangor and WP Kuala Lumpur.

Chart 15

Residential Unsold Completed Units 2021 - 2025

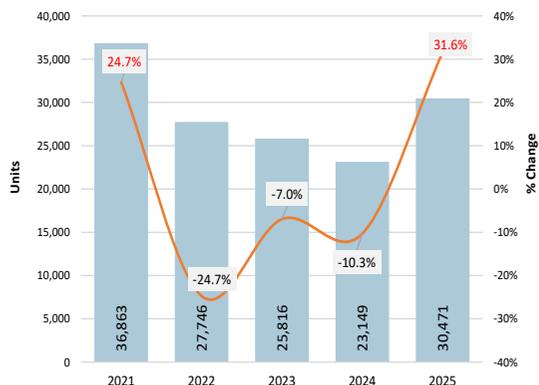


Chart 16

Residential Unsold Units 2021 - 2025

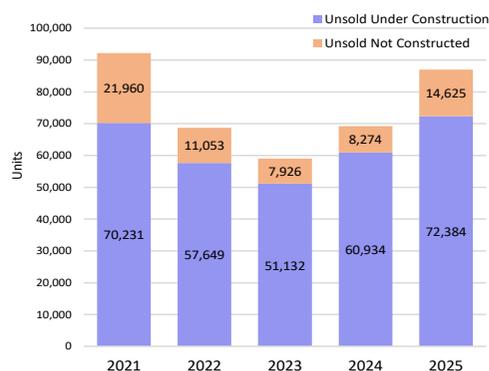
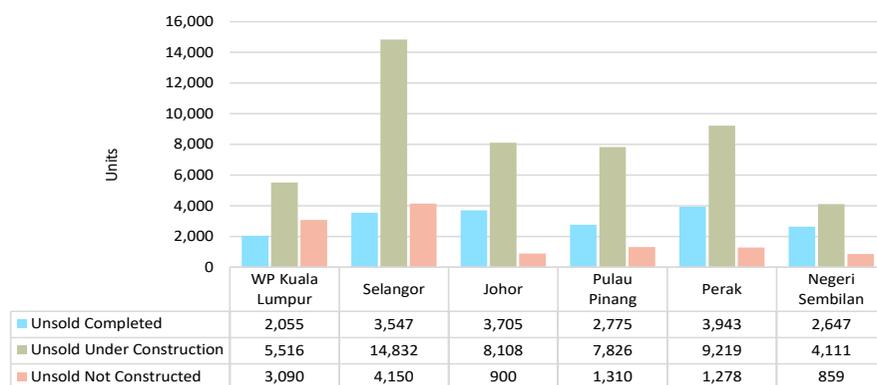


Chart 17

Residential Market Status by Selected States 2025



Aktiviti Pembinaan

Prestasi bagi segmen pembinaan menunjukkan tanda-tanda sederhana, mencerminkan persekitaran pembangunan yang lebih berhati-hati. Rumah siap dibina terus mencatatkan pertumbuhan, berkembang sebanyak 21.6% kepada 99,877 unit, berbanding 82,135 unit yang dicatatkan pada tahun 2024.

Prestasi mengikut negeri menyaksikan Selangor kekal sebagai penyumbang tertinggi, menguasai 22.7% (22,691 unit), diikuti Johor dengan 10.3% (10,261 unit) dan WP Kuala Lumpur sebanyak 10% (9,958 unit). Mengikut jenis harta tanah, tumpuan penawaran bertukar kepada unit kondominium/ pangsapuri, mencakupi 33% (32,911 unit) daripada jumlah keseluruhan negara, diikuti dengan rumah teres dua hingga tiga tingkat, yang menyumbang 28.4% lagi (28,373 unit).

Construction Activity

The performance of the construction segment showed signs of moderation, reflecting a more cautious development environment. Housing completions continued to register growth, expanding by 21.6% to 99,877 units, compared to 82,135 units recorded in 2024.

Performance by state saw Selangor remained as the highest contributor, dominating 22.7% (22,691 units), followed by Johor with 10.3% (10,261 units) and WP Kuala Lumpur at 10% (9,958 units). By property type, focus of supply changed to condominium/ apartment units, accounting for 33% (32,911 units) of the national total, followed closely by two to three storey terraced houses, which contributed another 28.4% (28,373 units).

Sebaliknya, unit mula dibina dan penawaran baharu dirancang mengalami penurunan ketara masing-masing sebanyak 22.7% (82,097 unit) dan 25% (75,370 unit). Sehingga akhir tahun, unit kediaman sedia ada merekodkan lebih 6.5 juta, manakala penawaran akan datang melebihi 0.3 juta dan penawaran yang dirancang merekodkan hampir 0.25 juta.

Contrarily, starts and new planned supply units experienced sharp decreases of 22.7% (82,097 units) and 25% (75,370 units), respectively. As of year-end, the existing residential units recorded more than 6.5 million, while the incoming supply exceeded 0.3 million and the planned supply recorded nearly 0.25 million.



Pergerakan Harga

Indeks Harga Rumah Malaysia (IHRM) berada pada 233.1 mata dengan harga rumah purata RM502,922 seunit pada 2025^p, mencerminkan pertumbuhan tahunan sederhana 2.6%. Semua negeri mengalami pertumbuhan tahunan positif antara 0.8% hingga 6.9%, menggambarkan kestabilan harga rumah.

Dari segi harga purata mengikut negeri, WP Kuala Lumpur, Selangor, Sabah dan Sarawak merekodkan harga rumah melebihi purata harga nasional. WP Kuala Lumpur kekal dengan purata harga tertinggi, melebihi RM810,000 seunit, diikuti Selangor RM567,505 seunit. Melaka dan Perlis terus mencatatkan purata harga rumah terendah, kurang RM260,000 seunit. Semua jenis rumah menunjukkan momentum positif, dengan rumah teres mendahului pertumbuhan sebanyak 3.3%, diikuti rumah berkembar (2.8%), rumah sesebuah (2.4%) dan unit bertingkat tinggi (0.6%).

Price Movements

The Malaysian House Price Index (MHPI) stood at 233.1 points with the average house price at RM502,922 per unit in 2025^p, reflecting moderate annual growth of 2.6%. All states experienced positive annual growth between 0.8% and 6.9%, indicating house price stability.

In terms of average price by states, WP Kuala Lumpur, Selangor, Sabah, and Sarawak recorded house price above the national average price. WP Kuala Lumpur remained the highest average price, exceeding RM810,000 per unit, followed by Selangor at RM567,505 per unit. Melaka and Perlis continued to have the lowest average house prices, staying below at RM260,000 per unit. All house types indicated positive momentum, with terraced houses leading the growth by 3.3%, followed by semi-detached houses (2.8%), detached houses (2.4%), and high-rises units (0.6%).

Chart 19

MHPI: Index Point and Annual Percentage Change 2018 - 2025^P

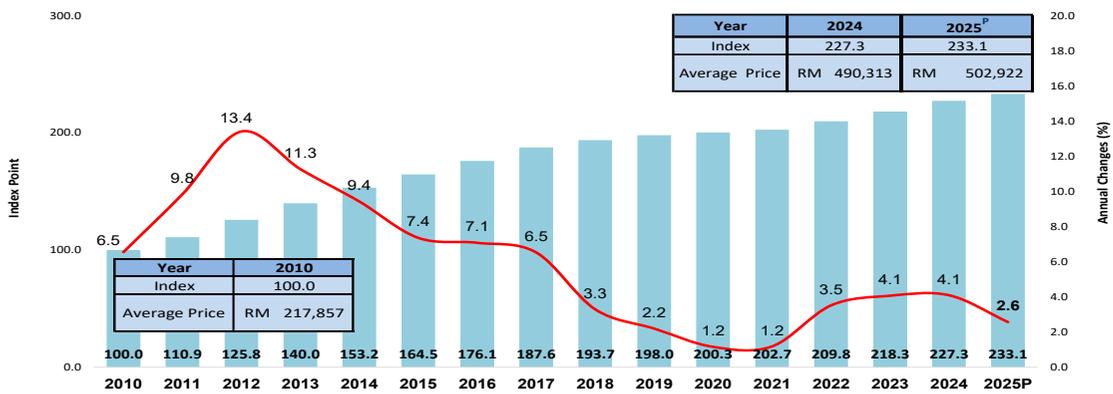


Chart 20

MHPI: Index Point and Annual Change by Type 2010 – 2025^P

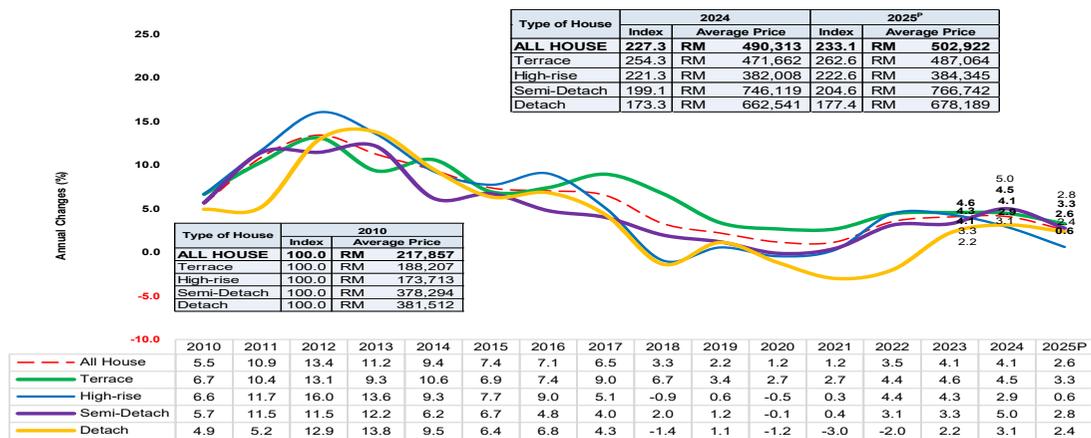
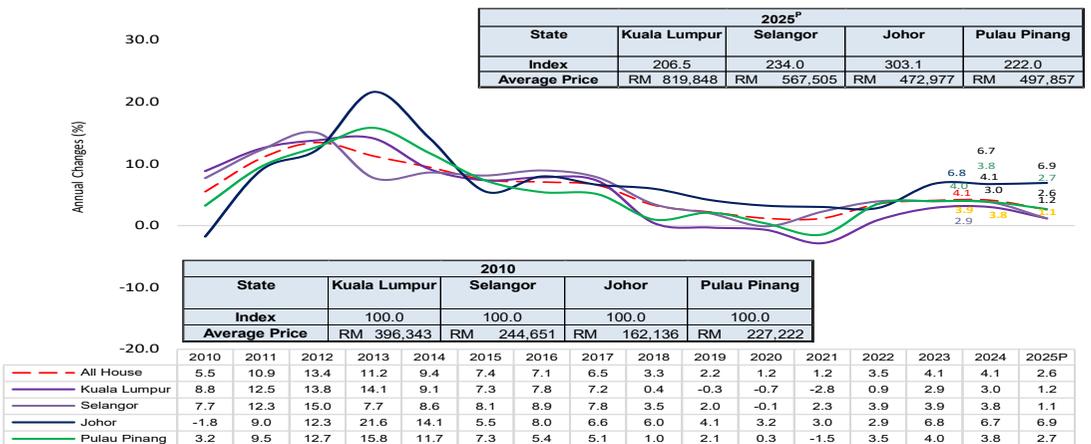


Chart 21

MHPI: Index Point and Annual Change in Major States 2010 – 2025^P



Sewa

Pasaran sewa kediaman kekal teguh dengan kadar pulangan kasar yang mampan terutamanya di negeri utama. Di WP Kuala Lumpur, trend peningkatan sewa direkodkan di beberapa kawasan yang mempunyai permintaan sewa yang tinggi, terutamanya lokasi bersebelahan dengan stesen LRT dan MRT, mempunyai pemandangan KLCC dan jaringan jalan yang cekap. Sementara itu, teres dua tingkat di Damansara Heights dan Desa Park City (Casaman) memperoleh sewa tertinggi, melebihi RM8,000 sebulan. Begitu juga, unit kondominium di U Thant Residence, Seni Mont Kiara dan Sunway Vivaldi mencapai sewa bulanan melebihi RM11,000.

Pasaran sewa Selangor secara umumnya stabil, dengan beberapa pertumbuhan sewa sederhana bagi rumah teres dua tingkat dan unit pangsapuri, khususnya di daerah Petaling, Gombak, Hulu Selangor dan Hulu Langat. Rumah teres dua tingkat di Valencia, Sungai Buloh mencapai kadar sewa bulanan premium melebihi RM8,000 sebulan. Sementara itu, sewaan di Mutiara Damansara mencatat sewa bulanan antara RM2,300 hingga RM3,000 dan Setia Eco Glade, Cyberjaya mencatatkan RM3,200 hingga RM3,900 sebulan. Pasaran sewa untuk unit kondominium juga stabil, dengan sewa bulanan lebih tinggi antara RM2,500 hingga RM3,500 direkodkan di Kondominium La Costa, Saujana Villa Resort, Subang Park Home dan One Jelatek.

Di Johor, pasaran sewa juga kekal stabil, dengan sedikit peningkatan diperhatikan di Daerah Johor Bahru bagi unit teres, pangsapuri dan kondominium. Kadar sewa rumah teres satu tingkat meningkat sebanyak 4% kepada 10%, merekodkan kadar sewa kurang RM2,000. Sementara itu, unit kondominium di Iskandar Residence di Medini, mencatat kadar sewaan setinggi RM2,800 sebulan.

Di Wilayah Utara, pasaran sewa Pulau Pinang secara keseluruhannya stabil, dengan pergerakan bercampur diperhatikan bagi rumah teres dan unit bertingkat tinggi di kebanyakan daerah. Unit kondominium di daerah Timur Laut dan Barat Daya menyaksikan kenaikan sewa sebanyak 2.4% hingga 8.0%, dengan The Cove mencatatkan kadar tertinggi antara RM6,000 dan RM8,500 sebulan.

Rental

The residential rental market remained robust with sustained gross yield rates, particularly in major states. In WP Kuala Lumpur, upward rental trends were observed in several high rental demand areas, particularly those adjacent to LRT and MRT stations, KLCC views, and efficient connectivity. Meanwhile, double-story terraces in Damansara Heights and Desa Park City (Casaman) commanded higher rentals, exceeding RM8,000 per month. Similarly, condominium units in U Thant Residence, Seni Mont Kiara and Sunway Vivaldi achieved monthly rentals of over RM11,000.

Selangor's rental market is generally stable, with several modest rental growths for double storey terraced houses and apartment units, particularly in districts of Petaling, Gombak, Hulu Selangor, and Hulu Langat. Double-story terrace houses in Valencia, Sungai Buloh, achieved premium monthly rentals exceeding RM8,000 per month. Meanwhile, Mutiara Damansara recorded monthly rentals ranging between RM2,300 and RM3,000, while Setia Eco Glade, Cyberjaya, recorded RM3,200 to RM3,900 per month. The rental market for condominium units is also stable, with higher monthly rentals between RM2,500 and RM3,500 recorded in La Costa Condominium, Saujana Villa Resort, Subang Park Home and One Jelatek.

In Johor, the rental market also remained stable, with slight increases observed in Johor Bahru District for terraced houses, apartments, and condominiums. Rental rates for single storey terraced houses in Johor Bahru increased by 4% to 10%, recording monthly rental rates below RM2,000. Meanwhile, condominium units at Iskandar Residence in Medini recorded a rental rate as high as RM2,800 per month.

In the Northern Region, all states showed a stable rental market with some upward rental growth observed for terraced houses and high-rise units in several districts. Condominium units in Timur Laut and Barat Daya districts saw rental increases of 2.4% to 8.0%, with The Cove registering the highest rates between RM6,000 and RM8,500 per month.

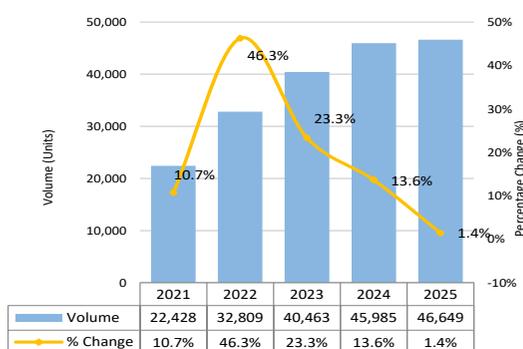
2.2 HARTA TANAH KOMERSIAL

Transaksi

Prestasi subsektor komersial kekal kukuh pada tahun 2025. Sebanyak 46,649 transaksi bernilai RM58.70 bilion telah direkodkan, berkembang sebanyak 1.4% dari segi bilangan dan 1.1% dalam nilai, berbanding tahun 2024 (45,985 transaksi bernilai RM58.06 bilion). Pertumbuhan aktiviti pasaran didorong oleh transaksi kedai empat tingkat, unit SOHO dan pangsapuri servis yang lebih tinggi, terutamanya di negeri-negeri utama.

Chart 22

Commercial Transactions Volume Trend 2021 – 2025



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

Transaksi

Bilangan transaksi kedai merekodkan penurunan sedikit 1.1% dalam tahun 2025, manakala nilai jumlah nilai transaksi pula meningkat 3.1%. Sebanyak 19,551 transaksi direkodkan bernilai RM19.85 bilion (2024: 19,771 transaksi bernilai RM19.26 bilion). Aktiviti transaksi kedai mendominasi transaksi harta tanah komersial, menunjukkan 41.9% daripada bilangan transaksi dan 33.8% daripada jumlah nilai harta tanah komersial.

Pasaran kedai di Johor terus menunjukkan berdaya tahan dan kekal mendahului pasaran kedai, mencakupi 21.6% (4,219 transaksi) daripada jumlah keseluruhan. Selangor mengikut rapat sebanyak 19.8% (3,863 transaksi). Dari segi nilai, Selangor mendahului senarai dengan 29.7% (RM5.89 bilion), manakala Johor di kedudukan kedua dengan 23.5% (RM4.67 bilion) daripada jumlah nilai.

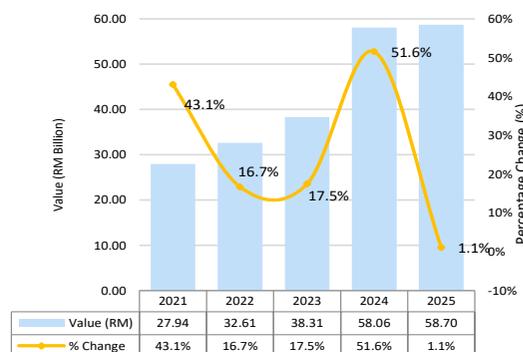
2.2 COMMERCIAL PROPERTY

Transaction

The performance of commercial sub-sectors remained strong in 2025. A total of 46,649 transactions worth RM58.70 billion were recorded, expanded by 1.4% in volume and 1.1% in value, compared to 2024 (45,985 transactions worth RM58.06 billion). Growth in market activities was driven by higher transactions of four storey shops, SOHO and serviced apartments, particularly in major states.

Chart 23

Commercial Transactions Value Trend 2021 – 2025



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

Transaction

The total shop transaction volume recorded a slight decline of 1.1% in 2025, while the total transaction value increased by 3.1%. A total of 19,551 transactions were recorded worth RM19.85 billion (2024: 19,771 transactions worth RM19.26 billion). Shop transactions activity dominated the commercial property transactions, indicating 41.9% of transaction volume and 33.8% of the total value commercial property.

The Johor shop market continues to show resilience and remains to lead the shop transactions, accounting for 21.6% (4,219 transactions) of the total volume. Selangor, followed closely by 19.8% (3,863 transactions). In terms of value, Selangor remains topped the list with 29.7% (RM5.89 billion), while Johor secured second place with 23.5% (RM4.67 billion) of the total value.

Aktiviti transaksi kekal tertumpu kepada kedai teres dua hingga dua setengah tingkat dan terus menjadi penyumbang terbesar, mencakupi lebih 50% (10,473 transaksi) daripada jumlah transaksi kedai. Sementara itu, kedai tiga hingga tiga setengah tingkat mengikut kedudukan kedua, mencakupi 27.5% (5,379 transaksi).

Transactions activity remained concentrated by, two to two and a half storey terraced shops and continued as the largest contributor, accounting for more than 50% (10,473 transactions) of total shop transactions. Meanwhile, three to three and a half storey shop followed in second place, making up 27.5% (5,379 transactions).

Chart 24

Shop Transactions Volume 2021 – 2025

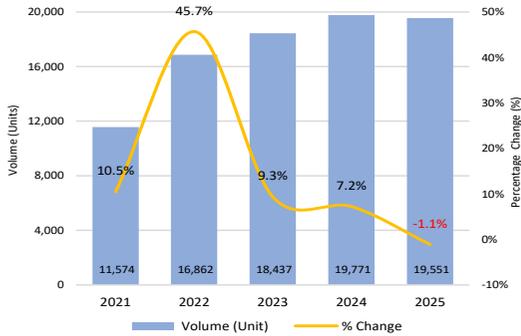
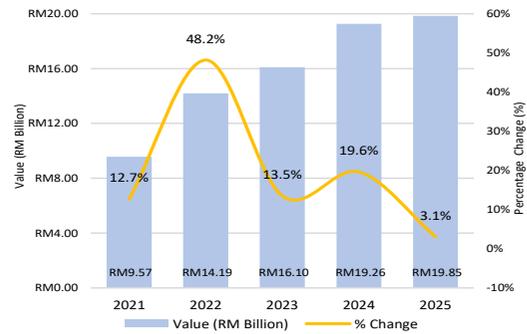


Chart 25

Shop Transactions Value 2021 – 2025



Status Pasaran

Bilangan kedai siap dibina tidak terjual mencatatkan peningkatan sebanyak 12.4% dari segi bilangan dan 9% dari segi nilai berbanding tahun 2024. Dalam tempoh kajian, sejumlah 6,492 unit bernilai RM5.46 bilion telah direkodkan. Unit siap dibina tidak terjual tertumpu terutamanya di Johor, Sabah dan Sarawak, dengan Johor menyumbang bahagian terbesar sebanyak 17.7% daripada bilangan keseluruhan dan 19.6% daripada jumlah nilai. Walau bagaimanapun, keadaan di Johor menunjukkan peningkatan, apabila bilangan unit kedai siap dibina tidak terjual menurun secara beransur-ansur dari tahun ke tahun sejak tahun 2023. Dalam perkembangan yang sama, unit dalam pembinaan belum terjual dan belum dibina belum terjual menunjukkan peningkatan ketara masing-masing sebanyak 50.9% dan 18.1%.

Market Status

The total shop unsold completed recorded a increases of 12.4% in volume and 9% in value compared with 2024. During the review period, a total of 6,492 units worth RM5.46 billion were recorded. Unsold completed units were primarily concentrated in Johor, Sabah, and Sarawak, with Johor accounting for the largest share at 17.7% of total volume and 19.6% of total value. Nevertheless, the situation in Johor showed improvement, as the number of unsold completed shop units has been gradually declining year on year since 2023. On similar note, the unsold under construction and not constructed units increased significantly by 50.9% and 18.1%, respectively.

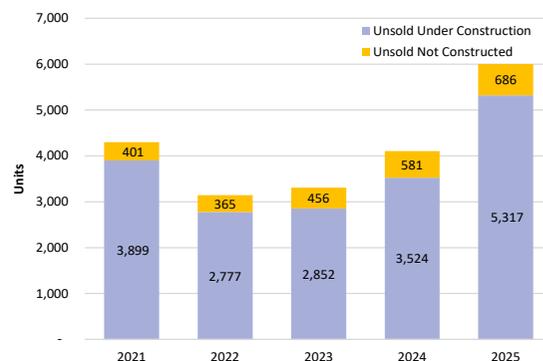
Chart 26

Shop Unsold Completed Units 2021 – 2025



Chart 27

Shop Unsold Units 2021 – 2025



Aktiviti Pembinaan

Dari segi penawaran, aktiviti pembinaan kekal berdaya tahan. Unit siap dibina mencatatkan peningkatan ketara sebanyak 73.6%, manakala unit mula dibina berkembang sebanyak 4.4% berbanding 2024. Sebaliknya, penawaran baharu dirancang menunjukkan penurunan sedikit 1.5% berbanding tempoh yang sama tahun lalu. Sehingga akhir tahun, kedai sedia ada melebihi 550,000 unit, dengan hampir 21,000 unit dalam penawaran akan datang dan hampir 15,000 unit dalam penawaran yang dirancang.

Construction Activity

On the supply front, construction activity remained resilient. Completion units recorded a significant increase of 73.6%, while starts grew by 4.4% compared to 2024. On the other hand, the new planned supply showed a slight decline of 1.5% compared to the same period last year. As of year-end, the existing shops exceed 550,000 units, with nearly 21,000 units in the incoming supply and almost 15,000 units in the planned supply.

Chart 28
Shop Construction Activity 2021 – 2025



Harga

Harga kedai sebahagian besarnya stabil, dengan beberapa kawasan mencatatkan prestasi bercampur-campur. Trend kenaikan harga ditunjukkan di kawasan komersial yang strategik dan stabil di semua negeri utama. Jenis harta tanah yang sama di WP Kuala Lumpur menunjukkan pertumbuhan harga yang kukuh, iaitu di Lucky Garden, Bandar Manjalara dan Taman Shamelin Perkasa, masing-masing mencapai peningkatan harga sebanyak 17%, 12.8% dan 14.7%. Begitu juga, harga pasaran untuk kedai dua dan tiga tingkat di Selangor, Johor dan Pulau Pinang menunjukkan peningkatan marginal di beberapa daerah. Walau bagaimanapun, beberapa skim lain juga mengalami trend penurunan harga, kebanyakannya kurang daripada 10%.

Price

The prices of shops are largely stable, with some areas recording mixed performances. Upward price trends showed in strategic and well-established commercial areas across major states. Prices of double storey in WP Kuala Lumpur showed strong price growth, namely in Lucky Garden, Bandar Manjalara, and Taman Shamelin Perkasa, fetching price increases of 17%, 12.8%, and 14.7%, respectively. Similarly, market prices for double and three storey shops in Selangor, Johor, and Pulau Pinang showed a marginal increase across several districts. However, several other schemes also experienced a downward price trend, mostly less than 10%.

Sewa

Sewaan bagi kedai tingkat bawah pada umumnya stabil, dengan beberapa kenaikan pergerakan sewa direkodkan di pusat bandar terpilih. WP Kuala Lumpur terus mencatatkan kadar sewa tertinggi dalam negara, dengan sewa bulanan mencecah sehingga RM30,000 di Changkat Bukit Bintang. Kawasan-kawasan penting lain, seperti Jalan Tuanku Abdul Rahman, mengalami kadar sewa bulanan antara RM17,000 dan RM34,000, manakala Bangsar Baru mencatatkan kadar sewa antara RM15,000 hingga RM19,000 sebulan. Di Selangor, peningkatan sewa telah direkodkan di beberapa skim dalam daerah Petaling dan Hulu Langat. Sementara itu, Bandar Setia Alam mencapai kadar sewa yang tertinggi, antara RM7,000 dan RM8,500 sebulan.

Di Wilayah Selatan, sewa tingkat bawah kedai di Johor Bahru sebahagian besarnya kekal stabil, dengan beberapa pergerakan menaik di kawasan terpilih. Kadar sewa di Jalan Tun Abdul Razak mengalami kenaikan sewa sebanyak 7.7% dengan sewa bulanan antara RM3,000 hingga RM4,000. Jalan Wong Ah Fook mencatat kadar sewa tertinggi di Johor Bahru, antara RM7,500 hingga RM9,500 sebulan.

Begitu juga, Pulau Pinang beberapa kawasan menunjukkan pertumbuhan sewa yang sederhana. Di daerah Timur Laut, sewa bulanan di Jalan Perak meningkat 8.4%, dengan kadar sewa antara RM3,500 hingga RM4,700. Kedai tingkat bawah di Seberang Perai Tengah, Seberang Perai Utara dan Seberang Perai Selatan juga mengalami kenaikan sewa antara 2.2% hingga 15.2%.

2.2.2 Pangsapuri Khidmat

Transaksi

Pada tahun 2025, aktiviti pasaran pangsapuri khidmat kekal kukuh. Sebanyak 14,917 transaksi bernilai RM12.91 bilion direkodkan, menunjukkan peningkatan bilangan 3.7%, manakala nilai meningkat ketara sebanyak 21.9% berbanding 2024 (14,386 transaksi bernilai RM10.59 bilion). Bilangan transaksi kekal tertumpu di WP Kuala Lumpur, Selangor dan Johor, dengan WP Kuala Lumpur terus sebagai penyumbang utama, mencakupi 41.8% daripada jumlah keseluruhan negara. Antara jenis harta dalam transaksi harta tanah komersial, pangsapuri khidmat menyumbang kepada bilangan dan nilai transaksi, masing-masing sebanyak 32% dan 22%.

Rental

Rentals for ground floor shops were generally stable, with several upward movements recorded in selected urban centers. WP Kuala Lumpur continued to record the highest rental rates in the country, with monthly rentals reaching up to RM30,000 at Changkat Bukit Bintang. Other prominent areas, such as Jalan Tuanku Abdul Rahman, experienced monthly rental rates ranging between RM17,000 and RM34,000, while Bangsar Baru observed rental rates from RM15,000 to RM19,000 per month. In Selangor, upward rental increases were recorded in the Petaling and Hulu Langat districts for several schemes. Meanwhile, Bandar Setia Alam achieved highest rental rates, ranging between RM7,000 and RM8,500 per month.

In the Southern Region, rental for ground-floor shops in Johor Bahru remained largely stable, with some upward movements in selected areas. Rental rates at Jalan Tun Abdul Razak experienced a rental increase of 7.7% with monthly rentals ranging between RM3,000 and RM4,000. Jalan Wong Ah Fook recorded the highest rental rates in the district, ranging from RM7,500 to RM9,500 per month.

Similarly, Pulau Pinang showed modest rental growth across several areas. In the Timur Laut district, monthly rentals in Jalan Perak rose by 8.4%, with rates ranging from RM3,500 to RM4,700. Ground-floor shops in Seberang Perai Tengah, Seberang Perai Utara, and Seberang Perai Selatan also experienced rental increases between 2.2% and 15.2%.

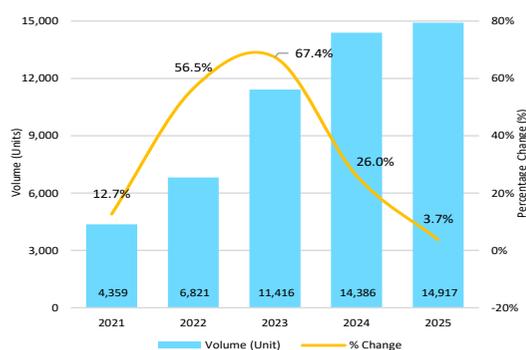
2.2.2 Serviced Apartment

Transaction

In 2025, the serviced apartments market activity remained strong. A total of 14,917 transactions worth RM12.91 billion were recorded, showing an increase of 3.7% in volume, while value increase significantly by 21.9%, compared to 2024 (14,386 transactions worth RM10.59 billion). Transaction volume remained concentrated in WP Kuala Lumpur, Selangor, and Johor, with WP Kuala Lumpur continued as the largest contributor, accounting for 41.8% of the national total. Among the property types in commercial property transactions, serviced apartments contributed for 32% and 22% of the total volume and value transactions, respectively.

Chart 29

Serviced Apartment Transactions Volume 2021 – 2025



Status Pasaran

Dalam tahun 2025, prestasi unit siap dibina tidak terjual bagi pangsapuri khidmat bertambah baik. Terdapat 18,752 unit telah direkodkan, bernilai RM15.42 bilion, menunjukkan penurunan sedikit 4.2% dari segi bilangan dan 1.7% dari segi nilai berbanding tahun 2024. Johor muncul sebagai negeri yang mempunyai bilangan unit siap dibina tidak terjual tertinggi, menyumbang lebih daripada 50% daripada jumlah keseluruhan, kebanyakannya di daerah Johor Bahru. WP Kuala Lumpur turut sama menyumbang 21.1% lagi daripada jumlah unit tidak terjual. Dalam perkembangan yang lebih baik, bilangan unit siap dibina tidak terjual di Johor Bahru terus menurun dari tahun ke tahun.

Prestasi mengikut julat harga, kebanyakan unit siap dibina tidak terjual kekal dalam lingkungan harga antara RM500,001 dan RM1 juta, menyumbang 55.8% (10,469 unit) daripada jumlah keseluruhan, diikuti dengan julat harga melebihi RM1 juta, menyumbang 24.5% (4,599 unit), manakala unit siap dibina tidak terjual di bawah RM500,000 membentuk 19.7% lagi (3,684 unit).

Sebaliknya, unit dalam pembinaan belum terjual dan unit belum dibina belum terjual menunjukkan peningkatan bilangan, masing-masing meningkat sebanyak 66.2% dan 49.3%. Selangor mengekalkan bilangan unit dalam pembinaan belum terjual tertinggi, menyumbang 36.5%, diikuti WP Kuala Lumpur yang membentuk sebanyak 19.1%.

Chart 30

Serviced Apartment Transactions Value 2021 – 2025



Market Status

In 2025, the performance of unsold completed units for serviced apartments improved. There were 18,752 units recorded, valued at RM15.42 billion, showing a slight decline of 4.2% in volume and 1.7% in value compared with 2024. Johor emerges as having the highest number of unsold completed units, contributing more than 50% of the total, mostly in the Johor Bahru district. WP Kuala Lumpur follows suit, contributing another 21.1% of the total unsold units. On a better note, the unsold completed units in Johor Bahru continued to decline year by year.

By price range, most of the unsold completed units remained in price brackets between RM500,001 and RM1 million, accounting for 55.8% (10,469 units) of the total, followed by the price range above RM1 million, contributing 24.5% (4,599 units), while unsold completed units below RM500,000 formed another 19.7% (3,684 units).

On the other hand, the unsold under construction and unsold not constructed showed increasing numbers, up by 66.2% and 49.3%, respectively. Selangor sustained the highest number of unsold under construction units, contributing 36.5% share, followed by WP Kuala Lumpur, which formed another 19.1%.

Chart 31

Serviced Apartment Unsold Completed Units 2021 – 2025

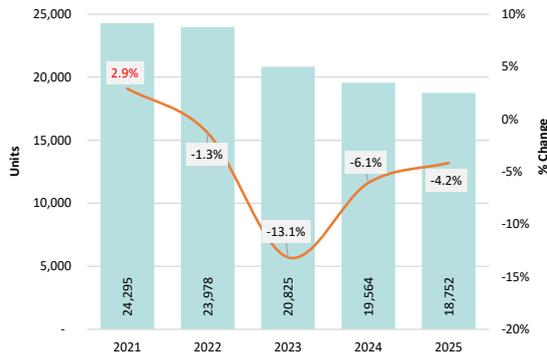
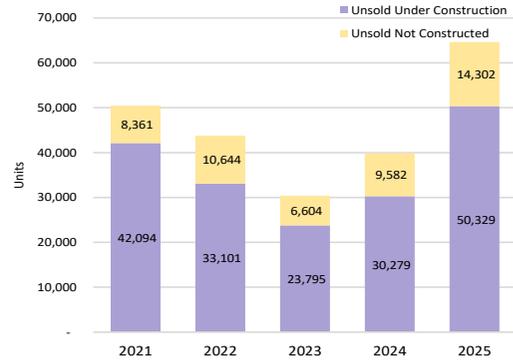


Chart 32

Serviced Apartment Unsold Units 2021 – 2025



Aktiviti Pembinaan

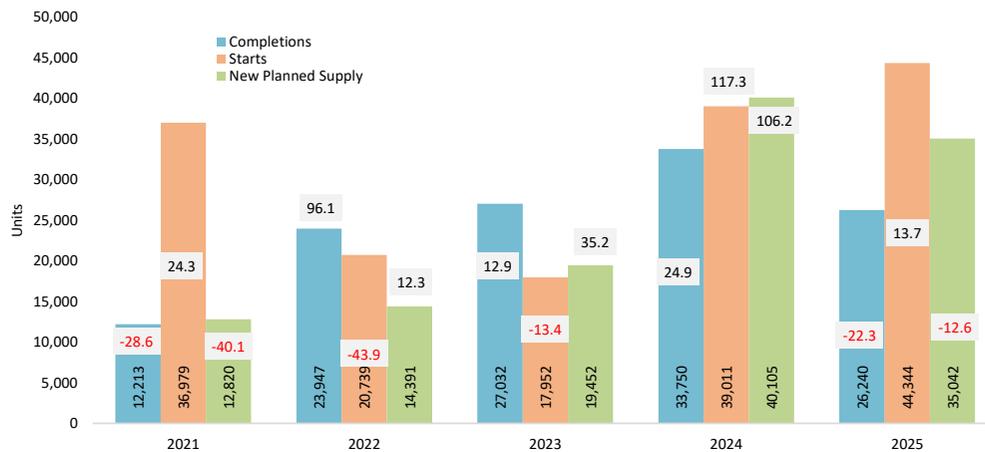
Prestasi aktiviti pembinaan menunjukkan tanda sederhana, mencerminkan persekitaran pembangunan yang lebih berhati-hati. Unit siap dibina dan penawaran baharu dirancang menurun masing-masing sebanyak 22.3% dan 12.6%. Sementara itu, unit mula dibina meningkat sebanyak 13.7%. Sehingga akhir tahun, jumlah unit pangsapuri khidmat sedia ada melebihi 470,000 unit, dengan 172,594 unit dalam penawaran akan datang dan lebih daripada 126,000 unit dalam penawaran yang dirancang.

Construction Activity

The performance of construction activity showed signs of moderation, reflecting a more cautious development environment. Completion and new planned supply units declined by 22.3% and 12.6%, respectively. Meanwhile, starts rose by 13.7%. As of year-end, the total of existing serviced apartment units exceeded 470,000 units, with 172,594 units in the incoming supply and more than 126,000 units in the planned supply.

Chart 33

Serviced Apartment Construction Activity 2021 – 2025



Harga

Pergerakan harga pangsapuri khidmat secara amnya kekal stabil, dengan turun naik terutamanya diperhatikan di lokasi tertentu. WP Kuala Lumpur terus mencatatkan harga tertinggi dalam negara, sebagaimana dicerminkan daripada transaksi utama di lokasi terpilih, termasuk Four Seasons Place, yang menrekodkan harga antara RM10 juta hingga RM14.5 juta, dan The St. Regis Kuala Lumpur menunjukkan transaksi mencecah sehingga RM8.76 juta. Sementara itu, trend harga di Selangor sebahagian besarnya stabil, dengan beberapa daerah mencatatkan peningkatan marginal, kebanyakannya di bawah 10%, dan harga kebanyakannya dalam julat yang lebih rendah iaitu kurang RM2 juta.

Pergerakan harga juga direkodkan di Johor. R & F Tanjung Puteri (Fasa 1 dan 2) mencatatkan kenaikan harga dua digit sebanyak 11.5% dan dipindah milik antara RM1.22 dan RM1.36 juta. Sementara itu, harga pangsapuri khidmat di Pulau Pinang secara amnya stabil. Pertumbuhan harga yang ketara sebanyak 10.1% direkodkan di The Tamarind, yang dipindah milik antara RM735,000 hingga RM1,000,000. Walau bagaimanapun, penurunan harga juga diperhatikan dalam skim terpilih di pelbagai negeri, mencerminkan trend pasaran masih tidak menentu dalam keadaan ekonomi yang mencabar.

Sewa

Pasaran sewa sebahagian besarnya stabil, dengan beberapa trend menaik disaksikan di beberapa skim, terutamanya di lokasi terkemuka dan strategik. Di WP Kuala Lumpur, beberapa skim mencatatkan peningkatan sewa melebihi 10%, iaitu Vue Residence, Setia Sky Residence, Arcoris, dan KL Gateway. Kadar sewa tertinggi direkodkan di Residensi Sentral dan Pavilion Residences, dengan sewa bulanan antara RM5,800 dan RM9,500. Walau bagaimanapun, keadaan sewa berbeza di Selangor, kebanyakan sewa stabil dengan beberapa kenaikan marginal di beberapa skim. Kadar sewa tertinggi dicatatkan di Isola Subang Jaya, dengan sewa bulanan antara RM3,500 hingga RM4,000.

Price

Price movements of serviced apartments remained generally stable, with fluctuations mainly observed in selected locations. WP Kuala Lumpur continued to command the highest prices nationwide, as reflected by premium transactions in selected locations, including Four Seasons Place, which recorded prices ranging from RM10 million to RM14.5 million, and The St. Regis Kuala Lumpur, where transactions price reached up to RM8.76 million. Meanwhile, price trends in Selangor were largely stable, with several districts registering marginal increases, mostly below 10%, and prices predominantly within the lower range of under RM2 million.

Price movements were also recorded in Johor. R & F Tanjung Puteri (Fasa 1 and 2) recorded a double-digit price increase of 11.5% and transacted between RM1.22 and RM1.36 million. Meanwhile, prices of serviced apartments in Pulau Pinang were generally stable. Notable price growth of 10.1% was recorded in The Tamarind, transacted ranging from RM735,000 to RM1,000,000. However, price declines were also observed in selected schemes across various states, reflecting that market trends remain fragmented amid challenging economic conditions.

Rental

The rental market was largely stable, with some upward trend witnessed in a few schemes, particularly in prominent and strategic locations. In WP Kuala Lumpur, several schemes fetching a rental increase exceeded 10% namely Vue Residence, Setia Sky Residence, Arcoris and KL Gateway. The highest rental rates observed at Residensi Sentral and Pavilion Residences with monthly rental between RM5,800 and RM9,500. Nevertheless, the rental situation differs in Selangor, which mostly stable with a few marginal increments in several schemes. The highest rental rates recorded in Isola Subang Jaya with monthly rental ranging from RM3,500 to RM4,000.

Di Johor Bahru, skim-skim yang terletak berhampiran pusat bandar dengan kebolehsampaian yang baik menikmati kenaikan harga sewa melebihi 10%, seperti Setia Sky 88 dan Meridin Bayvue. Kadar sewa tertinggi direkodkan di The Astaka @ 1 Bukit Senyum, antara RM4,500 hingga RM7,000 sebulan. Sementara itu, di Pulau Pinang, beberapa skim mengalami pertumbuhan sewa melebihi 7%, iaitu Art Sin Timur Laut, M Vista di Barat Daya, Pangsapuri Perkhidmatan Palma dan Pangsapuri Perkhidmatan Suasana, di Seberang Perai Selatan.

In Johor Bahru, those schemes located near urban centers and with good accessibility enjoy rental appreciation, exceeding 10%, such as Setia Sky 88 and Meridin Bayvue. The highest rental rates were observed at The Astaka @ 1 Bukit Senyum ranging rental rate between RM4,500 and RM7,000 per month. Meanwhile, in Pulau Pinang several schemes experienced a rental growth of more than 7%, namely Art Sin Timur Laut, M Vista in Barat Daya, Pangsapuri Perkhidmatan Palma and Pangsapuri Perkhidmatan Suasana in Seberang Perai Selatan.

2.2.3 Kompleks Perniagaan

Transaksi

Tahun kajian merekodkan beberapa transaksi kompleks perniagaan dengan nilai terkumpul RM3.48 bilion; kebanyakan transaksi adalah di Selangor, WP Kuala Lumpur, Johor, Pahang, Perak dan hanya satu di Sabah. Antara transaksi utama adalah seperti yang disenaraikan di bawah:

2.2.3 Shopping Complex

Transaction

The reviewed year recorded several shopping complex transactions with an accumulative worth of RM3.48 billion; mostly of the transactions were in Selangor, WP Kuala Lumpur, Johor, Pahang, Perak and only one in Sabah. Among the major transaction are as listed below:

Table 2

Summary of Major Sales 2025

No	State	Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Plaza 63	Jalan 3/108C, Taman Sungai Besi	2024	33,999,999
2	Selangor	AEON Mall Bukit Tinggi	Persiaran Batu Nilam, Bandar Bukit Tinggi, Klang	2025	680,000,000
3	Selangor	Paradigm Mall	Jalan SS 7/26a, SS7, Petaling Jaya	2025	600,000,000
4	Selangor	Kompleks PKNS	Persiaran Tasik, Seksyen 14, Shah Alam	2025	185,000,000
5	Selangor	SACC Mall	Jalan Perbandaran, Seksyen 14, Shah Alam	2025	133,000,000
6	Selangor	Jaya Shopping Centre	Jalan 14/17, Seksyen 14 Petaling Jaya	2025	100,000,000
7	Selangor	Kipmall Desa Coalfields	Jalan DC 4/5, Desa Coalfields, Sungai Buloh	2025	62,000,000
8	Selangor	Plaza Pelangi Astana	PJU 6, Persiaran Surian, Petaling Jaya	2025	25,850,000
9.	Johor	Paradigm Mall	Taman Bukit Mewah, Johor Bahru	2025	1,157,000,000
10.	Johor	Perling Mall	Jalan Persisiran Perling, Taman Perling, Johor Bahru	2025	54,184,000
11.	Perak	AEON Mall Taiping	Jalan Kamunting, Taiping	2025	147,000,000
12.	Perak	AEON Seri Manjung	Jalan Manjung Point 3, Seri Manjung	2025	138,000,000
13.	Perak	Pasaraya TF Value Mart	Pusat Perniagaan, Manjung Point Seksyen 1, Seri Manjung	2025	35,392,000
14.	Pahang	Lotus's Indera Mahkota	Lorong IM 8/3, Bandar Indera Mahkota	2025	39,000,000
15.	Pahang	Pasaraya TF	Jalan Sentral Triang 8, Sentral Triang	2025	13,750,000
16.	Pahang	Econsave Jengka	Jalan BDJS2, Bandar Tun Razak	2025	16,000,000
17.	Sabah	Bataras Hypermarket Tamparuli	Tamparuli	2025	6,100,000

Penghunan dan Ketersediaan Ruang

Prestasi kadar penghunan bagi kompleks perniagaan bertambah kukuh, terus meningkat kepada 78.9%, mencerminkan daya tahan pasaran. Sejumlah 17.41 juta m.p. ruang niaga sedia ada direkodkan daripada 996 kompleks perniagaan, didominasi oleh Selangor, WP Kuala Lumpur, dan Johor. Enam negeri mencapai kadar penghunan melebihi 80%, manakala Perlis mencatat kadar penghunan terendah dalam negara, kurang 50%.

Sejajar dengan itu, ketersediaan ruang berkurang kepada 3.68 juta m.p. daripada 787 bangunan di seluruh negara. Kadar ketersediaan menurun serentak kepada 21.1%. Berdasarkan ketersediaan ruang, Selangor mencatatkan bilangan tertinggi dalam negara, mendominasi 21% (0.77 juta m.p.) daripada jumlah keseluruhan negara, diikuti Johor dengan 17.1% (0.63 juta m.p.) dan Pulau Pinang dengan 15.5% (0.57 juta m.p.).

Occupancy and Space Availability

The performance of occupancy rate for the shopping complex strengthened, continued to rise by 78.9%, reflecting market resilience. A total of 17.41 million s.m. of existing retail space was recorded from 996 shopping complexes, dominated by Selangor, WP Kuala Lumpur, and Johor. Six states achieved occupancy rates exceeding 80%, while Perlis recorded the lowest occupancy rates in the country, below 50%.

Correspondingly, the available space is reduced to 3.68 million s.m. from the 787 buildings throughout the country. The availability rate decreased in tandem to 21.1%. Based on the availability of space, Selangor recorded the highest number in the country, dominating 21% (0.77 million s.m.) of the national total, followed by Johor with 17.1% (0.63 million s.m.) and Pulau Pinang with another 15.5% (0.57 million s.m.).

Chart 34

Supply and Occupancy Rate of Shopping Complex 2021 – 2025



Chart 35

Supply and Occupancy of Shopping Complex by State 2025

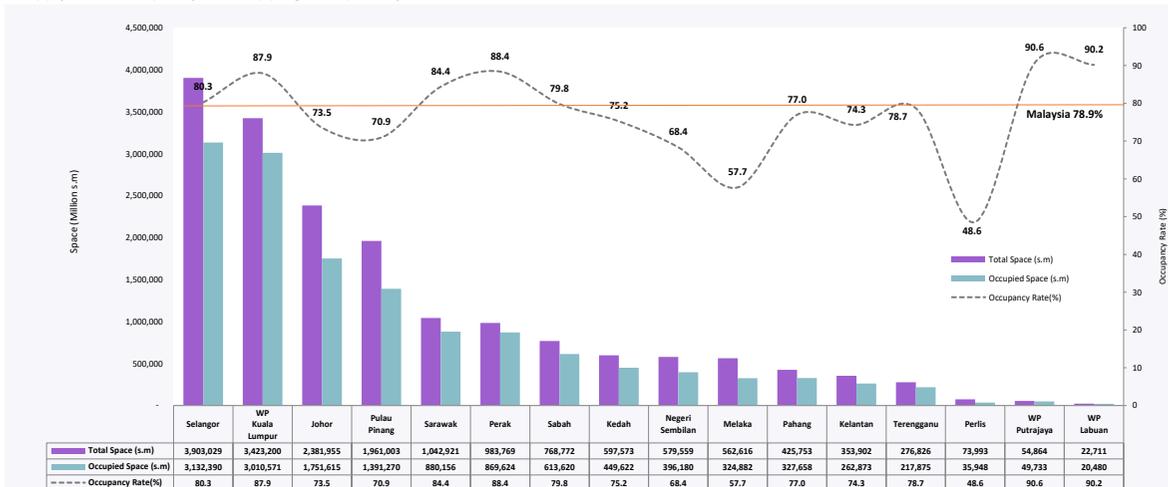
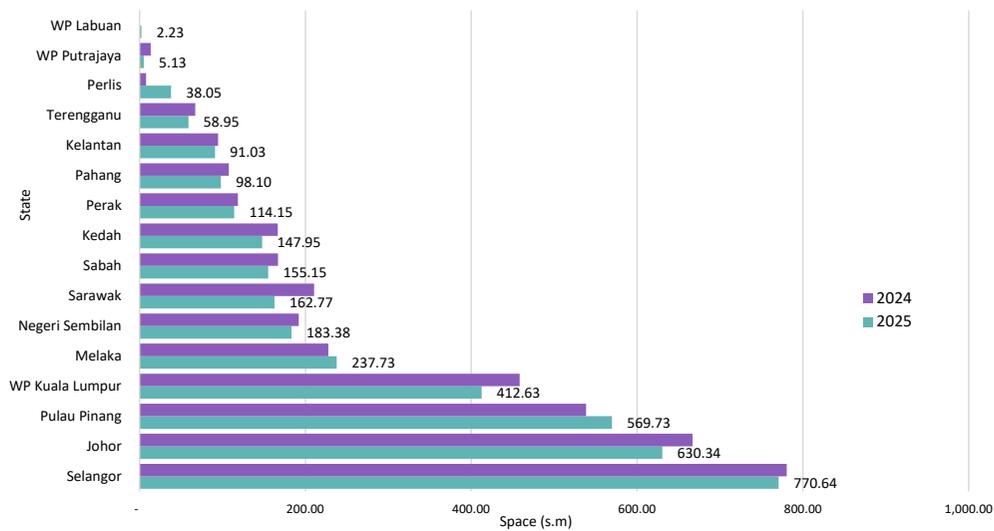


Chart 36

Supply and Availability of Shopping Complexes by State 2025



Aktiviti Pembinaan

Dalam tahun 2025, sebanyak 12 kompleks perniagaan baharu siap dibina, menambah lebih 314,000 m.p. ruang niaga ke dalam pasaran. Pembangunan yang siap dibina termasuk pusat membeli-belah, pasar raya besar dan arked. Sehingga akhir tahun, jumlah ruang niaga sedia ada berjumlah 17.41 juta m.p. di seluruh 996 kompleks perniagaan. Selain itu, 28 lagi kompleks dengan lebih 590,000 m.p. ruang niaga dalam penawaran akan datang, manakala 15 lagi kompleks, melebihi 410,000 m.p., berada dalam penawaran yang dirancang.

Kompleks perniagaan berikut siap dibina pada tahun 2025:

Construction Activity

In 2025, there were 12 new shopping complexes completed, adding more than 314,000 s.m. of retail space to the market. The completed developments included shopping centers, hypermarkets, and arcades. By year-end, the total existing retail space amounted to 17.41 million s.m. across 996 shopping complexes. Additionally, 28 more complexes with over 590,000 s.m. of retail space were in the incoming supply, while another 15 complexes, exceeding 410,000 s.m., were in the planned supply.

The following shopping complexes were completed in 2025:

Table 3

Summary of Completions 2025

No	State	Name of Building	Location	Nett Lettable Area (s.m.)
1	WP Kuala Lumpur	KLGCC Mall	Jalan Bukit Kiara 1, Bukit Kiara	21,368
2	Selangor	Hextar World at Empire City	Empire City, Jalan Damansara	125,419
3	Selangor	Sunway Square Mall	Jalan Lagoon Selatan, Bandar Sunway	29,357
4	Selangor	Sunsuria Forum Mall	Persiaran Setia Alam, Shah Alam	14,121
5	Selangor	Majestic Labs	Eco Majestic, Semenyih	10,520
6	Pulau Pinang	The Waterfront Shoppes	Jalan Pantai Sinaran, Gelugor	61,873
7	Pulau Pinang	Klippa Shopping Centre	Persiaran Cassia Barat 8, Bandar Cassia	7,108
8	Perak	Econsave Hutan Melintang	Lorong Lagenda 8, Section Medaniaga Lagenda	6,789

Table 3

Summary of Completions 2025

No	State	Name of Building	Location	Nett Lettable Area (s.m.)
9	Perak	Econsave Kuala Kangsar	Persiaran Penyayang, Taman Indah, Jalan Taiping – Kuala Kangsar	5,234
10	Perak	Bazar II @ Botani Village	Pusat Komersial Botani Village, Ipoh	3,549
11	Pahang	TF Value_Mart Jengka	Persiaran Miracle Sentral 1, Miracle Sentral, Bandar Tun Razak, Jengka	6,276
12	Perlis	Kangar Jaya Mall	Kangar Jaya, Jalan Kangar – Alor Setar	22,544
Total		12 complexes		314,158

Sewa

Pasaran sewa ruang niaga adalah kekal stabil. Walau bagaimanapun, pergerakan sewa yang positif berlaku di Lembah Klang, menunjukkan bahawa pasaran sewa kekal kukuh bagi kompleks perniagaan terpilih. Di WP Kuala Lumpur, peningkatan sewa yang ketara melebihi 11% telah direkodkan di beberapa pusat beli-belah terkemuka seperti Suria KLCC, The Linc KL, Avenue K dan KL East Mall. Pasaran sewa di Selangor sebahagian besarnya stabil dengan sedikit peningkatan sebanyak 2.5% hingga 9.8% direkodkan di kompleks terpilih, termasuk Citta Mall dan Starling Mall.

Selari dengan pasaran sewa keseluruhan, keadaan sewa di Johor dan Pulau Pinang sebahagian besarnya kekal stabil. Walau bagaimanapun, peningkatan sewa diperhatikan di kompleks terpilih, didorong oleh pembaharuan sewa dan lokasi strategik. Di Johor Bahru, kadar sewa yang lebih tinggi direkodkan di Larkin Sentral dan The Mall, Mid Valley Southkey. Sementara itu, Pulau Pinang juga mencatatkan peningkatan sewa lebih daripada 10% di beberapa tingkat di Lotus's Bagan Ajam dan Mydin Bertam.

2.2.4 Pejabat Binaan Khas

Transaksi

Pada tahun 2025, aktiviti pasaran merekodkan beberapa transaksi bangunan pejabat dengan nilai terkumpul melebihi RM2.08 bilion. Antara transaksi utama adalah seperti yang disenaraikan di bawah:

Rental

Rentals market of retail space remained stable. Nevertheless, positive rental movements observed in Klang Valley, indicating that rental market remains firm in selected complexes. In WP Kuala Lumpur, notable rental appreciation exceeding 11% was recorded at several prominent mall such as Suria KLCC, The Linc KL, Avenue K and KL East Mall. Rental market in Selangor largely stable with a slight increase of 2.5% to 9.8% recorded in selected complexes, including Citta Mall and Starling Mall.

In line with the overall rental market, conditions in Johor and Pulau Pinang remained largely stable. Nevertheless, rental increases were observed in selected complexes, driven mainly by rental renewals and strategic locations. In Johor Bahru, higher rental rates were recorded at Larkin Sentral and The Mall, Mid Valley Southkey. Meanwhile, Pulau Pinang also registered rental appreciations of more than 10% at several levels in Lotus's Bagan Ajam and Mydin Bertam.

2.2.4 Purpose-Built Office

Transaction

In 2025, market activity recorded several office building transactions with an accumulated value exceeded RM2.08 billion. Among the major transaction are as listed below:

Table 4

Summary of Major Sales 2025

No	State	Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Menara CIMB	Jalan Stesen Sentral 2, Kuala Lumpur Sentral	2025	680,000,000
2	WP Kuala Lumpur	Wisma Technip	Jalan Tun Razak	2025	135,000,000
3	WP Kuala Lumpur	Menara Southern Bank	Jalan Medan Setia 1, Plaza Damansara	2025	91,344,233
4	WP Kuala Lumpur	Widad Business Group	Jalan Semantan, Bukit Damansara	2025	41,500,000
5	WP Kuala Lumpur	KSK Building	Jalan Yap Ah Shak, Kuala Lumpur	2025	33,000,000
6	WP Kuala Lumpur	Southbank Boutique Office - Block 6	Jalan Klang Lama	2025	29,500,000
7	WP Kuala Lumpur	Menara Affin	Jalan Raja Chulan, Kuala Lumpur	2024	100,000,000
8	WP Kuala Lumpur	SB-10 The Boulevard Signature Offices Mid Valley City	Jalan Lingkaran Syed Putra	2024	36,764,516
9	WP Kuala Lumpur	SB-09 The Boulevard Signature Offices Mid Valley City	Jalan Lingkaran Syed Putra	2024	23,235,484
10	Selangor	Basis Bay	Jalan Cyber Point 5, Cyberjaya	2024	55,613,000
11	Selangor	Menara Apex	Jalan Semenyih, Bandar Kajang	2023	55,000,000
12	Johor	Showroom & Office	Jalan Tun Razak, Johor Bahru	2025	26,000,000
13	Johor	Wisma AIA	Jalan Bukit Timbalan, Johor Bahru	2025	13,800,000
14	Johor	Bangunan Pelangi	Jalan Biru, Taman Pelangi, Johor Bahru	2024	21,500,000
15	Pulau Pinang	Wisma UMNO	Jalan Bagan Luar 2, Butterworth	2024	8,500,000
16	Melaka	Menara Pertam/ Wisma Amanah	Wisma Amanah, Jalan Batu Berendam	2024	27,260,000
17	Terengganu	Wisma Q	Jalan Engku SAR	2025	8,400,000
18	Sabah	Uni-Asia Building	Jalan Sagunting, Kota Kinabalu	2025	18,000,000
19	Sabah	Reflexologi	Jalan Pusat Pembangunan	2025	12,000,000
20	Sabah	Wisma Ting Hui	Jalan Lama Tamparuli, Pekan Tamparuli	2025	3,000,000

Kadar Penghunian dan Ketersediaan Ruang

Dalam tahun 2025, pasaran pejabat terus merekodkan prestasi yang stabil, dengan kadar penghunian kekal tidak berubah pada kadar 78.1%. Semua negeri mencatatkan kadar penghunian melebihi 80%, kecuali Selangor, WP Kuala Lumpur dan Johor.

Occupancy and Space Availability

In 2025, the office market continued to record stable performance, with occupancy rates sustained at 78.1%. All states secured a higher occupancy rate of more than 80%, except Selangor, WP Kuala Lumpur and Johor.

Dari segi bangunan pejabat milik persendirian, kadar purata penghunian kekal stabil pada 71.9%, yang diperoleh daripada 1,284 bangunan milik persendirian (18.58 juta m.p.). Terengganu memperoleh kadar penghunian tertinggi pada 92.5%, manakala Johor mencatatkan kadar penghunian terendah di negara ini iaitu hanya 55.1%. Antara negeri-negeri utama, WP Kuala Lumpur dan Johor mencatatkan kadar penghunian yang lebih rendah berbanding peringkat kebangsaan, masing-masing pada 70.9% dan 71.8%.

In terms of privately owned office buildings, the average occupancy rate remains stable at 71.9%, derived from 1,284 privately owned buildings (18.58 million s.m.). Terengganu secured the highest occupancy rate at 92.5%, while Johor registered the lowest occupancy rate in the country at just 55.1%. Among the major states, WP Kuala Lumpur and Selangor recorded lower occupancy rates than the national level at 70.9% and 71.8%, respectively.

Chart 37

Supply and Occupancy of Purpose-Built Office (Private & Government) 2021 – 2025



Chart 38

Supply and Occupancy of Purpose-Built Office (Private & Government) by State 2025

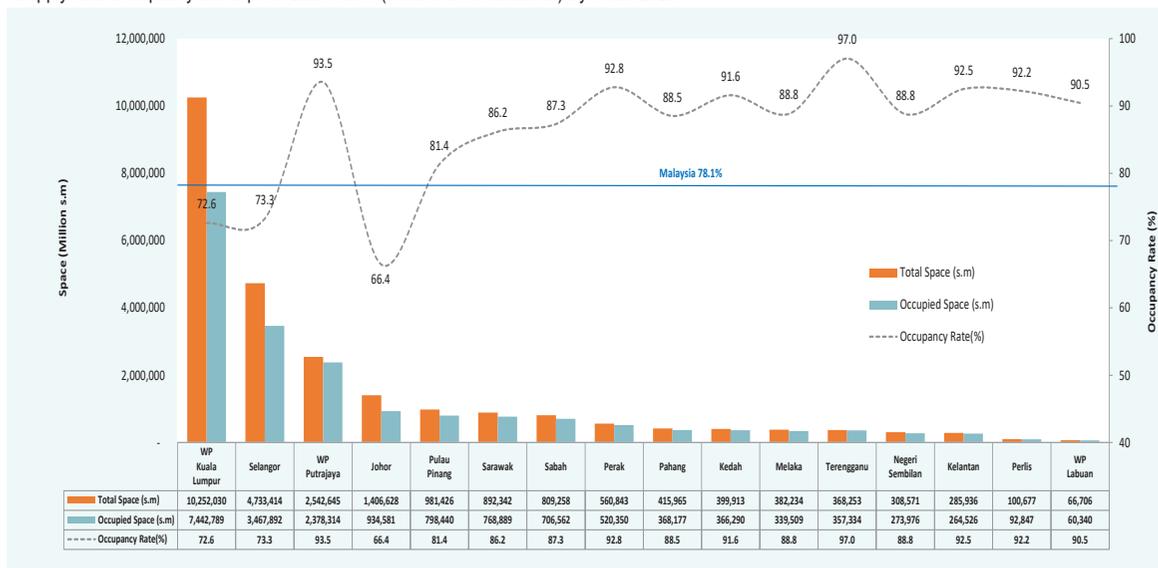
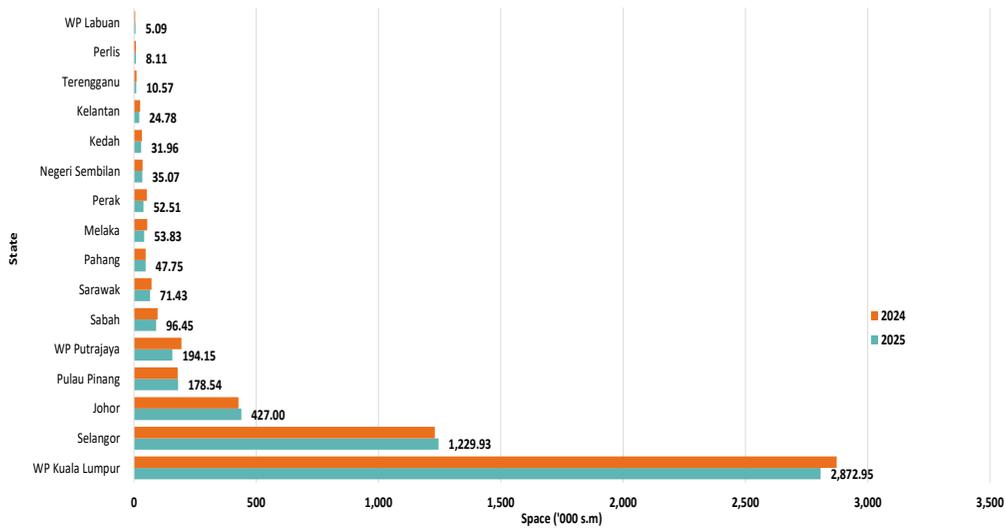


Chart 39

Supply and Availability of Private Purpose-Built Office by State 2025



Aktiviti Pembinaan

Dalam segmen pembangunan, aktiviti pembinaan menunjukkan peningkatan yang ketara, dibuktikan dengan peningkatan bilangan projek siap dibina, mula dibina dan penawaran baharu dirancang. Sepanjang tempoh kajian, terdapat 12 bangunan pejabat baharu siap dibina, menawarkan sejumlah 312,815 m.p. ruang pejabat ke dalam pasaran.

Sehingga akhir tahun, jumlah ruang pejabat sedia ada hampir 25 juta m.p. daripada 1,866 bangunan. Penawaran akan datang merekodkan hampir 1.1 juta m.p. daripada 38 bangunan, manakala penawaran yang dirancang mencatatkan lebih daripada 0.3 juta m.p. WP Kuala Lumpur kekal sebagai penyumbang tertinggi untuk ruang pejabat dalam negara, menyumbang lebih 10 juta m.p. (461 bangunan) dalam pasaran sedia ada, dengan 18 bangunan lagi dalam penawaran akan datang.

Bangunan pejabat berikut siap dibina pada tahun 2025:

Construction Activity

In the development segment, construction activity showed notable improvement, marked by higher numbers of buildings completion, constructions start, and new planned supply. During the review period, a total of 12 new office buildings were completed, offering a total of 312,815 s.m. of office space to the market.

As of year-end, the total existing office space is nearly 25 million s.m. from 1,866 buildings. The incoming supply recorded almost 1.1 million s.m. from 38 buildings, while the planned supply registered more than 0.3 million s.m. WP Kuala Lumpur remained the highest contributor for office space in the country, accounting for more than 10 million s.m. (461 buildings) in the existing market, with another 18 buildings in the incoming supply.

The following office buildings were completed in 2025:

Table 5

Summary of Completions 2025

No	State	Name of Building	Location/ Mukim/ District	Category	Nett Lettable Area (s.m.)
1	WP Kuala Lumpur	TNB Gold	Jalan Pantai Baharu	Private Building	48,330
2	WP Kuala Lumpur	Oxley Towers	Jalan Ampang	Private Building	33,000
3	WP Kuala Lumpur	The Exchange TRX Campus Office	Persiaran TRX Timur, Tun Razak Exchange	Private Building	25,529

Table 5

Summary of Completions 2025

No	State	Name of Building	Location/ Mukim/ District	Category	Nett Lettable Area (s.m.)
4	Selangor	Sunway Square Corporate Tower 2	Jalan Lagoon Selatan, Bandar Sunway	Private Building	50,074
5	Selangor	Sunway Square Corporate Tower 1	Jalan Lagoon Selatan, Bandar Sunway	Private Building	40,180
6	Selangor	Menara Sunsuria @ Sunsuria Forum	Persiaran Setia Alam	Private Building	32,906
7	Johor	Mid Valley Southkey Office Tower (South Tower)	Jalan Bakar Batu	Private Building	28,200
8	Johor	Majlis Perbandaran Kluang	Bandar New Park Kluang	Government Building	10,309
9	Perak	Oxpoint Office Tower @ Piccadilly Greentown	Jalan Ashman Shah	Private Building	4,838
10	Pulau Pinang	Ideal MSC Tower	Jalan Tun Dr Awang	Private Building	30,915
11	Pulau Pinang	Bangunan Kementerian Sumber Manusia Pulau Pinang	Pengkalan Weld	Government Building	1,545
12	Sarawak	Unifor Complex	Jalan Ong Tiang Swee, Kuching	Government Building	6,989
Total		12 buildings			312,815

Harga

Harga unit pejabat di seluruh negeri utama menunjukkan trend bercampur-campur semasa tempoh kajian. Aktiviti transaksi kekal tertumpu di negeri-negeri utama, terutamanya di WP Kuala Lumpur dan Selangor, dengan WP Kuala Lumpur menguasai harga tertinggi. Beberapa harga transaksi yang tinggi termasuk Pavilion Damansara Heights yang dipindah milik antara RM15,300 s.m.p. hingga RM16,400 s.m.p., Suasana Bukit Ceylon (RM15,300 s.m.p. hingga RM21,500 s.m.p.), dan KL Eco City (RM13,300 s.m.p. hingga RM19,000 s.m.p.).

Di Selangor, harga pejabat sebahagian besarnya kekal stabil, dengan turun naik harga yang minimum. Pinnacle Kelana Jaya mencatatkan peningkatan harga marginal sebanyak 6.9% dan dipindah milik sekitar RM9,800 s.m.p. hingga RM9,900 s.m.p. Walau bagaimanapun, 8Trium @ Sri Damansara mengalami penurunan sederhana sebanyak 4.7%. Sementara itu, di Wilayah Selatan dan Utara, pasaran ruang pejabat kekal minima.

Price

Office unit prices across major states exhibited mixed trends during the review period. Transaction activity remained concentrated in major states, particularly in WP Kuala Lumpur and Selangor, with WP Kuala Lumpur commanding the highest prices. Several notable transaction prices included Pavilion Damansara Heights transacted between RM15,300 p.s.m. and RM16,400 p.s.m., Suasana Bukit Ceylon (RM15,300 to RM21,500 p.s.m.), and KL Eco City at (RM13,300 p.s.m. to RM19,000 p.s.m.).

In Selangor, office prices remained largely stable, with minimal fluctuations in pricing. Pinnacle Kelana Jaya recorded a marginal price increase of 6.9% and transacted at around RM9,800 p.s.m to RM9,900 p.s.m. Nevertheless, 8Trium @ Sri Damansara experienced a modest decline of 4.7%. Meanwhile, in the Southern and Northern regions, the office space market remained minimal.

Sewa

Pasaran sewa pejabat terus menunjukkan keadaan yang stabil, disokong oleh permintaan terpilih dan ruang yang terletak dilokasi yang strategik. Di Lembah Klang, pergerakan sewa secara amnya sederhana merentasi subpasaran. Beberapa bangunan terkemuka di WP Kuala Lumpur, termasuk Menara Berkembar Petronas, Pusat UOA, Menara JKG dan Kompleks Pertama, mencatatkan peningkatan sewa lebih 8%. Walau bagaimanapun, beberapa bangunan lain turut mengalami penurunan sewa semasa tempoh kajian.

Pasaran sewa pejabat di Selangor, Johor, dan Pulau Pinang juga menunjukkan pergerakan bercampur-campur. Di Selangor, beberapa peningkatan sewa melebihi 5.0% telah direkodkan di beberapa bangunan seperti Damansara Uptown 2 dan 5, Menara CP, Wisma Kam Toh, dan Wisma TNB. Sementara itu di Johor Bahru, pertumbuhan sewa yang ketara melebihi 20% telah direkodkan beberapa tingkat di Menara Jland, manakala bangunan lain kekal stabil. Pasaran sewa di Pulau Pinang juga mencatatkan pertumbuhan sewa yang sederhana sebanyak 3.5% hingga 7.5%, termasuk KOMTAR, Wisma Kinta, Wisma Leader dan Menara BHL.

2.2.5 Harta Tanah Riadah

Transaksi

Beberapa transaksi harta tanah riadah direkodkan pada tahun 2025, dengan nilai keseluruhan hampir RM1.4 bilion. Transaksi ini termasuk hotel, pusat peranginan dan chalet. Antara transaksi utama adalah disenaraikan di bawah:

No	State	Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Corus Hotel	Jalan Ampang	2025	260,000,000
2	WP Kuala Lumpur	Pavilion Hotel Kuala Lumpur	Jalan Bukit Bintang	2024	340,000,000
3	WP Kuala Lumpur	Banyan Tree Kuala Lumpur	Jalan Conlay	2024	140,000,000
4	Selangor	E-City Hotel (Seeds Hotel)	Jalan USJ 25/1	2025	45,000,000
5	Selangor	Klang Histana Hotel	Jalan Batu Tiga Lama, Klang	2025	32,800,000
6	Johor	Thistle Hotel	Jalan Sg Chat, Johor Bahru	2025	150,000,000

Rental

The office rental market continued to show stable conditions, underpinned by selective demand, and strategically located spaces. In the Klang Valley, rental movements were generally moderate across the submarket. Several prominent buildings in WP Kuala Lumpur, including Petronas Twin Tower, UOA Centre, Menara JKG, and Pertama Complex, recorded rental increases of over 8%. However, some other buildings experienced rental declines during the review period.

The office rental market in Selangor, Johor, and Pulau Pinang also exhibited mixed movements. In Selangor, several rental appreciations exceeding 5.0% were recorded in several buildings such as Damansara Uptown 2 and 5, Menara CP, Wisma Kam Toh, and Wisma TNB. Meanwhile, in Johor Bahru, a notable rental growth of more than 20% was recorded in Menara Jland for its several levels, while other buildings remained stable. The rental market in Pulau Pinang also charted a moderate rental growth of 3.5% to 7.5%, including KOMTAR, Wisma Kinta, Wisma Leader and Menara BHL.

2.2.5 Leisure Property

Transaction

Several leisure property transactions were recorded in 2025, with a total accumulate value nearly RM1.4 billion. These transactions included hotels, resorts, and chalets. Among the major transactions are listed below:

Table 6

Summary of Major Sales 2025

No	State	Property	Location	Transaction Year	Consideration (RM)
7	Johor	Timotel Hotel	Bandar Mersing	2025	4,850,000
8	Perak	Pi Hotel	Jalan Horley/ Veerasamy, Ipoh	2024	16,142,088
9	Pulau Pinang	Hotel T+	Jalan Kampung Gajah, Bandar Butterworth	2025	7,500,000
10	Pulau Pinang	Vouk Hotel Suites	Jalan Sultan Ahmad Shah, George Town	2024	80,000,000
11	Negeri Sembilan	Seri Nilai Hotel	Bandar Baru Nilai	2023	4,000,000
12	Pahang	Endrong Resort	Persiaran Endrong	2025	3,800,000
13	Pahang	Mandurah Hotel	Pantai Beserah, Jalan Kuantan - Kemaman	2024	14,780,000
14	Kedah	Rumah Kedah	Sri Chenang, Off Jalan Kuala Muda	2025	5,000,000
15	Sabah	Holiday Park Hotel	Jalan Penampang	2025	7,000,000
16	Sarawak	Borneo Garden Hotel 1	Jalan Rock	2025	7,200,000

Aktiviti Pembinaan

Aktiviti pembinaan terus mencatatkan momentum pertumbuhan, didorong oleh peningkatan bilangan hotel baharu siap dibina dan penawaran baharu dirancang, masing-masing menyumbang 23.3% dan lebih tiga kali ganda berbanding tahun 2024. Terdapat 13 hotel baharu siap dibina dengan jumlah 2,947 bilik memasuki pasaran. Penawaran baharu dirancang juga meningkat kepada 1,671 bilik, manakala mula dibina menurun sebanyak 49.4% kepada 407 bilik.

Sehingga hujung tahun, terdapat 3,634 hotel/ resort di seluruh negara yang menawarkan 298,116 bilik dalam penawaran sedia ada, 64 hotel/ resort (11,399 bilik) dalam penawaran akan datang, dan 31 hotel/ resort di peringkat penawaran dirancang, dijangkakan sebanyak 5,213 bilik bertambah pada masa hadapan.

Construction Activity

The construction activity continued to record growth momentum, driven by higher numbers of new hotel completions and new planned supply, accounting for 23.3% and more than triple, respectively, compared to 2024. There were 13 new hotels completed with a total of 2,947 rooms entering the market. New planned supply also increased to 1,671 rooms, while starts declined by 49.4% to 407 rooms.

As of year-end, there were 3,634 hotels/ resorts across the country offering 298,116 rooms in the existing stock, 64 hotels/ resorts (11,399 rooms) in the incoming supply, and 31 hotels/ resorts in the planned supply stage, anticipated by 5,213 rooms adding in the future.

Hotel/ resort baharu yang siap dibina pada tahun 2025 adalah seperti berikut:

The newly completed hotels/ resorts in 2025 are as follows:

Table 7
Summary of Completions 2025

No	State	Name of Hotel	No. of Room
1	WP Kuala Lumpur	Hotel Bandar	45
2	WP Kuala Lumpur	Pavilion Damansara Heights Hotel	140
3	WP Kuala Lumpur	Seeds Hotel Premier Sri Petaling, Jalan Radin Anum	168
4	WP Kuala Lumpur	Oxley Hotel	226
5	Johor	Sin Lien Hotel, Taman Kluang Baru	19
6	Johor	Kluang Container Hotel. Taman Bersatu, Kluang	16
7	Pulau Pinang	Fifth Avenue Hotel & Suites, Timur Laut	241
8	Melaka	Birkin International Hotel, Melaka Tengah	300
9	Melaka	Birkin International Hotel (Tower B), Melaka Tengah	647
10	Melaka	Birkin International Hotel (Tower A), Melaka Tengah	687
11	Sabah	Seafest Regency Hotel, Bahagian Tawau	136
12	Sabah	The City Inn Hotel, Pantai Barat Selatan	159
13	Sabah	The Majulan Hotel, Pantai Barat Selatan	163
Total		13 hotels	2,947

2.3 HARTA TANAH INDUSTRI

Transaksi

Subsektor perindustrian terus mengukuh, didorong oleh pertumbuhan dalam aktiviti pasaran. Sebanyak 8,910 transaksi bernilai RM33.8 bilion telah direkodkan, mencerminkan peningkatan sebanyak 1.4% dalam bilangan dan 21.3% dalam nilai berbanding tahun 2024. Nilai transaksi menyaksikan pertumbuhan yang ketara, disokong oleh permintaan mampan dalam segmen bernilai tinggi, menunjukkan peningkatan keyakinan pelabur di lokasi industri yang strategik. Pertumbuhan dalam pasaran harta tanah industri ini disokong oleh Pelan Induk Perindustrian Baharu 2030 (NIMP 2030) dan Rancangan Malaysia Ketiga Belas.

Mengikut jenis harta, permintaan kekal tertumpu pada unit teres atau gudang, merangkumi 33.3% daripada jumlah transaksi. Sementara itu, plot kosong dan kilang berkembar juga mencatatkan transaksi lebih tinggi, masing-masing menyumbang 27.1% dan 21.8%. Selangor penyumbang paling banyak transaksi mendominasi 35.7%, diikuti oleh Johor menyumbang 18.1%. Keadaan ini mencerminkan transaksi tertentu bagi logistik, pembuatan dan kemudahan berkaitan data mempunyai permintaan yang kukuh di lokasi terpilih.

2.3 INDUSTRIAL PROPERTY

Transaction

The industrial sub-sector continued to strengthen, driven by growth in market activity. A total of 8,910 transactions worth RM33.8 billion were recorded, reflecting an increase of 1.4% in volume and 21.3% in value compared to 2024. The transactions value witnessed a notable growth, driven by sustained demand in high value segments, indicating growing investor confidence in strategic industrial locations. Growth in the industrial property market is fully supported by the New Industrial Master Plan 2030 (NIMP 2030) and the Thirteenth Malaysia Plan.

By property type, demand remained focused on terraced or warehouse units, which made up 33.3% of the total transactions. Meanwhile, the vacant plot and semi-detached factory also recorded higher transactions, accounting for 27.1% and 21.8%, respectively. Selangor contributed the most, dominating 35.7%, followed by Johor, which contributed 18.1%. This reflects selective transactions indicating sustained demand for logistics, manufacturing, and data-related facilities in selected locations.

Chart 40

Industrial Transactions Volume 2021 - 2025

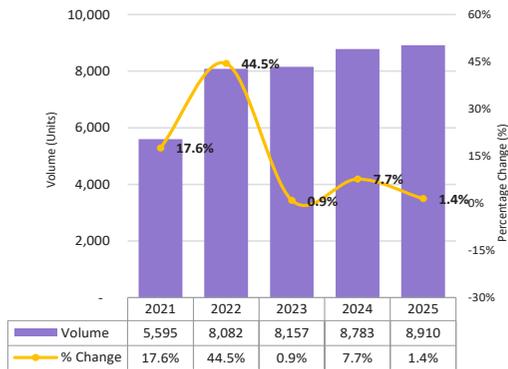


Chart 41

Industrial Transactions Value 2021 - 2025

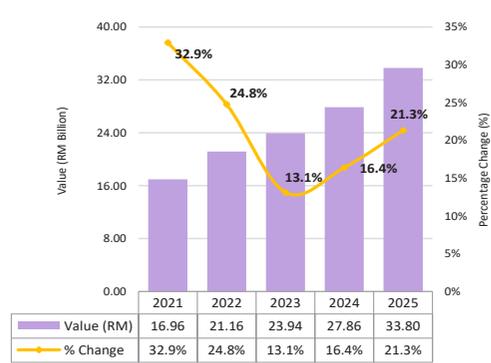
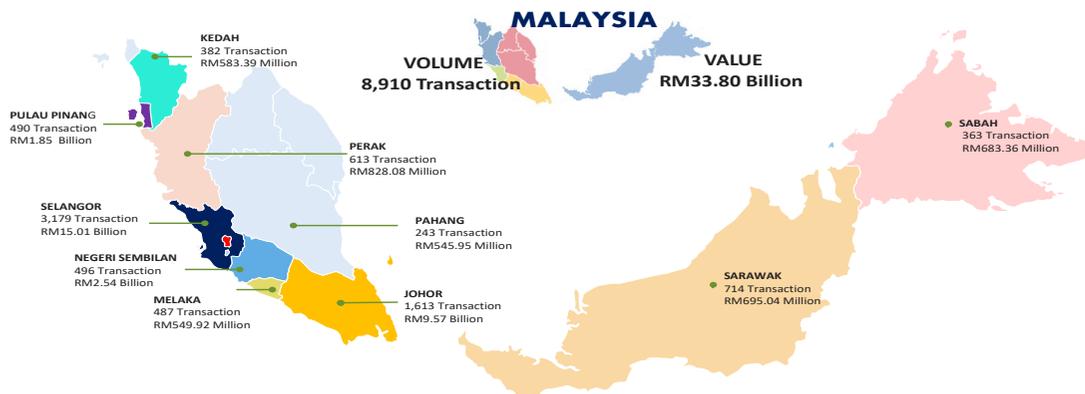


Chart 42

Top 10 List Industrial Transactions by State 2025



Status Pasaran

Prestasi unit industri siap dibina tidak terjual sederhana. Sebanyak 722 unit siap yang tidak terjual telah direkodkan, bernilai RM789.74 juta, menunjukkan peningkatan marginal sebanyak 2.4% dalam bilangan dan 12.8% dalam nilai berbanding tahun 2024. Dalam perkembangan yang sama, unit dalam pembinaan belum terjual juga meningkat sebanyak 27.1%. Sebaliknya, unit belum dibina belum terjual bertambah baik apabila bilangan menurun 34.7% kepada 132 unit (2024:202 unit).

Prestasi siap dibina tidak terjual mengikut negeri menunjukkan Sarawak kekal sebagai penyumbang terbesar kepada unit siap dibina tidak terjual, mendominasi 35% daripada jumlah keseluruhan. Mengikut jenis harta, kilang teres dan berkembar membentuk sebahagian besar daripada jumlah siap dibina tidak terjual.

Market Status

The performance of industrial unsold completed units moderated. A total of 722 unsold completed units were recorded, worth RM789.74 million, indicating a marginal increase of 2.4% in volume and 12.8% in value compared to 2024. On a similar note, the unsold under construction also rose by 27.1%. In contrast, the unsold, not constructed units improved, as the numbers declined by 34.7% to 132 units (2024: 202 units).

Unsold completed performance by state witnessed Sarawak remained as the largest contributor to the unsold completed units, dominating with nearly 35% of the total. By property type, terraced and semi-detached factories formed the bulk of the unsold completed total.

Chart 43

Industrial Unsold Completed Units 2021 – 2025

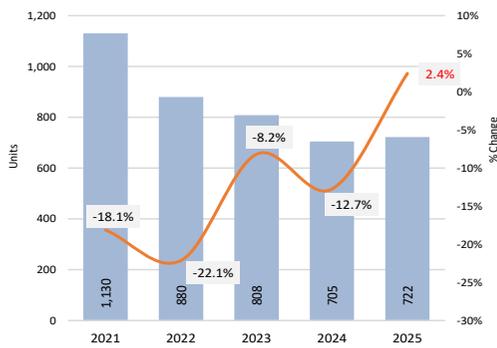
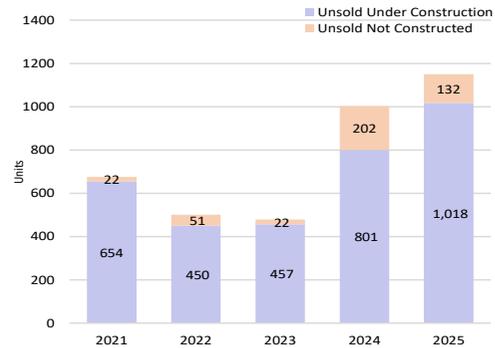


Chart 44

Industrial Unsold Units 2021 – 2025



Aktiviti Pembinaan

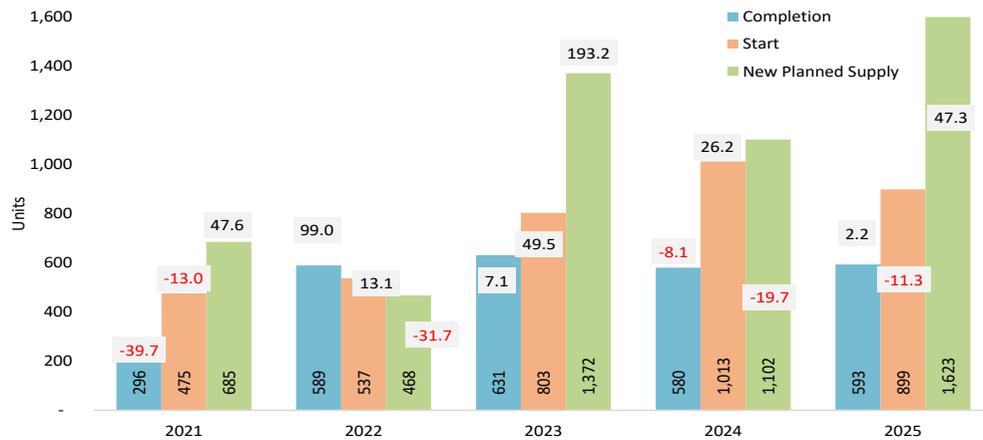
Dari segi pembinaan, subsektor industri kekal minimum. Unit siap dibina dan penawaran baharu dirancang masing-masing meningkat 2.2% dan 47.3%. Sebaliknya, unit mula dibina merosot kepada sebanyak 11.3% kepada 899 unit. Sehingga akhir tahun 2024, penawaran sedia ada unit industri melebihi 125,000 unit, dengan lebih 3,500 unit dalam penawaran akan datang dan 3,437 unit dalam penawaran akan datang.

Construction Activity

On the construction front, the industrial sub-sector remained minimal. Completions and new planned supply increased by 2.2% and 47.3%, respectively. Contrarily, starts declined by 11.3% to 899 units. As of year-end 2024, the existing industrial units exceed 125,000 units, with more than 3,500 units in the incoming supply and 3,437 units in the planned supply.

Chart 45

Industrial Construction Activity 2021 – 2025



Harga

Pasaran industri Malaysia menunjukkan momentum yang stabil, disokong oleh transaksi bernilai tinggi dan peningkatan permintaan untuk gudang dan kemudahan penyimpanan, di samping pengembangan berterusan sektor e-dagang dan pusat data. Selangor kekal sebagai hab utama aktiviti perindustrian berskala besar, mengalami turun naik harga yang ketara di seluruh daerah. Peningkatan nilai harga antara 2.2% dan 8.5% telah direkodkan untuk kilang teres satu setengah tingkat, dengan harga transaksi mencecah RM3.53 juta.

Sementara itu, di Johor, aktiviti transaksi kekal tertumpu di Johor Bahru dan Kulai, didorong oleh peningkatan permintaan industri bernilai tinggi dan plot industri berkaitan dengan gudang dan pusat data. Peningkatan harga marginal sebanyak 2.1% hingga 6.3% telah direkodkan bagi kilang berkembar satu setengah tingkat di Johor Bahru dan Kulai, dipindah milik setinggi RM8.8 juta. Begitu juga, di Pulau Pinang, jenis harta tanah yang serupa di Seberang Perai Tengah mengalami kenaikan harga marginal sebanyak 2.6% kepada 8.2% dan dipindah milik antara RM1.23 dan RM3.75 juta.

2.4 HARTA TANAH PERTANIAN

Transaksi

Prestasi subsektor pertanian mengalami momentum trend penurunan. Terdapat 76,656 transaksi bernilai RM17.78 bilion direkodkan, masing-masing menunjukkan penurunan bilangan dan nilai sebanyak 2.7% dan 9.2%. Penglibatan terhadap aktiviti pasaran keseluruhan, subsektor tanah pertanian mendominasi 18.4% daripada jumlah keseluruhan transaksi. Namun begitu, sumbangan kepada nilai transaksi kekal minima, hanya 7.4% daripada jumlah keseluruhan.

Mengikut negeri, bilangan transaksi tertinggi tertumpu di Kedah dan Perak, masing-masing menyumbang 18% (13,777 transaksi) dan 16.4% (12,607 transaksi), daripada jumlah transaksi pertanian. Dari segi nilai, Johor mendahului pasaran dengan 24%, diikuti Perak, yang menyumbang 15.6%.

Dalam tempoh kajian, beberapa transaksi tanah ladang telah direkodkan, dengan gabungan nilai RM3.29 bilion. Antara transaksi utama tanah ladang yang direkodkan termasuklah Sabah dengan 34 transaksi, diikuti Perak (11 transaksi) dan Johor (10 transaksi). Sebagai tambahan 6 transaksi lagi telah direkodkan di Negeri Sembilan, Kedah (5 transaksi), Pahang (3 transaksi) dan satu di Sarawak dan Pulau Pinang.

Price

Malaysia's industrial market showed steady momentum, supported by high-value transactions and rising demand for warehouses and storage facilities, alongside continued expansion of the e-commerce sector and data centers. Selangor remained the main hub of large-scale industrial activity, experiencing greater price fluctuations across its districts. Capital appreciations of between 2.2% and 8.5% were recorded for one and a half storey terraced factory, with transaction prices reaching up RM3.53 million.

Meanwhile, in Johor, transaction activity remained concentrated in Johor Bahru and Kulai, driven by growing high-value industrial demand and industrial plots related to warehouses and data centers. A marginal price increase of 2.1% to 6.3% was recorded for one and a half storey semi-detached factories in Johor Bahru and Kulai, transacted as high as RM8.8 million. Likewise, in Pulau Pinang, similar property types in Seberang Perai Tengah experienced a marginal upward movement of 2.6% to 8.2% and were transacted at between RM1.23 and RM3.75 million.

2.4 AGRICULTURE PROPERTY

Transaction

The performance of the agriculture sub-sector experienced downward trend momentum. There were 76,656 transactions worth RM17.78 billion recorded, indicating a decline of 2.7% and 9.2% in volume and value, respectively. Contributing to overall market activity, the sub-sector dominates 18.4% of the total transaction volume. Nevertheless, the contribution to the transaction value remains minimal, just 7.4% of the national total.

By state, the highest transaction volume is concentrated in Kedah and Perak, accounting for 18% (13,777 transactions) and 16.4% (12,607 transactions), respectively, of the total agriculture transactions. In terms of value, Johor led the market with 24%, followed by Perak, which contributed 15.6%.

During the review period, several estate land transactions were recorded, with a combined value RM3.29 billion. Among the major estate land transactions including Sabah with 34 transactions, followed by Perak (11 transactions) and Johor (10 transactions). Additionally, another 6 transactions were recorded in Negeri Sembilan, Kedah (5 transactions), Pahang (3 transactions), and one each in Sarawak and Pulau Pinang.

Chart 46

Agriculture Transaction Volume Trend 2021 - 2025

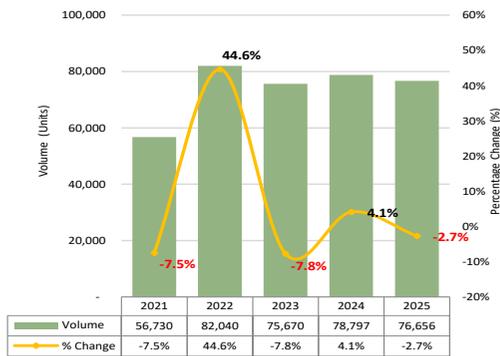
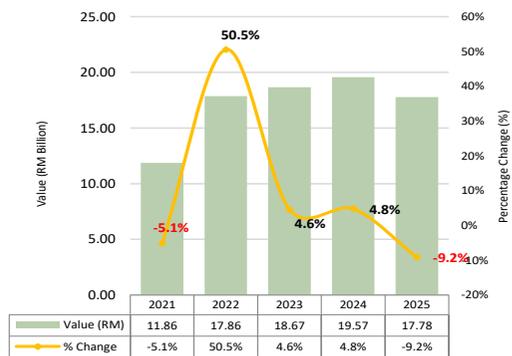


Chart 47

Agriculture Transaction Value Trend 2021 - 2025



Harga

Harga tanah pertanian secara amnya kekal stabil, dengan peningkatan diperhatikan di kawasan strategik yang menawarkan aksesibiliti yang baik dan berdekatan dengan kawasan pembangunan. Transaksi tanah estet tertumpu terutamanya di Sabah, di mana harga dipengaruhi oleh lokasi dan aksesibiliti jalan raya.

Di Wilayah Utara, harga harta tanah pertanian secara amnya kekal stabil, dengan hanya pergerakan marginal direkodkan di kawasan terpilih. Transaksi melibatkan tanah kelapa sawit dan getah aktif di Perak dan Kedah, dengan harga menunjukkan pergerakan bercampur-campur bergantung kepada lokasi. Sementara itu, trend harga kelapa sawit dan getah di Johor sebahagian besarnya kekal stabil, dengan beberapa pengecualian. Beberapa pergerakan harga positif direkodkan terutamanya di daerah Tangkak, Muar, Kluang dan Segamat.

Tanah padi kelas 1 kekal aktif di Perlis, mencatatkan peningkatan harga antara 3.6% hingga 19.6%, dengan harga transaksi antara RM153,000 dan RM488,000 sehektar. Sementara itu, tanah padi dua kali tanaman hadapan jalan di Kuala Muda, Kedah, mencapai harga tertinggi, dengan transaksi mencecah sehingga RM475,000 sehektar.

Price

Prices of agricultural land remained generally stable, with increases observed in strategically located areas offering good accessibility and proximity to development areas. Estate land transactions were mainly concentrated in Sabah, where prices were influenced by location and road accessibility.

In the Northern Region, agricultural property prices remained generally stable, with only marginal movements recorded in selected areas. Transactions involving oil palm and rubber land were active in Perak and Kedah, with prices showing mixed movements depending on location. Meanwhile, price trends for oil palm and rubber in Johor remained largely stable, with a few exceptions. Several positive price movements were mainly observed in the districts of Tangkak, Muar, Kluang, and Segamat.

Class 1 paddy land remained active in Perlis, recording price appreciations ranging from 3.6% to 19.6%, with transaction prices between RM153,000 and RM488,000 per hectare. Meanwhile, frontage double-cropping paddy land in Kuala Muda, Kedah, achieved the highest prices, with transactions reaching up to RM475,000 per hectare.

3. PROSPEK 2026

Ekonomi Malaysia diunjur berkembang antara 4% hingga 4.5% pada 2026, menurut Tinjauan Ekonomi 2026, Kementerian Kewangan (MoF), disokong oleh sektor luar negeri yang berdaya tahan berikutan erdagangan global yang bertambah baik. Pelaksanaan inisiatif penting iaitu Pelan Induk Perindustrian Baharu 2030 (NIMP 2030), Pelan Hala Tuju Peralihan Tenaga Negara (NETR), Strategi Semikonduktor Negara (NSS), Pelan Tindakan AI Negara 2030 dan langkah-langkah berimpak lain dalam Rancangan Malaysia ke Tiga Belas akan memperkukuh asas ekonomi dan keyakinan pelabur.

Trajektori pasaran harta tanah pada 2026 dijangka kekal berdaya tahan, disokong oleh aktiviti pasaran, pergerakan harga yang stabil dan variasi aktiviti pembinaan. Permintaan kediaman lebih tertumpu kepada unit bernilai tinggi. Walau bagaimanapun, subsektor bangunan kediaman dijangka berkembang, didorong oleh permintaan yang berterusan untuk rumah mampu milik seperti yang digariskan dalam Bajet 2026. Walaupun sokongan dasar dan permintaan terpilih memacu penyediaan asas bagi kestabilan, prospek yang lebih luas masih terdedah kepada perubahan ekonomi luaran dan kekangan kemampuan domestik. Sementara itu, subsektor bukan kediaman diunjurkan terus berkembang, disokong oleh permintaan kukuh terhadap kemudahan perindustrian daripada realisasi pelaburan yang diluluskan, ditambah pula dengan pembangunan kawasan perindustrian baharu.

Pasaran harta tanah dijangka meneruskan momentumnya disokong oleh pelbagai inisiatif yang digariskan oleh kerajaan di bawah Bajet 2026, antara lain:

- i. Pengecualian duti setem penuh ke atas instrumen pemindahan dan perjanjian pinjaman untuk pembeli rumah pertama berharga sehingga RM500,000 oleh warganegara Malaysia telah dilanjutkan sehingga 31 Disember 2027.
- ii. Duti setem ke atas instrumen pemindahan untuk bukan warganegara, bukan penduduk tetap dan syarikat asing, dinaikkan daripada 4% kepada 8%, bergantung pada nilai harta tanah.
- iii. Meningkatkan Jaminan Kerajaan sehingga RM20 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) ke atas pembiayaan perumahan untuk manfaat 80,000 pembeli rumah.

3. 2026 OUTLOOK

Malaysia's economy is projected to sustain the growth momentum in 2026 between 4% and 4.5%, according to Economic Outlook 2026, Ministry of Finance (MoF), supported by robust domestic demand and a resilient external sector. The implementation the New Industrial Master Plan 2030 (NIMP 2030), National Energy Transition Roadmap (NETR), National Semiconductor Strategy (NSS), National AI Action Plan 2030 and others impactful measures under the Thirteenth Malaysian Plan will reinforce economic fundamentals and sustained investor confidence.

The property market's trajectory in 2026 is expected to remain resilient, underpinned by market activity, stable price movement and variation of construction activity. Residential demand is shifting toward more high-value and affordable units. Nevertheless, the residential buildings subsector is anticipated to expand, driven by sustained demand for affordable housing as underlined by the Budget 2026. While policy support and selective demand drivers provide a foundation for stability, the broader outlook remains vulnerable to external economic shifts and domestic affordability constraints. Meanwhile, the non-residential subsector is projected to expand further, supported by strong demand for industrial facilities from the realisation of approved investments, coupled with the development of new industrial areas.

The property market is expected to continue its momentum supported by various initiatives outlined by the government under Budget 2026, among others:

- i. The full stamp duty exemption on the instrument of transfer and loan agreement for first-time homebuyers of the priced up to RM500,000 by Malaysian citizens has been extended until December 31, 2027.*
- ii. The stamp duty on instruments of transfer for non-citizens, non-permanent residents, and foreign companies, raising it from 4% to 8%, depending on the property's value.*
- iii. Increase Government Guarantees of up to RM20 billion under Housing Credit Guarantee Scheme (SJKP) on housing financing for the benefit of 80,000 home buyers.*

- iv. Skim Step Up Financing di bawah SJKP diperkenalkan sebagai jaminan Kerajaan sehingga RM10 bilion khusus untuk anak muda yang ingin memiliki rumah pertama dengan bayaran balik pinjaman lebih rendah untuk lima tahun pertama
- v. Peruntukan RM672 juta untuk pembinaan Kediaman Rakyat, antaranya:
 - 49 Program Residensi Rakyat (PRR), dengan 6 projek PRR dijangka siap penghujung 2026 melibatkan 1,755 unit.
 - 6,545 unit Rumah Mesra Rakyat (RMR) dijangka siap penghujung 2026 bagi memanfaatkan lebih 26,000 penghuni baru.
 - 4,030 unit Residensi MADANI dijangka siap hujung 2026.
 - 5,981 unit baharu Residensi MADANI dijangka dilaksanakan 2026.
 - 3,000 unit perumahan PR1MA dijangka siap pada 2026
- vi. Peruntukan RM100 juta untuk pembinaan Program Residensi MADANI akan dibina di beberapa lokasi iaitu Jalan Selimang/ Siakap, Bandar Tun Razak Bandar Baru Sentul, Taman Desa (1) Lot 52958, Bandar Sri Permaisuri dan Sg Besi (Wayfield)

Dari segi pembangunan infrastruktur, kerajaan telah mencadangkan peruntukan bagi beberapa projek yang sedang dijalankan dan projek baharu di bawah Bajet 2025 yang dijangka dapat memacu aktiviti ekonomi, antara lain:

- i. Naik taraf Lebuhraya Senai-Desaru Fasa 2A: Cahaya Baru ke Sungai Johor untuk JS-SEZ.
- ii. Pembinaan jalan baharu dari Jalan Masjid Tanah Kuala Linggi ke Telok Gong, Alor Gajah.
- iii. Pembinaan persimpangan bertingkat PLUS di Negeri Sembilan untuk menyokong pembangunan Malaysia Vision Valley.
- iv. Naik taraf Lebuhraya Kuantan – Segamat di Rompin, Pahang.
- v. Pembinaan jalan baharu dari Kuala Terengganu Bypass di Kg Bukit Bayas ke jalan di Persimpangan Kg Kubang Tangga, Kuala Terengganu
- vi. Naik taraf Jalan Persekutuan dari Persimpangan Batu 9 ke persimpangan Jalan Dato Alias termasuk pembinaan jejambat merentasi persimpangan Batu 9, Cheras, Daerah Hulu Langat

- iv. *The Step-Up Financing Scheme under SJKP was introduced as a Government guarantee of up to RM10 billion specifically for young people seeking to own their first home, with a lower loan repayments for the first five years.*
- v. *Allocation of RM672 million for construction of Rakyat Housing, including:*
 - *49 Program Residensi Rakyat (PRR) projects, with six expected to be completed by end 2026, involving 1,755 units.*
 - *6,545 Rumah Mesra Rakyat (RMR) units are expected to be completed by end 2026, benefiting more than 26,000 new residents.*
 - *4,030 Residensi MADANI units are expected to be completed by end 2026.*
 - *5,981 new Residensi MADANI units targeted for implementation in 2026.*
 - *3,000 PR1MA housing units expected to be completed in 2026.*
- vi. *Allocation of RM100 million for construction of Program Residensi MADANI at several locations; Jalan Selimang/ Siakap, Bandar Tun Razak, Bandar Baru Sentul, Taman Desa (1) Lot 52958, Bandar Sri Permaisuri and Sg Besi (Wayfield).*

On the infrastructure development front, the government has proposed allocations on several ongoing and new projects under the revised Budget 2025 which are expected to spur the economic activities, among others:

- i. *Upgrade of Senai-Desaru Expressway Phase 2A: Cahaya Baru to Sungai Johor for JS-SEZ.*
- ii. *New road from Jalan Masjid Tanah Kuala Linggi to Telok Gong, Alor Gajah.*
- iii. *Construction of a PLUS interchange in Negeri Sembilan to support the development of Malaysia Vision Valley.*
- iv. *Upgrade of the Kuantan-Segamat Highway, Rompin, Pahang.*
- v. *Construction of a new road from the Kuala Terengganu Bypass at Kampung Bukit Bayas to the junction road at Kampung Kubang Tangga, Kuala Terengganu*
- vi. *Upgrade of the Federal Road from the Batu 9 junction to the Jalan Dato Alias junction, including the construction of a flyover at the Batu 9 Intersection, Cheras, Hulu Langat*

Memandangkan ekonomi negara diunjurkan berkembang kepada 4% hingga 4.5% pada tahun 2026, pasaran harta tanah dijangka mengekalkan perkembangan sederhana dengan pendekatan berhati-hati, mengambil kira cabaran dalam ekonomi global, ketidaktentuan permintaan domestik dan risiko luaran yang sukar diramal. Belanjawan 2026 akan menjadi instrumen penting dalam melakar trajektori ekonomi negara dan menetapkan hala tuju demi merealisasikan sasaran di bawah Rancangan Malaysia Ketiga Belas. Pelaksanaan kerangka Ekonomi MADANI, disokong oleh pelancaran strategi daripada dasar dan pelan tindakan yang padu dalam Bajet 2026 dan Rancangan Malaysia Ketiga Belas, akan meningkatkan ekonomi Malaysia dan seterusnya menyokong pertumbuhan dalam pasaran harta tanah. Selain itu, sokongan berterusan kerajaan, ditambah dengan prestasi ekonomi Malaysia yang kukuh, akan terus merangsang pengembangan pasaran harta tanah.

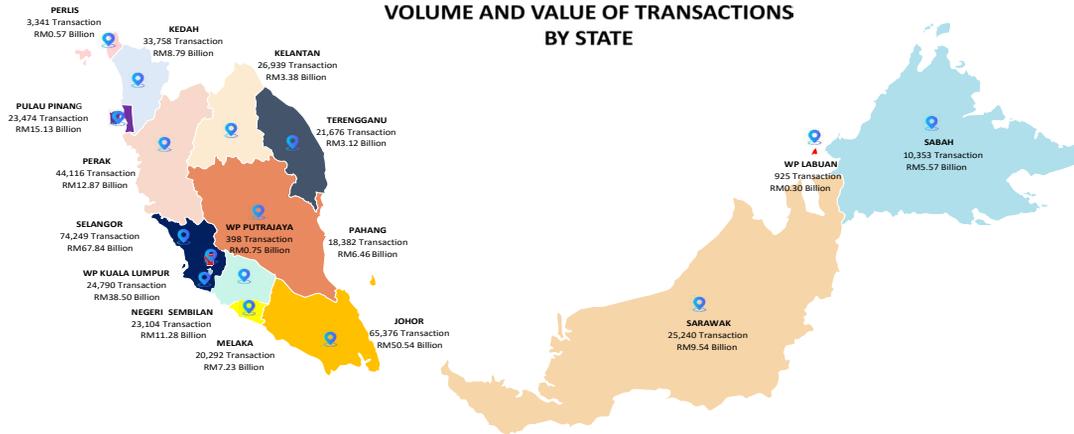
As the national economy is projected to expand by 4% to 4.5% in 2026, the property market is expected to maintain its modest growth trajectory with caution, considering global economic challenges, domestic demand fluctuations, and an unpredictable external risk. Budget 2026 will be instrumental in guiding the nation's economic trajectory and laying the pathway towards realising the targets set forth under the Thirteenth Plan. The implementation of the Ekonomi MADANI framework, supported by the rollout of strategies from a cohesive policy and action plan in the Budget 2026 and the Thirteenth Malaysian Plan, will boost Malaysia's economy and further drive growth in the property market. Furthermore, ongoing government support, coupled with Malaysia's strong economic performance, is expected to continue stimulating the expansion of the property market.

JADUAL GAMBARAN KESELURUHAN
OVERVIEW TABLE



MALAYSIA

VOLUME AND VALUE OF TRANSACTIONS BY STATE



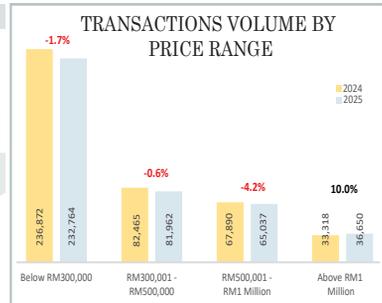
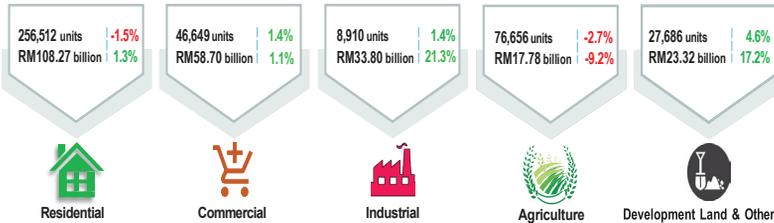
Jadual Gambaran Keseluruhan
Overview Table

Overview 43

MARKET ACTIVITY

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

-1.0% Volume **416,413** transactions Value **RM241.87** billion **4.1%**



Construction Activity	Activity				Unsold Status	Status			
	Residential	Commercial	Industrial	Agriculture		Residential	Commercial	Industrial	Agriculture
Completion	99,877	5,054	26,240	593	30,471 units @ RM17.73 billion	6,492 units @ RM5.46 billion	18,752 units @ RM15.42 billion	722 units @ RM0.79 billion	
Starts	82,097	5,168	44,344	899	72,384 Unsold Under Construction	5,317	50,329	1,018	
New Planned Supply	75,370	5,591	35,042	1,623	14,625 Unsold Not Constructed	686	14,302	132	

Jadual 1 / Table 1
Bilangan Transaksi Harta Tanah Mengikut Subsektor dan Lingkaran Harga
Number of Property Transactions by Sub-Sector and Price Range

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Jan - Mar														
100,000 & Below	9,771	9,523	611	501	85	100	13,155	11,454	3,231	3,242	1	0	26,854	24,820
100,001 - 200,000	12,095	10,717	846	913	189	145	3,840	3,506	1,130	1,104	0	0	18,100	16,385
200,001 - 300,000	11,633	10,566	1,106	1,055	105	101	1,574	1,424	578	518	0	1	14,996	13,665
300,001 - 400,000	8,834	8,663	1,181	1,259	130	95	825	814	375	291	0	0	11,345	11,122
400,001 - 500,000	6,591	6,391	1,185	1,135	108	102	546	452	252	256	0	0	8,682	8,336
500,001 - 600,000	3,836	3,569	1,079	878	92	87	294	306	151	144	0	0	5,452	4,984
600,001 - 700,000	2,659	2,380	941	866	78	84	264	231	130	135	1	0	4,073	3,696
700,001 - 800,000	1,892	1,783	794	685	50	118	190	173	90	96	0	0	3,016	2,855
800,001 - 900,000	1,404	1,459	729	548	65	69	109	129	65	95	0	0	2,372	2,300
900,001 - 1,000,000	906	839	480	372	65	66	94	116	76	75	0	0	1,621	1,468
1,000,001 & Above	3,188	3,398	2,385	2,503	1,029	1,035	444	458	633	707	4	7	7,683	8,108
Total	62,809	59,288	11,337	10,715	1,996	2,002	21,335	19,063	6,711	6,663	6	8	104,194	97,739
Apr - Jun														
100,000 & Below	9,260	12,261	572	732	131	222	10,471	10,789	2,858	3,219	1	1	23,293	27,224
100,001 - 200,000	11,148	10,505	957	1,022	142	171	3,099	3,369	998	1,163	0	0	16,344	16,230
200,001 - 300,000	10,900	10,275	1,056	1,084	93	103	1,335	1,450	516	505	0	1	13,900	13,418
300,001 - 400,000	8,059	8,261	1,151	1,033	95	108	742	781	278	313	0	1	10,325	10,497
400,001 - 500,000	6,193	5,954	1,122	1,094	105	89	468	445	212	220	1	0	8,101	7,802
500,001 - 600,000	3,870	3,430	866	880	86	75	314	322	152	126	0	0	5,288	4,833
600,001 - 700,000	2,485	2,530	839	776	59	77	243	241	127	101	0	0	3,753	3,725
700,001 - 800,000	1,911	1,873	594	617	80	73	166	153	100	95	0	0	2,851	2,811
800,001 - 900,000	1,320	1,493	489	535	65	57	116	113	68	59	0	0	2,058	2,257
900,001 - 1,000,000	783	898	350	340	54	66	97	93	87	77	0	0	1,371	1,474
1,000,001 & Above	3,226	3,539	2,204	2,432	916	1,105	441	464	640	679	1	3	7,428	8,222
Total	59,155	61,019	10,200	10,545	1,826	2,146	17,492	18,220	6,036	6,557	3	6	94,712	98,493
Jul - Sept														
100,000 & Below	11,931	9,707	945	564	153	145	11,940	11,793	3,349	3,439	5	1	28,323	25,649
100,001 - 200,000	12,989	11,711	1,303	1,161	414	159	3,744	3,763	1,114	1,212	1	0	19,555	18,006
200,001 - 300,000	12,681	12,318	1,182	1,215	130	134	1,523	1,638	527	549	0	0	16,043	15,854
300,001 - 400,000	9,395	10,034	1,325	1,361	133	116	841	887	319	326	0	0	12,013	12,724
400,001 - 500,000	7,372	7,355	1,253	1,269	117	115	580	530	237	234	0	0	9,559	9,503
500,001 - 600,000	4,459	3,977	1,053	955	80	96	351	326	160	154	0	0	6,103	5,508
600,001 - 700,000	3,061	2,977	936	899	86	105	305	252	102	143	0	0	4,490	4,376
700,001 - 800,000	2,120	2,138	724	689	84	71	208	209	120	118	0	0	3,256	3,225
800,001 - 900,000	1,554	1,670	535	518	69	73	132	128	84	77	0	0	2,374	2,466
900,001 - 1,000,000	962	1,035	357	406	65	88	104	77	73	97	1	0	1,562	1,703
1,000,001 & Above	3,876	3,836	2,642	2,826	1,164	1,275	511	480	636	798	2	1	8,831	9,216
Total	70,400	66,758	12,255	11,863	2,495	2,377	20,239	20,083	6,721	7,147	9	2	112,119	108,230
Oct - Dec														
100,000 & Below	9,749	12,810	542	859	215	220	11,300	11,278	3,367	3,434	1	1	25,174	28,602
100,001 - 200,000	12,310	11,447	957	982	210	168	3,843	3,538	1,217	1,261	2	0	18,539	17,396
200,001 - 300,000	12,339	12,215	1,289	1,105	135	94	1,449	1,550	528	551	1	0	15,741	15,515
300,001 - 400,000	9,947	10,093	1,216	1,203	143	121	902	893	318	349	0	1	12,526	12,660
400,001 - 500,000	7,514	7,038	1,410	1,323	148	98	596	565	246	294	0	0	9,914	9,318
500,001 - 600,000	4,410	3,684	1,024	1,082	102	79	383	327	178	164	0	0	6,097	5,336
600,001 - 700,000	3,117	2,815	986	930	98	75	279	232	133	125	0	0	4,613	4,177
700,001 - 800,000	2,058	2,041	848	726	89	90	211	163	104	118	0	0	3,310	3,138
800,001 - 900,000	1,698	1,787	561	654	82	73	139	125	85	86	0	0	2,565	2,725
900,001 - 1,000,000	993	1,049	423	649	54	86	119	112	76	84	0	0	1,665	1,980
1,000,001 & Above	4,017	4,468	2,937	4,013	1,190	1,281	510	507	719	831	3	4	9,376	11,104
Total	68,152	69,447	12,193	13,526	2,466	2,385	19,731	19,290	6,971	7,297	7	6	109,520	111,951

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Jan - Jun														
100,000 & Below	19,031	21,784	1,183	1,233	216	322	23,626	22,243	6,089	6,461	2	1	50,147	52,044
100,001 - 200,000	23,243	21,222	1,803	1,935	331	316	6,939	6,875	2,128	2,267	0	0	34,444	32,615
200,001 - 300,000	22,533	20,841	2,162	2,139	198	204	2,909	2,874	1,094	1,023	0	2	28,896	27,083
300,001 - 400,000	16,893	16,924	2,332	2,292	225	203	1,567	1,595	653	604	0	1	21,670	21,619
400,001 - 500,000	12,784	12,345	2,307	2,229	213	191	1,014	897	464	476	1	0	16,783	16,138
500,001 - 600,000	7,706	6,999	1,945	1,758	178	162	608	628	303	270	0	0	10,740	9,817
600,001 - 700,000	5,144	4,910	1,780	1,642	137	161	507	472	257	236	1	0	7,826	7,421
700,001 - 800,000	3,803	3,656	1,388	1,302	130	191	356	326	190	191	0	0	5,867	5,666
800,001 - 900,000	2,724	2,952	1,218	1,083	130	126	225	242	133	154	0	0	4,430	4,557
900,001 - 1,000,000	1,689	1,737	830	712	119	132	191	209	163	152	0	0	2,992	2,942
1,000,001 & Above	6,414	6,937	4,589	4,935	1,945	2,140	885	922	1,273	1,386	5	10	15,111	16,330
Total	121,964	120,307	21,537	21,260	3,822	4,148	38,827	37,283	12,747	13,220	9	14	198,906	196,232
Jan - Sept														
100,000 & Below	30,962	31,491	2,128	1,797	369	467	35,566	34,036	9,438	9,900	7	2	78,470	77,693
100,001 - 200,000	36,232	32,933	3,106	3,096	745	475	10,683	10,638	3,242	3,479	1	0	54,009	50,621
200,001 - 300,000	35,214	33,159	3,344	3,354	328	338	4,432	4,512	1,621	1,572	0	2	44,939	42,937
300,001 - 400,000	26,288	26,958	3,657	3,653	358	319	2,408	2,482	972	930	0	1	33,683	34,343
400,001 - 500,000	20,156	19,700	3,560	3,498	330	306	1,594	1,427	701	710	1	0	26,342	25,641
500,001 - 600,000	12,165	10,976	2,998	2,713	258	258	959	954	463	424	0	0	16,843	15,325
600,001 - 700,000	8,205	7,887	2,716	2,541	223	266	812	724	359	379	1	0	12,316	11,797
700,001 - 800,000	5,923	5,794	2,112	1,991	214	262	564	535	310	309	0	0	9,123	8,891
800,001 - 900,000	4,278	4,622	1,753	1,601	199	199	357	370	217	231	0	0	6,804	7,023
900,001 - 1,000,000	2,651	2,772	1,187	1,118	184	220	295	286	236	249	1	0	4,554	4,645
1,000,001 & Above	10,290	10,773	7,231	7,761	3,109	3,415	1,396	1,402	1,909	2,184	7	11	23,942	25,546
Total	192,364	187,065	33,792	33,123	6,317	6,525	59,066	57,366	19,468	20,367	18	16	311,025	304,462
Jan - Dec														
100,000 & Below	40,711	44,301	2,670	2,656	584	687	46,866	45,314	12,805	13,334	8	3	103,644	106,295
100,001 - 200,000	48,542	44,380	4,063	4,078	955	643	14,526	14,176	4,459	4,740	3	0	72,548	68,017
200,001 - 300,000	47,553	45,374	4,633	4,459	463	432	5,881	6,062	2,149	2,123	1	2	60,680	58,452
300,001 - 400,000	36,235	37,051	4,873	4,856	501	440	3,310	3,375	1,290	1,279	0	2	46,209	47,003
400,001 - 500,000	27,670	26,738	4,970	4,821	478	404	2,190	1,992	947	1,004	1	0	36,256	34,959
500,001 - 600,000	16,575	14,660	4,022	3,795	360	337	1,342	1,281	641	588	0	0	22,940	20,661
600,001 - 700,000	11,322	10,702	3,702	3,471	321	341	1,091	956	492	504	1	0	16,929	15,974
700,001 - 800,000	7,981	7,835	2,960	2,717	303	352	775	698	414	427	0	0	12,433	12,029
800,001 - 900,000	5,976	6,409	2,314	2,255	281	272	496	495	302	317	0	0	9,369	9,748
900,001 - 1,000,000	3,644	3,821	1,610	1,767	238	306	414	398	312	333	1	0	6,219	6,625
1,000,001 & Above	14,307	15,241	10,168	11,774	4,299	4,696	1,906	1,909	2,628	3,015	10	15	33,318	36,650
Total	260,516	256,512	45,985	46,649	8,783	8,910	78,797	76,656	26,439	27,664	25	22	420,545	416,413

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

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Jan - Mar														
100,000 & Below	616.25	590.26	40.43	31.44	3.99	5.62	548.18	502.35	148.88	148.19	0.01	0.00	1,357.75	1,277.86
100,001 - 200,000	1,887.09	1,673.30	132.23	139.52	27.02	21.27	555.69	507.14	163.60	158.96	0.00	0.00	2,765.63	2,500.19
200,001 - 300,000	2,975.50	2,716.73	285.03	272.25	26.19	25.68	392.12	357.16	145.09	128.72	0.00	0.26	3,823.92	3,500.81
300,001 - 400,000	3,134.62	3,068.46	420.07	450.35	46.10	34.01	289.62	284.99	131.97	103.18	0.00	0.00	4,022.37	3,940.98
400,001 - 500,000	3,008.40	2,911.55	540.64	518.61	49.42	46.48	247.61	206.70	114.74	116.10	0.00	0.00	3,960.81	3,799.44
500,001 - 600,000	2,126.78	1,979.52	601.51	490.13	51.87	48.81	161.93	168.77	83.64	79.38	0.00	0.00	3,025.74	2,766.61
600,001 - 700,000	1,738.71	1,553.37	617.46	567.61	51.55	55.90	171.68	150.62	85.73	88.55	0.63	0.00	2,665.75	2,416.04
700,001 - 800,000	1,425.56	1,350.88	601.51	519.21	37.87	89.04	143.22	131.30	67.69	72.39	0.00	0.00	2,275.86	2,162.82
800,001 - 900,000	1,195.77	1,245.75	614.39	467.11	55.92	60.17	93.20	110.01	55.61	81.03	0.00	0.00	2,014.90	1,964.07
900,001 - 1,000,000	866.44	803.93	463.65	358.63	62.77	63.94	90.04	111.54	73.06	71.71	0.00	0.00	1,555.97	1,409.74
1,000,001 & Above	6,268.88	6,615.84	8,936.27	7,058.58	6,642.06	6,659.59	3,549.15	1,319.97	3,582.13	3,909.50	25.35	100.72	29,003.85	25,664.19
Total	25,244.00	24,509.59	13,253.20	10,873.45	7,054.76	7,110.49	6,242.43	3,850.55	4,652.16	4,957.71	26.00	100.98	56,472.54	51,402.76
Apr - Jun														
100,000 & Below	564.81	638.39	36.17	48.40	7.28	13.44	449.23	461.49	130.11	146.14	0.06	0.01	1,187.64	1,307.87
100,001 - 200,000	1,737.39	1,642.53	146.67	157.52	21.45	25.73	450.02	492.14	143.61	168.58	0.00	0.00	2,499.15	2,486.52
200,001 - 300,000	2,789.70	2,646.20	272.67	277.95	24.27	26.07	333.08	364.16	129.39	125.31	0.00	0.30	3,549.11	3,439.99
300,001 - 400,000	2,848.30	2,920.14	409.92	367.65	34.53	37.97	260.88	275.26	98.17	109.67	0.00	0.36	3,651.81	3,711.05
400,001 - 500,000	2,828.47	2,720.21	513.06	501.66	47.81	40.64	213.40	201.55	95.41	99.66	0.45	0.00	3,698.60	3,563.72
500,001 - 600,000	2,147.32	1,908.24	485.19	493.83	48.40	42.07	173.55	178.50	84.10	69.19	0.00	0.00	2,938.56	2,691.82
600,001 - 700,000	1,629.39	1,654.31	551.15	509.34	38.60	50.44	158.01	273.92	82.66	65.16	0.00	0.00	2,459.81	2,553.17
700,001 - 800,000	1,437.92	1,417.43	449.26	468.31	60.59	55.73	125.00	114.81	76.12	72.37	0.00	0.00	2,148.89	2,128.64
800,001 - 900,000	1,126.10	1,277.63	417.91	459.64	55.98	48.68	99.65	96.97	58.53	50.61	0.00	0.00	1,758.16	1,933.53
900,001 - 1,000,000	749.04	860.56	337.53	327.01	52.01	64.06	93.06	88.98	83.72	73.33	0.00	0.00	1,315.37	1,413.95
1,000,001 & Above	6,329.53	7,174.38	6,833.80	9,960.03	6,056.65	6,733.90	1,133.51	2,229.92	3,614.96	4,935.38	1.03	8.85	23,969.49	31,042.46
Total	24,187.98	24,860.03	10,453.32	13,571.35	6,447.57	7,138.73	3,489.40	4,777.70	4,596.78	5,915.40	1.54	9.51	49,176.59	56,272.72
Jul - Sept														
100,000 & Below	753.81	633.66	60.35	37.79	7.62	7.18	514.06	506.76	151.25	158.57	0.22	0.03	1,487.32	1,343.99
100,001 - 200,000	2,013.69	1,828.60	203.31	181.26	66.42	23.94	548.86	549.23	161.48	178.30	0.18	0.00	2,993.94	2,761.33
200,001 - 300,000	3,242.47	3,157.56	303.42	312.28	33.63	34.54	379.72	408.32	131.05	136.89	0.00	0.00	4,090.29	4,049.60
300,001 - 400,000	3,328.44	3,547.65	471.34	485.19	47.72	40.48	307.19	313.51	111.77	114.66	0.00	0.00	4,266.46	4,501.49
400,001 - 500,000	3,371.56	3,359.77	573.43	583.57	54.42	53.27	262.78	239.29	108.34	107.32	0.00	0.00	4,370.54	4,343.21
500,001 - 600,000	2,478.98	2,220.35	588.67	534.71	44.45	53.23	194.83	180.44	88.80	84.83	0.00	0.00	3,395.74	3,073.57
600,001 - 700,000	1,999.99	1,951.04	614.79	592.13	56.91	69.65	199.87	164.30	66.35	92.56	0.00	0.00	2,937.91	2,869.68
700,001 - 800,000	1,597.64	1,617.19	546.26	522.55	64.20	54.12	156.71	157.17	90.46	89.44	0.00	0.00	2,455.27	2,440.46
800,001 - 900,000	1,326.66	1,423.76	457.53	444.77	59.46	62.67	112.09	109.90	72.22	65.70	0.00	0.00	2,027.97	2,106.80
900,001 - 1,000,000	919.88	992.22	344.89	393.56	62.76	85.03	99.63	73.58	70.33	93.09	0.94	0.00	1,498.43	1,637.47
1,000,001 & Above	7,652.83	7,782.03	8,319.32	11,228.32	6,662.16	8,947.78	2,124.31	1,388.65	2,938.72	5,711.53	10.63	1.24	27,707.98	35,059.55
Total	28,685.96	28,513.82	12,483.31	15,316.13	7,159.75	9,431.88	4,900.06	4,091.16	3,990.78	6,832.90	11.98	1.27	57,231.84	64,187.17
Oct - Dec														
100,000 & Below	612.51	698.27	37.01	53.93	11.88	12.40	535.12	491.17	154.53	157.94	0.05	0.05	1,351.10	1,413.75
100,001 - 200,000	1,931.32	1,785.84	152.70	154.33	30.36	27.22	559.47	518.13	176.97	182.68	0.35	0.00	2,851.16	2,668.19
200,001 - 300,000	3,179.33	3,148.87	333.32	281.99	35.41	23.91	362.84	389.13	132.27	138.47	0.24	0.00	4,043.41	3,982.37
300,001 - 400,000	3,524.27	3,560.79	432.19	429.85	50.41	42.29	315.75	313.19	111.15	122.50	0.00	0.39	4,433.77	4,469.01
400,001 - 500,000	3,426.54	3,210.81	644.94	607.75	66.24	44.97	270.15	257.01	111.65	133.25	0.00	0.00	4,519.51	4,253.78
500,001 - 600,000	2,450.56	2,057.43	572.27	606.25	56.82	45.29	211.91	180.99	98.32	90.90	0.00	0.00	3,389.88	2,980.87
600,001 - 700,000	2,031.03	1,846.92	646.34	608.25	65.42	49.18	181.78	151.21	86.95	82.30	0.00	0.00	3,011.52	2,737.86
700,001 - 800,000	1,555.54	1,540.13	642.29	552.79	68.32	69.02	158.79	122.94	77.67	89.71	0.00	0.00	2,502.61	2,374.60
800,001 - 900,000	1,448.64	1,527.37	484.42	559.09	70.61	62.73	118.67	106.58	72.43	73.18	0.00	0.00	2,194.77	2,328.95
900,001 - 1,000,000	951.50	1,006.80	408.55	627.74	52.14	82.49	113.79	107.51	73.21	80.67	0.00	0.00	1,599.19	1,905.22
1,000,001 & Above	7,694.50	10,005.23	17,519.27	14,459.16	6,693.76	9,663.02	2,108.21	2,418.76	5,501.77	4,330.80	9.53	16.07	39,527.04	40,893.05
Total	28,805.76	30,388.47	21,873.28	18,941.13	7,201.37	10,122.53	4,936.47	5,056.62	6,596.91	5,482.39	10.17	16.51	69,423.96	70,007.65

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Jan - Jun														
100,000 & Below	1,181.06	1,228.65	76.60	79.84	11.27	19.06	997.40	963.85	278.99	294.33	0.07	0.01	2,545.39	2,585.73
100,001 - 200,000	3,624.48	3,315.83	278.90	297.05	48.48	47.00	1,005.71	999.28	307.22	327.55	0.00	0.00	5,264.78	4,986.70
200,001 - 300,000	5,765.20	5,362.94	557.70	550.20	50.45	51.75	725.20	721.32	274.47	254.03	0.00	0.56	7,373.02	6,940.80
300,001 - 400,000	5,982.93	5,988.60	829.99	818.00	80.63	71.98	550.50	560.25	230.14	212.84	0.00	0.36	7,674.19	7,652.03
400,001 - 500,000	5,836.87	5,631.76	1,053.70	1,020.27	97.23	87.12	461.01	408.25	210.15	215.76	0.45	0.00	7,659.40	7,363.16
500,001 - 600,000	4,274.10	3,887.76	1,086.70	983.95	100.27	90.88	335.48	347.27	167.75	148.57	0.00	0.00	5,964.30	5,458.43
600,001 - 700,000	3,368.10	3,207.68	1,168.61	1,076.95	90.14	106.34	329.68	424.53	168.39	153.70	0.63	0.00	5,125.56	4,969.21
700,001 - 800,000	2,863.48	2,768.31	1,050.77	987.52	98.46	144.77	268.23	246.11	143.81	144.77	0.00	0.00	4,424.74	4,291.47
800,001 - 900,000	2,321.87	2,523.39	1,032.30	926.75	111.90	108.84	192.85	206.98	114.14	131.64	0.00	0.00	3,773.06	3,897.60
900,001 - 1,000,000	1,615.48	1,664.49	801.18	685.64	114.78	128.00	183.11	200.52	156.79	145.04	0.00	0.00	2,871.34	2,823.70
1,000,001 & Above	12,598.41	13,790.22	15,770.07	17,018.62	12,698.71	13,393.48	4,682.66	3,549.89	7,197.10	8,844.88	26.38	109.57	52,973.34	56,706.65
Total	49,431.98	49,369.62	23,706.51	24,444.80	13,502.33	14,249.22	9,731.83	8,628.25	9,248.94	10,873.10	27.53	110.49	105,649.12	107,675.47
Jan - Sept														
100,000 & Below	1,934.88	1,862.30	136.95	117.63	18.89	26.24	1,511.47	1,470.60	430.24	452.91	0.29	0.04	4,032.71	3,929.72
100,001 - 200,000	5,638.17	5,144.43	482.22	478.31	114.89	70.94	1,554.57	1,548.51	468.70	505.84	0.18	0.00	8,258.73	7,748.03
200,001 - 300,000	9,007.67	8,520.50	861.12	862.48	84.09	86.30	1,104.91	1,129.64	405.53	390.92	0.00	0.56	11,463.31	10,990.40
300,001 - 400,000	9,311.36	9,536.25	1,301.33	1,303.19	128.35	112.46	857.69	873.76	341.91	327.50	0.00	0.36	11,940.64	12,153.52
400,001 - 500,000	9,208.43	8,991.53	1,627.13	1,603.84	151.65	140.38	723.79	647.54	318.49	323.08	0.45	0.00	12,029.94	11,706.38
500,001 - 600,000	6,753.08	6,108.11	1,675.37	1,518.67	144.72	144.11	530.32	527.71	256.55	233.40	0.00	0.00	9,360.03	8,532.00
600,001 - 700,000	5,368.09	5,158.72	1,783.40	1,669.09	147.05	175.98	529.55	588.83	234.74	246.26	0.63	0.00	8,063.47	7,838.89
700,001 - 800,000	4,461.11	4,385.49	1,597.03	1,510.07	162.67	198.89	424.94	403.28	234.27	234.21	0.00	0.00	6,880.01	6,731.93
800,001 - 900,000	3,648.53	3,947.15	1,489.83	1,371.51	171.36	171.51	304.94	316.89	186.36	197.35	0.00	0.00	5,801.02	6,004.41
900,001 - 1,000,000	2,535.36	2,656.71	1,146.07	1,079.20	177.55	213.02	282.74	274.10	227.11	238.13	0.94	0.00	4,369.77	4,461.17
1,000,001 & Above	20,251.25	21,572.25	24,089.39	28,246.93	19,360.88	22,341.27	6,806.97	4,938.54	10,135.82	14,556.40	37.01	110.81	80,681.32	91,766.20
Total	78,117.94	77,883.44	36,189.83	39,760.93	20,662.08	23,681.10	14,631.89	12,719.41	13,239.72	17,706.01	39.51	111.76	162,880.97	171,862.64
Jan - Dec														
100,000 & Below	2,547.38	2,560.57	173.96	171.56	30.77	38.64	2,046.59	1,961.77	584.78	610.85	0.34	0.09	5,383.81	5,343.47
100,001 - 200,000	7,569.49	6,930.26	634.91	632.64	145.25	98.16	2,114.04	2,066.64	645.66	688.52	0.54	0.00	11,109.89	10,416.22
200,001 - 300,000	12,187.00	11,669.37	1,194.43	1,144.48	119.50	110.21	1,467.75	1,518.77	537.80	529.39	0.24	0.56	15,506.72	14,972.77
300,001 - 400,000	12,835.64	13,097.03	1,733.52	1,733.05	178.76	154.75	1,173.44	1,186.95	453.06	450.00	0.00	0.75	16,374.41	16,622.53
400,001 - 500,000	12,634.97	12,202.34	2,272.06	2,211.59	217.89	185.35	993.94	904.55	430.14	456.33	0.45	0.00	16,549.45	15,960.16
500,001 - 600,000	9,203.64	8,165.55	2,247.64	2,124.92	201.54	189.40	742.23	708.70	354.86	324.30	0.00	0.00	12,749.92	11,512.87
600,001 - 700,000	7,399.13	7,005.65	2,429.74	2,277.34	212.47	225.17	711.33	740.04	321.70	328.56	0.63	0.00	11,074.99	10,576.75
700,001 - 800,000	6,016.66	5,925.63	2,239.32	2,062.86	230.99	267.91	583.72	526.22	311.94	323.91	0.00	0.00	9,382.63	9,106.53
800,001 - 900,000	5,097.17	5,474.52	1,974.24	1,930.60	241.97	234.24	423.62	423.47	258.79	270.52	0.00	0.00	7,995.79	8,333.35
900,001 - 1,000,000	3,486.87	3,663.52	1,554.62	1,706.93	229.68	295.52	396.53	381.62	300.32	318.81	0.94	0.00	5,968.96	6,366.39
1,000,001 & Above	27,945.75	31,577.48	41,608.66	42,706.09	26,054.64	32,004.29	8,915.18	7,357.30	15,637.59	18,887.20	46.54	126.88	120,208.36	132,659.25
Total	106,923.69	108,271.91	58,063.11	58,702.06	27,863.45	33,803.63	19,568.37	17,776.02	19,836.63	23,188.40	49.68	128.27	232,304.93	241,870.29

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

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

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
W.P. Kuala Lumpur														
Jan - Mar	3,413	3,176	1,868	1,898	33	76	0	0	52	52	1	1	5,367	5,203
Apr - June	3,235	3,284	1,588	1,749	57	38	0	0	51	68	0	0	4,931	5,139
Jul - Sept	3,642	3,789	1,953	2,098	29	39	0	0	57	61	1	1	5,682	5,988
Oct - Dec	3,491	4,734	2,136	3,624	52	40	0	0	48	62	0	0	5,727	8,460
Jan - June	6,648	6,460	3,456	3,647	90	114	0	0	103	120	1	1	10,298	10,342
Jan - Sept	10,290	10,249	5,409	5,745	119	153	0	0	160	181	2	2	15,980	16,330
Jan - Dec	13,781	14,983	7,545	9,369	171	193	0	0	208	243	2	2	21,707	24,790
W.P. Putrajaya														
Jan - Mar	98	76	3	16	0	15	0	0	0	0	0	3	101	110
Apr - June	90	61	13	12	0	0	0	0	0	0	0	0	103	73
Jul - Sept	86	84	5	33	7	2	0	0	0	0	0	0	98	119
Oct - Dec	88	77	7	18	0	1	0	0	0	0	0	0	95	96
Jan - June	188	137	16	28	0	15	0	0	0	0	0	3	204	183
Jan - Sept	274	221	21	61	7	17	0	0	0	0	0	3	302	302
Jan - Dec	362	298	28	79	7	18	0	0	0	0	0	3	397	398
W.P. Labuan														
Jan - Mar	68	58	14	7	2	3	28	11	44	44	0	0	156	123
Apr - June	55	63	9	7	5	4	17	13	57	51	1	0	144	138
Jul - Sept	75	414	6	4	5	18	18	20	40	59	0	0	144	515
Oct - Dec	74	76	14	11	2	18	8	10	29	34	0	0	127	149
Jan - June	123	121	23	14	7	7	45	24	101	95	1	0	300	261
Jan - Sept	198	535	29	18	12	25	63	44	141	154	1	0	444	776
Jan - Dec	272	611	43	29	14	43	71	54	170	188	1	0	571	925
Selangor														
Jan - Mar	14,097	12,410	2,651	2,615	666	676	1,228	1,138	657	683	1	0	19,300	17,522
Apr - June	13,077	12,605	2,696	2,594	636	757	953	844	599	595	0	0	17,961	17,395
Jul - Sept	14,788	14,568	3,169	3,165	778	890	1,069	1,110	666	673	3	0	20,473	20,406
Oct - Dec	14,205	13,415	3,126	2,878	843	856	1,164	1,067	640	707	1	3	19,979	18,926
Jan - June	27,174	25,015	5,347	5,209	1,302	1,433	2,181	1,982	1,256	1,278	1	0	37,261	34,917
Jan - Sept	41,962	39,583	8,516	8,374	2,080	2,323	3,250	3,092	1,922	1,951	4	0	57,734	55,323
Jan - Dec	56,167	52,998	11,642	11,252	2,923	3,179	4,414	4,159	2,562	2,658	5	3	77,713	74,249
Johor														
Jan - Mar	9,315	9,646	2,662	2,208	447	353	2,498	2,244	653	643	0	0	15,575	15,094
Apr - June	9,333	11,415	2,285	2,179	285	379	1,920	2,240	554	605	1	0	14,378	16,818
Jul - Sept	12,614	10,508	2,616	2,238	438	432	2,544	2,530	623	676	0	0	18,835	16,384
Oct - Dec	11,303	10,997	2,749	2,470	421	449	2,865	2,505	767	659	1	0	18,106	17,080
Jan - June	18,648	21,061	4,947	4,387	732	732	4,418	4,484	1,207	1,248	1	0	29,953	31,912
Jan - Sept	31,262	31,569	7,563	6,625	1,170	1,164	6,962	7,014	1,830	1,924	1	0	48,788	48,296
Jan - Dec	42,565	42,566	10,312	9,095	1,591	1,613	9,827	9,519	2,597	2,583	2	0	66,894	65,376
Pulau Pinang														
Jan - Mar	4,134	4,126	618	531	112	100	473	485	400	331	0	0	5,737	5,573
Apr - June	4,109	3,902	508	569	108	114	362	477	357	420	0	1	5,444	5,483
Jul - Sept	4,967	4,614	626	598	153	113	493	501	380	386	1	0	6,620	6,212
Oct - Dec	4,912	4,586	664	669	127	163	492	496	431	292	1	0	6,627	6,206
Jan - June	8,243	8,028	1,126	1,100	220	214	835	962	757	751	0	1	11,181	11,056
Jan - Sept	13,210	12,642	1,752	1,698	373	327	1,328	1,463	1,137	1,137	1	1	17,801	17,268
Jan - Dec	18,122	17,228	2,416	2,367	500	490	1,820	1,959	1,568	1,429	2	1	24,428	23,474

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Perak														
Jan - Mar	6,902	6,086	702	653	122	131	3,228	3,147	164	140	1	2	11,119	10,159
Apr - June	7,585	6,966	654	747	150	121	2,837	3,255	127	151	0	0	11,353	11,240
Jul - Sept	8,594	6,957	1,033	708	383	178	3,260	3,201	140	155	2	0	13,412	11,199
Oct - Dec	6,522	7,456	806	714	269	183	2,900	3,004	156	161	1	0	10,654	11,518
Jan - June	14,487	13,052	1,356	1,400	272	252	6,065	6,402	291	291	1	2	22,472	21,399
Jan - Sept	23,081	20,009	2,389	2,108	655	430	9,325	9,603	431	446	3	2	35,884	32,598
Jan - Dec	29,603	27,465	3,195	2,822	924	613	12,225	12,607	587	607	4	2	46,538	44,116
Negeri Sembilan														
Jan - Mar	3,442	3,540	378	499	102	98	926	867	184	228	0	1	5,032	5,233
Apr - June	3,010	3,405	337	373	94	152	833	762	157	182	0	1	4,431	4,875
Jul - Sept	3,772	3,713	406	504	118	126	1,071	1,002	199	202	0	0	5,566	5,547
Oct - Dec	4,073	5,734	396	492	128	120	937	894	209	209	1	0	5,744	7,449
Jan - June	6,452	6,945	715	872	196	250	1,759	1,629	341	410	0	2	9,463	10,108
Jan - Sept	10,224	10,658	1,121	1,376	314	376	2,830	2,631	540	612	0	2	15,029	15,655
Jan - Dec	14,297	16,392	1,517	1,868	442	496	3,767	3,525	749	821	1	2	20,773	23,104
Melaka														
Jan - Mar	3,358	3,181	409	554	109	115	448	362	869	845	0	0	5,193	5,057
Apr - June	2,738	2,604	328	305	111	116	328	305	771	721	0	0	4,276	4,051
Jul - Sept	3,383	4,252	347	442	116	143	449	373	713	792	1	0	5,009	6,002
Oct - Dec	4,178	3,478	345	422	123	113	454	380	743	789	0	0	5,843	5,182
Jan - June	6,096	5,785	737	859	220	231	776	667	1,640	1,566	0	0	9,469	9,108
Jan - Sept	9,479	10,037	1,084	1,301	336	374	1,225	1,040	2,353	2,358	1	0	14,478	15,110
Jan - Dec	13,657	13,515	1,429	1,723	459	487	1,679	1,420	3,096	3,147	1	0	20,321	20,292
Kedah														
Jan - Mar	3,163	3,347	348	270	68	47	3,831	3,479	923	1,056	0	0	8,333	8,199
Apr - June	3,200	3,374	323	253	95	156	3,072	3,215	859	898	0	1	7,549	7,897
Jul - Sept	3,249	3,642	489	335	85	59	3,449	3,718	886	1,096	0	0	8,158	8,850
Oct - Dec	4,059	3,853	300	467	93	120	3,444	3,365	977	1,006	1	1	8,874	8,812
Jan - June	6,363	6,721	671	523	163	203	6,903	6,694	1,782	1,954	0	1	15,882	16,096
Jan - Sept	9,612	10,363	1,160	858	248	262	10,352	10,412	2,668	3,050	0	1	24,040	24,946
Jan - Dec	13,671	14,216	1,460	1,325	341	382	13,796	13,777	3,645	4,056	1	2	32,914	33,758
Pahang														
Jan - Mar	3,084	2,578	284	293	104	57	1,652	1,321	270	228	1	0	5,395	4,477
Apr - June	2,750	2,398	231	274	43	59	1,267	1,133	230	201	0	1	4,521	4,066
Jul - Sept	3,414	2,834	374	300	59	51	1,446	1,378	245	220	0	0	5,538	4,783
Oct - Dec	3,399	2,996	339	318	81	76	1,382	1,374	277	292	0	0	5,478	5,056
Jan - June	5,834	4,976	515	567	147	116	2,919	2,454	500	429	1	1	9,916	8,543
Jan - Sept	9,248	7,810	889	867	206	167	4,365	3,832	745	649	1	1	15,454	13,326
Jan - Dec	12,647	10,806	1,228	1,185	287	243	5,747	5,206	1,022	941	1	1	20,932	18,382
Terengganu														
Jan - Mar	4,195	3,731	110	109	9	7	782	725	876	791	1	0	5,973	5,363
Apr - June	3,485	3,524	59	110	3	5	714	652	732	738	0	0	4,993	5,029
Jul - Sept	4,196	3,846	111	117	15	12	749	792	842	856	0	0	5,913	5,623
Oct - Dec	3,897	3,855	101	130	6	11	652	831	818	834	0	0	5,474	5,661
Jan - June	7,680	7,255	169	219	12	12	1,496	1,377	1,608	1,529	1	0	10,966	10,392
Jan - Sept	11,876	11,101	280	336	27	24	2,245	2,169	2,450	2,385	1	0	16,879	16,015
Jan - Dec	15,773	14,956	381	466	33	35	2,897	3,000	3,268	3,219	1	0	22,353	21,676

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

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Kelantan														
Jan - Mar	2,831	3,248	166	199	5	9	2,829	2,508	583	744	0	0	6,414	6,708
Apr - June	2,515	3,213	182	216	3	6	2,314	2,548	586	807	0	0	5,600	6,790
Jul - Sept	3,168	2,961	239	179	3	6	2,720	2,376	716	904	0	0	6,846	6,426
Oct - Dec	3,143	3,326	177	185	7	2	2,498	2,403	674	1,098	0	1	6,499	7,015
Jan - June	5,346	6,461	348	415	8	15	5,143	5,056	1,169	1,551	0	0	12,014	13,498
Jan - Sept	8,514	9,422	587	594	11	21	7,863	7,432	1,885	2,455	0	0	18,860	19,924
Jan - Dec	11,657	12,748	764	779	18	23	10,361	9,835	2,559	3,553	0	1	25,359	26,939
Perlis														
Jan - Mar	274	292	53	32	2	3	548	469	208	151	0	0	1,085	947
Apr - June	201	237	37	27	10	4	432	364	182	156	0	0	862	788
Jul - Sept	293	202	28	38	3	6	386	386	182	149	1	0	893	781
Oct - Dec	295	234	26	55	0	5	446	374	166	157	0	0	933	825
Jan - June	475	529	90	59	12	7	980	833	390	307	0	0	1,947	1,735
Jan - Sept	768	731	118	97	15	13	1,366	1,219	572	456	1	0	2,840	2,516
Jan - Dec	1,063	965	144	152	15	18	1,812	1,593	738	613	1	0	3,773	3,341
Sabah														
Jan - Mar	1,436	1,332	357	312	101	96	410	329	249	201	1	1	2,554	2,271
Apr - June	1,297	1,440	311	411	59	90	515	340	187	355	1	2	2,370	2,638
Jul - Sept	1,114	1,407	219	387	88	106	333	457	344	246	0	1	2,098	2,604
Oct - Dec	1,583	1,499	397	358	127	71	443	598	377	313	0	1	2,927	2,840
Jan - June	2,733	2,772	668	723	160	186	925	669	436	556	2	3	4,924	4,909
Jan - Sept	3,847	4,179	887	1,110	248	292	1,258	1,126	780	802	2	4	7,022	7,513
Jan - Dec	5,430	5,678	1,284	1,468	375	363	1,701	1,724	1,157	1,115	2	5	9,949	10,353
Sarawak														
Jan - Mar	2,999	2,461	714	519	114	216	2,454	1,978	579	526	0	0	6,860	5,700
Apr - June	2,475	2,528	639	719	167	145	1,928	2,072	587	609	0	0	5,796	6,073
Jul - Sept	3,045	2,967	634	717	215	196	2,252	2,239	688	672	0	0	6,834	6,791
Oct - Dec	2,930	3,131	610	715	187	157	2,046	1,989	659	684	1	0	6,433	6,676
Jan - June	5,474	4,989	1,353	1,238	281	361	4,382	4,050	1,166	1,135	0	0	12,656	11,773
Jan - Sept	8,519	7,956	1,987	1,955	496	557	6,634	6,289	1,854	1,807	0	0	19,490	18,564
Jan - Dec	11,449	11,087	2,597	2,670	683	714	8,680	8,278	2,513	2,491	1	0	25,923	25,240
MALAYSIA														
Jan - Mar	62,809	59,288	11,337	10,715	1,996	2,002	21,335	19,063	6,711	6,663	6	8	104,194	97,739
Apr - June	59,155	61,019	10,200	10,545	1,826	2,146	17,492	18,220	6,036	6,557	3	6	94,712	98,493
Jul - Sept	70,400	66,758	12,255	11,863	2,495	2,377	20,239	20,083	6,721	7,147	9	2	112,119	108,230
Oct - Dec	68,152	69,447	12,193	13,526	2,466	2,385	19,731	19,290	6,971	7,297	7	6	109,520	111,951
Jan - June	121,964	120,307	21,537	21,260	3,822	4,148	38,827	37,283	12,747	13,220	9	14	198,906	196,232
Jan - Sept	192,364	187,065	33,792	33,123	6,317	6,525	59,066	57,366	19,468	20,367	18	16	311,025	304,462
Jan - Dec	260,516	256,512	45,985	46,649	8,783	8,910	78,797	76,656	26,439	27,664	25	22	420,545	416,413

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
W.P. Kuala Lumpur														
Jan - Mar	2,796.01	2,885.29	4,724.24	3,298.63	518.35	179.45	0.00	0.00	281.31	297.81	12.69	2.13	8,332.61	6,663.31
Apr - Jun	2,873.51	3,085.90	2,727.27	5,485.31	134.04	83.30	0.00	0.00	211.40	1,009.64	0.00	0.00	5,946.22	9,664.15
Jul - Sept	3,148.73	3,451.74	3,280.78	3,198.74	88.84	253.82	0.00	0.00	438.31	464.61	2.13	1.24	6,958.79	7,370.14
Oct - Dec	3,219.47	5,791.01	11,239.87	7,903.32	142.92	186.28	0.00	0.00	485.96	919.05	0.00	0.00	15,088.21	14,799.66
Jan - Jun	5,669.52	5,971.18	7,451.52	8,783.94	652.39	262.75	0.00	0.00	492.71	1,307.45	12.69	2.13	14,278.83	16,327.46
Jan - Sept	8,818.25	9,422.93	10,732.29	11,982.68	741.24	516.57	0.00	0.00	931.02	1,772.06	14.82	3.37	21,237.62	23,697.60
Jan - Dec	12,037.71	15,213.94	21,972.16	19,886.00	884.16	702.84	0.00	0.00	1,416.98	2,691.11	14.82	3.37	36,325.83	38,497.26
W.P. Putrajaya														
Jan - Mar	63.88	70.99	3.66	26.85	0.00	18.60	0.00	0.00	0.00	0.00	0.00	90.59	67.54	207.02
Apr - Jun	70.17	151.43	33.25	20.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.42	171.65
Jul - Sept	217.99	66.79	27.63	81.02	3.44	2.53	0.00	0.00	0.00	0.00	0.00	0.00	249.05	150.34
Oct - Dec	80.22	59.14	11.48	134.31	0.00	28.60	0.00	0.00	0.00	0.00	0.00	0.00	91.70	222.05
Jan - Jun	134.05	222.42	36.90	47.07	0.00	18.60	0.00	0.00	0.00	0.00	0.00	90.59	170.95	378.67
Jan - Sept	352.04	289.21	64.53	128.09	3.44	21.13	0.00	0.00	0.00	0.00	0.00	90.59	420.01	529.01
Jan - Dec	432.26	348.35	76.00	262.39	3.44	49.73	0.00	0.00	0.00	0.00	0.00	90.59	511.71	751.05
W.P. Labuan														
Jan - Mar	23.47	20.41	16.29	4.92	7.94	2.11	3.37	1.53	88.42	11.29	0.00	0.00	139.48	40.25
Apr - Jun	21.03	22.23	14.13	7.98	20.67	4.50	6.46	2.25	44.84	12.09	1.03	0.00	108.17	49.05
Jul - Sept	31.89	106.49	9.15	13.98	10.17	23.05	4.25	2.76	6.86	17.11	0.00	0.00	62.32	163.38
Oct - Dec	27.81	22.88	17.05	7.89	1.65	12.49	2.42	1.74	11.15	6.73	0.00	0.00	60.07	51.73
Jan - Jun	44.50	42.64	30.43	12.89	28.60	6.61	9.83	3.78	133.26	23.39	1.03	0.00	247.65	89.30
Jan - Sept	76.38	149.13	39.58	26.87	38.78	29.65	14.07	6.54	140.12	40.50	1.03	0.00	309.96	252.69
Jan - Dec	104.19	172.01	56.63	34.76	40.42	42.14	16.49	8.28	151.26	47.23	1.03	0.00	370.03	304.42
Selangor														
Jan - Mar	7,787.81	6,745.85	3,167.30	2,613.15	3,216.35	3,425.13	1,453.73	386.03	955.24	1,607.07	7.66	0.00	16,588.10	14,777.24
Apr - Jun	7,358.39	7,380.76	2,865.35	3,199.65	3,333.82	3,391.76	298.29	351.77	1,191.68	985.31	0.00	0.00	15,047.53	15,309.25
Jul - Sept	8,349.22	8,465.93	3,760.04	4,762.22	3,545.84	4,032.88	582.35	446.21	671.51	1,838.43	0.18	0.00	16,909.13	19,545.66
Oct - Dec	8,189.03	7,936.32	4,832.08	4,810.61	3,430.83	4,162.03	760.32	557.92	677.51	729.95	0.20	9.98	17,889.97	18,206.81
Jan - Jun	15,146.20	14,126.61	6,032.65	5,812.80	6,550.17	6,816.90	1,752.02	737.80	2,146.92	2,592.38	7.66	0.00	31,635.63	30,086.49
Jan - Sept	23,495.42	22,592.53	9,792.70	10,575.02	10,096.01	10,849.78	2,334.37	1,184.01	2,818.43	4,430.81	7.84	0.00	48,544.77	49,632.15
Jan - Dec	31,684.46	30,528.85	14,624.78	15,385.63	13,526.83	15,011.81	3,094.68	1,741.93	3,495.94	5,160.76	8.04	9.98	66,434.73	67,838.96
Johor														
Jan - Mar	4,412.11	5,073.98	2,306.48	2,202.90	1,678.60	1,874.48	1,880.77	884.35	1,420.87	1,074.21	0.00	0.00	11,698.82	11,109.92
Apr - Jun	4,607.86	4,781.62	1,839.39	2,133.76	1,549.58	1,751.62	690.03	839.08	1,188.28	1,037.72	0.45	0.00	9,875.59	10,543.80
Jul - Sept	5,814.84	5,486.74	2,622.06	4,426.73	1,686.16	2,785.20	1,135.91	1,002.48	936.49	1,291.57	0.00	0.00	12,195.46	14,992.72
Oct - Dec	5,807.19	5,593.51	2,674.96	2,922.29	1,729.34	3,158.89	1,338.44	1,544.38	3,069.06	672.54	0.05	0.00	14,619.04	13,891.62
Jan - Jun	9,019.96	9,855.60	4,145.86	4,336.66	3,228.19	3,626.10	2,570.80	1,723.43	2,609.15	2,111.93	0.45	0.00	21,574.42	21,653.72
Jan - Sept	14,834.80	15,342.34	6,767.92	8,763.39	4,914.35	6,411.30	3,706.72	2,725.91	3,545.64	3,403.50	0.45	0.00	33,769.88	36,646.44
Jan - Dec	20,641.99	20,935.86	9,442.88	11,685.68	6,643.69	9,570.19	5,045.16	4,270.29	6,614.71	4,076.04	0.50	0.00	48,388.92	50,538.05
Pulau Pinang														
Jan - Mar	1,881.91	1,839.89	617.57	621.61	512.79	321.33	228.58	157.12	380.72	417.32	0.00	0.00	3,621.57	3,357.26
Apr - Jun	1,863.28	1,747.31	951.28	517.14	338.62	544.43	156.10	186.47	354.19	657.40	0.00	0.36	3,663.46	3,653.11
Jul - Sept	2,398.14	2,127.95	495.83	481.01	380.34	444.42	670.85	196.71	298.19	840.44	0.00	0.00	4,243.34	4,090.54
Oct - Dec	2,231.01	2,071.13	831.72	554.93	526.72	538.80	291.28	321.60	515.28	543.97	0.24	0.00	4,396.26	4,030.43
Jan - Jun	3,745.19	3,587.20	1,568.85	1,138.75	851.41	865.76	384.67	343.59	734.91	1,074.72	0.00	0.36	7,285.03	7,010.37
Jan - Sept	6,143.33	5,715.15	2,064.68	1,619.76	1,231.75	1,310.18	1,055.52	540.30	1,033.10	1,915.16	0.00	0.36	11,528.37	11,100.91
Jan - Dec	8,374.34	7,786.28	2,896.40	2,174.69	1,758.47	1,848.98	1,346.80	861.89	1,548.38	2,459.14	0.24	0.36	15,924.63	15,131.34

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

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Perak														
Jan - Mar	1,866.01	1,589.69	474.24	317.61	126.99	178.37	499.45	598.21	47.10	63.22	0.63	2.91	3,014.43	2,750.01
Apr - June	1,783.10	1,512.23	314.34	517.74	160.85	211.26	528.11	1,053.19	102.12	684.20	0.00	0.00	2,888.52	3,978.62
Jul - Sept	1,950.10	1,782.16	430.35	500.07	192.14	207.78	634.27	528.37	82.98	75.62	0.22	0.00	3,290.07	3,094.00
Oct - Dec	1,834.49	1,742.26	498.83	376.06	262.87	230.67	571.04	587.04	62.21	114.89	2.52	0.00	3,231.95	3,050.92
Jan - June	3,649.11	3,101.93	788.58	835.35	287.84	389.63	1,027.56	1,651.40	149.23	747.42	0.63	2.91	5,902.95	6,728.63
Jan - Sept	5,599.21	4,884.08	1,218.93	1,335.42	479.98	597.41	1,661.83	2,179.77	232.21	823.04	0.85	2.91	9,193.02	9,822.62
Jan - Dec	7,433.70	6,626.34	1,717.76	1,711.48	742.85	828.08	2,232.88	2,766.81	294.42	937.93	3.37	2.91	12,424.97	12,873.54
Negeri Sembilan														
Jan - Mar	1,233.37	1,195.86	268.69	279.42	195.05	262.66	201.89	330.51	94.34	144.54	0.00	2.42	1,993.34	2,215.41
Apr - June	1,036.76	1,200.53	299.41	252.11	209.16	506.75	242.09	306.23	354.66	142.50	0.00	0.30	2,142.09	2,408.41
Jul - Sept	1,256.49	1,268.35	254.78	292.37	307.05	860.78	359.14	231.63	133.93	759.88	0.00	0.00	2,311.39	3,413.01
Oct - Dec	1,423.63	1,313.48	305.93	513.91	298.16	912.65	234.95	327.04	197.89	174.99	0.15	0.00	2,460.72	3,242.06
Jan - June	2,270.13	2,396.39	568.10	531.53	404.22	769.41	443.98	636.74	449.00	287.04	0.00	2.72	4,135.43	4,623.82
Jan - Sept	3,526.62	3,664.74	822.88	823.90	711.27	1,630.19	803.12	868.36	582.94	1,046.93	0.00	2.72	6,446.82	8,036.84
Jan - Dec	4,950.25	4,978.22	1,128.81	1,337.81	1,009.43	2,542.84	1,038.07	1,195.40	780.83	1,221.91	0.15	2.72	8,907.54	11,278.89
Melaka														
Jan - Mar	833.49	961.87	312.23	348.67	121.44	117.51	147.84	129.85	161.70	195.55	0.00	0.00	1,576.71	1,753.45
Apr - June	738.99	782.66	289.14	166.34	193.64	106.59	81.07	78.11	175.55	458.29	0.00	0.00	1,478.39	1,592.00
Jul - Sept	962.06	1,267.06	406.00	286.62	130.65	198.29	100.98	88.49	193.46	159.53	0.94	0.00	1,794.09	1,999.99
Oct - Dec	1,180.35	1,043.56	205.08	286.49	196.37	127.53	121.44	85.64	140.93	343.13	0.00	0.00	1,844.17	1,886.34
Jan - June	1,572.48	1,744.53	601.38	515.01	315.08	224.09	228.92	207.97	337.24	653.84	0.00	0.00	3,055.10	3,345.44
Jan - Sept	2,534.54	3,011.58	1,007.38	801.63	445.73	422.39	329.89	296.45	530.70	813.38	0.94	0.00	4,849.19	5,345.43
Jan - Dec	3,714.88	4,055.14	1,212.47	1,088.12	642.10	549.92	451.33	382.09	671.63	1,156.50	0.94	0.00	6,693.36	7,231.77
Kedah														
Jan - Mar	814.48	970.68	164.00	152.74	139.81	75.55	294.67	341.40	207.23	389.60	0.00	0.00	1,620.19	1,929.97
Apr - June	763.27	942.82	237.26	114.11	160.25	203.99	315.53	573.93	214.01	202.03	0.00	6.50	1,690.31	2,043.39
Jul - Sept	891.70	1,057.51	388.85	171.60	360.75	104.01	324.15	431.31	302.64	350.64	0.00	0.00	2,268.08	2,115.07
Oct - Dec	1,036.09	1,083.46	154.19	182.88	140.83	199.84	327.84	412.03	320.87	819.41	1.74	3.65	1,981.57	2,701.28
Jan - June	1,577.75	1,913.50	401.26	266.85	300.06	279.54	610.20	915.33	421.24	591.64	0.00	6.50	3,310.50	3,973.36
Jan - Sept	2,469.45	2,971.01	790.10	438.45	660.81	383.55	934.35	1,346.64	723.88	942.28	0.00	6.50	5,578.59	6,088.44
Jan - Dec	3,505.54	4,054.47	944.29	621.34	801.64	583.39	1,262.19	1,758.67	1,044.75	1,761.69	1.74	10.15	7,560.16	8,789.71
Pahang														
Jan - Mar	836.23	638.09	403.71	291.88	242.82	210.30	636.57	343.76	118.20	128.89	2.90	0.00	2,240.43	1,612.92
Apr - June	728.18	608.79	192.05	305.84	25.65	70.52	329.60	467.37	106.82	69.62	0.00	1.20	1,382.30	1,523.34
Jul - Sept	893.74	687.45	228.85	263.04	128.99	134.89	352.54	344.27	160.51	92.23	0.00	0.00	1,764.64	1,521.86
Oct - Dec	851.70	799.33	270.58	378.68	69.19	130.25	308.38	368.61	133.04	120.83	0.00	0.00	1,632.89	1,797.70
Jan - June	1,564.41	1,246.88	595.76	597.71	268.47	280.82	966.17	811.13	225.02	198.51	2.90	1.20	3,622.73	3,136.25
Jan - Sept	2,458.15	1,934.33	824.61	860.75	397.47	415.70	1,318.71	1,155.40	385.54	290.74	2.90	1.20	5,387.37	4,658.12
Jan - Dec	3,309.85	2,733.65	1,095.19	1,239.43	466.65	545.95	1,627.09	1,524.01	518.57	411.57	2.90	1.20	7,020.26	6,455.82
Terengganu														
Jan - Mar	616.27	546.61	76.24	48.23	10.75	36.73	67.23	65.85	88.18	100.86	2.10	0.00	860.77	798.27
Apr - June	499.72	510.61	29.06	42.47	3.05	6.28	62.22	63.97	67.48	62.42	0.00	0.00	661.53	685.76
Jul - Sept	658.31	582.14	49.28	74.89	24.86	14.67	69.11	71.28	92.79	77.95	0.00	0.00	894.34	820.93
Oct - Dec	607.25	589.60	53.11	52.27	10.43	16.40	63.02	72.26	78.00	87.53	0.00	0.00	811.80	818.05
Jan - June	1,115.99	1,057.22	105.30	90.70	13.80	43.01	129.45	129.82	155.66	163.28	2.10	0.00	1,522.31	1,484.03
Jan - Sept	1,774.30	1,639.36	154.58	165.59	38.65	57.68	198.56	201.11	248.45	241.23	2.10	0.00	2,416.65	2,304.96
Jan - Dec	2,381.54	2,228.96	207.69	217.85	49.08	74.08	261.58	273.37	326.45	328.76	2.10	0.00	3,228.45	3,123.02

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Kelantan														
Jan - Mar	421.73	498.88	69.63	70.98	7.55	21.88	169.83	164.00	50.05	76.55	0.00	0.00	718.79	832.28
Apr - June	383.55	512.32	72.90	63.28	0.83	10.70	142.05	163.86	59.21	86.04	0.00	0.00	658.54	836.20
Jul - Sept	496.39	465.33	69.79	61.28	4.22	5.15	173.34	158.50	64.91	84.29	0.00	0.00	808.64	774.54
Oct - Dec	520.00	560.07	73.92	89.99	22.05	18.60	157.02	158.89	65.02	111.07	0.00	2.49	838.02	941.11
Jan - June	805.28	1,011.20	142.53	134.26	8.38	32.58	311.88	327.86	109.26	162.58	0.00	0.00	1,377.33	1,668.48
Jan - Sept	1,301.67	1,476.53	212.32	195.54	12.59	37.72	485.22	486.36	174.17	246.87	0.00	0.00	2,185.98	2,443.02
Jan - Dec	1,821.67	2,036.59	286.25	285.53	34.65	56.32	642.24	645.25	239.19	357.95	0.00	2.49	3,024.00	3,384.13
Perlis														
Jan - Mar	67.93	69.84	49.49	17.29	0.98	2.90	44.69	44.58	30.97	17.01	0.00	0.00	194.06	151.62
Apr - June	48.54	63.92	20.50	16.33	6.62	3.89	37.00	33.52	15.58	16.52	0.00	0.00	128.23	134.17
Jul - Sept	60.65	51.87	14.69	28.46	0.61	7.61	33.93	36.67	20.83	15.31	8.50	0.00	139.21	139.92
Oct - Dec	71.90	53.29	13.86	28.98	0.00	4.58	37.27	37.38	20.39	16.24	0.00	0.00	143.42	140.47
Jan - June	116.46	133.77	69.98	33.61	7.60	6.79	81.69	78.10	46.56	33.53	0.00	0.00	322.29	285.79
Jan - Sept	177.12	185.63	84.68	62.07	8.21	14.40	115.62	114.78	67.39	48.83	8.50	0.00	461.51	425.71
Jan - Dec	249.01	238.92	98.54	91.05	8.21	18.98	152.90	152.16	87.78	65.07	8.50	0.00	604.93	566.18
Sabah														
Jan - Mar	589.92	543.41	224.27	229.62	188.97	226.36	276.79	135.39	253.25	77.93	0.01	2.93	1,533.21	1,215.65
Apr - June	556.61	585.69	228.38	260.44	149.30	101.42	138.52	167.76	152.79	107.31	0.06	1.16	1,225.66	1,223.79
Jul - Sept	457.00	614.20	129.98	292.22	124.01	148.65	156.01	236.50	252.64	212.75	0.00	0.03	1,119.63	1,504.35
Oct - Dec	672.76	635.40	295.84	273.73	203.34	206.92	403.14	301.99	172.24	207.46	0.00	0.39	1,747.32	1,625.90
Jan - June	1,146.53	1,129.11	452.65	490.06	338.27	327.79	415.31	303.15	406.04	185.25	0.07	4.09	2,758.87	2,439.44
Jan - Sept	1,603.53	1,743.31	582.63	782.28	462.27	476.44	571.31	539.65	658.68	398.00	0.07	4.12	3,878.50	3,943.79
Jan - Dec	2,276.30	2,378.71	878.47	1,056.02	665.62	683.36	974.45	841.64	830.92	605.46	0.07	4.51	5,625.83	5,569.69
Sarawak														
Jan - Mar	999.40	858.25	375.15	348.96	86.34	157.14	337.03	267.97	474.55	355.85	0.00	0.00	2,272.47	1,988.18
Apr - June	855.01	971.19	339.60	468.64	161.51	141.72	462.33	490.19	358.17	384.30	0.00	0.00	2,176.63	2,456.04
Jul - Sept	1,098.72	1,032.13	315.25	381.89	171.69	208.17	303.23	315.98	334.74	552.54	0.00	0.00	2,223.64	2,490.71
Oct - Dec	1,052.87	1,094.05	394.80	424.78	166.65	188.01	319.90	280.09	647.35	614.59	5.27	0.00	2,586.84	2,601.52
Jan - June	1,854.41	1,829.44	714.75	817.60	247.85	298.86	799.36	758.16	832.73	740.15	0.00	0.00	4,449.10	4,444.21
Jan - Sept	2,953.14	2,861.58	1,030.00	1,199.49	419.55	507.03	1,102.59	1,074.14	1,167.46	1,292.69	0.00	0.00	6,672.74	6,934.93
Jan - Dec	4,006.00	3,955.63	1,424.81	1,624.27	586.20	695.04	1,422.49	1,354.23	1,814.81	1,907.28	5.27	0.00	9,259.58	9,536.44
MALAYSIA														
Jan - Mar	25,244.00	24,509.59	13,253.20	10,873.45	7,054.76	7,110.49	6,242.43	3,850.55	4,652.16	4,957.71	26.00	100.98	56,472.54	51,402.76
Apr - June	24,187.98	24,860.03	10,453.32	13,571.35	6,447.57	7,138.73	3,489.40	4,777.70	4,596.78	5,915.40	1.54	9.51	49,176.59	56,272.72
Jul - Sept	28,685.96	28,513.82	12,483.31	15,316.13	7,159.75	9,431.88	4,900.06	4,091.16	3,990.78	6,832.90	11.98	1.27	57,231.84	64,187.17
Oct - Dec	28,805.76	30,388.47	21,873.28	18,941.13	7,201.37	10,122.53	4,936.47	5,056.62	6,596.91	5,482.39	10.17	16.51	69,423.96	70,007.65
Jan - June	49,431.98	49,369.62	23,706.51	24,444.80	13,502.33	14,249.22	9,731.83	8,628.25	9,248.94	10,873.10	27.53	110.49	105,649.12	107,675.47
Jan - Sept	78,117.94	77,883.44	36,189.83	39,760.93	20,662.08	23,681.10	14,631.89	12,719.41	13,239.72	17,706.01	39.51	111.76	162,880.97	171,862.64
Jan - Dec	106,923.69	108,271.91	58,063.11	58,702.06	27,863.45	33,803.63	19,568.37	17,776.02	19,836.63	23,188.40	49.68	128.27	232,304.93	241,870.29

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

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

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
KEDIAMAN																		
Perseorangan & Perseorangan % Syer	10,704	11,151	192	196	236	252	40,712	39,379	25,239	24,818	12,810	12,224	14,595	14,284	7,587	7,350	6,449	6,160
Pemaju & Perseorangan	1,026	1,448	131	55	19	34	9,852	8,283	13,485	12,321	3,714	3,409	10,811	7,600	5,266	5,513	6,496	6,779
Syarikat & Perseorangan	1,599	1,803	31	42	14	36	3,791	3,300	1,898	1,996	1,218	1,212	994	1,013	818	976	354	428
Syarikat & Syarikat	161	239	4	3	0	3	1,395	1,676	1,828	3,341	156	251	2,993	3,641	490	2,419	320	117
Lain-lain	12	16	1	1	0	0	286	417	360	115	90	224	132	210	927	136	132	38
Jumlah	13,781	14,983	362	298	272	611	56,167	52,998	42,565	42,566	18,122	17,228	29,603	27,465	14,297	16,392	13,657	13,515
KOMERSIL																		
Perseorangan & Perseorangan % Syer	2,250	2,600	4	6	18	14	5,192	5,419	3,346	3,553	1,226	1,173	1,552	1,460	743	813	714	722
Pemaju & Perseorangan	1,748	2,214	1	18	0	1	1,631	1,522	3,733	2,337	157	156	379	259	156	251	245	332
Syarikat & Perseorangan	2,332	2,982	8	18	13	5	3,025	2,655	1,786	1,848	644	691	570	575	331	391	236	268
Syarikat & Syarikat	30.9	31.8	28.6	22.8	30.2	17.2	26.0	23.6	17.3	20.3	26.7	29.2	17.8	20.4	21.8	20.9	16.5	15.6
Lain-lain	101	150	1	6	0	0	100	143	33	44	30	29	46	53	38	24	20	13
Jumlah	7,545	9,369	28	79	43	29	11,642	11,252	10,312	9,095	2,416	2,367	3,195	2,822	1,517	1,868	1,429	1,723
INDUSTRI																		
Perseorangan & Perseorangan % Syer	57	63	0	1	8	10	700	815	250	284	97	114	198	212	134	118	96	104
Pemaju & Perseorangan	33.3	32.6	0.0	5.6	57.1	23.3	23.9	25.6	15.7	17.6	19.4	23.3	21.4	34.6	30.3	23.8	20.9	21.4
Syarikat & Perseorangan	46	50	0	2	3	18	864	969	319	346	137	118	180	161	79	87	113	111
Syarikat & Syarikat	68	78	0	1	3	15	1,291	1,302	902	855	250	244	499	203	183	269	208	250
Lain-lain	0.0	1.0	100.0	77.8	0.0	0.0	1.4	1.6	0.5	1.2	2.2	2.0	2.7	5.1	6.3	0.8	4.1	3.1
Jumlah	171	193	7	18	14	43	2,923	3,179	1,591	1,613	500	490	924	613	442	496	459	487
PERTANIAN																		
Perseorangan & Perseorangan % Syer	ND	ND	ND	ND	ND	ND	98.1	86.4	90.2	90.9	76.3	81.3	92.4	91.3	93.2	92.8	80.3	90.1
Pemaju & Perseorangan	ND	ND	ND	ND	ND	ND	0	6	1	0	0	0	18	5	13	5	1	0
Syarikat & Perseorangan	ND	ND	ND	ND	ND	ND	0	1	0	0	0	0	0	0	0	0	0	0
Syarikat & Syarikat	ND	ND	ND	ND	ND	ND	4.2	1.9	10.7	11.9	7.7	7.2	16.0	10.8	4.7	6.2	4.7	5.3
Lain-lain	ND	ND	ND	ND	ND	ND	5.6	2.4	1.4	1.7	1.5	5.8	7.1	2.2	1.8	1.4	1.3	2.9
Jumlah	0	0	0	0	71	54	4,414	4,159	9,827	9,519	1,820	1,959	12,225	12,607	3,767	3,525	1,679	1,420
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan % Syer	107	132	0	0	149	172	2,039	2,015	2,074	1,958	1,044	934	474	463	597	640	2,833	2,921
Pemaju & Perseorangan	51.4	54.3	ND	ND	87.6	91.5	79.6	75.8	79.9	75.8	66.6	65.4	80.7	76.3	79.7	78.0	91.5	92.8
Syarikat & Perseorangan	43	48	0	0	9	16	339	408	328	419	324	278	83	79	88	114	202	183
Syarikat & Syarikat	20.7	19.8	ND	ND	5.3	8.5	13.2	15.3	12.6	16.2	20.7	19.5	14.1	13.0	11.7	13.9	6.5	5.8
Lain-lain	5	10	0	0	0	0	12	15	8	12	46	20	3	33	9	2	15	11
Jumlah	208	243	0	0	170	188	2,562	2,658	2,597	2,583	1,568	1,429	587	607	749	821	3,096	3,147
LAIN-LAIN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	0	0	0	2	0	0	0	0	3	0	1	0	1	0
Pemaju & Perseorangan	ND	ND	ND	ND	ND	ND	ND	66.7	ND	ND	ND	ND	75.0	ND	100.0	ND	100.0	ND
Syarikat & Perseorangan	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Syarikat & Syarikat	50.0	50.0	ND	ND	ND	ND	20.0	ND	ND	ND	ND	ND	ND	100.0	ND	ND	ND	ND
Lain-lain	1	1	0	3	1	0	4	1	2	0	2	1	0	0	0	0	1	0
Jumlah	2	2	0	3	1	0	5	3	2	0	2	1	4	2	1	2	1	0
JUMLAH																		
Perseorangan & Perseorangan % Syer	13,118	13,946	196	203	475	501	52,458	51,212	39,776	39,270	16,566	16,038	28,120	27,931	12,571	12,192	11,442	11,187
Pemaju & Perseorangan	60.4	56.3	49.4	51.0	83.2	54.2	67.5	69.0	59.5	60.1	67.8	68.3	60.4	63.3	60.5	52.8	56.3	55.1
Syarikat & Perseorangan	2,774	3,662	132	73	19	35	11,525	9,856	17,337	14,773	3,879	3,570	11,230	7,870	5,464	5,800	6,765	7,119
Syarikat & Syarikat	12.8	14.8	33.2	18.3	3.3	3.8	14.8	13.3	25.9	22.6	15.9	15.2	24.1	17.8	26.3	25.1	33.3	35.1
Lain-lain	4,021	4,884	39	62	42	76	8,493	7,829	5,085	5,296	2,615	2,511	2,401	2,606	1,492	1,757	1,178	1,104
Jumlah	21,707	24,790	397	398	571	925	77,713	74,249	66,894	65,376	24,428	23,474	46,538	44,116	20,773	23,104	20,321	20,292

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	
8,770	8,561	7,463	6,814	14,288	13,348	10,937	11,834	653	711	4,896	5,074	9,799	9,459	175,330	171,615	RESIDENTIAL
64.2	60.2	59.0	63.1	90.6	89.2	93.8	92.8	61.4	73.7	90.2	89.4	85.6	85.3	67.3	66.9	Individual & Individual % Share
3,076	4,187	3,119	2,400	645	843	455	420	243	204	75	77	505	546	58,918	54,119	Developer & Individual
22.5	29.5	24.7	22.2	4.1	5.6	3.9	3.3	22.9	21.1	1.4	1.4	4.4	4.9	22.6	21.1	Company & Individual
441	461	922	783	497	543	136	296	13	30	362	449	921	914	14,009	14,284	Company & Company
3.2	3.2	7.3	7.2	3.2	3.6	1.2	2.3	1.2	3.1	6.7	7.9	8.0	8.2	5.4	5.6	Others
821	319	579	443	65	114	7	18	2	0	33	31	158	102	9,012	12,717	Total
6.0	2.2	4.6	4.1	0.4	0.8	0.1	0.1	0.2	0.0	0.6	0.5	1.4	0.9	3.5	5.0	
563	688	564	366	278	108	122	180	152	20	64	47	66	66	3,247	3,777	
4.1	4.8	4.5	3.4	1.8	0.7	1.0	1.4	14.3	2.1	1.2	0.8	0.6	0.6	1.2	1.5	
13,671	14,216	12,647	10,806	15,773	14,956	11,657	12,748	1,063	965	5,430	5,678	11,449	11,087	260,516	256,512	
761	739	677	589	273	339	563	610	72	98	758	861	1,503	1,588	19,652	20,584	COMMERCIAL
52.1	58.8	55.1	49.7	71.7	72.7	73.7	78.3	50.0	64.5	59.0	58.7	57.9	59.5	42.7	44.1	Individual & Individual % Share
51	80	128	85	10	23	72	7	12	7	9	30	130	79	8,462	7,401	Developer & Individual
3.5	6.0	10.4	7.2	2.6	4.9	9.4	0.9	8.3	4.6	0.7	2.0	5.0	3.0	18.4	15.9	Company & Individual
306	212	211	217	54	54	41	60	27	29	351	411	666	729	10,601	11,149	Company & Company
21.0	16.0	17.2	18.3	14.2	11.6	5.4	7.7	18.8	19.1	27.3	28.0	25.6	27.3	23.1	23.9	Others
310	284	155	224	28	41	25	45	29	16	153	157	255	246	6,673	6,872	
21.2	21.4	12.6	18.9	7.3	8.8	3.3	5.8	20.1	10.5	11.9	10.7	9.8	9.2	14.5	14.7	
32	10	57	70	16	9	63	57	4	2	13	9	43	28	597	647	
2.2	0.8	4.6	5.9	4.2	1.9	8.2	7.3	2.8	1.3	1.0	0.6	1.7	1.0	1.3	1.4	
1,460	1,325	1,228	1,185	381	466	764	779	144	152	1,284	1,468	2,597	2,670	45,985	46,649	Total
62	50	86	83	20	7	6	6	1	153	150	316	240	2,184	2,258	INDUSTRIAL	
18.2	13.1	30.0	34.2	60.6	20.0	33.3	26.1	6.7	5.6	40.8	41.3	46.3	33.6	24.9	25.3	Individual & Individual % Share
11	11	4	1	0	1	1	0	2	1	1	0	34	31	259	231	Developer & Individual
3.2	2.9	1.4	0.4	ND	2.9	5.6	ND	13.3	5.6	0.3	ND	5.0	4.3	2.9	2.6	Company & Individual
91	99	85	61	4	6	2	0	8	8	115	129	212	249	2,258	2,414	Company & Company
26.7	25.9	29.6	25.1	12.1	17.1	11.1	ND	53.3	44.4	30.7	35.5	31.0	34.9	25.7	27.1	Others
171	218	93	68	8	21	8	9	3	8	106	83	118	181	3,911	3,805	
50.1	57.1	32.4	28.0	24.2	60.0	44.4	39.1	20.0	44.4	28.3	22.9	17.3	25.4	44.5	42.7	
6	4	19	30	1	0	1	8	1	0	0	1	3	13	171	202	
1.8	1.0	6.6	12.3	3.0	ND	5.6	34.8	6.7	ND	ND	0.3	0.4	1.8	1.9	2.3	
341	382	287	243	33	35	18	23	15	18	375	363	683	714	8,783	8,910	Total
13,487	13,473	5,098	4,786	2,861	2,949	10,280	9,797	1,795	1,584	1,290	1,391	7,955	7,410	73,057	71,338	AGRICULTURE
97.8	97.8	88.7	91.9	98.8	98.3	99.2	99.6	99.1	99.4	75.8	80.7	91.6	89.5	92.7	93.1	Individual & Individual % Share
1	0	20	32	0	4	0	0	0	0	2	0	3	10	64	58	Developer & Individual
0.0	ND	0.3	0.6	ND	0.1	ND	ND	ND	ND	0.1	ND	0.0	0.1	0.1	0.1	Company & Individual
206	206	397	296	22	36	12	8	7	6	252	222	615	805	4,056	4,053	Company & Company
1.5	1.5	6.9	5.7	0.8	1.2	0.1	0.1	0.4	0.4	14.8	12.9	7.1	9.7	5.1	5.3	Others
44	39	147	74	5	1	0	0	0	0	153	60	70	43	1,167	855	
0.3	0.3	2.6	1.4	0.2	0.0	ND	ND	ND	ND	9.0	3.5	0.8	0.5	1.5	1.1	
58	59	85	18	9	10	69	30	10	3	4	51	37	10	453	352	
0.4	0.4	1.5	0.3	0.3	0.3	0.7	0.3	0.6	0.2	0.2	3.0	0.4	0.1	0.6	0.5	
13,796	13,777	5,747	5,206	2,897	3,000	10,361	9,835	1,812	1,593	1,701	1,724	8,680	8,278	78,797	76,656	Total
3,298	3,725	847	761	3,196	3,169	2,553	3,524	720	597	951	815	1,861	1,713	22,743	23,539	DEVELOPMENT LAND
90.5	97.8	82.9	80.9	97.8	98.4	99.8	99.2	97.6	97.4	82.2	73.1	74.1	68.8	86.0	85.1	Individual & Individual % Share
0	3	1	4	0	0	0	1	0	0	0	0	2	1	34	37	Developer & Individual
ND	0.1	0.1	0.4	ND	ND	ND	0.0	ND	ND	ND	ND	0.1	0.0	0.1	0.1	Company & Individual
252	226	126	129	55	39	5	8	5	12	164	252	532	640	2,555	2,851	Company & Company
6.9	5.6	12.3	13.7	1.7	1.2	0.2	0.2	0.7	2.0	14.2	22.6	21.2	25.7	9.7	10.3	Others
55	71	40	42	7	2	0	0	3	1	40	36	100	123	911	1,040	
1.5	1.8	3.9	4.5	0.2	0.1	ND	ND	0.4	0.2	3.5	3.2	4.0	4.9	3.4	3.8	
40	31	8	5	10	9	1	20	10	3	2	12	18	14	196	197	
1.1	0.8	0.8	0.5	0.3	0.3	0.0	0.6	1.4	0.5	0.2	1.1	0.7	0.6	0.7	0.7	
3,645	4,056	1,022	941	3,268	3,219	2,559	3,553	738	613	1,157	1,115	2,513	2,491	26,439	27,664	Total
0	0	0	0	0	0	0	0	0	0	1	0	0	0	6	2	OTHERS
ND	ND	ND	50.0	ND	ND	ND	24.0	9.1	Individual & Individual % Share							
0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	Developer & Individual
ND	100.0	ND	ND	ND	ND	ND	4.0	ND	Company & Individual							
0	1	0	0	0	0	0	0	0	0	0	2	0	0	2	6	Company & Company
ND	50.0	ND	ND	ND	ND	ND	ND	ND	ND	ND	40.0	ND	ND	8.0	27.3	Others
0	0	0	0	1	0	0	0	0	0	1	1	0	0	3	2	
1	1	1	1	0	0	0	1	0	0	0	2	1	0	13	12	
100.0	50.0	100.0	100.0	ND	ND	ND	100.0	ND	ND	ND	40.0	100.0	ND	52.0	54.5	Total
1	2	1	1	1	0	0	1	1	0	2	5	1	0	25	22	
26,378	26,548	14,171	13,033	20,638	19,812	24,339	25,771	3,241	2,991	8,049	8,291	21,434	20,410	292,972	289,336	TOTAL
80.1	78.6	67.7	70.9	92.3	91.4	96.0	95.7	85.9	89.5	80.9	80.1	82.7	80.9	69.7	69.5	Individual & Individual % Share
3,139	4,281	3,272	2,522	655	871	528	428	258	212	87	107	674	667	67,738	61,846	Developer & Individual
9.5	12.7	15.6	13.7	2.9	4.0	2.1	1.6	6.8	6.3	0.9	1.0	2.6	2.6	16.1	14.9	Company & Individual
1,296	1,205	1,741	1,486	632	678	196	372	60	85	1,244	1,465	2,946	3,337	33,481	34,753	Company & Company
3.9	3.6	8.3	8.1	2.8	3.1	0.8	1.4	1.6	2.5	12.5	14.2	11.4	13.2	8.0	8.3	Others
1,401	931	1,014	851	114	179	40	72	37	25	486	368	701	695	21,677	25,291	
4.3	2.8	4.8	4.6	0.5	0.8	0.2	0.3	1.0	0.7	4.9	3.6	2.7	2.8	5.2	6.1	
700	793	734	490	314	136	256	296	177	28	83	122	168	151	4,677	5,187	
2.1	2.3	3.5	2.7	1.4	0.6	1.0	1.1	4.7	0.8	0.8	1.2	0.8	0.5	1.1	1.2	
32,914	33,758	20,932	18,382	22,353	21,676	25,359	26,939	3,773	3,341	9,949	10,353	25,923	25,240	420,545	416,413	Total

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

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
KEDIAMAN																		
Perseorangan & Perseorangan % Syer	8,060.92	9,342.28	122.47	131.98	87.28	85.60	20,553.13	20,154.10	10,391.22	10,908.96	5,311.35	5,052.04	3,264.83	3,253.61	2,129.01	2,121.22	1,673.08	1,661.16
Pemaju & Perseorangan	1,191.55	1,394.60	127.04	49.46	12.08	9.09	7,157.61	6,707.95	8,533.71	8,253.89	1,847.24	1,616.29	3,454.85	2,668.88	2,506.21	2,449.55	1,784.90	2,177.62
Syarikat & Perseorangan	2,013.60	3,141.71	24.13	37.13	4.43	11.6	2,628.22	2,179.24	1,174.24	1,340.43	989.13	913.19	288.88	355.51	234.30	261.26	139.51	158.91
Syarikat & Syarikat	601.60	1,142.85	11.28	9.51	0.00	1.90	1,178.24	1,352.92	522.83	415.26	166.29	164.99	229.26	278.16	55.32	122.16	95.63	50.46
Lain-lain	170.04	192.50	147.35	120.26	0.40	62.50	167.26	134.63	19.99	17.32	60.33	39.77	195.88	70.18	25.41	24.03	21.75	6.99
Jumlah	12,037.71	15,213.94	432.26	348.35	104.19	172.01	31,684.46	30,528.85	20,641.99	20,935.86	8,374.34	7,786.28	7,433.70	6,626.34	4,950.25	4,978.22	3,714.88	4,055.14
KOMERSIAL																		
Perseorangan & Perseorangan % Syer	1,942.00	2,682.01	2.28	10.74	14.00	10.73	3,321.60	3,500.01	1,923.84	2,213.46	680.31	660.09	594.56	555.48	320.50	323.09	283.36	287.42
Pemaju & Perseorangan	1,987.20	3,225.45	0.57	42.78	0.00	0.86	1,184.49	1,128.21	2,921.96	2,001.86	123.65	91.38	176.02	120.37	146.88	144.91	139.42	179.97
Syarikat & Perseorangan	3,064.63	3,959.66	15.03	40.31	16.97	4.06	3,476.06	3,061.95	1,619.18	1,842.03	588.54	578.90	306.40	330.18	259.21	303.15	129.34	192.80
Syarikat & Syarikat	14,175.63	9,536.65	36.49	83.67	25.66	19.11	6,377.69	7,135.63	2,947.19	5,376.37	1,218.79	683.18	610.95	656.30	352.33	545.41	651.55	418.03
Lain-lain	802.70	482.23	21.64	84.89	0.00	0.00	264.94	559.83	30.71	251.96	285.11	161.15	29.82	49.15	49.89	21.25	8.80	9.89
Jumlah	21,972.16	19,886.00	76.00	262.39	56.63	34.76	14,624.78	15,385.63	9,442.88	11,685.68	2,894.00	2,174.69	1,717.76	1,711.48	1,128.81	1,337.81	1,212.47	1,088.12
INDUSTRI																		
Perseorangan & Perseorangan % Syer	71.80	74.91	0.00	1.20	11.36	5.96	751.89	922.29	249.46	296.27	73.31	104.04	86.71	118.33	71.82	73.02	45.58	47.38
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	47.21	200.33	230.01	166.53	14.15	11.18	24.36	4.49	37.02	31.42	25.59	8.46
Syarikat & Perseorangan	85.09	152.67	0.00	2.53	15.84	10.57	1,870.55	2,220.13	615.68	772.26	266.26	203.01	175.36	179.96	80.15	179.07	117.95	137.73
Syarikat & Syarikat	727.27	355.09	0.00	28.60	13.23	25.61	10,604.18	11,011.20	5,496.92	8,328.48	1,316.33	1,450.01	440.60	473.93	761.04	2,246.19	445.72	353.14
Lain-lain	0.00	120.17	3.44	17.40	0.00	0.00	253.00	657.85	51.62	6.66	88.42	80.74	15.93	51.37	59.40	13.14	7.26	3.20
Jumlah	884.16	702.84	3.44	49.73	40.42	42.14	13,526.83	15,011.81	6,643.69	9,570.19	1,758.47	1,848.98	742.85	828.08	1,009.43	2,542.84	642.10	549.92
PERTANIAN																		
Perseorangan & Perseorangan % Syer	0.00	0.00	0.00	0.00	12.18	7.73	1,002.85	978.43	2,484.40	2,402.67	366.91	463.14	1,489.91	1,491.40	702.01	664.29	264.69	246.66
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	7.55	4.37	0.00	0.60	0.00	0.00	13.39	0.92	21.62	55.6	58.6	0.00
Syarikat & Perseorangan	0.00	0.00	0.00	0.56	0.55	333.14	539.80	581.41	708.21	296.77	289.79	390.91	457.31	154.60	156.72	113.64	67.50	0.00
Syarikat & Syarikat	0.00	0.00	0.00	0.00	3.4	6.6	10.8	31.0	11.5	16.6	22.0	33.6	17.5	16.5	14.9	13.1	25.2	17.7
Lain-lain	0.00	0.00	0.00	0.00	0.00	0.00	2.13	4.49	7.09	455.87	15.22	4.84	13.84	137.25	27.76	10.11	0.77	1.04
Jumlah	0.00	0.00	0.00	0.00	16.49	8.28	3,094.68	1,741.93	5,045.16	4,270.29	1,346.80	861.89	2,232.88	2,766.81	1,038.07	1,195.40	451.33	382.09
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan % Syer	219.75	212.77	0.00	0.00	29.36	41.09	949.23	1,015.60	900.47	904.47	375.26	343.18	104.72	92.09	256.35	285.17	405.12	465.18
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	59.25	13.68	6.72	8.51	1.56	0.58	5.15	0.00	15.89	14.33	0.00	0.04
Syarikat & Perseorangan	223.36	337.64	0.00	0.00	6.26	6.10	849.53	1,153.91	731.80	1,096.67	448.98	619.54	86.78	87.72	135.38	162.75	129.25	132.51
Syarikat & Syarikat	75.08	12.5	0.00	0.00	4.1	13.0	24.3	22.4	11.1	26.9	28.8	25.2	29.5	9.4	17.3	13.3	19.2	11.5
Lain-lain	232.80	29.12	0.00	0.00	0.00	0.00	255.14	57.48	4.78	13.11	200.25	21.85	1.49	651.39	6.24	2.40	6.07	10.53
Jumlah	1,416.98	2,691.11	0.00	0.00	151.26	47.23	3,495.94	5,160.76	6,614.71	4,076.04	1,548.38	2,459.14	294.42	937.93	780.83	1,221.91	671.63	1,156.50
LAIN-LAIN																		
Perseorangan & Perseorangan % Syer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.76	0.00	0.00	0.00	0.00	2.74	0.00	0.15	0.00	0.94	0.00
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Syarikat & Perseorangan	12.69	1.24	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.91	0.00	0.00	0.00
Syarikat & Syarikat	85.6	36.8	0.00	0.00	0.00	0.00	2.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.42	0.00	0.00
Lain-lain	2.13	2.13	0.00	90.59	1.03	0.00	7.84	8.22	0.50	0.00	0.24	0.36	0.00	0.00	0.00	0.30	0.00	0.00
Jumlah	14.82	3.37	0.00	90.59	1.03	0.00	8.04	9.98	0.50	0.00	0.24	0.36	3.37	2.91	0.15	2.72	0.94	0.00
JUMLAH																		
Perseorangan & Perseorangan % Syer	10,294.47	12,311.97	124.75	143.92	154.17	151.11	26,578.69	26,572.21	15,949.39	16,725.83	6,807.15	6,622.49	5,543.47	5,510.90	3,479.86	3,466.80	2,672.77	2,707.81
Pemaju & Perseorangan	3,178.75	4,620.05	24.4	19.2	41.7	49.6	8,456.11	8,054.53	11,692.40	10,431.40	1,986.59	1,719.42	3,673.77	2,794.66	2,727.51	2,647.73	1,950.62	2,366.10
Syarikat & Perseorangan	5,399.36	7,592.93	39.16	79.97	44.04	34.24	9,157.70	9,155.04	4,722.31	5,759.60	2,586.68	2,604.42	1,248.34	1,413.59	863.63	1,062.94	629.69	689.44
Syarikat & Syarikat	16,245.57	13,146.17	47.76	121.79	158.30	46.62	21,291.90	22,634.68	15,910.14	16,876.32	3,894.64	3,876.30	1,702.54	2,195.05	1,667.84	4,030.20	1,395.62	1,436.77
Lain-lain	1,207.68	826.15	172.42	313.14	1.43	62.50	950.32	1,422.50	114.68	744.91	649.56	308.71	256.86	959.33	168.70	71.22	44.65	31.65
Jumlah	36,325.83	38,497.26	511.71	751.05	370.03	304.42	66,434.73	67,838.96	48,388.92	50,538.05	15,924.63	15,131.34	12,424.97	12,873.54	8,907.54	11,278.89	6,693.36	7,231.77

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	
RESIDENTIAL																
2,283.16	2,298.20	1,770.90	1,626.77	2,073.81	1,974.62	1,661.52	1,846.28	165.28	169.52	1,992.43	2,020.56	3,279.33	3,226.93	64,819.73	65,873.83	Individual & Individual % Share
65.1	56.7	53.5	59.5	87.1	88.6	91.2	90.7	66.4	71.0	87.5	84.9	81.9	81.6	60.6	60.8	Developer & Individual
1,022.92	1,485.87	1,056.54	734.06	134.06	155.65	125.72	128.11	63.12	60.16	29.23	31.38	169.74	189.64	29,216.52	28,112.19	Company & Individual
29.2	36.6	31.9	26.9	5.6	7.0	6.9	6.3	25.3	25.2	1.3	1.3	4.2	4.8	27.3	26.0	Company & Company
109.30	119.64	252.93	231.24	85.36	73.76	19.09	39.12	4.84	7.49	199.71	278.20	412.72	369.61	8,580.39	9,519.35	Others
3.1	3.0	7.6	8.5	3.6	3.3	1.0	1.9	1.9	3.1	8.8	11.7	10.3	9.3	8.0	8.8	
52.02	106.31	164.02	81.78	35.06	11.47	2.88	1.86	0.14	0.00	25.75	28.69	71.81	143.99	3,212.13	3,912.31	
1.5	2.6	5.0	3.0	1.5	0.5	0.2	0.1	0.1	0.0	1.1	1.2	1.8	3.6	3.0	3.6	
38.15	44.45	65.45	59.82	53.26	13.46	12.45	21.22	15.63	1.76	29.18	19.88	72.40	25.45	1,094.93	854.22	
1.1	1.1	2.0	2.2	2.2	0.6	0.7	1.0	6.3	0.7	1.3	0.8	1.8	0.6	1.0	0.8	
3,505.54	4,054.47	3,309.85	2,733.65	2,381.54	2,228.96	1,821.67	2,036.59	249.01	238.92	2,276.30	2,378.71	4,006.00	3,955.63	106,923.69	108,271.91	Total
COMMERCIAL																
255.00	300.11	326.94	309.68	102.27	97.15	189.22	191.82	35.54	45.24	367.53	417.43	590.49	601.10	10,949.45	12,205.55	Individual & Individual % Share
27.0	48.3	29.9	25.0	49.2	44.6	66.1	67.2	36.1	49.7	41.8	39.5	41.4	37.0	18.9	20.8	Developer & Individual
36.41	50.95	99.83	65.23	5.91	13.33	31.10	4.91	12.69	4.81	7.65	16.62	61.01	45.17	6,934.80	7,136.82	Company & Individual
3.9	8.2	9.1	5.3	2.8	6.1	10.9	1.7	12.9	5.3	0.9	1.6	4.3	2.8	11.9	12.2	Company & Company
162.34	121.57	168.88	188.23	37.15	41.75	29.72	27.78	13.84	20.52	266.94	340.46	402.66	465.62	10,556.88	11,518.98	Others
17.2	19.6	15.4	15.2	17.9	19.2	10.4	9.7	14.0	22.5	30.4	32.2	28.3	28.7	18.2	19.6	
469.37	143.20	441.07	472.98	49.41	44.11	14.45	42.00	21.70	19.62	202.40	274.22	335.07	499.60	27,929.73	25,950.09	
49.7	23.0	40.3	38.2	23.8	20.2	5.0	14.7	22.0	21.6	23.0	26.0	23.5	30.8	46.1	44.2	
21.18	5.51	58.47	203.30	12.94	21.52	21.76	19.02	14.77	0.86	33.96	7.29	35.57	12.77	1,692.25	1,890.61	
2.2	0.9	5.3	16.4	6.2	9.9	7.6	6.7	15.0	0.9	3.9	0.7	2.5	0.8	2.9	3.2	
944.29	621.34	1,095.19	1,239.43	207.69	217.85	286.25	285.53	98.54	91.05	878.47	1,056.02	1,424.81	1,624.27	58,063.11	58,702.06	Total
INDUSTRIAL																
36.51	33.09	41.75	38.27	29.10	3.14	13.51	6.59	0.45	1.63	89.95	120.26	112.79	100.34	1,685.99	1,946.72	Individual & Individual % Share
4.6	5.7	8.9	7.0	59.3	4.2	39.0	11.7	5.5	8.6	13.5	17.6	19.2	14.4	6.1	5.8	Developer & Individual
8.02	7.83	2.56	1.04	0.00	0.18	0.47	0.00	1.98	1.23	4.17	0.00	18.85	14.19	414.39	446.88	Company & Individual
1.0	1.3	0.5	0.2	0.0	0.2	1.4	0.0	24.1	6.5	0.6	0.0	3.2	2.0	1.5	1.3	Company & Company
88.08	94.83	108.53	49.99	4.51	8.95	1.24	0.00	4.35	7.04	147.05	169.83	146.90	177.29	3,727.54	4,365.85	Others
11.0	16.3	23.3	9.2	9.2	12.1	3.6	0.0	53.0	37.1	22.1	24.9	25.1	25.5	13.4	12.9	
660.29	445.28	260.22	279.24	14.99	61.81	19.32	39.61	1.33	9.08	424.45	393.26	304.26	396.94	21,490.15	25,897.47	
82.4	76.3	55.8	51.1	30.5	83.4	55.8	70.3	16.2	47.8	63.8	57.5	51.9	57.1	77.1	76.6	
8.74	2.37	53.60	177.41	0.48	0.00	0.11	10.13	0.09	0.00	0.00	0.01	3.39	6.27	545.38	1,146.71	
1.1	0.4	11.5	32.5	1.0	0.0	0.3	18.0	1.1	0.0	0.0	0.0	0.6	0.9	2.0	3.4	
801.64	583.39	466.65	545.95	49.08	74.08	34.65	56.32	8.21	18.98	665.62	683.36	586.20	695.04	27,863.45	33,803.63	Total
AGRICULTURE																
1,049.91	1,063.28	931.92	857.61	247.47	257.01	637.68	640.35	148.94	148.25	254.88	284.27	905.91	856.23	10,499.63	10,361.32	Individual & Individual % Share
83.2	60.5	57.3	56.3	94.6	94.0	99.3	99.2	97.4	97.4	26.2	33.8	63.7	63.2	53.7	58.3	Developer & Individual
0.16	0.00	6.34	3.95	0.00	0.89	0.00	0.00	0.00	0.00	0.91	0.00	1.29	0.65	51.87	18.89	Company & Individual
0.0	ND	0.4	0.3	ND	0.3	ND	ND	ND	ND	0.1	ND	0.1	0.0	0.3	0.1	Company & Company
111.27	157.90	246.03	260.89	8.60	12.65	1.78	3.59	2.54	3.22	148.00	195.49	238.77	288.95	2,628.00	3,142.57	Others
8.8	9.0	15.1	17.1	3.3	4.6	0.3	0.6	1.7	2.1	15.2	23.2	16.8	21.3	13.4	17.7	
95.29	532.37	426.50	385.04	4.52	2.10	0.00	0.00	0.00	0.00	544.77	341.84	269.17	206.46	6,261.72	3,593.30	
7.5	30.3	26.2	25.3	1.7	0.8	ND	ND	ND	ND	55.9	40.6	18.9	15.2	32.0	20.2	
5.57	5.11	16.31	16.52	1.00	0.73	2.78	1.30	1.42	0.68	25.90	20.04	7.36	1.95	127.15	659.94	
0.4	0.3	1.0	1.1	0.4	0.3	0.4	0.2	0.9	0.4	2.7	2.4	0.5	0.1	0.6	3.7	
1,262.19	1,758.67	1,627.09	1,524.01	261.58	273.37	642.24	645.25	152.90	152.16	974.45	841.64	1,422.49	1,354.23	19,568.37	17,776.02	Total
DEVELOPMENT LAND																
451.39	573.99	269.44	245.95	287.73	280.89	238.69	355.28	77.73	61.30	265.59	199.35	723.41	647.89	5,554.26	5,724.20	Individual & Individual % Share
43.2	32.6	52.0	59.8	88.1	85.4	99.8	99.3	88.6	94.2	32.0	32.9	39.9	34.0	28.0	24.7	Developer & Individual
0.00	0.16	1.31	2.74	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.15	0.06	90.02	40.15	Company & Individual
ND	10.0	0.3	11.0	ND	12.0	ND	13.0	ND	14.0	ND	15.0	0.0	16.0	0.5	0.2	Company & Company
275.18	650.38	138.54	100.71	26.15	45.94	0.49	1.01	2.59	2.73	305.22	239.66	482.23	726.88	3,838.74	5,364.19	Others
26.3	36.9	26.7	24.5	8.0	14.0	0.2	0.3	2.9	4.2	36.7	39.6	26.6	38.1	19.4	23.1	
304.63	531.17	58.42	60.66	11.28	0.67	0.00	0.00	2.59	0.86	259.74	164.33	587.45	523.24	9,554.33	11,252.13	
29.2	30.2	11.3	14.7	3.5	0.2	ND	ND	3.0	1.3	31.3	27.1	32.4	27.4	48.2	48.5	
13.55	5.99	50.86	1.51	1.28	1.26	0.02	1.60	4.86	0.18	0.36	2.11	21.57	9.21	799.28	807.74	
1.3	0.3	9.8	0.4	0.4	0.4	0.0	0.4	5.5	0.3	0.0	0.3	1.2	0.5	4.0	3.5	
1,044.75	1,761.69	518.57	411.57	326.45	328.76	239.19	357.95	87.78	65.07	830.92	605.46	1,814.81	1,907.28	19,836.63	23,188.40	Total
OTHERS																
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	3.85	1.76	Individual & Individual % Share
ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	20.3	ND	ND	ND	7.7	1.4	Developer & Individual
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.50	0.00	0.00	0.00	0.00	0.00	8.50	0.00	Company & Individual
ND	ND	ND	ND	ND	ND	ND	ND	100.0	ND	ND	ND	ND	ND	17.1	ND	Company & Company
0.00	3.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.32	0.00	0.00	12.89	11.12	
ND	36.0	ND	ND	ND	ND	ND	ND	ND	ND	ND	73.6	ND	ND	25.9	8.7	
0.00	0.00	0.00	0.00	2.10	0.00	0.00	0.00	0.00	0.00	0.06	0.03	0.00	0.00	2.79	2.45	
ND	ND	ND	ND	100.0	ND	ND	ND	ND	ND	79.7	0.7	ND				

Jadual VII / Table VII

Bilangan dan Nilai Transaksi Harta Tanah Kediaman mengikut Negeri dan Kumpulan Etnik, Malaysia, 2025
Transaction and Value of Residential Property Transaction by State and Ethnic Group, Malaysia, 2025LABATAN PENILAIAN &
PERKHIDMATAN HARTA

Negeri State	2025										
	Bilangan Transaksi Harta Tanah Kediaman Transaction of Residential Property Transaction					Nilai Transaksi Harta Tanah Kediaman (RM Juta) Value of Residential Property Transaction (RM MILL)					
	Jumlah Total	Warganegara Citizens		Bukan Warganegara Non-citizens		Jumlah Total	Warganegara Citizens		Bukan Warganegara Non-citizens		
	Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others
W.P. Kuala Lumpur	14,983	4,085	8,859	559	1,480	15,213,935,222	2,309,844,934	7,015,346,706	1,983,699,962	3,905,043,620	0
W.P. Putrajaya	611	187	116	308	0	172,006,088	60,738,673	38,642,059	72,625,356	0	0
W.P. Labuan	298	276	10	12	0	348,345,119	196,416,642	5,896,300	146,032,177	0	0
Selangor	52,998	24,470	25,739	2,652	137	30,528,860,901	10,967,018,549	17,312,622,063	1,962,605,137	286,605,152	0
Johor	42,566	13,822	24,186	3,794	764	20,935,857,671	4,627,664,659	14,381,108,163	712,413,432	1,214,671,417	0
Pulau Pinang	17,228	5,482	11,055	503	188	7,786,282,664	1,677,184,304	5,347,876,250	398,805,467	362,416,643	0
Perak	27,465	11,456	11,205	4,795	9	6,626,341,595	2,831,636,546	3,377,206,402	411,321,147	6,177,500	0
Negeri Sembilan	16,392	7,860	5,880	2,640	12	4,978,218,316	2,498,371,229	2,297,493,019	168,900,780	13,453,288	0
Melaka	13,515	8,483	4,824	193	15	4,055,139,839	2,276,772,435	1,685,445,466	80,683,605	12,238,333	0
Kedah	14,216	9,279	4,242	685	10	4,054,470,612	2,520,105,797	1,372,730,580	152,716,568	8,917,667	0
Pahang	10,806	6,893	3,068	845	0	2,733,654,202	1,609,417,246	949,348,985	174,887,971	0	0
Terengganu	14,956	14,282	264	410	0	2,228,960,418	2,132,741,591	50,525,136	45,693,691	0	0
Kelantan	12,748	12,049	371	328	0	2,036,591,531	1,919,719,862	94,431,442	22,440,227	0	0
Perlis	965	751	192	22	0	238,923,687	185,407,366	48,601,321	4,915,000	0	0
Sabah	5,678	2,274	3,233	138	33	2,378,706,397	762,459,753	1,440,069,772	139,623,472	36,553,400	0
Sarawak	11,087	3,598	7,045	416	28	3,955,625,609	1,041,726,977	2,613,580,606	279,385,693	20,932,333	0
MALAYSIA	256,512	125,247	110,289	18,300	2,676	108,271,909,871	37,617,226,563	58,030,924,270	6,756,749,685	5,867,009,353	0

Nota. / Note.

*Data transaksi adalah tidak termasuk data jual beli harta tanah lelong.

*The transaction data do not include the property sales by auction.

Jadual VIII / Table VIII
Bilangan dan Nilai Transaksi Harta Tanah Komersial mengikut Negeri dan Kumpulan Etnik, Malaysia, 2025
Transaction and Value of Commercial Property Transaction by State and Ethnic Group, Malaysia, 2025

2025												
Negeri State	Bilangan Transaksi Harta Tanah Komersial <i>Transaction of Commercial Property Transaction</i>						Nilai Transaksi Harta Tanah Komersial (RM Juta) <i>Value of Commercial Property Transaction (RM MILL)</i>					
	Warganegara Citizens			Bukan Non-citizens			Warganegara Citizens			Bukan Non-citizens		
	Jumlah Total	Bumiputera	Syarikat & Lain-lain Company & Others	Bumiputera Non-Bumiputera	Bumiputera	Syarikat & Lain- Company & Others	Jumlah Total	Bumiputera	Syarikat & Lain- Company & Others	Bumiputera Non-Bumiputera	Bumiputera	Syarikat & Lain- Company & Others
W.P. Kuala Lumpur	9,369	561	4,641	1,997	2,170	19,886,002,493	452,383,206	4,253,771,187	10,704,374,854	4,475,473,246	0	0
W.P. Putrajaya	79	15	20	44	0	262,393,157	31,944,646	45,801,692	184,646,819	0	0	0
W.P. Labuan	29	4	15	10	0	34,759,273	2,623,000	12,198,834	19,937,439	0	0	0
Selangor	11,252	1,679	6,960	2,596	17	15,385,633,913	936,639,249	5,386,822,250	9,031,935,240	30,237,174	0	0
Johor	9,095	618	5,683	1,942	852	11,685,679,485	385,934,239	4,124,238,488	6,284,082,004	891,424,754	0	0
Pulau Pinang	2,367	151	1,529	664	23	2,174,691,956	78,876,709	953,037,975	1,117,061,918	25,715,354	0	0
Perak	2,822	261	1,846	714	1	1,711,479,398	97,727,095	777,745,771	835,596,532	410,000	0	0
Negeri Sembilan	1,868	330	1,033	502	3	1,337,807,875	160,144,225	543,542,277	632,106,373	2,015,000	0	0
Melaka	1,723	194	1,020	501	8	1,088,120,057	79,756,070	503,903,450	500,677,204	3,783,333	0	0
Kedah	1,325	205	700	420	0	621,338,422	118,695,570	292,619,507	210,023,345	1,210,000	0	0
Pahang	1,185	163	630	391	1	1,239,432,906	81,281,528	406,370,375	750,571,003	1,210,000	0	0
Terengganu	466	312	65	89	0	217,853,883	94,007,970	27,699,700	96,146,213	0	0	0
Kelantan	779	586	104	89	0	285,530,973	176,261,318	56,880,420	52,389,235	0	0	0
Perlis	152	52	70	30	0	91,052,101	25,396,600	40,683,500	24,972,001	0	0	0
Sabah	1,468	108	980	372	8	1,056,016,062	58,476,790	520,853,327	460,527,045	16,168,900	0	0
Sarawak	2,670	109	1,955	604	2	1,624,268,455	60,033,051	810,339,475	752,495,929	1,400,000	0	0
MALAYSIA	46,649	5,348	27,251	10,966	3,085	58,702,060,409	2,840,181,266	18,756,508,228	10,908,959,112	5,447,827,761	0	0

Nota. / Note.

*Data transaksi adalah tidak termasuk data jual beli harta tanah lelong.
 *The transaction data do not include the property sales by auction.

Jadual IX / Table IX
Bilangan dan Nilai Transaksi Harta Tanah Industri mengikut Negeri dan Kumpulan Etnik, Malaysia, 2025
Transaction and Value of Industrial Property Transaction by State and Ethnic Group, Malaysia, 2025

Negeri State	2025										
	Bilangan Transaksi Harta Tanah Industri <i>Transaction of Industrial Property Transaction</i>					Nilai Transaksi Harta Tanah Industri (RM Juta) <i>Value of Industrial Property Transaction (RM MILL)</i>					
	Jumlah Total	Warganegara Citizens		Bukan Warganegara Non-citizens		Jumlah Total	Warganegara Citizens		Bukan Warganegara Non-citizens		
	Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others
W.P. Kuala Lumpur	193	1	89	103	0	702,842,908	368,500	170,703,681	531,770,727	0	0
W.P. Putrajaya	18	1	2	15	0	49,725,000	1,450,000	2280000	45,995,000	0	0
W.P. Labuan	43	0	14	29	0	42,142,970	0	9,170,020	32,972,950	0	0
Selangor	3,179	77	1264	1,837	1	15,011,807,023	105,151,612	1,980,797,578	12,920,157,833	5,700,000	0
Johor	1,613	16	541	1029	27	9,570,188,206	12,976,050	752,732,088	8,729,039,323	75,440,745	0
Pulau Pinang	490	4	152	333	1	1,848,978,102	6,754,000	171,784,730	1,667,710,372	2,729,000	0
Perak	613	17	274	322	0	828,077,008	14,196,591	181,232,367	632,648,050	0	0
Negeri Sembilan	496	13	179	304	0	2,542,835,410	12,996,927	203,390,796	2,326,447,687	0	0
Meleka	487	11	145	331	0	549,918,704	6,970,000	113,707,428	429,241,276	0	0
Kedah	382	16	72	292	2	583,391,389	13,294,456	58,492,076	498,404,857	13,200,000	0
Pahang	243	8	103	132	0	545,948,751	3,454,503	59,719,889	482,774,359	0	0
Terengganu	35	7	4	24	0	74,078,601	3,878,616	4,135,000	66,064,985	0	0
Kelantan	23	7	0	16	0	56,320,000	11,590,000	0	44,730,000	0	0
Perlis	18	0	9	9	0	18,978,000	0	9,880,000	9,098,000	0	0
Sabah	363	13	182	167	1	683,360,964	9,927,167	158,516,906	513,706,891	1,210,000	0
Sarawak	714	7	391	316	0	695,036,368	3,061,389	196,128,041	495,846,938	0	0
MALAYSIA	8,910	198	3,421	5,259	32	33,803,629,404	206,069,811	4,072,670,600	29,426,609,248	98,279,745	0

Nota. / Note.

*Data transaksi adalah tidak termasuk data jual beli harta tanah lelong.
 *The transaction data do not include the property sales by auction.

Jadual X / Table X
Bilangan dan Nilai Transaksi Harta Tanah Pertanian mengikut Negeri dan Kumpulan Etnik, Malaysia, 2025
Transaction and Value of Agriculture Property Transaction by State and Ethnic Group, Malaysia, 2025

		2025												
Negeri State	Jumlah Total	Bilangan Transaksi Harta Tanah Industri <i>Transaction of Industrial Property Transaction</i>					Nilai Transaksi Harta Tanah Industri (RM Juta) <i>Value of Industrial Property Transaction (RM MILL)</i>							
		Warganegara Citizens		Bukan Warganegara Non-citizens		Jumlah Total	Warganegara Citizens		Bukan Warganegara Non-citizens		Jumlah Total			
		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others	Warganegara Citizens		Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others	Bumiputera	Bukan Bumiputera Non-Bumiputera				
W.P. Kuala Lumpur	0	0	0	0	0	0	0	0	0	0	0	0	0	0
W.P. Putrajaya	0	0	0	0	0	0	0	0	0	0	0	0	0	0
W.P. Labuan	54	41	13	0	8,283,486	0	0	0	0	0	0	0	0	0
Selangor	4,159	2,803	910	445	1,741,929,541	1	0	0	0	0	0	0	0	0
Johor	9,519	5,227	3,559	725	4,270,294,494	8	0	0	0	0	0	0	0	0
Pulau Pinang	1,959	1,196	460	303	861,892,327	0	0	0	0	0	0	0	0	0
Perak	12,607	8,849	2,962	796	2,766,806,645	0	0	0	0	0	0	0	0	0
Negeri Sembilan	3,525	2,530	791	204	1,195,401,478	0	0	0	0	0	0	0	0	0
Melaka	1,420	964	334	121	382,087,988	1	0	0	0	0	0	0	0	0
Kedah	13,777	12,899	632	246	1,758,671,025	0	0	0	0	0	0	0	0	0
Pahang	5,206	3,594	1,317	294	1,524,009,934	1	0	0	0	0	0	0	0	0
Terengganu	3,000	2,891	74	35	273,366,401	0	0	0	0	0	0	0	0	0
Kelantan	9,835	9,642	181	12	645,249,237	0	0	0	0	0	0	0	0	0
Perlis	1,593	1,533	55	5	152,155,641	0	0	0	0	0	0	0	0	0
Sabah	1,724	632	879	210	841,643,928	3	0	0	0	0	0	0	0	0
Sarawak	8,278	2,825	4,726	727	1,354,230,086	0	0	0	0	0	0	0	0	0
MALAYSIA	76,656	55,626	16,893	4,123	17,776,022,211	14	0	0	0	0	0	0	0	0

Nota. / Note.

*Data transaksi adalah tidak termasuk data jual beli harta tanah lelong.
 *The transaction data do not include the property sales by auction.

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
W.P. Kuala Lumpur	561,102	576,409	2.7	10,712	9,958	-7.0	53,654	42,334	-21.1	18,903	8,214	-56.5	65,437	35,115	-46.3	21,969	3,016	-86.3
W.P. Putrajaya	20,251	20,349	0.5	463	0	-100.0	685	28	-95.9	0	0	ND	3,224	3,224	0.0	0	0	ND
W.P. Labuan	14,039	14,039	0.0	500	0	-100.0	373	105	-71.8	18	38	111.1	196	71	-63.8	0	71	ND
Selangor	1,727,701	1,765,832	2.2	16,793	22,691	35.1	85,085	79,089	-7.0	19,322	16,510	-14.6	62,546	53,109	-15.1	19,106	16,492	-13.7
Johor	928,421	946,491	1.9	11,031	10,261	-7.0	36,121	39,724	10.0	14,505	11,501	-20.7	45,462	44,560	-2.0	17,726	12,114	-31.7
Pulau Pinang	565,105	574,401	1.6	12,539	7,070	-43.6	28,853	29,515	2.3	11,121	8,216	-26.1	21,447	16,759	-21.9	7,376	8,487	15.1
Perak	542,826	564,961	4.1	6,401	8,933	39.6	39,042	30,403	-22.1	8,623	10,362	20.2	41,449	22,256	-46.3	6,499	2,654	-59.2
Negeri Sembilan	311,209	327,494	5.2	3,562	9,027	153.4	18,768	10,273	-45.3	5,968	5,555	-6.9	26,928	15,164	-43.7	1,703	6,477	280.3
Melaka	223,469	237,839	6.4	3,269	6,753	106.6	24,279	16,571	-31.7	7,397	6,966	-5.8	23,977	12,555	-47.6	5,346	2,546	-52.4
Kedah	356,692	370,693	3.9	1,949	3,431	76.0	18,709	9,776	-47.7	3,146	2,411	-23.4	15,458	13,827	-10.6	3,225	3,299	2.3
Pahang	310,143	316,635	2.1	3,786	3,983	5.2	14,226	11,367	-20.1	5,037	4,672	-7.2	35,129	14,876	-57.7	6,924	11,904	71.9
Terengganu	119,376	127,066	6.4	985	1,409	43.0	12,277	4,985	-59.4	2,568	973	-62.1	7,844	4,505	-42.6	1,409	1,116	-20.8
Kelantan	93,675	99,210	5.9	1,921	4,724	145.9	9,876	4,540	-54.0	1,661	1,205	-27.5	3,889	2,307	-40.7	1,688	1,677	-0.7
Perlis	27,978	28,304	1.2	318	326	2.5	964	720	-25.3	186	217	16.7	2,206	793	-64.1	403	223	-44.7
Sabah	245,690	255,521	4.0	2,205	4,931	123.6	18,885	9,697	-48.7	2,529	2,437	-3.6	21,178	4,464	-78.9	905	3,167	249.9
Sarawak	296,310	303,052	2.3	5,701	6,380	11.9	16,553	13,580	-18.0	5,252	2,820	-46.3	7,126	4,395	-38.3	6,182	2,127	-65.6
MALAYSIA	6,343,987	6,528,296	2.9	82,135	99,877	21.6	378,350	302,707	-20.0	106,236	82,097	-22.7	383,496	247,980	-35.3	100,461	75,370	-25.0

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

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

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

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
W.P. Kuala Lumpur	30,818	30,973	0.5	193	155	-19.7	301	561	86.4	7	38	442.9	1,087	181	-83.3	27	20	-25.9
W.P. Putrajaya	538	538	0.0	0	0	ND	0	0	ND	0	0	ND	0	48	ND	0	0	ND
W.P. Labuan	1,053	1,073	1.9	0	20	ND	50	12	-76.0	0	0	ND	0	0	ND	0	0	ND
Selangor	112,687	113,246	0.5	261	559	114.2	5,127	5,418	5.7	1,077	1,323	22.8	3,454	2,287	-33.8	1,510	1,103	-27.0
Johor	97,889	98,760	0.9	818	871	6.5	4,802	5,595	16.5	1,433	1,592	11.1	5,113	3,841	-24.9	1,290	1,088	-15.7
Pulau Pinang	39,405	39,915	1.3	535	510	-4.7	1,057	1,262	19.4	398	168	-57.8	2,085	846	-59.4	225	191	-15.1
Perak	58,869	59,176	0.5	100	307	207.0	2,178	1,357	-37.7	212	166	-21.7	3,399	1,269	-62.7	364	85	-76.6
Negeri Sembilan	27,261	27,777	1.9	5	516	10,220.0	1,166	775	-33.5	341	325	-4.7	2,438	1,443	-40.8	226	923	308.4
Melaka	24,531	24,913	1.6	8	382	4,675.0	1,719	564	-67.2	495	97	-80.4	1,777	843	-52.6	334	254	-24.0
Kedah	31,464	31,668	0.6	163	204	25.2	686	634	-7.6	51	260	409.8	1,157	987	-14.7	458	205	-55.2
Pahang	26,298	26,493	0.7	141	195	38.3	1,345	960	-28.6	262	328	25.2	3,483	1,224	-64.9	349	868	148.7
Terengganu	8,816	8,883	0.8	33	67	103.0	659	338	-48.7	23	78	239.1	620	171	-72.4	17	16	-5.9
Kelantan	14,790	14,905	0.8	173	115	-33.5	894	565	-36.8	186	103	-44.6	497	489	-1.6	57	334	486.0
Perlis	4,458	4,525	1.5	14	67	378.6	300	44	-85.3	13	0	-100.0	838	16	-98.1	6	16	166.7
Sabah	33,940	34,385	1.3	72	445	518.1	2,271	1,653	-27.2	256	329	28.5	2,269	256	-88.7	398	74	-81.4
Sarawak	39,570	40,211	1.6	395	641	62.3	1,249	1,191	-4.6	198	361	82.3	1,062	679	-36.1	416	414	-0.5
MALAYSIA	552,387	557,441	0.9	2,911	5,054	73.6	23,804	20,929	-12.1	4,952	5,168	4.4	29,279	14,580	-50.2	5,677	5,591	-1.5

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

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

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

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

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
W.P. Kuala Lumpur	3,471,216	3,423,200	27,871	21,368	3,012,917	3,010,571	86.8	87.9	126,928	-2,346	225,910	264,929	0	0	196,691	196,691	0	0
W.P. Putrajaya	79,744	54,864	0	0	66,331	49,733	83.2	90.6	3,200	-16,598	29,277	29,277	0	0	0	0	0	0
W.P. Labuan	28,614	22,711	0	0	28,421	20,480	99.3	90.2	772	-7,941	0	0	0	0	0	0	0	0
Selangor	4,022,466	3,903,029	69,175	179,417	3,242,056	3,132,390	80.6	80.3	93,067	-109,666	280,202	47,946	0	9,405	0	17,760	0	18,285
Johor	2,455,302	2,381,955	0	0	1,788,433	1,751,615	72.8	73.5	56,095	-36,818	17,716	25,916	14,000	0	0	0	0	0
Pulau Pinang	1,940,911	1,961,003	76,772	68,981	1,402,534	1,391,270	72.3	70.9	36,460	-11,264	107,123	25,040	0	0	96,421	96,421	0	0
Perak	1,026,504	983,769	5,310	15,572	907,917	869,624	88.4	88.4	8,666	-38,293	15,572	0	3,549	0	0	0	0	0
Negeri Sembilan	613,463	579,559	328	0	421,526	396,180	68.7	68.4	6,098	-25,346	7,345	22,049	7,345	14,704	0	34,127	0	34,127
Melaka	632,354	562,616	0	0	404,682	324,882	64.0	57.7	8,014	-79,800	57,245	57,245	0	0	0	0	0	0
Kedah	601,899	597,573	0	0	435,257	449,622	72.3	75.2	15,434	14,365	0	0	0	0	20,031	28,905	4,986	8,874
Pahang	459,105	425,753	0	6,276	351,454	327,658	76.6	77.0	15,405	-23,796	6,276	0	6,276	0	15,373	15,373	0	0
Terengganu	276,156	276,826	71,592	0	208,970	217,875	75.7	78.7	49,848	8,905	7,845	7,845	0	0	0	0	0	0
Kelantan	420,078	353,902	16,603	0	325,380	262,873	77.5	74.3	332	-62,507	0	0	0	0	0	0	0	0
Perlis	61,714	73,993	3,838	22,544	54,003	35,948	87.5	48.6	2,601	-18,055	30,418	6,806	0	0	0	0	0	0
Sabah	801,027	768,772	0	0	634,116	613,620	79.2	79.8	2,309	-20,496	61,415	61,415	0	0	23,509	23,509	0	0
Sarawak	1,084,230	1,042,921	0	0	873,861	880,156	80.6	84.4	44,444	6,295	41,676	41,676	0	0	0	0	0	0
MALAYSIA	17,974,783	17,412,446	271,489	314,158	14,157,858	13,734,497	78.8	78.9	469,673	-423,361	888,020	590,144	31,170	24,109	352,025	412,786	4,986	61,286

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

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

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

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

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
W.P. Kuala Lumpur	10,263,848	10,252,030	26,858	106,859	7,389,247	7,442,789	72.0	72.6	6,544	53,542	551,461	775,380	0	301,779	761,621	547,109	0	23,744
W.P. Putrajaya	2,540,853	2,542,645	0	0	2,339,162	2,378,314	92.1	93.5	1,400	39,152	59,940	59,940	0	0	39,875	39,875	0	0
W.P. Labuan	67,051	66,706	0	0	61,963	60,340	92.4	90.5	-402	-1,623	0	0	0	0	0	0	0	0
Selangor	4,684,373	4,733,414	32,109	123,160	3,424,029	3,467,892	73.1	73.3	40,684	43,863	123,160	0	40,180	0	0	34,036	0	34,036
Johor	1,456,997	1,406,628	47,379	38,509	1,001,543	934,581	68.7	66.4	1,061	-66,962	134,262	121,306	0	0	33,817	41,914	0	8,097
Pulau Pinang	1,102,189	981,426	20,215	32,460	920,220	798,440	83.5	81.4	-2,446	-121,780	58,031	28,596	1,545	6,000	0	54,466	0	22,250
Perak	667,897	560,843	0	4,838	608,326	520,350	91.1	92.8	-9,245	-87,976	20,072	15,234	11,305	0	0	0	0	0
Negeri Sembilan	344,041	308,571	0	0	308,975	273,976	89.8	88.8	-5,531	-34,999	8,831	0	0	0	0	0	0	0
Melaka	410,637	382,234	0	0	355,203	339,509	86.5	88.8	1,521	-15,694	0	0	0	0	0	0	0	0
Kedah	432,028	399,913	0	0	395,430	366,290	91.5	91.6	3,761	-29,140	0	0	0	0	0	0	0	0
Pahang	458,094	415,965	36,375	0	410,344	368,177	89.6	88.5	33,516	-42,167	0	0	0	0	4,911	0	0	0
Terengganu	429,000	368,253	0	0	416,078	357,334	97.0	97.0	608	-58,744	9,704	9,704	0	0	31,760	39,386	0	0
Kelantan	391,077	285,936	0	0	366,298	264,526	93.7	92.5	-2,506	-101,772	46,988	49,300	0	2,312	0	0	0	0
Perlis	131,038	100,677	0	0	122,930	92,847	93.8	92.2	0	-30,083	25,085	25,085	0	0	0	0	0	0
Sabah	831,922	809,258	0	0	725,703	706,562	87.2	87.3	-8,529	-19,141	11,067	4,104	0	0	37,498	37,498	0	0
Sarawak	906,461	892,342	66,334	6,989	780,876	768,889	86.1	86.2	21,357	-11,987	17,517	10,528	0	0	0	0	0	0
MALAYSIA	25,117,506	24,506,841	229,270	312,815	19,626,327	19,140,816	78.1	78.1	81,793	-485,511	1,066,118	1,099,177	53,030	310,091	909,482	794,284	0	88,127

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

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

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

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
W.P. Kuala Lumpur	11,605	12,266	5.7	66	661	901.5	3,582	2,906	-18.9	0	0	ND	5,585	3,951	-29.3	338	0	-100.0
W.P. Putrajaya	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	50,919	51,941	2.0	2,547	1,022	-59.9	15,726	10,678	-32.1	0	0	ND	4,379	4,351	-0.6	0	791	ND
Johor	2,928	2,928	0.0	0	0	ND	1,486	1,114	-25.0	0	0	ND	2,349	2,272	-3.3	860	0	-100.0
Pulau Pinang	4,696	5,674	20.8	439	978	122.8	1,524	350	-77.0	0	0	ND	1,267	624	-50.7	641	0	-100.0
Perak	1,043	1,043	0.0	0	0	ND	617	661	7.1	69	44	-36.2	3,052	1,749	-42.7	196	0	-100.0
Negeri Sembilan	104	104	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Melaka	0	0	ND	0	0	ND	352	352	0.0	0	0	ND	0	0	ND	0	0	ND
Kedah	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	616	ND	0	616	ND
Terengganu	0	0	ND	0	0	ND	0	0	ND	0	0	ND	53	0	-100.0	0	0	ND
Kelantan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pertis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	467	467	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sarawak	563	563	0.0	0	0	ND	72	84	16.7	0	12	ND	11	0	-100.0	11	0	-100.0
MALAYSIA	72,325	74,986	3.7	3,052	2,661	-12.8	23,359	16,145	-30.9	69	56	-18.8	16,696	13,563	-18.8	2,046	1,407	-31.2

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

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

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

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
W.P. Kuala Lumpur	145,179	150,954	4.0	8,865	5,775	-34.9	41,859	35,631	-14.9	4,871	6,607	35.6	56,989	59,452	4.3	9,095	2,748	-69.8
W.P. Putrajaya	1,204	1,204	0.0	0	0	ND	323	671	107.7	0	0	ND	940	940	0.0	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	137,840	150,385	9.1	13,358	12,545	-6.1	57,515	64,508	12.2	10,367	12,394	19.6	29,283	21,414	-26.9	11,550	7,376	-36.1
Johor	107,216	109,850	2.5	8,901	2,634	-70.4	23,759	35,833	50.8	16,383	15,002	-8.4	27,852	24,823	-10.9	12,407	11,692	-5.8
Pulau Pinang	10,751	10,751	0.0	1,591	0	-100.0	8,523	10,768	26.3	2,818	2,215	-21.4	9,008	7,286	-19.1	1,116	4,847	334.3
Perak	1,567	2,223	41.9	0	656	ND	710	530	-25.4	0	0	ND	1,096	0	-100.0	0	0	ND
Negeri sembilan	15,126	16,744	10.7	0	1,618	ND	2,657	419	-84.2	195	0	-100.0	598	2,028	239.1	0	1,722	ND
Melaka	11,156	12,420	11.3	0	1,264	ND	7,538	4,763	-36.8	2,678	0	-100.0	5,488	2,330	-57.5	0	2,017	ND
Kedah	637	637	0.0	0	0	ND	0	831	ND	0	831	ND	0	1,165	ND	0	732	ND
Pahang	9,959	11,707	17.6	1,035	1,748	68.9	3,323	6,548	97.1	42	2,581	6045.2	6,736	3,938	-41.5	456	2,824	519.3
Terengganu	276	276	0.0	0	0	ND	33	759	2200.0	33	0	-100.0	132	0	-100.0	33	0	-100.0
Kelantan	1,694	1,694	0.0	0	0	ND	0	940	ND	0	940	ND	1,358	0	-100.0	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	3,636	3,636	0.0	0	0	ND	2,033	3,476	71.0	0	1,002	ND	2,729	11	-99.6	0	0	ND
Sarawak	1,537	1,537	0.0	0	0	ND	3,494	6,917	98.0	1,624	2,772	70.7	4,328	2,639	-39.0	5,448	1,084	-80.1
MALAYSIA	447,778	474,018	5.9	33,750	26,240	-22.3	151,767	172,594	13.7	39,011	44,344	13.7	146,537	126,026	-14.0	40,105	35,042	-12.6

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

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

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
W.P. Kuala Lumpur	5,138	5,138	0.0	0	0	ND	0	0	ND	0	0	ND	37	37	0.0	0	0	ND
W.P. Putrajaya	48	48	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	650	664	2.2	3	14	366.7	41	27	-34.1	0	0	ND	0	0	ND	0	0	ND
Selangor	43,133	43,766	1.5	230	156	-32.2	1,651	1,624	-1.6	549	280	-49.0	898	984	9.6	204	520	154.9
Johor	19,290	19,569	1.4	22	190	763.6	591	510	-13.7	158	142	-10.1	303	176	-41.9	271	103	-62.0
Pulau Pinang	9,953	9,974	0.2	98	0	-100.0	226	223	-1.3	140	22	-84.3	0	0	ND	0	0	ND
Perak	8,524	8,548	0.3	17	18	5.9	80	142	77.5	8	87	987.5	542	340	-37.3	281	4	-98.6
Negeri Sembilan	5,574	5,899	5.8	0	3	ND	298	531	78.2	114	290	154.4	766	1,126	47.0	211	634	200.5
Melaka	7,289	8,554	17.4	75	20	-73.3	716	117	-83.7	0	0	ND	1,899	314	-83.5	0	87	ND
Kedah	3,887	4,024	3.5	8	24	200.0	86	54	-37.2	0	6	ND	404	122	-69.8	23	43	87.0
Pahang	3,686	3,695	0.2	6	4	-33.3	32	55	71.9	1	47	4,600.0	233	68	-70.8	8	68	750.0
Terengganu	910	978	7.5	1	28	2700.0	74	7	-90.5	28	0	-100.0	56	1	-98.2	0	0	ND
Kelantan	633	652	3.0	0	16	ND	18	2	-88.9	15	1	-93.3	30	0	-100.0	0	0	ND
Perlis	301	263	-12.6	4	17	325.0	72	28	-61.1	0	0	ND	143	0	-100.0	1	0	-100.0
Sabah	6,420	6,517	1.5	0	44	ND	203	167	-17.7	0	24	ND	317	42	-86.8	0	0	ND
Sarawak	7,641	7,700	0.8	116	59	-49.1	133	109	-18.0	0	0	ND	269	227	-15.6	103	164	59.2
MALAYSIA	123,077	125,989	2.4	580	593	2.2	4,221	3,596	-14.8	1,013	899	-11.3	5,897	3,437	-41.7	1,102	1,623	47.3

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

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

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change	2024	2025	% Change
W.P. Kuala Lumpur	47,525	50,423	6.1	348	579	66.4	3,636	2,135	-41.3	0	13	ND	1,432	1,481	3.4	0	552	ND
W.P. Putrajaya	1,769	1,769	0.0	0	0	ND	0	0	ND	0	0	ND	270	270	0.0	0	0	ND
W.P. Labuan	1,697	1,858	9.5	0	0	ND	116	0	-100.0	0	0	ND	0	0	ND	0	0	ND
Selangor	26,089	26,781	2.7	0	0	ND	0	0	ND	0	0	ND	200	0	-100.0	0	0	ND
Johor	31,971	34,986	9.4	150	35	-76.7	2,300	1,366	-40.6	0	24	ND	3,196	200	-93.7	0	0	ND
Pulau Pinang	25,389	25,603	0.8	1,180	241	-79.6	2,415	2,198	-9.0	533	0	-100.0	1,471	1,569	6.7	0	238	ND
Perak	16,429	18,181	10.7	0	0	ND	1,106	823	-25.6	271	0	-100.0	363	303	-16.5	303	0	-100.0
Negeri Sembilan	9,607	13,274	38.2	0	0	ND	1,498	152	-89.9	0	152	ND	406	88	-78.3	0	0	ND
Melaka	18,268	20,550	12.5	0	1,634	ND	336	0	-100.0	0	0	ND	1,558	0	-100.0	0	0	ND
Kedah	13,154	13,539	2.9	0	0	ND	756	659	-12.8	0	0	ND	430	309	-28.1	0	21	ND
Pahang	25,624	26,037	1.6	0	0	ND	0	13	ND	0	13	ND	770	287	-62.7	87	200	129.9
Terengganu	11,487	11,677	1.7	128	0	-100.0	410	446	8.8	0	0	ND	352	36	-89.8	0	0	ND
Kelantan	4,360	4,360	0.0	0	0	ND	144	144	0.0	0	0	ND	10	10	0.0	10	0	-100.0
Perlis	1,285	1,321	2.8	0	0	ND	120	70	-41.7	0	0	ND	120	0	-100.0	0	0	ND
Sabah	24,329	25,692	5.6	584	458	-21.6	4,091	3,188	-22.1	0	0	ND	2,791	440	-84.2	0	440	ND
Sarawak	21,194	22,065	4.1	0	0	ND	0	205	ND	0	205	ND	0	220	ND	0	220	ND
MALAYSIA	280,177	298,116	6.4	2,390	2,947	23.3	16,928	11,399	-32.7	804	407	-49.4	13,369	5,213	-61.0	400	1,671	317.8

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

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

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

Jadual XIX / Table XIX

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

State	Newly Launched		Completed		Under Construction		Not Constructed		
	2024	2025	2024	2025	2024	2025	2024	2025	
Malaysia			Malaysia						
Units Launched	75,784	64,487	Unsold Units	23,149	30,471	60,934	72,384	8,274	14,625
Units Sold	28,280	22,876	Value (RM Million)	13,935.10	17,731.58	NA	NA	NA	NA
Sales Performance	37.3	35.5							
W.P. Kuala Lumpur			W.P. Kuala Lumpur						
Units Launched	7,840	6,663	Unsold Units	4,234	2,055	5,137	5,516	2,360	3,090
Units Sold	2,979	2,932	Value (RM Million)	3,377.50	1,983.76	NA	NA	NA	NA
Sales Performance	38.0	44.0							
W.P. Putrajaya			W.P. Putrajaya						
Units Launched	0	0	Unsold Units	352	157	18	18	0	0
Units Sold	0	0	Value (RM Million)	306.06	223.15	NA	NA	NA	NA
Sales Performance	0.0	0.0							
W.P. Labuan			W.P. Labuan						
Units Launched	0	0	Unsold Units	41	41	93	36	0	0
Units Sold	0	0	Value (RM Million)	13.41	13.41	NA	NA	NA	NA
Sales Performance	0.0	0.0							
Selangor			Selangor						
Units Launched	14,862	14,358	Unsold Units	2,075	3,547	8,607	14,832	1,746	4,150
Units Sold	5,216	4,636	Value (RM Million)	1,594.17	2,616.60	NA	NA	NA	NA
Sales Performance	35.1	32.3							
Johor			Johor						
Units Launched	14,147	11,151	Unsold Units	2,964	3,705	6,245	8,108	834	900
Units Sold	7,532	6,168	Value (RM Million)	2,485.39	3,301.87	NA	NA	NA	NA
Sales Performance	53.2	55.3							
Pulau Pinang			Pulau Pinang						
Units Launched	6,381	4,659	Unsold Units	2,796	2,775	7,723	7,826	194	1,310
Units Sold	2,586	1,467	Value (RM Million)	2,087.63	2,001.65	NA	NA	NA	NA
Sales Performance	40.5	31.5							
Perak			Perak						
Units Launched	6,970	7,086	Unsold Units	2,844	3,943	9,030	9,219	249	1,278
Units Sold	2,305	2,034	Value (RM Million)	855.30	1,244.93	NA	NA	NA	NA
Sales Performance	33.1	28.7							
Negeri Sembilan			Negeri Sembilan						
Units Launched	6,226	5,668	Unsold Units	1,623	2,647	2,507	4,111	1,011	859
Units Sold	1,802	1,921	Value (RM Million)	598.69	1,147.77	NA	NA	NA	NA
Sales Performance	28.9	33.9							
Melaka			Melaka						
Units Launched	5,751	4,003	Unsold Units	605	1,594	3,970	3,530	138	858
Units Sold	2,174	1,515	Value (RM Million)	194.58	665.94	NA	NA	NA	NA
Sales Performance	37.8	37.8							
Kedah			Kedah						
Units Launched	2,218	2,478	Unsold Units	701	1,935	1,808	3,191	197	864
Units Sold	389	453	Value (RM Million)	254.04	668.83	NA	NA	NA	NA
Sales Performance	17.5	18.3							
Pahang			Pahang						
Units Launched	4,624	2,788	Unsold Units	1,267	1,371	2,517	3,408	191	377
Units Sold	1,268	946	Value (RM Million)	478.12	503.42	NA	NA	NA	NA
Sales Performance	27.4	33.9							
Terengganu			Terengganu						
Units Launched	328	433	Unsold Units	173	120	741	1,163	0	22
Units Sold	53	76	Value (RM Million)	61.99	46.41	NA	NA	NA	NA
Sales Performance	16.2	17.6							
Kelantan			Kelantan						
Units Launched	934	673	Unsold Units	393	2,518	3,379	1,262	16	147
Units Sold	130	109	Value (RM Million)	117.85	768.50	NA	NA	NA	NA
Sales Performance	13.9	16.2							
Perlis			Perlis						
Units Launched	206	199	Unsold Units	45	101	269	186	0	18
Units Sold	50	25	Value (RM Million)	11.89	20.94	NA	NA	NA	NA
Sales Performance	24.3	12.6							
Sabah			Sabah						
Units Launched	2,743	3,217	Unsold Units	1,524	2,498	4,727	4,147	756	100
Units Sold	1,041	412	Value (RM Million)	754.52	1,872.10	NA	NA	NA	NA
Sales Performance	38.0	12.8							
Sarawak			Sarawak						
Units Launched	2,554	1,111	Unsold Units	1,512	1,464	4,163	5,831	582	652
Units Sold	755	182	Value (RM Million)	743.98	652.30	NA	NA	NA	NA
Sales Performance	29.6	16.4							

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

State	Completed		Under Construction		Not Constructed	
	2024	2025	2024	2025	2024	2025
Malaysia						
Unsold Units	5,777	6,492	3,524	5,317	581	686
Value (RM Million)	5,009.47	5,461.81	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	11	10	22	7	0	0
Value (RM Million)	3.85	3.50	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	8	6	0	0	0	0
Value (RM Million)	30.52	22.89	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	397	514	465	1,027	26	39
Value (RM Million)	454.85	657.04	NA	NA	NA	NA
Johor						
Unsold Units	1,222	1,146	1,032	1,351	65	135
Value (RM Million)	1,272.64	1,069.15	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	86	115	79	386	0	0
Value (RM Million)	49.14	96.00	NA	NA	NA	NA
Perak						
Unsold Units	571	563	224	379	106	92
Value (RM Million)	255.94	279.91	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	381	643	160	295	88	118
Value (RM Million)	248.19	431.61	NA	NA	NA	NA
Melaka						
Unsold Units	192	331	0	72	52	76
Value (RM Million)	161.21	189.08	NA	NA	NA	NA
Kedah						
Unsold Units	296	336	142	135	6	0
Value (RM Million)	190.06	188.28	NA	NA	NA	NA
Pahang						
Unsold Units	374	323	194	225	129	84
Value (RM Million)	236.51	242.01	NA	NA	NA	NA
Terengganu						
Unsold Units	82	27	30	32	8	8
Value (RM Million)	79.74	31.95	NA	NA	NA	NA
Kelantan						
Unsold Units	333	405	221	247	26	24
Value (RM Million)	219.28	259.63	NA	NA	NA	NA
Perlis						
Unsold Units	22	38	41	17	0	0
Value (RM Million)	12.98	19.51	NA	NA	NA	NA
Sabah						
Unsold Units	636	1,018	536	752	49	94
Value (RM Million)	439.99	797.21	NA	NA	NA	NA
Sarawak						
Unsold Units	1,166	1,017	378	392	26	16
Value (RM Million)	1,354.58	1,174.04	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC
Total may not add up to the shown figures due to rounding off

State	Completed		Under Construction		Not Constructed	
	2024	2025	2024	2025	2024	2025
Malaysia						
Unsold Units	1,872	2,843	5,397	2,388	1,208	1,170
Value (RM Million)	1,160.10	1,467.15	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	645	1,124	911	256	0	0
Value (RM Million)	570.39	631.26	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	490	200	3382	1,401	1208	1,170
Value (RM Million)	224.41	121.34	NA	NA	NA	NA
Johor						
Unsold Units	383	377	143	249	0	0
Value (RM Million)	251.52	247.93	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	210	998	825	213	0	0
Value (RM Million)	68.98	421.82	NA	NA	NA	NA
Perak						
Unsold Units	6	6	65	198	0	0
Value (RM Million)	0.80	0.80	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Melaka						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Terengganu						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	138	138	71	71	0	0
Value (RM Million)	44.01	44.01	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC
Total may not add up to the shown figures due to rounding off

State	Completed		Under Construction		Not Constructed	
	2024	2025	2024	2025	2024	2025
Malaysia						
Unsold Units	19,564	18,752	30,279	50,329	9,582	14,302
Value (RM Million)	15,696.11	15,424.90	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	4,202	3,964	8,166	9,619	5,987	8,340
Value (RM Million)	4,034.19	4,052.02	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	81	38	0	125	0	0
Value (RM Million)	30.49	14.30	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	2,638	2,473	9,710	18,379	784	2,745
Value (RM Million)	1,537.29	1,364.92	NA	NA	NA	NA
Johor						
Unsold Units	10,624	9,477	4,651	8,189	1,762	2,305
Value (RM Million)	8,972.49	8,353.54	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	339	265	1,620	3,784	0	600
Value (RM Million)	414.38	349.75	NA	NA	NA	NA
Perak						
Unsold Units	124	146	0	204	0	0
Value (RM Million)	64.01	69.46	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	865	1,092	464	469	0	0
Value (RM Million)	356.64	422.25	NA	NA	NA	NA
Melaka						
Unsold Units	0	117	1,401	1,043	0	0
Value (RM Million)	0.00	30.88	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	402	701	2,576	2,923	102	207
Value (RM Million)	218.44	621.56	NA	NA	NA	NA
Terengganu						
Unsold Units	16	16	0	389	0	0
Value (RM Million)	7.45	7.45	NA	NA	NA	NA
Kelantan						
Unsold Units	225	225	0	486	437	0
Value (RM Million)	42.30	42.30	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	176	0	2,104	0	0
Value (RM Million)	0.00	71.99	NA	NA	NA	NA
Sarawak						
Unsold Units	48	62	1,691	2,615	510	105
Value (RM Million)	18.43	24.49	NA	NA	NA	NA

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

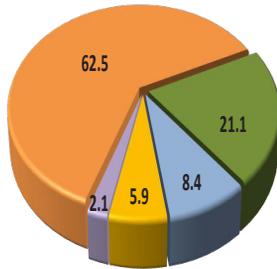
Total may not add up to the shown figures because of rounding up

State	Completed		Under Construction		Not Constructed	
	2024	2025	2024	2025	2024	2025
Malaysia						
Unsold Units	705	722	801	1,018	202	132
Value (RM Million)	699.82	789.74	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	8	6	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	45	28	216	211	0	0
Value (RM Million)	105.81	66.94	NA	NA	NA	NA
Johor						
Unsold Units	88	89	212	136	0	0
Value (RM Million)	116.03	99.18	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	26	7	-	37	0	0
Value (RM Million)	44.69	22.40	NA	NA	NA	NA
Perak						
Unsold Units	78	95	12	53	0	29
Value (RM Million)	59.63	93.56	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	40	43	105	319	122	54
Value (RM Million)	22.23	37.33	NA	NA	NA	NA
Melaka						
Unsold Units	9	6	75	35	48	43
Value (RM Million)	8.72	4.70	NA	NA	NA	NA
Kedah						
Unsold Units	14	21	20	47	0	0
Value (RM Million)	6.986	11.38	NA	NA	NA	NA
Pahang						
Unsold Units	44	44	0	29	32	0
Value (RM Million)	31.18	31.18	NA	NA	NA	NA
Terengganu						
Unsold Units	14	0	0	0	0	0
Value (RM Million)	4.95	0.00	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	26	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pertis						
Unsold Units	0	8	32	23	0	0
Value (RM Million)	0.00	12.00	NA	NA	NA	NA
Sabah						
Unsold Units	35	128	45	52	0	0
Value (RM Million)	85.20	269.16	NA	NA	NA	NA
Sarawak						
Unsold Units	312	253	50	70	0	6
Value (RM Million)	214.39	141.91	NA	NA	NA	NA

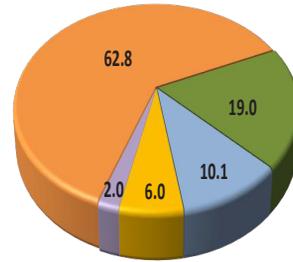
Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

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

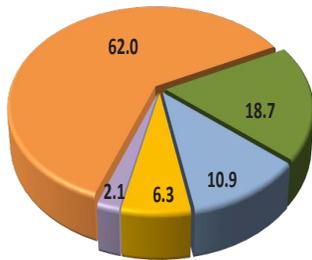
Carta 1 / Chart 1
Jumlah dan Peratus Pecahan Transaksi Harta Tanah Mengikut Subsektor
Total and Percentage Share of Properties Transacted by Sub-Sector



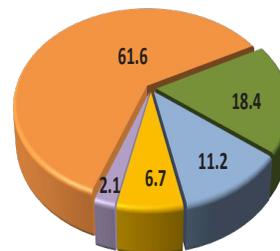
2022 Jumlah/ Total : 389,107



2023 Jumlah/ Total : 399,008



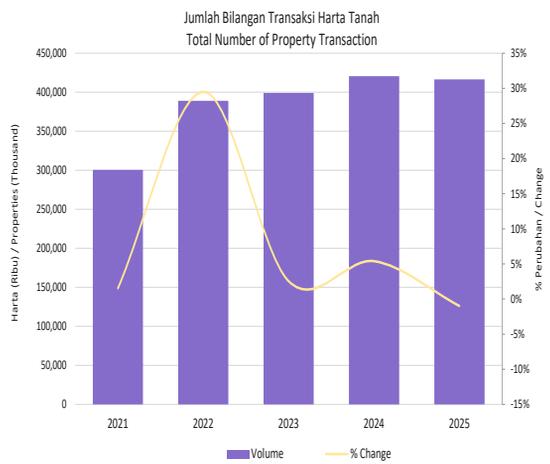
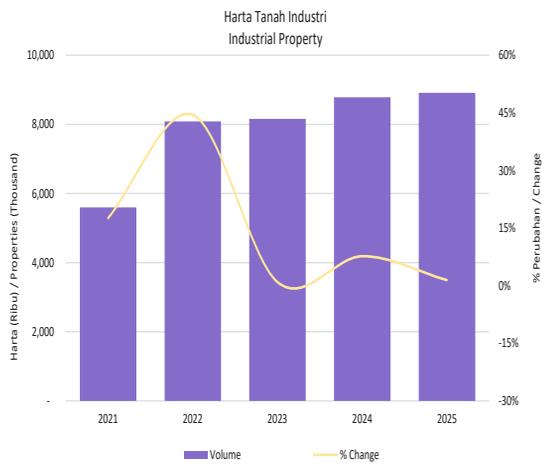
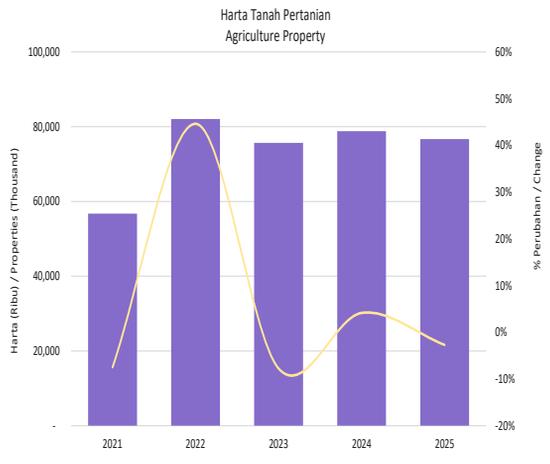
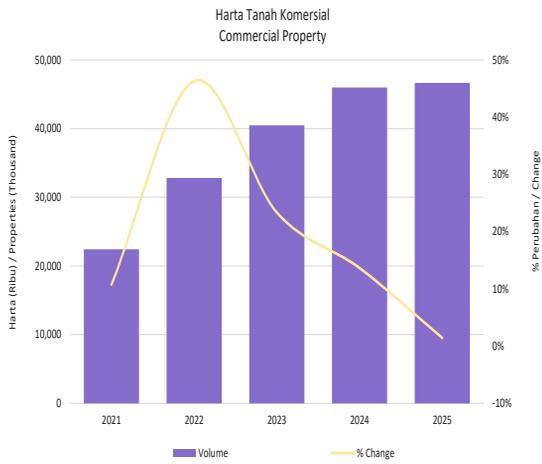
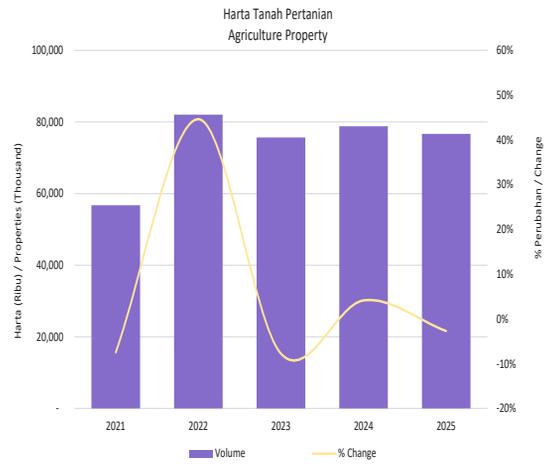
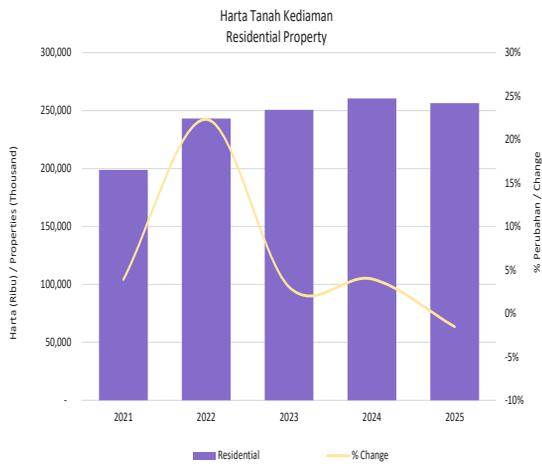
2024 Jumlah/ Total : 420,545



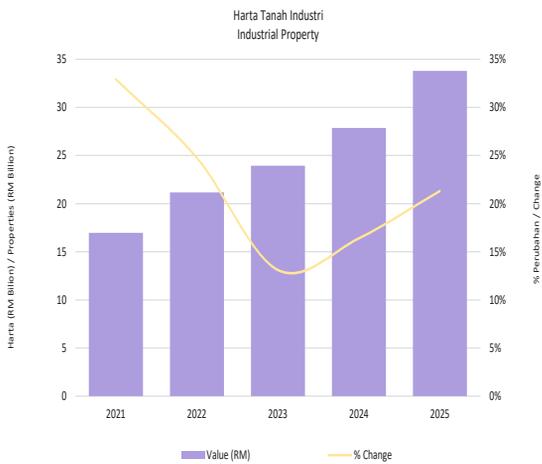
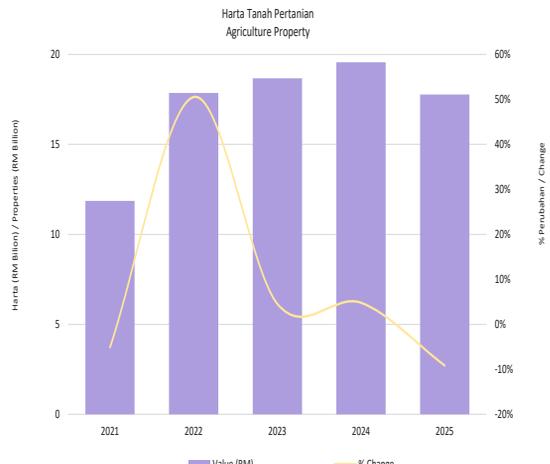
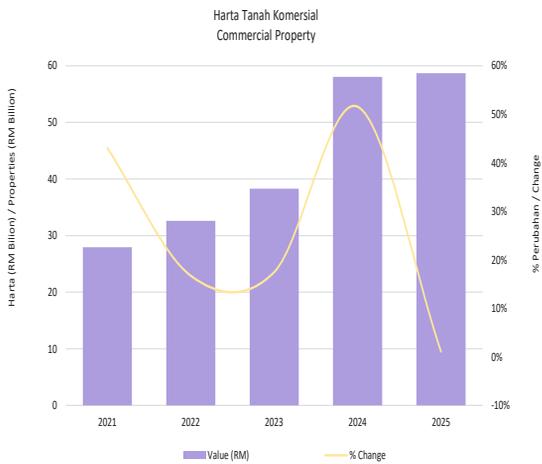
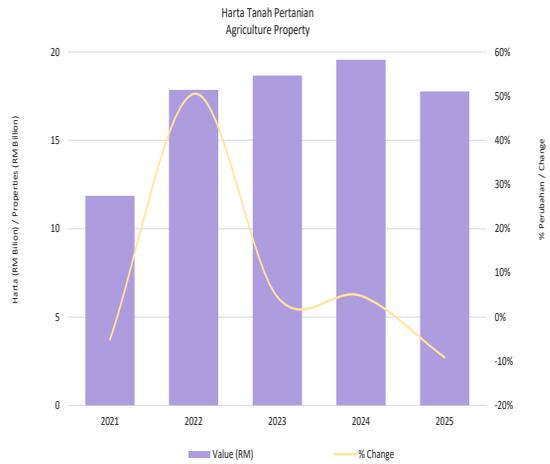
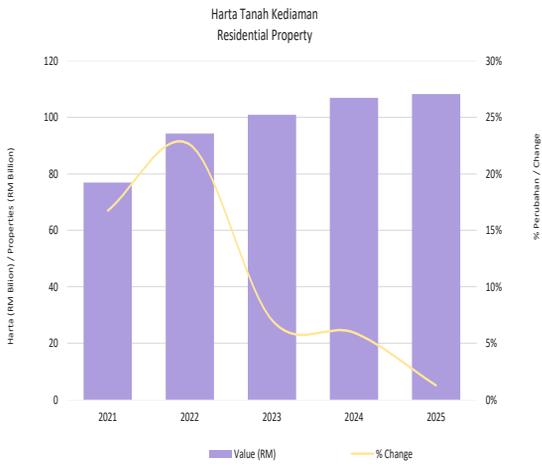
2025 Jumlah/ Total : 416,424

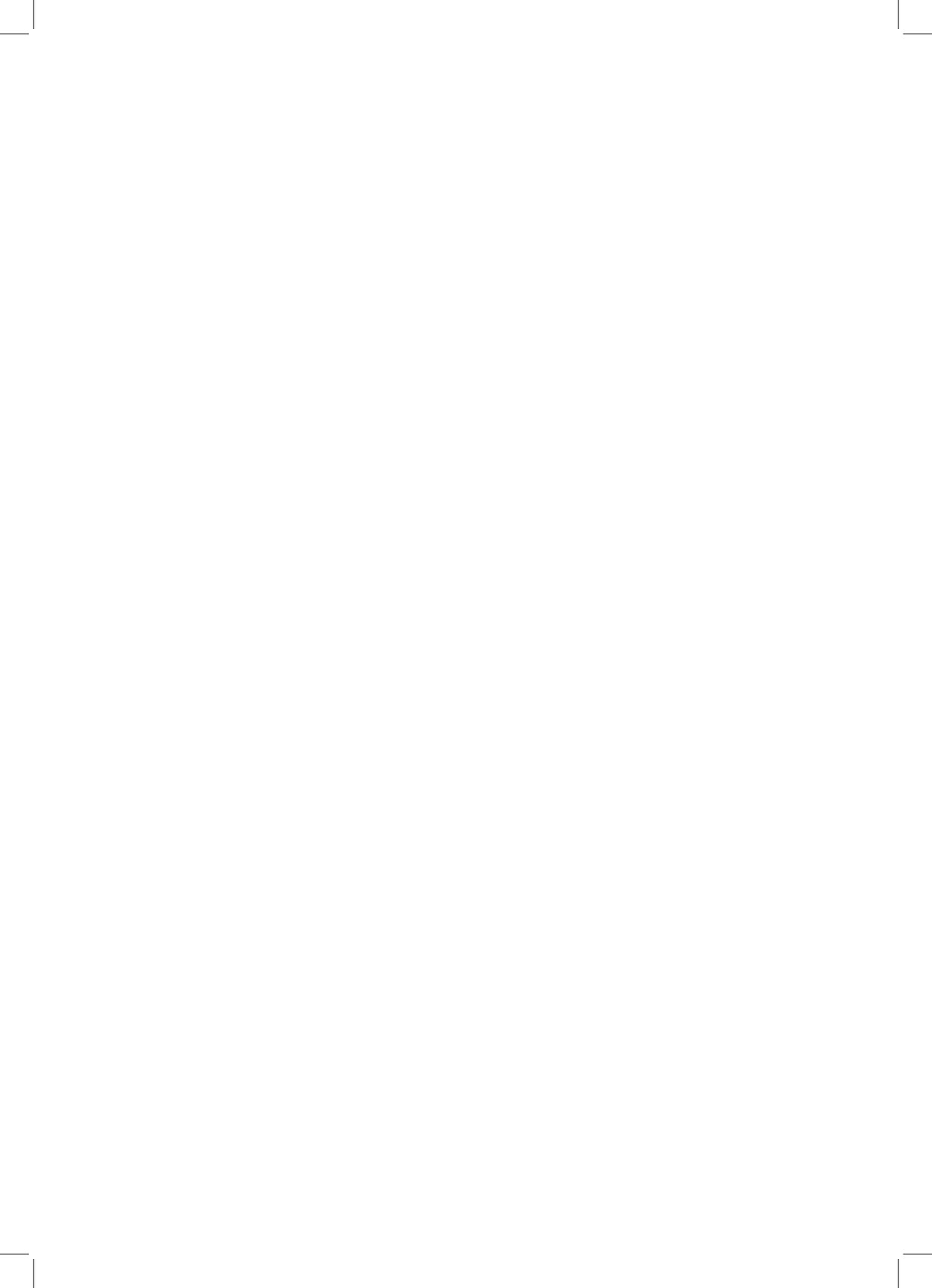
Subsektor/ Sub-sector	Bilangan Harta/ Number of Properties				% Pecahan/ Share			
	2022	2023	2024	2025	2022	2023	2024	2025
Kediaman/ Residential	243,190	250,586	260,516	256,512	62.5	62.8	62.0	61.6
Pertanian/ Agriculture	82,040	75,670	78,797	76,656	21.1	19.0	18.7	18.4
Komersial/ Commercial	32,809	40,463	45,985	46,650	8.4	10.1	10.9	11.2
Tanah Pembangunan Dan Lain-lain/ Development Land and Others	22,986	24,132	26,464	27,686	5.9	6.0	6.3	6.6
Industri/ Industrial	8,082	8,157	8,783	8,910	2.1	2.0	2.1	2.1
Jumlah/ Total	389,107	399,008	420,545	416,414	100	100	100	100

Carta II / Chart II
Bilangan Transaksi dan Peratus Perubahan
Number of Transaction and Percentage Change



Carta III / Chart III
Nilai Transaksi dan Peratus Perubahan
Value of Transaction and Percentage Change







LAPORAN PASARAN HARTA WILAYAH TENGAH 2025

CENTRAL REGION PROPERTY MARKET REPORT 2025



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

CONTENTS

- 1 Central Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights

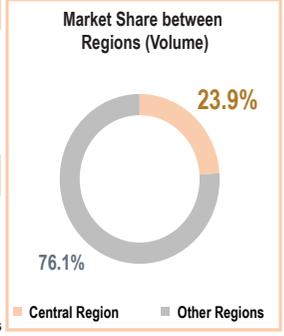
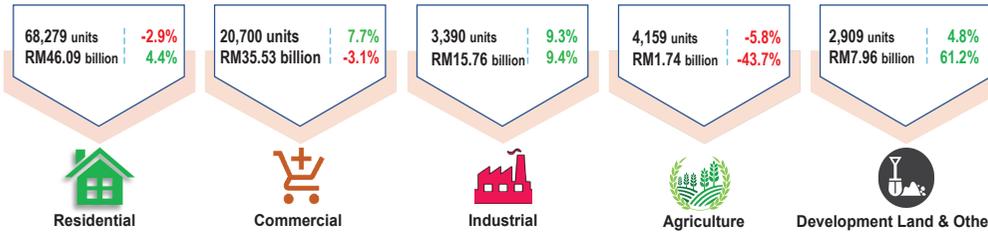
CENTRAL REGION



MARKET ACTIVITY

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

-0.4% Volume **99,437** transactions Value **RM107.09** billion **3.7%**



Construction Activity				Unsold Starts				
	32,649 Completion	714	18,320		156	5,759 units @ RM4.82 billion Unsold Completed	530 units @ RM0.68 billion	6,475 units @ RM5.43 billion
	24,724 Starts	1,361	19,001		280	20,366 Unsold Under Construction	1,034	28,123
	19,508 New Planned Supply	1,123	10,124	520	7,240 Unsold Not Constructed	39	11,085	
							28 units @ RM0.07 billion	
							211	
							0	

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

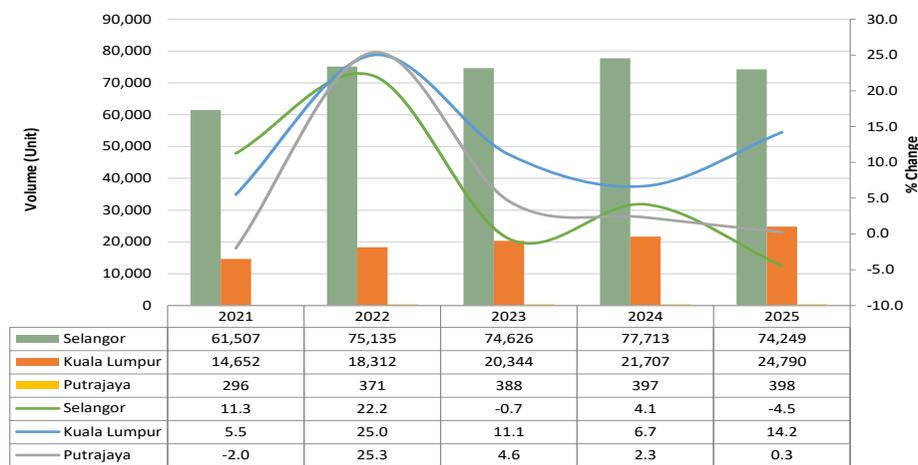
Prestasi pasaran harta tanah Wilayah Tengah adalah sederhana pada tahun 2025, seperti yang ditunjukkan dalam aktiviti pasaran. Wilayah ini mencatat 99,437 transaksi bernilai RM107.09 bilion, penurunan sebanyak 0.4% dalam bilangan, manakala nilai menunjukkan peningkatan 3.7% berbanding tahun 2024. Digabungkan, ketiga-tiga negeri ini membentuk 23.9% dan 44.3% daripada bilangan dan nilai transaksi negara.

1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

The Central Region property market performance was moderate in 2025, as indicated in market activities. The region recorded 99,437 transactions worth RM107.09 billion a decreased of 0.4% in volume, while value saw an increase of 3.7% compared to 2024. Combined, these three states formed 23.9% and 44.3% of the national volume and value of transactions.

Chart 1

Overall Property Transactions Volume Trend 2021 – 2025

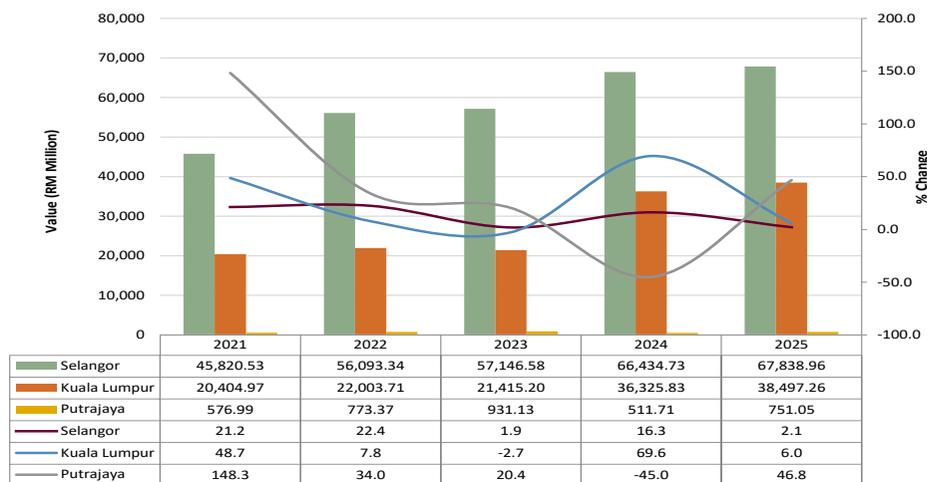


Dari segi bilangan transaksi, WP Kuala Lumpur dan WP Putrajaya masing-masing menunjukkan aliran menaik 14.2% dan 0.3%. Sementara itu, Selangor mengalami penurunan sebanyak 4.5%.

In terms of transaction volume, WP Kuala Lumpur and WP Putrajaya showed upward trends of 14.2% and 0.3% respectively. Meanwhile, Selangor experienced a decrease of 4.5%.

Chart 2

Overall Property Transactions Value Trend 2021 – 2025



Daripada segi nilai transaksi, WP Putrajaya meningkat 46.8%, diikuti oleh WP Kuala Lumpur dan Selangor masing-masing meningkat 6% dan 2.1%.

In terms of transaction value, WP Putrajaya recorded an increase of 46.8%, followed by WP Kuala Lumpur and Selangor which increased by 6% and 2.1%, respectively.

Chart 3

Overall Property Transactions Volume Breakdown by State 2025

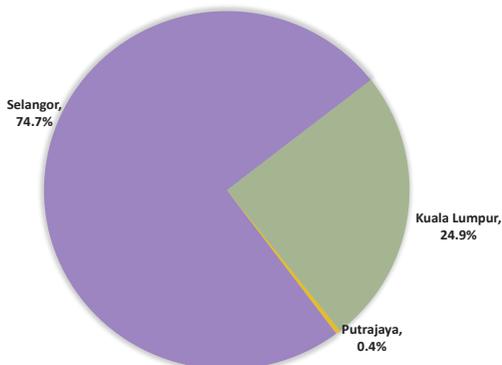
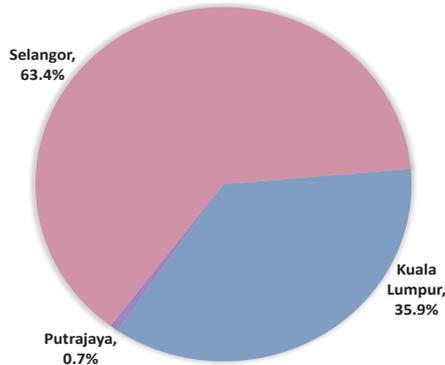


Chart 4

Overall Property Transactions Value Breakdown by State 2025



Mengikut negeri, Selangor mendominasi keseluruhan transaksi harta tanah dengan 74.7% dalam bilangan (74,249 transaksi) dan 63.4% dalam nilai (RM67.84 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

By state, Selangor dominated the region's overall property transactions, with 74.7% in volume (74,249 transactions) and 63.4% in value (RM67.84 billion) of the total transactions in the Central Region.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector 2025

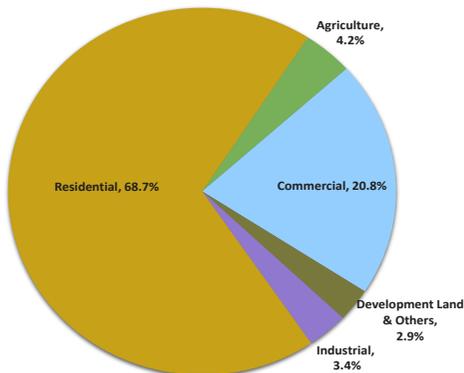
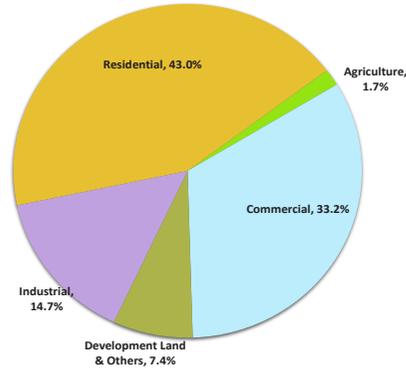


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2025



Mengikut subsektor, segmen kediaman terus mendominasi transaksi harta tanah di wilayah ini, menyumbang 68.7% (68,279 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan dengan syer 43%.

By sub-sector, the residential segment continued to dominate the region's property transactions, accounting for 68.7% (68,279 transactions) of the total. Likewise in value, the residential sub-sector also dominated the region's overall property transaction, dominating a 43% share.

Table 1

Summary of Prominent Sales in 2025

No.	State	Property	Location	Transaction Year	Consideration (RM)
PURPOSE-BUILT OFFICE (PBO)					
1.	WP Kuala Lumpur	Menara CIMB	Jalan Stesen Sentral, Kuala Lumpur Sentral	2025	680,000,000
2.	WP Kuala Lumpur	Wisma Technip	Jalan Tun Razak	2025	135,000,000
3.	WP Kuala Lumpur	Menara Southbank	Jalan Medan Setia 1, Plaza Damansara	2025	91,344,233
4.	WP Kuala Lumpur	Menara Affin	Jalan Raja Chulan, WP Kuala Lumpur	2024	100,000,000
5.	Selangor	Basis Bay	Jalan Cyber Point 5, Cyberjaya	2024	55,613,000
6.	Selangor	Menara Apex	Jalan Semenyih, Bandar Kajang	2023	55,000,000
SHOPPING COMPLEX (SC)					
7.	Selangor	Paradigm Mall	Jalan SS 7/26a, SS7, Petaling Jaya	2025	600,000,000
8.	Selangor	Kompleks PKNS	Persiaran Tasik, Seksyen 14, Shah Alam	2025	185,000,000
9.	Selangor	SACC Mall	Jalan Perbandaran, Seksyen 14, Shah Alam	2025	133,000,000
10.	Selangor	Jaya Shopping Centre	Jalan Semangat, Seksyen 14, Shah Alam	2025	100,000,000
11.	Selangor	Kipmall Desa Coalfields	Jalan DC 4/5, Desa Coalfields, Sungai Buloh	2025	62,000,000
HOTEL					
12.	WP Kuala Lumpur	Corus Hotel	Jalan Ampang	2025	260,000,000
13.	WP Kuala Lumpur	Pavilion Hotel	Jalan Bukit Bintang, WP Kuala Lumpur	2024	340,000,000
14.	WP Kuala Lumpur	Banyan Tree Signature	Jalan Conlay, WP Kuala Lumpur	2024	140,000,000
15.	Selangor	Klang Histana Hotel	Jalan Batu Tiga Lama, Selangor	2025	32,800,000
16.	Selangor	E-City Hotel (Seeds Hotel)	Jalan USJ 25/1	2025	45,000,000
INDUSTRIES					
17.	Selangor	Vacant Industrial Plot	Persiaran Alam Perdana, Eco Business Park V - North Gate	2025	266,135,701
18.	Selangor	Detached Factory	Seksyen 15, Shah Alam	2024	295,000,000
19.	Selangor	Vacant Industrial Plot	Ang Cheng Ho Quarry, Off Jalan Quarry Sg Long	2024	250,000,000
20.	Selangor	Vacant Industrial Plot	PT 100021, Jalan Sinergi	2024	224,007,300
OTHERS					
21.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2025	588,432,367
22.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	935,926,667
23.	WP Kuala Lumpur	Vacant Commercial Plot	Off Jalan Cheras, WP Kuala Lumpur	2024	458,000,000
24.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	397,096,459
25.	Selangor	University Sunway	Bandar Sunway	2025	613,000,000

3

Central Region

2.0 AKTIVITI PASARAN HARTA TANAH

2.0 PROPERTY MARKET ACTIVITY

2.1 HARTA TANAH KEDIAMAN

2.1 RESIDENTIAL PROPERTY

Transaksi

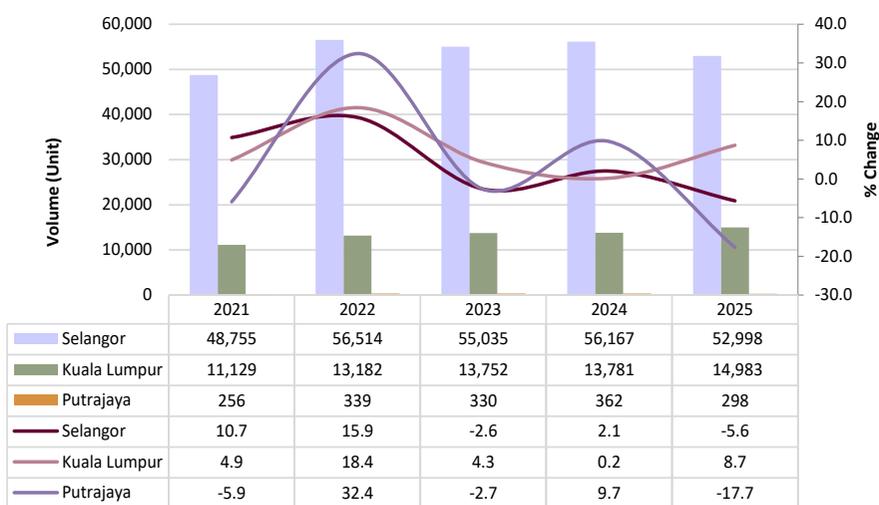
Transaction

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Harta tanah kediaman di Wilayah Tengah merekodkan 68,279 transaksi bernilai RM46.09 bilion, menurun sebanyak 2.9% dalam bilangan dan meningkat 4.4% dalam nilai berbanding tahun 2024. Pergerakan ini didorong oleh penurunan 17.7% jumlah transaksi di WP Putrajaya dan juga penurunan 5.6% di Selangor. Walau bagaimanapun, WP Kuala Lumpur meningkat 8.7%.

The residential subsector was the dominant subsector across all states. The residential property in the Central Region recorded 68,279 transactions worth RM46.09 billion, a decrease of 2.9% in volume and increased 4.4% in value against 2024. The movement was driven by a 17.7% decrease in transaction volume in WP Putrajaya and also a 5.6% decrease in Selangor. Meanwhile, WP Kuala Lumpur saw an increase of 8.7%.

Chart 7

Residential Property Transactions Volume Trend 2021 – 2025



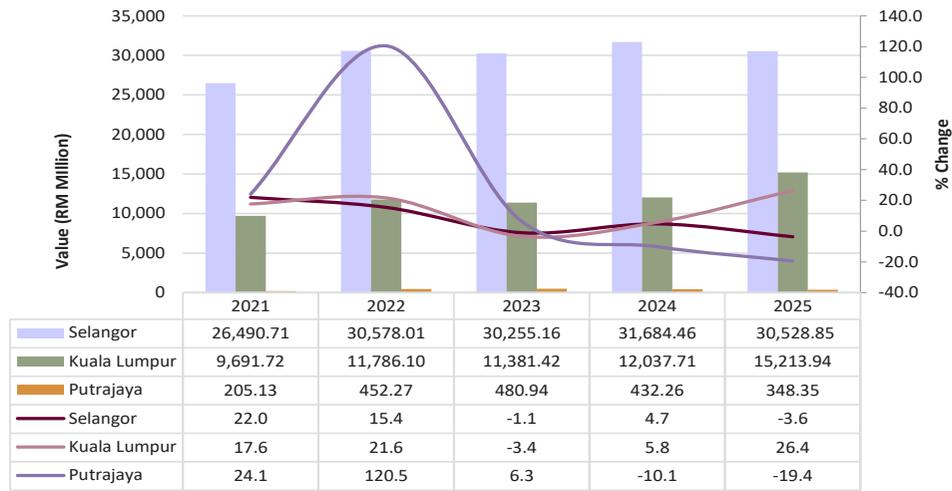
4

Bagi nilai transaksi, WP Putrajaya dan Selangor masing-masing merekodkan penurunan sebanyak 19.4% dan 3.6%, manakala WP Kuala Lumpur meningkat sebanyak 26.4%.

In terms of transaction value, WP Putrajaya and Selangor recorded a decrease of 19.4% and 3.6%, respectively, whereas WP Kuala Lumpur increased by 26.4%.

Chart 8

Residential Property Transactions Value Trend 2021 – 2025



Pelancaran Baharu

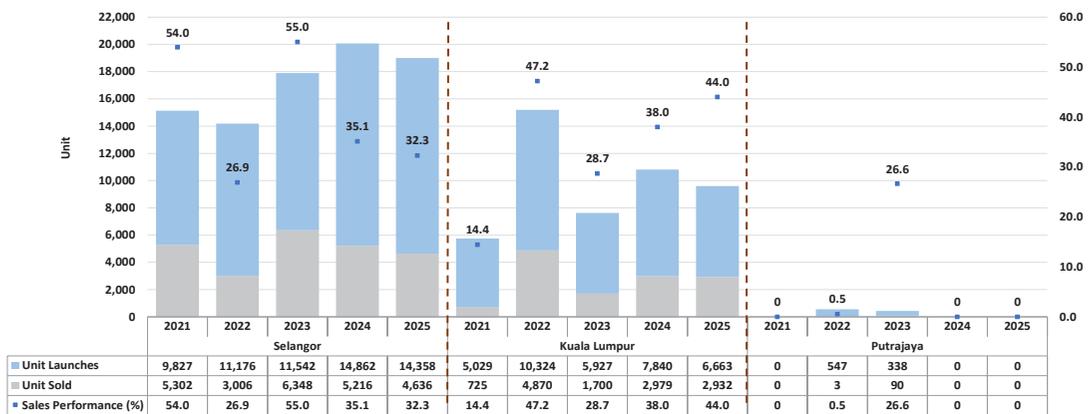
Pasaran utama di Wilayah Tengah menyaksikan prestasi merosot bagi pelancaran baharu di WP Kuala Lumpur dan Selangor, manakala WP Putrajaya kekal tiada. WP Kuala Lumpur dan Selangor masing-masing mencatat penurunan 15% (6,663 unit) daripada tahun 2024 (7,840 unit) dan 3.4% (14,358 unit) daripada tahun 2024 (14,862 unit) dalam tempoh kajian.

New Launches

The primary market in the Central Region experienced downward trend with the performance of new launches declining in WP Kuala Lumpur and Selangor, while in WP Putrajaya it remained nil. WP Kuala Lumpur and Selangor showed decreases of 15% (6,663 units) from 2024 (7,840 units) and 3.4% (14,358 units) from 2024 (14,862 units) respectively, during the review period.

Chart 9

Residential Newly Launch and Sales Performance 2021 - 2025



Status Pasaran

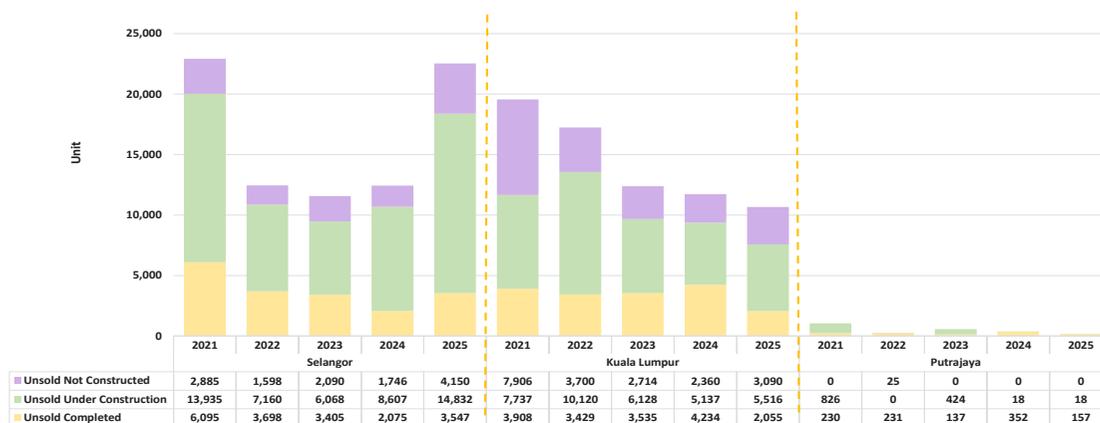
Situasi unit kediaman tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Selangor mencatat peningkatan di semua peringkat tidak terjual berbanding tahun 2024. Unit siap dibina tidak terjual meningkat sebanyak 70.9% (2024: 2,075 unit), dalam pembinaan belum terjual naik 72.3% (2024: 8,607 unit) dan belum dibina belum terjual melonjak sebanyak dua kali ganda (2024: 1,746 unit).

Market Status

The situation of unsold residential units recorded mixed movements during the review period. Selangor experience an increase across all unsold stages compared to 2024. Unsold completed units rose by 70.9% (2024: 2,075 units), unsold under construction increases by 72.3% (2024: 8,607 units), and unsold not constructed surged by more than double (2024: 1,746 units).

Chart 10

Residential Unsold Units 2021 – 2025



6

Aktiviti Pembinaan

Prestasi aktiviti pembinaan di Wilayah Tengah secara keseluruhannya merekodkan penurunan. Penawaran unit di peringkat mula dibina dan penawaran baharu dirancang masing-masing menyaksikan penurunan sebanyak 35.3% dan 52.5%. Sementara itu, unit siap dibina meningkat 16.7% berbanding tahun 2024.

Mengikut negeri, unit siap dibina di Selangor menunjukkan peningkatan 35.1%. Manakala WP Putrajaya dan WP Kuala Lumpur masing-masing mencatatkan penurunan 100% dan 7% berbanding tahun 2024. Unit mula dibina di WP Kuala Lumpur dan Selangor juga menurun masing-masing 56.5% dan 14.6%. Begitu juga dengan unit penawaran baharu dirancang di WP Kuala Lumpur dan Selangor masing-masing menurun 86.3% dan 13.7% berbanding tahun 2024. Kedua-dua unit mula bina dan penawaran baharu dirancang di WP Putrajaya kekal tiada pada tahun 2024.

Construction Activity

The overall performance of construction activity in the Central Region recorded a decline. The supply of units at the start and the new planned supply stage decreased by 35.3% and 52.5%, respectively. Meanwhile, completion units increased by 16.7% compared to 2024.

By state, completion units in Selangor showed an increase of 35.1%. Meanwhile, WP Putrajaya and WP Kuala Lumpur recorded a decrease of 100% and 7% respectively, compared to 2024. Starts in WP Kuala Lumpur and Selangor also decreased by 56.5% and 14.6%, respectively. Similarly, new planned supply units in WP Kuala Lumpur and Selangor decreased by 86.3% and 13.7% respectively, compared to 2024. Both starts and new planned supply in WP Putrajaya remained nil in 2024.

Chart 11

Residential Construction Activity Trend 2021 – 2025

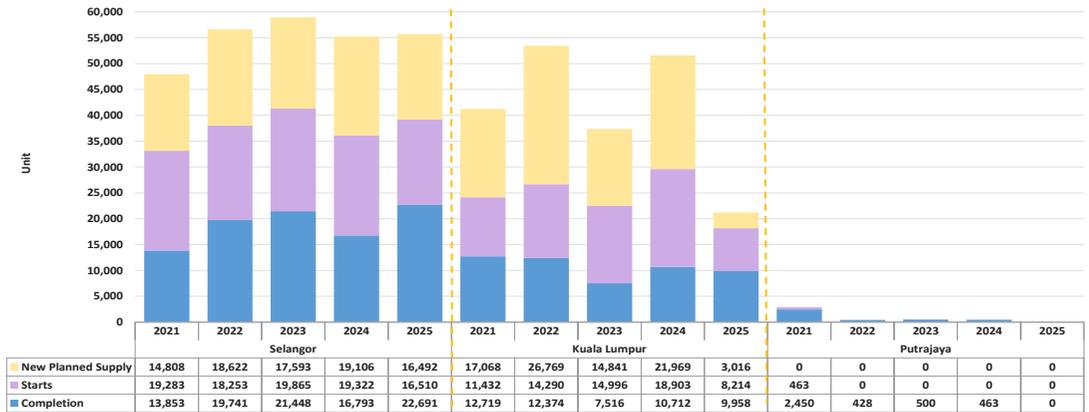


Table 2

Construction Activity of Residential in Central Region 2025

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)		1,765,832	576,409	20,349
Incoming Supply (units)		79,089	42,334	28
Planned Supply (units)		53,109	35,115	3,224

Harga

Trend Harga harta tanah kediaman dalam tahun 2025 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah dan bertingkat tinggi di kawasan utama dan stabil menyaksikan peningkatan modal marginal.

Di Selangor, teres dua tingkat di Sunway Kayangan, Taman Puchong Utama dan SS 21 Damansara Utama, masing-masing menikmati peningkatan 9.3%, 8.9% dan 8.7%. Sementara itu, bagi teres dua tingkat di WP Kuala Lumpur, peningkatan masing-masing sebanyak 6.4%, 6.2% dan 5.8% direkodkan di Desa Park City (Amelia Garden Homes), Taman Melati Mastika dan Taman Rainbow.

Di segmen kediaman bertingkat tinggi, prestasi kukuh telah direkodkan. Di WP Kuala Lumpur, pangapuri/kondominium yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan antaranya Verticas Residensi (10.5%), Residensi 22 Mont Kiara (10.3%) dan Seringin Residences (10.1%).

Price

The residential property price trend in 2025 showed mixed movements across the board. Residential properties for landed and high-rise units in prominent and established areas witnessed a marginal capital appreciation.

In Selangor, double storey terraces in Sunway Kayangan, Taman Puchong Utama, and SS 21 Damansara Utama, enjoyed an increase of 9.3%, 8.9% and 8.7%, respectively. Meanwhile, for double storey terraces in WP Kuala Lumpur, an increase of 6.4%, 6.2% and 5.8% were recorded in Desa Park City (Amelia Garden Homes), Taman Melati Mastika and Taman Rainbow, respectively.

In the high-rise residential segment, strong performances were recorded. In WP Kuala Lumpur, apartments/condominiums located in prominent areas are served with efficient road linkages, indicating an increase, including Verticas Residensi (10.5%), Residensi 22 Mont Kiara (10.3%) and Seringin Residences (10.1%).

Sementara itu, pangsapuri/ kondominium di Selangor seperti Pangsapuri SD Tiara @ Bandar Sri Damansara, Tiara Parkhomes @ Kajang dan Taman Nirwana (D'Pines), masing-masing menyaksikan peningkatan 9.8%, 8.6% dan 8.4%. Walau bagaimanapun, terdapat juga penurunan di skim terpilih bagi rumah teres, pangsapuri dan kondominium di wilayah ini.

Meanwhile, apartments/ condominiums in Selangor, namely Pangsapuri SD Tiara @ Bandar Sri Damansara, Tiara Parkhomes @ Kajang and Taman Nirwana (D'Pines), witnessed an increase of 9.8%, 8.6% and 8.4%. respectively. Nevertheless, there were instances of declines in selected schemes for terraced houses, apartments and condominiums in the region.

Indeks Harga Rumah

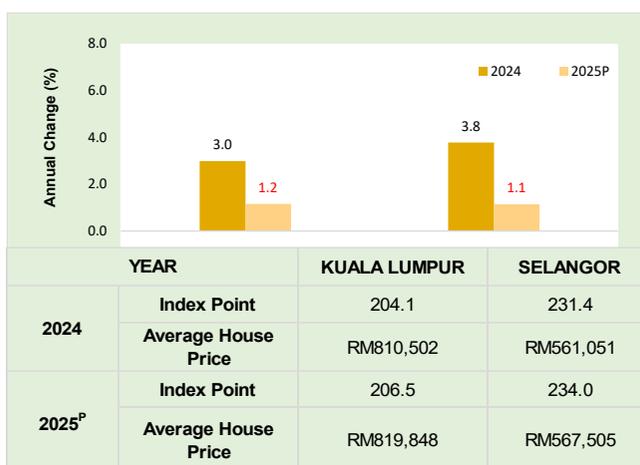
Indeks Harga Purata Rumah untuk WP Kuala Lumpur dan Selangor masing-masing berada pada 206.5 mata dan 234.0 mata. Harga purata rumah di Selangor adalah RM567,505 pada tahun 2025^P, meningkat daripada RM561,051 pada tahun 2024. WP Kuala Lumpur mencatat harga purata tertinggi dalam negara, meningkat kepada RM819,848 pada tahun 2025^P berbanding pada tahun 2024 (RM810,502).

House Price Index

The All House Price Index for WP Kuala Lumpur and Selangor stood at 206.5 points and 234.0 points, respectively. The average house price for Selangor stood at RM567,505 in 2025^P, an increase from RM561,051 in 2024. WP Kuala Lumpur recorded the highest house price in the country, rising to RM819,848 in 2025^P compared to 2024 (RM810,502).

Chart 12

All House Price Index Annual Changes



8

Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil. Kadar purata pulangan sewa untuk rumah teres dua tingkat di Wilayah Tengah adalah antara 1.5% dan 8.1%. Teres dua tingkat di Taman Kok Lian, Mukim Batu, WP Kuala Lumpur dan Perumahan Kinrara, Daerah Petaling, Selangor, masing-masing meningkat 9.3% dan 8.5% dengan sewa mencecah RM1,200 hingga RM1,600 sebulan dan RM1,000 hingga RM2,200 sebulan.

Rental

The residential rental market in the Central Region was generally stable. The average rental yield for double storey terrace houses in the Central Region was between 1.5% and 8.1%. Double storey terraces in Taman Kok Lian, Mukim Batu, WP Kuala Lumpur and Perumahan Kinrara, District of Petaling, Selangor, increased by 9.3%, and 8.5%, fetching a rental of RM1,200 to RM1,600 per month and RM1,000 to RM2,200 per month, respectively.

Sementara itu, kadar pulangan purata bagi pangsapuri/kondominium di seluruh wilayah ini berada dalam lingkungan 1.5% hingga 11%.

Meanwhile, the average rental yield for apartments/condominiums across the region was in the range of 1.5% to 11%.

2.2 HARTA TANAH KOMERSIAL

2.2 COMMERCIAL PROPERTY

Transaksi

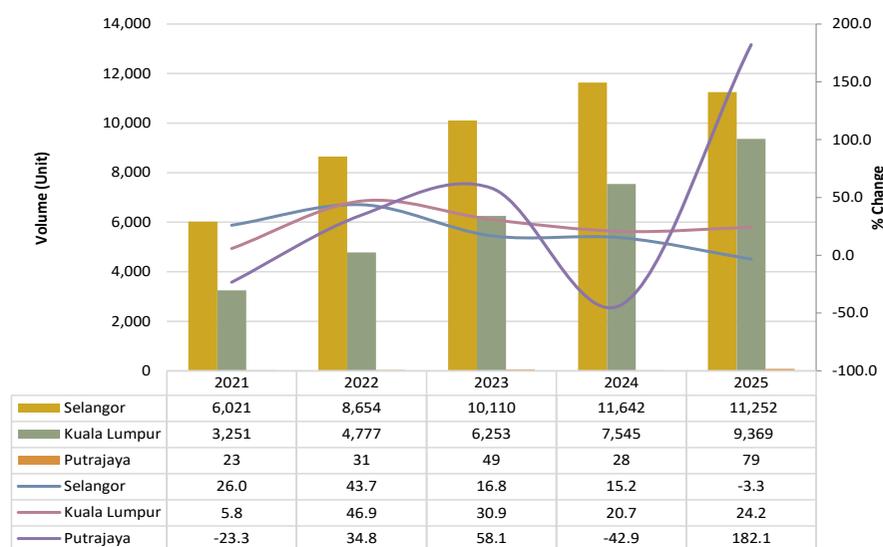
Transaction

Aktiviti pasaran menunjukkan peningkatan dengan WP Kuala Lumpur dan WP Putrajaya mengalami peningkatan bilangan transaksi masing-masing hampir dua kali ganda dan 24.2%. Sebaliknya, Selangor mencatat sedikit penurunan iaitu 3.3% dalam tempoh kajian.

Market activity showed improvement, with WP Kuala Lumpur and WP Putrajaya experiencing transaction volume increase of nearly two-fold and 24.2%, respectively. Conversely, Selangor recorded slightly decreases 3.3% in the review period.

Chart 13

Commercial Property Transactions Volume Trend 2021 – 2025

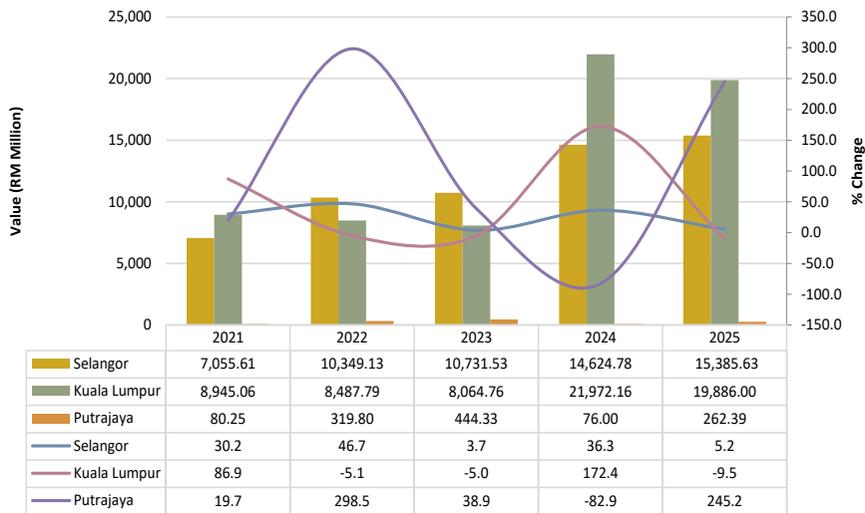


Dari segi nilai transaksi, WP Putrajaya dan Selangor masing-masing merekodkan peningkatan lebih dua kali ganda dan 5.2%. Sebaliknya WP Kuala Lumpur menurun sebanyak 9.5%.

In terms of transaction value, WP Putrajaya and Selangor recorded an increase of more than two-fold and 5.2% respectively. On the other hand, WP Kuala Lumpur decreased by 9.5%.

Chart 14

Commercial Property Transactions Value Trend 2021 – 2025



10

a. Kedai

Transaksi

Subsektor kedai merekodkan 4,715 transaksi bernilai RM8.29 bilion pada 2025, mencakupi 22.8% dalam bilangan dan 23.3% dalam nilai transaksi harta tanah komersial dalam wilayah ini.

Selangor terus memacu pasaran kedai di wilayah ini dengan 3,863 transaksi bernilai RM5.89 bilion, masing-masing menyumbang 81.9% dan 71% daripada bilangan dan nilai transaksi kedai. WP Kuala Lumpur mengambil kedudukan kedua dengan 17% syer bilangan transaksi dan 27.2% nilai transaksi kedai, diikuti WP Putrajaya yang menyumbang sebahagian kecil masing-masing 1.1% dan 1.8% dalam bilangan dan nilai transaksi.

Status Pasaran

Selangor mencatat prestasi yang meningkat di semua peringkat pembinaan unit kedai dengan pertambahan sebanyak 29.5% (2024: 397 unit) di peringkat siap dibina tidak terjual, 120.9% (2024: 465 unit) di peringkat dalam pembinaan belum terjual dan 50% (2024: 26 unit) di peringkat belum dibina belum terjual.

a. Shop

Transaction

The shop sub-sector recorded 4,715 transactions worth RM8.29 billion in 2025, accounting for 22.8% in volume and 23.3% in value of commercial property transactions in the region.

Selangor continued to drive the sub-sector in the region with 3,863 transactions worth RM5.89 billion, accounting for 81.9% and 71%, respectively, of the shop transaction volume and value. WP Kuala Lumpur took up the second rank with 17% market share in transaction volume and 27.2% in transaction value, followed by WP Putrajaya which contributes a slight share of 1.1% and 1.8% in transaction volume and value respectively.

Market Status

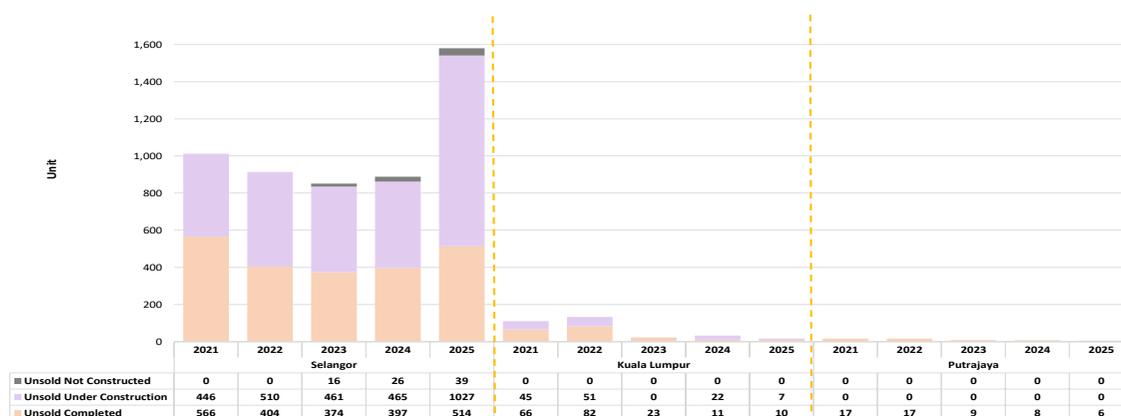
Selangor recorded an upward trend across all stages of shop unit construction, with an increase of 29.5% (2024: 397 units) at the unsold completed stage, 120.9% (2024: 465 units) at the unsold underconstruction stage and 50% (2024: 26 units) at the unsold not constructed stage.

Berbeza dengan WP Kuala Lumpur, merekodkan prestasi menurun di peringkat siap dibina tidak terjual dan dalam pembinaan belum terjual dengan penurunan masing-masing sebanyak 9.1% (2024: 11 unit) dan 68.2% (2024: 22 unit), manakala peringkat peringkat belum dibina belum terjual kekal tiada. Sementara itu, WP Putrajaya masih mengekalkan kedudukannya dengan tidak dibebani dengan mana-mana unit dalam pembinaan belum terjual atau belum dibina belum terjual, dan mencatat penurunan sebanyak 25% bagi unit diperingkat siap dibina tidak terjual.

In contrast, WP Kuala Lumpur recorded a better performance in both the unsold completed and unsold under construction segment registering a decrease of 9.1% (2024: 11 units) and 68.2% (2024: 22 unit) respectively, while remained nil in the unsold not constructed stage. Meanwhile, WP Putrajaya remained unencumbered with any unsold units under construction or unsold not constructed, and recorded a 25% decline in unsold completed units.

Chart 15

Shop Unsold Units 2021 – 2025



Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah menunjukkan trend meningkat berbanding tahun sebelumnya. Unit siap dibina di Selangor meningkat kepada 559 unit, berbanding tahun 2024 (261 unit). Sementara itu, WP Kuala Lumpur menunjukkan penurunan kepada 155 unit, menurun daripada 193 pada tahun 2024, manakala WP Putrajaya kekal tiada pada tahun 2025.

Construction Activity

Generally, construction activities in the Central Region showed an upward trend against the preceding year. Completion in Selangor increased to 559 units, compared to 2024 (261 units). Meanwhile, WP Kuala Lumpur saw a decline to 155 units, a decrease from 193 units in 2024, while WP Putrajaya remained nil in 2025.

Mula dibina di Selangor merekodkan bilangan tertinggi iaitu 1,323 unit (2024: 1,077 unit), diikuti WP Kuala Lumpur 28 unit, manakala WP Putrajaya kekal tiada pada tahun 2025.

Housing starts in Selangor recorded the highest volume at 1,323 units (2024: 1,077 units), followed by WP Kuala Lumpur with 28 units, while WP Putrajaya remained nil in 2025.

Begitu juga di peringkat penawaran baharu dirancang, Selangor terus mendahului dengan 1,103 unit (2024: 1,510 unit). Sementara itu, WP Kuala Lumpur merekodkan 20 unit (2024: 27 unit), manakala WP Putrajaya kekal tiada sepanjang tahun.

Similarly, in the new planned supply stage, Selangor continued to lead with 1,103 units (2024: 1,510 units). Meanwhile WP Kuala Lumpur recorded 20 units (2024: 27 units), whereas WP Putrajaya remained nil during the year.

Chart 16

Shop Construction Activity Trend 2021 – 2025

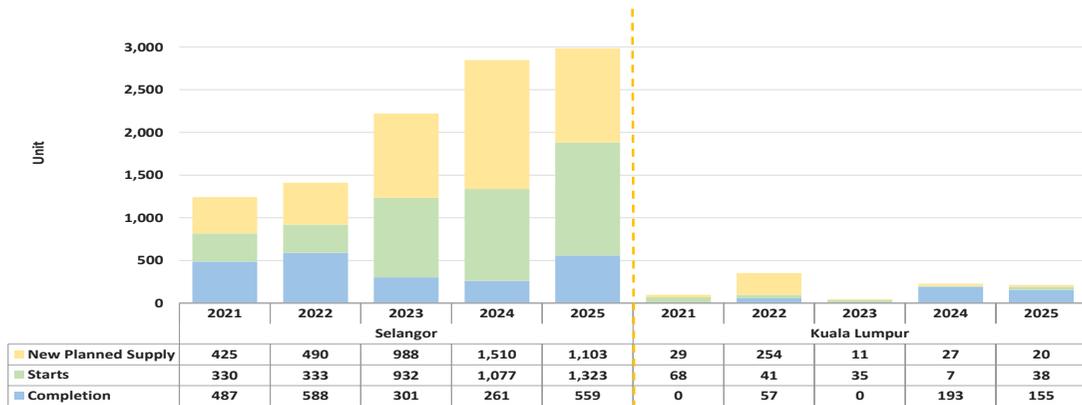


Table 3

Construction Activity of Shop in the Central Region 2025

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)		113,246	30,973	538
Incoming Supply (units)		5,418	561	0
Planned Supply (units)		2,287	181	48

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Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Di WP Kuala Lumpur, kedai tiga tingkat di Solaris Mont Kiara dengan keluasan tanah purata 156 m.p. mencatatkan nilai pindah milik tertinggi iaitu antara RM5 juta hingga RM6.7 juta, diikuti kedai tiga tingkat di Taman Tun Dr Ismail dengan keluasan tanah purata 174 m.p. mencatatkan nilai pindah milik antara RM5.2 juta hingga RM6.5 juta.

Di Selangor, jenis yang sama di SS 2 di Petaling Jaya dengan keluasan tanah purata 156 m.p. mencatat nilai pindahmilik tertinggi dengan julat harga antara RM4.6 juta hingga RM4.8 juta.

Price

The prices of shops showed mixed movement, with fluctuations noted in several areas. In WP Kuala Lumpur, a three-storey shop in Solaris Mont Kiara with an average land area of 156 s.m. recorded the highest transacted value between RM5 million to RM6.7 million, followed by a three-storey shop in Taman Tun Dr Ismail, with an average land area of 174 s.m., recorded transacted value between RM5.2 million and RM6.5 million.

In Selangor, the similar property type in SS 2 in Petaling Jaya, with an average land area of 156 s.m., recorded the highest transacted value, with price range between RM4.6 million to RM4.8 million.

Sewa

Sewa tingkat bawah kedai secara umumnya adalah stabil dengan beberapa kenaikan marginal di kawasan komersial terpilih. Di kawasan utama pusat bandar WP Kuala Lumpur, sewa tertinggi direkodkan di Jalan Tuanku Abdul Rahman dan diikuti kawasan Changkat Bukit Bintang dengan kadar sewa sebulan masing-masing RM17,000 hingga RM34,000 sebulan dan RM30,000 sebulan. Manakala di Selangor, sewa tingkat bawah kedai di Daerah Petaling direkodkan antara RM2,500 hingga RM8,000 sebulan.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO di Wilayah Tengah merekodkan sebanyak 10,955 transaksi bernilai RM10.73 bilion, menyumbang 52.9% daripada jumlah transaksi dan 30.2% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Mengikut negeri, WP Kuala Lumpur mendominasi bilangan transaksi dalam Wilayah Tengah sebanyak 60.7% (6,652 transaksi) daripada jumlah syer pasaran.

Status Pasaran

Prestasi jualan bagi unit pangsapuri khidmat/ SOHO di Wilayah Tengah menunjukkan pergerakan bercampur-campur. Prestasi positif masing-masing di rekodkan di peringkat siap dibina tidak terjual. Selangor dan WP Putrajaya mencatat penurunan unit siap dibina tidak terjual sebanyak 14.5% dan 53.1%. Walau bagaimanapun, WP Kuala Lumpur meningkat sedikit iaitu 5% dalam tempoh kajian.

Walaupun bagaimanapun, peringkat dalam pembinaan belum terjual dan belum dibina belum terjual menunjukkan pertambahan unit terutama bagi Selangor sebanyak 51.1% dan 96.5% berbanding tahun 2024.

Rental

Rentals of ground floor shop were generally stable with marginal increases observed in selected commercial areas. In the central town prime area of WP Kuala Lumpur, the highest rental was recorded in Jalan Tuanku Abdul Rahman and followed by the Changkat Bukit Bintang area, with monthly rental rates ranging between RM17,000 to RM34,000 per month and RM30,000 per month respectively. Meanwhile, in Selangor, rental of ground floors shop in the District of Petaling were recorded within the range of RM2,500 to RM8,000 per month.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartments/ SOHO in the Central Region recorded 10,955 transactions worth RM10.73 billion, representing 52.9% in volume and 30.2% in value of commercial property transactions in the region.

By state, WP Kuala Lumpur dominated the number of transactions in the Central Region at 60.7% (6,652 transactions) of the total market share.

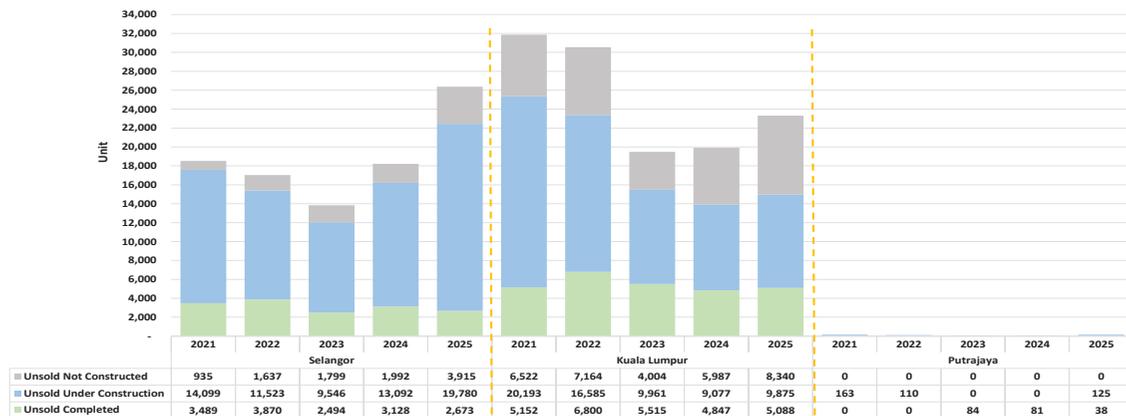
Market Status

Sales performance for serviced apartment/ SOHO units in the Central Region showed mixed movements. Positive performance was recorded at the unsold completed stage. Selangor and WP Putrajaya recorded a decrease of 14.5% and 53.1%, respectively, in unsold units. However, WP Kuala Lumpur recorded a mere increase of 5% during the review period.

Nevertheless in the unsold under construction and unsold not constructed stages showed additional units, particularly in Selangor, which recorded rises of 51.1% and 96.5%, respectively, compared to 2024.

Chart 17

Serviced Apartment/ SOHO Unsold Units 2021 – 2025



Aktiviti Pembinaan

Secara umumnya, aktiviti pembinaan di Wilayah Tengah menunjukkan trend menurun berbanding tahun 2024. Dalam tempoh kajian menyaksikan unit siap dibina menurun 19.5% (20,003 unit) berbanding tahun 2024 (24,836 unit). WP Kuala Lumpur merupakan penyumbang terbesar dengan penurunan 27.9% (6,436 unit) berbanding tahun 2024 (8,931 unit).

Construction Activity

Generally, construction activities in the Central Region showed a downward trend compared to 2024. The review period witnessed completion units decrease by 19.5% (20,003 units) as compared to 2024 (24,836 units). WP Kuala Lumpur is the biggest contributor, with a decrease of 27.9% (6,436 units) compared to 2024 (8,931 units).

Unit mula dibina di wilayah ini merekodkan peningkatan sebanyak 24.7% (19,001 unit) berbanding 15,238 unit pada tahun 2024. Sebaliknya prestasi penawaran baharu dirancang menunjukkan penurunan sebanyak 48% (10,915 unit) berbanding 20,983 unit pada tahun 2024. Tiada rekod di WP Putrajaya dalam tempoh kajian.

The region's start units recorded an increase of 24.7% (19,001 units) compared to 15,238 units in 2024. Contravily, the performance of the new planned supply showed a decrease of 48% (10,915 units) compared to 20,983 units in 2024. There were no records in WP Putrajaya during the review period.

Chart 18

Serviced Apartment/ SOHO Construction Activity Trend 2021 – 2025

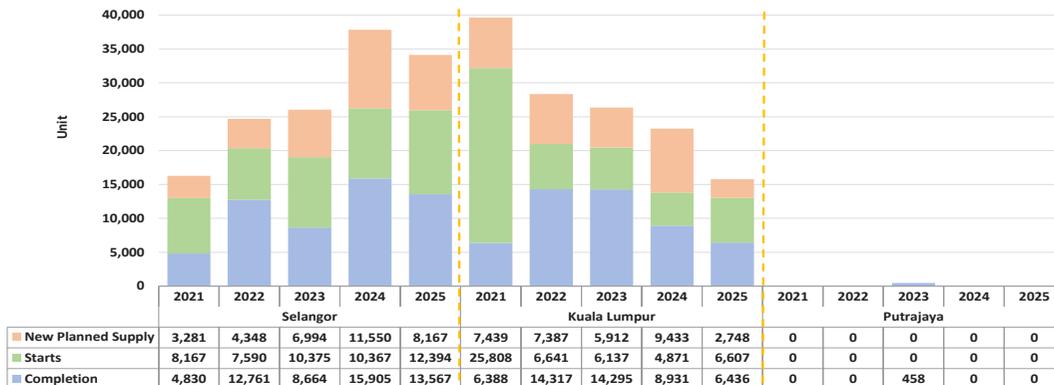


Table 4

Construction Activity of Serviced Apartment/SOHO in the Central Region 2025

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)		202,326	163,220	1,204
Incoming Supply (units)		75,186	38,537	671
Planned Supply (units)		25,765	63,403	940

Harga

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur secara menyeluruh. Di WP Kuala Lumpur pangsapuri khidmat di Park Regent Desa Parkcity, Laman Ceylon, Kenwingston Platz dan The Manhattan, masing-masing meningkat 11.6%, 10.8%, 10.1% dan 10%.

Dalam perkembangan yang sama, di Selangor pangsapuri khidmat Radia Residences @ Bukit Jelutong, The Mark @ Cheras, Setia Walk @ Pusat Bandar Puchong dan Sunway Geosense masing-masing meningkat sebanyak 9.9%, 8.6%, 8.4% dan 8.3%.

Sewa

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Di WP Kuala Lumpur, kenaikan sewa tertinggi direkodkan di Arcoris Residences (10.4%) diikuti D'Sands Residence (9.3%) dan Mercu Summer Suites (9.2%). Sementara itu, kenaikan sewa pasaran tertinggi di Selangor direkodkan di Residensi Xtreme Meridian (9.1%).

Bagi unit SOHO, Marc Residences di Kuala Lumpur mencatatkan kadar sewa tertinggi RM3,100 hingga RM4,000 sebulan, kekal stabil berbanding tahun sebelumnya.

Price

Prices of serviced apartments and SOHO in the Central Region saw mixed movement across the board. In WP Kuala Lumpur, serviced apartments namely Park Regent Desa Parkcity, Laman Ceylon, Kenwingston Platz and The Manhattan, increased by 11.6%, 10.8%, 10.1% and 10% respectively.

On a similar note, serviced apartments in Selangor, namely Radia Residences @ Bukit Jelutong, The Mark @ Cheras, Setia Walk @ Pusat Bandar Puchong and Sunway Geosense increased by 9.9%, 8.6%, 8.4% and 8.3% respectively.

Rental

The serviced apartment's rental market was generally stable. In WP Kuala Lumpur, the highest increment rental recorded at Arcoris Residences (10.4%) followed by D'Sands Residence (9.3%) and Mercu Summer Suites (9.2%). Meanwhile, the highest market rent increase in Selangor was recorded at Residensi Xtreme Meridian (9.1%).

In terms of SOHO units, Marc Residences in WP Kuala Lumpur recorded the highest rental rate at RM3,100 to RM4,000 per month, remained stable compared with the previous year.

c. Kompleks Perniagaan

Transaksi

Dalam tempoh kajian, lapan transaksi direkodkan di Selangor dan dua di WP Kuala Lumpur. Sebahagian perjanjian jualbeli adalah pada tahun 2024 dan disempurnakan pada tahun 2025. Manakala Jaya Shopping Centre, Kipmall Desa Coalfields, Paradigm Mall, Kompleks PKNS Shah Alam dan SACC Mall dipindahmilik pada tahun 2025.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang lebih tinggi. WP Putrajaya dan WP Kuala Lumpur tetap teguh dengan kadar penghunian meningkat sedikit, masing-masing kepada 90.6% dan 87.9% berbanding tahun 2024 (WP Putrajaya: 83.2% dan WP Kuala Lumpur: 86.8%). Walau bagaimanapun, Selangor mencatatkan penghunian rendah sedikit pada 80.3% berbanding tahun 2024 (80.6%).

c. Shopping Complex

Transaction

The review period recorded eight transactions in Selangor and two in WP Kuala Lumpur. Part of the sale and purchase agreement were signed in 2024 and completed in the review period. While Jaya Shopping Centre, Kipmall Desa Coalfields, Paradigm Mall, Kompleks PKNS Shah Alam and SACC Mall were transacted in 2025.

Occupancy and Space Availability

The performance of the retail sub-sector in the Central Region remained stable, with higher overall occupancy rates. WP Putrajaya and WP Kuala Lumpur remained firm as the occupancy rate slightly increased to 90.6% and 87.9% respectively, compared to 2024 (WP Putrajaya: 83.2% and WP Kuala Lumpur: 86.8%). However, Selangor recorded just slightly lower at 80.3% compared to 2024 (80.6%).

Chart 19

Supply and Occupancy of Shopping Complex 2021 - 2025

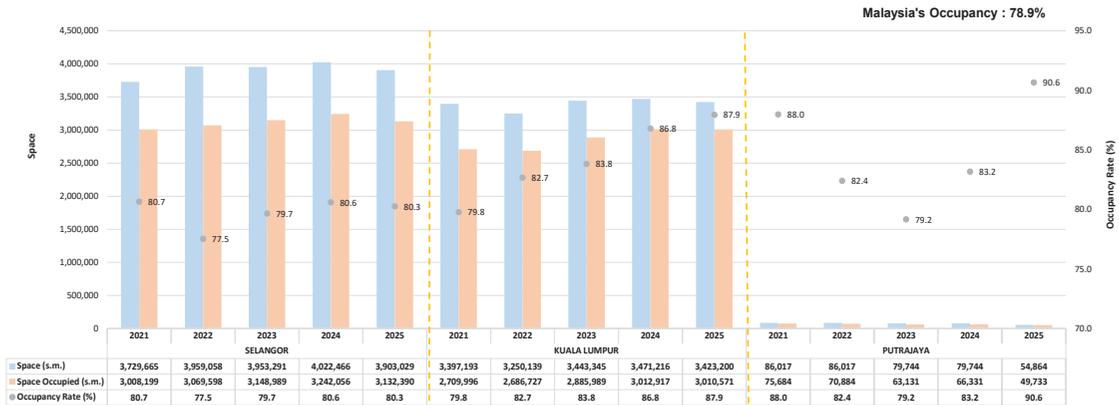


Table 5

Pertinent Movements in Shopping Complex

No.	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Berjaya Times Square	2,578	Move In
		2,927	Move Out
2.	Mid Valley Megamall	1,023	Move In
3.	168 Park Selayang Mall	706	Move In
4.	AEON Rawang	846	Move In
5.	BMC Mall	576	Move In
6.	DATUM Jelatek	3,275	Move Out
7.	Ecohill Mall	1,426	Move In
8.	GIANT Hypermarket Batu Caves	27,018	Move Out
9.	GM Klang Wholesale City Block A	1,447	Move In
		694	Move Out
10.	Klang Parade	1,109	Move Out
11.	NU Empire	1,909	Move Out
12.	Quayside Mall	580	Move Out
13.	Spectrum	548	Move In
14.	TF Valur Mart Hypermarket	27,018	Move In
15.	Alamanda	1,577	Move In
		1,009	Move Out

Aktiviti Pembinaan

Wilayah Tengah menyaksikan lima bangunan baru siap dibina dicatatkan dalam tempoh kajian. Perincian adalah seperti berikut:

Construction Activity

The Central Region saw five new completions recorded in the review period. The details are as follows:

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Table 6

Completion of Shopping Complex in the Central Region

State	Name of Building	Location	Type	Net Lettable Area (sq. metre)
Kuala Lumpur	KLGCC Mall	Bukit Kiara	Shopping Centre	21,368
Selangor	Sunway Square Mall	Bandar Sunway	Shopping Centre	29,357
Selangor	Majestic Lab	Eco Majestic, Semenyih	Shopping Centre	10,520
Selangor	Hextar World @ Empire City	Empire City, Jalan Damansara	Shopping Centre	125,419
Selangor	Sunsuria Forum Mall	Persiaran Setia Alam	Shopping Centre	14,121

Table 7

Construction Activity of Shopping Complex in the Central Region 2025

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply		155 complexes (3,903,029 s.m)	117 complexes (3,423,200 s.m)	2 complexes (54,864 s.m)
Incoming Supply		3 complexes (47,946 s.m)	7 complexes (264,929 s.m)	2 complexes (29,277 s.m)
Planned Supply		2 complexes (17,760 s.m)	3 complexes (196,691 s.m)	0

Central Region

Sewa

Secara amnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks membeli-belah. Suria KLCC di WP Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi antara RM409 s.m.p. hingga RM2,327 s.m.p. sebulan dan diikuti oleh Pavilion Kuala Lumpur dengan kadar sewa RM54 s.m.p. hingga RM2,153 s.m.p. sebulan.

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

d. Pejabat Binaan Khas

Transaksi

Dalam tempoh kajian, sebanyak 19 transaksi direkodkan di Wilayah Tengah. Kebanyakan Perjanjian jualbeli ditandatangani dan disempurnakan pada 2025. Manakala beberapa transaksi melibatkan perjanjian pada tahun sebelumnya, termasuk tahun 2023 tetapi disempurnakan dalam tempoh kajian. Di WP Kuala Lumpur antara yang dipindahmilik adalah Menara Affin, Wisma Technip, Menara CIMB dan Menara Southern Bank. Sementara itu, di Selangor antara yang dipindahmilik adalah MKN Embassy Techzone, Menara Apex and Basis Bay.

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang lebih tinggi dalam tempoh kajian. Kesemua negeri mencatatkan kadar penghunian yang lebih tinggi di mulai dengan WP Putrajaya, Selangor dan WP Kuala Lumpur masing-masing pada 93.5%, 73.3%, dan 72.6% berbanding tahun 2024 (WP Putrajaya: 92.1%, Selangor: 73.1% dan WP Kuala Lumpur: 72%).

Rental

Generally, the rental of retail space was stable for most shopping complexes. Suria KLCC in WP Kuala Lumpur sustained its prominence, fetching the highest rental ranges from RM409 p.s.m. to RM2,327 p.s.m. per month and followed by Pavilion Kuala Lumpur with rental ranges from RM54 p.s.m. to RM2,153 p.s.m.

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

d. Purpose-built Office

Transaction

The review period recorded a total of 19 transactions in the Central Region. Most of the sale and purchase agreement (SPA) were signed and concluded in 2025. While several transactions involved agreement in previous years, including 2023 but were concluded during the review period. In WP Kuala Lumpur, among those transferred included Menara Affin, Wisma Technip, Menara CIMB and Menara Southern Bank. Meanwhile in Selangor, among those transferred are MKN Embassy Techzone, Menara Apex, and Basis Bay.

Occupancy and Space Availability

The performance of the purpose-built offices in the Central Region remained stable with higher overall occupancy rates in the review period. All states recorded higher occupancy rate starting with WP Putrajaya, Selangor and WP Kuala Lumpur, at 93.5%, 73.3%, and 72.6% respectively, compared to 2024 (WP Putrajaya: 92.1%, Selangor: 73.1% and WP Kuala Lumpur: 72%).

Chart 20

Supply and Occupancy of Purpose-built Office 2021 - 2025

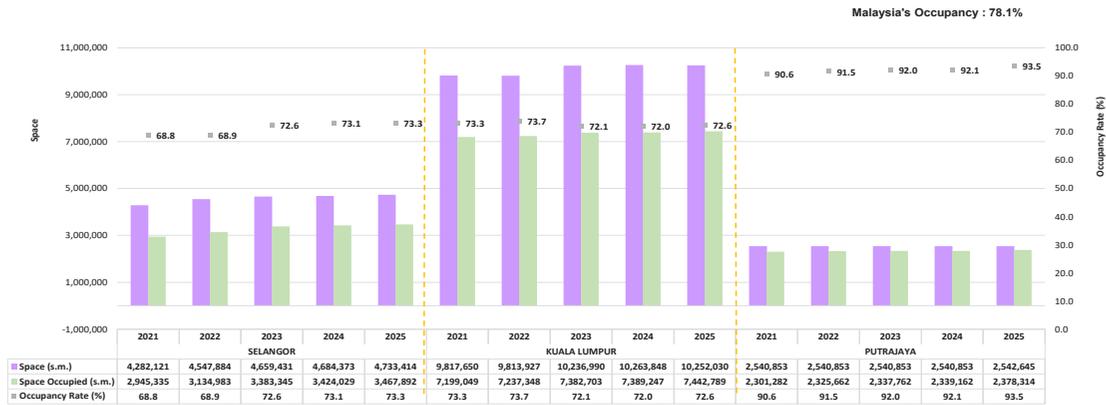


Table 8

Pertinent Movements in Shopping Complex

No.	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Intermark (Integra Tower)	16,129	Move In
2.	Menara Atlan	929	Move In
3.	Menara Binjai	2,823	Move In
4.	Menara Darussalam	1,328	Move In
5.	Menara Maxis	2,360	Move In
6.	Plaza OSK	897	Move In
7.	Wisma Chuang	1,033	Move In
8.	Wisma Goldhill	597	Move In
9.	Wisma UOA II	2,004	Move In
		859	Move Out
10.	Maju Tower	2,014	Move Out
11.	Ken TTDI	850	Move In
12.	Menara UOA Bangsar	10,807	Move In
		4,877	Move Out
13.	Wisma UOA Damansara II	752	Move In
		2,384	Move Out
14.	Co Place 3	1,186	Move In
		973	Move Out
15.	CP Tower	4,622	Move In
		1,221	Move out
16.	Crystal Plaza	1,143	Move in
17.	First Tower (Plaza Metro Klang)	2,811	Move Out
18.	Menara AFA	4,695	Move In
19.	Menara MTD	9,655	Move Out
20.	Menara TSR	2,358	Move in
21.	NAZA TTDI	1,792	Move in
22.	Plaza Flamingo	4,182	Move In
		2,327	Move Out
23.	PRIMA 9	2,957	Move In
24.	PRIMA 10	1,507	Move In
25.	Prima Klang Avenue (Blok A)	1,278	Move In
26.	Quill 9	6,781	Move In
27.	Quill 18	2,120	Move Out
28.	Tower 1, PFCC, Bandar Puteri Puchong	1,073	Move in
29.	Tower 4, PFCC, Bandar Puteri Puchong	2,127	Move in
30.	Tower 5, PFCC, Bandar Puteri Puchong	4,054	Move in
31.	Wisma Academy	1,920	Move in

Table 8

Pertinent Movements in Shopping Complex

No.	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
32	Wisma DRB Hicom	822	Move in
33	Wisma Kemajuan	2,003	Move in

Aktiviti Pembinaan

Terdapat enam bangunan baru siap dibina dicatatkan dalam tempoh kajian. Perincian adalah seperti berikut:

Construction Activity

There were six new completions recorded in the review period. The details are as follows:

Table 9

Completion of Purpose-built Office in the Central Region

State	Name of Building	Location	Category	Net Lettable Area
WP Kuala Lumpur	TRX Campus Office	Persiaran TRX Timur, Tun Razak Exchange	Private Building	25,529
WP Kuala Lumpur	Oxley Tower	Jalan Ampang	Private Building	33,000
WP Kuala Lumpur	TNB Gold	Jalan Pantai Baharu	Private Building	48,330
Selangor	Sunway Square Corporate Tower 1	Jalan Lagoon Selatan, Bandar Sunway	Private Building	40,180
Selangor	Sunway Square Corporate Tower 2	Jalan Lagoon Selatan, Bandar Sunway	Private Building	50,074
Selangor	Menara Sunsuria @ Sunsuria Forum	Persiaran Setia Alam	Private	32,906

20

Table 10

Construction Activity of Purpose-built Office in the Central Region

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply		279 units (4,733,414 s.m.)	461 units (10,252,030 s.m.)	46 units (2,542,645 s.m.)
Incoming Supply		0	18 units (775,380 s.m.)	3 units (59,940 s.m.)
Planned Supply		2 units (34,036 s.m.)	14 units (547,109 s.m.)	3 units (39,875 s.m.)

Sewa

Secara amnya, penyewaan ruang pejabat stabil bagi kebanyakan bangunan pejabat. Di kawasan segitiga emas WP Kuala Lumpur, kadar sewa tertinggi direkodkan di Menara Maxis dengan kadar sewa daripada RM91.60 s.m.p. hingga RM169.86 s.m.p.

Di Selangor, kadar sewa ruang pejabat kekal stabil. Kadar sewar ruang pejabat tertinggi direkodkan di Sunway Pinnacle dengan kadar sewa daripada RM50.59 s.m.p. hingga RM102.26 s.m.p.

e. Harta Tanah Riadah

Transaksi

Tempoh kajian menyaksikan enam transaksi berlaku di Wilayah Tengah antaranya Pavilion Hotel, Bayan Tree Signature dan Corus Hotel di WP Kuala Lumpur. Kebanyakan perjanjian jualbeli ditandatangani dan disempurnakan pada tahun 2025, kecuali dua transaksi telah ditandatangani pada tahun sebelumnya tetapi telah disempurnakan dalam tempoh kajian.

Aktiviti Pembinaan

Aktiviti pembinaan di Wilayah Tengah menyaksikan empat hotel baru siap dibina dalam tempoh kajian iaitu Hotel Bandar, Pavilion Damansara Heights, Hotel Sri Petaling dan Oxley Hotel, semuanya terletak di WP Kuala Lumpur yang masing-masing menawarkan 45 bilik, 140 bilik, 168 bilik dan 226 bilik.

Sehingga penghujung tahun, terdapat 473 hotel (78,973 bilik) penawaran sedia ada dengan 12 lagi hotel (2,135 bilik) dalam penawaran akan datang dan 7 hotel (1,751 bilik) dalam penawaran yang dirancang.

Rental

Generally, rentals of office space were stable for most office buildings. In the WP Kuala Lumpur golden triangle area, the highest rental rate for office space was recorded in Menara Maxis, with rentals ranging from RM91.60 p.s.m. to RM169.86 p.s.m.

In Selangor, office space rental rates remained stable. The highest rental rate for office space was recorded in Sunway Pinnacle, with rentals ranging from RM50.59 p.s.m. to RM102.26 p.s.m.

e. Leisure Property

Transactions

In the review period, six transactions occurred in the Central Region, including Pavilion Hotel, Bayan Tree Signature and Corus Hotel in WP Kuala Lumpur. Most of the sale and purchase agreement (SPA) were signed and concluded in 2025, except for two transactions there the agreements were signed in previous years but were completed during the review period.

Construction Activity

Construction activity in the Central Region saw four new completed hotel in the review period, which are City Hotel, Pavilion Damansara Heights, Sri Petaling dan Oxley Hotel, all located in WP Kuala Lumpur, which have 45 rooms, 140 rooms, 168 rooms and 226 rooms.

As at year-end, there were 473 hotels (78,973 rooms) in the existing supply with another 12 hotels (2,135 rooms) in the incoming supply and 7 hotels (1,751 rooms) in the planned supply.

2.3 HARTA TANAH INDUSTRI

Transaksi

Subsektor industri menyumbang 3.4% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini mencatatkan peningkatan dalam bilangan 9.3% kepada 3,390 transaksi (2024: 3,101 transaksi) dan 9.4% kepada RM15.76 bilion dalam nilai berbanding tahun 2024 (RM14.41 bilion).

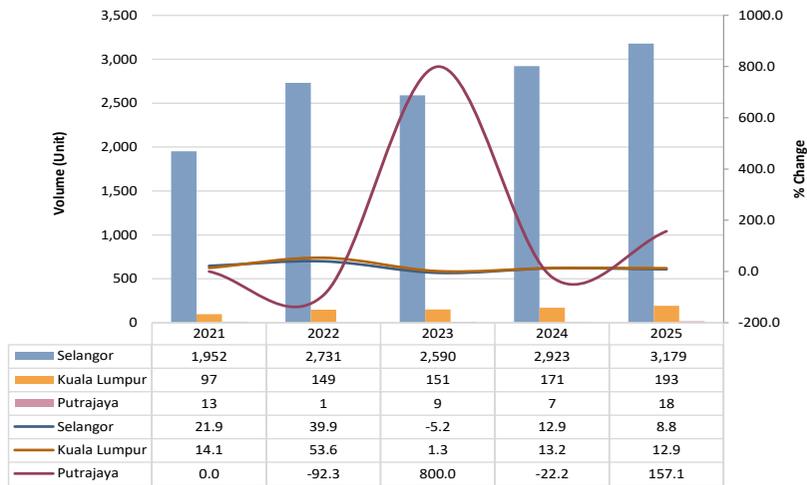
2.3 INDUSTRIAL PROPERTY

Transaction

The industrial sub-sector contributed a marginal portion of 3.4% to the overall market activity in the Central Region. The region's market performance recorded an increase of 9.3% in volume to 3,390 transactions (2024: 3,101 transactions) and 9.4% to RM15.76 billion in value compared to 2024 (RM14.41 billion).

Chart 21

Industrial Property Transactions Volume Trend 2021 – 2025



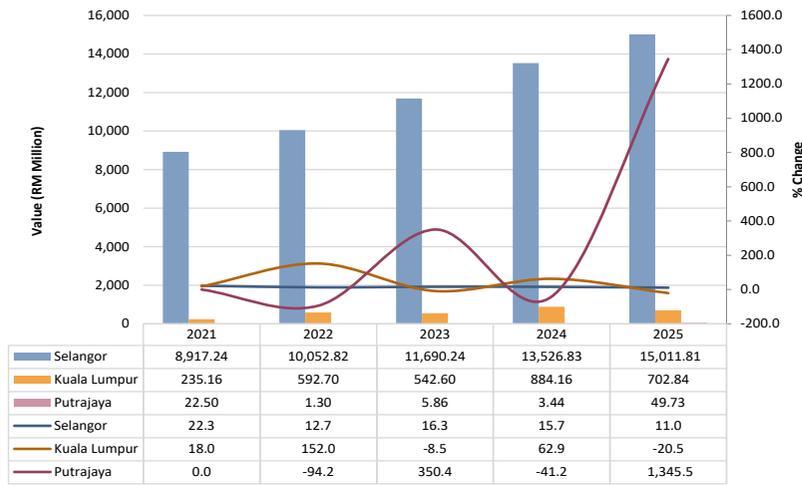
22

Dari segi nilai transaksi, Selangor dan WP Putrajaya masing-masing meningkat kepada RM15.01 bilion (2024: RM13.53 bilion) dan RM49.73 juta (2024: RM3.44 juta). Sementara itu, WP Kuala Lumpur mencatat penurunan 20.5% kepada RM702.84 juta (2024: RM884.15 juta).

In terms of transaction value, Selangor and WP Putrajaya increase to RM15.01 billion (2024: RM13.53 billion) and RM49.73 million (2024: RM3.44 million) respectively. Meanwhile, WP Kuala Lumpur decrease by 20.5% to RM702.84 million (2024: RM884.15 million).

Chart 22

Industrial Property Transactions Value Trend 2021 – 2025



Status Pasaran

Wilayah Tengah menyaksikan prestasi unit belum terjual yang positif. WP Kuala Lumpur dan WP Putrajaya masing-masing kekal dengan tiada rekod unit belum terjual seperti tahun 2024. Selangor merekodkan penurunan sebanyak 37.8% (2024: 45 unit) di peringkat siap dibina tidak terjual dan 2.3% (2024: 216 unit) di peringkat dalam pembinaan belum terjual.

Market Status

The Central Region recorded positive performance in unsold units. WP Kuala Lumpur and WP Putrajaya remained with no record of unsold units, similar to 2024. Selangor recorded a decline of 37.8% (2024: 45 units) at the unsold completed stage and 2.3% (2024: 216 units) at the unsold under construction stage.

Chart 23

Industrial Unsold completed and Unsold Units 2021 – 2025

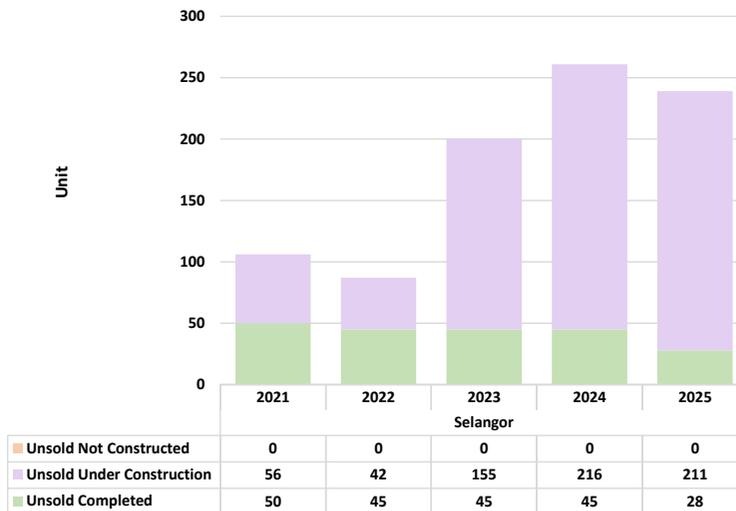


Chart 24

Industrial Construction Activity Trend 2021 – 2025



Table 11

Construction Activity of Industrial in Central Region

Stage of Development	State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply		43,766	5,138	48
Incoming Supply		1,624	0	0
Planned Supply		984	37	0

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Descriptions	Current Development Status
1.	Light Rail Transit (LRT3), Selangor	<ul style="list-style-type: none"> Total Length: 37.0 km Link Bandar Utama with Johan Setia in Klang Travel Time: 60 minutes No. of stations: 20 Expected to be completed by March 2026. 	<p>Under Construction: 99%</p> <p>Final testing and commissioning phase (safety tests, fault-free runs, and trial operations).</p>
2.	East Coast Rail Link (ECRL), Selangor	<ul style="list-style-type: none"> This is a east and west coast rail network connecting Kota Bharu, Kelantan to Port Klang, Selangor The new ECRL alignment for Section C commences from Mentakab, Gombak, Serendah, Puncak Alam, Kapar to Port Klang. The distance from Mentakab to Port Klang is 204 km. The project expected to be completed by December 2026. 	<p>Stage of completion: 89.8% (Overall construction), and 78.4% for Selangor</p>
3.	Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE), Selangor	<ul style="list-style-type: none"> The West Coast Expressway (WCE). Involves the Selangor State Line (Banting) of 93.8 kilometers and the Perak State Line (Taiping) of 139.2 kilometers. The construction is divided into 11 packages, of which seven are in Selangor and the others are in Perak. In Selangor, the first six packages are completed and open to traffic. While for Package 7, namely the Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange, is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers). Package 7 is expected to be completed by 2026. 	<p>Under Construction: Package 7A: 100%</p> <p>Package 7B: 65% (Expected to be completed on December 2026)</p>
4.	East Klang Valley Expressway (EKVE), Selangor	<ul style="list-style-type: none"> The EKVE starts from Sungai Long at the SILK Highway in the south to Ukay Perdana in the north. The 39 km spans are a dual carriageway with a closed toll system that accommodates five (5) toll plazas at this interchange; <ul style="list-style-type: none"> ➤ Sg. Long Interchange ➤ Bandar Mahkota Cheras Interchange ➤ Hulu Langat Interchange ➤ Ampang Interchange ➤ Ukay Perdana Interchange The EKVE construction project is implemented in two sections; <ul style="list-style-type: none"> ➤ Section 1, covering the alignment from Sungai Long to Ampang, was completed and officially opened to the public on 30 August 2025. ➤ Section 2, extending from Ampang to Ukay Perdana, remains under active development and has yet to reach completion. 	<p>Under Construction: 90% (Overall)</p> <p>Section 1: 100%</p> <p>Section 2: 63%</p>
5.	Sungai Lemas Flood Mitigation Plan Project, Kampung Sungai Ramal Dalam, Selangor	<ul style="list-style-type: none"> Sungai Lemas Flood Mitigation Plan Project located at Kampung Sungai Ramal Dalam, Mukim Kajang, Daerah Hulu Langat. The purpose and objective of this project are to reduce the risk of narrow river flow leading to river overflow and flash floods. Involved area approximately is 15,924.387 s.m. involves 19 lots of land title and 6 lots of government land. The project was gazetted under Section 8 dated 14th November 2024. 	<p>Completed compensation hearing and proceedings in May 2025.</p>

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Central Region

No.	Infrastructure Projects	Descriptions	Current Development Status
6.	Hulu Langat Flood Mitigation Project Phase 2, Selangor	<ul style="list-style-type: none"> • Also known as the Sungai Langat Flood Mitigation Plan • The project is now in the detailed design stage and will proceed with land acquisition and utility relocation before starting construction in 2027. • It covers areas such as Kajang town, Kampung Sungai Serai, Kampung Sungai Lui, Kampung Dusun Tua, Taman Sri Nanding, Taman Sri Jelok, and Kampung Sungai Kantan. • Key works include river deepening, embankment construction, water gate installation, pump systems, and the development of water retention ponds. 	Package 1 in the detailed design stage
7.	Construction of New Water Plant Facility, Selangor	<ul style="list-style-type: none"> • To ensure adequate reserve margin for clean water supply in Selangor and Klang Valley, several new plants will be constructed, including: <ul style="list-style-type: none"> ➢ Rasau Water Supply Scheme <ul style="list-style-type: none"> a. Stage 1: completed 2025. b. Stage 2: expected to be completed by 2028. ➢ Langat Water Supply Scheme: expected to be completed by 2030. ➢ Labohan Dagang Water Supply Scheme: expected to be completed by 2029. ➢ Pulau Ketam Desalination Plant: expected to be completed by 2026. 	Constructed by phase
8.	Road Upgrading – Jalan Reko, Hulu Langat, Selangor	<ul style="list-style-type: none"> • The Jalan Reko (Route B17 - Package 2) upgrading project in Bandar Kajang involves widening a 3.5 km stretch of road to four lanes, improving drainage, and upgrading several intersections to reduce flooding and ease traffic. • The project requires acquiring 39 private lots and 10 state lands, which are being processed under Section 8 of the Land Acquisition Act 1960. 	Land acquisition stage. Expected to be completed by 2028.
9.	Integrated Development Region in South Selangor (IDRISS) Project, Selangor	<ul style="list-style-type: none"> • The Selangor government has introduced five incentives to drive investments into its Integrated Development Region in South Selangor (IDRISS). • IDRISS is a strategic economic development effort in southern Selangor that includes various aspects, including education, housing, investment, and transportation, covering an area of 40,000 acres in the district of Sepang and Kuala Langat. • They comprise a special premium scheme, interest-free instalments payment for development charges, tax exemption for vacant land assessment, a 50% discount on the vacant building assessment tax, and business license fee exemption. 	Under construction: 50% - 90%
10.	Pelabuhan Ketiga (Third Port) in Pulau Carey, District of Kuala Langat, Selangor	<ul style="list-style-type: none"> • The Selangor state government declared that an area of approximately 1,700.00 hectares has been allocated for the development of the third port on Carey Island on 17 September 2025 including seabed and coastal land. • It involves land managed by PKNS and owned by Yayasan Selangor. • Preliminary reports indicate that detailed planning, including construction, is anticipated to commence around 2028, subject to contractor appointments and government approvals. • Upon completion, the port is designed to accommodate substantial capacity and is intended to become one of Malaysia's major logistics hubs. 	Expected to be start in 2028
11.	MRT Circle Line (MRT 3), WP Kuala Lumpur	<ul style="list-style-type: none"> • Total Length: 51.6 kilometers • No of Stations: 33 (26 elevated and 7 underground) • The circle line is from Bukit Kiara to PPUM • Link densely populated areas such as Mont Kiara, Segambut, KL Metropolis, Titiwangsa, Setapak, Setiawangsa, Ampang, Salak South, Pandan Indah, Pantai Dalam, Cheras and University Malaya. 	Land Acquisition Process

No.	Infrastructure Projects	Descriptions	Current Development Status
12.	Kompleks Sukan Shah Alam (KSSA), Selangor	<ul style="list-style-type: none"> • Location: Persiaran Sukan, Section 13, Shah Alam • Total land area: 76.08 hectares • Will be resplendent with futuristic, innovative design and green technology. • Redevelopment Cost RM 3.28 billion • Malaysian Resources Corporation Berhad (MRCB) was appointed by the State Government Selangor to redevelop the stadium and surrounding area. The Operator KSSA is Darul Ehsan Facilities Management Sdn Bhd (DEFM) • KSSA is expected to be fully completed in 2030 • Development phases: <ul style="list-style-type: none"> ➤ First phase: The construction of the stadium, parking plaza and integrated terminal is expected to be completed by end of 2026 ➤ Second phase: Includes commercial development such as sports. Indoor theatre, commercial space and recreation area that will be completed in 2028. ➤ Third phase: <ul style="list-style-type: none"> a. Additional facilities as a complement such as Hotel which is expected to be completed by the end of 2029. b. Accessibility and comfort are also given priority, with a Light Rail Transit 3 (LRT3) connection, a transport hub, ample parking and wide pedestrian avenues in the plans, all against the backdrop of a sprawling wetland recreational park, underscoring the balance between development and preservation of nature. 	Under construction
13.	Flood Mitigation Projects – DBKL, WP Kuala Lumpur	<ul style="list-style-type: none"> • Projects to improve drainage and drainage systems, flood reservoirs, flood walls and pump systems are allocated under the development budget of DBKL, the Federal Government and KPKT. 	Implementation within 2 years starting from 2024 - 2026.
14.	Ampang Road Upgrading Project, WP Kuala Lumpur	<ul style="list-style-type: none"> • Location: From the intersection of Jalan Tun Razak to MRR2 • Scope of Work for upgrading 3.5km <ul style="list-style-type: none"> ➤ Construction of road dividers to improve safety. ➤ Installation of streetlights for better lighting. ➤ Construction of footpaths and drains for pedestrian comfort and water management. ➤ Resurfacing of the road for smoother passage. 	Starting February 17, 2025 Implementation Period: 1 year (Expected completed February 2026).

3.2 Mega Project

No.	Commercial Projects	Descriptions	Current Status
1.	SA Sentral (Shah Alam Sentral), Selangor	<ul style="list-style-type: none"> • Location: Pusat Bandar Shah Alam, Section 13, Shah Alam. SA Sentral is in a strategic location, which is only 25 to 30 meters from Dato Menteri LRT Station 3, making it very easy to access. • Total land area: 58.6 hectares • Involving several components of the development of Plaza Alam Sentral (PAS), Plaza Perangasang, SACC Mall, SACC Walk, Shah Alam PKNS Complex, Shah Alam Convention Center (SACC) as well as several areas in Section 14. • GDV: RM3 billion • Based on the principles of '3R-Rejuvenate, Reconnect and Reinvent', SA Sentral will change the urban landscape of Shah Alam with innovative design, sustainable practices and smart and low-carbon city features aiming to attract the interest of a new generation of residents, businesses and visitors. • Development is mixed with the concept of Transit Oriented Development (TOD) • Expected completion of the entire SA Sentral project is within 7 years (2031). 	Under construction
2.	Central Park Damansara, Damansara Perdana, Selangor	<ul style="list-style-type: none"> • Location: Jalan PJU 8/8, Damansara Perdana • Total land area: 10.687 acres (4.3249 hectares) • The details of development are as below: <ul style="list-style-type: none"> ➤ D'Clover Residences @ Central Park Damansara <ul style="list-style-type: none"> a. land area: 3.27 acres b. 1 block of 46 storey building with 593 units services residence. c. Selling price starting at RM918,500 to RM1,130,360 d. Expected to be completed by 2027 ➤ D'Terra Residences @ Central Park Damansara <ul style="list-style-type: none"> a. land area: 3.747 acres b. 1 block of 49 storey building with 767 units services residence. c. Selling price starting at RM749,870 to RM979,330 d. Expected to be completed by January 2027 ➤ D'Teserra Residences @ Central Park Damansara <ul style="list-style-type: none"> a. land area: 3.67 acres b. 1 block of 49 storey building with 671 units services residence. c. Selling price starting at RM899,140 to RM1,122,660 d. Expected to be completed by January 2027 ➤ D'Vine Residences @ Central Park Damansara <ul style="list-style-type: none"> a. Land area: 2.54 acres b. 1 block of 46 storey building with 1,450 units Affordable Serviced Apartment c. Selling price at RM270,000 d. Completed with CCC (9 Jan 2025) 	<p>Phase 1 Under construction 94.1%</p> <p>Phase 2 Under construction 93.8%</p> <p>Phase 3 Under construction 84.5%</p> <p>Phase 5 100%</p>
3.	Astrum Shah Alam, Selangor	<ul style="list-style-type: none"> • Location: Pusat Bandar Shah Alam, Jalan 14/2, Shah Alam • Land area: 3.487 acres • Gross Development Value: RM550 Million • Developer: Setia Awan Land Sdn Bhd • Detail of Development: <ul style="list-style-type: none"> ➤ 3 Block Serviced Apartment 32 storey (1,252 Units) and 2 and 3 store shophouses (24 Units). ➤ Built up area: 570 s.f - 1,065 s.f ➤ Selling Price: RM270,000 - RM 951,600 • Date of Launching: Phase 1A & 1B (12/7/2024) • Estimated completion 2027. 	Under construction: 20%

No.	Commercial Projects	Descriptions	Current Status
4.	Serasi Residence (Block 1/ 2/ 3), Selangor	<ul style="list-style-type: none"> • Location: Jalan Putra Indah 5, Putra Heights • Total of Land Area: 6.99 acres • Gross Development Value: RM455 million • Developer: Sime Darby Property (Bukit Raja) Sdn Bhd • Detail of Development: <ul style="list-style-type: none"> ➤ Numbers of Units: <ul style="list-style-type: none"> a. Block 1: 507 units of 31 storey serviced apartment. b. Block 2: 419 units of 33 storey serviced apartment & SAMM (Serviced Apartment Mampu Milik) c. Block 3: 502 units of 28 storey serviced apartment & SAMM (Serviced Apartment Mampu Milik) ➤ Built up area: 51 - 79 s.m. ➤ Selling Price: RM250,000 – RM619,000 • Date of Launching: 22/12/2022. • Estimated completion 2026. 	Under construction: 99%
5.	Ativo Annexe (Residensi Damansara Avenue 1), Selangor	<ul style="list-style-type: none"> • Location: Persiaran Perdana Bandar Sri Damansara, Mukim Sungai Buloh, District of Petaling, Selangor Darul Ehsan. • Land Area : 6.015 hectares • Gross Development Value: RM3 billion • Developer: Indo Aman Bina Sdn. Bhd. • Descriptions: Mixed development located at Damansara Avenue, Petaling Jaya, Selangor. Phase 1 <ul style="list-style-type: none"> ➤ 2 blocks of 55-storey Residential Tower including 2-storey of facilities; on 14-storey podium car park including 1-storey of facilities. ➤ 1 block of 40-storey Office Towers including 5-storey of facilities. ➤ 6-storey retail podium including 3-storey of Medical Center. ➤ 2 levels of basement carpark. Vehicular ramp to Ativo Plaza. Pedestrian Link Bridge to Ativo Plaza and Ativo Suites. • Number of Units; <ul style="list-style-type: none"> ➤ Service Apartment Block A - 634 Unit ➤ Service Apartment Block B - 634 Unit • Built up area: <ul style="list-style-type: none"> ➤ Block A : 554 sqft – 1,230 sqft ➤ Blok B: 539sqft – 1,181 sqft • Selling Price: <ul style="list-style-type: none"> ➤ Block A from RM 650,000 – RM 1,467,000 ➤ Block B from RM 663,000 – RM 1,471,000 • Estimated completion Q1 2028 	Under construction 25%
6.	Interpoint, Bandar Bukit Tinggi, Selangor	<ul style="list-style-type: none"> • The scheme is situated in Bandar Bukit Tinggi and provides easy access to highways such as KESAS Highway, NKVE, SKVE, and Federal Highway. • Details of development: <ul style="list-style-type: none"> ➤ Consist of 998 units serviced apartment, 36 units shop and 30 units office. ➤ Divided into 3 blocks: <ul style="list-style-type: none"> a. Tower A: 332 unit (35 floors) b. Tower B: 344 unit (34 floors) c. Tower C: 322 unit (33 floors) ➤ Serviced Apartment <ul style="list-style-type: none"> a. Built up area: 722 - 1,207 s.f. b. Price: RM 423,800 – RM 841,850 ➤ Shop units: <ul style="list-style-type: none"> a. Built up area: 1,690 – 2,917 s.f. b. Price: RM1,288,500– RM2,553,088 ➤ Office: <ul style="list-style-type: none"> a. Built up area: 667 – 850 s.f. b. Price: RM 386,860 – RM 495,000 • Expected to be completed by Mac, 2027. 	Under construction: 62%

No.	Commercial Projects	Descriptions	Current Status
7.	Ferrous Fasa A10-01, Alam Impian, Selangor	<ul style="list-style-type: none"> The Alam Impian plan provides convenient access highways, including the Federal Highway, KESAS Highway, Elite Highway, and Lebuhraya Kemuning – Shah Alam (LKSA). Details of development: <ul style="list-style-type: none"> ➤ 136 units of 2-storey terrace houses. ➤ Built up area: 1,897 - 2,146 s.f. ➤ Price: RM 843,800 – RM 1,283,800. ➤ Completed with CCC (25 March 2025) 	Completed 100%
8.	Desa Arowana, Jeram, Selangor	<ul style="list-style-type: none"> Located at Pekan Kuala Sungai Buloh, Kuala Selangor. Access is available via the Klang-Teluk Intan, LATAR, and WCE highways. Details of development: <ul style="list-style-type: none"> ➤ Phase 1: <ol style="list-style-type: none"> 106 units of single storey terraced house 254 units of 2-storey terrace house ➤ Phase 2: <ol style="list-style-type: none"> 175 units of 2-storey terrace house. ➤ Single storey terraced house: <ol style="list-style-type: none"> Price: RM368,000 – RM 529,000 Land area 130.06 s.m. Floor area: 105.07 s.m. ➤ 2-storey terraced house <ol style="list-style-type: none"> Price: RM 550,000 – RM 663,000 Land area: 167.62 s.m. Floor area: 226.96 s.m. Expected to be completed by May 2026. 	Under construction: Phase 1 - 75% Phase 2 - 70%
9.	Alam Impian A6-04 @ Casablanca 3, Selangor	<ul style="list-style-type: none"> Located at Alam Impian. Access is available via the LKSA Highway, KESAS, ELITE dan Federal Highway. Details of development: <ul style="list-style-type: none"> ➤ 2-storey cluster house: 60 units <ol style="list-style-type: none"> Floor area: 217.48 square meter Price: RM1,450,800 – RM1,691,800 ➤ 2-storey semi-detached house: 12 units <ol style="list-style-type: none"> Floor area: 283.16 square meter Price: RM1,712,800 – RM1,872,800 Completed with CCC (20 Jun 2025) 	Stage Construction: 100%
10.	Tropicana Alam @ Puncak Alam, Selangor	<ul style="list-style-type: none"> The scheme is situated in Puncak Alam and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elevated (DASH) and WEST COAST Expressway (WCE). Details of development: <ul style="list-style-type: none"> ➤ 431 units of 2-storey terrace houses. ➤ Built up area: 178.09 - 208 square meter. ➤ Price: RM 814,000 – RM 1,138,800. Expected to be completed by December 2026. 	Under Construction: 63%
11.	Hamlet @ The Meadows, Selangor	<ul style="list-style-type: none"> The scheme is situated in Tanjung Karang and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elevated (DASH) and WEST COAST Expressway (WCE). Details of development: <ul style="list-style-type: none"> ➤ 460 units of single storey terrace house. ➤ Built up area: 101.35 – 125.04 s.m. ➤ Price: RM 430,500 – RM 627,300. Expected to be completed by August 2027. 	Under Construction: 30%

No.	Commercial Projects	Descriptions	Current Status
12.	Astrum Jelatek/ Ampang, Selangor	<ul style="list-style-type: none"> Location: Jalan Ampang/Jalan Jelatek Land area: 2.5212 hectares Developer: Green Stone Development Sdn Bhd Composition of development: 6 towers comprise of 5,228 units of Rumah SelangorKu with price at RM230,000 per unit. Floor area: 26.02 s.m. (280 s.f.) (Studio type). The project expected to be completed by October 2026. 	Under construction: 70%
13.	Selayang Mutiara Residensi, Selangor	<ul style="list-style-type: none"> Location: Taman Selayang Baru, Selayang Land area: 1.75 hectares Developer: Shiya Development Sdn Bhd Composition of development: 260 units apartment. Floor area: 91.40 s.m. Expected to be completed by September 2026. 	Under construction: 60%
14.	Hana Hills, Taman Melawati	<ul style="list-style-type: none"> Location: Jalan Melawati 4, Taman Melawati Land area: 2.61 hectares Developer: OSK Property Sdn Bhd Composition of development: 297 units condominium. Floor area: 88.62 – 109.99 s.m. Expected to be completed by December 2027. 	Under construction: 36%
15.	Lagenda Ardea (Rumah Selangorku), Selangor	<ul style="list-style-type: none"> Location: Bernam Jaya, Hulu Selangor Land area: 19.656 hectares. Developer: Blossom Eastland Sdn Bhd Composition of development: 2,340 single-storey terrace houses Floor area: 84.00 s.m. (904.17 s.f.) Expected to be completed by December 2027 	Under construction: 35%
16.	Residensi Begonia, Selangor Selangorku @ Eco Majestic, Selangor	<ul style="list-style-type: none"> Location: This Project is part of the development in the existing project scheme at Eco Majestic. This project is located near the Kajang - Seremban Highway which connects the Lekas Highway to Jalan Semenyih. Land area: 3.440 hectares Development consists of 3 blocks of 30 storey with the total unit is 933 units. Details of development: <ul style="list-style-type: none"> ➤ Block A – 317 units ➤ Block B – 308 units ➤ Block C – 308 units This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. Built up area: 1,045 s.f. Price of RM250,000. 	Under Construction: 85% (Expected to be completed in 2026)
17.	Residensi Oleander Selangorku @ Eco Majestic, Selangor	<ul style="list-style-type: none"> Location: Selangorku Oleander Residency @ Eco Majestic is part of the development in the existing project scheme at Eco Majestic. Land area: 48,563.50 s.m. Development consists of 4 blocks of 30 storey condominium (1,200 units). This project also provides facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. Built up area: 1,045 s.f. Price: RM250,000. 	Under Construction: 85% (Expected to be completed in 2026)

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Central Region

No.	Commercial Projects	Descriptions	Current Status
18.	Se'Duduk D'Kajang, Selangor	<ul style="list-style-type: none"> • Location: Semenyih, Hulu Langat • Land area: 6.92 acres • Details of development: <ul style="list-style-type: none"> ➢ 1,220 units Serviced Apartment and 25 commercial units. ➢ Type A <ul style="list-style-type: none"> a. Built up area 1,000 s.f. b. Three bedrooms and two bathrooms c. Launch price @ RM 400,000 ➢ Type B Studio unit <ul style="list-style-type: none"> a. Built up area s.f. b. Launch price @ RM 270,000. • Expected to be completed in 2027. 	Under construction: 45%
19.	Anja Residence, Bangi, Selangor	<ul style="list-style-type: none"> • Location: Bandar Baru Bangi, Hulu Langat • Land area: 4.02 acres • Details of development: <ul style="list-style-type: none"> ➢ 900 units Serviced Apartment and 37 commercial units ➢ Built up area from 550 – 1,019 s.f. ➢ Price @ RM 490,000 – RM 600,000. • Expected to be completed in 2027. 	Under construction: 50%
20.	Monkey Canopy Resort, Selangor	<ul style="list-style-type: none"> • Location: Sg. Long Hill Cheras, Hulu Langat • Land area: 177.707 hectares • Developer: Tiara Assets Sdn Bhd • Monkeys Canopy resort is a top family – friendly destination in Malaysia, offering exciting waterparks, theme parks and luxurious accommodations; <ul style="list-style-type: none"> ➢ Resort: <ul style="list-style-type: none"> a. Deluxe Room – 120 units b. Premium Deluxe Room – 60 units c. Junior Suite – 24 units ➢ Ballroom ➢ Safari escape ➢ Playland ➢ Restaurant ➢ Conquer indoor extreme park ➢ E-sport Virtual Arena (EVA) ➢ Water Theme Park ➢ Dino Desert ➢ LYL International Karting Circuit ➢ Spa 	Status construction: 100%
21.	Anyra Hills, Ulu Semenyih, Selangor	<ul style="list-style-type: none"> • Location: Ulu Semenyih, Hulu Langat • Land area: 236.544 hectares • Developer: Goldhill Fortune Sdn Bhd) • Description: <ul style="list-style-type: none"> ➢ This new development style of agricultural with bungalow lots. The development will be carried out by phases involving more than 300 lots. ➢ Sales prices: more than RM4 million per acre. 	Under construction Phase 1: 97% Phase 2: 91% Phase 3: 50% Phase 4: Not start yet

No.	Commercial Projects	Descriptions	Current Status
22.	M Legasi, Semenyih Off Bandar Tasik Kesuma, Semenyih, Selangor	<ul style="list-style-type: none"> • Location: Beranang, Hulu Langat • Land area: 202.35 hectares • Developer: Mah Sing Group Berhad • Details of development: <ul style="list-style-type: none"> ➤ Double Storey Terrace House: <ul style="list-style-type: none"> a. 20'X60': 180-units b. 20'X65': 366-units c. 20'X70': 189-units ➤ Double Storey Superlink House: <ul style="list-style-type: none"> a. 24'X70' - 82-units ➤ Strata Landed: Double Storey Terrace House (20'X70') 190-unit ➤ 3-Storey Town House (22'X70') - 118-unit ➤ Rumah Selangorku (RSKU): <ul style="list-style-type: none"> a. 375-unit (Trio): 750 sq. ft b. 375-unit (Quad): 900 sq. ft • Commercial plot: 4.906 acres • Expected to be completed in 2028 	Under construction: 25%
23.	Residensi Cemerlang, Selangor	<ul style="list-style-type: none"> • Location: Kajang, Hulu Langat • Land area: 1.619 hectares • Developer: Top Home Builder Development Sdn Bhd • Details of development <ul style="list-style-type: none"> ➤ Block A: 551 units ➤ Block B: 638 units ➤ Block C: 171 units ➤ Block C (Mampu Milik): 339 units • Type A: <ul style="list-style-type: none"> ➤ Built up area 1,011 s.f. ➤ Price @ RM330,000 • Type B (RSKU): <ul style="list-style-type: none"> ➤ Built up area 805 s.f. ➤ Price @ RM270,000 • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Expected to be completed in 2028 	Under construction: 25%
24.	Residensi Suasana, Beranang (RSKU), Selangor	<ul style="list-style-type: none"> • Location: Beranang, Hulu Langat • Land area: 4.86 hectares • Developer: Transloyal Development Sdn Bhd • Details of development: <ul style="list-style-type: none"> ➤ Block A: 300 units ➤ Block B: 300 units ➤ Block C: 300 units ➤ Block D: 300 units • Built up area: 1,045 square feet • Price @ RM263,900. • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Expected to be completed in 2028 	Under construction: 25%

No.	Commercial Projects	Descriptions	Current Status
		<p>Serenia Anisa:</p> <ul style="list-style-type: none"> ➤ 408 units of double storey terrace house. ➤ Land area: (6.70 x 21.33) meter – (10.66 x 21.33 meter) ➤ Built up area: 181.24 – 287.24 s.m. ➤ Price: RM805,888 – RM2,407,888. ➤ Completed with CCC: <ul style="list-style-type: none"> a. Phase A10-1 & 2: 24 Decsember 2024 b. Phase A10-3 & 4: 11 Julai 2025 	100% completed
		<p>Serenia Aqila:</p> <ul style="list-style-type: none"> ➤ 72 units of double storey semi-detached house. ➤ Land area: 12.19 x 24.38 meter ➤ Built up area: 281.47 s.m. ➤ Price: RM1,712,888 – RM2,760,888. ➤ Completed with CCC (22 October 2024) 	100% completed
		<p>Serenia Anira:</p> <ul style="list-style-type: none"> ➤ 296 units of double storey terrace house. <ul style="list-style-type: none"> a. Serenia Anira 1: 84 Units b. Serenia Anira 2: 96 Units c. Serenia Anira 3: 116 Units ➤ Price: RM735,888 – RM1,297,000 ➤ Built up area: 172.50 square meters ➤ Completed with CCC: <ul style="list-style-type: none"> a. Serenia Anira 1: 28 May 2024 b. Serenia Anira 2: 26 August 2024 c. Serenia Anira 3: 19 July 2024 	100% completed
		<p>Serenia Baleria:</p> <ul style="list-style-type: none"> ➤ 385 units of double storey terrace house. <ul style="list-style-type: none"> a. Serenia Baleria SB1-1: 211 Units b. Serenia Baleria SB1-2: 174 Units ➤ Price: RM809,888 – RM1,358,888 ➤ Land area: <ul style="list-style-type: none"> a. Intermediated: 130.06 square meters b. Corner & End: 143.07 square meters ➤ Built up area: <ul style="list-style-type: none"> a. Intermediated: 160.81 square meters – 171.22 square meters b. Corner & End: 187.85 square meters – 193.98 square meters ➤ Expected to be completed in 2028 	Phase SB1-1: 20% Phase SB1-2: 0%
27.	Compass, Kota Seri Langat, Selangor	<ul style="list-style-type: none"> • Compass @ Kota Seri Langat is an integrated industrial and logistics hub development located in Kota Seri Langat, Kuala Langat District, Selangor. • The development can be connected via the West Coast Expressway via a special junction as well as a connection to Jalan Langat. • This development offers larger land plot sizes ranging from 9,290.00 s.m. to 92,903.00 s.m. • The following is a brief description of the development: <ul style="list-style-type: none"> ➤ 80.93 hectares Integrated Industrial Park ➤ Easy access via direct junction to the West Coast Expressway (WCE) ➤ Permanent Tenure Land ➤ Location close to cities, ports and major airports ➤ 24-hour security control system • Expected to be completed in 2026 	Under Construction: 95%

No.	Commercial Projects	Descriptions	Current Status
28.	M Senyum @ Salak Tinggi, Selangor	<ul style="list-style-type: none"> • M Senyum is 40.5 hectares (100 acres) landed residential development located at Salak Tinggi. • The development comprising a total of 1,176 units of double storey terrace. which are: • Residential: Camellia, Camellia 2, Rosalia, Rosalia 2, Wisteria and Wisteria 2 • Shop lot: Coming soon <p><u>Camellia (Phase 1A)</u></p> <ul style="list-style-type: none"> ➤ 262 units. ➤ Land Area: 6.096 meter x 18.28 meter ➤ Selling Price: RM546,000 – RM731,000. ➤ Completed with CCC (13 December 2024) <p><u>Camellia 2 (Phase 1B)</u></p> <ul style="list-style-type: none"> ➤ 270 units. ➤ Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter) ➤ Selling Price: RM592,000 – RM837,000 ➤ Completed with CCC (11 August 2025) <p><u>Rosalia (Phase 1)</u></p> <ul style="list-style-type: none"> ➤ 139 units ➤ Land Area: (6.096 meter x 21.33 meter) ➤ Selling Price: RM719,000 – RM925,000. ➤ Waiting for CCC Approval <p><u>Rosalia 2 (Phase 2)</u></p> <ul style="list-style-type: none"> ➤ 160 units ➤ Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter) ➤ Selling Price: RM672,000 – RM929,000 ➤ Expected Date of Completion: April 2026 <p><u>Wisteria (Phase 3A)</u></p> <ul style="list-style-type: none"> ➤ 150 units ➤ Land Area: (6.096 meter x 18.28 meter) ➤ Selling Price: RM551,000 – RM766,000 ➤ Expected Date of Completion: September 2026 <p><u>Wisteria (Phase 3B)</u></p> <ul style="list-style-type: none"> ➤ 195 units ➤ Land Area: (6.096 meter x 18.28 meter) ➤ Selling Price: RM555,000 – RM780,000 ➤ Expected Date of Completion: December 2026 	<p style="text-align: center;"><u>Phase 1A</u> 100%</p> <p style="text-align: center;"><u>Phase 1B</u> 100%</p> <p style="text-align: center;"><u>Phase 2A</u> 100%</p> <p style="text-align: center;"><u>Phase 2B</u> 92%</p> <p style="text-align: center;"><u>Phase 3A</u> 80%</p> <p style="text-align: center;"><u>Phase 3B</u> 62%</p>
29.	Gamuda Cove, Selangor	<ul style="list-style-type: none"> • <u>Maya Bay</u> <ul style="list-style-type: none"> ➤ Development type: 972 units of serviced apartment. ➤ Built up area: 51.09 s.m. – 89.92 s.m. ➤ Price: RM465,800 – RM731,800. ➤ Completed with CCC (2 February 2024) • <u>Mio Spring</u> <ul style="list-style-type: none"> ➤ The scheme development consists of 2 phases of 618 units double-storey terrace houses launched. The composition is divided into: <ul style="list-style-type: none"> a. Phase 1E-1: 296 Units b. Phase 1E-2: 322 Units ➤ Land area: (6.096 m x 19.81 m) – (10.36 m x 18.28 m) ➤ Built up area: 171.59 s.m.– 257.99 s.m. ➤ Price: RM780,000 – RM2,501,952. ➤ Expected completion: January 2026 (1E-1) and February 2026 (1E-2). 	<p style="text-align: center;">100% completed</p> <p style="text-align: center;">Under Construction: Phase 1E-1 - 94% Phase 1E-2 - 77%</p>

No.	Commercial Projects	Descriptions	Current Status
30.	Sejati Lakeside 2, Selangor	<ul style="list-style-type: none"> Sejati Lakeside 2 is another housing project after completion of Sejati Lakeside under Paramount Property Sdn. Bhd. Details of development: <ul style="list-style-type: none"> ➤ 234 units of double storey semi-detached. <ul style="list-style-type: none"> a. Phase 1: 122 units, b. Phase 2: 112 units, ➤ Land area: (10.97 meter x 22.86 meter) – (10.97 meter x 24.38 meter) ➤ Built up area: 223.62 s.m. – 284.19 s.m. ➤ Price: RM1,484,400 – RM2,082,800. ➤ Completed with CCC: <ul style="list-style-type: none"> a. Phase 1: 12 October 2024 b. Phase 2: 4 June 2025 	Development stage: 100%
31.	Senai, Selangor	<ul style="list-style-type: none"> Located at Taman Putra Perdana, Puchong. The scheme development consists of 2 phases of 558 units three-storey link villa. The composition is divided into: <ul style="list-style-type: none"> ➤ Phase 1: 341 Units ➤ Phase 2: 217 Units (Not yet launched) ➤ Land area: (6.10 meter x 40.49 meter) ➤ Built up area: 180.97 s.m. – 239.04 s.m. ➤ Price: RM1,211,800 – RM2,709,800 ➤ Project status: 0 % (Phase 1) ➤ Expected completion: April 2028 	Under Construction: 19% (Phase 1)
32.	Urban Renewal Programm – Kampung Sungai Baru Redevelopment Project, WP Kuala Lumpur	<ul style="list-style-type: none"> Land Acquisition Under the Land Acquisition Act 1960 (Act 486) for the Kampung Sungai Baru Redevelopment Project, Bandar WP Kuala Lumpur on 38 land titles and 72 strata titles which have been gazette under Section 4 with No. Gazette 9400 dated 18 June 2021 and Section 8 with No. Gazette 9412 dated 21 June 2021. It's located in Kampung Sungai Baru, a suburb of Kampung Baru, WP Kuala Lumpur. 	Land acquisition process: Completed The redevelopment officially began on 30/11/2025 and expected to be completed within four years.
33.	Urban Renewal Programm-Flat Rajawali, Jalan Desa Aman, WP Kuala Lumpur	<ul style="list-style-type: none"> This project will redevelop 1 block of Rajawali Flat from 80 units to 2- block condominium with 693 units. All existing owners will acquire one new condominium unit (House Replacement) with this “Key-to-key Home Swap Redevelopment Concept” without involving any costs to the owner. Built up area 900 s.f. with 3 bedrooms, 2 bathrooms and 1 carpark bay. With luxurious condominium facilities such as recreation spaces, sports venues, swimming pools, community halls and others. 	Land acquisition process: Completed
34.	Merdeka 118, WP Kuala Lumpur	<ul style="list-style-type: none"> Location: Jalan Hang Jebat, WP Kuala Lumpur Land area: 7.6 hectares The development was divided into three phases. <ul style="list-style-type: none"> ➤ Phase 1: Iconic Merdeka towers with 118 floors and the surrounding infrastructure. ➤ Phase 2: 118 Mall and Merdeka Boulevard @ 118 linear park. ➤ Phase 3: Three residential towers. Upon Completion, the Merdeka 118 tower is the region's tallest at 678.90 meters. The figure 118 represents the number of floors in the building. Spanning over 3.1 million square feet of floor area, the Merdeka 118 tower includes 1.7 million square feet of net lettable area of premium Grade-A rentable office space. 	Phase 1: 100% Completed Phase 2: 118 Mall Under Construction - 95% completed. Set to open in Q3 2026

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Central Region

No.	Commercial Projects	Descriptions	Current Status
35.	Pavilion Damansara Heights, WP Kuala Lumpur	<ul style="list-style-type: none"> • Location: Jalan Damanlela, Damansara Heights, WP Kuala Lumpur. • Land area: 16 acres • The integrated development project comprises of three blocks of luxurious residences, nine blocks of corporate towers and the 1.2 million s.f. retail mall. <ul style="list-style-type: none"> ➢ Phase 1: 533,361 s.f net lettable area; ➢ Phase 2: 529,353 s.f. net lettable area; ➢ The mall will also offer 1,800 car park bays for its customers ➢ Luxurious residences, new podium office block and hotel is under construction. 	<p>Phase 1: Completed</p> <p>Phase 2: under construction – 75% completed</p>
36.	Tun Razak Exchange, WP Kuala Lumpur	<ul style="list-style-type: none"> • Location: Jalan Tun Razak, WP Kuala Lumpur • Land area: 28.3 hectares • The master plan includes a total of 30 buildings with a combined gross floor area of 24 million s.f. spread across the office, retail, hotel, residences and cultural offerings. • The entire TRX development is anticipated to have a gross development value of more than RM40 billion. • The Exchange TRX <ul style="list-style-type: none"> ➢ Land area: 17 acres ➢ The development consists a hotel, an office building, a two million square foot shopping mall (The Exchange TRX), and six residential towers with a combined 3,800 residential units (known as TRX Residences). • The Exchange 106 <ul style="list-style-type: none"> ➢ Height: 445.5 meter ➢ The tallest building in TRX and one of the tallest in Malaysia; ➢ It has 106 floors with massive column-free floor plates ranging from 28,000 s.f. to 34,000 s.f.; ➢ Phase 1 of The Exchange TRX is made up of the retail podium, which comprises two levels and roughly 70 retail shops. ➢ Phase 1 will be focused on food and beverage (F&B), and service-related offerings and combined with The Exchange TRX, will create over 1.5 million s.f. of retail space within the TRX master plan. 	<p>Completed:</p> <ul style="list-style-type: none"> • Menara Exchange 106 • TRX Residence A • TRX Residence B • TRX Mall • Menara Affin • Menara TS Law • Menara IQ • Menara Prudential • Kimpton Hotel • TRX Office Block (Lot C7-10) <p>Under Construction:</p> <ul style="list-style-type: none"> • Menara Golden 80%
37.	Bukit Bintang City Centre (BBCC), WP Kuala Lumpur	<ul style="list-style-type: none"> • Location: Jalan Hang Tuah, Bukit Bintang, Pudu. • Land area: 19.4 acres • Gross development value: RM8.7 billion • The leasehold project features 1.4 million square feet retail mall, six luxury residential towers, strata offices, hotels and an 80-storey signature tower. • The development was divided into three phases. <ul style="list-style-type: none"> Phase 1 <ul style="list-style-type: none"> ➢ Lifestyle mall; ➢ 43-storey strata office tower; ➢ An entertainment hub; ➢ Hotel; ➢ A live event hall that can accommodate about 2,500 people; ➢ Two towers of serviced apartments; Phase 2 <ul style="list-style-type: none"> ➢ One office tower; and ➢ Three residential suite towers; Phase 3 <ul style="list-style-type: none"> ➢ BBCC signature tower. 	<p>Phase 1 (Completed):</p> <ul style="list-style-type: none"> • Lalaport BBCC • Lucentia Residence • SWNK Houze • The Stride @BBCC <p>Phase 2 and 3: Not started yet</p>

No.	Commercial Projects	Descriptions	Current Status
38.	Terra @ Precinct 8, WP Putrajaya	<ul style="list-style-type: none"> Location: Precinct 8, WP Putrajaya A lakeside mixed development with component of luxury apartment, services apartment, waterfront retail, retail mall including offices and event hall. Expected completion – Februari 2027. 	Development Stage: 90% completion
39.	Teja (Fasa 1), WP Putrajaya	<ul style="list-style-type: none"> Located at Precinct 16, WP Putrajaya The project comprises 28 units of 2½ storey terraced strata house with freehold tenure. <ul style="list-style-type: none"> ➤ Type A: 16 units ➤ Type B: 12 units Land Area from 1,432 - 3,563 s.f. Build up area from 2,944 – 3,753 s.f. Selling priced start from RM1,386,000.00 to RM2,981,000.00. 	Development Stage: 30% completion
40.	Kota Madani	<ul style="list-style-type: none"> Location: Presint 19, Putrajaya. Land Area: 102-acre Kota MADANI will include 10,000 units of high-intensity residential quarters capable of accommodating more than 30,000 residents, vertical schools and various public facilities. The development is designed with the integration of artificial intelligence (AI) technology, smart digital infrastructure and green mobility systems. Other planned facilities include Technical and Vocational Education and Training (TVET) institutions, schools, health clinics, fire stations, police stations, mosques, financial institutions as well as designs with local cultural elements to preserve architectural heritage. Prime Minister Datuk Seri Anwar Ibrahim officiates the Kota MADANI development project on 26 June 2025 	The first phase of development is expected to begin this September and be completed by the end of 2027.

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Central Region

3.3 State Government Policy

State	Details
Selangor	<p>1. Rumah Idaman</p> <ul style="list-style-type: none"> Rumah Idaman is an initiative and formula by MBI Selangor and the Selangor State Government to provide a solution for home ownership for Selangor citizens. The objective is to achieve the Selangor State Housing Policy by providing “A Perfect Home for A Family”. It is an upgraded Rumah Selangorku with better specifications and interior fixtures and fittings like tile, furniture, etc. offered to B40 and M40 that do not own a house yet. <p>2. Skim Smart Rental and Skim Smart Rental Ownership to Stay (2Stay)</p> <ul style="list-style-type: none"> Introduced in 2020 and continues until 2026 This programme is affordable rental for a maximum of a 5 years rental period with the option to transition to a rent-to-own scheme. Tenants are eligible for a 30% rebate of their total rent payment. The rental of Rumah Selangorku Harapan and Rumah Idaman units is aimed at helping those who find it difficult to get a bank loan to buy their first house as well as helping the low-income group (B40) to own a home for less than RM200,000. Rumah Selangorku Harapan and Rumah Idaman units are equipped with air conditioning, kitchen cabinets, clothes cabinets and water heaters. Through the Selangor Budget 2023, the State Government has agreed to allocate RM115 million for the purchases of 500 additional units and aim to prepare up to the year 2025 as much as 3,000 units of the Smart Rental Scheme. To realize the target of 3,000 Smart Rent Scheme units up to year 2025, the proposed purchase of the Rent Smart Scheme will continue in the year 2024 with a target of 810 units with an additional allocation of RM220 million.

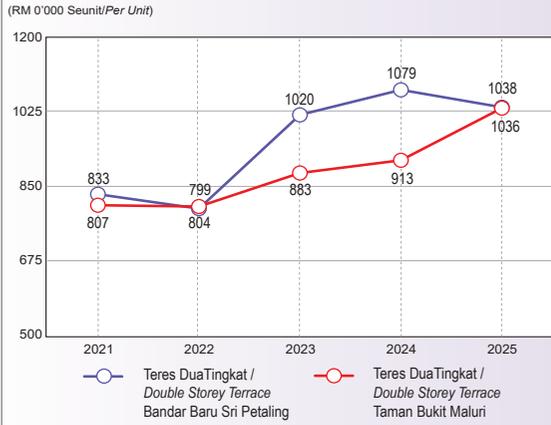
State	Details																		
	<p>3. Skim Ceria Home Repair Programme</p> <ul style="list-style-type: none"> This scheme was introduced to repair a house for B40 group which is the property which is considered are not suitable for occupied. Selangor State Government has allocated RM5 million for the year 2026. <p>4. Selangor Affordable Homes (Rumah Selangorku 3.0)</p> <ul style="list-style-type: none"> This policy is provided to supersede the Selangorku 2.0 and have been implemented since 2 April 2018. This policy still maintained its objective as “Satu Keluarga Satu Kediaman Yang Sempurna”. Previously Rumah Selangorku have been classified into various types of units, depending on the income level. Under the Rumah Selangorku 3.0 initiative which was launched in January 2023, there are some changes in the aspect of development zones, development components, specifications, development control and enforcement. The development has been categorised into 4 zones as follows: <ul style="list-style-type: none"> ➤ Zone 1: High Density Area ➤ Zone 2: Urban Area ➤ Zone 3: Sub-Urban Area ➤ Zone 4: Rural Area The components of developments as follows: <table border="1" data-bbox="467 842 1040 1041"> <thead> <tr> <th>Types</th> <th>Minimum Area/ No of Rooms</th> <th>Selling Price (RM)</th> </tr> </thead> <tbody> <tr> <td>Solo</td> <td>450 s.f. / 1 Room</td> <td>114,750.00</td> </tr> <tr> <td>Duo</td> <td>600 s.f. / 2 Rooms</td> <td>153,000.00</td> </tr> <tr> <td>Trio</td> <td>750 s.f. / 3 Rooms</td> <td>191,250.00</td> </tr> <tr> <td>Quad</td> <td>900 s.f. / 3 Rooms</td> <td>229,500.00</td> </tr> <tr> <td>Quad (terraced)</td> <td>900 s.f. (20' x 60')</td> <td>250,000.00</td> </tr> </tbody> </table> Rumah Selangorku 3.0 also offers an option for singles with a 1-room unit of 450 s.f. at a price of RM114,750 for singles aged 30 and under and still working in the city centre. <p>5. Integrated Development Region in South Selangor (IDRISS)</p> <ul style="list-style-type: none"> Government Incentives towards IDRISS development project such as follows: <ul style="list-style-type: none"> ➤ Special premium scheme ➤ Interest free instalment of development charge ➤ Exemption of vacant land Assessment Rate ➤ 50% off for building Assessment Rate <p>6. Task Force for Initiative of Issuing Strata Title for Housing and Property</p> <ul style="list-style-type: none"> The State Government plans to establish a committee/ task force to resolve issues related to issuance of strata title for apartments that have been occupied for a long time without strata ownership. This committee/ task force will be coordinated jointly by the Selangor Housing and Property Board (LPHS) and Selangor Land and Mines Office (Pejabat Tanah dan Galian Selangor) and given an allocation of RM4.7 million from the State Government to resolve issues related to the issuance of strata title. <p>7. Strata Community Rewang Programme (Program Rewang Komuniti Strata)</p> <ul style="list-style-type: none"> The Strata Community Rewang Programme is a programme that strengthens the role of the community among the residents in the apartments. An estimated RM2.0 million will be allocated for this programme. This programme is expected to last for two (2) days and one (1) night with maximum community participation through various events such as gotong royong, sports, cultural performances and so on. <p>8. Empowering The PPR Community (Memperkasakan Komuniti PPR)</p> <ul style="list-style-type: none"> Provision of RM35 million from the total RM70 million for 2026 under the Projek Perumahan Rakyat will be allocated for programmes that are capable for empowering the PPR community as well as promotions related to affordable housing. 	Types	Minimum Area/ No of Rooms	Selling Price (RM)	Solo	450 s.f. / 1 Room	114,750.00	Duo	600 s.f. / 2 Rooms	153,000.00	Trio	750 s.f. / 3 Rooms	191,250.00	Quad	900 s.f. / 3 Rooms	229,500.00	Quad (terraced)	900 s.f. (20' x 60')	250,000.00
Types	Minimum Area/ No of Rooms	Selling Price (RM)																	
Solo	450 s.f. / 1 Room	114,750.00																	
Duo	600 s.f. / 2 Rooms	153,000.00																	
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Quad (terraced)	900 s.f. (20' x 60')	250,000.00																	

State	Details										
	<p>9. Rumah Kerajaan Prihatin untuk golongan B40</p> <ul style="list-style-type: none"> This programme is intended to help the B40 group and the less capable to have a comfortable and safe residence through the implementation of the Program Bantuan Rumah Kerajaan Prihatin. There are two (2) types of assistance under this programme, namely home improvement and assistance to build a new house, which are subject to the conditions set upon. This programme continues in 2026 with an allocation of RM3 million and placed under the Portfolio Pembasmian Kemiskinan. The main focus will be given to home improvement assistance applications to ensure more people can be assisted and reap benefits from the existing provisions. 										
<p>WP Kuala Lumpur and WP Putrajaya</p>	<p>1. The Kuala Lumpur Local Plan 2040 (PTKL 2040) was officially gazetted on May 28 and came into effect on June 11 2025</p> <ul style="list-style-type: none"> The Kuala Lumpur Local Plan 2040 (PTKL2040) has been prepared in accordance with the provisions of Section 13, Federal Territories (Planning) Act 1982 (Act 267). The framework for the preparation of PTKL2040 is in line with Section 17, Federal Territories (Planning) Act 1982 (Act 267) which provides for the requirement to vary, supplement, revise, repeal or replace the whole or part of a local plan. This plan replaces the Kuala Lumpur City Plan 2020 (PBRKL 2020) PTKL2040 is the main reference document for planning guidance and control, focuses on balanced physical, economic, social and environmental development. It addresses a range of current and future issues, including the impacts of climate change, rapid urban population growth, technological advancements, demands for smarter mobility, and the need for environmentally friendly and resilient infrastructure. PTKL2040 is widely used in the decision-making process by DBKL and other stakeholders, particularly in the assessment of planning permission applications, development implementation, preparation of sectoral action plans, and reference for investors and professional planners. The plan also serves as a guiding principle for landowners and developers in planning development proposals in line with the city's strategic direction. <p>2. Residensi Wilayah: Development Incentives and Facilities for Developers</p> <ul style="list-style-type: none"> To encourage the development and provision of RW in the Federal Territory, various incentives and facilities are given to housing developers to balance the cross-subsidy method implemented subject to OSC consideration. RW construction is exempted from development charges according to the percentage built as follows: <table border="1" data-bbox="597 1152 1019 1358"> <thead> <tr> <th>% Residensi Wilayah</th> <th>% of Development Caj Exemption</th> </tr> </thead> <tbody> <tr> <td>30%</td> <td>30%</td> </tr> <tr> <td>50%</td> <td>50%</td> </tr> <tr> <td>70%</td> <td>70%</td> </tr> <tr> <td>100%</td> <td>100%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Contribution of Development Service Money (ISF) for the purpose of road construction is given a reduction of 50 percent. A reduction in parking ratio calculations may be considered for RW projects in Transit-Oriented Development (TOD) areas. Developers are eligible for a Special Lane (Green Lane) for land-related matters at Pejabat Pengarah Tanah dan Galian Wilayah Persekutuan (PTGWP) / Unit Jawatankuasa Kerja Tanah Wilayah Persekutuan (UJKTWP). <p>3. Rumah Majlis (Council Home), DBKL</p> <ul style="list-style-type: none"> Rumah Majlis (Council Home) with a minimum area of 750 s.f. per unit on DBKL-owned sites to be rented to qualified city residents at a rental rate lower than the market rate for a certain period. This Council Home will benefit the B40 and M40 groups. Council Home projects under construction as follows: <ul style="list-style-type: none"> Jalan Selimang/ Jalan Siakap. Taman Desa Alam Damai Sungai Besi Tasik Permaisuri; dan Kuarters DBKL Sentul 	% Residensi Wilayah	% of Development Caj Exemption	30%	30%	50%	50%	70%	70%	100%	100%
% Residensi Wilayah	% of Development Caj Exemption										
30%	30%										
50%	50%										
70%	70%										
100%	100%										

State	Details
	<p>4. Civil Servant Reserved Unit (CSRU), Urusetia Jawatankuasa Kerja Tanah Wilayah Persekutuan.</p> <ul style="list-style-type: none"> • The Civil Servant Reserved Unit (CSRU) residential unit offering program in the Federal Territory of WP Putrajaya gives Civil Service Members the opportunity to own a house in WP Putrajaya with a 25% price discount.
	<p>5. Implementation of the WP Kuala Lumpur Urban Renewal, Kementerian Wilayah Persekutuan</p> <ul style="list-style-type: none"> • Renewal or better known as urban renewal is one of the best solutions in managing and solving municipal issues, especially in cities that are experiencing deterioration in infrastructure facilities and an increasingly less habitable living environment. The main objective of this program is to; <ul style="list-style-type: none"> ➢ Promote sustainable urban land use ➢ Increase the value of city real estate ➢ Improve the quality of the appearance and image of the city ➢ Create habitable elements ➢ Improve the quality of life • Among the areas involved in this Renewal program are Seri Labuan Public Housing, Negeri Sembilan Seri Cloud Housing, Kampung Sungai Baru Flats, Taman Segar Flats and Taman Rajawali Flats. Through this program the residents will get a more comfortable and quality replacement house with sufficient facilities.
	<p>6. Residensi Belia Cheras</p> <ul style="list-style-type: none"> • Dewan Bandaraya Kuala Lumpur (DBKL) has opened applications for Residensi Belia Cheras (RBC). • Through RBC, the city council is providing fully furnished housing units for single Malaysian men, aged 18 to 40, who are working or undergoing industrial training in Kuala Lumpur. • Rental is set at RM200 per month for standard units, while units for persons with disabilities (OKU) are available at RM130 per month. • Residensi Belia Cheras is conveniently located just 120m from the Cheras LRT station, within easy walking distance. • Applications are invited from qualified Kuala Lumpur residents (single males) not older than 40 years old to fill the vacant Cheras Youth Residence unit. • Requirement For Renting Cheras Youth Residence (RBC) <ul style="list-style-type: none"> ➢ Malaysian citizen ➢ Single status (not married) ➢ Aged 18 to 40 years ➢ Open to working people and industrial trainees ➢ Income not exceeding RM4000.00 ➢ Working in the Federal Territory of Kuala Lumpur ➢ Not owning a house within a radius of 35km from the Kuala Lumpur city center ➢ Applications can be made via the website eperumahan.dbkl.gov.my

KUALA LUMPUR 1.1

Pergerakan Harga Purata Rumah Teres di Kuala Lumpur
Average Price Movements of Terraced Houses in Kuala Lumpur



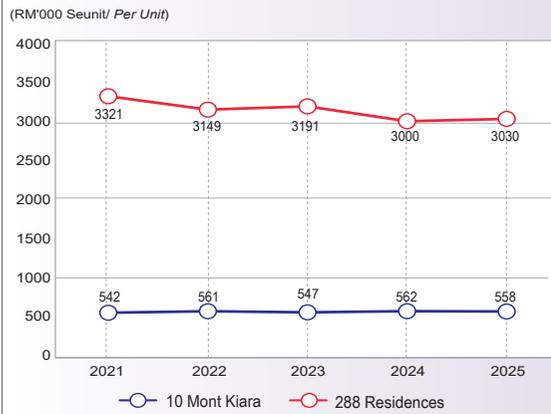
KUALA LUMPUR 1.2

Pergerakan Sewaan Purata Rumah Teres di Kuala Lumpur
Average Rental Movements of Terraced Houses in Kuala Lumpur



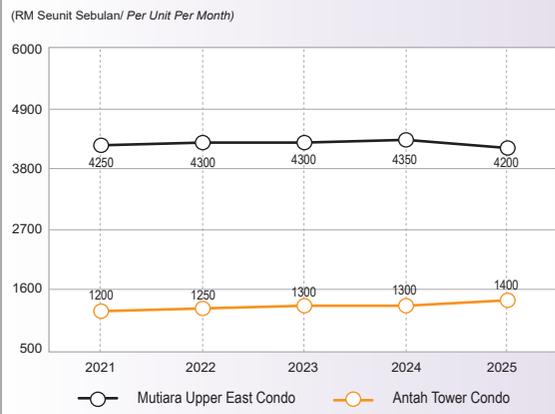
KUALA LUMPUR 1.3

Pergerakan Harga Purata Kondominium di Kuala Lumpur
Average Price Movements of Condominium in Kuala Lumpur



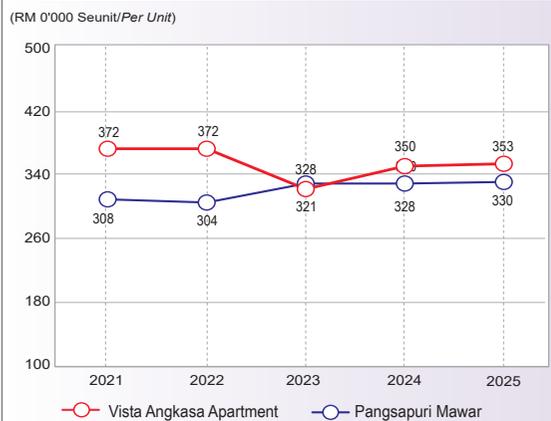
KUALA LUMPUR 1.4

Pergerakan Sewaan Purata Kondominium di Kuala Lumpur
Average Rental Movements Of Condominium In Kuala Lumpur



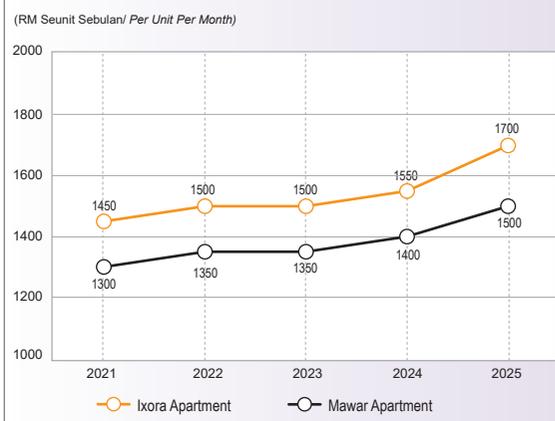
KUALA LUMPUR 1.5

Pergerakan Harga Purata Pangsapuri di Kuala Lumpur
Average Price Movements of Apartment in Kuala Lumpur



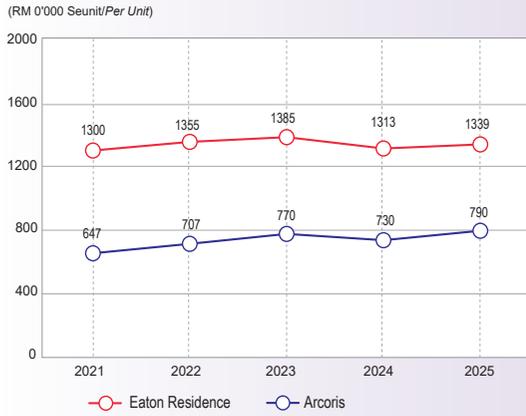
KUALA LUMPUR 1.6

Pergerakan Sewaan Purata Pangsapuri di Kuala Lumpur
Average Rental Movements Of Apartment In Kuala Lumpur



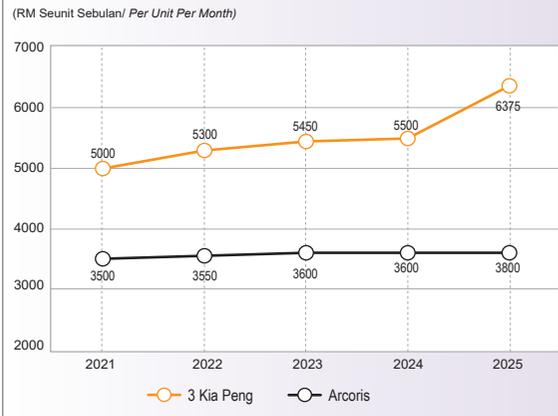
KUALA LUMPUR 1.7

Pergerakan Harga Purata Pangsapuri Servis di Kuala Lumpur
Average Price Movements of Service Apartment in Kuala Lumpur



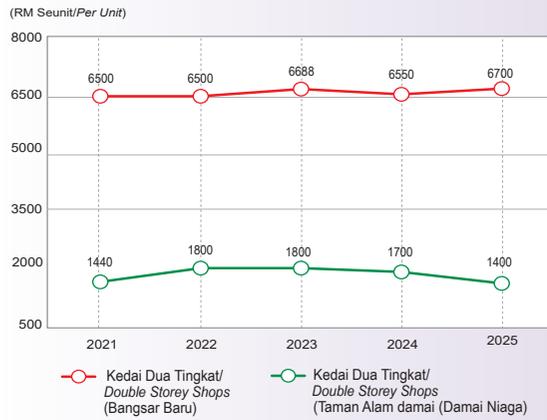
KUALA LUMPUR 1.8

Pergerakan Sewaan Purata Pangsapuri Servis di Kuala Lumpur
Average Rental Movements Of Service Apartment In Kuala Lumpur



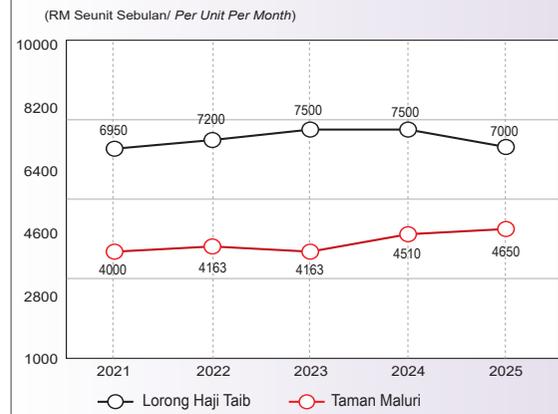
KUALA LUMPUR 1.9

Pergerakan Harga Purata Kedai di Kuala Lumpur
Average Price Movements of Shop in Kuala Lumpur



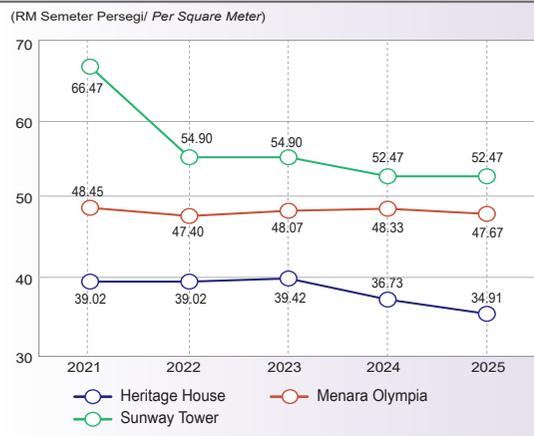
KUALA LUMPUR 1.10

Pergerakan Sewaan Purata Tingkat Bawah Kedai Dua Tingkat di Kuala Lumpur
Average Rental Movements Of Ground Floor Double Storey Shop in Kuala Lumpur



KUALA LUMPUR 1.11

Pergerakan Sewaan Purata Pejabat Binaan Khas di Kawasan CBD, Kuala Lumpur
Average Rental Movements of Purpose-Built Office in CBD Area, Kuala Lumpur



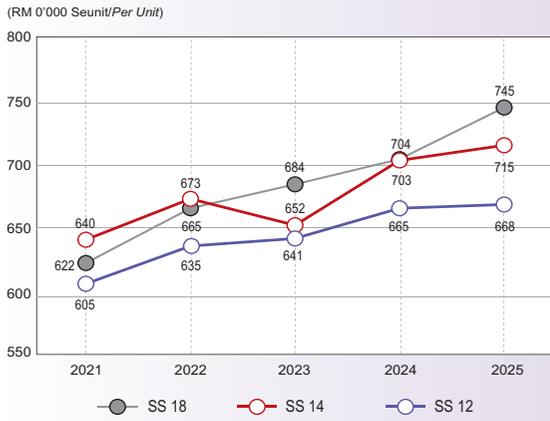
KUALA LUMPUR 1.12

Pergerakan Sewaan Purata Pejabat Binaan Khas di Kawasan Segi Tiga Emas, Kuala Lumpur
Average Rental Movements of Purpose-Built in the Golden Triangle Area, Kuala Lumpur



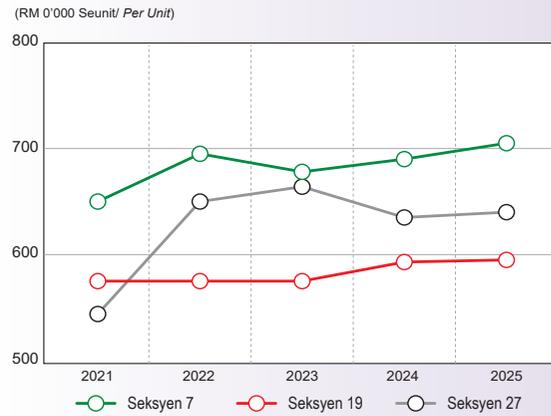
SELANGOR 4.1

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



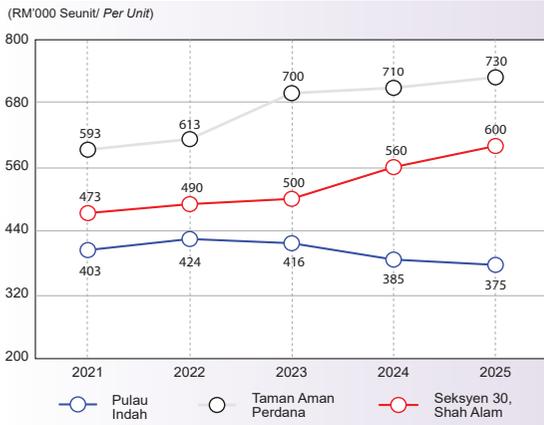
SELANGOR 4.2

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



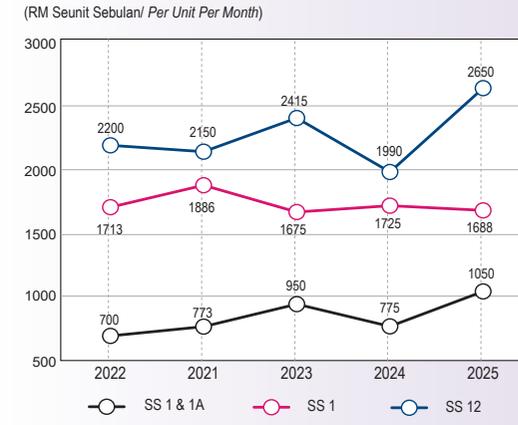
SELANGOR 4.3

Pergerakan Harga Purata Rumah Berkembar Satu Tingkat di Klang
Average Price Movements of Single Storey Semi-Detached Houses in Klang



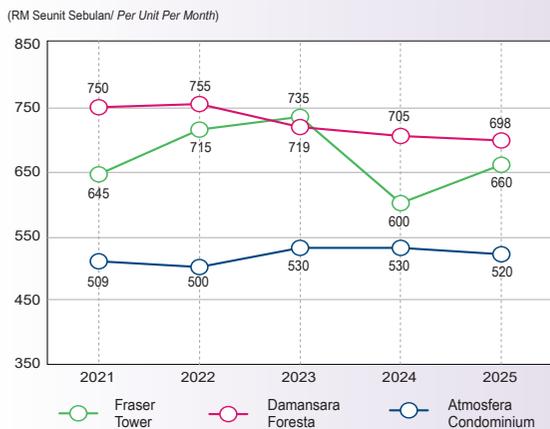
SELANGOR 4.4

Pergerakan Harga Purata Rumah Sesebuah Satu Tingkat di Petaling Jaya
Average Price Movements of Single Storey Detached Houses in Petaling Jaya



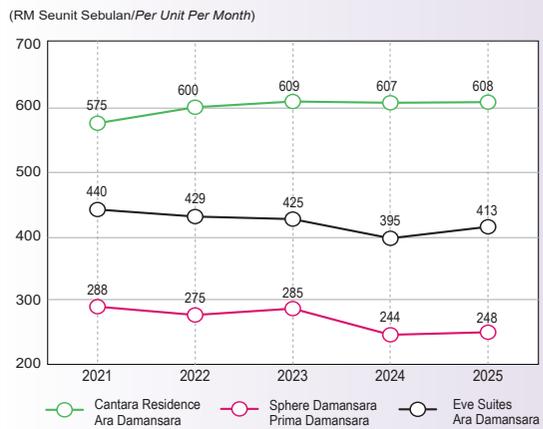
SELANGOR 4.5

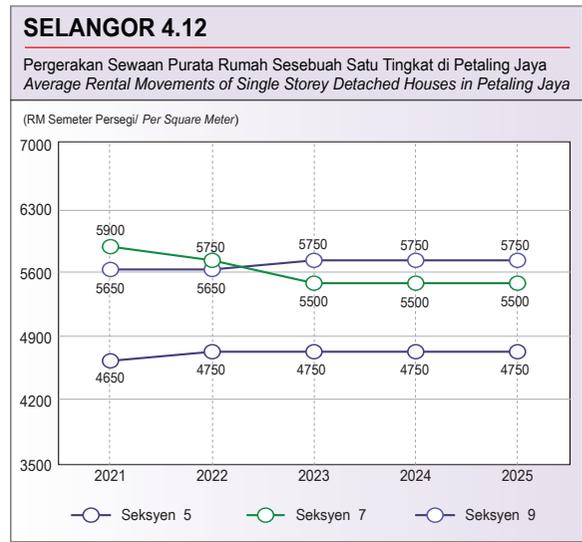
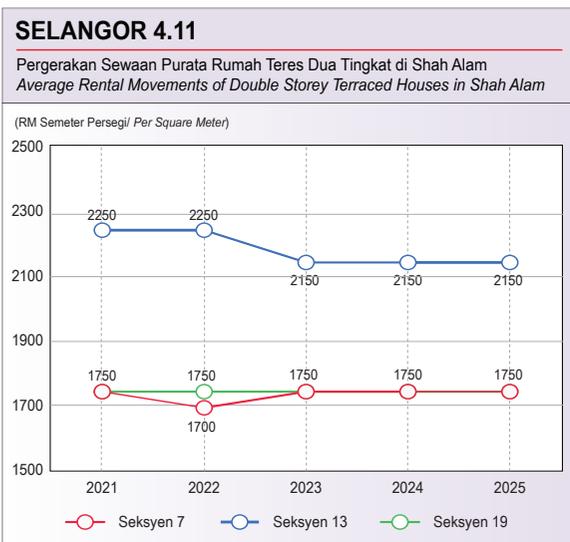
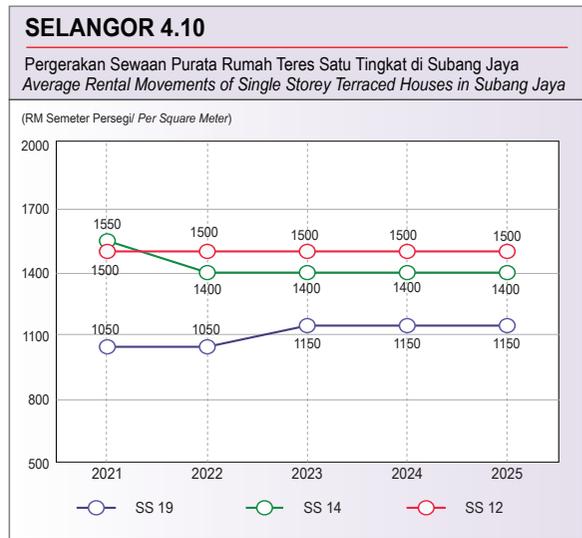
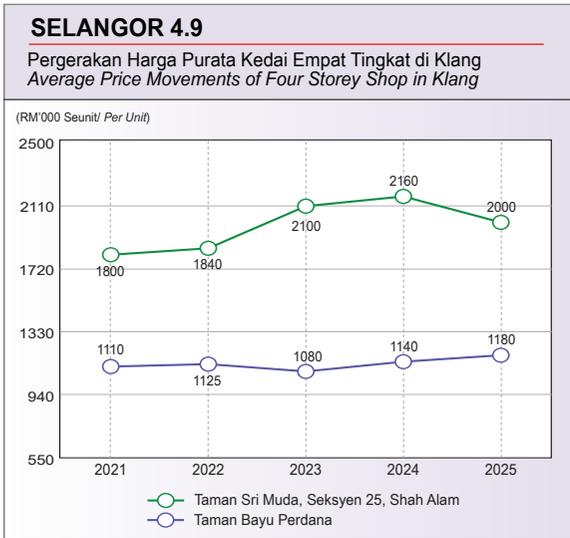
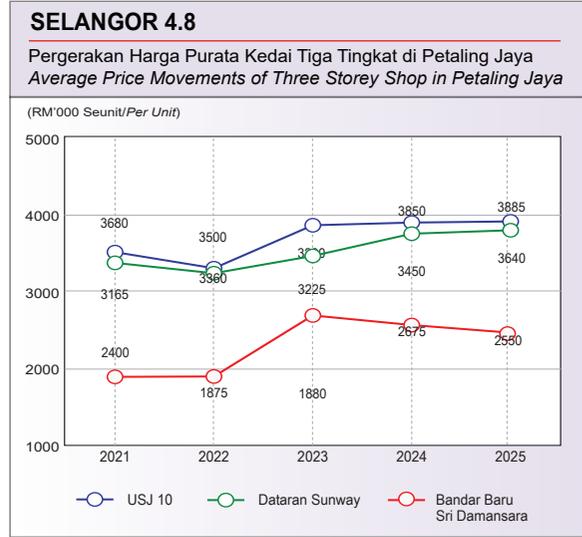
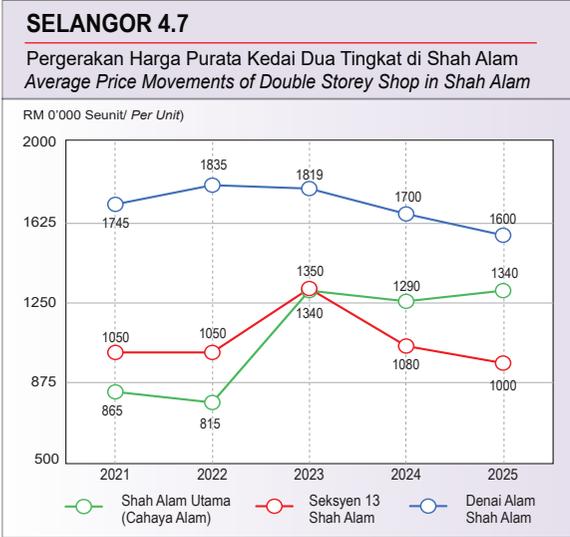
Pergerakan Harga Purata Kondominium di Petaling Jaya
Average Price Movements of Condominium in Petaling Jaya



SELANGOR 4.6

Pergerakan Harga Purata Apartment Servis di Damansara
Average Price Movements of Serviced Apartment in Damansara







LAPORAN PASARAN HARTA WILAYAH SELATAN 2025

SOUTHERN REGION PROPERTY MARKET REPORT 2025



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

CONTENTS

- 1 Southern Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights

SOUTHERN REGION



MARKET ACTIVITY

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

▲ 0.7% Volume **108,772** transactions Value **RM69.05** billion ▲ 7.9%

72,473 units | 2.8%
RM29.97 billion | 2.3%



Residential

12,686 units | -4.3%
RM14.11 billion | 19.8%



Commercial

2,596 units | 4.2%
RM12.66 billion | 52.7%



Industrial

14,464 units | -5.3%
RM5.85 billion | -10.5%



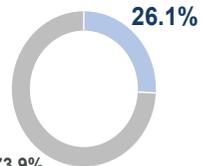
Agriculture

6,553 units | 1.7%
RM6.46 billion | -20.0%



Development Land & Others

Market Share between Regions (Volume)



■ Southern Region ■ Other Regions

Construction Activity



26,041 Completions

24,022 Starts

21,137 New Planned Supply



1,769

2,014

2,265



5,516

15,002

15,431



213

432

824

Unsold Status



7,946 units @ RM5.12 billion Unsold Completed

15,749 Unsold Under Construction

2,617 Unsold Not Constructed



2,120 units @ RM1.69 billion

1,718

329



10,686 units @ RM8.81 billion

9,701

2,305



138 units @ RM0.14 billion

490

97

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

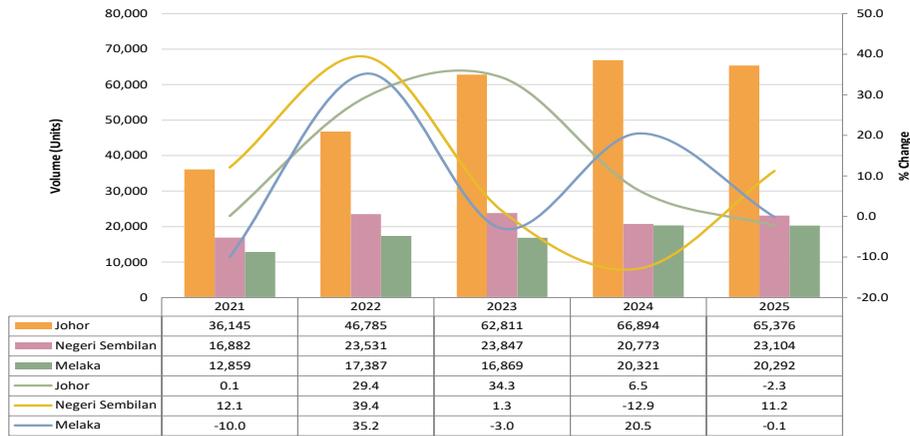
Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 108,772 transaksi bernilai RM69.05 bilion, masing-masing meningkat 0.7% dan 7.9% dalam bilangan dan nilai berbanding tahun 2024.

1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market performance registered 108,772 transactions worth RM69.05 billion, increased by 0.7% and 7.9% in volume and value, respectively, as compared to 2024.

Chart 1

Overall Property Transactions Volume Trend 2021 – 2025



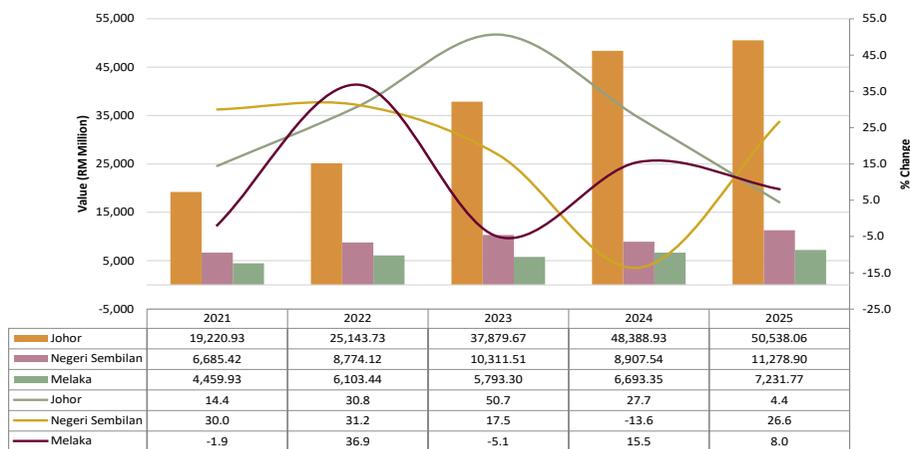
Prestasi pasaran harta tanah di Negeri Sembilan meningkat sebanyak 11.2%, manakala Johor dan Melaka masing-masing mengalami sedikit penurunan sebanyak 2.3% dan 0.1%.

Property market performance in Negeri Sembilan increased by 11.2%, while Johor and Melaka saw a slight decrease of 2.3% and 0.1%, respectively.

1

Chart 2

Overall Property Transactions Value Trend 2021 – 2025



Southern Region

Nilai transaksi bagi semua negeri di wilayah Selatan mencatatkan kenaikan. Negeri Sembilan meningkat sebanyak 26.6% diikuti oleh Melaka dan Johor masing-masing sebanyak 8% dan 4.4%.

Transaction values for all states in the Southern region recorded an increase. Negeri Sembilan increased by 26.6%, followed by Melaka and Johor by 8% and 4.4%, respectively.

Chart 3

Overall Property Transactions Volume Breakdown by State 2025

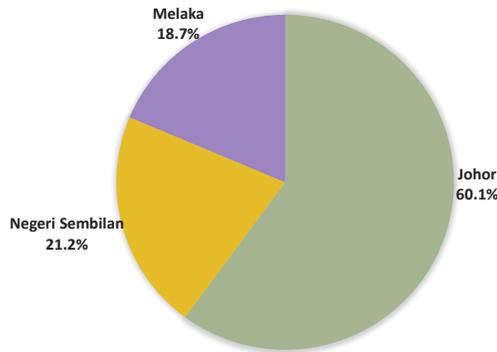
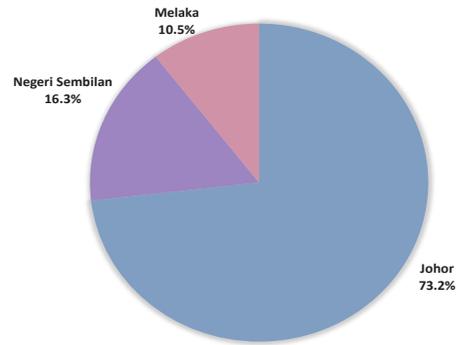


Chart 4

Overall Property Transactions Value Breakdown by State 2025



Johor menguasai keseluruhan transaksi harta tanah dengan 60.1% dalam bilangan (65,376 transaksi) dan 73.2% dalam nilai (RM50.54 bilion) daripada jumlah transaksi.

Johor dominated the region's overall property transaction with 60.1% in volume (65,376 transactions) and 73.2% in value (RM50.54 billion) of the total transactions.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector 2025

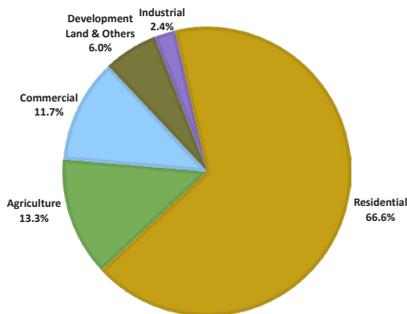
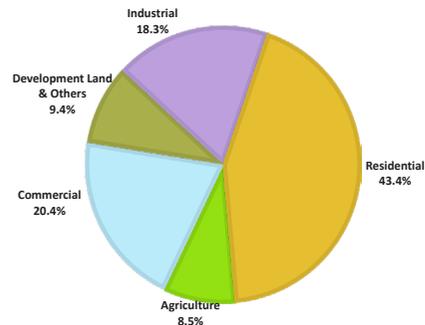


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2025



Berdasarkan subsektor, kediaman terus menguasai transaksi harta tanah di wilayah ini, sebanyak 66.6% (72,473 transaksi) daripada jumlah keseluruhan. Begitu juga dengan nilai transaksi harta tanah keseluruhan, menyumbang dengan syer 43.4% (RM29.97 bilion).

By sub-sector, residential continued to dominate the region's property transactions, contributing 66.6% (72,473 transactions) of the total. Likewise, in overall property transaction value, it contributed with a 43.4% share (RM29.97 billion).

Table 1

Summary of Prominent Sales Recorded in H1 2025

No.	State	Property	Location	Transaction Year	Consideration Price
HOTEL					
1.	Johor	Thistle Hotel	Jalan Sungai Chat, Johor Bahru, Johor	2025	RM150,000,000
2.	Johor	Timotel Hotel	Kampung Mersing Kanan, Mersing, Johor	2025	RM4,850,000
3.	Johor	Lautan Biru Resort Hotel	Resort Lautan Biru, Taman Fajar 2, Mersing, Johor	2025	RM4,000,000
4.	Negeri Sembilan	Seri Nilai Hotel	Jalan BBN 1/7D, Bandar Baru Nilai, Seremban	2023	RM4,000,000
PURPOSE-BUILT OFFICE (PBO)					
5.	Johor	Showroom & Office	Jalan Tun Razak, Johor Bahru	2025	RM26,000,000
6.	Johor	Wisma AIA	Jalan Bukit Timbalan, Johor Bahru	2025	RM13,800,000
7.	Johor	Bangunan Pelangi	Jalan Biru, Taman Pelangi, Plentong	2024	RM21,500,000
8.	Melaka	Menara Pertam/ Wisma Amanah	Jalan Batu Berendam, Taman Batu Berendam Putera, Batu Berendam	2024	RM27,260,000
SHOPPING COMPLEXES (SC)					
9.	Johor	Paradigm Mall	Taman Bukit Mewah, Tebrau, Johor Bahru	2025	RM1,157,000,000
10.	Johor	Perling Mall	Taman Perling, Pulai, Johor Bahru	2025	RM54,184,000
INDUSTRIES					
11.	Johor	Industrial Land (560,618.86 square metres)	Jalan I-Park SAC, I-Park Senai Airport City (SAC), Tebrau	2025	RM693,960,000
12.	Johor	Industrial Land (212,638.00 square metres)	Off Jalan Bandar Cemerlang, Perindustrian Jalan Sungai Tiram, Kota Tinggi	2025	RM263,213,600
13.	Johor	Industrial Land (176,267.30 square metres)	Pusat Data, Kempas – Kampung Maju Jaya, Tebrau, Johor Bahru	2025	RM257,857,800
14.	Johor	Industrial Plot (133,237.43 square metres)	Jalan Eko Perniagaan Utama, I-Park Senai Airport City (SAC), Tebrau, Johor Bahru	2025	RM127,153,200
15.	Johor	Detached Factory (45,482.73 square metres)	Jalan Belati, Jalan Skudai – Kempas Lama	2025	RM50,000,000
16.	Johor	Industrial Land (498,334.62 square metres)	Batu 24, Jalan JB – Ayer Hitam, Senai, Johor Bahru	2024	RM402,302,175
17.	Johor	Industrial Land (230,999.12 square metres)	Batu 24, Jalan Johor Bahru – Ayer Hitam, Senai, Kulai	2024	RM223,780,900
18.	Johor	Industrial Land (152,182.18 square metres)	Off Kampung Baru Ban Foo, Plentong,	2024	RM220,015,000
19.	Johor	Detached Factory (102,486.00 square metres)	Jalan SILC 1/5, Nusajaya, Pulai, Johor Bahru	2024	RM210,000,000
20.	Johor	Industrial Plot (17,665.00 square metres)	Jalan SILC 2/3, Nusajaya, Pulai	2024	RM134,794,500
21.	Johor	Industrial Land (82,812.10 square metres)	Persiaran Mega, Taman Perindustrian Nusa, Pulai, Johor Bahru	2024	RM115,877,876
22.	Johor	Detached Factory (48,378.00 square metres)	Jalan NIP 1/1A, SILC Nusajaya, Pulai	2024	RM110,000,000
23.	Johor	Industrial Land (144,070.60 square metres)	Jalan Digital Baru, Sedenak Tech Park/ KIDEX/ IBTEC, Bukit Batu, Kulai, Johor	2024	RM108,551,520
24.	Johor	Detached Factory (37,838.10 square metres)	Distripark B, Taman Perindustrian Tanjung, Tanjung Kupang	2024	RM80,000,000
25.	Negeri Sembilan	Industrial Land (1,438,705.60 square metres)	Off Persiaran Springhill, Springhill Industrial Park, Pekan Jemima, Port Dickson	2025	RM454,673,690
26.	Negeri Sembilan	Detached Factory (47,419.00 square metres)	Jalan Senawang 2, Senawang Industrial Estate, Pekan Senawang, Seremban	2024	RM 60,500,000

Table 1

Summary of Prominent Sales Recorded in H1 2025

No.	State	Property	Location	Transaction Year	Consideration Price
ESTATE					
27.	Johor	Lot 1338 (115.53 hectares)	Jalan Sebaya – Bukit Bujang, Sermin, Segamat	2025	RM26,621,200
28.	Johor	Ladang Spangloi (50.65 hectares)	Jalan Bangas – Bukit Bujang, Sermin, Segamat	2025	RM11,000,000
29.	Johor	Ladang Sin Hai (244.00 hectares)	Off Jalan Batu Anam – Muazam Shah, Buloh Kasap, Segamat	2024	RM119,723,300
30.	Johor	Lot 799, 801 & 894 (433.63 hectares)	Off Jalan Grisek – Kundang Ulu, Grisek, Tangkak, Johor	2024	RM105,008,826
31.	Johor	Lot 56861 & 56863 (161.88 hectares)	Off Batu 36, Jalan Johor Bahru – Air Hitam, Ulu Sanglang, Bukit Batu, Kulai	2024	RM32,460,000
32.	Johor	Lot 1517 (53.80 hectares)	Jalan Chamek - Paloh, Paloh, Kluang	2024	RM15,119,351
33.	Johor	Kuala Kabung Estate (1,482.25 hectares)	Jalan Parit Panjang, Ulu Sanglang, Bukit Batu, Kulai	2023	RM443,304,000
34.	Johor	Lot 5542 (786.76 hectares)	Jalan Parit Panjang, Ulu Sanglang, Bukit Batu, Kulai	2023	RM115,000,000
35.	Negeri Sembilan	7195 & other 3 lots (122.18 hectares)	Jalan Air Mawang – Si Kota, Johor, Kuala Pilah	2025	RM34,718,600
36.	Negeri Sembilan	Ladang Air Tengah (392.54 hectares)	Jalan Nyalas – Air Kuning, Tampin	2024	RM110,505,000
37.	Negeri Sembilan	425 Ladang Easpam (309.82 hectares)	Jalan Simpang Pertang – Simpang Duria, Triang Hilir, Jelebu	2024	RM80,385,600
38.	Negeri Sembilan	Bukit Tinggi Estate (94.21 hectares)	Jalan Rompin – Jelei, Jelai, Jempol, Negeri Sembilan	2024	RM23,677,168
39.	Negeri Sembilan	Lot 3039 (41.88 hectares)	Bukit Rokan, Off KM28 Tampin – Gemas, Gemencheh, Tampin	2024	RM12,937,500
BULK TRANSFER					
40.	Johor	120 of semi-detached residential plots and 31 of commercial terrace plots (30,044.00 square metres)	Taman Bukit Skudai, Skudai, Johor Bahru	2025	RM27,000,000
41.	Negeri Sembilan	93 of commercial plots (21,461.50 square metres)	Jalan BBN 1/7D, Bandar Baru Nilai, Seremban	2025	RM35,000,000
OTHERS					
42.	Johor	Industrial Development Land (2,789,295 square metres)	Off Kawasan Perindustrian Tangjung Langsat, Sungai Tiram, Johor Bahru	2025	RM374,120,000
43.	Negeri Sembilan	Development Land (4,608,396.00 square metres)	Jalan Sepang – Lukut, Bukit Pelandok Estate, Jimah, Port Dickson	2025	RM545,650,000
44.	Negeri Sembilan	Commercial Development Land (47,560.00 square metres)	Jalan Sungai Ujong, Seremban	2025	RM19,453,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Harta tanah kediaman kekal sebagai subsektor utama bagi wilayah ini. Terdapat 72,473 transaksi bernilai RM29.97 bilion, meningkat 2.8% dalam bilangan dan 2.3% dalam nilai berbanding tahun 2024. Negeri Sembilan mencatatkan kenaikan 14.7% dalam bilangan, manakala sebaliknya, menurun dalam nilai sebanyak 0.6% berbanding tahun 2024.

Melaka dan Johor masing-masing mencatatkan perbezaan yang sedikit dalam bilangan, menunjukkan penurunan 1%, manakala nilai meningkat sebanyak 9.2% dan 1.4% berbanding tahun 2024.

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

Transaction

Residential property remained the main sub-sector for the region. There were 72,473 transactions worth RM29.97 billion, an increase of 2.8% in volume and 2.3% in value against year 2024. Negeri Sembilan recorded an increase of 14.7% in volume while on the other hand, the value decreased by 0.6% compared to 2024.

Melaka and Johor recorded a slight difference in volume, showing a decrease of 1%, while value increased by 9.2% and 1.4% compared to 2024.

Chart 7

Residential Property Transactions Volume Trend 2021 – 2025

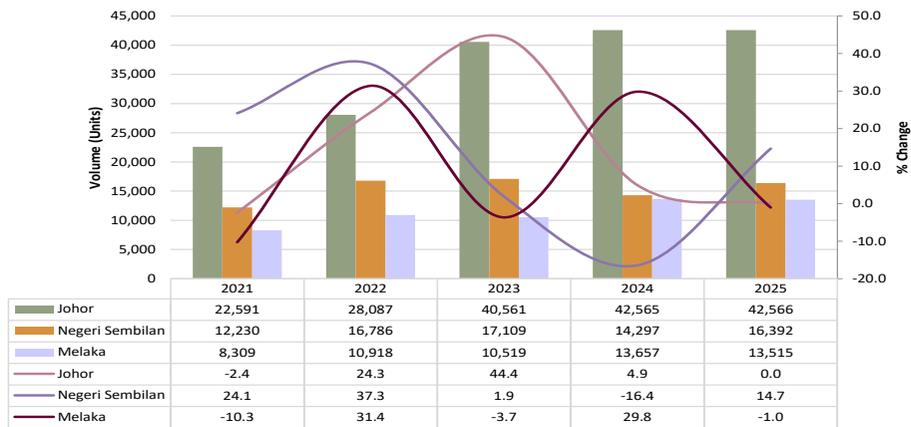
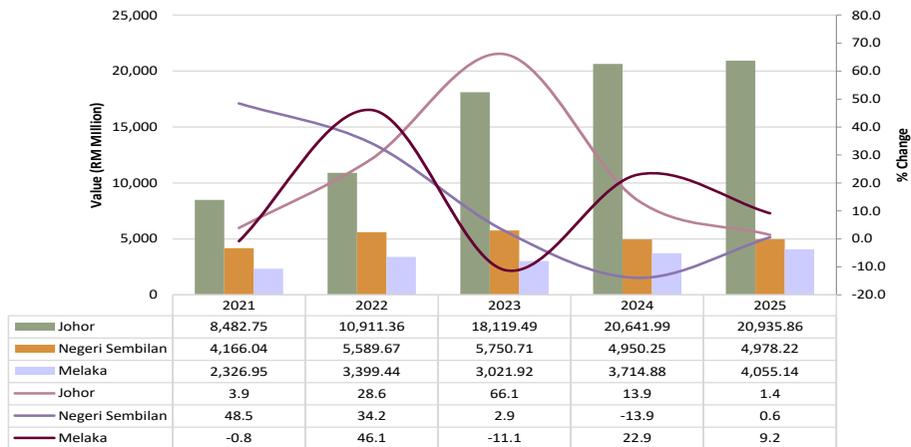


Chart 8

Residential Property Transactions Value Trend 2021 – 2025



Pelancaran Baharu

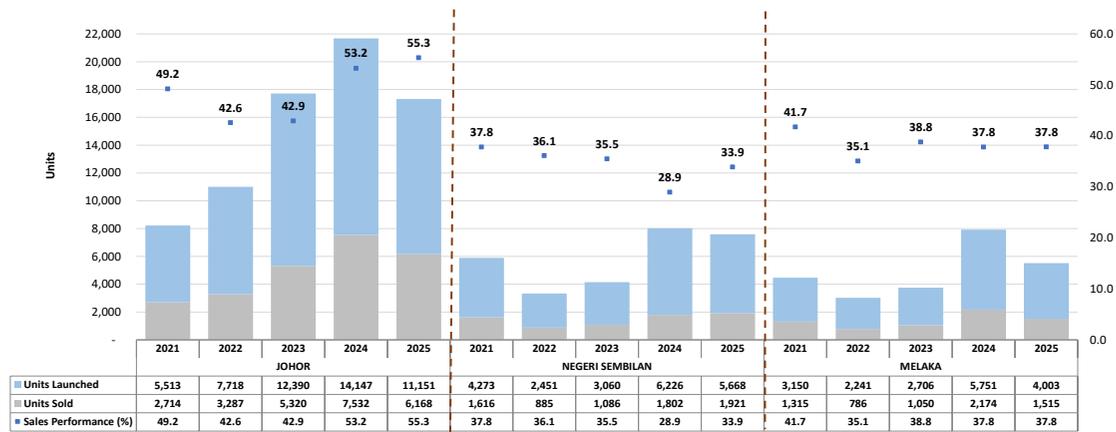
Keseluruhan pasaran utama di Wilayah Selatan menunjukkan pergerakan yang perlahan dan merekodkan penurunan sebanyak 20.3% berbanding tahun 2024. Walau bagaimanapun, kesemua negeri mencatatkan peningkatan prestasi jualan. Johor merekodkan prestasi jualan tertinggi sebanyak 55.3% (2024: 53.2%), diikuti dengan Melaka dan Negeri Sembilan masing-masing mencatatkan 37.8% (2024: kekal sama) dan 33.9% (2024: 28.9%).

New Launches

Overall, the major markets in the Southern Region exhibited a slower momentum, recording a 20.3% decline compared to 2024. However, all states recorded an increase in sales performance. Johor recorded the highest sales performance of 55.3% (2024: 53.2%), followed by Melaka and Negeri Sembilan at 37.8% (2024: unchanged) and 33.9% (2024: 28.9%), respectively.

Chart 9

Residential Newly Launch and Sales Performance 2021 to 2025



6

Status Pasaran

Situasi kediaman siap dibina tidak terjual di wilayah ini agak perlahan mencatat peningkatan tidak terjual sebanyak 53%. Melaka mencatatkan peningkatan tertinggi melebihi sekali ganda kepada 1,594 units dalam tempoh kajian (2024: 605 unit).

Unit dalam pembinaan belum terjual menunjukkan trend bercampur dengan kenaikan sebanyak 23.8%. Keadaan yang sama bagi belum dibina belum terjual dengan peningkatan sebanyak 32%.

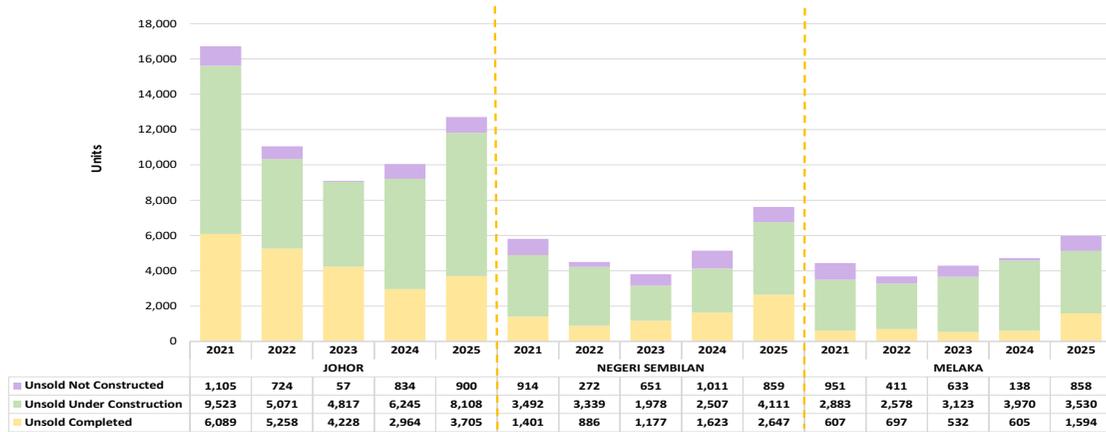
Market Status

The unsold completed residential in the region showed a relatively slower performance, recording a 53% increase. Melaka recorded the most significant rise by more than double to 1,594 units during the review period (2024: 605 units).

Unsold under construction units showed a mixed trend, with an increase of 23.8%. Similar situation for unsold not constructed, with an increase of 32%.

Chart 10

Residential Unsold Units 2021 –2025



Aktiviti Pembinaan

Prestasi aktiviti pembinaan adalah pelbagai. Siap dibina di Negeri Sembilan dan Melaka merekodkan peningkatan melebihi dua kali ganda, manakala Johor menunjukkan sedikit menurun 7%.

Peringkat mula bina dan penawaran baharu dirancang bagi kesemua negeri menunjukkan penurunan masing-masing sebanyak 13.8% dan 14.7% berbanding tahun 2024.

Construction Activity

The performance of construction activities was varied. Completion in Negeri Sembilan and Melaka recorded an increase of more than double, while Johor showed a slightly decrease of 7%.

The stage of start and new planned supply for all states shows a decline of 13.8% and 14.7% respectively, compared to 2024.

Chart 11

Residential Construction Activity Trend 2021 – 2025

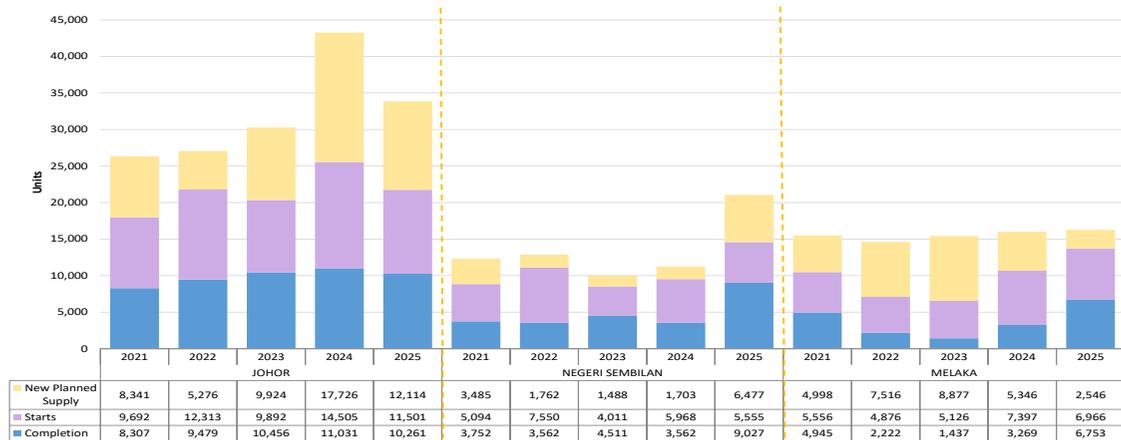


Table 2

Residential Construction Activity in The Southern Region 2025

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)		946,491	327,494	237,839
Incoming Supply (units)		39,724	10,273	16,571
Planned Supply (units)		44,560	15,164	12,555

Harga

Harga amnya stabil dengan pertumbuhan marginal diperhatikan di lokasi terpilih. In Johor, rumah sesebuah satu tingkat di Taman Parkland, Kluang mencatat perubahan harga tertinggi, mencapai 23.5%. Kenaikan harga ini disebabkan kedudukan skim yang strategik, dikelilingi dengan kemudahan infrastruktur yang baik dan rekabentuk unit yang menarik (berkonsepkan gaya English) serta terletak dalam skim berpagar dan berpengawal.

Price

Prices were generally stable, with a marginal growth observed in selected locations. In Johor, single storey detached houses in Taman Parkland Kluang recorded the highest price change, achieving 23.5%. The price increment is due to the strategic location of the scheme, surrounded by good infrastructure, facilities, and attractive unit design (English style) also located in gated and guarded scheme.

Sementara itu, trend harga di Melaka dan Negeri Sembilan, bagi jenis harta tanah yang sama secara keseluruhannya adalah stabil pada tempoh kajian.

Meanwhile, the price trend in Melaka and Negeri Sembilan for similar property types was generally stable during the review period.

8

Indeks Harga Rumah

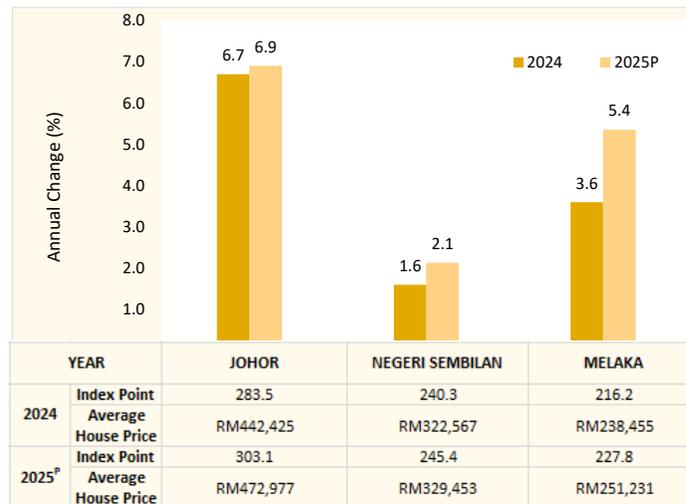
Indeks Harga Rumah Malaysia bagi tahun 2025^P berada pada 303.1 untuk Johor, 245.4 (Negeri Sembilan) dan 227.8 (Melaka). Semua negeri mencatat pertumbuhan marginal dalam Indeks Harga Semua Rumah antara 2.1% hingga 6.9% berbanding tahun 2024.

House Price Index

The Malaysia House Price Index for 2025^P stood at 303.1 for Johor, 245.4 (Negeri Sembilan) and 227.8 (Melaka). All states recorded marginal growth in All House Price Index ranging between 2.1% and 6.9% compared with 2024.

Chart 12

All House Price Index Annual Changes 2024 & 2025^P



Sewa

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

Rumah pangsapuri di Residen Rumpun Bahagia (PRIMA), Bandar Melaka dan Pangsapuri Bakti, Melaka Tengah masing-masing mencatat pertumbuhan sewa purata tertinggi di wilayah ini iaitu sebanyak 28.2% dan 27.3%. Kadar sewa semasa purata Residen Rumpun Bahagia (PRIMA) antara RM950 sebulan dan RM1,300 sebulan, berbanding RM850 sebulan yang direkodkan tahun lalu. Manakala, Pangsapuri Bakti mempunyai kadar sewa semasa purata RM700 sebulan berbanding RM550 sebulan tahun lalu.

Kadar sewaan ini merupakan kadar penyewaan baru serta mendapat kelebihan daripada lokasi strategik berhampiran kompleks beli belah Lotus dan Aeon serta berada di Pusat Bandar Melaka, yang menawarkan kemudahan kebolehsampaian dan merangsang permintaan sewa yang tinggi. Sementara itu, pasaran sewa keseluruhan di Johor dan Negeri Sembilan kekal stabil sepanjang tempoh kajian.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Selatan merekodkan 12,686 transaksi bernilai RM14.11 bilion, meningkat sebanyak 11.7% dalam bilangan dan 20.4% dalam nilai berbanding tahun 2024. Bilangan transaksi di Negeri Sembilan dan Melaka meningkat 23.1% dan 20.6%, manakala Johor menurun sebanyak 11.8%.

Rental

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

Apartment houses in Residen Rumpun Bahagia (PRIMA), Bandar Melaka and Pangsapuri Bakti, Melaka Tengah recorded the highest average rental growth in the region at 28.2% and 27.3%, respectively. The average current rental rate of Residen Rumpun Bahagia (PRIMA) is between RM950 per month and RM1,300 per month, compared to RM850 per month recorded last year. Meanwhile, Pangsapuri Bakti has an average current rental rate of RM700 per month compared to RM550 per month last year.

This rental rate is due to new rental rates and benefits from a strategic location near Lotus and Aeon shopping complexes and being in the Melaka City Centre, which offers accessibility and stimulates high rental demand. Meanwhile, the overall rental market in Johor and Negeri Sembilan remained stable throughout the review period.

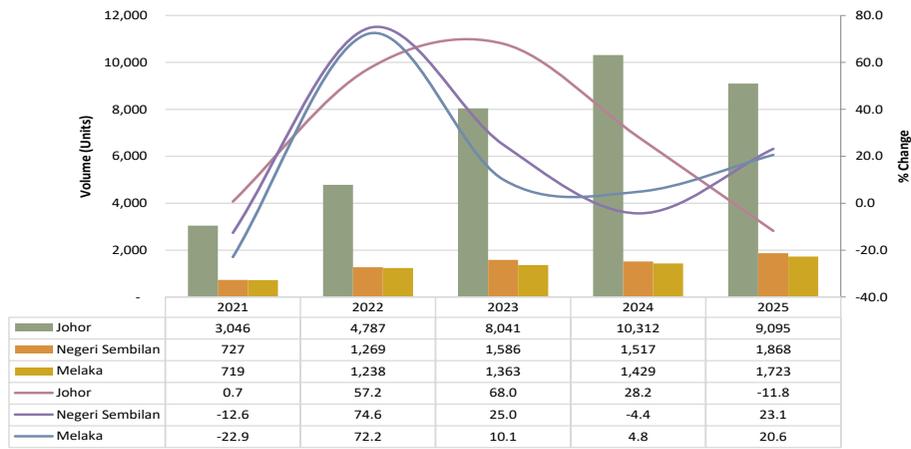
2.2 COMMERCIAL PROPERTY

Transaction

The commercial property in the Southern Region recorded 12,686 transactions worth RM14.11 billion, an increase of 11.7% in volume and 20.4% in value compared to the year 2024. Transaction volume in Negeri Sembilan and Melaka increased by 23.1% and 20.6%, while Johor decreased by 11.8%.

Chart 13

Commercial Property Transactions Volume Trend 2021 – 2025



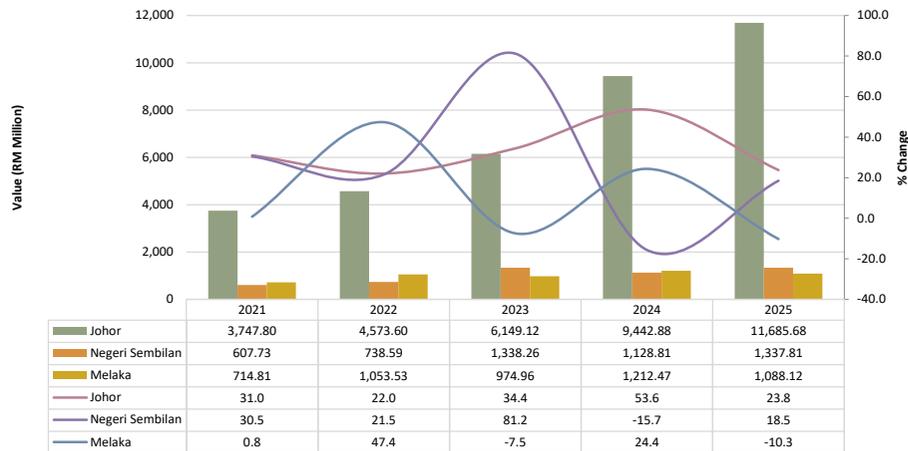
Dari segi nilai, Johor dan Negeri Sembilan masing-masing menunjukkan peningkatan nilai sebanyak 23.8% dan 18.5%, manakala Melaka mencatat penurunan sebanyak 10.3% berbanding 2024.

In terms of value, Johor and Negeri Sembilan showed an increase of 23.8% and 18.5% respectively, while Melaka recorded a decrease of 10.3% compared to 2024.

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Chart 14

Commercial Property Transactions Value Trend 2021 – 2025



a. Kedai

Transaksi

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada tahun 2025 dengan 48.5% syer pasaran. Johor penyumbang transaksi tertinggi dengan 4,219 transaksi bernilai RM4.67 bilion berbanding tahun 2024 (4,187 transaksi bernilai RM4.32 bilion). Negeri Sembilan menyusul dengan jumlah 1,009 transaksi bernilai RM743.1 juta (2024: 1,054 transaksi bernilai RM779.74 juta) dan Melaka dengan 919 transaksi bernilai RM540.57 juta (2024: 842 transaksi bernilai RM488.28 juta).

a. Shop

Transaction

The shop sub-sector dominated the volume of the Southern Region commercial market in 2025 with a 48.5% market share. Johor contributed the highest number of transactions with 4,219 transactions worth RM4.67 billion, compared to 2024 (4,187 transaction worth RM4.32 billion). Negeri Sembilan followed with a total of 1,009 transaction worth RM743.1 million (2024: 1,054 transactions worth RM779.74 million) and Melaka with 919 transactions worth RM540.57 million (2024: 842 transactions worth RM488.28 million).

Status Pasaran

Kedai siap dibina tidak terjual bagi Wilayah Selatan adalah sederhana dengan pengecualian bagi Negeri Johor apabila unit siap dibina tidak terjual menurun sebanyak 6.2% dalam tempoh kajian.

Kedai dalam pembinaan belum terjual dan belum dibina belum terjual mencatat peningkatan bagi semua negeri masing-masing sebanyak 44.1% dan 60.5% dalam tempoh kajian.

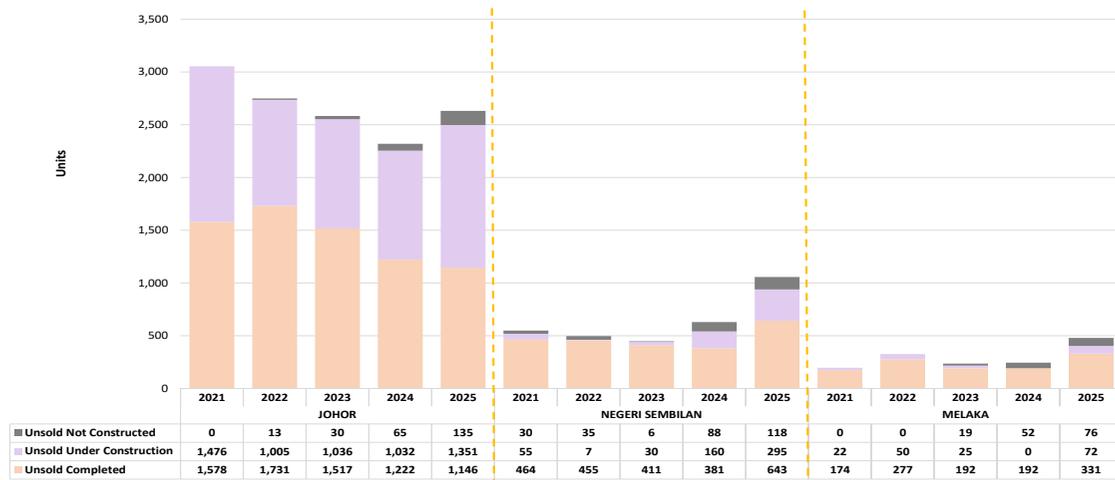
Market Status

Unsold completed shops for the Southern Region moderated except for Johor which improved as the unsold completed units decreased by 6.2% during the review period.

Unsold under construction shops and unsold not constructed recorded an increase for all states of 44.1% and 60.5%, respectively, during the review period.

Chart 15

Shop Unsold completed and Unsold Units 2021 – 2025



Aktiviti Pembinaan

Secara keseluruhan, aktiviti pembinaan di Wilayah Selatan adalah positif. Kesemua negeri menyaksikan peningkatan di peringkat siap dibina. Negeri Sembilan mencatatkan peningkatan tertinggi, berjumlah 516 unit pada tempoh kajian, lebih tinggi daripada hanya 5 unit yang direkodkan tahun lepas.

Sementara itu, prestasi unit mula dibina dan penawaran baharu dirancang adalah pelbagai dengan terdapat peningkatan dan penurunan bagi setiap negeri di peringkat siap dibina dan penawaran baharu dirancang.

Construction Activity

Overall, construction activities in the Southern Region were positive. All states saw an improvement in the completion stage. Negeri Sembilan recording the highest increase, amounting for 516 units during the review period, higher than only 5 units recorded last year.

Meanwhile, the performance of start and new planned supply units were varied with increases and decreases recorded for each state.

Chart 16

Shop Construction Activity Trend 2021 – 2025

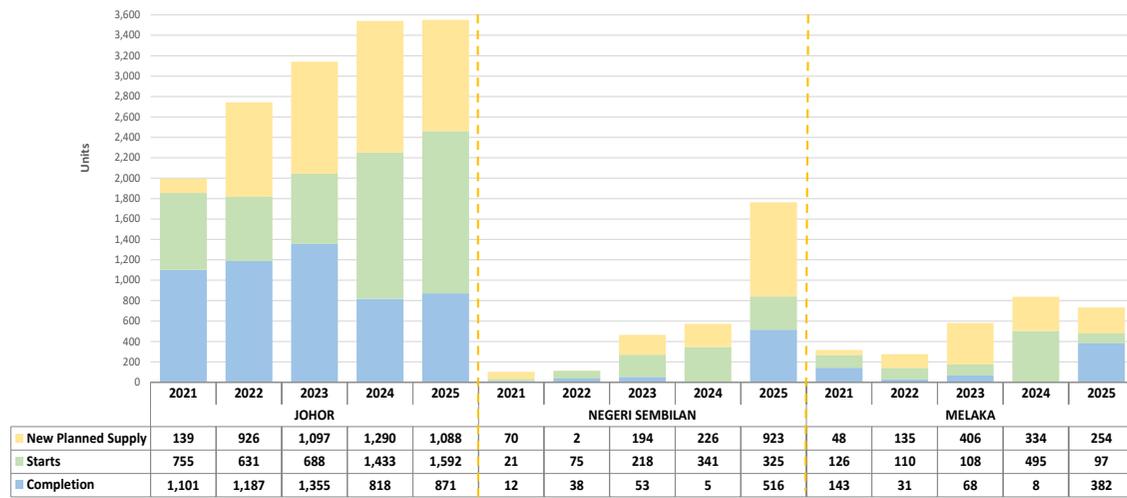


Table 3

Shop Construction Activity in Southern Region 2025

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	98,760	27,777	24,913
Incoming Supply (units)	5,595	775	564
Planned Supply (units)	3,841	1,443	843

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Harga dan Sewa

Dalam subsektor komersial, harga kedai bagi wilayah ini secara keseluruhan stabil, dengan beberapa pergerakan dan purata perubahan harga berada kurang 10%. Harta tanah kedai dua tingkat menyaksikan transaksi yang agak aktif berbanding jenis kedai yang lain.

Sewaan tingkat bawah kedai di wilayah ini juga umumnya stabil. Peningkatan sewa tertinggi dicatatkan di Taman Saujana (Seksyen 2), Bukit Katil, Melaka Tengah sebanyak 35% dengan sewa RM1,350 sebulan (2024: RM1,000 sebulan) disebabkan oleh permintaan sewaan dalam skim perumahan dan lokasinya terletak di jalan utama Bukit Katil.

Price and Rental

In the commercial sub-sector, shop prices for this region generally stable, with several movement and average price change is below 10%. The two-storey shop property saw relatively active transactions compared to other types.

In terms of rental of ground floor shops, in the region was also generally stable. Taman Saujana (Seksyen 2), Bukit Katil, Melaka Tengah, recorded the highest increase of 35% with a rental of RM1,350 per month (2024: RM1,000 per month) due to rental demand in the housing scheme and being located in front of the Bukit Katil main road.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO merekodkan 4,440 transaksi bernilai RM2.67 bilion, mendominasi 35% daripada bilangan transaksi dan 18.9% daripada nilai transaksi keseluruhan harta tanah komersial. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dalam syer pasaran dengan 79.2% (3,518 transaksi).

Status Pasaran

Secara umumnya, pangsapuri khidmat/ SOHO di semua peringkat sama ada siap dibina tidak terjual, dalam pembinaan belum terjual atau belum dibina belum terjual menunjukkan perkembangan yang perlahan berbanding tahun 2024.

Secara keseluruhan unit siap di bina tidak terjual menunjukkan penurunan sebanyak 6.8%, manakala dalam pembinaan belum terjual dan belum dibina belum terjual meningkat sebanyak 49.4% dan 30.8% dalam tempoh kajian.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartment/ SOHO recorded 4,440 transactions worth RM2.67 billion, dominating 35% of transactions volume and 18.9% of the total commercial property transactions value. By state, Johor contributed the highest market share with 79.2% (3,518 transactions).

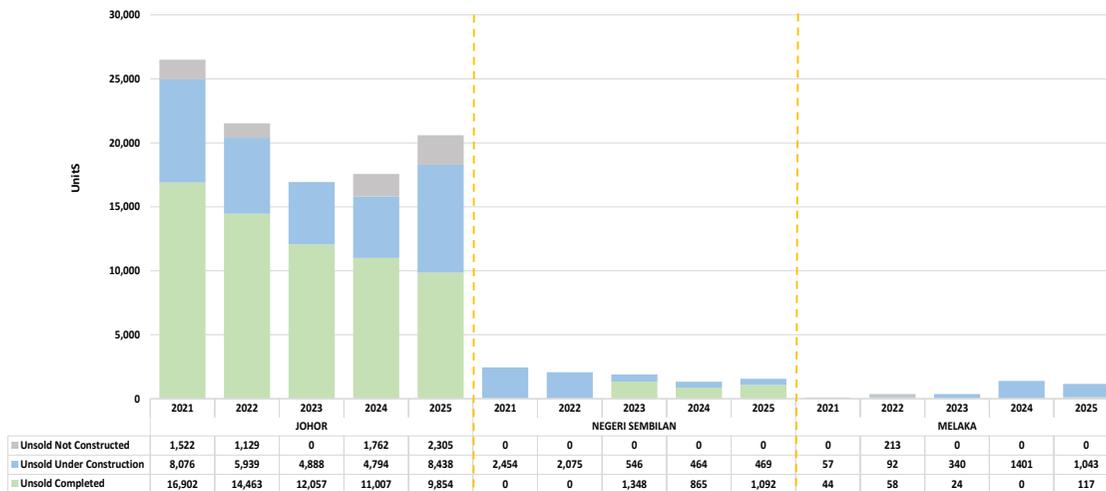
Market Status

Generally, serviced apartments/ SOHOs in all stages, whether unsold completed, unsold under construction, or unsold not constructed, showed moderate performance compared to 2024.

Overall, unsold completed units showed a decrease of 6.8%, while under construction and unsold not constructed increased by 49.4% and 30.8% during the study period.

Chart 17

Serviced Apartment/ SOHO Unsold Units 2021 – 2025



Aktiviti Pembinaan

Prestasi aktiviti pembinaan pangsapuri khidmat/ SOHO menunjukkan trend meningkat bagi wilayah ini. Aktiviti pembinaan kekal tertumpu di Johor dan terus sebagai penyumbang terbesar. Negeri Sembilan dan Melaka merekodkan pertambahan unit di peringkat siap dibina dan penawaran baharu dirancang, manakala tiada data di mula dibina berbanding tahun 2024.

Construction Activity

The performance of serviced apartments/ SOHO construction activity showed an upward trend across the region. Construction activity remained concentrated in Johor and continued as the largest contributor. Negeri Sembilan and Melaka recorded an increase of units in completion and new planned supply, while starts no data record compared to 2024.

Chart 18

Serviced Apartment/ SOHO Construction Activity Trend 2021 – 2025

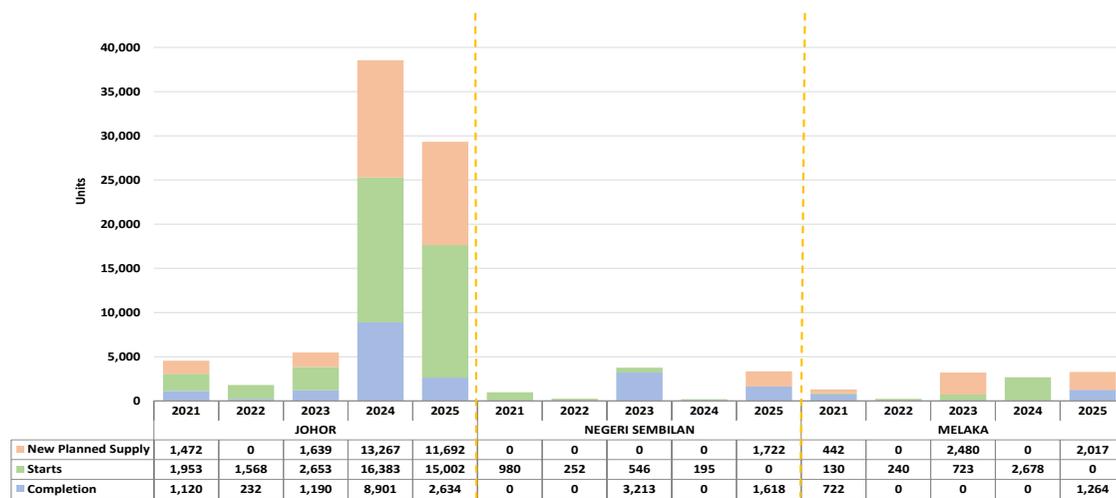


Table 4

Serviced Apartment/ SOHO Construction Activity in Southern Region 2025

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)		112,778	16,848	12,420
Incoming Supply (units)		36,947	419	5,115
Planned Supply (units)		27,095	2,028	2,330

14

Harga dan Sewa

Harga pangsapuri khidmat/ SOHO di Wilayah Selatan menunjukkan pergerakan bercampur dan masih stabil. Peratusan penurunan purata perubahan harga tertinggi bagi wilayah adalah sebanyak 9% di Residensi Kenanga Impian @ The Quartz, Melaka Tengah bagi keluasan unit purata 45 s.m.p dan Citywoods Apartment, Johor Bahru bagi keluasan 116 s.m.p. Manakala kenaikan tertinggi di R&F Tanjung Puteri (Fasa 1), Johor Bahru sebanyak 11.5% dengan perubahan harga kepada RM1,360,000 (2024: RM1,220,000).

Pasaran sewa wilayah pada umumnya stabil dengan beberapa pengecualian. Pangsapuri Khidmat Setia Sky 88 di Johor Bahru memperoleh kenaikan sewaan tertinggi bagi wilayah ini sebanyak 11.6% disebabkan kedudukannya yang strategik dan berhampiran bandar Johor Bahru serta kemudahan fasiliti seperti hospital dan bangunan kerajaan.

Price and Rental

Prices of serviced apartments/ SOHO in the Southern Region have shown mixed and stable movements. The highest average percentage price decrease for this region is 9% at Residensi Kenanga Impian @ The Quartz, Melaka, for an average unit area of 45 p.s.m., and Citywoods Apartment, Johor Bahru, for an average unit area of 116 p.s.m. While the highest increase was at R&F Tanjung Puteri (Phase 1), Johor Bahru by 11.5% with a price change to RM1,360,000 (2024: RM1,220,000).

The regional rental market is generally stable with a few exceptions. Setia Sky 88 Serviced Apartment in Johor Bahru obtained the highest rental increase for this region of 11.6% due to its strategic location and proximity to the city of Johor Bahru and facilities such as hospitals and government buildings.

c. Kompleks Perniagaan

Transaksi

Terdapat dua transaksi direkodkan di Johor dalam tempoh kajian ini iaitu Perling Mall di Taman Perling, Pulau dipindahmilik RM54,184,000 dan Paradigm Mall di Taman Bukit Mewah yang dipindahmilik RM1,157,000,000. Kedua-duanya dipindahmilik pada tahun 2025.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan trend yang bercampur. Kadar penghunian di Johor meningkat 73.5% (2024: 72.8%), manakala Negeri Sembilan dan Melaka masing-masing menurun 68.4% (2024: 68.7%) dan 57.7% (2024: 64%).

c. Shopping Complex

Transaction

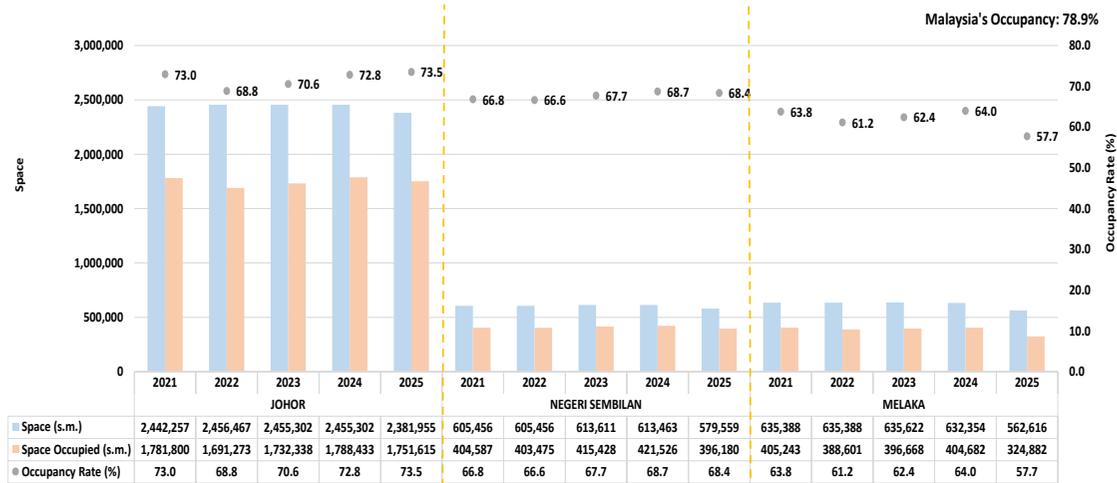
There were two transactions recorded in Johor during the review period, namely Perling Mall in Taman Perling, Pulau transacted at RM54,184,000 and Paradigm Mall di Taman Bukit Mewah at RM1,157,000,000. Both are the sale and purchase agreement completed in 2025.

Occupancy and Space Availability

The performance of the commercial space subsector shows a mixed trend. The occupancy rate in Johor increased 73.5% (2024: 72.8%), while Negeri Sembilan and Melaka decreased 68.4% (2024: 68.7%) and 57.7% (2024: 64%).

Chart 19

Supply and Occupancy of Shopping Complex 2025



Aktiviti Pembinaan

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

Construction Activity

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

Table 5

Shopping Complex Construction Activity in Southern Region 2025

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		146 buildings (2,381,955 s.m.)	65 buildings (579,559 s.m.)	27 buildings (562,616 s.m.)
Incoming Supply		3 buildings (25,916 s.m.)	3 buildings (22,049 s.m.)	2 buildings (57,245 s.m.)
Planned Supply		0	2 buildings (34,127 s.m.)	0

Sewa

Sewaan ruang niaga di wilayah ini sebahagian besarnya stabil dengan beberapa pengecualian. Lotus's Parit Raja, Batu Pahat dan Wetex Parade di Muar merekodkan perubahan peratus perubahan sewa. Ini disebabkan oleh pembaharuan penyewaan dan semakan kadar sewanya.

d. Pejabat Binaan Khas

Transaksi

Terdapat empat transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini dengan tiga daripadanya terletak di Johor Bahru, Johor iaitu Pejabat dan Bilik Pameran di Jalan Tun Razak, Bangunan Pelangi di Jalan Biru, Taman Pelangi dan Wisma AIA di Jalan Bukit Timbalan dengan nilai balasan masing-masing RM26 juta, RM21.5 juta dan RM13.8 juta.

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Manakala satu bangunan di Melaka iaitu Menara Pertama/ Wisma Amanah di Jalan Batu Berendam dengan nilai balasan RM27.3 juta.

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas di Wilayah Selatan menunjukkan prestasi yang bercampur-campur. Kadar penghunian bagi Negeri Sembilan dan Johor masing-masing menurun sedikit kepada 88.8% (2024: 89.8%) dan 66.4% (2024: 68.7%). Manakala, Melaka meningkat sedikit kepada 88.8% (2024: 86.5%).

Rental

Rentals of retail space in this region were largely stable across the board, with a few exceptions. Lotus's Parit Raja, Batu Pahat and Wetex Parade in Muar, recorded the percentage of rental changes of the building. This is following a lease renewal and a review of the rental rate.

d. Purpose-built Office

Transaction

There were four transactions recorded in the Southern Region during the review period with three of them located in Johor Bahru, Johor namely Showroom & Office at Jalan Tun Razak, Johor Bahru, Pelangi Building at Jalan Biru, Taman Pelangi and Wisma AIA at Jalan Bukit Timbalan with a consideration price of RM26 million, RM21.5 million and RM13.8 million respectively.

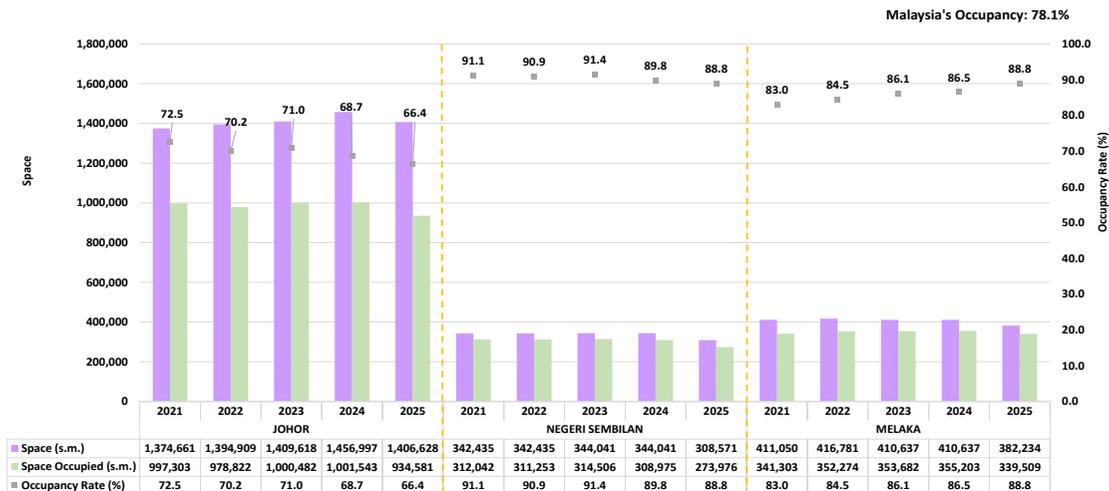
Meanwhile one building in Melaka namely Menara Pertama/ Wisma Amanah at Jalan Batu Berendam with a consideration price of RM27.3 million.

Occupancy and Space Availability

The purpose-built office segment in the Southern Region showed a mixed performance. The occupancy rate for Negeri Sembilan and Johor slightly decrease to 88.8% (2024: 89.8%) and 66.4% (2024: 68.7%), respectively. Meanwhile, Melaka slightly increased to 88.8% (2024: 86.5%).

Chart 20

Supply and Occupancy of Purpose-built Office 2025



Aktiviti Pembinaan

Terdapat dua bangunan siap dibina direkodkan di Wilayah Selatan dalam tempoh kajian ini iaitu Mid Valley Southkey Office Tower (Menara Selatan) di Jalan Bakar Batu, Johor Bahru dengan keluasan 28,200 m.p dan Majlis Perbandaran Kluang di Bandar NewPark Kluang dengan keluasan 10,309 m.p.

Construction Activity

There were two completed buildings recorded in the Southern Region during this study period, namely the Mid Valley Southkey Office Tower (South Tower) in Jalan Bakar Batu, Johor Bahru with an area of 28,200 s.m and the Kluang Municipal Council in Bandar NewPark Kluang with an area of 10,309 s.m.

Table 6

Purpose-built Office Construction Activity in Southern Region H1 2025				
Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		153 buildings (1,406,628 s.m.)	67 buildings (308,571 s.m.)	57 buildings (382,234 s.m.)
Incoming Supply		4 buildings (121,306 s.m.)	0	0
Planned Supply		2 buildings (41,914 s.m.)	0	0

Sewa

Secara keseluruhannya, sewa pasaran ruang pejabat sebahagian besarnya adalah stabil. Bangunan bertaraf pelaburan di lokasi yang baik dengan jarak yang dekat atau di dalam pusat bandar adalah antara yang mempunyai kelebihan daya saing dan memperoleh sewa yang tinggi. Peratus perubahan disaksikan di Bangunan Menara Jland, Johor Bahru dengan kenaikan antara 24.3% hingga 31.7% bagi beberapa tingkat di sebabkan oleh pembaharuan penyewaan.

Rental

Generally, office space rental market largely stable. Investment grade buildings in good locations with proximity or within the town centre are among those with a competitive edge and fetched higher rental rate. The percentage change witnessed at Bangunan Menara Jland with an increase between 24.3% and 31.7% for several levels due to rental renewal.

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e. Harta Tanah Riadah

Transaksi

Sebanyak empat transaksi harta tanah riadah di rekodkan dalam tempoh kajian, tiga daripadanya terletak di Johor iaitu Thistle Hotel di Johor Bahru, Hotel Timotel dan Hotel Lautan Biru Resort, Mersing dengan nilai balasan masing-masing RM150 juta, RM4.9 juta dan RM4 juta. Sementara itu, satu transaksi di rekodkan di Negeri Sembilan iaitu Seri Nilai Hotel in Bandar Baru Nilai. Walau bagaimanapun, transaksi ini telah dipindahmilik pada tahun 2023 dengan nilai balasan sebanyak RM4 juta.

e. Leisure Property

Transaction

A total of four leisure transactions were recorded during the review period, three of which were in Johor, namely Thistle Hotel at Johor Bahru, Timotel Hotel and Lautan Biru Resort Hotel at Mersing with consideration price of RM150 million, RM4.9 million and RM4 million, respectively. Meanwhile, one transaction was recorded in Negeri Sembilan namely Seri Nilai Hotel in Bandar Baru Nilai. However, the transaction was transferred in 2023 with a consideration of RM4 million.

Southern Region

Aktiviti Pembinaan

Sebanyak tiga harta tanah riadah siap dibina dalam tempoh kajian iaitu Hotel Sin Lien dan Hotel Kontena Kluang, di Johor masing-masing menawarkan sebanyak 19 bilik dan 16 bilik. Sementara itu, satu hotel terletak di Melaka Tengah iaitu Hotel Birkin International siap dibina yang merangkumi tiga blok bangunan iaitu blok utama, blok Menara A dan blok Menara B masing-masing menawarkan sebanyak 300 bilik, 647 bilik dan 687 bilik.

Construction Activity

A total of three leisure properties were completed during the review period, namely, the Sin Lien Hotel and Kluang Container Hotel, in Johor offering 19 rooms and 16 rooms, respectively. Meanwhile, in Central Melaka, the Birkin International Hotel was completed, comprising a main building block, Tower A and Tower B, offering 300 rooms, 647 rooms and 687 rooms, respectively.

Table 7

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		496 buildings (34,986 rooms)	160 buildings (13,274 rooms)	181 buildings (20,550 rooms)
Incoming Supply		8 buildings (1,366 rooms)	1 building (152 rooms)	0
Planned Supply		1 building (200 rooms)	2 buildings (88 rooms)	0

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2.3 HARTA TANAH INDUSTRI

Transaksi

Prestasi pasaran harta tanah industri merekodkan peningkatan 2.4% dalam bilangan dan 18.3% dalam nilai. Johor mendahului dengan 1,613 transaksi, mencakupi 62.1% daripada jumlah keseluruhan transaksi industri, diikuti Negeri Sembilan dengan 19.1% (496 transaksi) dan Melaka sebanyak 18.8% (487 transaksi) daripada syer pasaran.

2.3 INDUSTRIAL PROPERTY

Transaction

The performance of the industrial property market softened, recorded a decrease of 2.4% in the volume and 18.3% in value of transactions. Johor led with 1,613 transactions, accounted for 62.1% of the total industrial transactions, followed by Negeri Sembilan with 19.1% (496 transactions) and Melaka with 18.8% (487 transactions) of market share.

Chart 21

Industrial Property Transactions Volume Trend 2021 – 2025

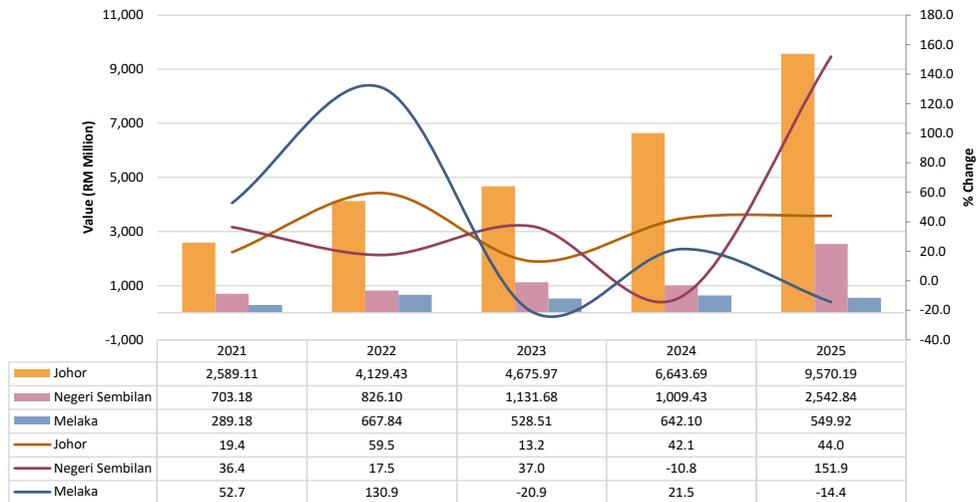


Dari segi nilai transaksi, Negeri Sembilan menunjukkan peningkatan tertinggi sebanyak satu kali ganda berbanding tahun 2024, diikuti Johor mencapai sebanyak 44%. Namun begitu, Melaka menunjukkan penurunan sebanyak 14.4%.

In terms of transactions value, Negeri Sembilan showed the highest increase of onefold compared to 2024, followed by Johor, achieving 44%. However, Melaka showed a decrease of 14.4%.

Chart 22

Industrial Property Transactions Value Trend 2021 – 2025



Status Pasaran

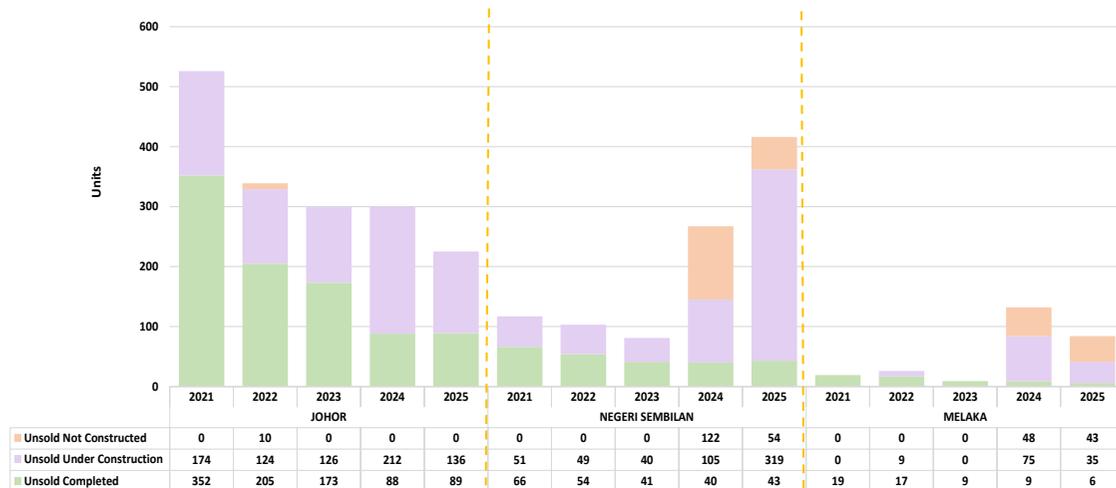
Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang sederhana apabila terdapat pengurangan di dalam jumlah unit tidak terjual. Melaka mencatatkan prestasi yang terbaik di semua peringkat iaitu penurunan sebanyak 33.3% dalam siap dibina tidak terjual, 53.3% dalam pembinaan belum terjual dan 10.4% di dalam belum dibina belum terjual.

Market Status

The Southern Region witnessed a moderate industrial property market as the number of unsold units reduced. Melaka recorded the improved performance in all stages by declining at 33.3% in unsold completed, 53.3% in unsold under constructions and 10.4% in unsold not constructed.

Chart 23

Industrial Unsold Units 2021 – 2025



Aktiviti Pembinaan

Aktiviti pembinaan harta tanah industri menunjukkan prestasi yang positif. Kesemua negeri di wilayah ini menunjukkan pertambahan unit dalam hampir semua peringkat pembinaan berbanding tahun 2024. Unit siap dibina di Johor dan Negeri Sembilan menunjukkan peningkatan, manaka Melaka mencatat penurunan. Sementara itu, mula dibina dan penawaran baharu dirancang menyaksikan prestasi bercampur.

Construction Activity

Industrial property construction activities witnessed a positive performance. All states in the region showed an increase in units in almost all stages of construction compared to 2024. Completions in Johor and Negeri Sembilan showed an increase, while Melaka recorded a decline. Meanwhile, starts and new planned supply saw mixed performance.

Chart 24

Industrial Construction Activity Trend 2021 – 2025

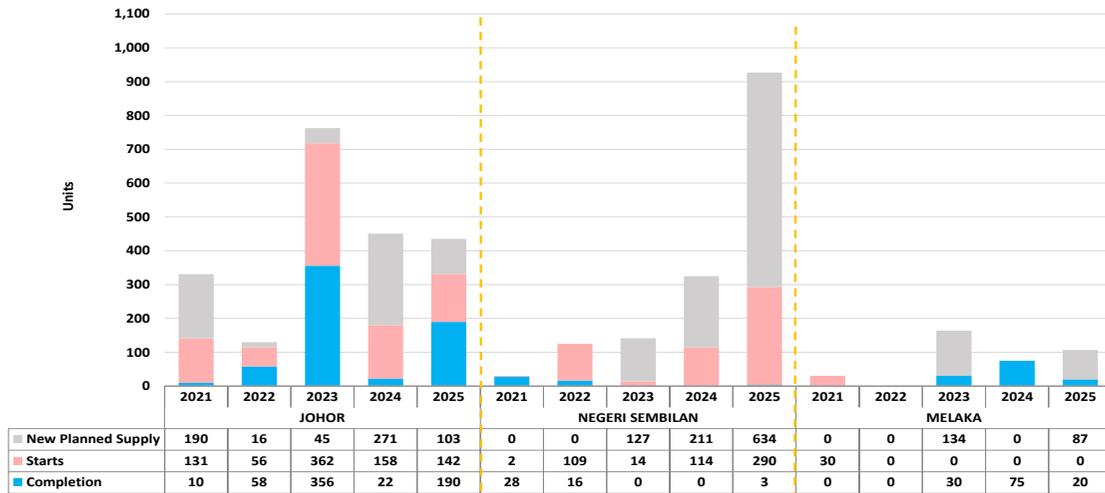


Table 8

Industrial Activity in Southern Region 2025

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)		19,569	5,899	8,554
Incoming Supply (units)		510	531	117
Planned Supply (units)		176	1,126	314

Harga

Harga harta tanah industri kebanyakannya stabil di seluruh wilayah. Negeri Sembilan mencatatkan kenaikan dan penurunan tertinggi purata perubahan harga di wilayah ini. Kilang satu tingkat di Kawasan Perindustrian Nilai 3 dan XME Business Park (Nilai Impian), Seremban mencatat kenaikan 9.8% disebabkan kawasan yang strategik dan tumpuan industri.

Price

Industrial property prices were mostly stable throughout the region. Johor recorded the highest increase and decrease in average price changes in the region. A one storey factory in the Nilai 3 Industrial Area and XME Business Park (Nilai Impian), Seremban, recorded an increase of 9.8% due to the strategic location and industrial concentration.

Sebaliknya, penurunan tertinggi dicatatkan bagi jenis satu dan setengah tingkat teres di Kawasan Perindustrian Jalan Padang Tembak, Kluang sebanyak 13.2% disebabkan skim yang lama dan aktiviti perindustrian sekitarnya yang kurang aktif.

In contrast, the highest decrease was recorded for the one and a half storey terrace type in the Jalan Padang Tembak Industrial Area, Kluang by 13.2% due to old schemes and less active industrial activities in the surrounding area.

2.4 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian telah menyumbangkan sebanyak 13.3% syer kepada jumlah keseluruhan pasaran di Wilayah Selatan. Terdapat 14,464 transaksi bernilai RM5.85 bilion, menurun sebanyak 5.3% dalam bilangan dan 10.5% dalam nilai berbanding tahun 2024.

Segmen bilangan transaksi dan nilai bagi setiap negeri di wilayah ini menunjukkan trend menurun kecuali Negeri Sembilan bagi segmen nilai yang mencatatkan kenaikan sebanyak 15.2% (RM1,195.40 juta berbanding tahun 2024: RM1,038.07 juta).

2.4 AGRICULTURE PROPERTY

Transaction

The agriculture sub-sector contributed a share of 13.3% to the total Southern Region market. There were 14,464 transactions worth RM5.85 billion, a decrease of 5.3% in volume and 10.5% in value compared to 2024.

Segments of transaction volume and value for each state in the region show downward trend except for Negeri Sembilan for the value segment which recorded an increase of 15.2% (RM1,195.40 million compared 2024: RM1,038.07 million).

Chart 25

Agriculture Property Transactions Volume Trend 2021 – 2025

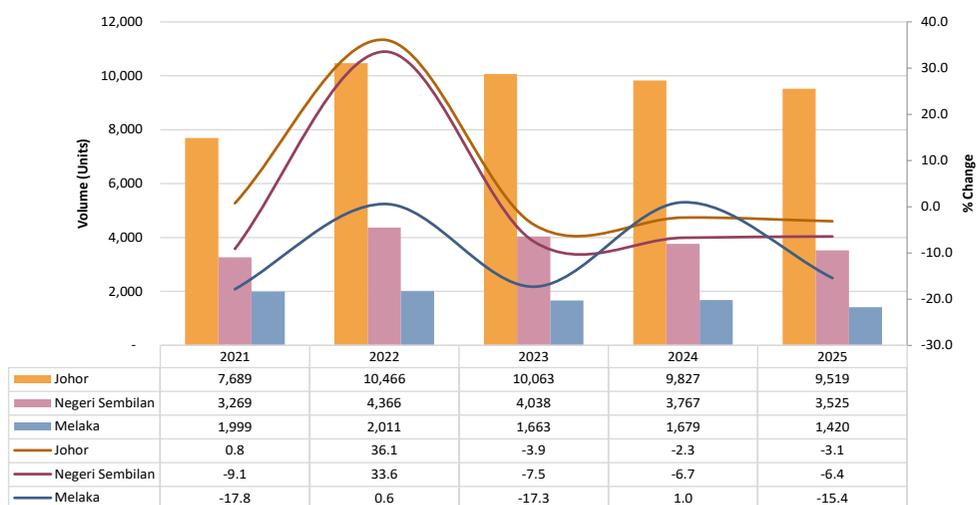
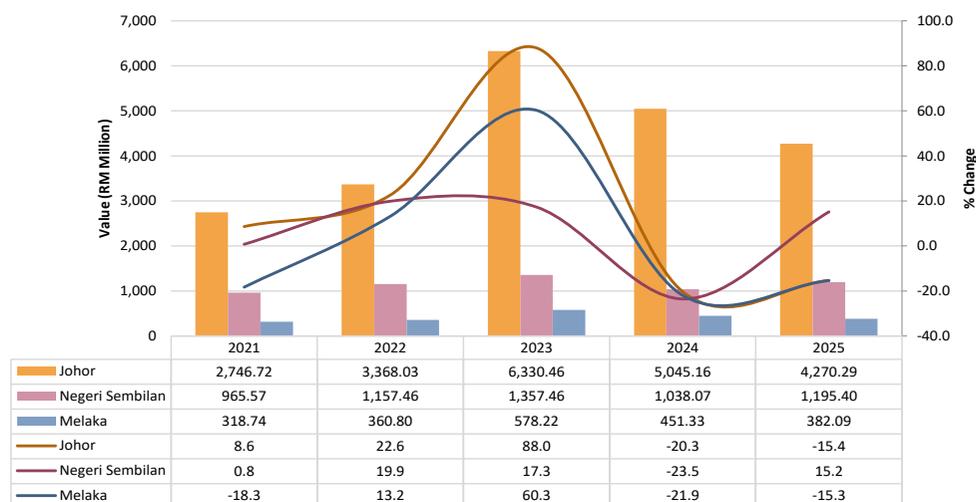


Chart 26

Agriculture Property Transactions Value Trend 2021 – 2025



3.0 PROPERTY HIGHLIGHTS

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3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	Electric Double Tracking Project (EDTP), Johor	<ul style="list-style-type: none"> The 192 kilometres track from Gemas in Negeri Sembilan to Johor Bahru Sentral in Johor. Commenced construction since 2016. Estimating Cost: RM9.55 billion Descriptions: <ul style="list-style-type: none"> The line will provide Malaysia with electrified tracks connecting Johor Bahru in Johor to Padang Besar in Perlis. 13 stations, connecting from Gemas – Segamat – Genuang – Labis – Bekok – Paloh – Kluang – Mengkibol – Renggam – Layang-Layang – Kulai – Kempas Baru – Johor Sentral. 	<p>Under Construction</p> <p>Project status: 100% completed.</p> <p>(Launching ceremony for the completion and operation of the Gemas - Johor Bahru Electric Double Track on 11 December 2025)</p>
2.	Rapid Transit System (RTS), Johor	<ul style="list-style-type: none"> Linking Johor Bahru with Singapore. Revised alignment will connect Bukit Chagar in Johor Bahru and Woodlands North in Singapore. Length: 4 kilometres track (2.3 kilometres in Malaysia and 1.7 kilometres in Singapore). Developer/ Concessionaire: Malaysia Rapid Transit System Sdn Bhd Operating Company: RTS Operation Sdn Bhd (RTSO). Joint Operating Company between Prasarana Malaysia Berhad and SMRT Corporation Ltd from Singapore. Estimating Cost: RM10 billion Descriptions: <ul style="list-style-type: none"> The target of the project - to reduce traffic congestion on the Johor Embankment by at least 35%. Estimated 10,000 passengers/ hour in each direction. Two phase development: <ol style="list-style-type: none"> Phase 1: Development Phase, starting from year 2021 – 2024 Phase 2: Testing and Installations Phase, starting from year 2025 – 2026 	<p>Under Construction</p> <p>Project status: 95% completed exception for Bukit Chagar Stations works</p> <p>(The project is expected to be completed in 2026)</p>

No.	Infrastructure	Description	Current Development Status
3.	Pasir Gudang Hospital, Pasir Gudang, Johor	<ul style="list-style-type: none"> • Location: Bandar Seri Alam, Pasir Gudang • Project status: 63% completed. • Description: <ul style="list-style-type: none"> ➢ This hospital will be equipped with: <ul style="list-style-type: none"> ➢ 304 beds ➢ 8 operating rooms and outpatient treatment ➢ 65 consultation rooms ➢ Daily treatment center ➢ 30 dialysis chairs ➢ Drive-thru pharmacy ➢ 16 delivery rooms ➢ 34 nurse's quarters ➢ Almost 1,000 car parking spaces 	<p>Under Construction</p> <p>Project status: 100% completed.</p> <p>(Pasir Gudang Hospital to be fully operational in January 2026)</p>
4.	Upgrading Jalan Batu Pahat – Ayer Hitam – Kluang, FT 050 Phase 3A (U-Turn Median And Related Works)	<ul style="list-style-type: none"> • Location: Jalan Batu Pahat – Ayer Hitam, Johor • The project starts from Parit Sempadan, Batu Pahat (Section 21) to the bridge across Lebuhraya Plus (Section 34.5) • Estimated cost: RM250 million (RMK 11) • Project has commenced on 26 October 2021 • Descriptions: <ul style="list-style-type: none"> ➢ Construction of a 13.5-kilometer road divider with 3 U-turns, widening of existing road shoulders, upgrading of intersections and construction of 3 new overpasses. 	<p>Under Construction</p> <p>Project status: 100% completed.</p> <p>(The project is completed in 2025)</p>
5.	Upgrading Jalan Muar – Tangkak – Segamat, Johor	<ul style="list-style-type: none"> • Location: Matriculation College to Tangkak Industrial Area • Project length: 7.5 – 8.0 kilometres and involves 92 lots • Estimated cost: RM183 million • Land area: 126.0066 acre (50.9823 hectares) • Descriptions: <ul style="list-style-type: none"> ➢ The target of the project is to reduce Segamat - Muar travel time without going through the city and congestion in Bandar Tangkak. Especially during peak times and festive seasons ➢ Help to increase socio-economic development and industrial also become the main link between Muar, Tangkak and Segamat. 	<p>Under Construction</p> <p>Project status: 10% completed (Site clearing)</p> <p>(The project is expected to be completed in 2030)</p>
6.	New Road Project Connecting Jalan Olak Batu (J206) Through Tanjung Sembrong Estate to Federal Road (FT 050), Parit Raja, Batu Pahat, Johor	<ul style="list-style-type: none"> • Locations: Jalan Olak Batu – Jalan Ayer Hitam Batu Pahat • Project length: 3.5 kilometers and involves part of the land for 2 (two) lots which is Tanah Ladang owned by The Batu Pahat Plantation Sdn. Bhd. • Estimated cost: RM52 million (RMK 12) • Descriptions: <ul style="list-style-type: none"> ➢ Land Acquisition was gazetted through Section 4 Gazette on 8 December 2022 and followed by Section 8 Gazette on 2 November 2023. 	<p>Under Construction</p> <p>Project status: 72% completed</p> <p>(The project is expected completed in 2026)</p>
7.	Mukim 6 and Mukim 7 Road Project (Phase 2), Linau in Mukim Tanjong Sembrong, Johor	<ul style="list-style-type: none"> • Location: Jalan Yong Peng – Ayer Hitam • The project starts from Jalan Kampung Seri Mendapat, Parit Raja to Kampung Haji Ghaffar • Length: 6.2 kilometre • Developer: Ministry of Rural Development 	<p>Under Construction</p> <p>Project status: 99% completed</p>
8.	PLUS Highway Widening Project (North Senai - Sedenak), Johor	<ul style="list-style-type: none"> • Locations: Johor Bahru, Johor • Developer: WCT Holdings Bhd • Descriptions: <ul style="list-style-type: none"> ➢ Phase 1 <ul style="list-style-type: none"> - Project length: 21.8 kilometers - From North Senai to Sedenak - Widening lanes from 4 lanes to 6 lanes - Has commenced in the middle of Julai 2024 and expected completions in Jun 2017 - Estimated cost: RM525 million 	<p>Under Construction</p> <p>Project status: Phase 1: 45% completed.</p>

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No.	Infrastructure	Description	Current Development Status
		<ul style="list-style-type: none"> ➤ Phase 2 <ul style="list-style-type: none"> - Project length: 16.6 kilometers - From North from Sedenak to Simpang Renggam - Has started the groundwork/ clearing site on Q1 2025 dan expected completions on Q4 2028 	Phase 2: 10% completed
9.	Tun Hussein Onn University Malaysia Airport (UTHM)	<ul style="list-style-type: none"> • This project located at Jalan Laboh, Batu Pahat, Johor • Land area: 22.6 hectares • Length: 800 meter long runway • Estimated cost: RM18.3 million • Descriptions: <ul style="list-style-type: none"> ➤ This project is offers: <ul style="list-style-type: none"> a) Pilot training center b) Charter flight services c) Aircraft and helicopter maintenance, repair and overhaul (MRO) center. 	Under Construction Project status: 71% completed
10.	Alor Gajah Flood Mitigation Plan Project Phase 1, Melaka	<ul style="list-style-type: none"> • This project located at Mukim Kelemak, Alor Gajah District • Estimated cost: RM17.015 million. 	Under Construction Project status: 68% completed (The project is expected to be completed in Januari 2026)
11.	New Road Project from the RIM Junction (M27) to Kampung Ulu Jasin Junction (M2), Mukim Jasin, Melaka	<ul style="list-style-type: none"> • This project located at Mukim Jasin, Melaka • Length: 3.45 kilometres • Estimated cost: RM35.2 million. 	Under Construction Project status: 100% completed
12.	Water Reservoir Project on the banks of the TAPS Jernih River, Alor Gajah District, Melaka	<ul style="list-style-type: none"> • This project located along the banks of the TAPS Jernih River in Alor Gajah, Melaka • Estimated cost: RM124.9 million • Project has commenced in Jun 2022 and expected completion on Mac 2026 	Under Construction Project status: 75% completed
13.	Sungai Duyong Flood Mitigation Plan Project	<ul style="list-style-type: none"> • This project located along Sungai Duyong (8.1 kilometres), Sungai Ayer Molek (5.0 kilometres) and Sungai Ayer Panas (6.0 kilometres) • Estimated cost: RM117.0 million 	Under Construction Project status: 65% completed (The project is expected to be completed in March 2026)
14.	New Road Project from Nilai-Labu to Bandar Enstek, Negeri Sembilan	<ul style="list-style-type: none"> • The 16.82 kilometres road construction project connecting Nilai, Labu to Bandar Enstek started in 2017. • The two-way four-lane road project involves the construction of three main intersections, six bridges, retaining walls, streetlights and traffic lights. • Estimated cost: RM415 million. • Descriptions: <ul style="list-style-type: none"> ➤ This project is to be part of the requirements for the Malaysian Vision Valley 2.0 project 	Under Construction Project status: 60% completed. (Expected to be completed by 2026)
15.	Ngoi-Ngoi Water Treatment Plant Construction Project Phase 2	<ul style="list-style-type: none"> • This project will accommodate the development needs of Malaysia Vision Valley (MVV) covering an area of 153,000 hectares involving the districts of Seremban and Port Dickson especially in area Nilai and Sendayan • Estimated cost: RM347.25 million. • Period project: Years 2021 until 2023 through Pengurusan Aset Air Berhad (PAAB) financing for the development of a new water supply in Negeri Sembilan. 	Under Construction Project status: 95% completed. (Expected to be completed by Disember 2025)

No.	Infrastructure	Description	Current Development Status
16.	Sungai Chempedak, Jelebu District Flood Mitigation Plan Project	<ul style="list-style-type: none"> • Locations: Sungai Chempedak, Jelebu, Negeri Sembilan • Involving 55 individual lots • Project length: 8 kilometres • Estimated cost: RM10 million • Descriptions: <ul style="list-style-type: none"> ➢ The construction of Chempedak River flood mitigation can solve the problem and risk of flooding in residential areas around Jelebu District. ➢ Construction details are as follows: <ul style="list-style-type: none"> a) Construction of flood wall - 100m b) Precast concrete Flood Wall Height 3m (RHS) c) Widening and protection of existing riverbank tire construction along 4400m Upgrading seven (7) MTB bridges along the project route i. 20m x 7m ii. 20m x 3.5m d) Installation of bank protection Gabion Mattress Installation of bank protection (Sand Fill Mattress) 	<p>Pre - Construction</p> <p>Project status: 30% complete</p> <p>(Preliminary work is in progress)</p>
17.	Jalan Baharu New Project from Kampung Gagu to Ulu Beranang, Seremban District, Negeri Sembilan	<ul style="list-style-type: none"> • This project will connect new road from Kampung Gagu to Ulu Beranang. • Length: 14 kilometres • Estimated cost: RM25 million. • Project status: The project is in the tender process. • Descriptions: <ul style="list-style-type: none"> ➢ This road will shorten the travel time and distance of residents around Jelebu district through Kampung Gagu to Ulu Beranang to go to Pekan Beranang, Bandar Nilai, Kajang and Semenyih which is from 38 kilometers to 14 kilometers with a time reduction of 15 minutes. 	<p>Pre - Construction</p> <p>Project status: 30% complete</p>
18.	Upgrading Hospital Tuanku Ampuan Najihah (HTAN), Negeri Sembilan	<ul style="list-style-type: none"> • Location: Tuanku Ampuan Najihah Hospital, Kuala Pilah • Land area: 1.7 hectares. • Estimated cost: RM139.35 million • Descriptions: <ul style="list-style-type: none"> ➢ The construction started on March 2021 ➢ The project involves construction of a new 6-storeys hospital extension building with additional floor area of 22,700 square 	<p>Under Construction</p> <p>Project status: 95% completed.</p> <p>(The project is expected to be complete in Februari 2026)</p>
19.	Colombia Asia (New building construction)	<ul style="list-style-type: none"> • Location: Columbia Asia Hospital, Seremban (CAH-S) • Land area: 6.8 hectares • Descriptions: <ul style="list-style-type: none"> ➢ The project involves construction of a new 13-storeys hospital building which integrates with the existing building. ➢ The new building will offer 233 beds and 68 clinics. ➢ Additional equipment offered also includes an Oncology Center for radiotherapy & chemotherapy services, as well as a Dialysis Center. 	<p>Under Construction</p> <p>Project status: 35% completed.</p> <p>(The project expected to be complete in 2029)</p>

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Southern Region

3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status								
1.	Paragon Gateway, Johor Bahru, Johor	<ul style="list-style-type: none"> • This project is located at Jalan Tebrau, Taman Suria, Johor Bahru • Land area: 5.28 acres • Developer: Paragon Premium Sdn Bhd • Descriptions: <ul style="list-style-type: none"> ➤ This is a mixed development project (Service Apartment & Retails). Details as below; ➤ Phase 1 <ul style="list-style-type: none"> - Launched: November 2023 - Total unit: 1,398 units - Selling performance: 45% ➤ Phase 2 <ul style="list-style-type: none"> - Launched: Mac 2024 - Total unit: 738 units - Selling performance: 15% ➤ Unit types <table border="1" style="margin-left: 20px; width: 100%;"> <thead> <tr> <th>Type</th> <th>Area (Square feet)</th> </tr> </thead> <tbody> <tr> <td>Type A</td> <td>499 s.f.</td> </tr> <tr> <td>Type B</td> <td>649 s.f.</td> </tr> <tr> <td>Type D</td> <td>915 s.f.</td> </tr> </tbody> </table> ➤ Selling price: RM348,653 – RM826,446 per unit 	Type	Area (Square feet)	Type A	499 s.f.	Type B	649 s.f.	Type D	915 s.f.	<p>Under Construction</p> <p>Project status: 50% completed.</p> <p>(The project is expected to be completed in 2027)</p>
Type	Area (Square feet)										
Type A	499 s.f.										
Type B	649 s.f.										
Type D	915 s.f.										
2.	Sime Darby Industrial Park, Pagoh University Town, Muar, Johor	<ul style="list-style-type: none"> • This project is known as Sime Darby Industrial Park which involves the sale of 142 medium industrial plots. • It is part of the Pagoh University Town development which is located at the strategic location of Jalan Muar - Pagoh and near the Pagoh Toll Plaza. • Developer: Sime Darby Property • Descriptions: <ul style="list-style-type: none"> ➤ A total of 20 companies have signed SPAs for the purchase of Non-Bumiputera plots ➤ Phase 1: <ul style="list-style-type: none"> - 42 industrial plots (25 units for Non-Bumiputera and 17 units for Bumiputera). - Land areas between 4,318.78 square metres to 6,712.54 square metres. - Price range between RM26.00 per square feet to RM30.00 per square feet. ➤ Phase 2 and Phase 3 <ul style="list-style-type: none"> - 20 and 30 industrial plots. - Land areas between 4,046.73 square metres to 5,897.25 square metres. - Price range between RM26.00 per square feet to RM30.00 per square feet • Selling performance until Q2 2024: 95.2% (Phase 1), Sold out (Phase 2) and 80% (Phase 3) 	<p>Under Construction</p> <p>Project status:</p> <p>Phase 1 and 2: 100% completed</p> <p>Phase 3: 40% completed</p> <p>(The project is expected to be completed in 2026)</p>								

No.	Infrastructure/ Mega Projects	Description	Current Development Status
3.	Primer City, Kluang, Johor (Formerly known as NewPark Kluang)	<ul style="list-style-type: none"> • This project is located at KM 4.5, Jalan Kluang-Air Hitam which is close to the Kluang Federal Building • Land area: 40 hectares • Developer: Maju Padu Development Sdn Bhd • Descriptions: <ul style="list-style-type: none"> ➤ The Newpark City component contains two to four floors of business centers, resort-concept hotels, individual office spaces, convention halls, drive-through restaurants, hypermarkets, family entertainment centers, cinemas and educational hubs. ➤ New government buildings under construction which are: <ul style="list-style-type: none"> - Inland Revenue Board (IRB) - Kluang Municipal Council - Kluang District and Land Office ➤ Phase 1: 90.94 acres (36.802 hectares) <ul style="list-style-type: none"> a) IRB Building <ul style="list-style-type: none"> - 9 floors with green building concept - Land area: 20,230 square metre - Built-up area: 5,311 square metre - Project status: 100% completed and start operating on May 2019 b) Kluang Municipal Council building-9 floors <ul style="list-style-type: none"> - Land area: 20,230 square metre - Built-up area: 15,102.37 square metre - Planning approval: 26 September 2019 - Project status: 100% completed c) Kluang District and Land Office <ul style="list-style-type: none"> - Planning approval: 26 September 2019 - Project status: Initial stage for earthworks d) LOTUS Hypermarket <ul style="list-style-type: none"> - Land area: 20,230 square metre - Built-up area: 7,053.59 square metre - Project status: 100% completed e) Two storey Shop/ Office <ul style="list-style-type: none"> - Phase A: 70 units – 100% completed - Phase B: 114 units – 100% completed - Phase C: 70 units - 90% completed f) Resort Hotel and Serviced Apartment <ul style="list-style-type: none"> - Not constructed yet ➤ Phase 2: 156.62 acres (63.382 hectares) <ul style="list-style-type: none"> - Still in the planning stage 	Under Construction
4.	Ibrahim Technopolis (IBTEC), Kulai, Johor	<ul style="list-style-type: none"> • Location: Sedenak, Kulai • Land Area: 7,290 acres • Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction. • Descriptions: <ul style="list-style-type: none"> ➤ This project combines digital infrastructure with the use of clean and green energy throughout the municipality. ➤ IBTEC's proposed development is phased (within a period of 25 years) including the proposed improvement of the existing road Jalan Parit Panjang JKR J107, the new FELDA Bukit Batu bypass road and the proposed new intersection of Sedenak Utara to Lebuhraya PLUS. ➤ IBTEC Phase 1 Development includes the Data Center sector located in the Sedenak Tech Park (STeP) I and II cluster - (STeP I and STeP II). 	Under Construction Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
5.	Maharani Energy Gateway, Muar, Johor	<ul style="list-style-type: none"> • Located in the waters of the Straits of Malacca approximately 1 to 3 nautical miles from Jeti Parit Unas, Jeti Parit Bakar, Jeti Parit Kedondong and Tanjung Toho, Muar • Land area: 3,250 acres (1,315.228 hectares) • Project status: Initial stage for sea reclamation works and Hydrology Survey. Ship-to-ship transfer has operations starting 2022. • Descriptions: <ul style="list-style-type: none"> ➢ The project known as a deep-sea port and energy hub involving the creation of three man-made islands and a Liquefied Natural Gas (LNG) Terminal. <ul style="list-style-type: none"> a) Plot A: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. b) Plot B: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. c) Plot C: with an area of 200 acres (80.9371 hectares) that will be used for ship repair operations (Ship Repair & Facilities). d) Plot D: with an area of 40.038 acres (16.2028 hectares) for Heavy Industrial site for Regas Station Site for gas storage and Trestle Site for gas pipeline from Floating LNG Terminal. 	<p>Under Construction</p> <p>Project status: 40% completed. (Developing a Ship Bunker Center along the Malacca Straits)</p> <p>(The project is expected to be completed in 2030)</p>
6.	Affordable House Project – Malaysia House (For Rent), Kluang, Johor	<ul style="list-style-type: none"> • Location: PTD 9400, Sungai Sepuluh, Jalan Paloh – Kluang, Mukim Paloh in District of Kluang, Johor • Land Area: 144.14 acres (58.33 hectares) • Project Owner: Perbadanan Setiausaha Kerajaan Johor (SSI). It is under Ministry of Housing and Local Government project plans. • Description: <ul style="list-style-type: none"> ➢ This housing scheme project will be renting out to the entitled local people and under Ministry of Housing and Local Government. Component development as below; <ul style="list-style-type: none"> a) 1 storey Cluster house (31' x 65') 400 unit b) 2 storey Shop (20' x 70') 5 unit 	<p>Under Construction</p> <p>Project status: 55% completed</p>
7.	Melaka Waterfront Economic Zone (M-WEZ), Melaka	<ul style="list-style-type: none"> • The project has an area of 25,000 acres along 33 kilometers (17,500 acres: Development Zone and 7,500 acres: Control Zone) • The development composition of this project consists of five major developments <ul style="list-style-type: none"> a) Melaka Harbourfront <ul style="list-style-type: none"> - Ports - Trade - Hydroplant Center b) Smart Logistic Nucleus <ul style="list-style-type: none"> - Logistics Hub - Container and Cargo Management Office c) Digital Satellite Township <ul style="list-style-type: none"> - M-WEZ Tower - Hotels and Offices - Housing and Business d) Central Eco Business Park <ul style="list-style-type: none"> - Free Trade Zone - CIQ complex - Customs and Immigration Management Office e) Trade Nucleus New Township <ul style="list-style-type: none"> - Mixed Trade Hub - Maritime Activities - Research Development Center (R&D Center) 4r • M-WEZ will comprise the Kuala Linggi International Port (KLIP) as the oil and gas industry services hub, the Tanjung Bruas Port as the container port and Melaka Gateway as the Melaka. 	<p>Under Construction</p> <p>(In reclamation phases)</p>

No.	Infrastructure/ Mega Projects	Description	Current Development Status
8.	The Sail Melaka	<ul style="list-style-type: none"> • Location: Kota Laksamana, Malacca • Land area: 245 acres • Developer: Sheng Tai International Sdn Bhd • Estimated cost: RM6.5 billion • Descriptions: <ul style="list-style-type: none"> ➤ Nine linked towers with a total built-up of 991,096 square meter; ➤ 3,259 units of high-end condotels; ➤ Three hotel towers; 61-storey, 5-star and 6- with a total of 2,584 units; ➤ A million square feet luxury shopping mall; ➤ One block of business suites as well as Melaka-Nanjing themed cultural square with 65 shop lots; ➤ 330 meter (internal perimeter) sky ring that will connect the nine towers; ➤ A four-million-sq-meter convention and exhibition center; ➤ An Illuminating Sky Garden; and ➤ The Moon, a 360° elliptical-shaped experiential center. ➤ Unit area for apartments is 344 sq ft, 422 sq ft and 604 sq ft per unit and price per unit is starting from RM800,000 and above 	<p>Under Construction</p> <p>Project status: 75% completed</p> <p>(The project is expected to be complete in 2026)</p>
9.	Scientex Bandar Jasin, Melaka	<ul style="list-style-type: none"> • Location: Mukim Jasin Tunggal which can be reached via Jalan Muar - Melaka • Land area: 46.67 hectares • Descriptions: Consists of 3 phases as follows: <ol style="list-style-type: none"> a) Phase 1 <ul style="list-style-type: none"> - Phase 1A1 - 192 units 2 storey terrace house (18' x 65') - Phase 1A2 – 162 units 2 storey terrace house (18' x 65') - Phase 1A1A – 170 units 2 storey affordable house (16' x 60') - Phase 1B1 – 118 units 2 storey affordable house (16' x 60') - Phase 1B2 – 175 units 2 storey affordable house (16' x 60') - Phase 1B3 – 210 units 2 storey affordable house (16' x 60') - Phase 1B4 – 159 units 2 storey medium cost house (16'x60') b) Phase 2 <ul style="list-style-type: none"> - Phase 2A1 – 232 units 2 storey terrace house (18' x 65') - Phase 2A2 – 240 units 2 storey terrace house (18' x 65') c) Phase 3 <ul style="list-style-type: none"> - Phase 3A – 52 units 2 storey shop office (22' x 70') - Phase 3B – 50 units 2 storey shop office (22'x70') - Phase 3C – 41 units 2 storey shop office (22'x70') - Phase 3C – 15 units 2 storey affordable shop office (20'x70') - Phase 3C – 2 units 2 storey strata shop office (25'x70') 	<p>Under Construction</p> <p>Project status: Phase 1A1: 100% completed</p> <p>Phase 1A2 : 100% completed</p> <p>Phase 1A3 : 75% completed</p> <p>Phase 1B1 : 100% completed</p> <p>Phase 1B2 : 100% completed</p> <p>Phase 1B3 : 100% completed</p> <p>Phase 1B4 : 73% completed</p> <p>Phase 2A1: 100% completed</p> <p>Phase 2A2 : 100% completed</p> <p>Phase 3A : 100% completed</p> <p>Phase 3B : 100% completed</p> <p>Phase 3C: 100% completed</p>

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	Harbour City, Melaka	<ul style="list-style-type: none"> • Location: Malacca Island, Section 43, Mukim Malacca City, Central Melaka District. • Land area: 6 acres • Developer: Hatten Group Sdn Bhd • Descriptions: <ul style="list-style-type: none"> ➤ A 6-storey shopping mall with over 800 shop lots ➤ 3 hotel blocks with different themes and ➤ a 500,000 sq ft Water Theme 	Under Construction Project status: 85% completed
11.	Taman Anjung, Sungai Petai, Melaka	<ul style="list-style-type: none"> • Location: Taman Anjung Sungai Petai is in Mukim Sungai Petai which can be reached iva Lebu AMJ • Land area: 57.55 hectares • Developer: TEOBROS Development Sdn. Bhd. • Project status: 65% completed for Phase 1 (RMM), 20% for Phases 2 and 40% Phase 3 • Descriptions: <ul style="list-style-type: none"> ➤ Consists of 4 phases as follows: <ul style="list-style-type: none"> a) Phase 1 <ul style="list-style-type: none"> - 140 units: 1 storey terrace house (22' x 70') - 52 units: 1 storey twin house (40'x80') - 56 units: 1 storey affordable house (20'x65') - 73 units: 1 storey low cost terrace house (20'x55') - 79 units: 1 storey low cost terrace house (20'x55') b) Phase 2 <ul style="list-style-type: none"> - 24 units: 2 storey shop office (22'x 65') - 138 units: 1 storey terrace house (22'x70') - 69 units: 1 storey affordable house (20'x65') - 98 units: 1 storey low cost terrace house (20'x55') c) Phase 3 <ul style="list-style-type: none"> - 16 units: 2 storey shop office (22'x 70') - 57 units: 2 storey terrace houses (22'x70') - 200 units: 1 storey terrace house (22'x70') - 32 units: 2 storey twin houses (40'x80') - 70 units: 1 storey twin house (40'x80') - 1 unit: 1 storey detached house (5,000 sq ft) - 50 units: 1 storey terrace affordable house (20'x65') - 93 units: 1 storey terrace house (22'x65') d) Phase 4 <ul style="list-style-type: none"> - 11 units: 2 storey shop office (22'x 65') - 12 units: 1 storey affordable shop office (22'x65') - 110 units: 1 storey terrace house (22'x70') - 49 units: 1 storey affordable house (20'x65') 	Under Construction Project status: Phase 1: 100% completed Phase 2: 100% completed Phase 3: 100% completed Phase 4: 97% completed
12.	Molek Residence	<ul style="list-style-type: none"> • Locations: Ayer Molek which can be reached via Lebu Jalan Tun Kudu • Developer: Paduwan Realty Sdn. Bhd. • Descriptions: <ul style="list-style-type: none"> - Consists 15 phases as follows: <ul style="list-style-type: none"> a) Phase 1 <ul style="list-style-type: none"> - 1 unit: 2 storey detached - 82 units: 2 storey terrace houses (22' x 75') - 147 units: 2 storey terrace house (22' x 70') - 52 units: 2 storey terrace houses (20' x 70') - 26 units: 2 storey semi-detached house (40' x 105') - 2 units: 2 storey detached house - 83 units: 2 storey terrace houses (22' x 75') - 179 units: 2 storey terrace houses (22' x 70') - 34 unit: 2 semi-detached houses (40' x 105') 	Under Construction Project status: Phase 1: 100% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		<ul style="list-style-type: none"> b) Phase 2 <ul style="list-style-type: none"> - 152 units: 2 storey terrace houses (20' x 70') - 126 units: 2 storey terrace houses (20' x 70') c) Phase 3: Future development <ul style="list-style-type: none"> - 82 units: 2 storey terrace houses (22' x 75') - 26 units: 2 storey semi-detached house (40'x105') - 1 unit: 2 storey detached house d) Phase 4: Future development <ul style="list-style-type: none"> - 147 units: 2 storey terrace houses (22' x 70') e) Phase 5: Future development <ul style="list-style-type: none"> - 52 units: 2 storey terrace houses (22' x 70') f) Phase 6: Future development <ul style="list-style-type: none"> - 83 units: 2 storey terrace houses (22' x 75') - 34 units: 2 semi-detached houses (40' x 105') - 2 units: 2 storey detached houses g) Phase 7 – 12: Future development <ul style="list-style-type: none"> - 179 units: 2 storey terrace houses (22' x 70') h) Phase 13 – 14: Future development <ul style="list-style-type: none"> - 2 storey shop office i) Phase 15: Future development <ul style="list-style-type: none"> - 2 storey shop office - 1 unit commercial building 	<p>Phase 2: 100% completed</p> <p>Phase 3 – 15 (The project is expected to be completed in 2030)</p>
13.	Botani Parkland City, Jasin, Melaka	<ul style="list-style-type: none"> • Locations: Located in Mukim Jasin which can be reached via Lebuhraya Jasin Selatan • Project Length: 93.26 Hectares • Descriptions: Consists 4 phases as follows: <ul style="list-style-type: none"> a) Presint 1 <ul style="list-style-type: none"> ➢ Phase 1A <ul style="list-style-type: none"> - 1 storey terrace house: 206 units (22'x70') - 1 storey Cluster house: 82 units (CCC) - 1 storey semi Detached house: 14 units (40'x75') - 2 storey shop office: 102 units (22'x70') ➢ Phase 1B <ul style="list-style-type: none"> - 1 storey terrace house: 16 units (22'x70') - 1 storey Cluster house: 4 units (22'x70') - 2 storey terrace house: 263 units (22'x70') - 2 storey Cluster house 115 units - 2 storey semi detached house: 24 units (40 x 75) - 2 storey detached house: 4 units b) Presint 2 <ul style="list-style-type: none"> ➢ Phase 3A <ul style="list-style-type: none"> - 1 storey Cluster House, Type A: 120 units - 1 storey Cluster House, Type A1: 8 units - 1 storey Cluster House, Type A2: 4 units - 1 storey detached house, Type A: 1 unit - 1 storey detached house, Type B: 3 units c) Presint 3 <ul style="list-style-type: none"> ➢ Phase 4A <ul style="list-style-type: none"> - 1 storey Cluster House, Type A: 52 units (30'x80') - 1 storey Cluster House, Type A1: 8 units (32'x80') - 1 storey terrace house, Type B: 335 units (20'x75') - 1 storey terrace house, Type B1: 48 units (20'x80') 	<p>Under Construction</p> <p>Presint 1</p> <p>Phase 1A: 100% completed</p> <p>Phase 1B: 100% completed</p> <p>Presint 2 Phase 3A: 100% completed</p> <p>Presint 3 Phase 4A: 100% completed</p>

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Southern Region

No.	Infrastructure/ Mega Projects	Description	Current Development Status
17.	Hamilton City, Negeri Sembilan	<ul style="list-style-type: none"> • Location: Nilai, Negeri Sembilan • Land area: 2,723 acres • Project status: In the process of site clearance • Descriptions: <ul style="list-style-type: none"> ➢ The city is a full-fledged managed industrial township in MVV 2.0, focusing on medium to heavy manufacturing-based industries to drive direct investments into the development, as well as to generate socio-economic improvement in the township ➢ Divided into four phases <ul style="list-style-type: none"> a) Phases 1, 2 and 4 <ul style="list-style-type: none"> - Focusing on medium and heavy industrial activities. b) Phase 3 <ul style="list-style-type: none"> - Light industry comprising detached and semi-detached factories with a managed industrial park concept. ➢ Expected to create job opportunities for the 740,000 of population living within and around the township. 	<p>Under Construction</p> <p>Project status: 35% completed (The project is expected to be complete in 2029)</p>
18.	Sutera Aman @ S2 Heights, Negeri Sembilan	<ul style="list-style-type: none"> • This project is located in Jalan Felda Sendayan, about 10 kilometres from Bandar Seremban City • Land area: 41.21 hectares • Developer: Seremban Two Holdings Sdn Bhd • Descriptions: <ul style="list-style-type: none"> ➢ Phase 1 <ul style="list-style-type: none"> - 2 storey terrace houses: 204 units ➢ Phase 2 <ul style="list-style-type: none"> - 2 storey terrace houses: 104 units 	<p>Under Construction</p> <p>Project status:</p> <p>Phase 1: 100% completed</p> <p>Phase 2: Not constructed yet</p>
19.	Kelisa Luxury Industrial Area, Negeri Sembilan	<ul style="list-style-type: none"> • This project is in Jalan Tampin – Sungai Gadut, about 10 kilometres from Seremban City • Developer: AZZA Mewah Development Sdn Bhd • Descriptions: <ul style="list-style-type: none"> • This project consist of 362 units factory in 3 phase as below; <ul style="list-style-type: none"> ➢ Phase 1 <ul style="list-style-type: none"> - 46 units semi-detached factory - 64 units cluster factory - 2 units "Odd-Shape" factory ➢ Phase 2 <ul style="list-style-type: none"> - 116 units semi-detached factory - 116 cluster factories ➢ Phase 3 <ul style="list-style-type: none"> - 18 detached factories 	<p>Under Construction</p> <p>Project status:</p> <p>Phase 1: 65% completed</p> <p>Phase 2: 35%</p> <p>Phase 3: 20%</p>
20.	Lexis Hibiscus 2, Negeri Sembilan	<ul style="list-style-type: none"> • This project is located in Port Dickson, Negeri Sembilan • Land area: 32.37 hectares (80 acres) • Developer: KL Metro Group • Estimated cost: RM1.6 billion • Descriptions: <ul style="list-style-type: none"> ➢ Boasting 1,710 room units including 910 over-water houses and 800 elegant multi-level pool suites in two high-rise blocks. 	<p>Under Construction</p> <p>Project status: 15% completed</p> <p>(The project is expected to be complete in 2029)</p>

3.3 State Government Policy and Initiative

No.	State	Details
1.	Johor	<ul style="list-style-type: none"> • Special Financial Zone – SFZ in Forest City <ul style="list-style-type: none"> - This package has been launched by the Federal Government in September, 2024 which is based in Forest City in an effort to boost investment and economic activities in Johor - Some attractive incentives will also be added in the area compared to the existing special zones. Additional incentives include a special tax rate of 15% to industry in Forest City, multiple entry visas and a fast lane for immigration between the special zone and Singapore - This package will give priority to two main sectors namely banking and financial services as below; <ul style="list-style-type: none"> a. Banking: <ul style="list-style-type: none"> • Will be based in Pulau Satu • There are 9 incentives for Pulau Satu including a subsidized corporate tax rate between 0% - 5% compared to the current rate of 24%. It also offers a 0% tax rate for family offices for 20 years. b. Financial Services: <ul style="list-style-type: none"> • Will be based in the mainland area • Offers made include logistics services, global service centers and money transfer services. • There are two main incentives namely investment tax allowance of 100% for 5 years which reduces taxable income up to 100% for the logistics service sector while for global service centers and transfer services only 5% is taxed for a period of 20 years. - In addition, there are also measures to prevent counterfeit products from entering the SFZ logistics sector, including the establishment of a New Customs Complex in Forest City equipped with advanced technology such as artificial intelligence (AI)-based baggage scanning and facial recognition systems. • Special Economic Zone for Johor – Singapore (JS–SEZ) <ul style="list-style-type: none"> - Will be developed in Iskandar Malaysia and Pengerang with a land area of 3,505 square kilometers. - JS-SEZ involves six (6) local authorities (PBT) namely Johor Bahru, Iskandar Puteri, Pasir Gudang, Kulai and Kota Tinggi. - It involves the electricity and electronics sector, medicine, pharmaceutical, aviation, specialty chemicals, logistics, health, education, financial sector and business services, energy, digital economy, tourism, food, agricultural technology, creative industry, halal industry and manufacturing. - The Johor Government and the Federal Government are very committed to ensure that this JS-SEZ agreement can be finalized and signed with Singapore at the end of 2024. It also functions as a facilitator between state and federal government agencies and investors to discuss and resolve issues and matters arising. It is expected that more than 100,000 job opportunities will be generated. - The State Government will introduce the Johor Super Lane or JSL at IMFC-J as a platform to standardize processes and improve the ease of doing business at JS-SEZ. - JSL is a manifestation of improvements to the Kulai Fast Lane (KFL) initiative, which has become a benchmark, reference and follow-up for other PBTs in Johor and also PBTs in several other states such as Melaka and Selangor. Among the significant improvements through the implementation of JSL is a time saving of 2 years for the land development process that does not yet have a Layout Planning Permission which was shortened from 37 months to 13 months only. - The JS-SEZ agreement can be finalized and signed with Singapore on 6 January 2025. • Increase State Revenue. <ul style="list-style-type: none"> - The rapid economic development of the State of Johor should also translate into an increase in State Government revenues. The increase in revenue will allow more programs to be implemented and more aid to the Johor Nation to be channelled. - Therefore, studies and efforts to increase state revenue will be implemented including; <ul style="list-style-type: none"> a. First: Revision of Schedule 6 of the Johor Land Rules 1966; b. Second: Strengthen the enforcement of government land encroachment and violation of land conditions; c. Third: Imposing Government Land Use Charges for utility route purposes; d. Fourth: Introduction of Travel Fees for hotel room occupants; and e. Fifth: Empowerment of GLCs and the setting of annual dividends from Johor State GLCs with a minimum rate of 10 percent of profit after tax

No.	State	Details
		<ul style="list-style-type: none"> • Bangsa Johor Bahagia Program <ul style="list-style-type: none"> - The State Government, through the Johor State Housing Development Corporation (PKPJ), continues to be committed to easing the burden on the people, especially through support and assistance to realise the dream of owning their own home through the Johor Kasih Housing initiative announced in the Johor Budget 2026. - The initiatives include: <ol style="list-style-type: none"> a) RM200 per month House Rental Assistance Scheme to 20,000 recipients b) First Home Entry Assistance Scheme, which is a one-off assistance of RM2,000 for first-time buyers of Rumah Mampu Milik Johor (RMMJ) who receive the keys next year - The First Home Purchase Assistance Scheme provides a one-off assistance of RM5,000 to first-time RMMJ homebuyers, Bumiputera lot buyers and buyers in the secondary market for the year 2026 - The State Government is also offering two options for Rumah Prihatin Johor, priced at RM86,000 for the first option and RM66,000 for the second option, with each receiving a subsidy of RM30,000 of profit after tax
2.	Melaka	<ul style="list-style-type: none"> • Housing Facilities <ul style="list-style-type: none"> - Five initiatives to strengthen housing projects in Melaka. <ol style="list-style-type: none"> i. Under the Melaka State Housing Policy, any housing development exceeding 10 acres is required to allocate a minimum of 10 percent of its units for Low-Cost Housing (RKR). ii. Affordable Housing (RMM) units are offered at prices starting from RM180,000 per unit, aimed at providing middle- and lower-income groups the opportunity to own quality and affordable homes. iii. The People's Housing Programme (PPR) has been rebranded as the People's Residency Programme (PRR), with emphasis on upgrading and enhancing the quality of housing and the facilities provided. iv. The New House Construction Assistance Scheme, with an allocation of RM3 million under the Melaka Rumahku Programme, has been introduced to support new housing construction. To further increase the number of houses built, the State Government has proposed the utilisation of wakalah funds from agencies and subsidiaries under the Pusat Zakat Melaka to expand housing construction under this programme. v. The Transit Housing Programme, targeting the provision of one transit house per constituency, covers five constituencies — Tanjung Bidara, Paya Rumpit, Merlimau, Duyong, and Taboh Naning — to assist residents affected by disasters or emergencies. • Road Network <ol style="list-style-type: none"> a. Construction of a Grade-Separated U-Turn and Direct U-Turn from the Pulau Gadong Intersection to the Taman Cheng Perdana Intersection in Central Melaka, with an allocation of RM50 million for the year 2025. b. New Road Construction and Upgrading Projects, with a total cost of RM732.4 million, including: <ol style="list-style-type: none"> i. Upgrading Jalan Tun Hamzah in the Central Melaka District; i. Construction of a new road from Kampung Paya Lebar to Kampung Lubok Redan and Kampung Pulau Masjid Tanah in Alor Gajah; ii. Construction of a new road from the Rim Intersection to the Ulu Jasin Intersection in the Jasin District; iii. Construction of a road from Kuala Linggi to Ayer Molek, Masjid Tanah, Alor Gajah, Melaka. c. Road and Bridge Projects, with an allocation of RM7.9 million, including: <ol style="list-style-type: none"> i. Upgrading of the Malim Roundabout (Phase 1) in the Central Melaka District; ii. Upgrading of the T-junction from Jalan Alor Gajah Lama to Pantai Belimbing in the Alor Gajah District; iii. Upgrading of the Kuala Sungga–Batang Melaka road near Kampung On Lok, in the Jasin District.

No.	State	Details															
3.	Negeri Sembilan	<ul style="list-style-type: none"> • Granting of Premium Reduction Discount for Land Development in Negeri Sembilan <ul style="list-style-type: none"> - The Negeri Sembilan State Government has taken measures to encourage land development in the state by implementing premium discount incentives for land development for the year 2025 as follows: <ul style="list-style-type: none"> a. The premium discount incentive for land development will be reinstated effective 5 March 2025 <table border="1" data-bbox="508 477 1219 997" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">PREMIUM DISCOUNT FOR LAND DEVELOPMENT</th> </tr> </thead> <tbody> <tr> <td style="width: 30%;">Implementation</td> <td>10% Land Development Premium Discount – applicable for a period of 30 days from the date of receipt of Form 5A or Form 7G notice from the Land Administrator</td> </tr> <tr> <td>Not apply to</td> <td> <ul style="list-style-type: none"> a. Applicants whose appeal for premium reduction has already been approved by the Negeri Sembilan State Executive Council (MMKNS) in previous applications for the same project/ file b. Applicants who have been charged a nominal premium rate c. Form 5A or Form 7G notices received from the Land Administrator between 1 January 2025 and 4 March 2025, where payment has yet to be made - such applicants may submit an appeal on a case-by-case basis d. Applicants who fail to make payment within one year from the date of receipt of Form 5A or Form 7G notice from the Land Administrator — such cases will be subject to reassessment. </td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Premium Payment Rates After Approval of Applications to Change the Actual Condition of Land in the Agricultural Category under Subsection 124(1) of the National Land Code (Act 828) <ul style="list-style-type: none"> - Negeri Sembilan MMK on 12 November 2025 has decided to approve a revision of the premium rates after approval to change the actual condition of land in the agricultural category. The implementation as follows: <ul style="list-style-type: none"> a) The premium payment rates for changes in the actual condition of land in the agricultural category are as follows: <table border="1" data-bbox="532 1274 1310 1386" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th>No</th> <th>Areas</th> <th>Premium Caj</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td>8 hectares and below</td> <td>RM100.00 per acre</td> </tr> <tr> <td>(ii)</td> <td>More 8 hectares</td> <td>RM300.00 per acre</td> </tr> </tbody> </table> b) The premium payment rate for approval of land development applications involving the retention of express conditions in the agricultural category remains at a nominal rate of RM500.00 per lot. c) The premium payment is waived for approval of land development applications involving applications to categorize land and specify conditions in the agricultural category or approval of other land development that results in categorizing land and specifying conditions in the agricultural category. • Central Region Industrial Cluster Development Initiative <ul style="list-style-type: none"> - Negeri Sembilan has taken steps forward through the Central Region Industrial Cluster Development initiative which has received the full support of the Federal Government with approval at the State Investment Council Level. - This initiative covers Negeri Sembilan, Selangor, Melaka and the Federal Territory of Kuala Lumpur with the objective of creating an industrial cluster identity, particularly in the manufacturing sector through joint ventures and inter-state collaboration synergies. This will drive targeted investments aimed at attracting foreign and domestic investors more effectively to the region. This effort is in line with the agenda implemented in the New Industrial Master Plan (NIMP) 2030 	PREMIUM DISCOUNT FOR LAND DEVELOPMENT		Implementation	10% Land Development Premium Discount – applicable for a period of 30 days from the date of receipt of Form 5A or Form 7G notice from the Land Administrator	Not apply to	<ul style="list-style-type: none"> a. Applicants whose appeal for premium reduction has already been approved by the Negeri Sembilan State Executive Council (MMKNS) in previous applications for the same project/ file b. Applicants who have been charged a nominal premium rate c. Form 5A or Form 7G notices received from the Land Administrator between 1 January 2025 and 4 March 2025, where payment has yet to be made - such applicants may submit an appeal on a case-by-case basis d. Applicants who fail to make payment within one year from the date of receipt of Form 5A or Form 7G notice from the Land Administrator — such cases will be subject to reassessment. 	No	Areas	Premium Caj	(i)	8 hectares and below	RM100.00 per acre	(ii)	More 8 hectares	RM300.00 per acre
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3.4 State Government Current Issues of Property

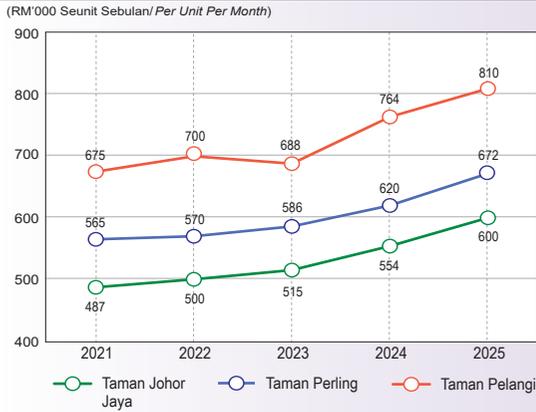
No.	State	Details
1.	Johor	<ul style="list-style-type: none"> • Johor Affordable Housing Policy <ul style="list-style-type: none"> - In addition to affordable housing and PPR, one of the state government's efforts to ensure that housing developers can provide homes at affordable prices to the people of Johor is the provision of affordable housing for the people of Johor, whether through ownership or rental. - In order to ensure that housing developers can provide homes at affordable prices to the people of the state of Johor, the State Government has already introduced the Johor Affordable Housing Policy which requires developers to implement the construction of 60% of the free market housing component which is equivalent to building 40% of their affordable housing. - These Affordable Homes are also sold at prices starting from RM50,000 up to RM300,000 and this figure is much cheaper when compared to the price that should be sold at the market price. - In conclusion, the types of housing construction projects that the Johor nation can afford include: <ul style="list-style-type: none"> • Component 40 % of Affordable Homes built by developers • Affordable houses built by the Johor State Government through the State GLC • Houses built by Central Government GLCs such as PR1MA and SPNB • Transit houses or Government rental houses under the Johor State Government as well as the People's Housing Project or PPR under the KPKT • Aid schemes to build new houses, namely the Poor People's Housing Program (PPRT) under the Ministry of Rural and Regional Development and SPNB's People Friendly Houses under the Ministry of Local Government Development. Rumah Kasih Johor Program under the Johor State Government. • The relaxation of Malaysia My Second home-MM2H conditions and the increase in rental rates in Singapore <ul style="list-style-type: none"> - This program has had a positive impact on the Johor state economy, especially in the property sector. The following are some of the effects of the implementation of the program in the Johor property sector: <ul style="list-style-type: none"> • Increased in volume of the property sales - Since the relaxation of MM2H conditions and the increase in rental rates in Singapore, property sales in Johor have increased. Many workers from Singapore and Singaporeans themselves buy property in this state. It is expected to further stimulate the property sector and help solve the problem of unsold properties. • High demand for property: With the recent revision to MM2H which reduced the minimum age limit to 30 years and relaxed the financial condition of the state of Johor it is expected that there will be this higher demand. This means more investment activities and property purchases in the state of Johor • Encouragement to the Property Industry: The announcement of the relaxation of MM2H conditions was welcomed by the state government, especially in helping to overcome the problem of unsold properties. With this, the property sector in Johor will continue to grow and benefit the state's economy. - In conclusion, the relaxation of MM2H conditions and the increase in rental rates in Singapore have had a positive effect on real estate sales in Johor and the tourism sector in general. • Property Unsold completed in Johor Bahru – Serviced Apartment <ul style="list-style-type: none"> - The State Government believes that the image that says that unsold 'serviced apartments' which seem to encompass one state of Johor actually only occurs in certain areas. - Although it is in the area of Johor Bahru City Council and Iskandar Putri City Council, but its position is only in certain areas, namely in the International Zone Area as much as 11,029 units (contributing 25% of the units launched) and outside the International Zone as many as 1,617 units (contributing 11.9% of the units launched). Therefore, this shows that the demand in the state of Johor for service apartments is still high with a percentage of almost 80%. (Source: Unsold completed Data Report - Johor State Unsold Properties Third Quarter 2023 NAPIC) - However, in order to overcome this problem from continuing, the state government has taken steps and actions as follows: <ul style="list-style-type: none"> • The creation of a 'Taskforce' for Unsold Properties which is composed of BPENJ, SUKKT, PKPJ, Plan Malaysia and JPPH • The imposition of additional perimeters in the Development Proposal Report (LCP) on market research and property demand to enable the PBT to assess the feasibility of the project • The imposition of additional conditions for the approval of serviced apartments by making JPPH one of the commenting agencies, particularly in relation to market research and property demand.

No.	State	Details
		<ul style="list-style-type: none"> • Affordable houses in Johor <ul style="list-style-type: none"> - The State Government has targeted for 30 thousand units of affordable houses to be built by 2026 where a total of 13,461 units of Rumah Mampu Milik Johor (RMMJ) have been completed from 2022 to November 2024 - The State Government will implement the following initiatives: <ul style="list-style-type: none"> • A total of 8,021 units of JOHOR AFFORDABLE HOMES (RMMJ) are targeted to be built in 2025 in all districts through the cooperation of the State Government and private developers • As much as RM 225 million is allocated for the development of RUMAH BANGSA JOHOR (RBJ) covering 432 units in Jalan Ibrahim, Pontian and 257 units in Sri Menanti, Muar in collaboration with PIJH - The State Government through the Johor State Housing Development Corporation (PKPJ) will continue to improve the quality of life of PPR communities and public flats, through: <ul style="list-style-type: none"> • An allocation of RM 41.6 million for MAINTENANCE OF HOUSING FACILITIES involving more than 14,000 units in 12 PPR and 7 RSK • An allocation of RM 14 million for FACILITY AGENT MANAGEMENT to improve management and maintenance efficiency • An allocation of RM 10 million for JOHOR STATE PUBLIC FLAT REJUVENATION at Bandar Penggaram Flats, Batu Pahat as well as EDL Apartments and Saujana Apartments, Johor Bahru • An allocation of a total of RM 6.65 million for the JOHOR NATIONAL TRANSIT HOUSE (RTBJ) involving 60 units in Taman Penawar, Kota Tinggi and 71 units in Taman Nusa Sentral, Johor Bahru • An allocation of RM 36.15 million for the DEVELOPMENT OF RUMAH KASIH JOHOR (RKJ) with the provision of 328 new housing units by PKPJ, MAIJ, Waqaf An-Nur and KKDW • An allocation of RM 2.24 million for the JOHOR CARE HOME PROGRAM (RPJ). A total of 112 RPJ units will be built at a cost of between RM 75 to 95 thousand per unit. To complete this initiative, PKPJ will cover the additional cost of infrastructure provision up to RM 20 thousand per unit. At the same time, SPNB will provide a subsidy of RM 20 thousand per unit. This makes the selling price of RPJ only RM 55 thousand per unit. • An allocation of RM 14.15 million for the HOME REPAIR PROGRAM that will benefit 795 poor and severely poor families. • An allocation of RM 2 million for the ORGANIZATION OF JOHOR PROPERTY EXPO (JPEX). • An allocation of RM 600 thousand for the PKPJ PROPERTY ROADSHOW PROGRAM. This program is expected to help people get information, open registration of e-home accounts, direct offers for property purchases and developer consultations.
2.	Melaka	<ul style="list-style-type: none"> • Infrastructure and Public Amenities: <ol style="list-style-type: none"> a) The Melaka Riverbank Water Storage (TAPS) Project, with an allocation of RM525 million, and the TAPS Jernih Project, amounting to RM234.7 million b) The Raw Water Transfer Project from Sungai Kesang and Tasik Biru to the Jus Dam, with a total cost of RM150 million c) The Detailed Feasibility Study and Design Works for the Upgrading of the Durian Tunggal Dam, with an estimated allocation of RM7 million. d) Groundwater Resource Mapping and Development Project with a project cost of RM3.8 million. • Development of New Industrial Areas <ol style="list-style-type: none"> a) The State Government has received favourable responses from industry stakeholders regarding the German Technology Park development project, encompassing 460 acres. The project is projected to generate approximately 10,000 employment opportunities in the electrical, electronics, and various related sectors. b) MCorp is undertaking a feasibility study for the development of the MCorp Hi-Tech Park, covering 5,000 acres in the northern region of Melaka, including Alor Gajah and Masjid Tanah. This initiative is regarded as a strategic step towards positioning Melaka as a hub for high-technology industries.

No.	State	Details
		<ul style="list-style-type: none"> • Economy development <ul style="list-style-type: none"> - The State Government has also identified 7 high potential development proposals namely: <ol style="list-style-type: none"> a) Development of a duty-free industrial area in Tanjung Beruas with an area of 1,000 acres. b) Construction of 1,140 acres south of M-Wez Port and Industrial Area. c) Construction of M-WEZ Iconic Tower. d) Development of a water chalet project in Malacca Island. e) Proposal to create a Duty-Free Shop zone in Malacca Island. f) Development of a Cruise Terminal that has the potential to become a tourism hub. g) The Sail project is a high-value real estate project that offers hotel room accommodation, condotels, shopping spaces and cultural centers. • Tourist Attraction Program <ul style="list-style-type: none"> - Tourism product development includes. <ol style="list-style-type: none"> a) Javanese Heritage House in Kampung Paya Dalam, DUN Ayer Molek to highlight the heritage of the Javanese community. b) The Melaka State Government is actively trying to get recognition as an Aspiring Melaka Geopark under the National Geopark Development Plan 2021-2030. This initiative involves the recognition of 29 potential geosites that have high geological and environmental value. Among the identified geosites are Tanjung Tuan, Pulau Besar Aplite, and Pulau Upeh Laterite. c) The Glamping and Caravan Park concept will be expanded in selected locations in each district including Chinchin Lake Extreme Park which has the potential to be developed as a world-class destination. • Quota Setting 30% Ownership of local and bumiputera citizens/ companies for industrial development/ enterprise category. <ul style="list-style-type: none"> - Only 30% of the development area is allocated to local companies including Bumiputera. - Land development that involves the development of the industrial/ enterprise category must be set a quota of 30% of industrial/ enterprise lots developed for the ownership of local people/ companies and Bumiputera. - The price discount of 10% from the sale price is only subject to Bumiputera lots.

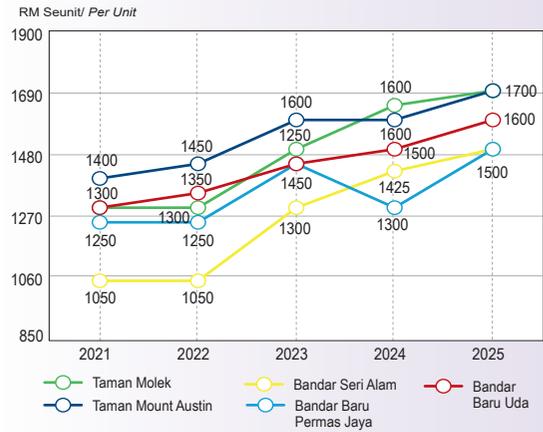
JOHOR 5.1

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



JOHOR 5.2

Pergerakan Harga Purata Kedai Dua Tingkat di Johor Bahru
Average Price Movements of Double Storey Shop in Johor Bahru



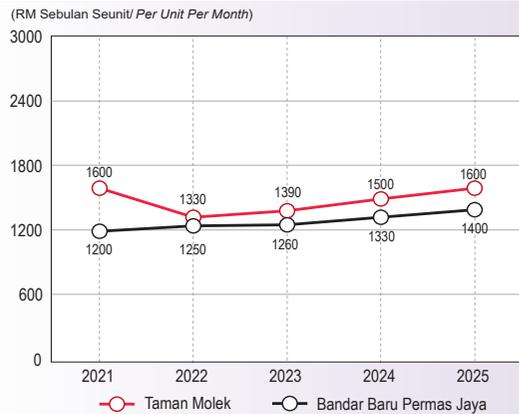
JOHOR 5.3

Pergerakan Harga Purata Kedai Tiga Tingkat di Johor Bahru
Average Price Movements of Three Storey Shop in Johor Bahru



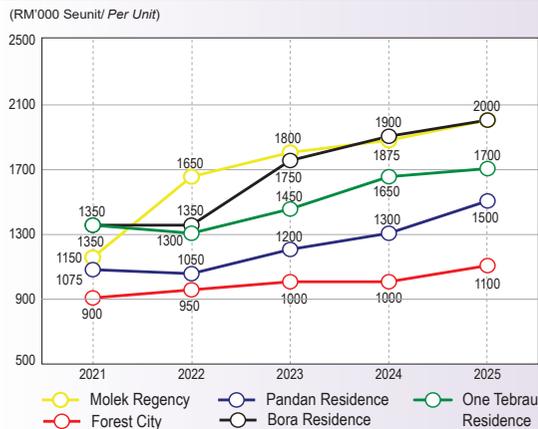
JOHOR 5.4

Pergerakan Sewaan Purata Pejabat di Kedai di Johor Bahru
Average Rental Movements of Office at Shop in Johor Bahru



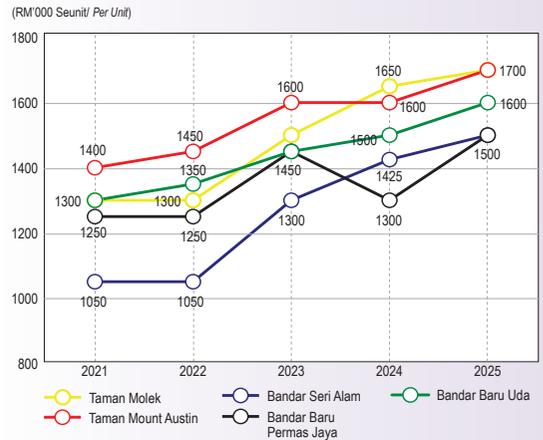
JOHOR 5.5

Pergerakan Harga Sewaan Pangsapuri Khidmat di Johor Bahru
Average Price Movements of Serviced Apartments in Johor Bahru



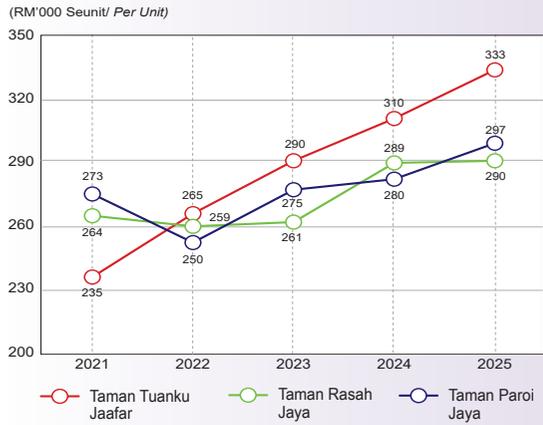
JOHOR 5.6

Average Price Movements of Double Storey Terrace Houses in Johor Bahru
Pergerakan Harga Sewaan Rumah Teres Dua Tingkat di Johor Bahru



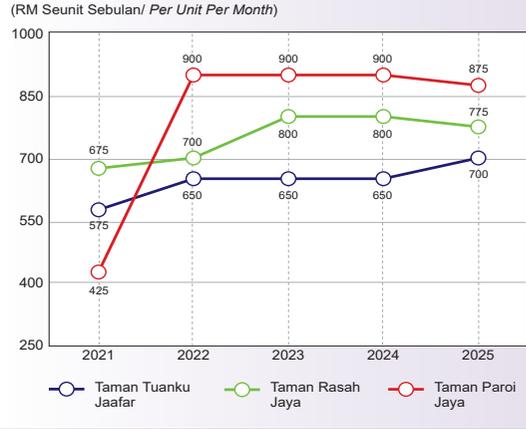
NEGERI SEMBILAN 8.1

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



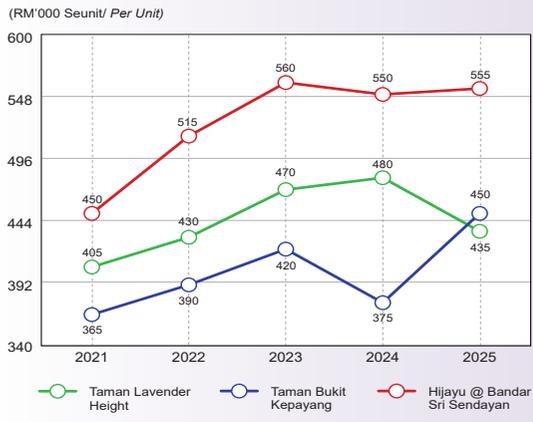
NEGERI SEMBILAN 8.2

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



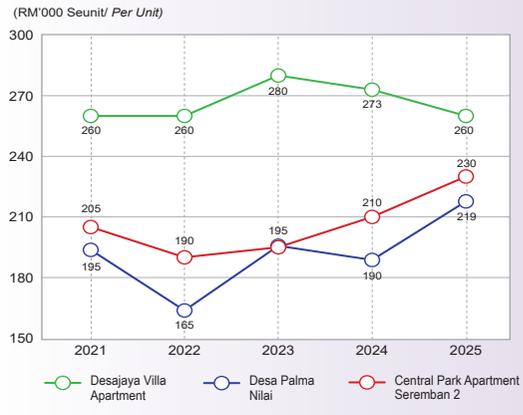
NEGERI SEMBILAN 8.3

Pergerakan Harga Median Rumah Teres Dua Tingkat di Seremban
Median Price Movements of Double Storey Terraced in Seremban



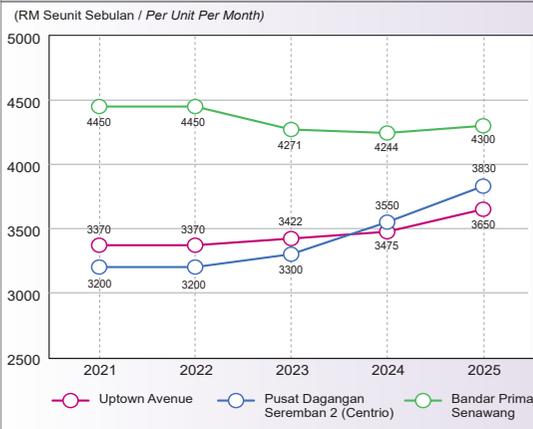
NEGERI SEMBILAN 8.4

Pergerakan Harga Median Pangsapuri di Seremban
Median Price Movements of Apartment in Seremban



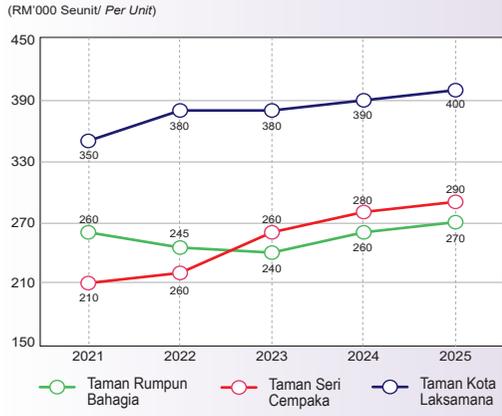
NEGERI SEMBILAN 8.5

Pergerakan Sewaan Purata Tingkat Bawah Rumah Kedai Dua Tingkat di Seremban
Average Rental Movements of Ground Floor of Double Storey Shophouses in Seremban



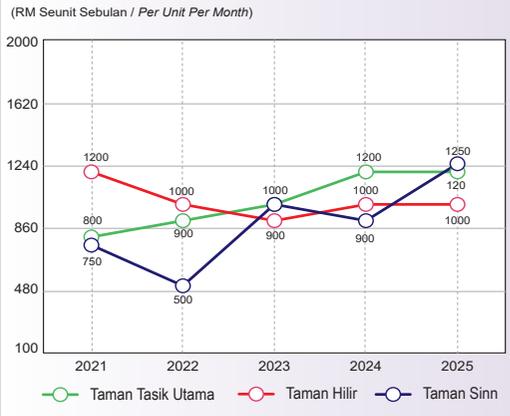
MELAKA 9.1

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



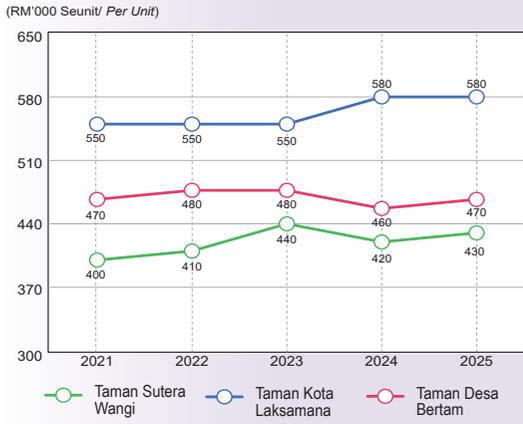
MELAKA 9.2

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



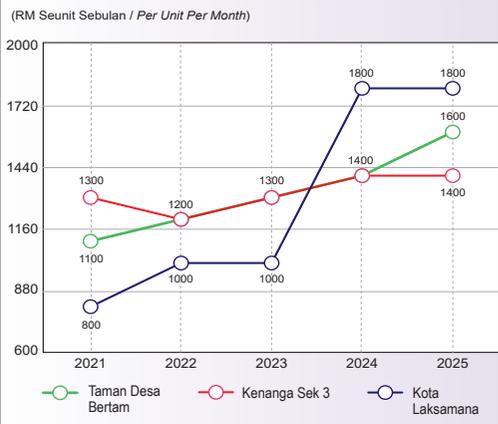
MELAKA 9.3

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



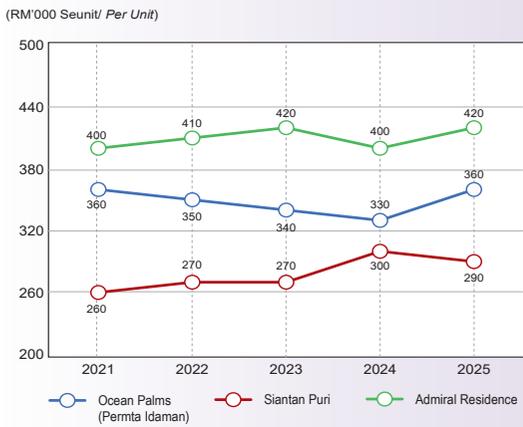
MELAKA 9.4

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



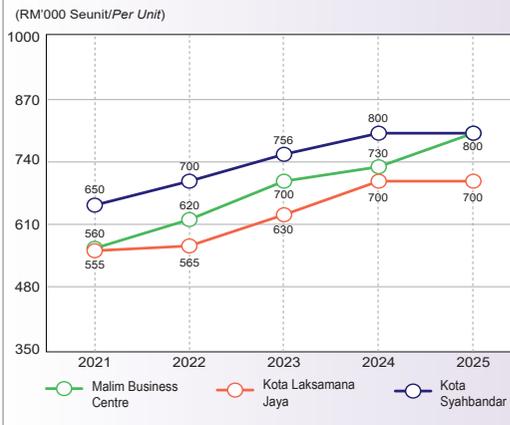
MELAKA 9.5

Pergerakan Harga Purata Kondominium di Melaka
Average Price Movements of Condominium in Melaka



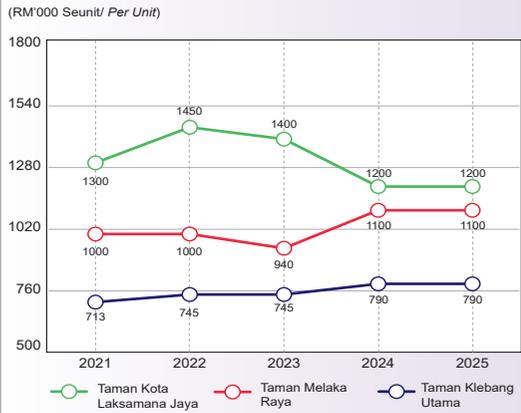
MELAKA 9.6

Pergerakan Harga Purata Kedai Dua Tingkat di Melaka
Average Price Movements of Double Storey Shop in Melaka



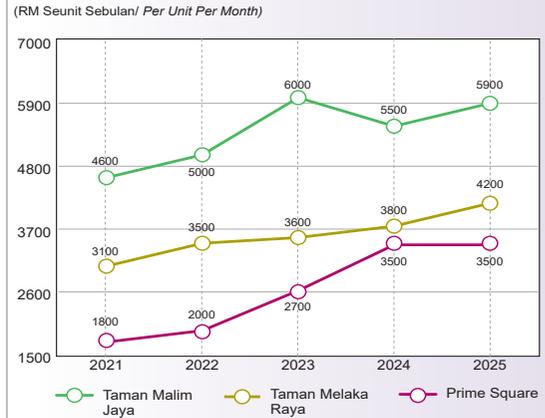
MELAKA 9.7

Pergerakan Harga Purata Kedai Tiga Tingkat di Melaka
Average Price Movements of Three Storey Shop in Melaka



MELAKA 9.10

Pergerakan Sewaan Purata Kedai Tiga Tingkat di Melaka
Average Rental Movements of Three Storey Shop in Melaka



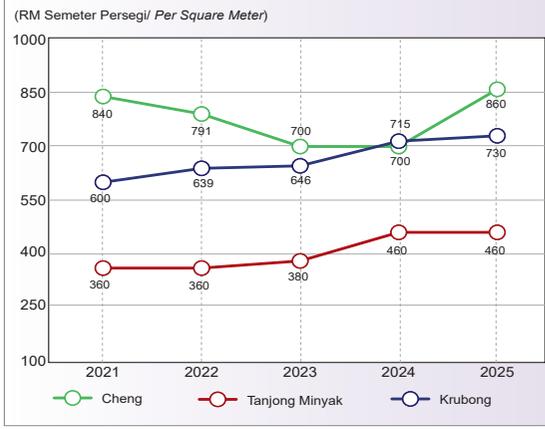
MELAKA 9.11

Pergerakan Harga Purata Kilang Satu Tingkat di Melaka
Average Price Movements of Single Storey Factory in Melaka



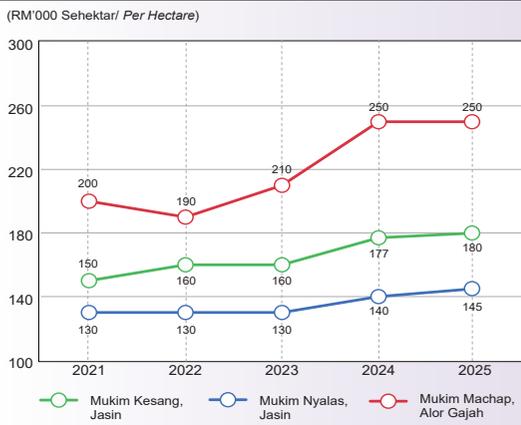
MELAKA 9.12

Pergerakan Harga Purata Plot Perindustrian di Melaka
Average Price Movements of Industrial Plot in Melaka



MELAKA 9.13

Pergerakan Harga Purata Tanah Getah di Melaka
Average Price Movements of Rubber Land in Melaka





LAPORAN PASARAN HARTA WILAYAH UTARA 2025

NORTHERN REGION PROPERTY MARKET REPORT 2025



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

CONTENTS

- 1 Northern Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights

NORTHERN REGION



MARKET ACTIVITY

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

-2.8% Volume **104,689** transactions Value **RM37.36** billion **2.3%**

59,874 Units **-4.1%**
RM18.71 Billion **-4.4%**



Residential

6,666 Units **-7.6%**
RM4.60 Billion **-18.7%**



Commercial

1,503 Units **-15.6%**
RM3.28 Billion **-1.0%**



Industrial

29,936 Units **1.0%**
RM5.54 Billion **10.9%**



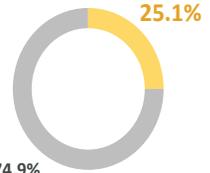
Agriculture

6,710 Units **2.5%**
RM5.24 Billion **75.2%**



Development Land & Others

Market Share between Regions (Volume)



74.9%

■ Northern Region ■ Other Regions

Construction Activity



19,760 Completions

21,206 Starts

14,663 New Planned Supply



1,088

594

497



656

3,046

5,579



59

115

47

Unsold Status



8,754 units @ RM3.94 billion
Unsold Completed
20,422
Unsold Under Construction
3,470
Unsold Not Constructed



1,052 units @ RM0.58 billion

917

92



411 units @ RM0.42 billion

3,988

600



131 units @ RM0.14 billion

160

29

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH UTARA

Prestasi pasaran harta tanah Wilayah Utara adalah sederhana pada tahun 2025. Bilangan dan nilai transaksi menunjukkan prestasi bercampur berbanding tahun 2024. Wilayah ini mencatatkan 104,689 transaksi bernilai RM37.36 bilion, menunjukkan penurunan 2.8% dalam bilangan berbanding tahun 2024 tetapi nilai meningkat 2.3%. Digabungkan, keempat-empat negeri dalam wilayah ini membentuk 25.1% dan 15.4% daripada bilangan dan nilai transaksi negara.

1.0 NORTHERN REGION PROPERTY MARKET OVERVIEW

The performance of the Northern Region property market was moderate in 2025. The volume and value of transactions showed a mixed performance compared to 2024. The region registered 104,689 transactions worth RM37.36 billion, showing a 2.8% decrease in volume compared to 2024, but value increased by 2.3%. Combined, these four states within the region formed 25.1% and 15.4% of the national volume and value of transactions.

Chart 1

Overall Property Transactions Volume Trend 2021 – 2025



Aktiviti pasaran harta tanah bagi Kedah menunjukkan trend kenaikan pada tempoh kajian, meningkat 2.6%. Sementara itu, tiga negeri yang lain menunjukkan trend sebaliknya, menurun 11.4% di Perlis, 5.2% di Perak dan 3.9% di Pulau Pinang.

The property market activity for Kedah showed an upward trend in the review period, an increase of 2.6%. Meanwhile, another three states showed the opposite trend, a contraction of 11.4% in Perlis, 5.2% in Perak, and 3.9% in Pulau Pinang.

Chart 2

Overall Property Transactions Value Trend 2021 – 2025



Nilai transaksi menunjukkan pergerakan bercampur yang sama dalam tempoh kajian. Kedah meningkat sebanyak 16.3%, dan diikuti Perak (3.6%), manakala Perlis dan Pulau Pinang mengalami penurunan masing-masing sebanyak 6.4% dan 5%.

Transaction values showed similar mixed movement in the review period. Kedah increased by 16.3%, followed by Perak (3.6%), while Perlis and Pulau Pinang experienced a drop of 6.4% and 5%, respectively

Chart 3

Overall Property Transactions Volume Breakdown by State 2025

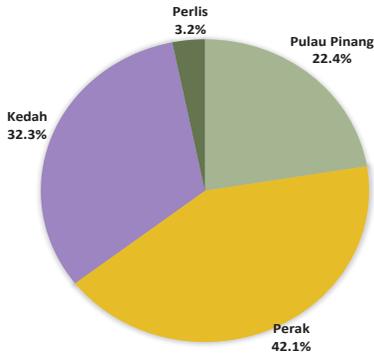
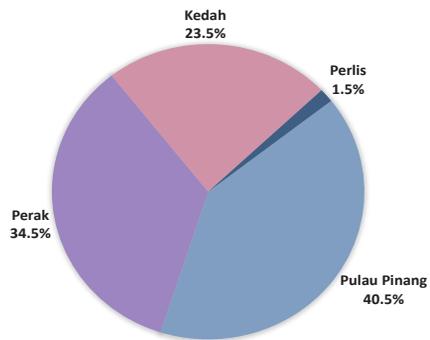


Chart 4

Overall Property Transactions Value Breakdown by State 2025



Mengikut negeri, Perak mencatat bilangan transaksi harta tanah tertinggi (44,116 transaksi) yang menyumbang 42.1% daripada jumlah keseluruhan transaksi Wilayah Utara. Walau bagaimanapun, daripada segi nilai transaksi, Pulau Pinang mendahului wilayah ini dengan 40.5% (RM15.13 bilion) daripada jumlah keseluruhan.

By state, Perak recorded the highest volume of transactions (44,116 transactions), which contributed 42.1% of the Northern Region's total transactions. However, in terms of transaction value, Pulau Pinang led the region with 40.5% (RM15.13 billion) of the total.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector 2025

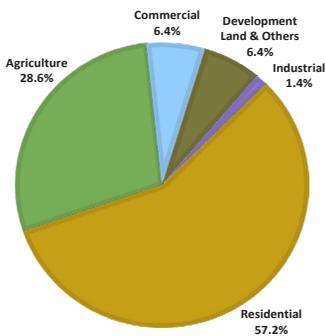
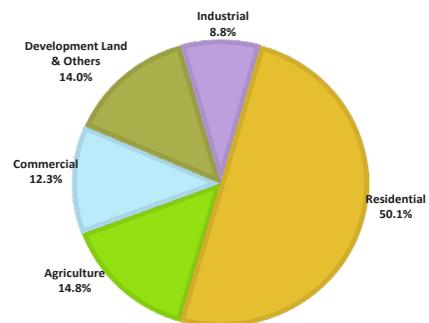


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2025



Di Wilayah Utara, transaksi bagi harta tanah kediaman merupakan transaksi paling aktif, mewakili 57.2% (59,874 transaksi) daripada jumlah keseluruhan transaksi. Penyumbang utama transaksi kediaman adalah negeri Perak, Pulau Pinang dan Kedah. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah di wilayah ini dengan 50.1%.

In the Northern Region, residential property continued to be the most actively transacted sub-sector, representing 57.2% (59,874 transactions) of the total transactions. The main contributors to residential transactions were Perak, Pulau Pinang, and Kedah. Likewise, the residential sub-sector dominated the region's overall property transaction value with 50.1%.

1.1 PROMINENT SALES

Table 1

Summary of Prominent Sales Recorded in 2025

No.	State	Property	Location	Transaction Year	Consideration (RM)
PURPOSE-BUILT OFFICE					
1.	Pulau Pinang	Wisma UMNO	Jalan Bagan Luar 2, Butterworth, Seberang Perai Utara.	2024	8,500,000
SHOPPING COMPLEX					
2.	Perak	AEON Mall Taiping	Jalan Kamunting, Kamunting, Larut Matang, Taiping.	2025	147,000,000
3.	Perak	AEON Seri Manjung	Jalan Manjung Point 3, Seri Manjung	2025	138,000,000
ESTATE					
4.	Kedah	Estate Land (362.83 hectares)	Jalan Lencongan Timur, Pinang Tunggal, Kuala Muda.	2024	148,975,000
5.	Kedah	Estate Land (480.46 hectares)	Off Jalan Sungai Division, Sungai Petani, Kuala Muda.	2024	142,588,000
6.	Perak	Estate Land (156.12 hectares)	Off Behrang – Tanjung Malim, Hulu Bernam Barat, Muallim.	2024	134,384,000
7.	Perak	Estate Land (137.09 hectares)	Jalan Slim River – Tanjung Malim, Timor, Muallim.	2024	118,008,000
8.	Perak	Estate Land (84.98 hectares)	Ran Pertanian Berkelompok Jaya Baru, Jaya Baru, Perak Tengah.	2024	20,159,000
9.	Perak	Estate Land (2,022.90 hectares)	Off Jalan Lenggong – Gerik, Sungai Piah, Lenggong, Hulu Perak.	2023	76,000,000
HOTEL/ LEISURE					
10.	Pulau Pinang	Hotel T+	Jalan Kampung Gajah, Bandar Butterworth	2025	7,500,000
11.	Pulau Pinang	Vouk Hotel Suites	Jalan Sultan Ahmad, George Town.	2024	80,000,000
12.	Perak	PI Hotel	Jalan Horley/ Jalan Veerasamy, Ipoh.	2024	16,142,000
INDUSTRIAL					
13.	Pulau Pinang	Detached Factory/ Warehouse	Solok Bayan Lepas, Perindustrian PDC, Barat Daya.	2025	131,218,000
14.	Pulau Pinang	Detached Factory/ Warehouse	Jalan Mayang Pasir, Perindustrian PDC, Barat Daya.	2025	62,406,000
15.	Pulau Pinang	Detached Factory/ Warehouse	Jalan Seruling, Kawasan Industri Valdor, Seberang Perai Selatan	2025	39,900,000
16.	Pulau Pinang	Detached Factory/ Warehouse	Off Jalan Chain Ferry, Bandar Butterworth, Seberang Perai Utara.	2025	32,264,000
17.	Pulau Pinang	Vacant Plot	Jalan Perusahaan Valdor, Kawasan Industri Valdor, Seberang Perai Selatan.	2025	28,232,000
18.	Pulau Pinang	Detached Factory/ Warehouse	Lebuhrampasan Jawa, Perindustrian PDC, Barat Daya.	2025	28,000,000
19.	Pulau Pinang	Vacant Plot	Penang Technology Park @ Bertam, Seberang Perai Utara	2025	22,951,000
20.	Pulau Pinang	Detached Factory/ Warehouse	Tingkat Perusahaan 4B, Kawasan P'haan Prai (NFTZ)	2025	22,000,000
21.	Pulau Pinang	Detached Factory/ Warehouse	Penang Science Park, Seberang Perai Tengah.	2024	34,713,000
22.	Pulau Pinang	Detached Factory/ Warehouse	Jalan Perindustrian Bukit Minyak, Industri Bukit Minyak, Seberang Perai Tengah.	2024	22,500,000

Table 1

Summary of Prominent Sales Recorded in 2025

No.	State	Property	Location	Transaction Year	Consideration (RM)
23.	Pulau Pinang	Detached Factory/ Warehouse	Lebuh Kampung Jawa, Perindustrian PDC, Barat Daya.	2024	22,363,000
24.	Pulau Pinang	Vacant Plot (36,600 square metres)	Persiaran Cassia Selatan 8, Bandar Batu Kawan, Seberang Perai Selatan.	2023	23,641,000
25.	Perak	Vacant Plot (455,900 square metres)	Kampung Changkat Belulang, Off Jalan Gopeng / Kampar, Kampar	2025	20,516,000
26.	Perak	Detached Factory/ Warehouse	Kawasan Industri Batu Kapur, Off Jalan Simpang Pulai – Pos Slim, Sungai Raia, Kinta.	2025	20,000,000
27.	Kedah	Detached Factory/ Warehouse	Jalan Raya Merbok, Jalan Semeling – Merbok, Bandar Merbok, Kuala Muda.	2025	31,700,000
28.	Kedah	Detached Factory/ Warehouse	Jalan Perusahaan 6A, Kawasan Perusahaan Kulim, Bandar Kulim, Kulim	2025	25,300,000
29.	Kedah	Detached Factory/ Warehouse	Jalan PKNK 1/1, Kawasan Perusahaan Sungai Petani (LPK), Bandar Sungai Petani, Kuala Muda.	2024	20,900,000
DEVELOPMENT LAND					
30.	Kedah	Vacant Land (1,739,000 square metres)	Lebuhraya Perdana, Bandar Kulim, Kulim.	2025	339,552,000

4

2.0 AKTIVITI PASARAN HARTA

2.0 PROPERTY MARKET ACTIVITY

2.1 HARTA TANAH KEDIAMAN

2.1 RESIDENTIAL PROPERTY

Transaksi

Transaction

Bilangan transaksi subsektor kediaman bertambah baik bagi negeri Kedah, meningkat 4%, manakala Perlis, Perak dan Pulau Pinang sebaliknya masing-masing menurun sebanyak 9.2%, 7.2% dan 4.9%.

The transaction volume for the residential sub-sector improved for Kedah, which increased by 4%, while Perlis, Perak and Pulau Pinang experienced the opposite, a drop of 9.2%, 7.2% and 4.9%, respectively.

Dari segi nilai transaksi, Kedah mengalami peningkatan sebanyak 15.7% manakala negeri Perak menunjukkan penurunan sebanyak 10.9%, diikuti negeri Pulau Pinang sebanyak 7% dan negeri Perlis sebanyak 4.1%.

In terms of transaction value, Kedah experienced an increase of 15.7%, while Perak showed a decrease of 10.9%, followed by Pulau Pinang by 7% and Perlis by 4.1%.

Chart 7

Residential Property Transactions Volume Trend 2021 – 2025

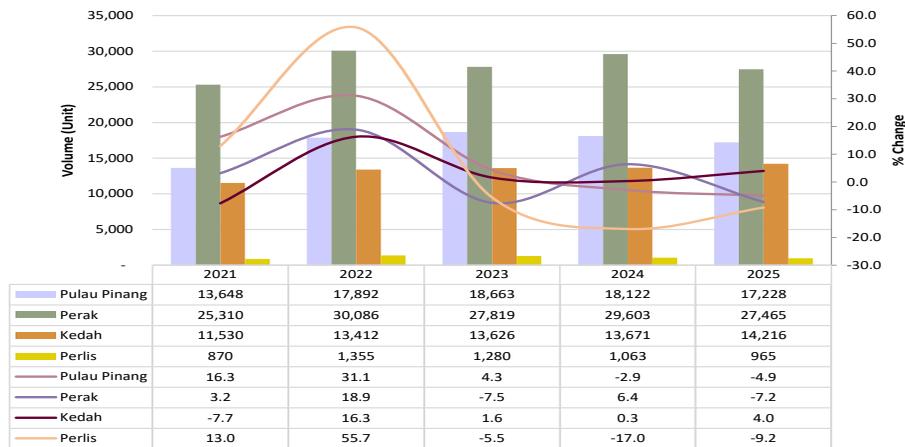
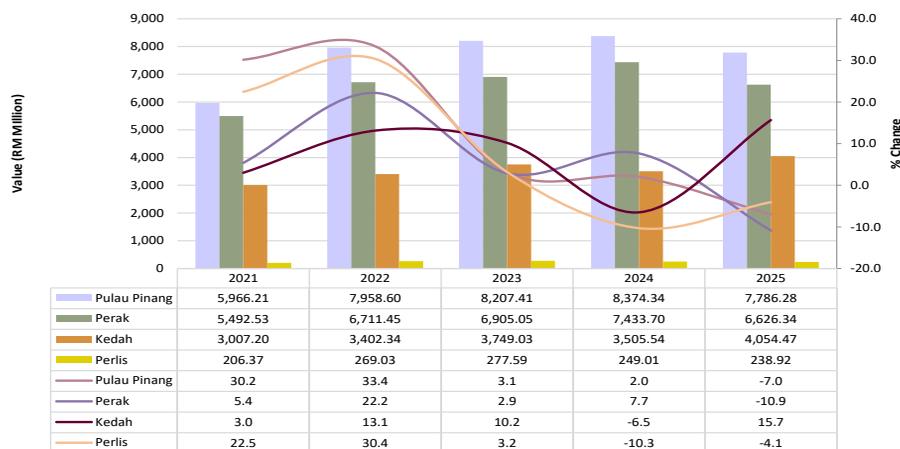


Chart 8

Residential Property Transactions Value Trend 2021 – 2025



Pelancaran Baharu

Berbanding tahun 2024, prestasi pasaran utama di wilayah ini adalah bercampur-campur. Pelancaran baharu di Kedah dan Perak masing-masing meningkat 11.7% dan 1.7% manakala pelancaran baharu di Pulau Pinang mencatatkan penurunan sebanyak 27% diikuti Perlis sebanyak 3.4% pada tempoh kajian. Secara keseluruhan, Wilayah Utara mengalami penurunan pelancaran baharu sebanyak 8.6%.

Mengikut jenis harta tanah, rumah teres membentuk sebahagian besar pelancaran baharu di Kedah, Perak and Perlis. Sementara itu, kondominium/ pangsapuri merupakan penyumbang utama unit baharu dilancarkan di Pulau Pinang.

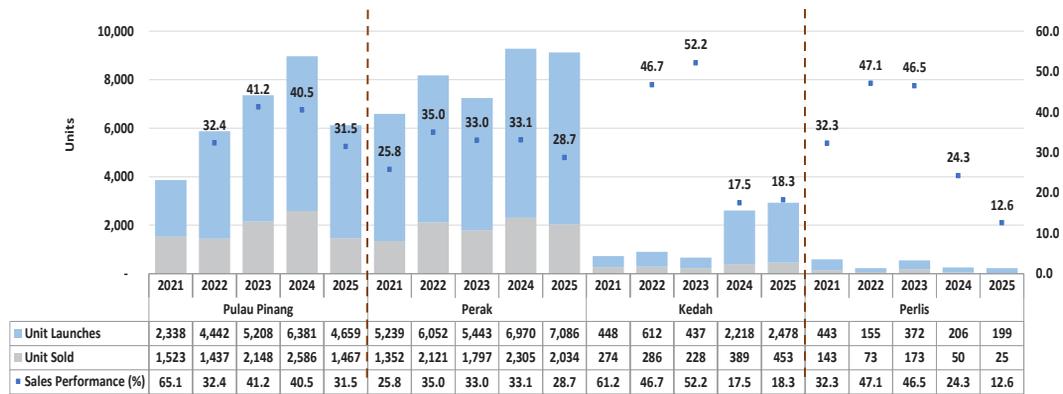
New Launches

Compared to 2024, the performance of the primary market in the region was mixed. New launches in Kedah and Perak increased by 11.7% and 1.7%, respectively, while new launches in Pulau Pinang declined by 27%, followed by Perlis with a decrease of 3.4% in the review period. Overall, the Northern Region experienced an 8.6% drop in new launches.

By property type, terraced houses formed the bulk of the new launches in Kedah, Perak, and Perlis. Meanwhile, condominiums/ apartments were the main contributors to the newly launched units in Pulau Pinang.

Chart 9

Residential Newly Launch and Sales Performance 2021 – 2025



Status Pasaran

Keadaan unit kediaman siap dibina tidak terjual kekal mencabar di Wilayah Utara. Perak merekodkan bilangan unit kediaman siap dibina tidak terjual tertinggi dalam negara, menyumbang 12.9% (3,943 unit) daripada jumlah keseluruhan. Sebagai tambahan, Perak, Kedah dan Perlis mencatatkan peningkatan berterusan dalam bilangan unit dan nilai siap dibina tidak terjual pada tempoh kajian. Walau bagaimanapun, prestasi siap dibina tidak terjual di Pulau Pinang bertambah baik apabila bilangan dan nilai menurun.

6

Sebaliknya, unit dalam pembinaan belum terjual di Perlis menurun kepada 186 unit berbanding tahun 2024. Walau bagaimanapun, unit tidak terjual di Kedah, Perak dan Pulau Pinang meningkat 76.5%, 2.1% dan 1.3%, antara yang tertinggi dalam negara. Begitu juga, keadaan unit belum dibina belum terjual kekal mencabar di semua negeri kerana merekodkan bilangan belum terjual yang lebih tinggi berbanding tahun 2024.

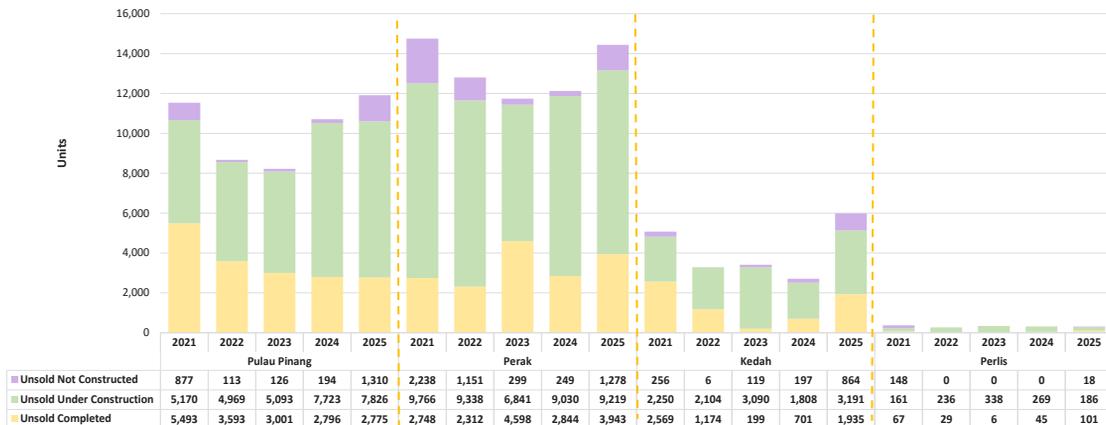
Market Status

The residential unsold completed situation in the Northern Region remained challenging. Perak recorded the highest number of unsold completed residential units in the country, accounting for 12.9% (3,943 units) of the national total. In addition, Perak, Kedah and Perlis recorded continued increases in the volume and value of unsold completed units in the review period. Nevertheless, the performance of unsold completed units in Pulau Pinang improved as the number of units and value declined.

On the other hand, unsold under construction in Perlis was reduced to 186 units compared to 2024. However, unsold units in Kedah, Perak, and Pulau Pinang have increased by 76.5%, 2.1%, and 1.3%, respectively, which are among the highest in the country. Similarly, unsold not constructed situations remained challenging, as all states recorded higher numbers of units compared to 2024.

Chart 10

Residential Unsold Units 2021 – 2025



Aktiviti Pembinaan

Aktiviti pembinaan berbeza antara negeri di Wilayah Utara. Unit siap dibina di Kedah dan Perak masing-masing meningkat sebanyak 76% dan 39.6%, manakala Perlis pula mencatatkan peningkatan kecil sebanyak 2.5%, berbanding tahun 2024. Sebaliknya, Pulau Pinang mencatatkan penurunan sebanyak 43.6%. Unit mula dibina di Perak dan Perlis masing-masing meningkat sebanyak 20.2% dan 16.7%, manakala Pulau Pinang dan Kedah masing-masing merekodkan penurunan sebanyak 26.1% dan 23.4% dalam tempoh kajian.

Dari segi penawaran baharu dirancang, Pulau Pinang dan Kedah masing-masing meningkat sebanyak 15.1% dan 2.3%, manakala Perak dan Perlis masing-masing menurun sebanyak 59.2% dan 44.7% berbanding tahun sebelumnya.

Construction Activity

Construction activity across the Northern Region showed mixed performance among the states. Completion units in Kedah and Perak increased by 76% and 39.6%, respectively, while Perlis recorded a marginal increase of 2.5%, compared to 2024. In contrast, Pulau Pinang recorded a decline of 43.6%. Starts in Perak and Perlis increased by 20.2% and 16.7%, respectively, whereas Pulau Pinang and Kedah recorded a decrease of 26.1% and 23.4% during the review period.

In terms of new planned supply, Pulau Pinang and Kedah increased by 15.1% and 2.3%, respectively, while Perak and Perlis declined by 59.2% and 44.7%, respectively, compared to the previous year.

Chart 11

Residential Construction Activity Trend 2021 – 2025

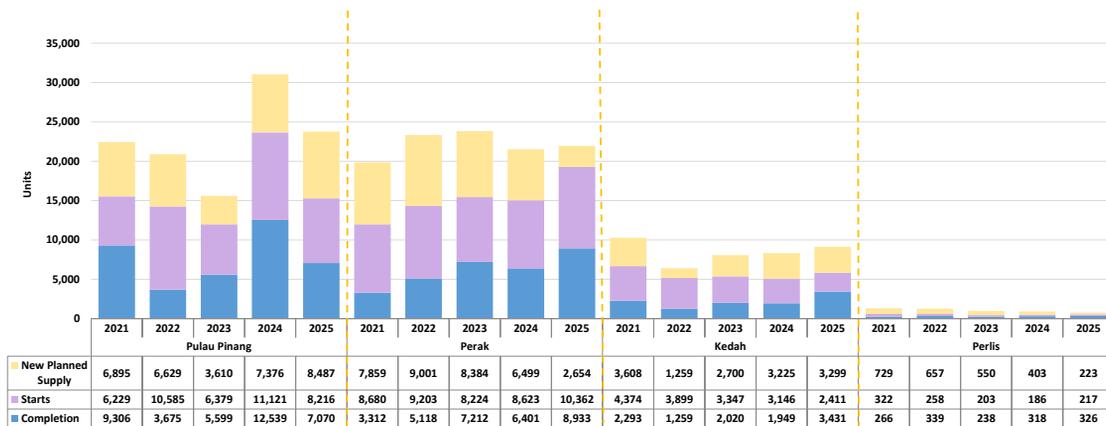


Table 2

Construction Activity of Residential in Northern Region 2025

State of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)		574,401	564,961	370,693	28,304
Incoming Supply (units)		29,515	30,403	9,776	720
Planned Supply (units)		16,759	22,256	13,827	793

Indeks Harga Rumah

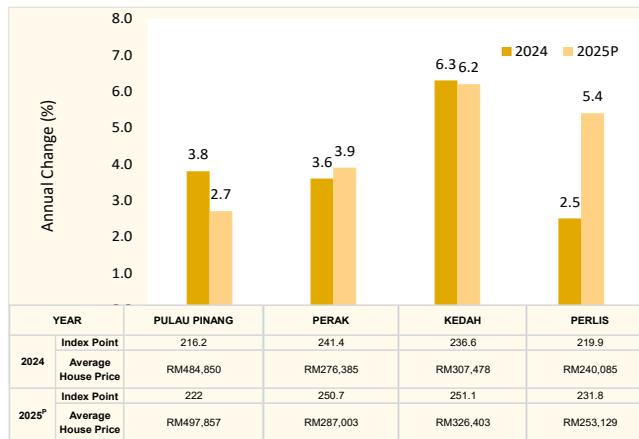
Secara keseluruhan, Indeks Harga Semua Rumah di Wilayah Utara menunjukkan trend positif pada tahun 2025^P. Kedah menunjukkan kenaikan tertinggi iaitu sebanyak 6.2% diikuti Perlis (5.4%), Perak (3.9%) dan Pulau Pinang (2.7%). Pulau Pinang mencatatkan harga purata semua rumah tertinggi pada RM497,857, diikuti Kedah pada RM326,403, Perak pada RM287,003 dan Perlis pada RM253,129.

House Price Index

Overall, the All House Price Index in the Northern Region shows a positive trend in 2025^P. Kedah showed the highest increase of 6.2%, followed by Perlis (5.4%), Perak (3.9%) and Pulau Pinang (2.7%). Pulau Pinang recorded the highest average house price at RM497,857, followed by Kedah at RM326,403, Perak at RM287,003, and Perlis at RM253,129.

Chart 12

All House Price Index Annual Changes 2024 & 2025^P



8

Sewa

Pasaran sewa kediaman bagi harta tanah bertanah di kawasan utama seperti George Town, Ipoh, Alor Setar dan Kangar, secara umumnya meningkat dalam lingkungan 2.3% hingga 17.3% bergantung kepada jenis harta tanah dan lokasi skim perumahan.

Bagi pasaran sewa kediaman bertingkat tinggi, kebanyakan negeri menunjukkan trend sewaan yang stabil secara umum. Walau bagaimanapun strata unit di beberapa skim strata di Pulau Pinang yang menunjukkan trend pergerakan bercampur.

Rental

The residential rental market for landed properties in city areas such as George Town, Ipoh, Alor Setar, and Kangar generally increased in the range of 2.3% to 17.3%, depending on the property type and the location of the housing schemes.

In the high-rise rental market, most states showed a stable rental trend in general. However, for stratified units in several schemes in Pulau Pinang, showed mixed movements.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial mencatatkan 6,666 transaksi bernilai RM4.6 bilion pada tempoh kajian. Jumlah dan nilai transaksi menurun sebanyak 7.6% dan 18.7%, berbanding dengan tahun 2024.

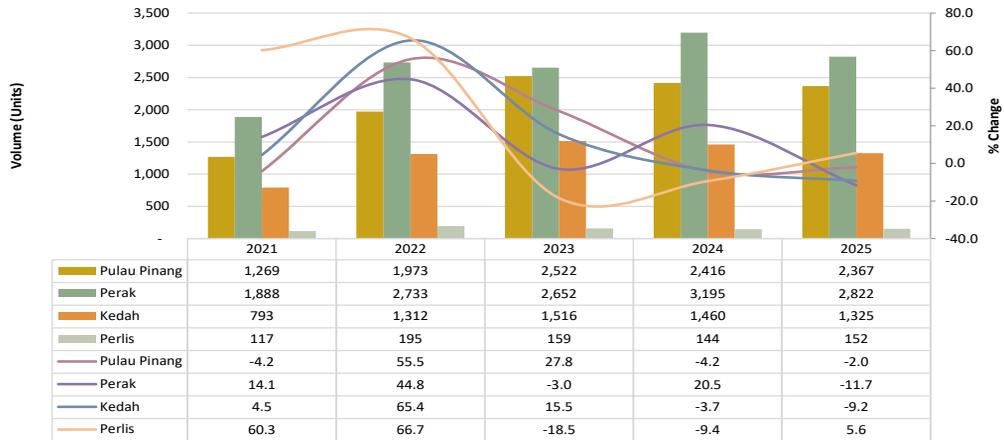
2.2 COMMERCIAL PROPERTY

Transaction

The commercial sub-sector recorded 6,666 transactions worth RM4.6 billion in the review period. The transaction volume and value decreased by 7.6% and 18.7%, as compared to 2024.

Chart 13

Commercial Property Transactions Volume Trend 2021 – 2025

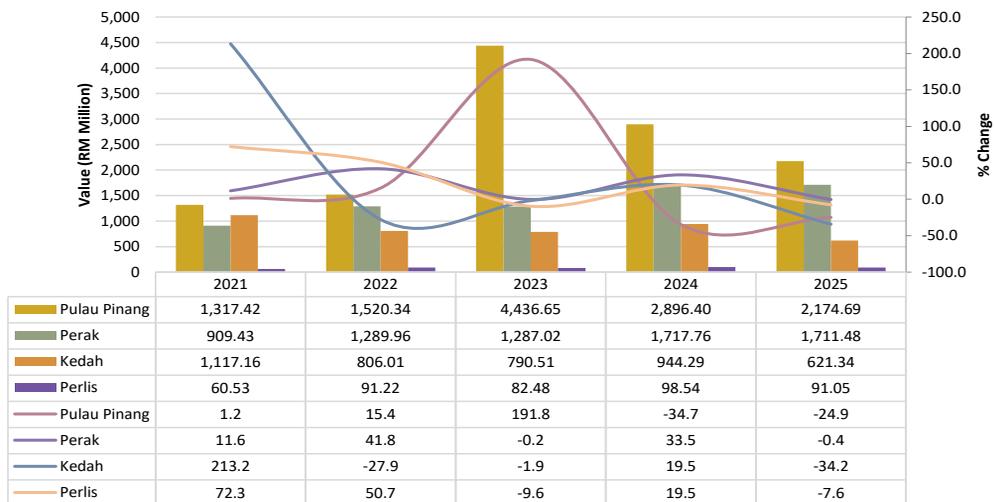


Nilai transaksi merekodkan penurunan sebanyak 34.2% di Kedah, diikuti Pulau Pinang (24.9%), Perlis (7.6%) dan Perak (0.4%) pada tempoh kajian.

Transaction value recorded a decline of 34.2% in Kedah, followed by Pulau Pinang (24.9%) Perlis (7.6%) and Perak (0.4%) in the review period.

Chart 14

Commercial Property Transactions Value Trend 2021 – 2025



a. Kedai

Transaksi

Subsektor kedai kekal sebagai penyumbang utama dalam pasaran harta tanah komersial di Wilayah Utara, merangkumi 64.1% (4,274 transaksi bernilai RM2.78 bilion) daripada jumlah transaksi harta tanah komersial (6,666 transaksi bernilai RM4.6 bilion). Mengikut negeri, Perak mendahului pasaran dengan syer 43.2%, diikuti Pulau Pinang (29.6%), Kedah (24.1%) dan Perlis (3.1%). Daripada segi nilai transaksi, Pulau Pinang memacu pasaran dengan syer 41.5%, diikuti Perak (36.7%), Kedah (18.7%) dan Perlis (3.1%).

Status Pasaran

Berbanding tahun 2024, trend unit kedai siap dibina tidak terjual di Wilayah Utara secara keseluruhan meningkat, selaras dengan itu, nilai unit siap dibina tidak terjual di wilayah ini turut mencatat peningkatan. Selain itu, unit dalam pembinaan belum terjual merekodkan kenaikan hampir dua kali ganda. Walaubagaimanapun, prestasi setiap negeri adalah pelbagai bagi unit siap dibina tidak terjual dan unit dalam pembinaan belum terjual. Tiada unit kedai belum dibina tidak terjual direkodkan di Pulau Pinang, Kedah dan Perlis, manakala Perak merekodkan sebanyak 92 unit.

10

a. Shop

Transaction

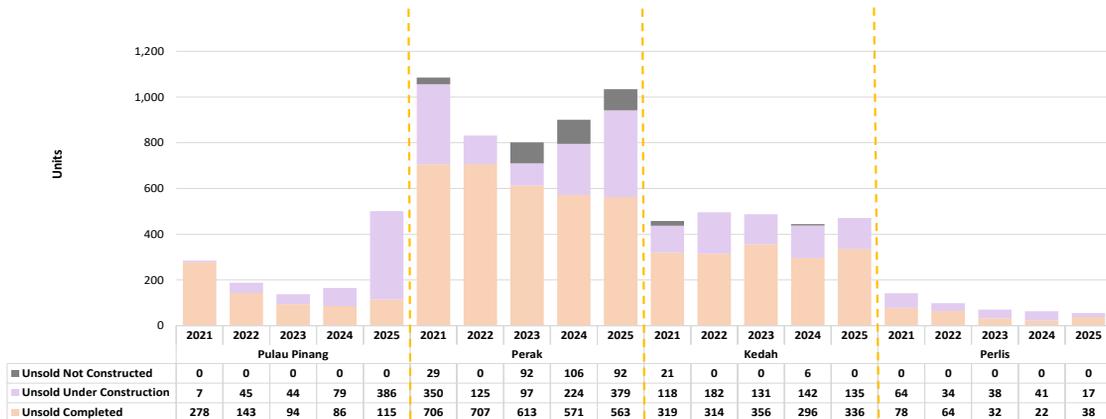
The shop sub-sector remained a key contributor to the commercial property market in the Northern Region, accounting for 64.1% (4,274 transactions worth RM2.78 billion) of the total commercial property transactions (6,666 transactions worth RM4.6 billion). By state, Perak led the market with a 43.2% share, followed by Pulau Pinang (29.6%), Kedah (24.1%), and Perlis (3.1%). In terms of transaction value, Pulau Pinang drove the market with a 41.5% share, followed by Perak (36.7%), Kedah (18.7%) and Perlis (3.1%).

Market Status

Compared with 2024, the overall number of unsold completed units in the Northern Region increased, accompanied by a corresponding rise in total value unsold completed units in the region also. Additionally, unsold under construction recorded almost a twofold increase. However, performance varied across individual states for both unsold completed and unsold under construction units. No unsold not constructed units were recorded in Pulau Pinang, Kedah and Perlis, while Perak recorded 92 units.

Chart 15

Shop Unsold Units 2021 – 2025



Aktiviti Pembinaan

Aktiviti pembinaan berbeza-beza antara negeri-negeri di Wilayah Utara. Bilangan siap dibina di Perlis meningkat lebih 4 kali ganda dan di Perak meningkat lebih 3 kali ganda, manakala Kedah merekodkan peningkatan sebanyak 25.2% berbanding tahun 2024. Mula dibina di Kedah meningkat lebih 5 kali ganda manakala Perlis, Pulau Pinang, dan Perak menurun sebanyak 100%, 57.8% dan 21.7%. Penawaran baharu dirancang bagi semua negeri menurun kecuali Perlis meningkat dua kali ganda.

Construction Activity

The construction activities varied among the states in the Northern Region. Completion increased by more than fourfold in Perlis and more than threefold in Perak, while Kedah recorded a 25.2% increase compared to 2024. Starts in Kedah increased by more than fivefold except for Perlis, Pulau Pinang, and Perak, which decreased by 100%, 57.8%, and 21.7%. The new planned supply for all states decreased except for Perlis, which increased more than double

Chart 16

Shop Construction Activity Trend 2021 – 2025

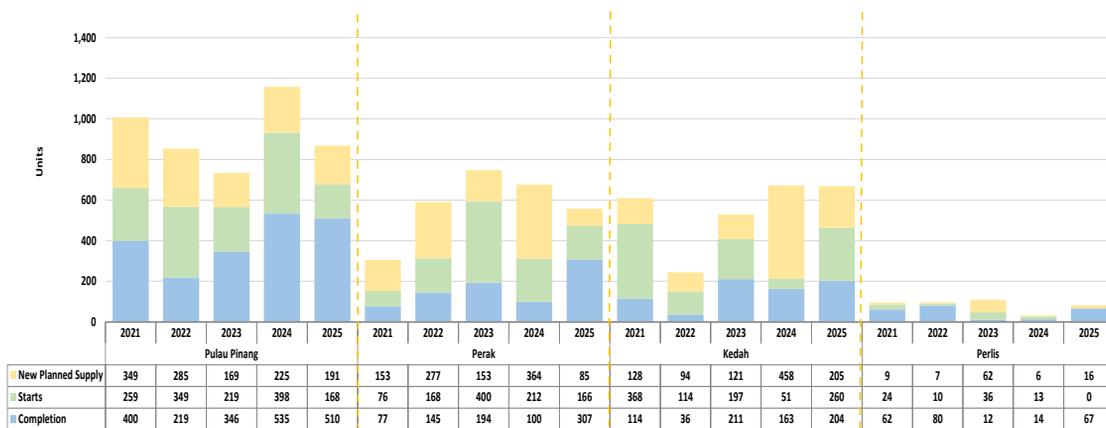


Table 3

Construction Activity of Shop in Northern Region 2025

State of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)		39,915	59,176	31,668	4,525
Incoming Supply (units)		1,262	1,357	634	44
Planned Supply (units)		846	1,269	987	16

Harga dan Sewa

Harga kedai di semua negeri secara amnya adalah stabil. Di Pulau Pinang, kedai bertanah mencecah sehingga RM5,100,000 bergantung kepada lokasi, jenis harta tanah dan saiz tanah/ unit. Transaksi kedai sebelum perang dan kedai dua tingkat adalah aktif dan mencatat pergerakan harga yang stabil. Di Perak, trend menaik bagi harga kedai tiga tingkat di Ipoh dapat dilihat di Lorong Green/ Pers Greenhill sebanyak 16.7%, Jalan Bendahara sebanyak 7.7%, dan Jalan Raja Ashman Shah sebanyak 3.3%.

Price and Rental

Prices of shops in all states were generally stable. In Pulau Pinang, landed shop transacted prices reached as high as RM5,100,000 land size/units depending on location, and property type. Transactions for the pre-war and double storey shop were active and recorded stable price movement. In Perak, an upward trend for three storey shop prices in Ipoh was seen at Lorong Green/ Pers Greenhill by 16.7%, Jalan Bendahara by 7.7%, and Jalan Raja Ashman Shah by 3.3%.

Begitu juga pasaran sewa juga stabil secara keseluruhan. Di Pulau Pinang, sewa kedai tingkat bawah adalah stabil kecuali di luar pusat bandar yang menunjukkan pergerakan bercampur. Juru Sentral dan Pusat Perniagaan Sentral Jaya mencatat harga sewa yang tinggi di antara RM7,500 hingga RM9,000 sebulan.

Similarly, the rental market is also stable across the board. In Pulau Pinang, ground floor shop rents were stable except outside the city center, showing a mixed movement. Juru Sentral and Pusat Perniagaan Sentral Jaya recorded high rental rates ranging from RM7,500 to RM9,000 per month.

b. Pangsapuri Khidmat/ SOHO

b. Serviced Apartment/ SOHO

Transaksi

Transaction

Terdapat 557 transaksi pangsapuri khidmat/ SOHO bernilai RM271.37 juta direkodkan di Wilayah Utara. Bilangan dan nilai transaksi meningkat sebanyak 8.4% dan 5.9% berbanding dengan tahun 2024 (391 transaksi bernilai RM216.16 juta).

There were 557 transactions worth RM271.37 million of serviced apartments/ SOHO recorded in the Northern Region. The transaction volume and value increased by 8.4% and 5.9% compared to 2024 (391 transactions worth RM216.16 million).

Status Pasaran

Market Status

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Berbanding tahun 2024, unit siap dibina tidak terjual bagi pangsapuri khidmat/ SOHO di Pulau Pinang meningkat kepada 1,263 unit bernilai RM771.56 juta (2024: 549 unit bernilai RM483.35 juta). Di Perak, unit siap dibina tidak terjual bagi pangsapuri khidmat/ SOHO turut meningkat kepada 152 unit bernilai RM70.26 juta (2024: 130 unit bernilai RM64.81 juta). Tiada unit siap dibina tidak terjual direkodkan di Kedah dan Perlis.

Compared to 2024, the unsold completed serviced apartments/ SOHOs in Pulau Pinang increased significantly to 1,263 units worth RM771.56 million (2024: 549 units worth RM483.35 million). Similarly in Perak, the unsold completed serviced apartments/ SOHOs also rose to 152 units worth RM70.26 million (2024: 130 units worth RM64.81 million). There were no unsold units recorded in Kedah and Perlis.

Sementara itu, unit dalam pembinaan tidak terjual di Pulau Pinang meningkat 63.5% kepada 3,997 unit, manakala Perak meningkat lebih 5 kali ganda kepada 402 unit. Sebanyak 600 unit belum dibina tidak terjual di Pulau Pinang manakala tiada unit belum dibina tidak terjual di Perak, Kedah dan Perlis.

Meanwhile, unsold under construction in Pulau Pinang increased by 63.5% to 3,997 units, while in Perak it increased more than fivefold to 402 units. A total of 600 unsold not constructed units were recorded in Pulau Pinang. There were no unsold not constructed units in Perak, Kedah, and Perlis.

Aktiviti Pembinaan

Construction Activity

Aktiviti pembinaan baharu adalah sederhana aktif pada tempoh kajian. Pulau Pinang dan Kedah merekodkan 4,847 unit dan 732 unit dalam penawaran baharu dirancang. Negeri-negeri lain tidak merekodkan aktiviti baharu.

The new construction activity was moderately active in the review period. Pulau Pinang and Kedah recorded 4,847 and 732 units in the new planned supply. Other states did not record any new activity.

Table 4
Construction Activity of Serviced Apartments/ SOHOs in Northern Region 2025

State of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)		16,425	3,266	637	0
Incoming Supply (units)		11,118	1,191	831	0
Planned Supply (units)		7,910	1,749	1,165	0

c. Kompleks Perniagaan

Transaksi

Tempoh kajian merekodkan tiga transaksi kompleks perniagaan di Wilayah Utara. Ketiga-tiganya di Perak iaitu AEON Mall Taiping, AEON Mall Manjung, dan Pasaraya TF Value Mart di Seri Manjung.

Penghunian dan Ketersediaan Ruang

Kadar penghunian keseluruhan kompleks perniagaan di Wilayah Utara mencatat 75.9%, iaitu mengalami penurunan 1.2% berbanding tahun 2024. Mengikut negeri, Kedah mengalami peningkatan kadar penghunian kepada 75.2% manakala Pulau Pinang dan Perlis masing-masing mengalami penurunan kepada 70.9% dan 48.6%.

c. Shopping Complex

Transaction

The review period recorded three transactions of shopping complexes in the Northern Region, namely AEON Mall Taiping, AEON Mall Manjung, and Pasaraya TF Value Mart in Seri Manjung.

Occupancy and Space Availability

The overall occupancy rate for shopping complexes in the Northern Region recorded 75.9%, a drop of 1.2% compared to 2024. By state, Kedah's occupancy rate increased to 75.2%, while Pulau Pinang and Perlis declined to 70.9% and 48.6%, respectively.

Chart 17

Supply and Occupancy of Shopping Complex 2025



Aktiviti Pembinaan

Enam bangunan baru siap dibina di rekodkan di Wilayah Utara pada tempoh kajian. Perincian bangunan adalah seperti di bawah:

Table 5

Completion of Shopping Complex in the Northern Region 2025

No.	State	Name of Building	Location	Property Type	Net Lettable Area (sq. metre)
1	Pulau Pinang	The Waterfront Shoppes	Gelugor	Shopping Centre	61,873
2	Pulau Pinang	Klippa Shopping Centre	Batu Kawan	Shopping Centre	7,108
3	Perak	Econsave Hutan Melintang	Hutan Melintang	Hypermarket	6,789
4	Perak	Econsave Kuala Kangsar	Kuala Kangsar	Hypermarket	5,234
5	Perak	Bazar II @ Botani Village	Ipoh	Arcade	3,549
6	Perlis	Kangar Jaya Mall	Kangar	Shopping Centre	22,544

Construction Activity

Six new completions were recorded in the Northern Region during the review period. The details are as follows:

Table 6

Construction Activity of Shopping Complex in the Northern Region 2025

State of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply		100 complexes (1,961,003 s.m.)	77 complexes (983,769 s.m.)	53 complexes (597,573 s.m.)	20 complexes (73,993 s.m.)
Incoming Supply		1 complex (25,040 s.m.)	0	0	1 complex (6,806 s.m.)
Planned Supply		2 complexes (96,421 s.m.)	0	3 complexes (28,905 s.m.)	0

Sewa

Pergerakan sewa ruang niaga menunjukkan prestasi yang bercampur-campur, yang banyak dipengaruhi oleh jenis dan lokasi harta tanah. Di Pulau Pinang, Mydin Bertam merekodkan pertumbuhan kadar sewa antara 13.1% hingga 14.8%, manakala di Kedah, Aman Central Mall mencatatkan peningkatan kadar sewa antara 2.2% hingga 10%. Di Perak dan Perlis, beberapa lokasi mengalami peningkatan kadar sewa yang ketara, termasuk Ipoh Parade yang merekodkan pertumbuhan kadar sewa sehingga 79.4%, serta Kompleks Kangar yang mencatatkan kenaikan kadar sewa sehingga 39%.

Rental

Rental movement in the retail space showed mixed performance, largely influenced by property type and location. In Pulau Pinang, Mydin Bertam recorded a rental growth ranging from 13.1% to 14.8%, while in Kedah, Aman Central Mall recorded rental increases of between 2.2% and 10%. In Perak and Perlis, several locations experienced significant rental uplifts, including Ipoh Parade, which recorded a rental growth of up to 79.4%, and Kompleks Kangar, rental rates increased as high as 39%.

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Table 7

Pertinent Tenant Movements in Shopping Complex

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Pulau Pinang	Sunshine Central Mall	5,999	Move In
2		Gurney Paragon	876	Move In
3		1st Avenue	4,747	Move In
4		Lotus's Tanjung Pinang	1,232	Move In
5	Perak	AEON Big Falim	787	Move In
6		AEON Big Falim	815	Move Out

d. Pejabat Binaan Khas**Transaksi**

Tempoh kajian merekodkan dua transaksi pejabat binaan khas di Wilayah Utara, iaitu Wisma UMNO di Butterworth, Pulau Pinang dan sebuah pejabat binaan khas di Jalan Perak/ Jalan Logan, George Town, Pulau Pinang.

d. Purpose-Built Office**Transaction**

The review period recorded two transactions of purpose-built offices in the Northern Region, namely Wisma UMNO in Butterworth, Pulau Pinang, and a purpose-built office in George Town, Pulau Pinang.

Penghunian dan Ketersediaan Ruang

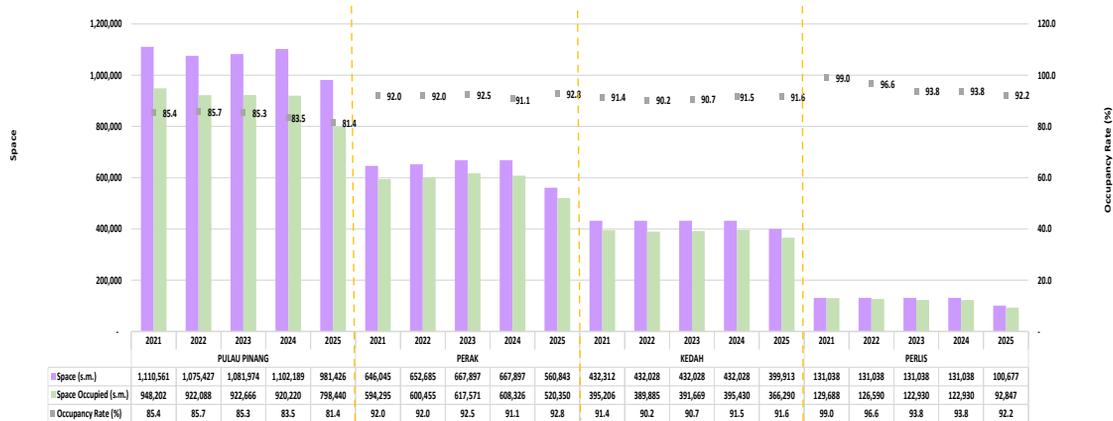
Segmen pejabat binaan khas menunjukkan prestasi bercampur-campur pada tempoh kajian. Kadar penghunian keseluruhan Perak mencatatkan peningkatan sebanyak 1.7%, diikuti Kedah (0.1%) sementara negeri-negeri lain menunjukkan trend penurunan didahului oleh Pulau Pinang (2.1%) dan diikuti Perlis (1.6%).

Occupancy and Space Availability

The purpose-built office segment showed a mixed performance within the review period. The overall occupancy rate in Perak increased by 1.7%, followed by Kedah (0.1%), while other states showed a downward trend, led by Pulau Pinang (2.1%) and followed by Perlis (1.6%).

Chart 18

Supply and Occupancy of Purpose-Built Office 2025



Aktiviti Pembinaan

Prestasi aktiviti pembinaan adalah bertambah baik pada 2025. Sebanyak tiga bangunan siap dibina direkodkan, iaitu Bangunan Kementerian Sumber Manusia Pulau Pinang di Pengkalan Weld, George Town, yang menawarkan 1,545 m.p. ruang pejabat, Ideal MSC Tower di Jalan Tun Dr Awang, Pulau Pinang yang menawarkan 30,915 m.p. ruang pejabat dan Oxpoint Office Tower @ Piccadilly Greentown di Ipoh, Perak yang menawarkan 4,838 m.p. ruang pejabat.

Construction Activity

The performance of construction activity improved in 2025. A total of three completions were recorded, namely the Kementerian Sumber Manusia Pulau Pinang in Pengkalan Weld, George Town, offering 1,545 s.m. of office space, Ideal MSC Tower at Jalan Tun Dr Awang, Pulau Pinang offering 30,915 s.m. office space and Oxpoint Office Tower @ Piccadilly Greentown at Ipoh, Perak providing 4,838 s.m. of office space.

Table 8

Construction Activity of Purpose-Built Office in Northern Region 2025

Stage of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply		128 buildings (981,426 s.m.)	125 buildings (560,843 s.m.)	76 buildings (399,913 s.m.)	26 buildings (100,677 s.m.)
Incoming Supply		3 buildings (28,596 s.m.)	3 buildings (15,234 s.m.)	0	2 buildings (25,085 s.m.)
Planned Supply		3 buildings (54,466 s.m.)	0	0	0

Sewa

Sewa bangunan pejabat binaan khas sebahagian besarnya stabil di Wilayah Utara dengan beberapa pengecualian. Di George Town, kenaikan sewa berlaku di Wisma Kinta (7.5%), KOMTAR Tower Block (3.8%) dan Wisma Leader (3.7%) manakala di Ipoh dan Kangar, kenaikan sewa berlaku di Bangunan KWSP antara 5% hingga 8.4%. Menara IJM mencatat sewa tertinggi di Wilayah Utara iaitu RM74.49 s.m.p.

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

Table 9

Tenant Movements in Purpose-Built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Pulau Pinang	MWE Plaza	476	Move In
2.		Wisma Khai Weng	648	Move Out
3.	Perak	Menara SSM	1,299	Move In
4.		Wisma SSI	4,955	Move In

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e. Riadah

Transaksi

Dalam tempoh kajian menyaksikan beberapa transaksi harta tanah riadah di Wilayah Utara seperti Vouk Hotel Suites di Jalan Sultan Ahmad Shah, George Town dan T+ Hotel di Jalan Kampung Gajah, Bandar Butterworth, kedua-duanya di Pulau Pinang serta Pi Hotel di Jalan Horley/ Veerasamy, Ipoh, Perak.

Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Utara merekodkan sebuah hotel siap dibina di Pulau Pinang pada tempoh kajian. Hotel Fifth Avenue Hotel & Suites ini menawarkan 241 bilik keseluruhannya ke pasaran.

Rental

Rentals of purpose-built offices were largely stable across the board, with a few exceptions. In George Town, rental increments were captured at Wisma Kinta (7.5%), KOMTAR Tower Block (3.8%), and Wisma Leader (3.7%), while in Ipoh and Kangar, rental increments were captured at the KWSP Building between 5% and 8.4%. Menara IJM recorded the highest rental in the Northern Region at RM74.49 p.s.m.

The table below shows the list of some pertinent tenant movements recorded in Pulau Pinang.

e. Leisure

Transaction

During the review period, a few leisure property transactions were recorded in the Northern Region, including Vouk Hotel Suites at Jalan Sultan Ahmad Shah, George Town and T+ Hotel at Jalan Kampung Gajah, Bandar Butterworth, both in Pulau Pinang, as well as Pi Hotel at Jalan Horley/ Veerasamy, Ipoh, Perak.

Construction Activity

In the leisure sub-sector, the Northern Region recorded one hotel completion in Pulau Pinang during the review period. The property, Fifth Avenue Hotel & Suites, offers a total of 241 rooms to the market.

2.3 HARTA TANAH PERTANIAN

Transaksi

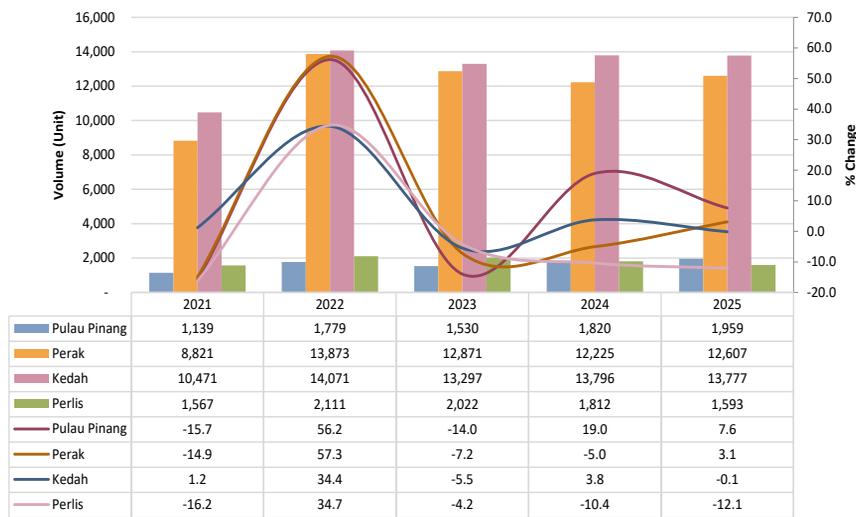
Subsektor pertanian kekal sebagai subsektor kedua terbesar selepas kediaman dengan 29,936 transaksi, merangkumi 28.6% daripada transaksi harta tanah di wilayah ini. Kedah merupakan penyumbang utama dalam aktiviti pasaran pertanian dengan 13,777 transaksi, diikuti Perak (12,607 transaksi), Pulau Pinang (1,959 transaksi) dan Perlis (1,593 transaksi).

2.3 AGRICULTURE PROPERTY

Transaction

The agricultural sub-sector remains the second leading sub-sector after residential with 29,936 transactions, accounting for 28.6% of the region's property transactions. Kedah was the main contributor to agriculture market activity with 13,777 transactions, followed by Perak (12,607 transactions), Pulau Pinang (1,959 transactions), and Perlis (1,593 transactions).

Chart 19
Agriculture Property Transactions Volume Trend 2021 – 2025

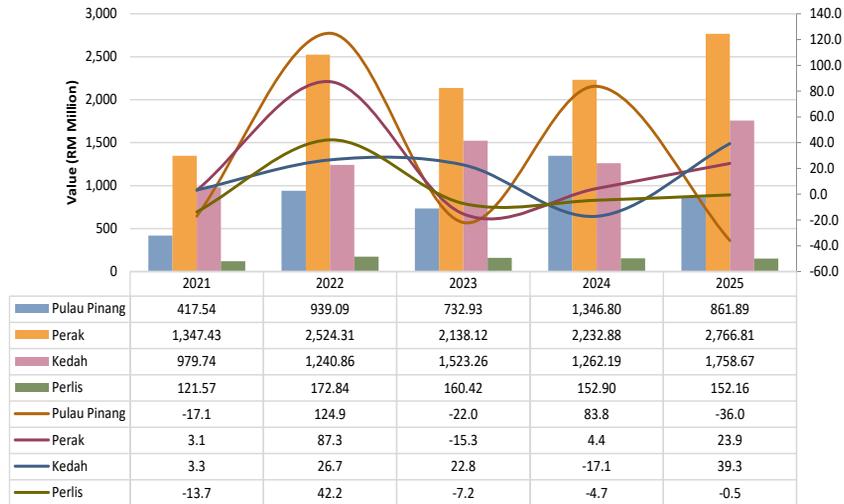


Subsektor pertanian merekodkan RM5.54 bilion nilai transaksi bersamaan 14.8% daripada jumlah nilai transaksi di wilayah ini. Kedah dan Perak mencatat peningkatan nilai transaksi sebanyak 39.3% dan 23.9%, manakala Pulau Pinang dan Perlis mencatatkan penurunan sebanyak 36% dan 0.5%.

The agriculture sub-sector recorded RM5.54 billion in transaction value, equivalent to 14.8% of total transaction value in the region. Kedah and Perak recorded an increase of value by 39.3% and 23.9%, while Pulau Pinang and Perlis recorded a drop of 36% and 0.5%.

Chart 20

Agriculture Property Transactions Value Trend 2021 – 2025



Harga

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Harga tanah pertanian pada umumnya kekal stabil dengan sedikit pergerakan naik turun harga direkod di beberapa kawasan. Di Perlis, transaksi tanah padi kelas 1 dan kelas 2 kekal aktif dan mencatatkan kenaikan harga dalam lingkungan 3.6% hingga 19.6% berbanding tahun 2024. Di Perak, transaksi tanah kelapa sawit dan getah adalah aktif dan mencatat pergerakan harga yang bercampur bergantung kepada lokasi tanah. Sementara itu, di Kedah, transaksi tanah dusun, getah, kelapa sawit dan padi adalah aktif dan mencatat pergerakan harga yang stabil.

Price

Prices of agricultural properties remained generally stable, with marginal fluctuations recorded in selected areas. In Perlis, class 1 and class 2 paddy lands remained active, recording price appreciations ranging from 3.6% to 19.6% compared to 2024. In Perak, oil palm and rubber land transactions were active, exhibiting mixed price movement depending on the location of the land. Meanwhile in Kedah, transactions involving orchard, rubber, oil palm and paddy land were active, and with prices largely stable.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	North Coastal Paired Road (NCPR) Phase 1 (Alternative route from Tanjung Bungah to Teluk Bahang)	<ul style="list-style-type: none"> Location: From Tanjung Bungah to Teluk Bahang, Penang. Distance: 10.61 kilometers, comprising 8.41 km of main roads and 2.2 kilometers of coastal roads. Project Cost: RM2.43 billion, with an additional RM500 million for land acquisition costs. Developer: Consortium Zenith Construction Sdn Bhd (CSZ). Description: This project is implemented to reduce traffic congestion along the northern coastal area of Penang, while also enhancing socio-economic development in the Batu Ferringhi and Teluk Bahang areas. 	Expected to begin in 2026.
2.	Mutiara Line LRT (Formerly known as Bayan Lepas Light Rail Transit)	<ul style="list-style-type: none"> Location: Penang Island Connecting areas: The LRT line will start from Silicon Island (PSR-A) until Butterworth. Length: 29.5 kilometres Descriptions: The LRT line spans 29.5 km and features 21 stations, making it the primary North-South rail corridor on the island. 	Proposed Development
3.	Penang Hill Cable Car Project	<ul style="list-style-type: none"> Location: Penang Hill, Penang Connecting areas: Starting from Penang Botanic Garden until Hill Station Length: 2.73 kilometers with 3 stations along the route Project cost/ Estimating cost: RM245 million Descriptions: This project is an addition to alternative transportation to Penang Hill and aims to reduce traffic congestion along Jalan Kebun Bunga, the main road to the Penang Botanic Garden. 	Under construction and expected to be completed in Q3 2026.
4.	Penang International Airport (PIA) Expansion	<ul style="list-style-type: none"> Location: Bayan Lepas, Penang Project cost/ Estimating cost: RM1.0 billion Descriptions: 3 Packages – <ul style="list-style-type: none"> ➤ Package 1 covers ancillary buildings and associated works. ➤ Package 2 is for apron and airside facilities. ➤ Package 3 is works on the main terminal building. 	Under construction and expected to be completed in 2028.
5.	Juru - Sungai Dua Elevated Highway	<ul style="list-style-type: none"> Location: Penang Mainland Connecting areas: Juru North – South Expressway – Sungai Dua, Seberang Perai Tengah, Penang. Project cost/ Estimating cost: RM3 billion Descriptions: This initiative aims to alleviate traffic congestion on the highway, particularly during peak hours, while also benefiting the neighboring states. 	Expected to be completed in 2030.
6.	Lumut Maritime Terminal (LMT 2)	<ul style="list-style-type: none"> Location : Batu Undan, Segari Land Area : 90 hectare Gross development value : RM282 million Developer : Perbadanan Kerajaan Negeri Perak Descriptions: <ul style="list-style-type: none"> ➤ Lumut Maritime Terminal (LMT 2) is located in Lumut, Perak and serves as a significant port facility primarily catering to maritime and logistics services. As a modern terminal, it handles various types of cargo, including containerized goods, bulk cargo, and other maritime-related activities. This terminal plays a crucial role in facilitating trade and transportation within the region, connecting Malaysia with international shipping routes. The terminal may also provide various services such as warehousing, customs clearance, and freight forwarding to support the shipping process. 	Under Construction

No.	Infrastructure Projects	Description	Current Development Status
7.	RTB Sungai Pendang (Package 1)	<ul style="list-style-type: none"> • Location : District of Pendang and Yan • Areas : <ul style="list-style-type: none"> ➤ Sg Choras / Sungai Sala: 8.2 km ➤ Bridge K1 at CH 25500 ➤ Bridge K452 at CH 19900 ➤ Bridge K147 at CH 8850 • Project Cost/ Estimating Cost: RM104.03 million • Contractor: Ikhmas Jaya Group Berhad • Components Descriptions: <ul style="list-style-type: none"> ➤ Upgrade Sungai Choras & Sungai Sala ➤ Upgrade 3 bridges which are K1, K147 and K452 ➤ Construction Barrage and Inlet Structure ➤ Construction Tidal Control Gate 	Under Construction.
8.	RTB Sungai Pendang (Package 2)	<ul style="list-style-type: none"> • Location : District of Pendang and Yan • Areas : <ul style="list-style-type: none"> ➤ Sg Choras / Sungai Sala: 8.2 km ➤ Bridge K1 at CH 25500 ➤ Bridge K452 at CH 19900 ➤ Bridge K147 at CH 8850 • Project Cost/ Estimating Cost: RM104.03 million • Components Descriptions: <ul style="list-style-type: none"> ➤ Upgrade Sungai Choras & Sungai Sala ➤ Upgrade 3 bridges which are K1, K147 and K452 ➤ Construction Barrage and Inlet Structure ➤ Construction Tidal Control Gate 	Under Construction.
9.	RTB Jitra Selatan	<ul style="list-style-type: none"> • Location : Kubang Pasu. • Areas : 1.6 km along Sungai Keronco. • Project Cost/ Estimating Cost: RM34 million • Components Descriptions: <ul style="list-style-type: none"> ➤ General Item ➤ Drainage Work ➤ Pond Infrastructure ➤ M & E Works 	Under Construction.
10.	Jeniang Transfer	<ul style="list-style-type: none"> • Location : Sik, Pendang & Kuala Muda • Areas : 1,563.32 hectares • Project Cost/ Estimating Cost: <ul style="list-style-type: none"> Phase 1 - RM101 million Phase 2 - RM400 million • Components Descriptions: <ul style="list-style-type: none"> ➤ Key intake and control structures for water management ➤ Transfer and delivery canals designed to move water efficiently between project zones ➤ Dam and reservoir serving as the primary water storage and regulation point 	Under construction Project status: 1. Phase 1 – Completed 2. Phase 2 – Land acquisition
11.	Kangar Sentral	<ul style="list-style-type: none"> • Location: Seriab, Perlis • Land area: 5.41 acres • Project cost/ estimating cost: RM32 million • Descriptions: A new integrated bus terminal with facilities for the public such as food stalls, waiting area, public toilet and more. 	Completed
12.	Sanglang Integrated Jetty	<ul style="list-style-type: none"> • Location: Sanglang, Perlis • Land area: 203 acres • Project cost/ estimating cost: RM1.8 billion • Developer: Mutiara Perlis Sdn. Bhd. • Descriptions: Listed in the NCER Strategic Development Plan by Northern Corridor Implementation Authority. • Components: <ul style="list-style-type: none"> ➤ Cargo & Container Terminal (Nucleus) ➤ Ships Repair and Overhaul (MRO) Maintenance Centre ➤ Cruise ship terminal • Free Trade Zone (FTZ). 	Under Construction Project status: Site clearing

3.2 Mega Project

Development Projects

No.	Development	Description	Current Development Status
1.	Setia Fontaines Township	<ul style="list-style-type: none"> Location: North of Seberang Perai, Pulau Pinang Land area: 1,691 acres Estimated Gross Development Value: RM12 billion Developer: SP Setia Berhad Description: It is an integrated development that will include residential and commercial development including office space, a trade centre, warehousing, a technological hub, shopping centres, F&B, a convention centre, a hotel, and a leisure area. 	Under Construction
2.	Rumah Bakat Baru MADANI	<ul style="list-style-type: none"> Location: Seberang Jaya and Batu Kawan, Pulau Pinang Land area: Seberang Jaya (34 acres) and Batu Kawan (161.5 acres). Descriptions: The launch of the largest housing project, Rumah Bakat Baru MADANI, which will provide more than 35,000 housing units for the B40 and M40 groups. The prices offered are between RM225,000 to RM420,000, starting in 2026 and expected to be completed within 10 years. This project is a collaboration between Penang Development Corporation (PDC), its subsidiary PDC Properties and Sky World Development Berhad which provides the people of Penang with the opportunity to own a home in line with the goals of the 12th Malaysia Plan. 	Proposed Development
3.	Eco Horizon	<ul style="list-style-type: none"> Location: Simpang Ampat, Pulau Pinang Land area: 300 acres Estimated Gross Development Value: RM7 billion Developer: Eco World Development Berhad Descriptions: Eco Horizon project serves as the latest benchmark township in Penang which boasts a 300-acre master-planned mixed development and located strategically off the primary interchange linking the 2nd Penang Bridge to the North South Highway. 	Under Construction
4.	Ipoh Sentral	<ul style="list-style-type: none"> Location : Near Ipoh KTM Station Land area : 67 acres Gross Development Value: RM6.26 billion Developer : Malaysian Resources Corporation Berhad (MRCB) through its subsidiary Country Annexe Sdn Bhd (CASB). Descriptions : This project are collaborations between Railways Assets Corporation (RAC), the Perak State Government and Malaysian Resources Corporation Berhad (MRCB). This project will be carried out in two phases, phase one focus on transit infrastructure and preliminary commercial component and the second phase involving a mixed-use development covering 24.7 hectares, including serviced apartments, offices, commercial spaces, a hotel, and community facilities. The project is expected to be completed within 20 years. 	Proposal Stage
5.	Scientex Ipoh	<ul style="list-style-type: none"> Location: Klebang Ipoh; Land area: 219 acres; Description: <ul style="list-style-type: none"> ➤ New freehold township. ➤ Phase 1 development divided into 7 phases with total of 73 acres (991 units of double storey terraced house, link house and apartments) 238 unit of double storey launched in 2024. Minimum price at RM315,000. ➤ Phase 2: 122 units double storey terraced house, open for sale in May 2024. Minimum price at RM315,000. 	Under Construction

No.	Development	Description	Current Development Status
6.	KLK TechPark Tanjung Malim	<ul style="list-style-type: none"> • Location: Tanjung Malim; • Land area: 600 hectares; • Gross Development Value: RM3.5 billion • Descriptions: <ul style="list-style-type: none"> ➤ To attract foreign automotive investments such as BYD company and others ➤ To create a regional automotive hub 	Proposal Stage
7.	Assana and Merrisa	<ul style="list-style-type: none"> • Location: Jln Pantai Chenang • Land area: 2.38 hectares • Developer: Tropicana Corporation Berhad • Description: Service Villa with 831 units 	Under construction
8.	Pulau Bunting Intergrated Development Of Gas Supply Centre and Power Plant	<ul style="list-style-type: none"> • Location: Pulau Bunting, Yan, Kedah Darul Aman • Land area: 119 .93 acres • Project Cost/ Estimating Cost: RM 11.10 Billion • Descriptions: <ul style="list-style-type: none"> ➤ Ship To Ship (STS) Operation – STS (MMC Berhad) ➤ Cycle Gas Turbine Power Plant – CCGT (Malakoff Berhad) ➤ LNG Regasification Terminal – RGT (Gas Malaysia Berhad) 	<ul style="list-style-type: none"> - STS Operation commenced on 24th April 2023 - CCGT: Initial Notification Letter has been issued by the Energy Commission (ST) - RGT : under Feasibility Study
9.	Sanglang Port	<ul style="list-style-type: none"> • Location: Kuala Sanglang, Kubang Pasu • Land area: 2,000 hectares • Project Cost/ Estimating Cost: RM800 million - RM1 billion • Developer: MMC Port Holdings Sdn. Bhd • Descriptions: <ul style="list-style-type: none"> ➤ Multipurpose Terminal ➤ Container Terminal ➤ Ammonia & Hydrogen Storage 	Proposed Development
10.	UniKL-ASTI	<ul style="list-style-type: none"> • Location: Located on Lot 10667, Mukim Titi Tinggi, Perlis. • Land area: 24.281 hectares. • Gross Development Value: RM2 Billion. • Developer: Public Works Department (Jabatan Kerja Raya). • Description: <ul style="list-style-type: none"> ➤ Construction of a university campus that accommodates students in high-impact fields of Technical and Vocational Education and Training (TVET), such as heavy vehicle maintenance technology, lifting equipment management, and Maintenance, Repair, and Overhaul (MRO) technology implementation. 	Under construction Project status: Site clearing
11	Kangar Jaya Mall (C-Mart 3)	<ul style="list-style-type: none"> • Location: Lot 20683, Mukim Seriab, Bandar Baru Kangar Jaya, Perlis. • Land area: 5.0818 hectares. • Developer: C-Mart 3 Sdn. Bhd. • Description: <ul style="list-style-type: none"> ➤ The construction of a 3 storey supermarket consisting of a multi-storey car park, a theatre, a multi-purpose hall and other facilities. 	Completed

3.3 State Government Policy

No	State	Description
1.	Pulau Pinang	<ul style="list-style-type: none"> The MADANI Ownership Campaign (MOC) by the Penang State Housing Board (LPNPP) is a one-year policy effective from 1st June 2025 to 31st May 2026. MOC aimed at revitalizing the real estate sector and promoting inclusive homeownership. It introduces incentives such as reduced contributions for developers, a 50% open market quota with phased releases, and a new affordable housing category (RMKu Type D) priced under RM400,000 for households earning up to RM15,000 monthly. Additional measures include a 5% discount for unsold completed properties, exemptions from social impact assessments for certain projects, and waivers for non-compliance fees related to affordable housing quotas. The policy builds on previous initiatives like the Home Ownership Campaign (HOC) to sustain market momentum, address construction cost challenges, and foster a competitive, inclusive property ecosystem in Pulau Pinang.
2.	Perak	<ul style="list-style-type: none"> The Dasar Perumahan Negeri Perak 2.0, which is currently in its final stages of preparation, is expected to be launched this year. This new policy will be inclusive, addressing all key aspects of the housing sector in the state. The main focus of the Dasar Perumahan Negeri Perak 2.0 is to promote the construction of more affordable homes, providing more opportunities for the people of Perak, especially the B40 group and those in need, to own a comfortable home. This policy will also align with current needs, including preparations for a state with an aging population. Perak is committed to ensuring the well-being of its people by providing affordable housing that meets the needs of various communities.
3.	Kedah	<ul style="list-style-type: none"> State Government initiative to assist fishermen by granting ownership rights to residents of Kota Nelayan, Kuala Kedah with an allocation of: <ul style="list-style-type: none"> ➤ Phase 1 - 321 ownership rights, allocation of RM500,000. ➤ Phase 2 - 257 ownership rights, allocation of RM500,000. The State Government will impose new rates for Land Office fees, land alienation premiums, temporary occupation licenses and other related fees effective May 2025. The State Government has also allocated more than RM29 million under Public Works Department for 33 projects involving road and bridge upgrading works in Kedah. An allocation of RM2.5 million has been provided for the maintenance and repair of housing schemes managed by the State Government.
4.	Perlis	<ul style="list-style-type: none"> Amendment of the Perlis Land Rules 1987 is in the process of revising rates and service fees in Perlis. Perlis State Property Development Policy (Amendment 2024). Among the essence of the Perlis State Property Development Policy are as follows:- <ul style="list-style-type: none"> ➤ The selling price of affordable houses (landed) is between RM80,000.00 to RM180,000.00; ➤ The selling price of affordable houses (high rise) is between RM80,000.00 to RM150,000.00; ➤ The construction of affordable houses is 30% of the total area of land developed or the payment of levy (affordable house replacement money) of RM75,000.00 per unit; ➤ The selling price of affordable shops is below RM200,000.00 per unit (20% of the number of shop units built).

PULAU PINANG 6.1

Pergerakan Harga Purata Rumah Teres Satu Tingkat di Pulau Pinang (Island)
Average Price Movements of Single Storey Terrace Houses in Pulau Pinang (Island)



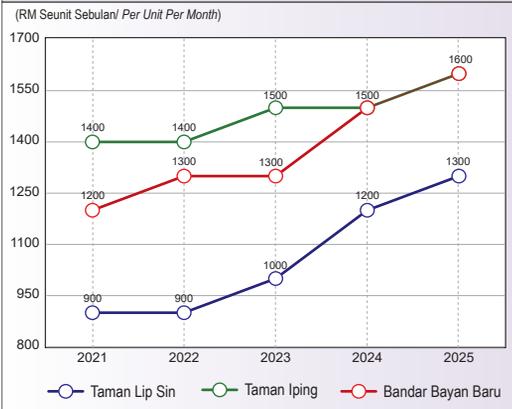
PULAU PINANG 6.2

Pergerakan Harga Purata Rumah Teres Satu Tingkat di Seberang Perai
Average Price Movements of Single Storey Terrace Houses in Seberang Perai



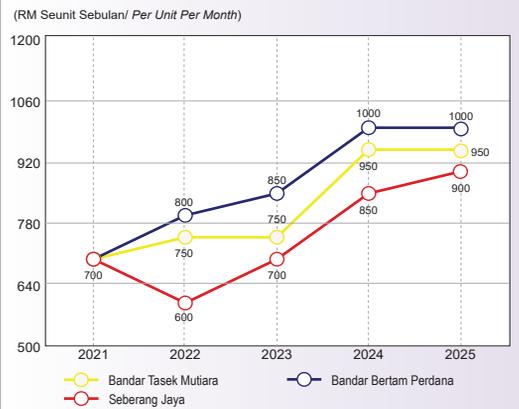
PULAU PINANG 6.3

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Pulau Pinang (Island)
Average Rental Movements of Single Storey Terrace Houses in Pulau Pinang (Island)



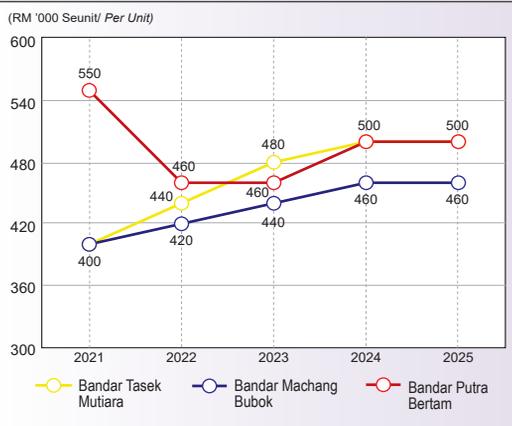
PULAU PINANG 6.4

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Seberang Perai
Average Rental Movements of Single Storey Terrace Houses in Seberang Perai



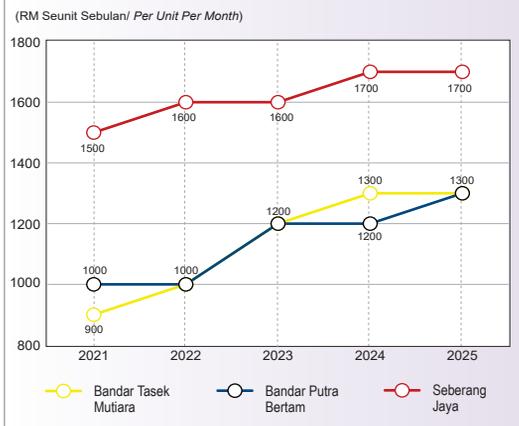
PULAU PINANG 6.5

Pergerakan Harga Purata Rumah Teres Dua Tingkat Di Seberang Perai
Average Price Movements of Double Storey Terrace in Seberang Perai



PULAU PINANG 6.6

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



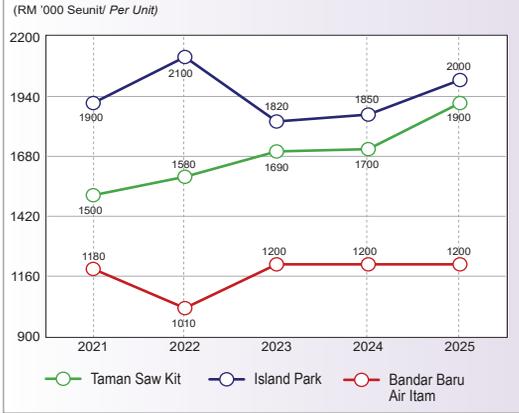
PULAU PINANG 6.7

Pergerakan Harga Purata Rumah Berkembar di Seberang Perai
Average Price Movements of Semi-Detached House in Seberang Perai



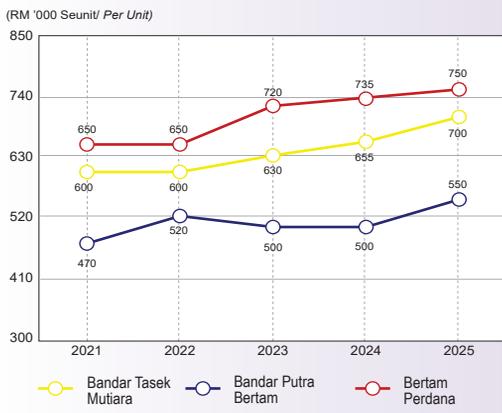
PULAU PINANG 6.8

Pergerakan Harga Purata Rumah Berkembar di Pulau Pinang (Island)
Average Price Movements of Semi-Detached House in Pulau Pinang (Island)



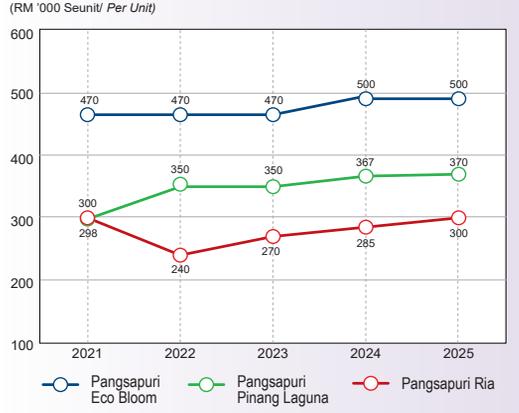
PULAU PINANG 6.9

Pergerakan Harga Purata Rumah Berkembar di Seberang Perai
Average Price Movements of Semi-Detached House in Seberang Perai



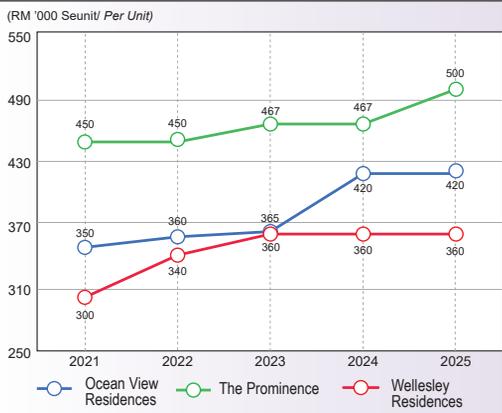
PULAU PINANG 6.10

Pergerakan Harga Purata Pangsapuri di Seberang Perai
Average Price Movements of Apartment in Seberang Perai



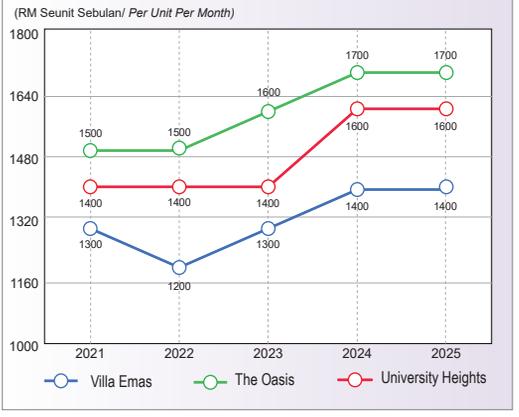
PULAU PINANG 6.11

Pergerakan Harga Purata Kondominium di Seberang Perai
Average Price Movements of Condominium in Seberang Perai



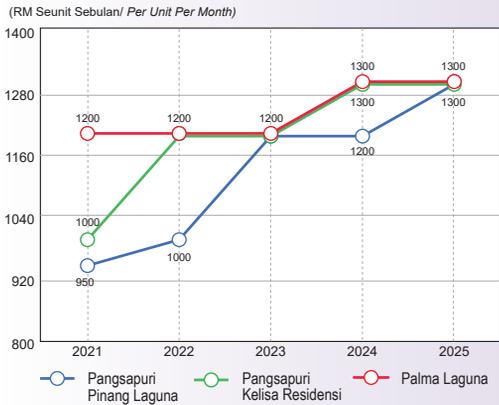
PULAU PINANG 6.12

Pergerakan Sewaan Purata Pangsapuri di Pulau Pinang (Island)
Average Rental Movements of Apartment in Pulau Pinang (Island)



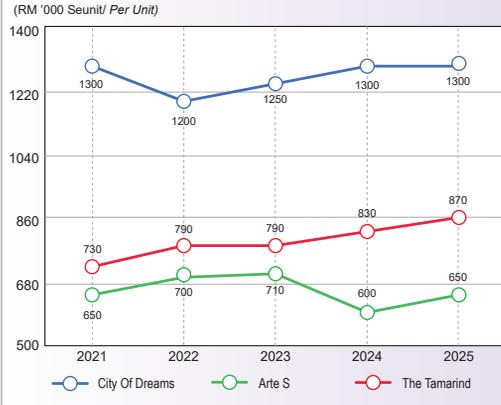
PULAU PINANG 6.13

Pergerakan Sewaan Purata Pangsapuri di Seberang Perai
Average Rental Movements of Apartment in Seberang Perai



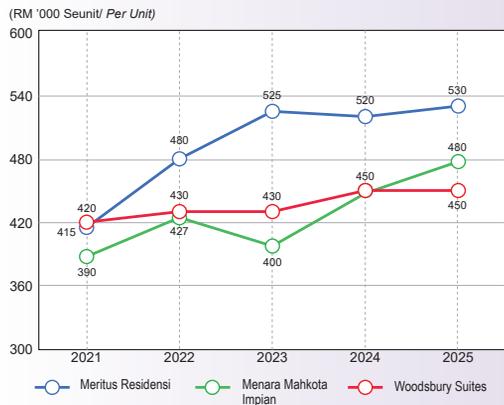
PULAU PINANG 6.14

Pergerakan Harga Purata Pangsapuri Servis di Pulau Pinang (Island)
Average Price Movements of Service Apartment in Pulau Pinang (Island)



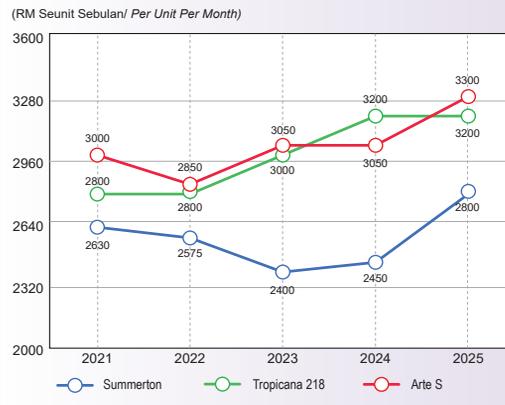
PULAU PINANG 6.15

Pergerakan Harga Purata Pangsapuri Servis di Seberang Perai
Average Price Movements of Service Apartment in Seberang Perai



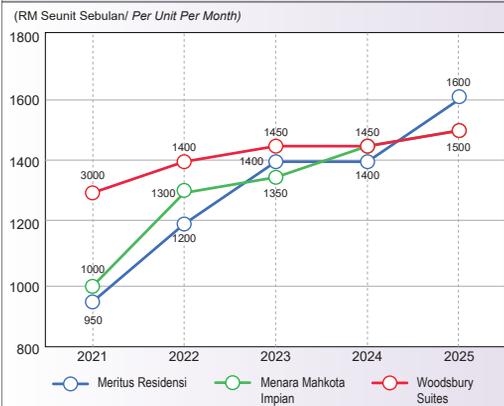
PULAU PINANG 6.16

Pergerakan Sewaan Purata Pangsapuri Servis di Pulau Pinang (Island)
Average Rental Movements of Service Apartment in Pulau Pinang (Island)



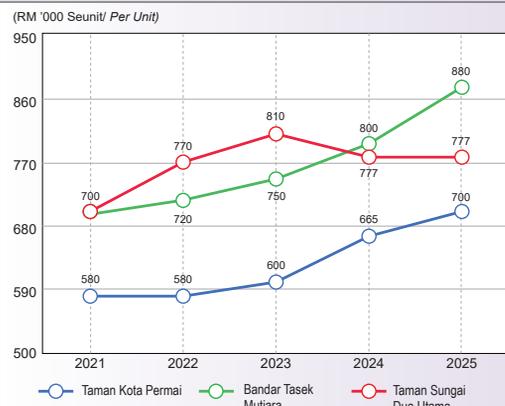
PULAU PINANG 6.17

Pergerakan Sewaan Purata Pangsapuri Servis di Seberang Perai
Average Rental Movements of Service Apartment in Seberang Perai



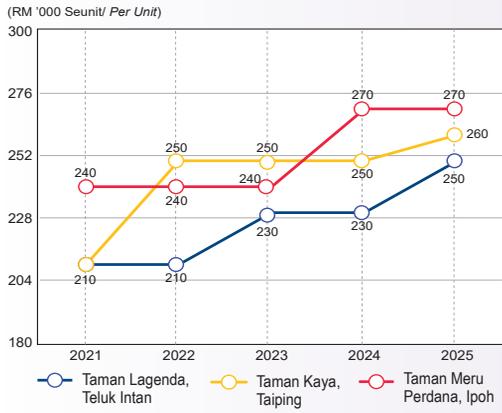
PULAU PINANG 6.18

Pergerakan Harga Purata Kedai Dua Tingkat di Seberang Perai
Average Price Movements of Double Storey Shop in Seberang Perai



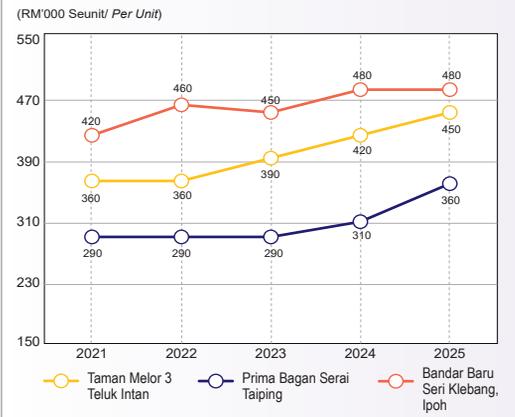
PERAK 7.1

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



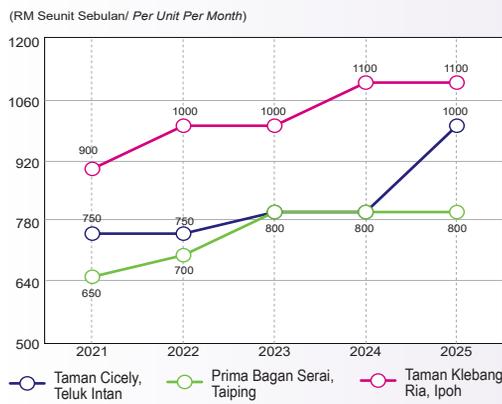
PERAK 7.2

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



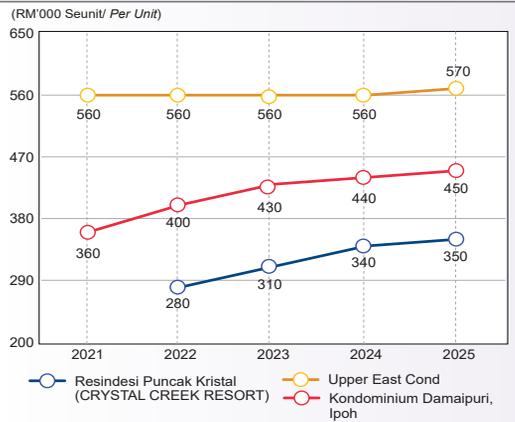
PERAK 7.3

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



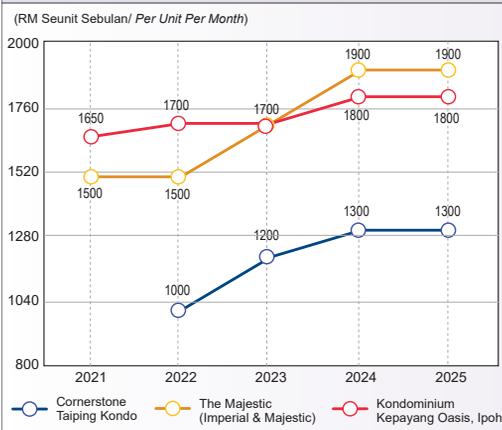
PERAK 7.4

Pergerakan Harga Purata Kondominium di Perak
Average Price Movements of Condominium in Perak



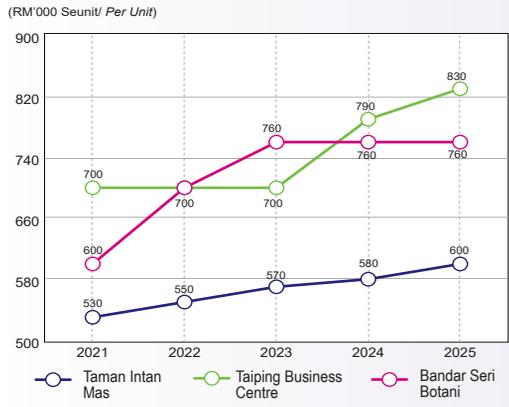
PERAK 7.5

Pergerakan Sewaan Purata Kondominium di Perak
Average Rental Movements of Condominium in Perak



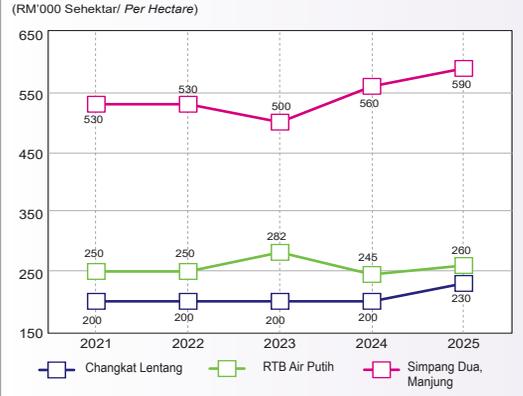
PERAK 7.6

Pergerakan Harga Purata Rumah Kedai Dua Tingkat di Perak
Average Price Movements of Double Storey Shop Houses in Perak



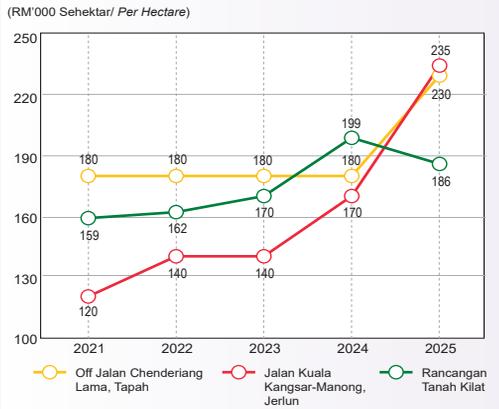
PERAK 7.7

Pergerakan Harga Purata Tanah Kelapa Sawit di Perak
Average Price Movements of Oil Palm Land in Perak



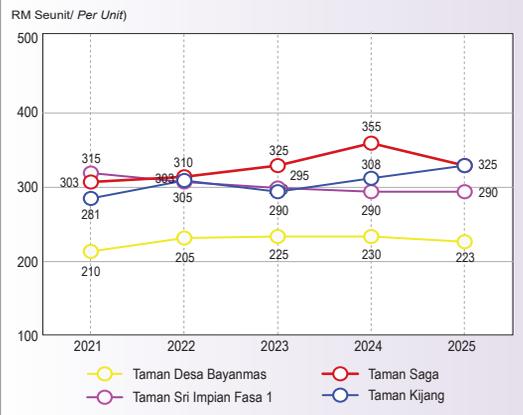
PERAK 7.8

Pergerakan Harga Purata Tanah Getah di Perak
Average Price Movements of Rubber Lands in Perak



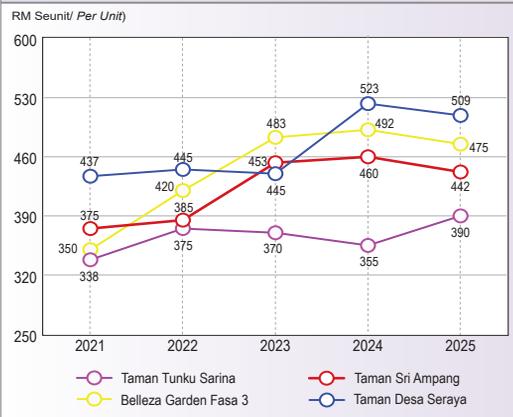
KEDAH 10.1

Pergerakan Harga Rumah Teres Satu Tingkat di Kedah
Price Movements of Single Storey Terraced House in Kedah



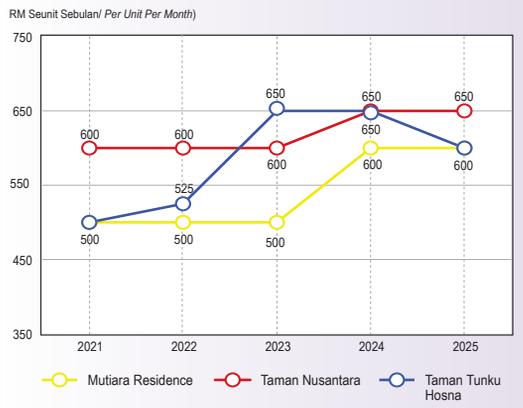
KEDAH 10.2

Pergerakan Harga Rumah Teres Dua Tingkat di Kedah
Price Movements of Double Storey Terraced House in Kedah



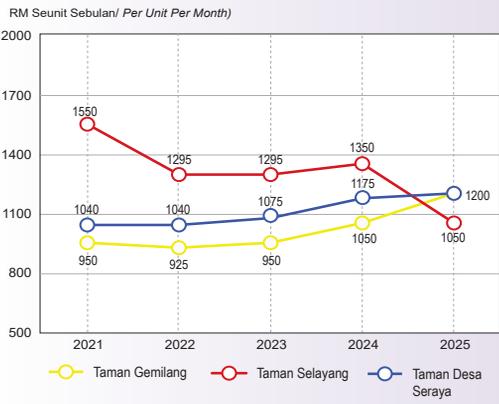
KEDAH 10.3

Pergerakan Sewaan Rumah Teres Satu Tingkat di Kedah
Rental Movements of Single Storey Terraced House in Kedah



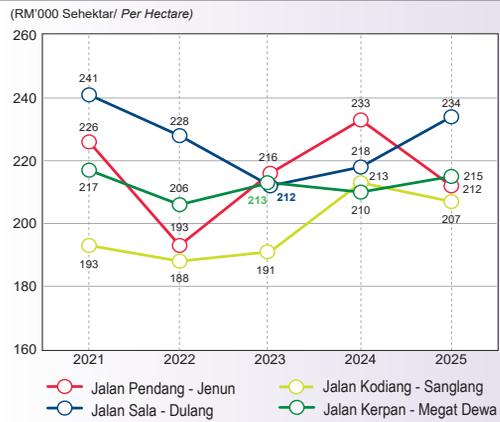
KEDAH 10.4

Pergerakan Sewaan Rumah Teres Dua Tingkat di Kedah
Rental Movements of Double Storey Terraced House in Kedah



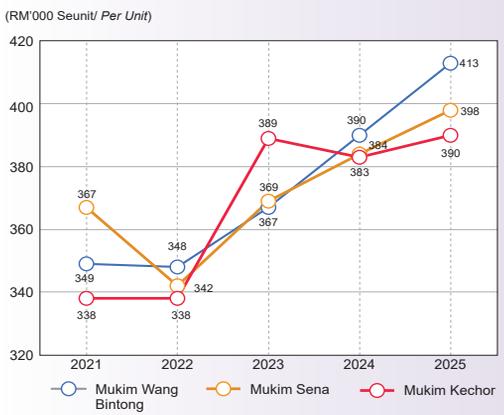
KEDAH 10.5

Pergerakan Harga Purata Tanah Padi Dua Kali Semsim di Kedah
Average Price Movements of Double Cropping Paddy Land in Kedah



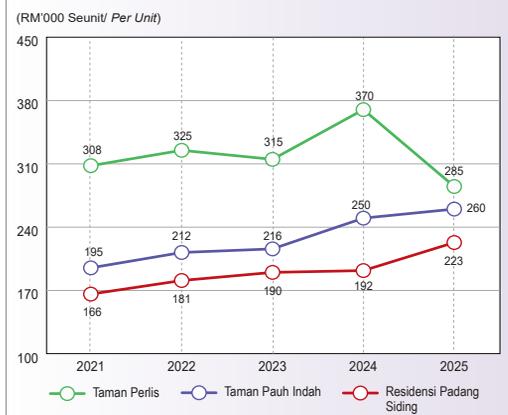
PERLIS 14.1

Pergerakan Harga Purata Rumah Berkembar Satu Tingkat di Perlis
Average Price Movements of Single Storey Semi-Detached Houses in Perlis



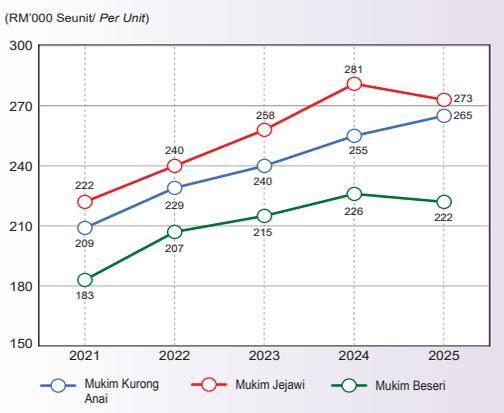
PERLIS 14.2

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



PERLIS 14.3

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







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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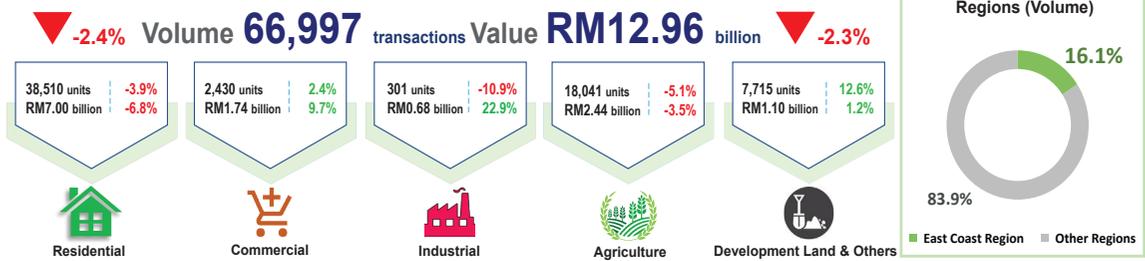
- 1 East Coast Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights

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	942 units @ RM0.67 billion 3,798 207	44 units @ RM0.03 billion 29 0		

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

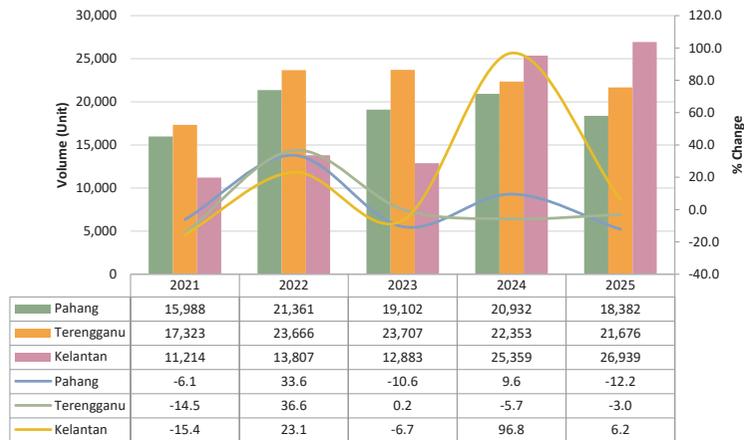
Prestasi pasaran harta tanah di Wilayah Pantai Timur merekodkan 66,997 transaksi bernilai RM12.96 bilion, masing-masing menurun sebanyak 2.4% dan 2.3% dalam bilangan dan nilai berbanding tahun 2024 (68,644 transaksi bernilai RM13.27 bilion). Gabungan ketiga-tiga negeri dalam region ini menyumbang 16.1%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

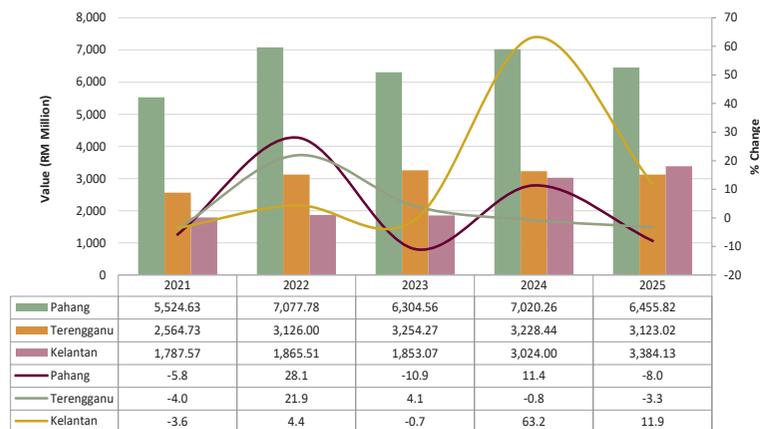


Prestasi aktiviti pasaran di Kelantan meningkat sebanyak 6.2%. Sebaliknya, Pahang dan Terengganu masing-masing mencatatkan sedikit penurunan sebanyak 12.2% dan 3%.

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

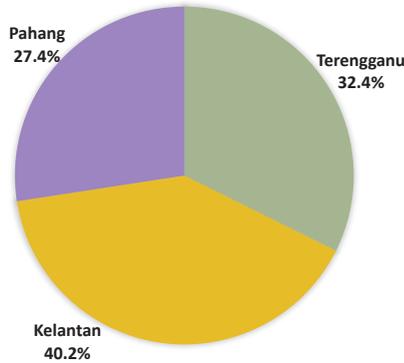
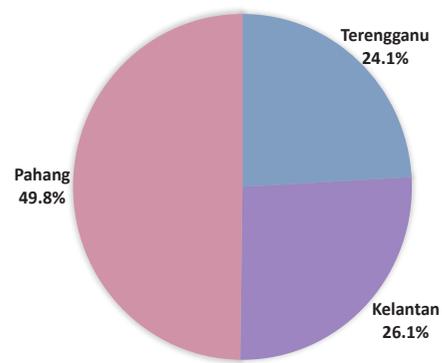


Chart 4

Overall Property Transactions Value Breakdown by State 2025



2

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

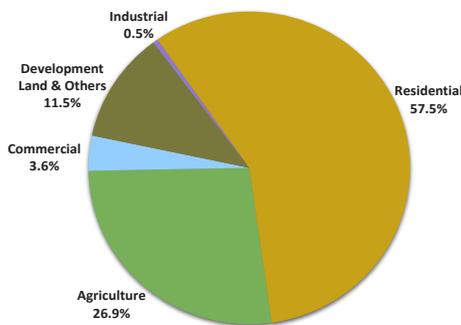
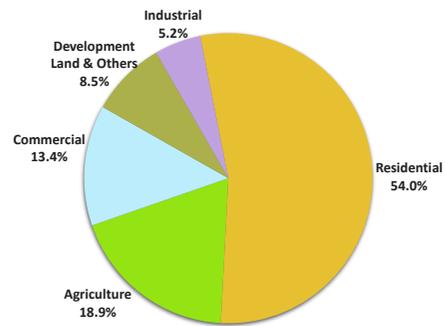


Chart 6

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

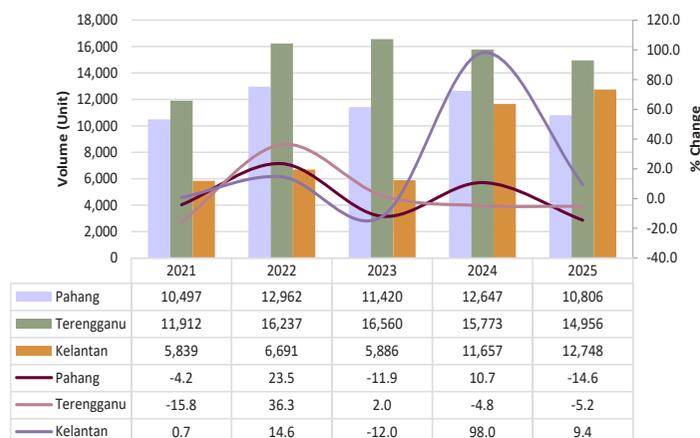
Transaction

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

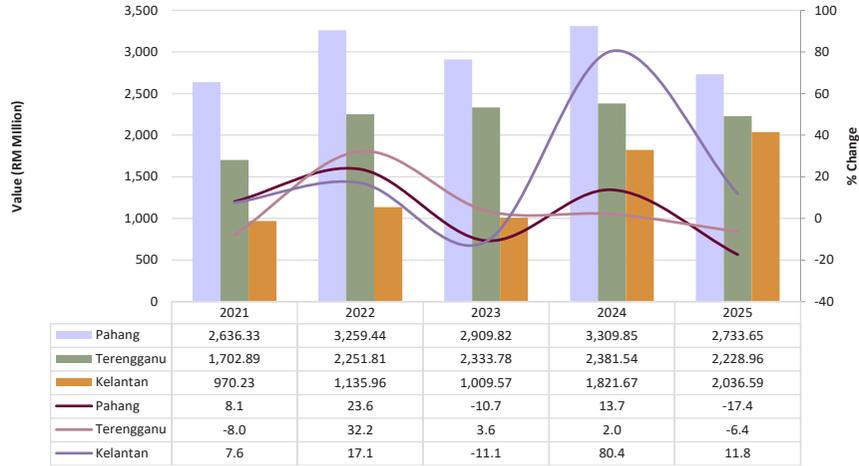


Dari segi nilai transaksi, Kelantan menunjukkan kenaikan sebanyak 11.8%, manakala Pahang dan Terengganu masing-masing merekodkan penurunan sebanyak 17.4% dan 6.4%.

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



4

Pelancaran Baharu

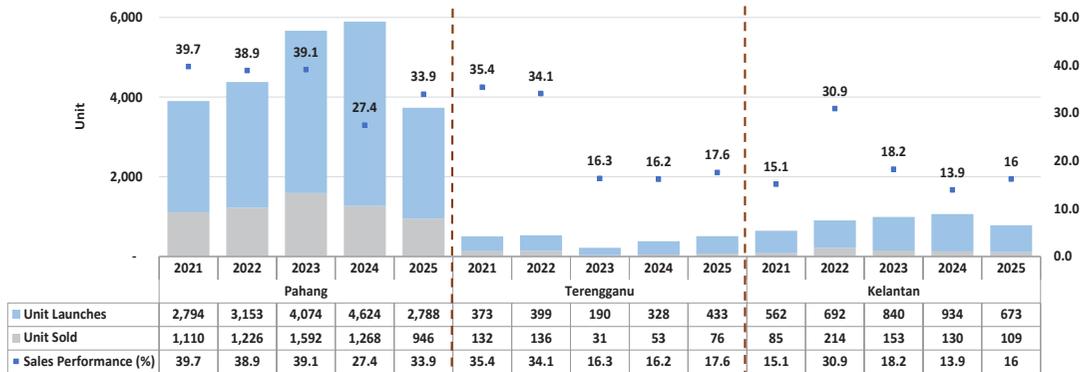
Pasaran utama di Wilayah Pantai Timur menyaksikan prestasi pelancaran baharu merosot di Pahang dan Kelantan. Pahang mencatat 2,788 unit pelancaran baharu, menurun sebanyak 39.7% berbanding tahun 2024 (4,624 unit). Kelantan juga merekodkan penurunan 27.9% kepada 673 unit (2024: 934 unit). Sebaliknya,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

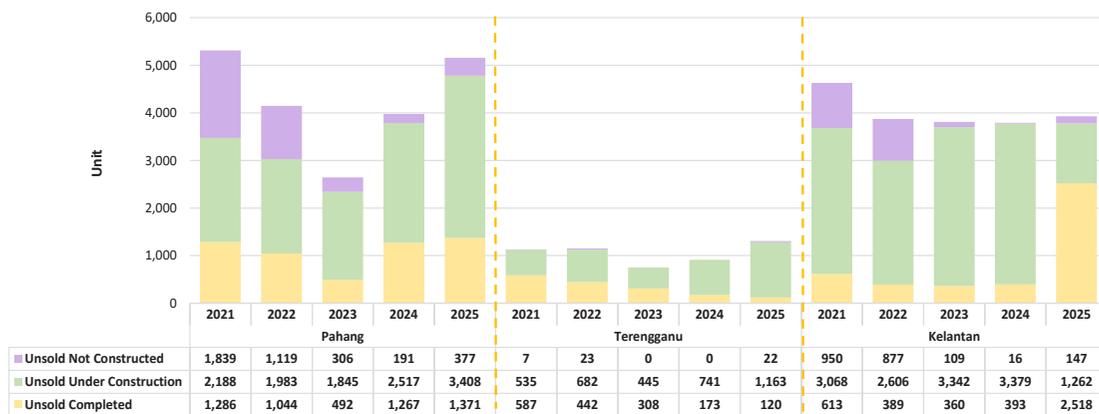
Market Status

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%.

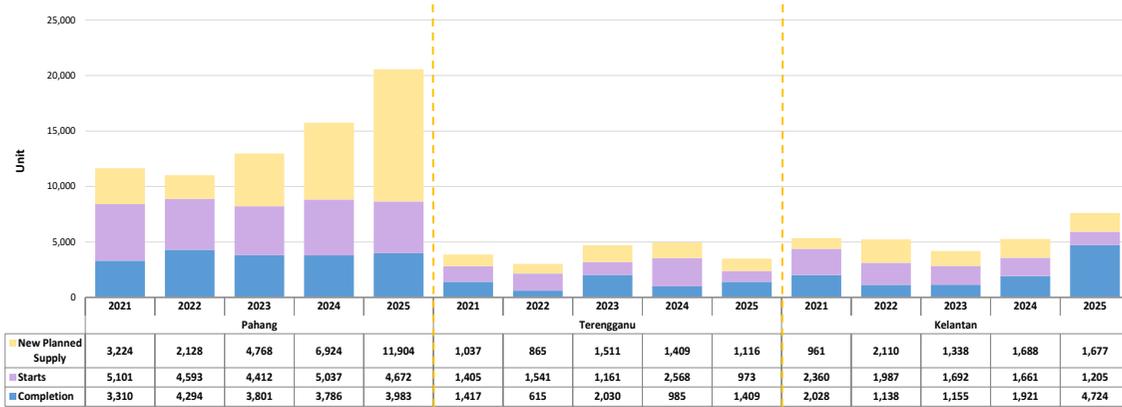
Starts in Terengganu, Kelantan, and Pahang declined by 62.1%, 27.5%, and 7.2%, respectively.

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



6

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

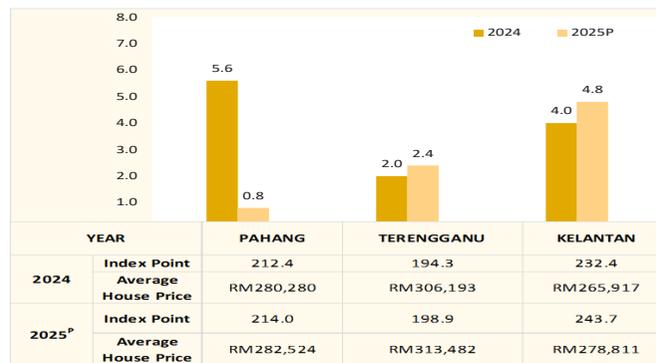
Indeks Harga Rumah pada tahun 2025^P bagi Pahang, Terengganu dan Kelantan masing-masing berada pada 214 mata, 198.9 mata dan 243.7 mata. Harga purata semua rumah di Pahang adalah RM282,524, meningkat daripada RM280,280 pada tahun 2024. Bagi Terengganu harga purata berada pada RM313,482 meningkat daripada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

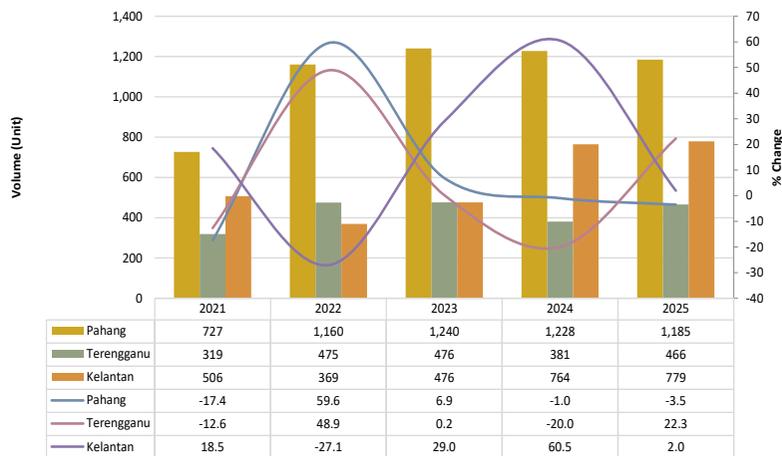
2.2 COMMERCIAL PROPERTY

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



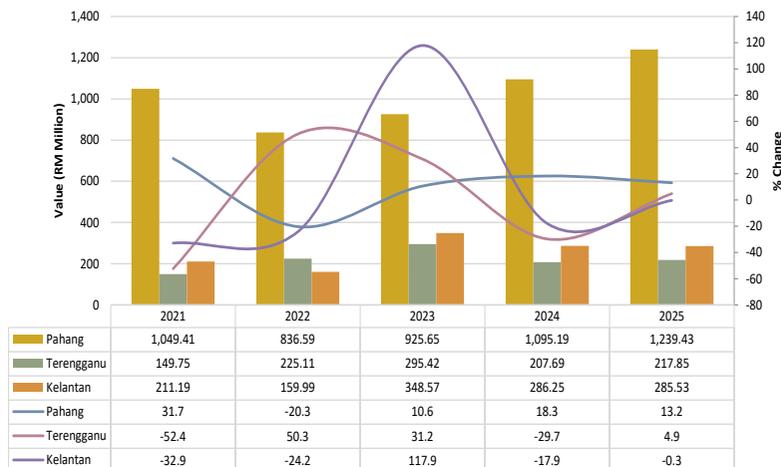
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Dari segi nilai transaksi, Pahang dan Terengganu masing-masing menunjukkan peningkatan nilai sebanyak 13.2% dan 4.9%. Sementara itu, Kelantan mencatat penurunan sebanyak 0.3% berbanding tahun 2024.

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

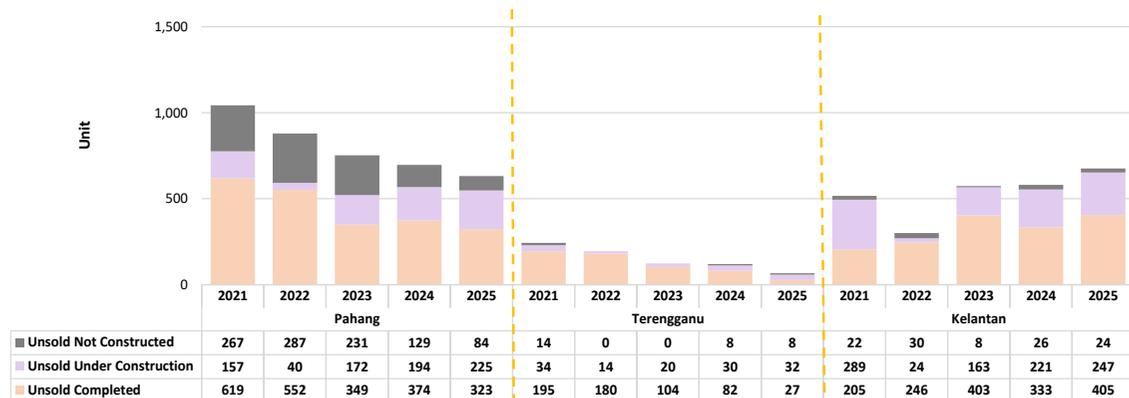
The shop sub-sector recorded 1,310 transactions worth RM918.36 million in 2025, accounting for 53.9% in volume and 52.7% in value of commercial property transactions in the region. Pahang continued to drive the sub-sector with 770 transactions worth RM570.35 million, accounting for 58.8% and 62.1%, respectively, 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

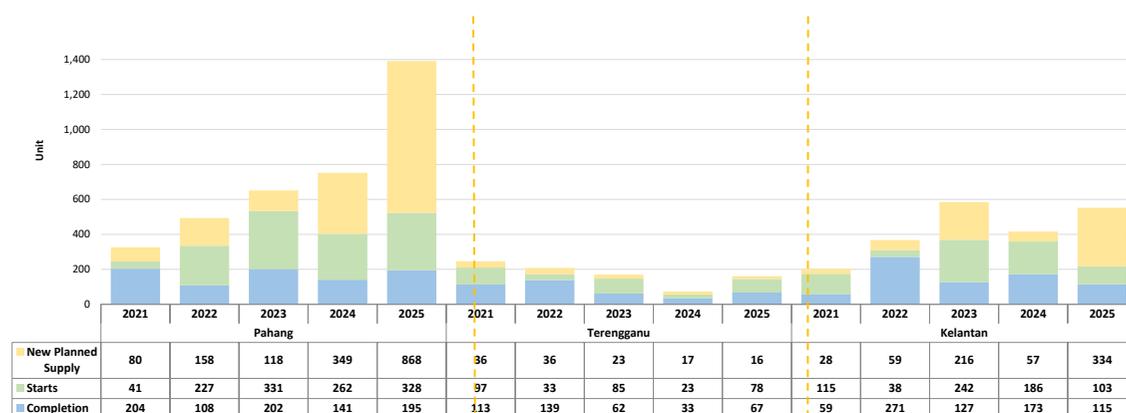
Completion units in Kelantan increased by more than double to 67 units (2024: 33 units). Pahang also recorded an increase of 38.3% to 195 units (2024: 141 units). Meanwhile, Kelantan (115 units) declined by 33.5% (2024: 173 units).

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 Jerjih 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 Jerjih, 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.

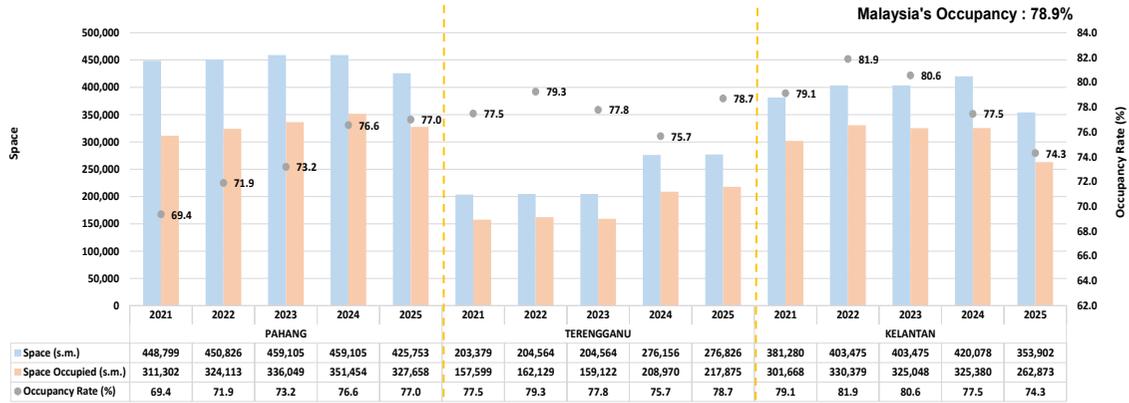
b. Shopping Complex

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	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%).

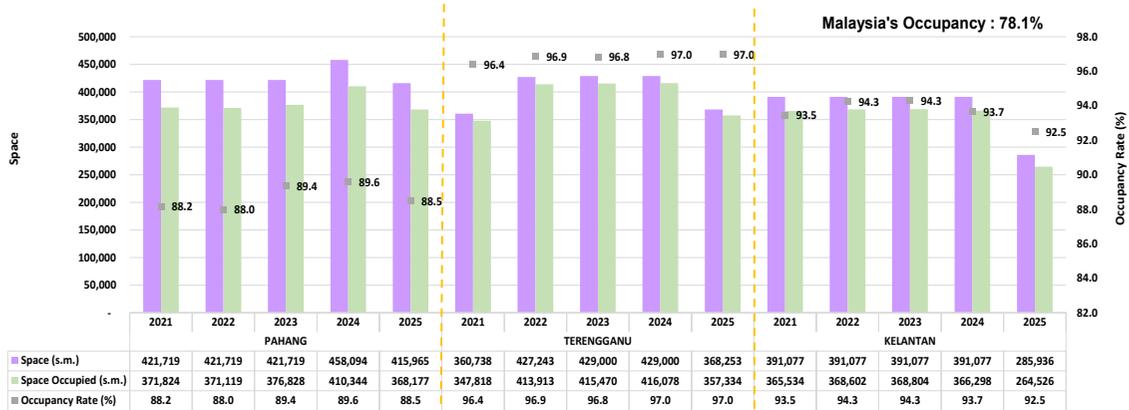
c. Purpose-Built Office

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



14

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

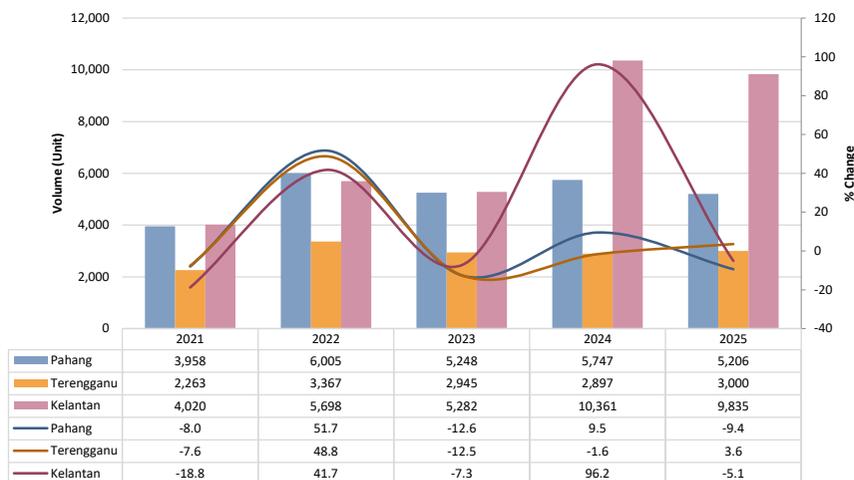
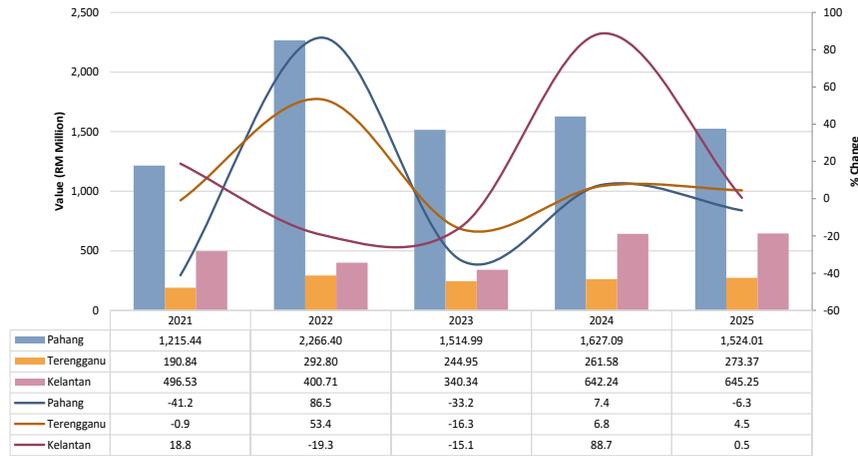


Chart 20

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>

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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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.

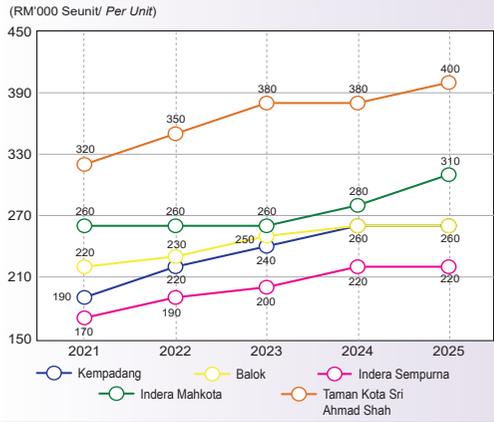
No.	State	Details								
		<p>3. Improve Water Supply Services</p> <ul style="list-style-type: none"> • Pahang State Government through Pengurusan Air Pahang Berhad (PAIP) has allocating RM91.97 million for improve water supply services in the state • This project is a continuation of the State Governmet's effort in solve 90% of water supply issues by the end of the year 2026. • The projects include : <ol 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. 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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)

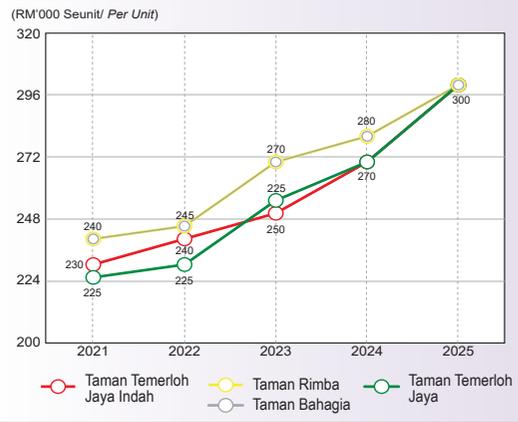
PAHANG 11.1

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



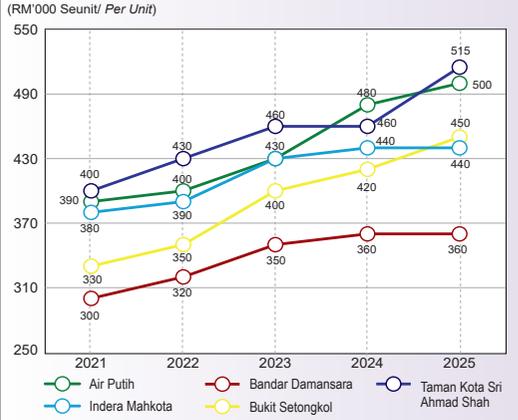
PAHANG 11.3

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



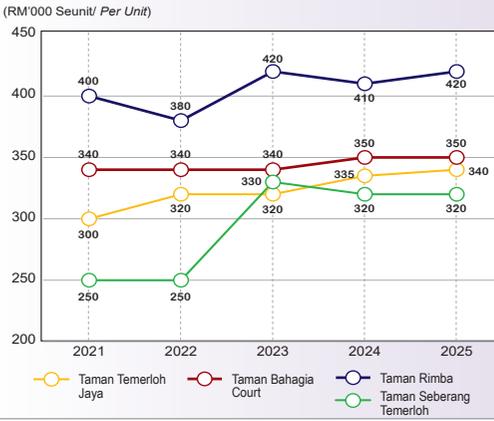
PAHANG 11.4

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



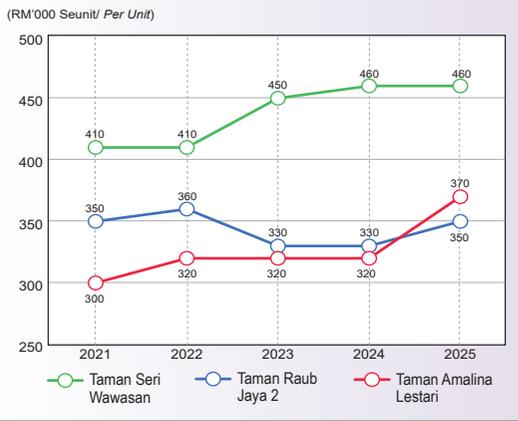
PAHANG 11.5

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



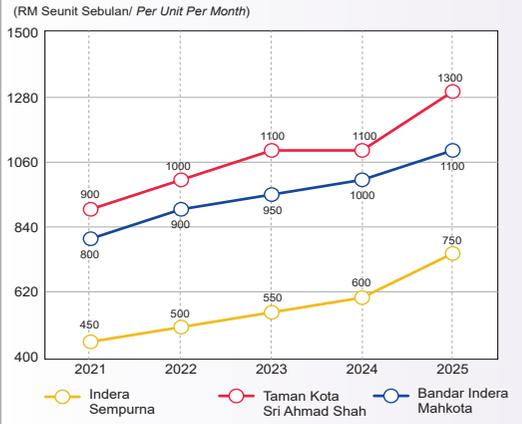
PAHANG 11.6

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



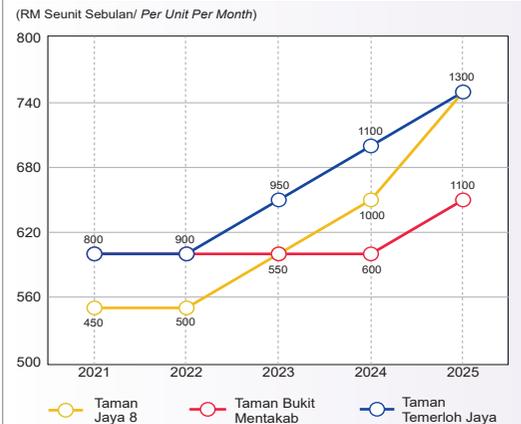
PAHANG 11.7

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



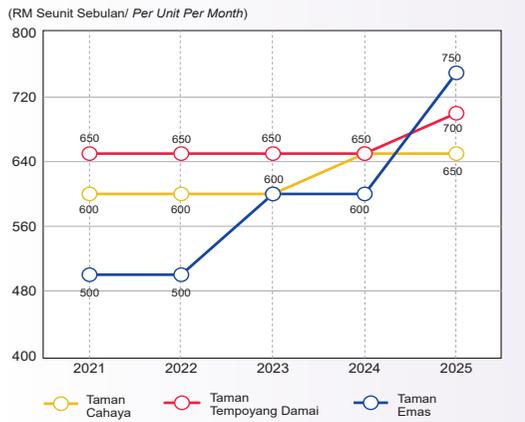
PAHANG 11.8

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



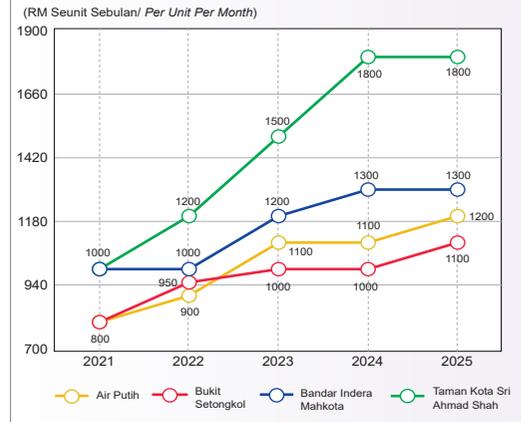
PAHANG 11.9

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



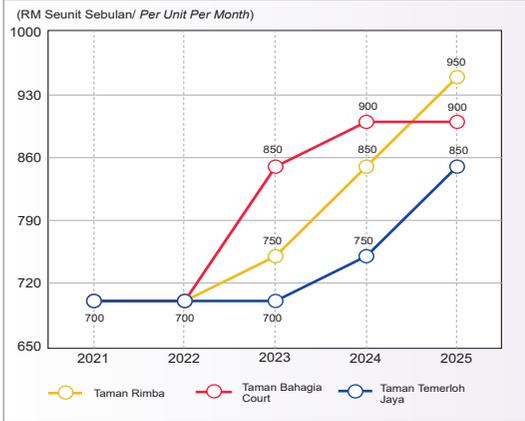
PAHANG 11.10

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



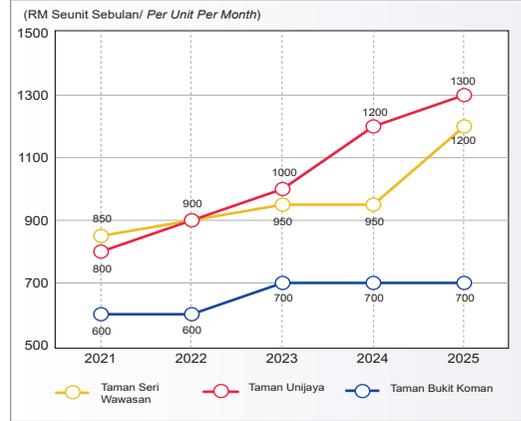
PAHANG 11.11

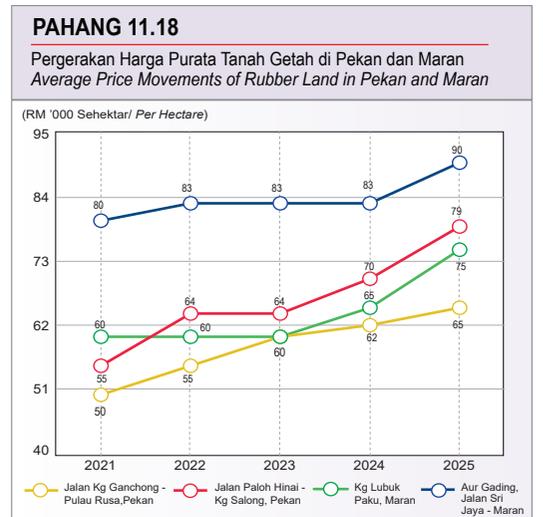
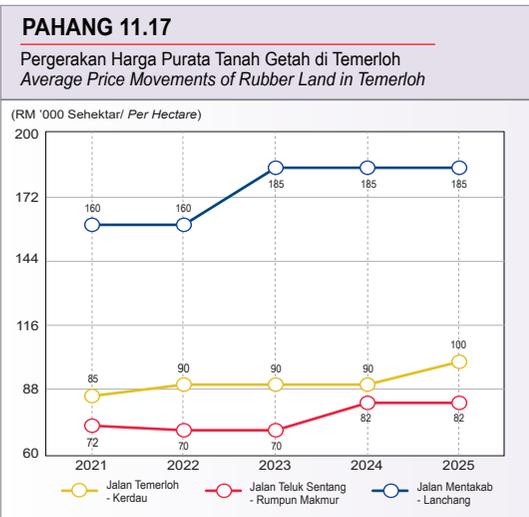
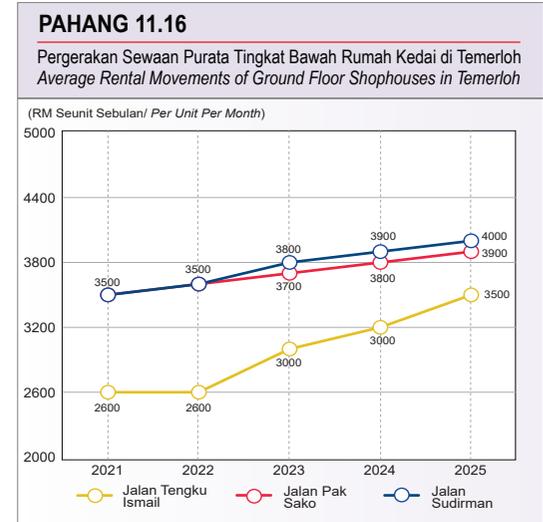
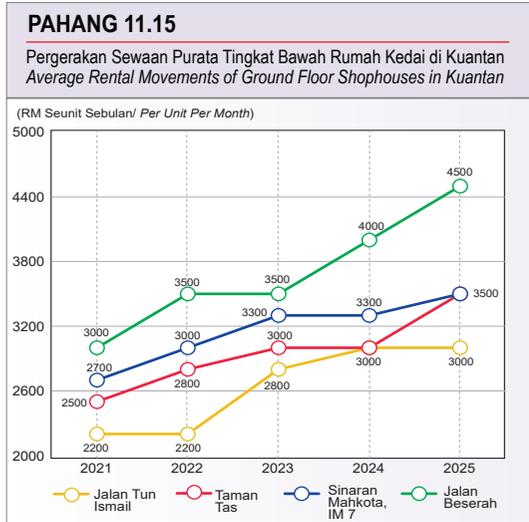
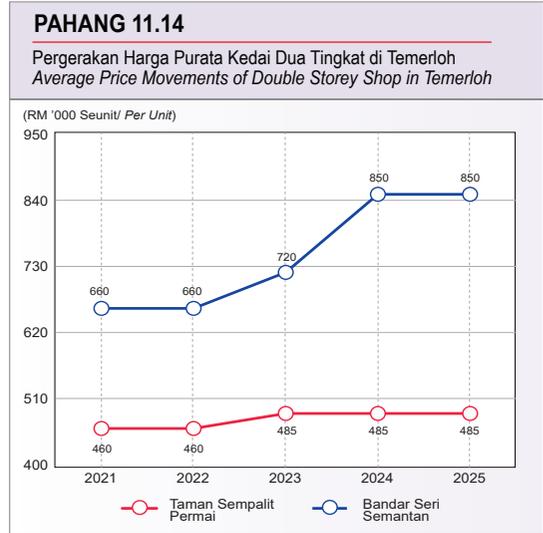
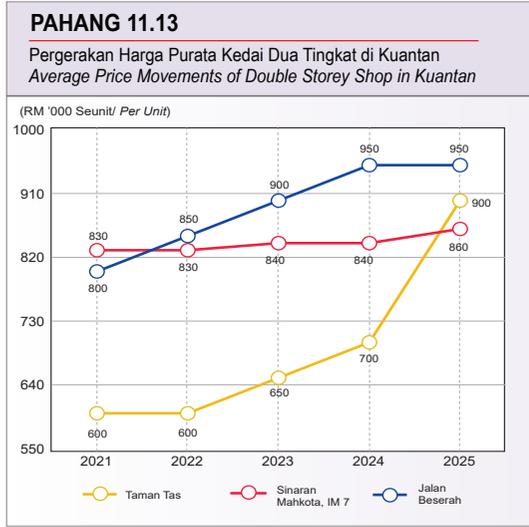
Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Temerloh
Average Rental Movements of Double Storey Terraced Houses in Temerloh



PAHANG 11.12

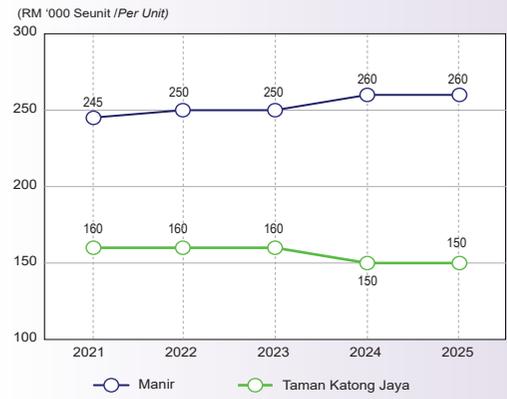
Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Raub
Average Rental Movements of Double Storey Terraced Houses in Raub





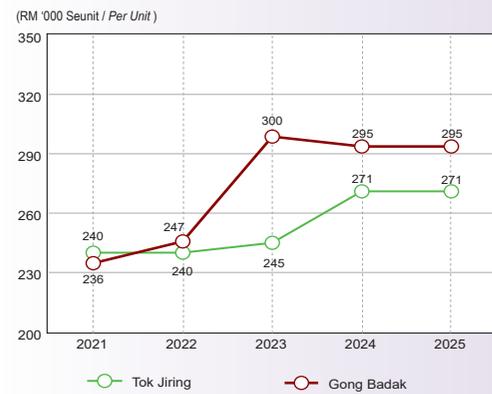
TERENGGANU 12.1

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



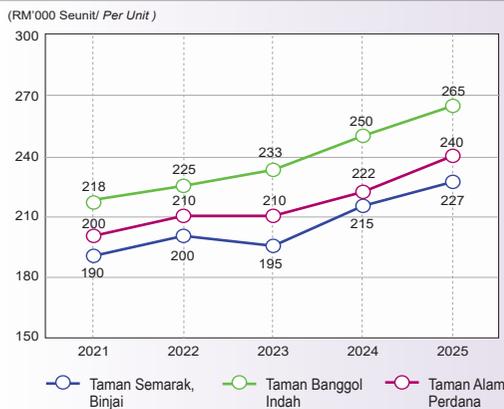
TERENGGANU 12.2

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



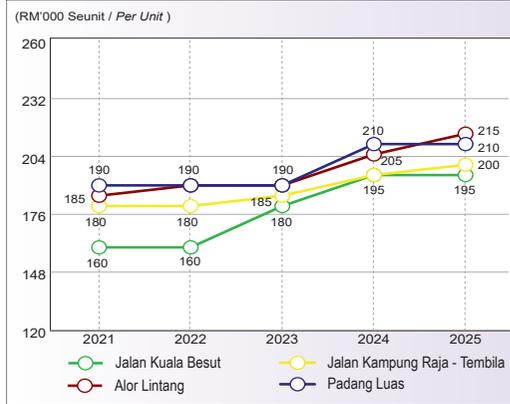
TERENGGANU 12.3

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



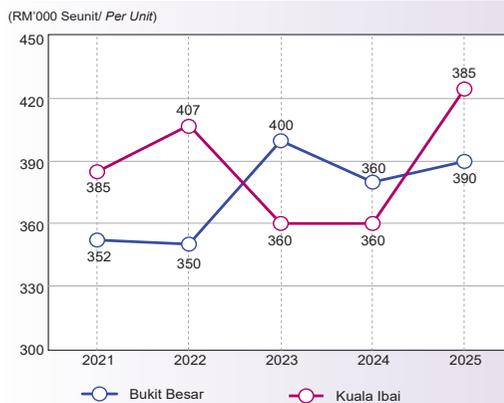
TERENGGANU 12.4

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



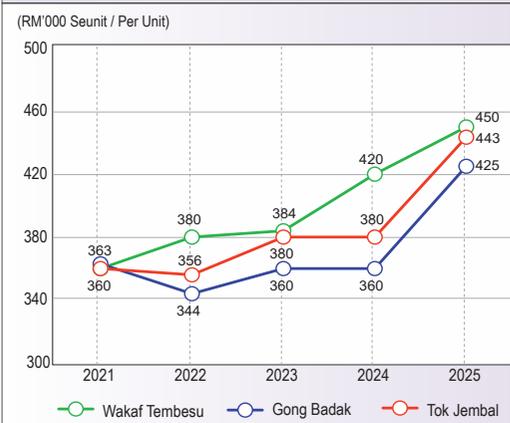
TERENGGANU 12.5

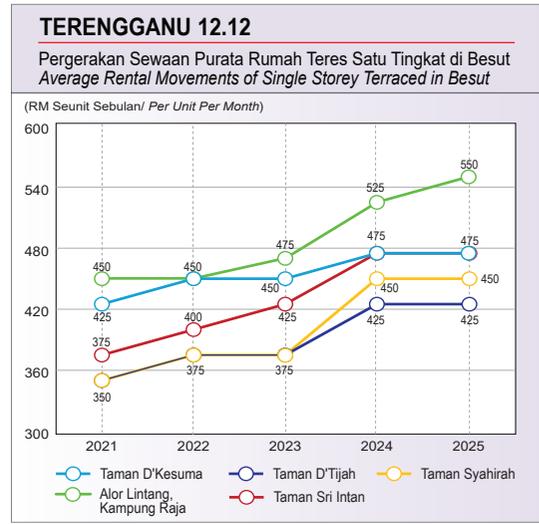
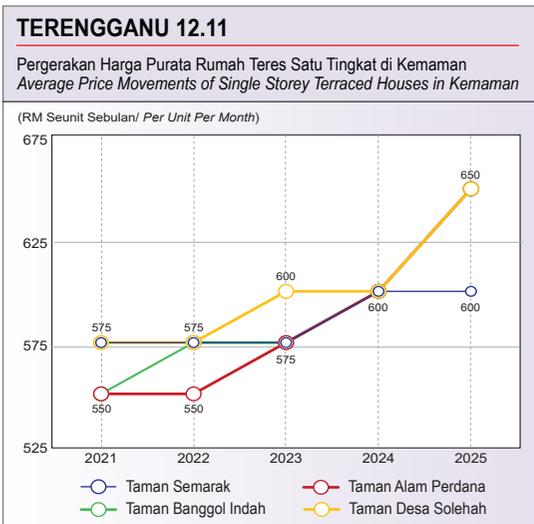
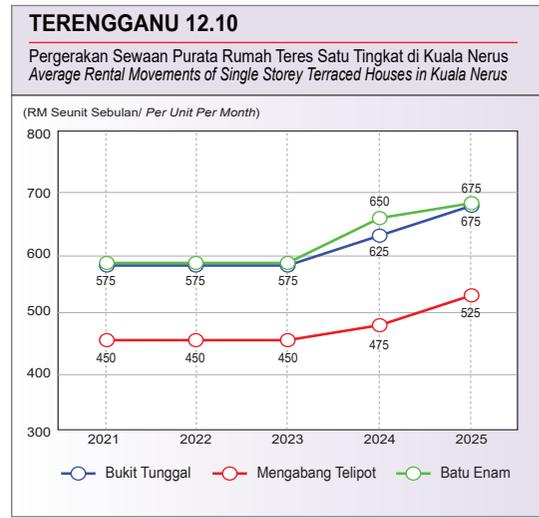
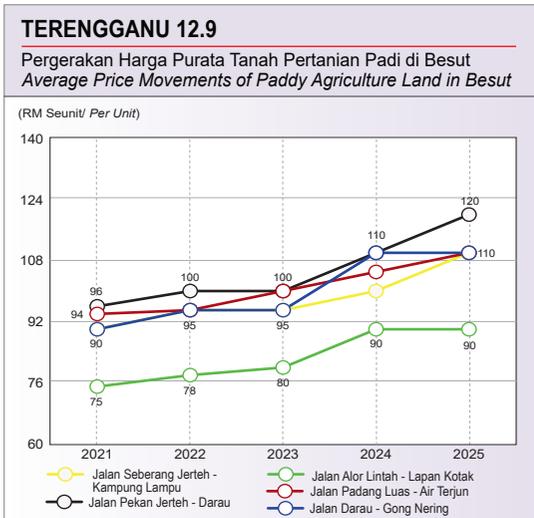
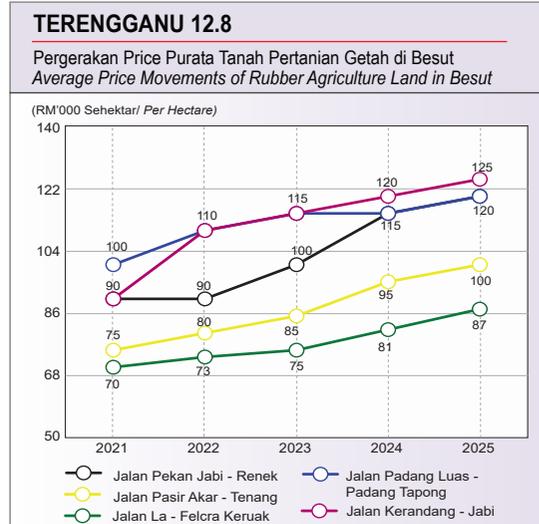
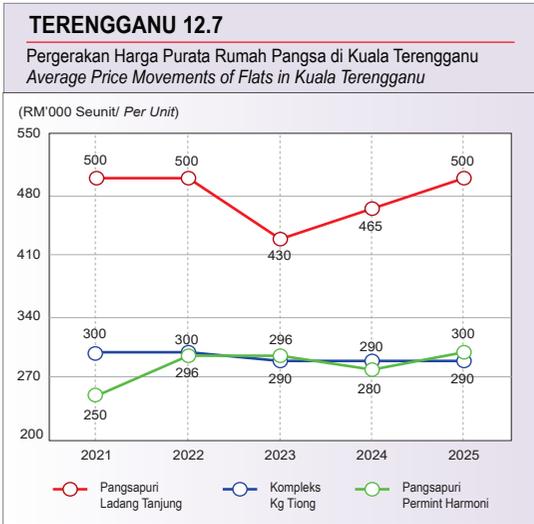
Pergerakan Harga Purata Rumah Teres Dua Tingkat di Kuala Terengganu
Average Price Movements of Double Storey Terraced Houses in Kuala Terengganu



TERENGGANU 12.6

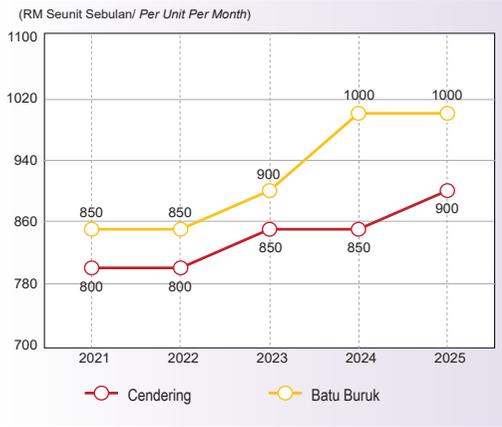
Pergerakan Harga Purata Rumah Teres Dua Tingkat di Kuala Nerus
Average Price Movements of Double Storey Terraced Houses in Kuala Nerus





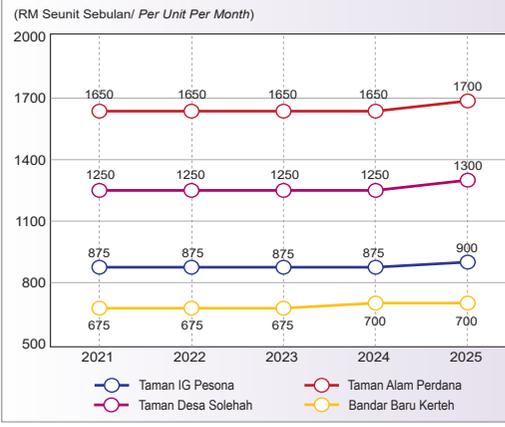
TERENGGANU 12.13

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



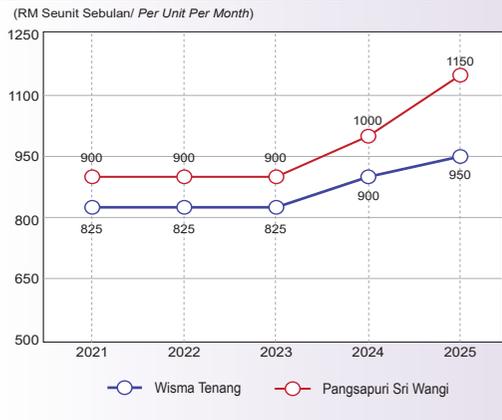
TERENGGANU 12.14

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



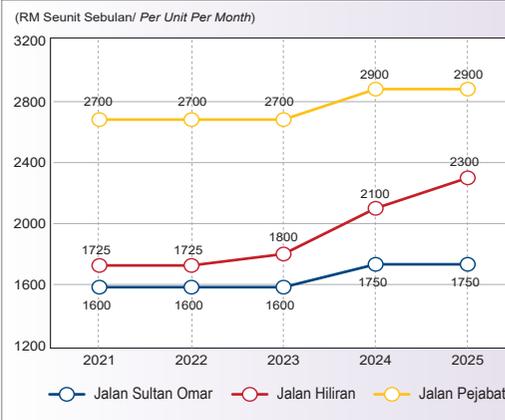
TERENGGANU 12.15

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



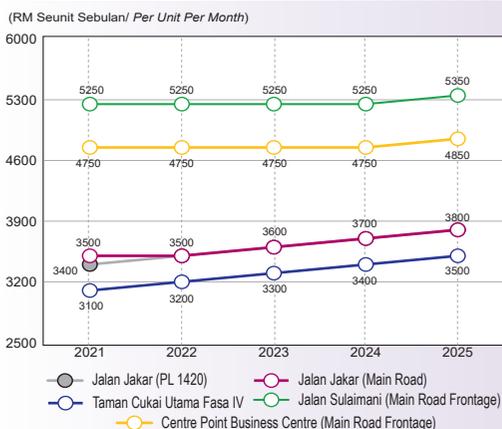
TERENGGANU 12.16

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



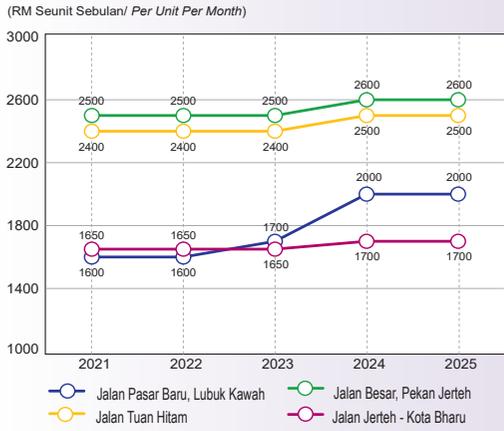
TERENGGANU 12.17

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



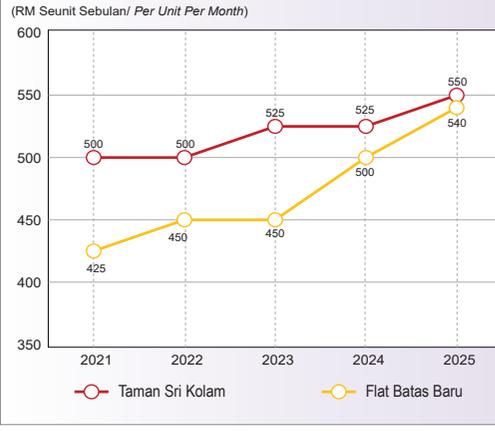
TERENGGANU 12.18

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



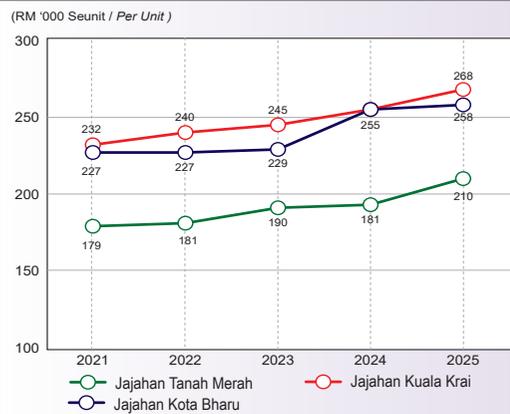
TERENGGANU 12.19

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



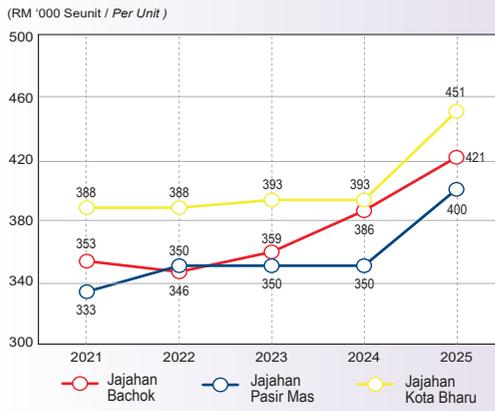
KELANTAN 13.1

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



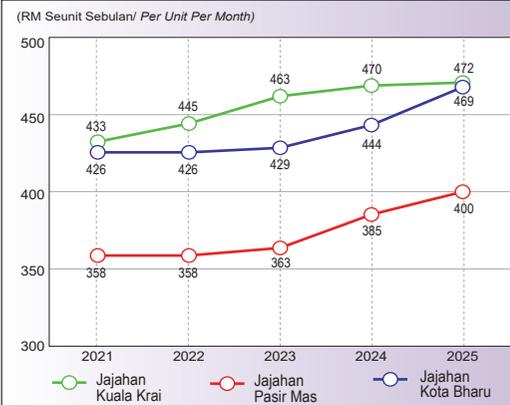
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Pergerakan Harga Purata Rumah Sesebuah di Kelantan
Average Price Movements of Detached Houses in Kelantan



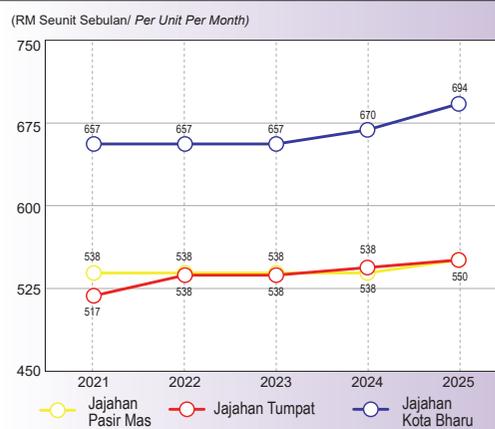
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Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Kelantan
Average Rental Movements of Single Storey Terraced in Kelantan



KELANTAN 13.4

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





KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA MALAYSIA TIMUR 2025

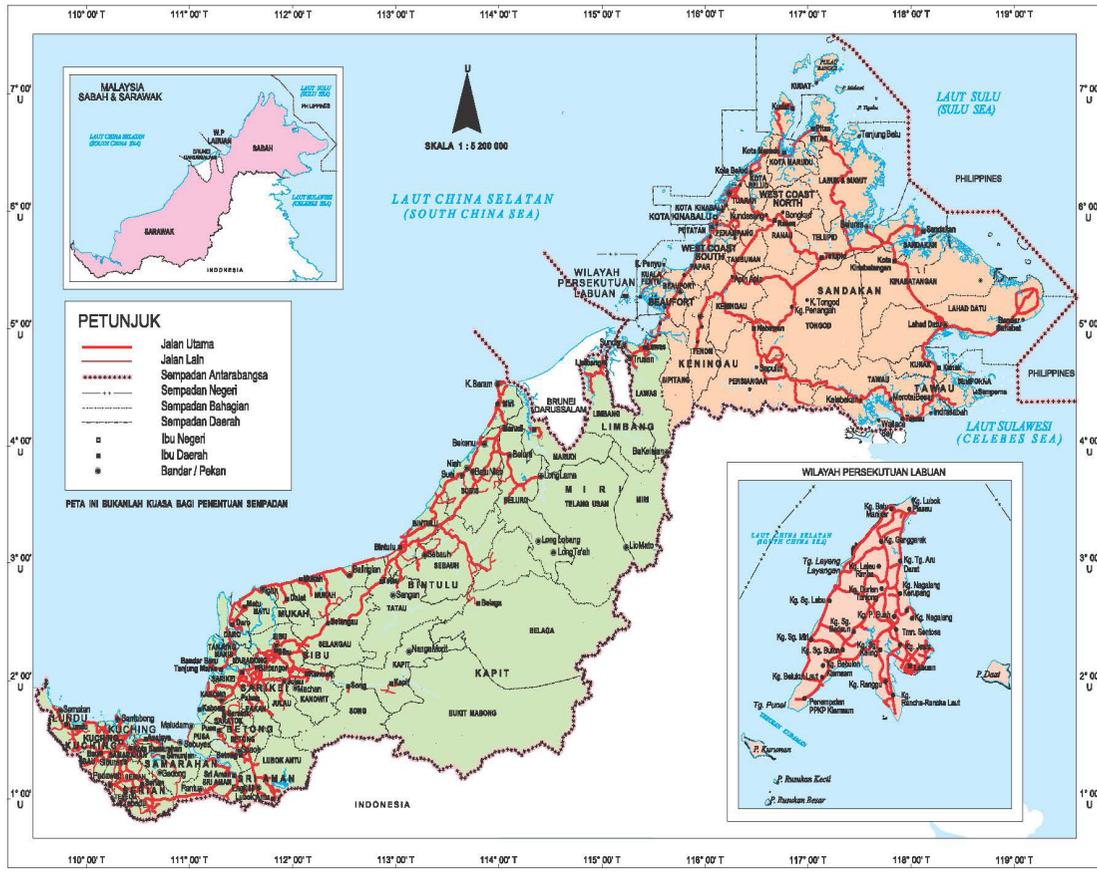
EAST MALAYSIA REGION PROPERTY MARKET REPORT 2025



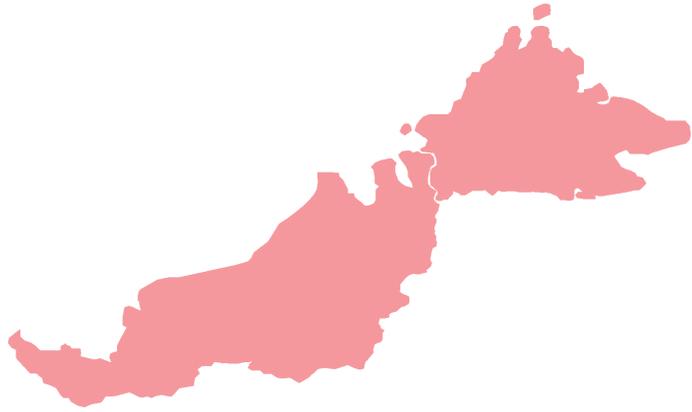
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

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- 1 East Malaysia Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights

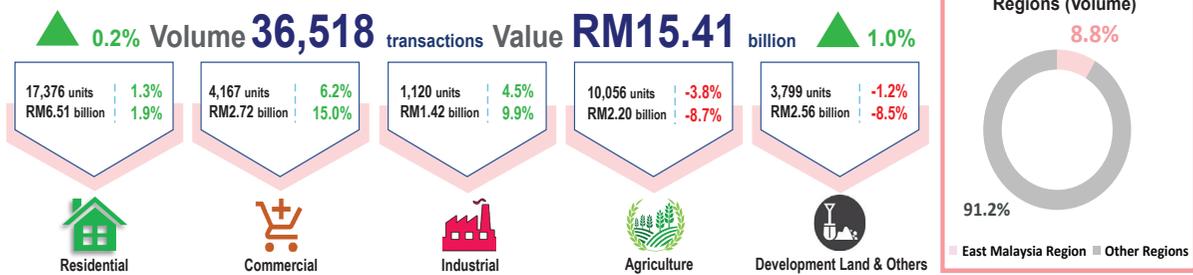


EAST MALAYSIA REGION



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

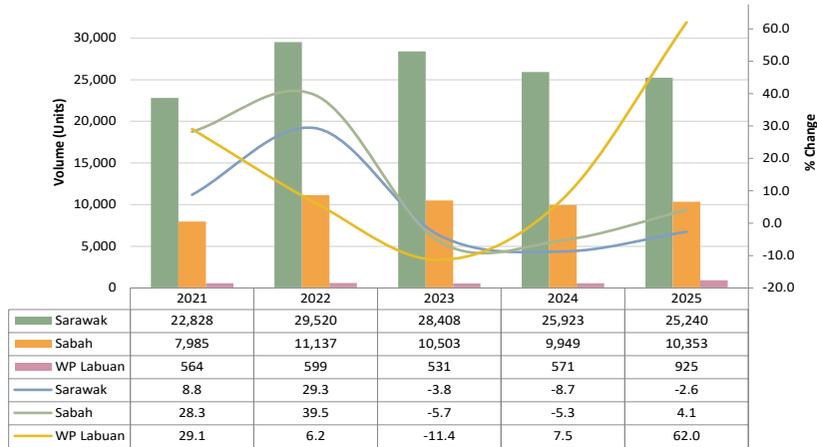
Prestasi pasaran harta tanah di Wilayah Malaysia Timur merekodkan 36,518 transaksi bernilai RM15.41 bilion, meningkat sebanyak 0.2% dalam bilangan dan 1.0% dalam nilai berbanding tahun 2024 (36,443 transaksi bernilai RM15.26 bilion). Gabungan ketiga-tiga negeri dalam wilayah ini menyumbang masing-masing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

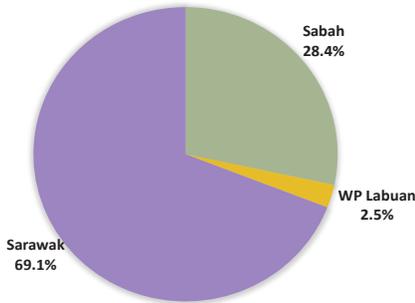
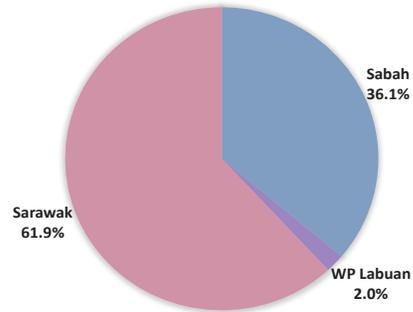


Chart 4

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

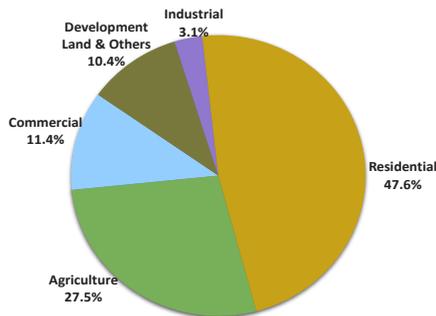
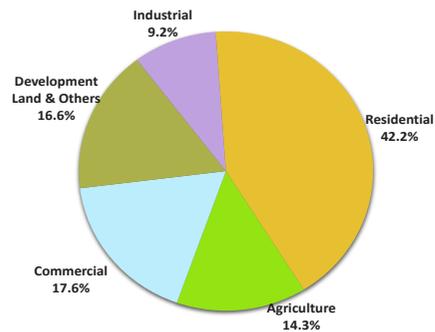


Chart 6

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

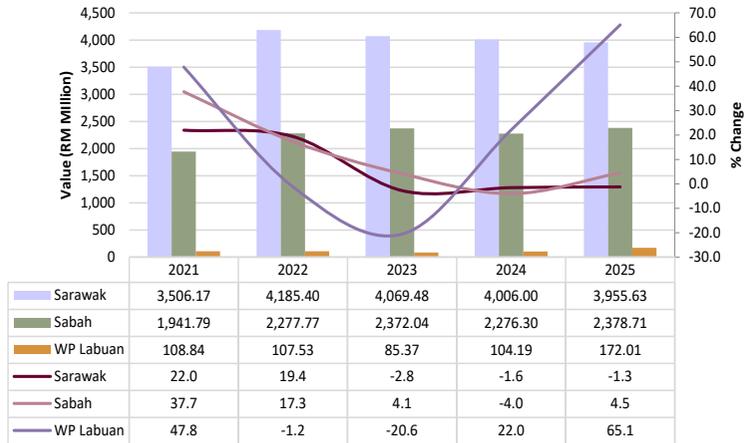


Dari segi nilai transaksi, WP Labuan dan Sabah masing-masing mencatatkan peningkatan sebanyak 65.1% dan 4.5%. Sementara itu, Sarawak merekodkan penurunan kecil sebanyak 1.3%.

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

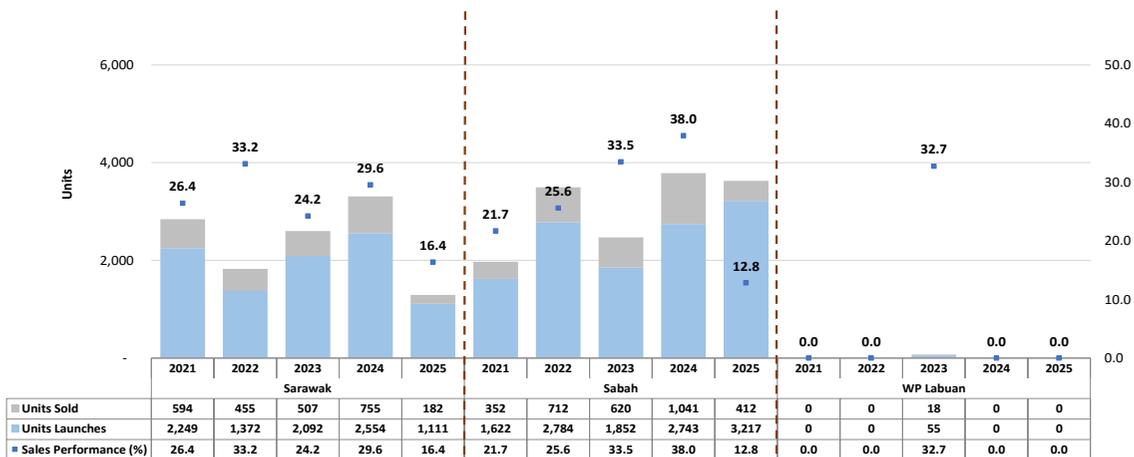
Pasaran utama di Wilayah Malaysia Timur mengalami pergerakan yang bercampur-campur. Sabah menyaksikan peningkatan sebanyak 17.3% kepada 3,217 unit (tahun 2024: 2,743 unit), sementara Sarawak menyaksikan penurunan ketara 56.5% kepada 1,111 unit (tahun 2024: 2,554 unit). Sebaliknya, WP Labuan kekal tiada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

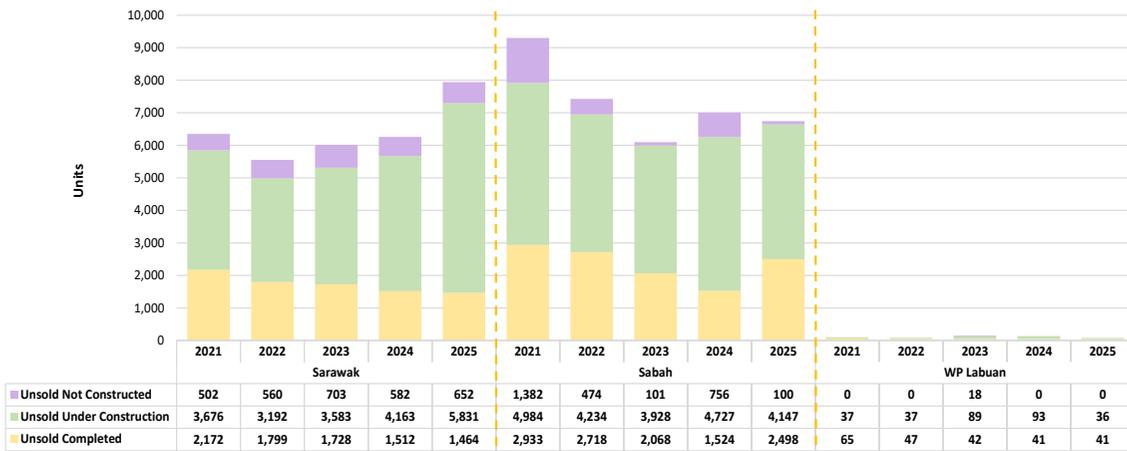
Market Status

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

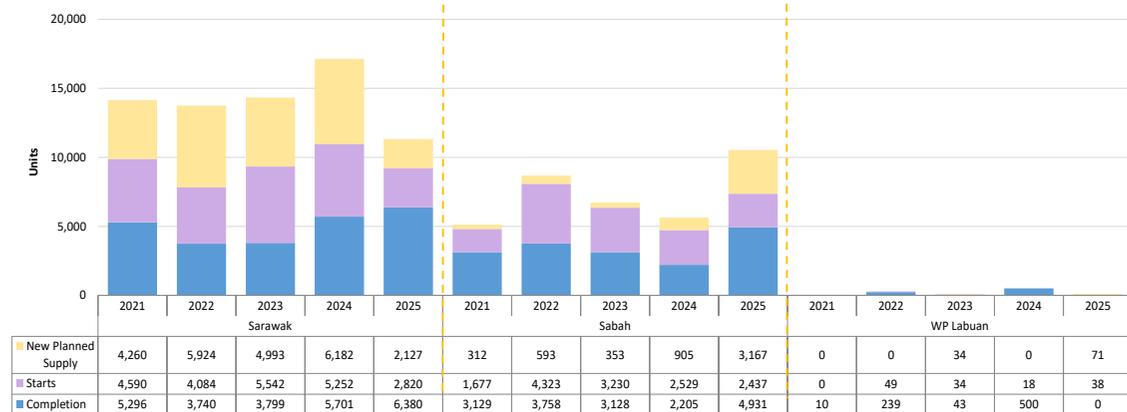


Table 2

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

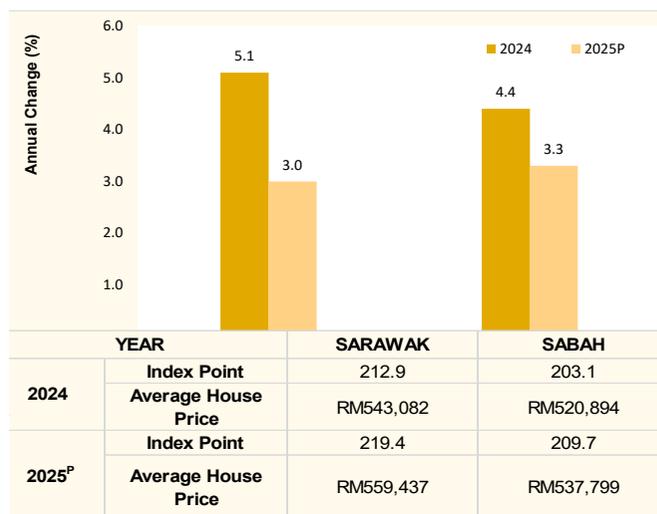
Indeks Harga Rumah untuk Sarawak dan Sabah masing-masing berada pada 219.4 mata dan 209.7 mata. Harga purata semua rumah bagi Sarawak adalah RM559,437 pada tahun 2025^P, meningkat daripada RM543,082 pada tahun 2024, manakala bagi Sabah adalah RM537,799 pada tahun 2025^P lebih tinggi daripada RM520,894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

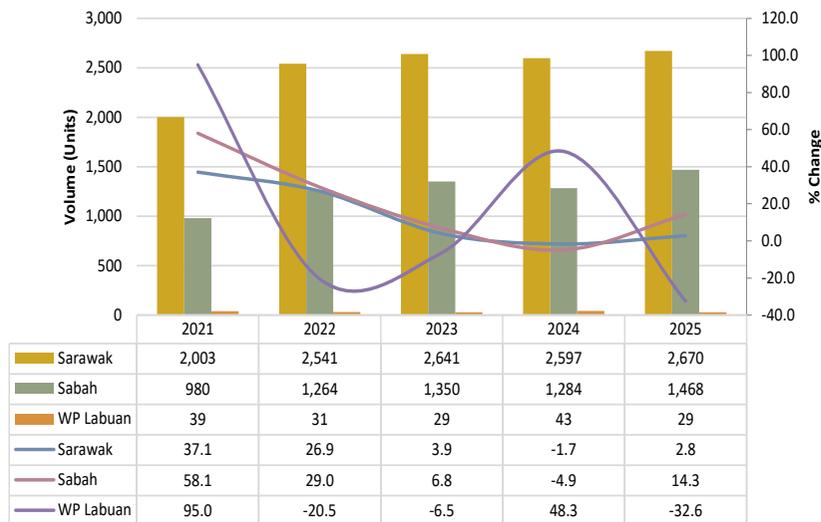
2.2 COMMERCIAL PROPERTY

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

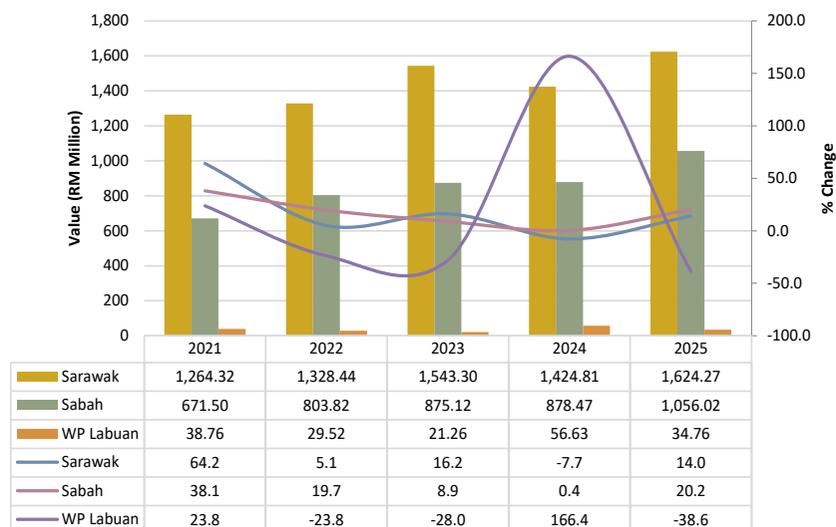


Dari segi nilai transaksi, semua negeri menunjukkan trend peningkatan kecuali WP Labuan. Sabah merekodkan kenaikan sebanyak 20.2% dan Sarawak 14%, manakala, WP Labuan merekodkan penurunan sebanyak 38.6%.

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.

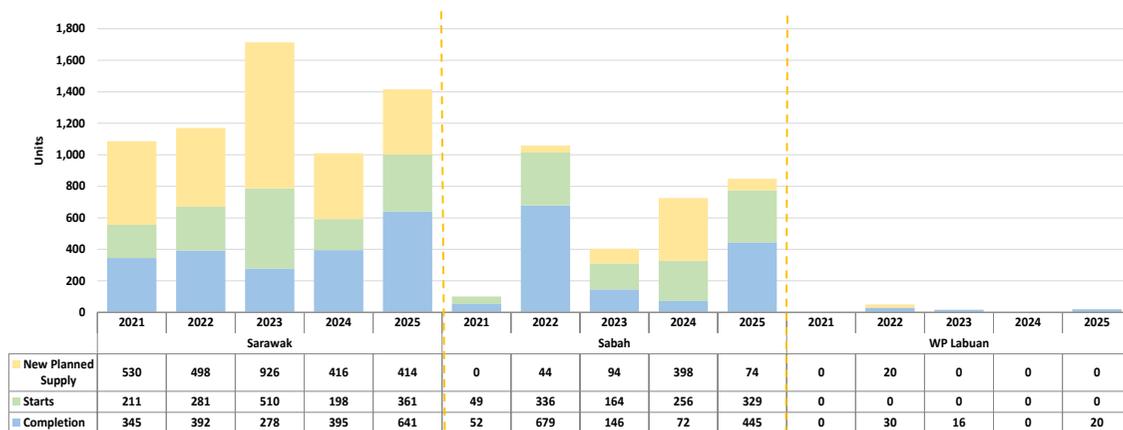
Table 3

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

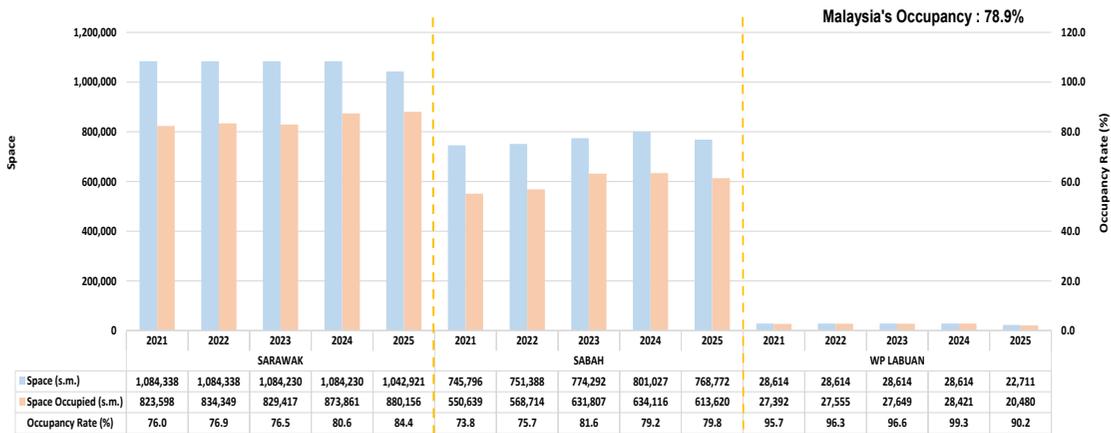
In the East Malaysia Region, a transaction was recorded namely Bataras Hypermarket Tamparuli in Tamparuli transacted at RM6,100,000.

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	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

16

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

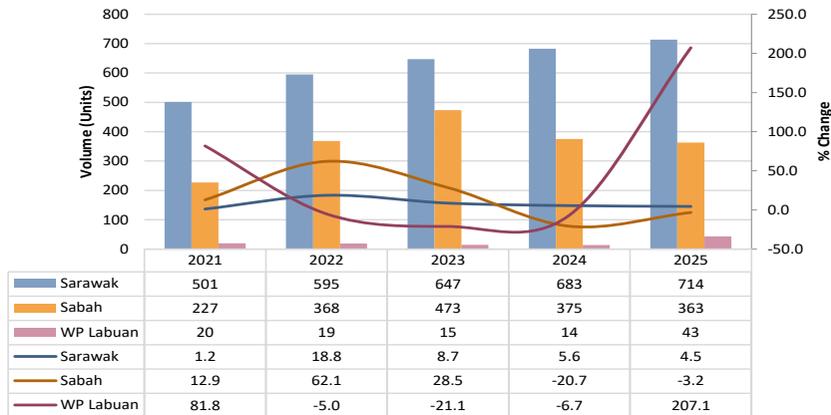
The performance of the industrial property market improved, with an increase of 4.5% in the volume and 9.9% in value (2024: RM1.29 bilion). A total of 1,120 transactions worth 1.42 billion were recorded (2024: 1,072 transactions worth RM1.29 billion).

Transaction activity in Sabah recorded a decrease of 3.2%. In contrast, WP Labuan and Sarawak recorded 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

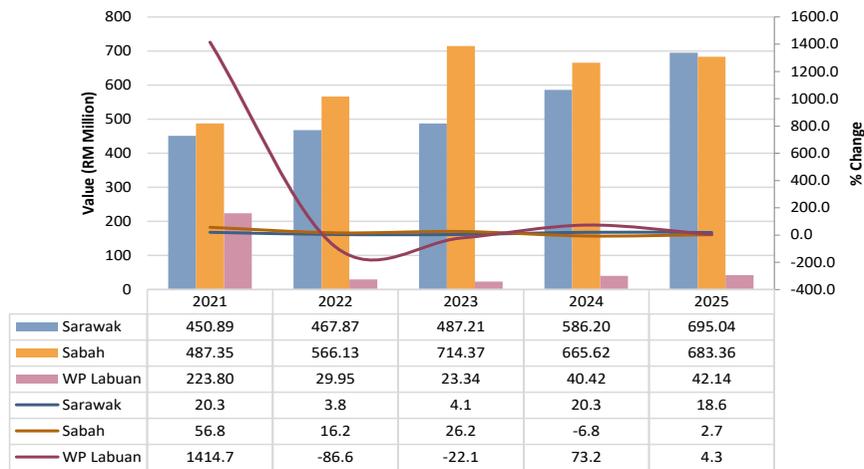


Dari segi nilai transaksi, Sarawak mendahului dengan menunjukkan peningkatan tertinggi sebanyak 18.6% dan diikuti WP Labuan 4.3% dan Sabah 2.7%.

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.

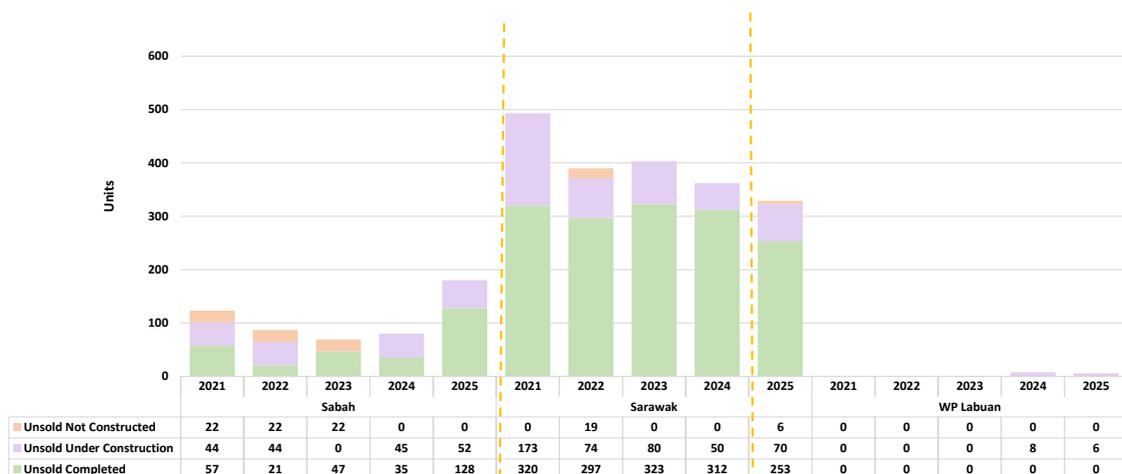
Market Status

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

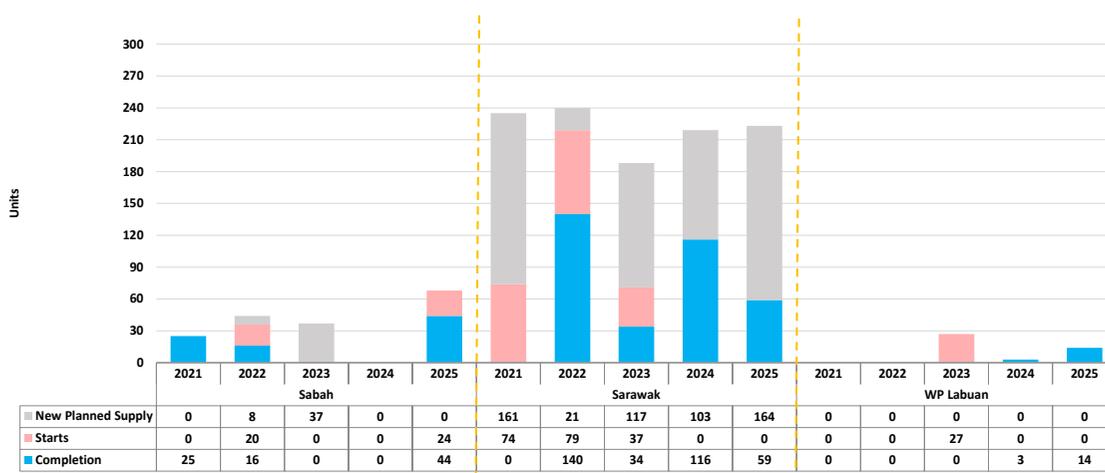
Completion in the East Malaysia Region recorded a decline of 1.7% to 117 units in 2025, compared to 2024 (119 units). By state, W.P. Labuan recorded an increase of more than threefold compared to 2024. In contrast, Sarawak registered a 49.1% decline in 2025, with 59 units, compared to 116 units in 2024.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

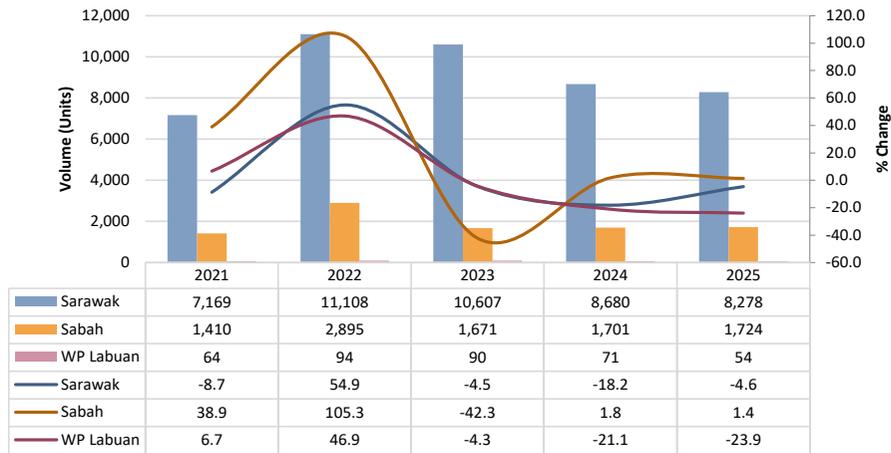
Transaction

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

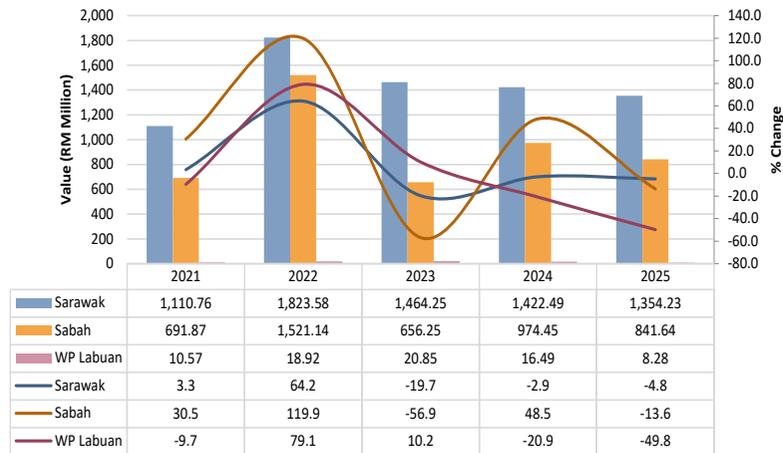


20 Dari segi nilai transaksi, semua negeri mencatatkan penurunan. Mengikut negeri, W.P. Labuan merekodkan penurunan paling ketara sebanyak 49.8%, diikuti oleh Sabah sebanyak 13.6% dan Sarawak sebanyak 4.8%.

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 	Project Status: Under Construction. 42.8%.
		<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 	Project Status: Under Construction. 16.2%.
		<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 	Project Status: Under Construction. 17.6%.
		<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 	Project Status: Under Construction. 25.9%.
		<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 	Project Status: Under Construction. 19.3%.
		<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 	Project Status: Under Construction. 13.7%.
		<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 	Project Status: Under Construction. 23.1%.
		<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 	Project Status: Under Construction. 17%.
		<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 	Project Status: Under Construction. 8.3%.
		<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 	Project Status: Under Construction. 11.7%.
		<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 	Project Status: Under Construction. 9.6%.

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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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.

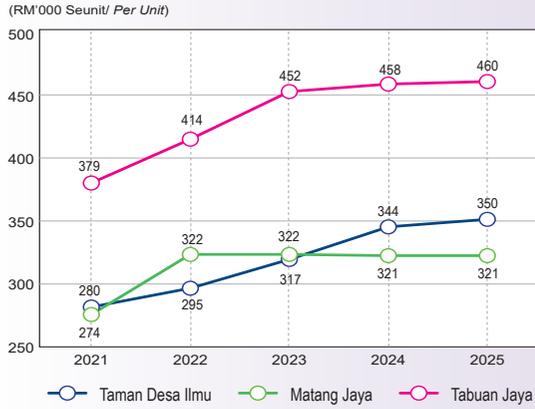
No.	Development Project	Descriptions	Current Status
21.	Desa Damai	<ul style="list-style-type: none"> • Location: Lot 8619, Block 11, Kuala Baram Land District, Miri, Sarawak • Developer: Naim Land Sdn. Bhd. • Total Units: 302 units • Building Types: <ul style="list-style-type: none"> ➤ Single-Story 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
Sabah	<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.
Sarawak	Housing Developers in Sarawak No Longer Obligated to Build Affordable Homes <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.

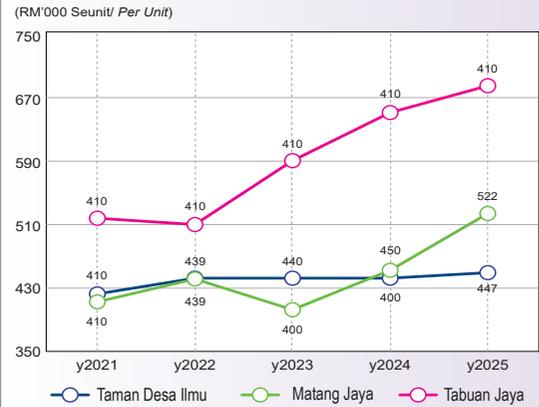
SARAWAK 16.1

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



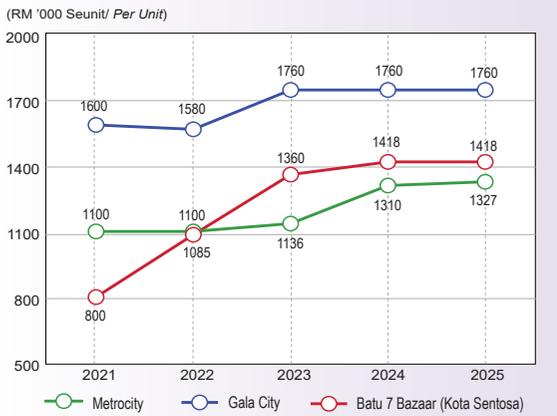
SARAWAK 16.2

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



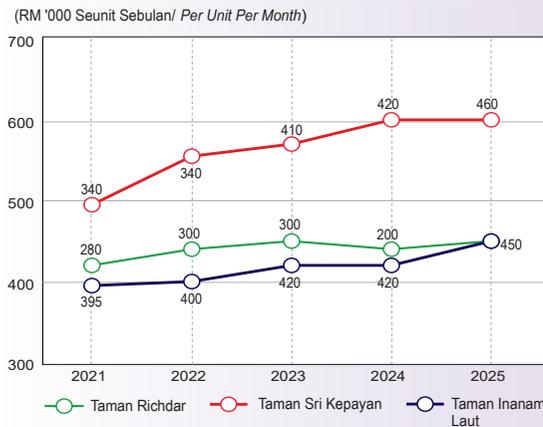
SARAWAK 16.4

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



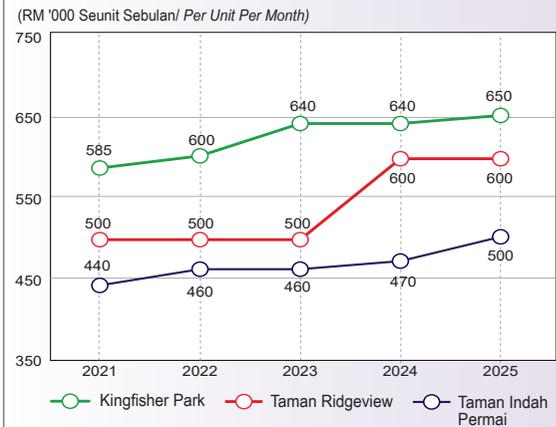
SABAH 15.1

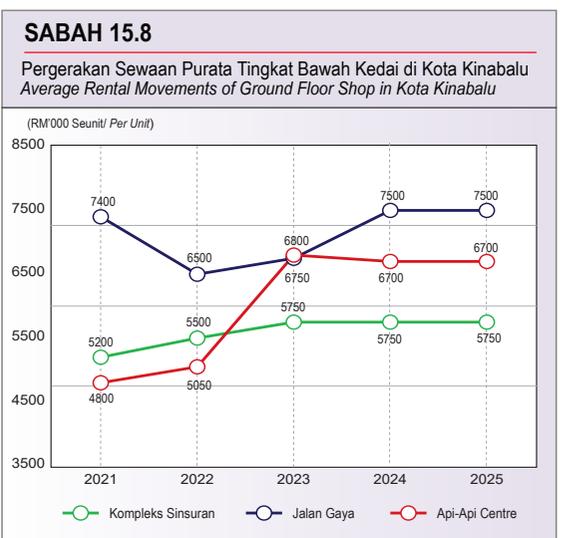
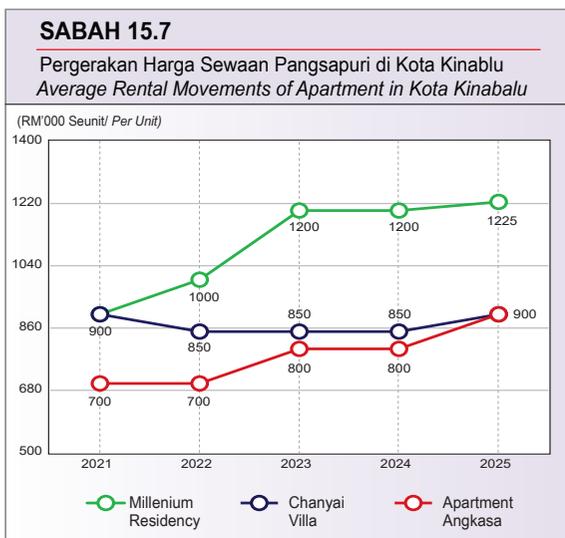
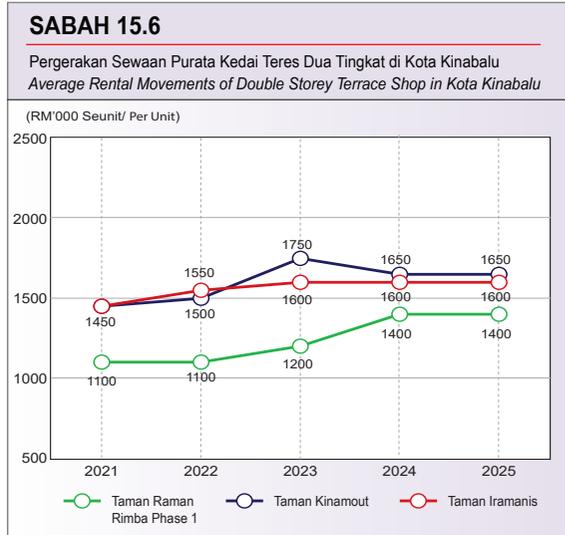
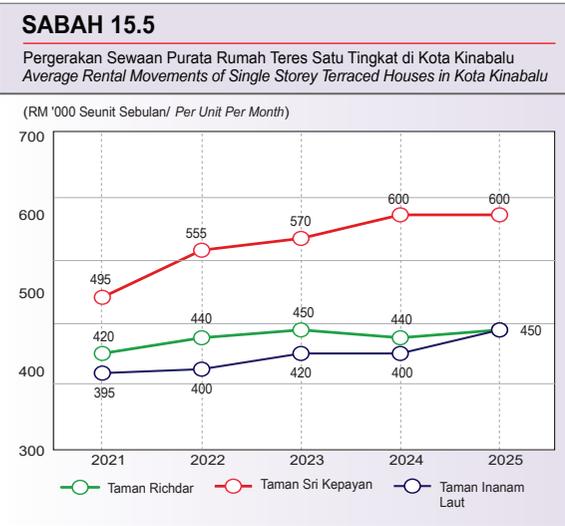
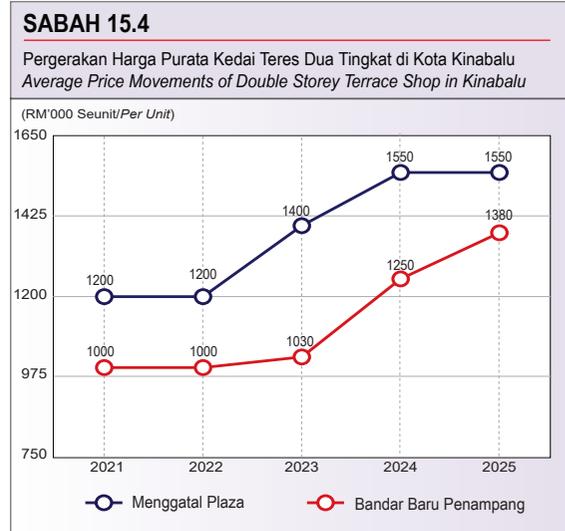
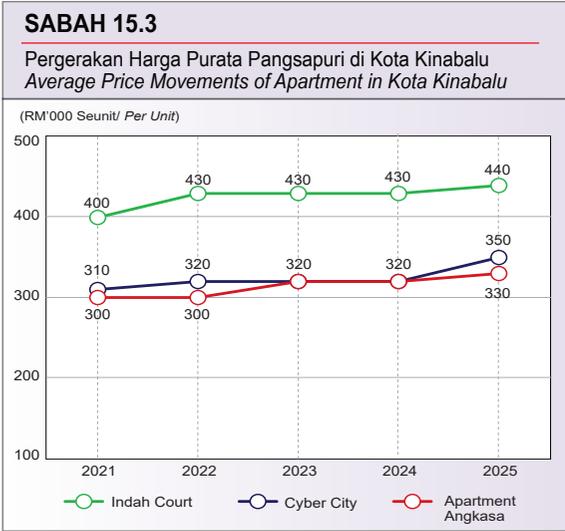
Pergerakan Harga Purata Rumah Teres Satu Tingkat di Kota Kinabalu
Average Price Movements of Single Storey Terraced Houses in Kota Kinabalu



SABAH 15.2

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





CATATAN TEKNIKAL
TECHNICAL NOTES

Catatan Teknikal
Technical Notes

Lampiran I

Appendix I

LAPORAN PASARAN HARTA
2025

PROPERTY MARKET REPORT
2025

1. Tempoh Kajian

Tempoh kajian Laporan Pasaran Harta ini adalah tahun 2025, iaitu Januari hingga Disember.

1. Review Period

The review period for this Property Market Report is the year of 2025 i.e. January to December.

2. Data transaksi

Data transaksi adalah tidak termasuk data jual beli harta tanah lelong.

2. Transaction Data

The transaction data do not include the property sales by auction.

3. Sektor Harta Tanah

Pada amnya, kandungan laporan tertumpu kepada subsektor harta tanah berikut:

3. Property Sectors

Generally, the report contents focus on the following property sub-sectors:

- (i) Kediaman
- (ii) Komersial
 - Kedai
 - Pangsapuri Khidmat
 - Kompleks Perniagaan
 - Pejabat
 - Harta Tanah Riadah
- (iii) Industri
- (iv) Pertanian
- (v) Tanah Pembangunan

- (i) Residential
- (ii) Commercial
 - Shop
 - Serviced Apartment
 - Shopping Complex
 - Office
 - Leisure Property
- (iii) Industrial
- (iv) Agricultural
- (v) Development Land

Klasifikasi kegunaan tanah bagi setiap subsektor harta tanah dinyatakan di Lampiran II.

Land use classification for each property sub-sector is given in Appendix II.

4. Stok

Rujukan stok diperoleh daripada Laporan Stok Harta Kediaman, Laporan Stok Harta Komersial dan Industri, Laporan Stok Harta Riadah dan Laporan Status Pasaran Harta Tanah yang diterbitkan oleh Pusat Maklumat Harta Tanah Negara (NAPIC), Jabatan Penilaian dan Perkhidmatan Harta. Definisi adalah seperti di Lampiran III.

4. Stock

Stock refers to stock as defined in the Residential Property Stock Report, Commercial and Industrial Stock Report, Leisure Property Stock Report and The Property Market Status Report published by the National Property Information Centre (NAPIC), Valuation and Property Services Department. The definition is given in Appendix III.

5. Definisi

- (i) Saiz Sampel
=

Bilangan unit pemerhatian yang akan digunakan untuk analisis adalah jumlah keseluruhan unit yang didapati di sesuatu lokasi ATAU satu sampel yang boleh memberikan gambaran jualan/ sewaan yang ada di lokasi itu.

5. Definition

- (i) Sample Size
=

The number of elementary units that are to be drawn into the analysis are either the total elementary units found in a location OR a sample size which can provide inferences to the total sales/ lettings available.

- (ii) Keluasan
Purata Tanah
=

$$\frac{\text{Jumlah keluasan tanah bagi semua jualan untuk sesuatu lokasi}}{\text{Bilangan jualan terpilih di sesuatu lokasi}}$$

- (ii) Average
Land Area
=

$$\frac{\text{Total land area of all sales selected for the location}}{\text{Number of selected sales for the location}}$$

(iii) Keluasan Purata Lantai/Plot =

Jumlah keluasan lantai/ plot bagi semua jualan/sewaan terpilih sesuatu lokasi
 Bilangan jualan terpilih di sesuatu lokasi

(iii) Average Floor/ Plot =

Total floor/plot area of all selected sales/ lettings for the location
 Number of selected sales/ lettings for the location

'Keluasan Lantai' untuk pelbagai jenis harta adalah sebagaimana takrif di dalam 'Uniform Method of Measurement of Buildings' yang diterbitkan oleh Pertubuhan Juruukur Di Raja Malaysia.

The 'Floor Area' for various types of properties is as defined in the 'Uniform Method of Measurement of Buildings' published by the Royal Institution of Surveyors, Malaysia.

iv) Lingkungan Harga/ Sewa = Julat/lingkungan yang menunjukkan harga/sewa terendah hingga tertinggi bagi semua jualbeli terpilih di sesuatu lokasi. Sebagai contoh, sekiranya harga terendah ialah RM18,000 sehektar dan harga tertinggi ialah RM25,000 sehektar, lingkungan harga adalah di antara RM18,000 hingga RM25,000 sehektar.

iv) Price/ Rental Range = It is a range denoting the lowest to the highest price/rental of all sales selected for a location. For example, if the lowest price is RM18,000 per hectare and the highest price is 25,000 per hectare, the range is between RM18,000 and RM25,000 per hectare.

v) Harga/ Sewa (RM/m.p.) = $\frac{\text{Harga Jualan/Sewa (RM)}}{\text{Keluasan Lantai (m.p.)}}$

v) Price/ Rental Range = $\frac{\text{Sale Price/Rental (RM)}}{\text{Floor Area (s.m.)}}$

Ia adalah harga jualan/sewa individu yang dinyatakan semasa pertukaran hakmilik/sewa di pasaran terbuka.

It is the individual sale price/rental declared during the change of ownership/letting in the open market.

vi) Perubahan Harga/ Sewa Purata (%) = $\left\{ \frac{\text{harga/ sewa purata 2025 bagi sesuatu lokasi}}{\text{harga/ sewa purata 2024 bagi sesuatu lokasi}} - 1 \right\} \times 100$

vi) Average Price/ Rental Change (%) = $\left\{ \frac{\text{2025 average price/ rental for the location}}{\text{2024 average price/ rental for the location}} - 1 \right\} \times 100$

vii) Huruf 'NA' menandakan keadaan di mana tiada bukti jualan/ sewa pada 2024 yang boleh dibandingkan dengan sampel yang dipilih pada 2025.

vii) The letter 'NA' denotes that there are no sale/rental evidences available in 2024 which are comparable to the sample selected for 2025.

viii) Huruf 'ND' menandakan keadaan di mana perubahan harga/ sewa yang dikira tidak dapat memberikan gambaran yang sebenar.

viii) The letter 'ND' denotes that the calculated average price/ rental change is misleading as to the true situation.

KLASIFIKASI KEGUNAAN TANAH

LAND USE CLASSIFICATION

Berikut adalah klasifikasi kegunaan tanah yang digunakan di dalam Laporan Pasaran Harta 2025:

The following are the land use classifications used in the Property Market Report 2025:

Perihal Harta	Catatan	Property Description	Remarks
1. HARTA TANAH KEDIAMAN		1. RESIDENTIAL PROPERTY	
a. Rumah Teres		a. Terraced House	
(i) Kos rendah satu tingkat	}	(i) Single storey low-cost	}
(ii) Satu tingkat	} Mengikut bilangan	(ii) Single storey	} Subdivided by
(iii) Kos rendah dua tingkat	} tingkat dan kos	(iii) Double storey low-cost	} reference to the
(iv) Kos sederhana dua tingkat	} pembinaan	(iv) Double storey medium-cost	} number of storeys
(v) Dua tingkat	}	(v) Double storey	} and cost of
(vi) 2 hingga 3 tingkat	}	(vi) 2 to 3 storey	} construction
b. Berkembar		b. Semi-Detached	
(i) Kos rendah	}	(i) Low-cost	} Subdivided by
(ii) Kos sederhana	} Mengikut bilangan	(ii) Medium-cost	} reference to the
(iii) Satu tingkat	} tingkat dan kos	(iii) Single storey	} number of storeys
(iv) Dua tingkat	} pembinaan	(iv) Double storey	} and cost of
(v) 2 hingga 3 tingkat	}	(v) 2 to 3 storey	} construction
c. Sesebuah		c. Detached	
(i) Satu tingkat di kawasan perumahan		(i) Single storey within housing area	
(ii) Dua tingkat di kawasan perumahan		(ii) Double storey within housing area	
(iii) Rekabentuk individu		(iii) Individually-designed	
d. Flat/ Pangsapuri/ Kondominium		d. Flat/ Apartment/ Condominium	
(i) Rumah pangsa kos rendah	}	(i) Low-cost flat	}
(ii) 1 - 2 bilik tidur	} Jenis standard dan	(ii) 1 - 2 bedrooms	} Standard and luxury
(iii) 3 bilik tidur atau lebih	} mewah	(iii) 3 bedrooms or more	} types
e. Tanah Untuk Pembangunan Kediaman	} Tanah dengan kelulusan untuk perumahan sahaja	e. Land For Residential development	} Land with permission for housing only
f. Pecahan Lot Untuk Sebuah Rumah		f. A Subdivided Lot For One House	
(i) Plot sesebuah	} Suatu lot atau bahagian yang tidak dipecah bahagi untuk tidak melebihi tiga buah rumah	(i) Single plot - Detached Plot	} A lot or undivided share of a lot for up to three houses
(ii) Tapak kecil	}	(ii) Small site	}
2. HARTA TANAH KOMERSIAL		2. COMMERCIAL PROPERTY	
a. Pejabat		a. Office	
(i) Blok pejabat binaan khas		(i) Purpose-built office block	
(ii) Ruang pejabat di rumah kedai		(ii) Office space in shophouse	
b. Kedai		b. Shop	
(i) Kedai sebelum perang	} Dengan/tanpa pemilikan kosong	(i) Pre-war shop	} With/ without vacant possession
(ii) Kedai selepas perang	} Pelbagai tingkat	(ii) Post-war shop	} Various storeys
(iii) Kedai teres 1 hingga 6 tingkat		(iii) Teres shop 1 to 6 storey	
(iv) Kedai tanpa inap	} Unit kedai di tingkat blok rumah pangsa/ pangsapuri	(iv) Lock-up shop	} Shop unit on ground floor or flat/ apartment
(v) Plot tanah kosong	}	(v) Vacant Plot	}

- c. Kompleks Perniagaan
- (i) Lot perniagaan di kompleks perniagaan
- d. Pangsapuri Khidmat
- Satu konsep pembangunan perdagangan yang bercirikan kediaman dengan menyediakan pakej/ kemudahan perkhidmatan tertentu bagi setiap unit.
 - Terdapat kombinasi kegunaan lain seperti kedai/ ruang niaga/ ruang pejabat bagi memenuhi keperluan penghuni.
 - Terdapat tiga jenis klasifikasi pangsapuri khidmat:
 - i. Bangunan Tunggal (Free Standing Building);
 - ii. Bangunan Bersepadu (Integrated Building); dan
 - iii. Hotel Suites/ Studio Suites Berstrata.
 - Ciri-ciri :
 - Pangsapuri khidmat ini dibina di atas tanah berkategori bangunan dengan syarat nyata perniagaan.
 - Tertakluk kepada Akta Pemajuan Perumahan (Kawalan & Perlesenan) 1966 (HDA).
- e. Harta Tanah Riadah
- (i) Hotel
 - (ii) Motel
 - (iii) Tempat peranginan
 - (iv) Taman rekreasi
 - (v) Padang golf
 - (vi) Marina

3. HARTA TANAH INDUSTRI

- a. Kilang
- | | |
|----------------|---|
| (i) Teres | } Reka bentuk untuk proses pembuatan am dan lazimnya untuk jualan/disewa ATAU binaan khas untuk proses pembuatan khusus |
| (ii) Berkembar | |
| (iii) Sesebuah | |
- b. Gudang
- | | |
|----------------|---|
| (i) Teres | } Gudang yang direka untuk tujuan penyimpanan |
| (ii) Berkembar | |
| (iii) Sesebuah | |
- c. Kompleks Perindustrian
- | | |
|--|--|
| | } Bangunan direka bentuk khas mengikut kesesuaian proses perindustrian |
|--|--|
- d. Kilang Bertingkat
- | | |
|--|---|
| | } Unit industri berstrata di dalam bangunan bertingkat rendah |
|--|---|
- e. Tapak Perindustrian - Plot Perindustrian

- c. Shopping Complex
- (i) Retail lot in shopping complex
- d. Serviced Apartment
- A commercial development concept that features residential characteristics by providing specific service packages/facilities for each unit.
 - There are other combined uses such as shops/ commercial spaces/office spaces to meet the needs of the residents.
 - There are three types of serviced apartment classifications:
 - i. Single Building (Free Standing Building);
 - ii. Integrated Building; and
 - iii. Strata Hotel Suites/ Studio Suites.
 - Characteristics:
 - This serviced apartment is built on land categorized as a building with "syarat nyata" commercial.
 - Subject to the Housing Development (Control & Licensing) Act 1966 (HDA).
- e. Leisure Property
- (i) Hotel
 - (ii) Motel
 - (iii) Resort
 - (iv) Recreation park
 - (v) Golf course
 - (vi) Marina

3. INDUSTRIAL PROPERTY

- a. Factory
- | | |
|------------------|--|
| (i) Terrace | } Designed for general manufacturing process and normally is for sale/letting OR purpose-built for specialised manufacturing process |
| (ii) Semi-detach | |
| (iii) Detach | |
- b. Warehouse
- | | |
|------------------|------------------------------------|
| (i) Terrace | } Godowns designed for storage use |
| (ii) Semi-detach | |
| (iii) Detach | |
- c. Industrial Complex
- | | |
|--|---|
| | } Individually designed buildings to suit an industrial process |
|--|---|
- d. Flatted factory
- | | |
|--|---|
| | } Industrial units within a low-rise multi-storey stratified building |
|--|---|
- e. Industrial Site - Industrial plot

4. HARTA TANAH PERTANIAN

- a. Getah
 - b. Kelapa Sawit
 - c. Padi
 - d. Kelapa
 - e. Koko
 - f. Nenas
 - g. Dusun/Hortikultur
 - h. Tanah Ladang
 - i. Perhutanan
 - j. Tanah Kampung
- } Kategori-kategori ini adalah untuk kebun kecil sahaja
- } Tanah yang berkeluasan 40 hektar atau lebih
- } Kebun kecil dengan kegunaan kediaman kampong dan pertanian. Berbeza daripada (a-g) di atas dari segi harga. Tidak dianggap sebagai plot sesebuah, kerana terlalu besar untuk sebuah keluarga. Oleh itu, ia berada di antara harta luar bandar dan harta bandar

5. TANAH PEMBANGUNAN

- a. Kediaman
 - b. Komersial
 - c. Industri
 - d. Campuran
- } Termasuk tanah yang belum ditukar syarat atau diluluskan untuk kegunaan lebih tinggi atau telah ditukar syarat tetapi belum dipecah sempadan

4. AGRICULTURE PROPERTY

- a. Rubber
 - b. Oil palm
 - c. Paddy
 - d. Coconut
 - e. Cocoa
 - f. Pineapple
 - g. Orchard/Horticulture
 - h. Estate Land
 - i. Forestry
 - j. Kampung Land
- } These categories are for small holdings only
- } Land of 40 hectares or more
- } Smallholdings with rural residential and agriculture uses. They are distinct from the above mentioned smallholdings (a-g) by their higher land prices. Cannot be regarded as detached plots since they are too large for single family use. Therefore, it falls between rural and urban properties

5. DEVELOPMENT LAND

- a. Residential
 - b. Commercial
 - c. Industrial
 - d. Mixed
- } Include not converted lands or approved for higher use or converted but not divided

STOK

- Tempoh Kajian**
Tempoh kajian laporan ini adalah meliputi tahun 2025 berakhir pada 31 Disember 2025.
- Peringkat Penyebaran**
Laporan terbahagi kepada 3 peringkat pembangunan utama dan subperingkat berpandukan jadual di bawah:



- i) **Inventori Sedia Ada (Stok)**
Inventori sedia ada (stok) adalah unit yang telah memperoleh Sijil Penyiapan Dan Pematuhan (CCC), Sijil Layak Menduduki (CF) atau Sijil Layak Menduduki Sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CCC/CF/TCF dalam tempoh kajian. Angka dalam inventori sedia ada adalah jumlah terkumpul dari suku-suku sebelumnya ditambah dengan suku semasa.

Inventori harta tanah sedia ada yang terdapat dalam laporan terdiri daripada:

- Suku sebelumnya**
Inventori sedia ada pada akhir suku sebelumnya ditambah dengan pelarasan yang berlaku dalam tempoh tersebut tetapi belum dimasukkan dalam laporan sebelumnya.

STOCK

- Review Periods**
The review period of this report covers of the year 2025 ending on 31st December 2025
- Stages of Dissemination**
Information at the 3 main stages of development and their sub-stages according to the chart below:



- i) **Existing Inventory (Stock)**
Existing inventory (stock) are units that have been issued with the Certificate of Completion and Compliance (CCC), Certificate Of Fitness (CF) or Temporary Certificate Of Fitness (TCF) prior to the review period plus units completed and issued with CCC/CF/TCF within the review period. The figures in the existing inventory are accumulated figures from previous quarters plus the review quarter.

The existing property inventory in the publications comprises of:

- Previous Quarter**
The existing inventory as at the end of the previous quarter plus the adjustments that occurred within that period but was not included in the previous publication.

Pelarasan yang dibuat bagi inventori yang diterbitkan sebelumnya merangkumi:

- **Pertambahan kawasan liputan kajian.** Pengiraan inventori adalah berterusan dan belum mencapai liputan 100%,
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa,**
- **Kesilapan dalam operasi.**

b. Suku Kajian

Inventori sedia ada pada akhir suku sebelumnya (selepas pelarasan) ditambah dengan unit yang siap dibina yang memperoleh CCC/CF/TCF serta sebarang perubahan yang berlaku dalam tempoh kajian. Perubahan termasuk:

- **Sebarang unit yang ditukar kategori kegunaan.**
- **Sebarang unit yang musnah/dibina semula (dan tidak terdapat dalam penawaran baharu dirancang).**
- **Sebarang perubahan dalam ruang yang dihuni.**

(ii) **Siap Dibina**

Siap dibina adalah terma yang digunakan bagi bangunan yang mana kerja pembinaan bangunan telah siap dan CCC/CF/TCF telah diperolehi dalam tempoh kajian. Angka dalam peringkat siap dibina bukan merupakan angka terkumpul dari unit siap dibina suku-suku sebelumnya tetapi mewakili hanya satu suku kajian sahaja.

(iii) **Penawaran Akan Datang**

Penawaran akan datang merangkumi unit yang mana kerja pembinaannya sedang dijalankan termasuk unit mula dibina dan CCC/CF/TCF belum dikeluarkan dalam tempoh kajian. Unit dalam penawaran akan datang mewakili jumlah terkumpul yang mana unit dalam pembinaan dalam suku kajian dan suku sebelumnya ditambah dengan unit yang memulakan pembinaan dalam suku kajian. Ianya tidak mengambil kira tanah kosong tetapi termasuk **unit tertangguh**.

Pengiraan penawaran akan datang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran akan datang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran akan datang yang diselaraskan bagi suku sebelumnya dan penawaran akan datang dalam suku kajian. Penawaran akan datang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

- **Pertambahan dalam kawasan liputan kajian**
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa**
- **Kesilapan dalam operasi.**

Unit tertangguh ialah yang mana kerja asas bangunan secara fizikalnya telah dimulakan tetapi belum siap dibina dan tiada aktiviti pembinaan selepas tiga tahun daripada tarikh kelulusan pembangunan.

Adjustments made to previous published inventory include:

- **Increase in coverage. The inventory count is on going and has not reached a 100% coverage,**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

b. *Review Quarter*

The existing inventory at the end of the previous review period (after the above adjustments) plus completed units issued with CCC/CF/TCF plus any change that occurred within the review period. Change includes:

- **Any unit with a change in the category of use.**
- **Any unit destroyed/rebuilt (and not in the new planned supply).**
- **Any change in the space occupied.**

(ii) **Completion**

Completion is the term used when the building construction works are completed and a CCC/CF/TCF is issued within the review period. The figures under completion are not accumulated from previous quarter but represent only one review quarter.

(iii) **Incoming Supply**

*Incoming supply comprises units where physical construction works are in progress including starts and CCC/CF/TCF have not been issued during the review period. Units in the incoming supply represent accumulative totals where units under construction in the review quarter and from the previous quarter are added to the units that have started construction in the review quarter. It does not include vacant land but includes **delayed units**.*

The calculation of incoming supply is on going and has not reached a total population count. Incoming supply disseminated in any quarter publication includes the adjusted incoming supply for the previous quarter and the incoming supply in the review quarter. Incoming supply of the previous quarter have to be adjusted in the review quarter for the following reasons:

- **An increase in coverage**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

***Delayed units** are those where the foundation work has physically started but not completed and no construction activity has taken place for a period of more than 3 years from the date the development was approved.*

- (iv) **Mula Dibina**
Mula dibina terdiri daripada bangunan-bangunan yang mana:
- Kerja asas dan kerja tapak bagi bangunan bertingkat rendah atau kerja bawah paras tanah termasuk cerucuk dan asas bagi bangunan bertingkat tinggi, telah dimulakan,
 - Ianya tidak termasuk kerja-kerja membersihkan, merata dan menyediakan infrastruktur.

Angka dalam peringkat mula dibina bukan merupakan angka terkumpul dan mewakili bangunan yang memulakan pembinaan dalam suku kajian sahaja.

- (v) **Penawaran Dirancang**
Penawaran dirancang merangkumi unit yang mana kelulusan pelan bangunan telah diperolehi daripada pihak berkuasa tempatan dalam suku kajian. Unit tersebut belum memulakan pembinaan secara fizikalnya. Unit dalam penawaran dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran baharu dirancang dalam suku kajian. Pengiraan penawaran dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran dirancang yang diselaraskan bagi suku sebelumnya dan penawaran baharu dirancang dalam suku kajian. Penawaran dirancang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:
- Pertambahan kawasan liputan kajian,
 - Data tertunda daripada suku sebelumnya tetapi diterima dalam suku semasa,
 - Kesilapan dalam operasi.

- (vi) **Penawaran Baharu Dirancang**
Penawaran baharu dirancang merangkumi unit di mana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian. Angka dalam peringkat penawaran baharu dirancang bukan merupakan angka terkumpul dan mewakili bangunan yang memperoleh kelulusan pelan bangunan dalam suku kajian sahaja.

3. **Penawaran masa depan** yang digunakan dalam laporan ini menunjukkan penawaran akan datang dan penawaran dirancang.

- (iv) **Starts**
Starts comprises buildings where:
- The foundation and footing works of low-rise buildings or works below ground level including piling and foundation of high-rise buildings have started, and
 - It does not include site clearing, levelling and laying of infrastructure.

The figures disseminated under starts are not accumulative and represents buildings that started within a review quarter.

- (v) **Planned Supply**
Planned supply comprises units with building plan approval obtained within a review quarter from the local authority. The units have not started physical construction works. Units in the planned supply include accumulative totals from previous quarters plus units in the new planned supply in the review quarter. The calculation of planned supply is on going and has not reached a total population count. Planned supply disseminated in any quarter publication includes the adjusted planned supply for the previous quarter and the planned supply in the review quarter. Planned supply of the previous quarter has to be adjusted in the review for the following reasons:

- An increase in coverage,
- Delayed data from the previous quarter but received during the review period,
- Operational errors.

- (vi) **New Planned Supply**
New planned supply comprises units where building plan approval have been obtained within the review period. The figures disseminated under new planned supply are not accumulative and represents buildings that have obtained building plan approval in that review quarter.

3. **Future supply** is a term used in the report to denote incoming supply and planned supply.

4. **Terma Am**

- (i) **Struktur**
Struktur termasuk kekal, separuh kekal dan sementara.
- (ii) **Pemilikan**
Termasuk kedai/pejabat binaan khas/kompleks perniagaan milik kerajaan dan swasta. Kerajaan termasuklah kerajaan persekutuan, negeri dan pihak berkuasa tempatan. Swasta juga merangkumi kedai yang dimiliki oleh badan separa kerajaan.
- (iii) **Kadar Serapan**
Perubahan dalam ruang dihuni (termasuk ruang siap dibina yang dihuni), dibahagikan dengan jumlah ruang kosong pada suku sebelumnya dan ruang siap dibina pada suku semasa (ataupun ruang boleh dihuni pada suku semasa).
- (iv) **Serapan Ruang Baharu**
Ruang dihuni dalam bangunan yang siap dibina dibahagikan dengan jumlah ruang siap dibina pada suku semasa.
- (v) **Serapan Ruang Terdahulu**
Perubahan ruang dihuni daripada stok sedia ada pada suku sebelumnya dibahagikan dengan ruang kosong pada suku tersebut (atau ruang boleh dihuni pada suku sebelumnya).
- (vi) **Kadar Ambilan**
Perubahan ruang dihuni antara suku semasa dengan suku sebelumnya dan dibahagikan dengan jumlah ruang dalam suku semasa.
- (vii) **Kadar Penghunian**
Ruang yang dihuni pada suku semasa dibahagikan dengan jumlah ruang sedia ada pada suku semasa.
- (viii) **Tanah Kosong** tidak dikira dalam inventori sedia ada. Setelah ianya memperoleh kelulusan pelan bangunan, ianya dimasukkan dalam penawaran dirancang dan seterusnya memasuki pelbagai peringkat pembinaannya.
- (ix) **Harga Jualan** unit adalah balasan yang dinyatakan semasa pindahmilik (Borang 14A Kanun Tanah Negara), yang menggambarkan nilai pasaran.
- (x) **Min** ialah purata mudah daripada harga jualan.

4. **General Term**

- (i) **Structures**
The structures included permanent, semi-permanent and temporary construction.
- (ii) **Ownership**
Include all shops/purpose-built office/shopping complexes owned by government and private sectors. Governments comprise federal, state and local authorities. Private sector embraces private companies and quasi-government agencies.
- (iii) **Absorption Rate**
Change in occupied space including the occupation of completed space divided by the vacant space in the previous quarter plus the completed space that is vacant in the current quarter (or available space in the current quarter).
- (iv) **Absorption of New Space**
The occupied space in completed buildings divided by the total space completed in the current quarter.
- (v) **Absorption of Previous Space**
The change in occupied space in the current quarter from the accumulated space of the previous quarter divided by the vacant space in the previous quarter (or available space in the previous quarter).
- (vi) **Take-up Rate**
The change in occupied space in the review quarter compared to the previous quarter divided with the total space in the review quarter.
- (vii) **Occupancy Rate**
The occupied space in the review quarter divided with the total space in the review quarter.
- (viii) **Vacant Land** are not included under existing inventory. When they obtain building plan approval they are included under planned supply and progresses into the construction stages.
- (ix) **Sale Price** of units are declared considerations stated on transfer (Form 14A of the National Land Code), which reflects market value.
- (x) **Mean** is a simple average of sales prices.

- (xi) **Median** ialah harga jualan di mana separuh daripada cerapan akan berada di atas paras harga jualan dan separuh daripada cerapan akan berada di bawahnya.
- (xii) **25 percentile** ialah harga jualan di mana 25% daripada cerapan berada di bawah paras tersebut.
- (xiii) **75 percentile** ialah harga jualan di mana 25% daripada cerapan berada di atas paras tersebut.
- (xiv) **Minimum** ialah harga yang paling rendah bagi beberapa cerapan yang diperolehi.
- (xv) **Maksimum** ialah harga yang paling tinggi bagi beberapa cerapan yang diperolehi.

5. HARTA TANAH KEDIAMAN

- (i) **Definisi**
Rumah tempat tinggal adalah termasuk mana-mana bangunan yang keseluruhannya atau sebahagian binaannya, disesuaikan atau diniatkan bagi kediaman manusia dan sebahagiannya bagi premis perniagaan. Istilah kediaman manusia adalah termasuk bangunan yang dibina untuk manusia tinggal bersama keluarga. Bagi tujuan laporan ini, rumah kedai, yang mana sebahagiannya digunakan untuk perniagaan dan sebahagian lagi untuk tempat tinggal adalah dikecualikan daripada harta tanah kediaman tetapi dilaporkan sebagai kedai.
Seksyen 3, Akta Pemaju Perumahan 1966 (Kawalan dan Lesen) dan (Pindaan 2002)

Laporan ini termasuk pangsapuri khidmat yang didefinisikan sebagai penginapan jangka pendek samada dimiliki oleh individu sebagai rumah kedua, rumah korporat atau sebagai pelaburan yang dijadikan sebagai hotel. Pangsapuri khidmat yang dimiliki oleh individu mempunyai ciri-ciri berikut:

- **Unit berstrata dengan syarat nyata sebagai kediaman atau komersil.**
- **Unit yang dibina di atas tanah komersial hendaklah diperuntukan sebanyak 15% daripada ruang binaan sebagai kemudahan untuk kegunaan awam. Pangsapuri khidmat yang dibina di atas tanah kediaman memerlukan pengagihan kawasan kemudahan kurang daripada 10% yang mana ianya tidak dibuka kepada orang ramai tetapi bagi kegunaan penduduk setempat sahaja.**
- **Pemilik mungkin mendiaminya sendiri atau melantik syarikat pengurusan untuk menyewakannya secara harian, mingguan, bulanan, tahunan atau pengongsian masa.**

Laporan ini tidak termasuk pangsapuri khidmat yang dijalankan sebagai hotel yang mempunyai lesen hotel dan unit yang dimiliki oleh pengusaha hotel.

- (xi) **Median** is the sales price for which one-half of the observations will lie above that price and one-half will lie below it.
- (xii) **25 percentile** is the sales price for which 25% of the observations fall below that price.
- (xiii) **75 percentile** is the sales price for which 25% of the observations fall above that price.
- (xiv) **Minimum** is the lowest price for a given number of observations.
- (xv) **Maximum** is the highest price for a given number of observations.

5. RESIDENTIAL PROPERTY

- (i) **Definition**
Defines housing accommodation to include any building, which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises. The term human habitation would include buildings constructed for humans to live with their families. For the purpose of this report, shop houses, which is partially used as retail and partially for human habitation is excluded as residential property but reported as shop.
Section 3, The Housing Development Act 1966 (Control and Licensing) and (as amended 2002)

This report included serviced apartments which is defined as short-term accommodation either owned by an individual as a second home, as corporate housing or as an investment that may be run as a hotel. The serviced apartment owned by individuals has the following features:

- **Stratified units with title condition as residential or commercial use.**
- **The units that are built upon commercial titled lands are required to allocate more than 15% of the built up space not for supporting facilities that are open to the public. Serviced apartments built upon residential titled lands are required to allocate less than 10% of the built up space to supporting facilities that are not open to the public but facilitate internal residents only.**
- **The owner may occupy the unit himself or elect a management company to rent the unit on a daily, weekly, monthly, yearly or timesharing basis.**

This report excluded serviced apartments that are run with hoteliers licence and those units owned by hoteliers.

- (ii) **Jenis Harta Tanah**
Data diperolehi secara tinjauan dalam kawasan pihak berkuasa tempatan. Jenis harta tanah termasuk teres, berkembar, sesebuah, unit kos rendah, rumah pangsa, pangsapuri/kondominium, unit berkelompok dan rumah bandar di semua peringkat.

Walau bagaimanapun, kuarters institusi dan unit setinggan tidak termasuk dalam laporan ini.

- (ii) **Property Types**
The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, low-cost units, flats, condominium/apartment, clustered units and town houses at various levels.

However, the property excluded from this report are institutional quarters and squatter units.

6. HARTA TANAH KOMERSIAL

(i) Kedai

Definisi

Kedai merangkumi stor kecil di mana barang runcit dan perkhidmatan diniagakan. Barang yang dijual dan perkhidmatan yang disediakan memenuhi keperluan harian pelanggan.

Kedai adalah merangkumi:

- Rumah kedai/pangsapuri
- Pejabat kedai
- Kedai dengan kegunaan perniagaan
- Kedai makan binaan khas

Kedai tidak termasuk:

- Kedai yang telah diubahsuai 75% (menunjukkan penukaran kegunaan kekal) kepada kegunaan perdagangan lain seperti ruang pejabat.
- Kedai yang telah ditukar kegunaan secara kekal

Jenis Harta Tanah

Data berdasarkan lawat periksa dalam kawasan pihak berkuasa tempatan. Jenis harta tanah kedai adalah termasuk teres, berkembar, sesebuah, kedai tanpa inap dan kedai sebelum perang.

(ii) Pejabat Binaan Khas

Definisi

Bangunan binaan khas bermaksud satu kegunaan utama yang disokong oleh kegunaan sampingan. Kegunaan utama menggabungkan rekabentuk asal, yang mengoptimalkan ruang bagi manfaatnya. Apabila rekabentuk asal diubahsuai sebanyak 75% bagi memanfaatkan kegunaan lain, kegunaan asalnya akan ditukar dengan kegunaan baru.

Inventori pejabat binaan khas dalam laporan NAPIC termasuk tempat perniagaan berbentuk perkhidmatan dijalankan dan bukannya pembuatan atau penjualan barangan. Ruang pejabat ini diperlukan untuk aktiviti kertas kerja, komunikasi serta lain-lain aktiviti pejabat.

6. COMMERCIAL PROPERTY

(i) Shop

Definition

Shops are small stores where retail goods and services are sold. The goods and services meet day-to-day needs of customers.

Shops include:

- Shop house/apartments
- Shop offices
- Shop with retail use
- Purpose-built eateries

Shops excluded:

- Shops that have been renovated 75% (indicating a permanent change) to other commercial uses like office space.
- Shops that has permanently changed to another use.

Property Types

The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, lock-up and pre-war.

(ii) Purpose-Built Offices

Definition

Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.

NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork, communication and other office activity.

Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam 'Uniform Methods of Measurement of Buildings' yang diterbitkan oleh Pertubuhan Jurukur DiRaja Malaysia.

Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

(iii) Kompleks Perniagaan

Definisi

Kompleks perniagaan termasuk pelbagai unit ruang perniagaan dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar (*stand-alone*)

Pusat membeli-belah ialah ruang perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan terpilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama

Therefore the term purpose-built office is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net lettable area. Office space information is disseminated based on the net lettable floor area according to the Uniform Methods of Measurement of Buildings published by the Royal Institution of Surveyors Malaysia.

Included within the inventory are:

- Office space within integrated development
- Space with the original use as office but has changed use on a temporary basis

Excluded from the inventory are:

- Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use
- Office space that has permanently changed from the original use

(iii) Shopping Complex

Definition

Shopping complexes include multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- Shopping centres
- Shopping arcades
- Hypermarkets (*stand-alone*)

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- Outlets within an enclosed climate-controlled and spacious walkway
- Retail and service tenants selected for merchandise balance
- One or more anchor tenants
- A single management company
- Common car parks
- Central air-conditioning
- Central security service
- Central fire fighting services
- Common lifts and escalators
- Common lighting, signage and landscaping

- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:

- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Inventori arked beli-belah juga merangkumi:

- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk di dalam laporan ini adalah:

- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan perindustrian.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk boling, medan selera, taman tema dan panggung wayang.

- *Unified management policies*
- *Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.*

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:

- *Generally open-sided walkway and few have an enclosed climate-controlled passageway.*
- *Retail and service tenants mix generally unplanned and retail goods are generally similar in kind*
- *No anchor tenants within the arcade*
- *A single management company*
- *Common car parks or public car parks*
- *Generally no air-conditioning, some unit air-conditioning and few with central air conditioning*
- *Central security service generally unavailable*
- *Central fire fighting services*
- *Mostly stairways but some have common lifts and escalators*
- *General minimum common lighting, signage and landscaping*
- *Minimum unified management policies*
- *Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.*

Included within the shopping arcades inventory are:

- *Space with the original use as retail but has changed use on a temporary basis.*
- *Retail space in an integrated development (where various category of use compliment each other).*

Excluded from the inventory are:

- *Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.*
- *Retail space that has permanently changed from the original use.*
- *Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.*

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak. Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/perbadanan dengan kemudahan umum.
- Bangunan bebas di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

(iv) Harta Tanah Riadah

Definisi

Merangkumi hotel yang menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar untuk kemudahan yang disediakan. Bilik yang disediakan adalah lengkap untuk penginapan sementara dan khidmat pembantu hotel.

Termasuk di dalam laporan ini adalah:

- Hotel yang menawarkan 10 bilik dan ke atas yang dikenalpasti oleh Kementerian Pelancongan.
- Motel, rumah tumpangan, *chalet*, kabin, kotej, rumah kampung, *hotel resort*.
- Hotel binaan khas dan bangunan pelbagai guna atau bangunan yang diubahsuai yang mempunyai lesen untuk beroperasi sebagai hotel.

Tidak termasuk:

Hostel, pangsapuri khidmat dan rumah rehat kerajaan.

Pangsapuri Khidmat yang dimasukkan dalam Laporan Stok Harta Tanah Riadah merupakan sesebuah bangunan yang turut menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar kemudahan yang disediakan. Setiap unit menyediakan ruang yang lebih besar berbanding dengan bilik hotel dan mempunyai suasana seperti sebuah rumah yang dilengkapi dengan ruang tamu, ruang makan, dapur dan bilik tidur daripada satu hingga empat bilik beserta bilik air. Perkhidmatan yang disediakan sama seperti hotel. Unit-unit ini adalah sebagaimana yang terdapat di dalam stok kediaman kecuali ianya dimiliki oleh pengusaha hotel atau dijalankan oleh mereka sebagai alternatif kepada bilik hotel.

Termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh syarikat yang mengurusnya dengan lesen pengusaha hotel.

Tidak termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh individu tetapi diuruskan oleh pihak pengurusan yang mana unit-unit ini disewakan dalam tempoh mingguan, bulanan atau tahunan. Bagi mereka yang tidak mempunyai lesen hotel tidak termasuk dalam Laporan Stok Harta Tanah Riadah.

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- *Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 s.m.*
- *Operated by a single owner/corporation with common facilities/amenities.*
- *A freestanding building under one roof.*

Excluded from publication:

- *Hypermarkets that are an anchor tenant in shopping centres.*

(iv) Leisure Property

Definition

Includes hotel with a number of rooms within a building that provides short-term accommodation for hotel guests or travellers who pay for the services provided. The rooms provided are furnished for a short stay and maid service.

Hotel inventory includes:

- *Hotels that offer 10 rooms and above as defined by the Ministry of Tourism.*
- *Motels, lodging homes, chalets, cabins, cottages, kampung houses, resort hotels.*
- *Purpose-built hotels and multi-purpose buildings or modified buildings with a licence to operate as a hotel.*

Excludes:

Hostels, serviced apartments and public operated rest houses.

The Leisure Property Stock Report also includes serviced apartments, which are a number of units within a building that also provides a short-term accommodation for hotel guests and travellers who pay for the services provided. Each unit provides more space compared to a hotel room and has a home atmosphere like a living room, a dining room, a kitchenette and a choice of bedrooms from one to four rooms with attached bathrooms. Services provided are very similar to hotels. These units are similar to those under residential stock except that hoteliers own them or run them as an alternative to hotel rooms.

Included in the leisure property stock report are serviced apartments owned by companies who operate them with a hotel operator's licence.

Excluded from the leisure stock are serviced apartments owned by individuals but managed by corporations who rent out the units on a weekly, monthly or yearly period. They do not have an hotelier's licence and therefore excluded from the leisure property stock report.

Jenis Harta Tanah

Penyebaran NAPIC termasuk semua hotel yang berada di dalam sempadan negeri.

Pengelasan

Penerbitan adalah termasuk hotel yang diberi penarafan atau tidak. Pengelasan hotel ditentukan oleh Kementerian Pelancongan Malaysia berdasarkan standard antarabangsa. Hotel kelas ekonomi diberi penarafan okid (3 peringkat) dan selain itu adalah penarafan bintang (5 peringkat). Penarafan bintang bagi hotel-hotel di Malaysia dikendalikan oleh Kementerian Pelancongan.

Purata Kadar Penginapan

Adalah berdasarkan maklumat yang diterima daripada pengusaha hotel. Maklumat penginapan berdasarkan tempoh kajian yang dinyatakan di atas dan mungkin berbeza dengan suku tahunan kalendar.

7. **HARTA TANAH INDUSTRI****Definisi**

Unit bangunan/kilang yang terlibat dalam aktiviti pembuatan dan penyimpanan (gudang). Akta Penyelarasan Perindustrian 1975 (ICA) mendefinisikan "Aktiviti Pengilangan" sebagai membuat, mengubah, mengadun, menghiasi, memperkemas atau dengan cara lain merawat atau menyesuaikan apa-apa barang atau bahan dengan bermaksud penggunaan, penjualan, pengangkutan, penghantaran atau pembuangannya dan merangkumi pemasangan bahagian-bahagian dan pembaikan kapal tetapi tidak termasuk sebarang aktiviti yang biasanya berkaitan dengan perniagaan jual runcit atau borong. Unit perindustrian juga termasuk kemudahan penyimpanan tersendiri atau gudang yang tidak disebut di dalam definisi ICA. Walau bagaimanapun, laporan ini belum mengumpul data bagi kemudahan penyimpanan.

Jenis Harta Tanah

Data adalah berdasarkan lawat periksa dalam dan luar kawasan pihak berkuasa tempatan. Jenis harta tanah industri merangkumi unit teres, berkembar, sesebuah, kompleks perindustrian dan bertingkat.

Property Types

NAPIC dissemination includes all hotels within the state boundary.

Classification

Both rated and unrated hotels are included within the publication. Hotel rating classification is carried out by the Ministry of Tourism Malaysia based on international standards. Budget hotels are rated by orchid classification (3 levels) and the others are by star classification (5 levels). The rating of hotels in Malaysia is on going and carried out by the Ministry of Tourism.

Average Occupancy Rate

Is based on responses given by the hotel operators. Occupancy data is based on review periods as stated above and may differ from the calendar quarter.

7. **INDUSTRIAL PROPERTY****Definition**

Units that are buildings/factories that engage in manufacturing activity and storage (warehouses). The Industrial Co-ordination Act 1975 (ICA) defines industrial activity as the making, altering, blending, ornamenting, finishing or otherwise treating or adapting any article or substance with a view of its use, sale, transport, delivery or disposal; and includes the assembly of parts and ship repairing but shall not include any activity normally associated with retail or wholesale trade. Industrial units also include stand-alone storage facilities or warehouses that is not mentioned in the ICA definition. However this publication has not captured the data on storage facilities.

Property Types

The data is conducted by survey within and outside local authority area. Property types include terraced, semi-detached, detached, industrial complex and flatted units.

STATUS

1. **Tempoh kajian** laporan ini adalah meliputi tahun 2025 berakhir pada **31 Disember 2025**.
2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.
3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

Sekiranya satu skim dilancarkan semula, tarikh baru pelancaran diambilkira. Pelancaran tidak rasmi (soft Launch) adalah peristiwa pemasaran bagi membekalkan maklumat mengenai projek sebelum kelulusan permit iklan dan jualan diperolehi. Tarikh tidak rasmi tidak diambilkira dalam pengumpulan data. Oleh itu, Tarikh pelancaran rasmi akan diambilkira sebagai Tarikh pelancaran.
4. **Pelancaran baharu** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada tahun 2025.
5. **Prestasi jualan** merujuk kepada peratusan bilangan unit yang telah dijual atas jumlah unit yang dilancarkan bagi sesuatu jenis harta tanah dalam tempoh kajian. Dua jenis prestasi jualan telah dikira di dalam laporan ini iaitu prestasi jualan suku tahunan dan prestasi jualan terkumpul.
6. Mulai 1 Januari 2003, "harta tanah siap dibina tidak terjual" telah didefinisikan sebagai unit kediaman, komersial dan industri yang telah siap dibina dan telah mendapat Sijil Penyiapan dan Pematuhan/ Sijil Layak Menduduki Sementara tetapi kekal tidak terjual melebihi tempoh sembilan bulan selepas ianya dilancarkan untuk jualan pada atau selepas 1 Januari 1997.
7. **Harta tanah siap dibina tidak terjual** merangkumi unit kediaman, komersial dan industri yang telah siap dibina dan mendapat Sijil Penyiapan dan Pematuhan/ Sijil Layak Menduduki/ Sijil Layak Menduduki Sementara dalam tempoh kajian. Unit ini masih tidak terjual melebihi tempoh sembilan bulan dari tarikh pelancaran atau selepas 1 Januari 1997.
8. **Nilai** harta tanah yang tidak terjual diperolehi daripada harga jualan purata oleh pemaju mengikut jenis harta tanah yang ditawarkan untuk jualan dikalikan dengan bilangan harta tanah yang tidak terjual pada penghujung tempoh kajian.

STATUS

1. **The review period** of this report covers of the year 2025 ending on **31st December 2025**.
2. *The coverage of the survey was confined to residential, commercial and industrial units.*
3. **Launch of Property Sales** is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.

If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft Launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the official launch date will be the date recorded.
4. **New launches** comprise properties in residential schemes launched in year 2025.
5. **Sales performance** refers to the percentage of number of units sold from the total units launched for a specific type of property in the review period. Two types of sales performance are computed in this publication namely quarterly sales performance and accumulated sales performance.
6. *Starting January 1, 2003 "property overhang" has been defined as residential, commercial and industrial units that have been completed and issued with a Certificate of Completion and Compliance / Temporary Certificate of Fitness for Occupation but remained unsold for more than nine months after it was launched for sales on or after 1st January 1997.*
7. **Unsold Completed** comprises residential units, commercial units and industrial units that are completed with Certificate of Completion and Compliance/ Temporary Certificate of Fitness for Occupation in the review period. These units remained unsold for more than nine months from the date of launching or after 1st January 1997.
8. **The value** of overhang properties is derived from the average selling price for the particular type of property offered for sale by the developer multiplied by the number of overhang property at the end of the review period.

9. **Harta tanah dalam pembinaan belum terjual** merangkumi unit kediaman, komersial dan industri yang sedang dalam pembinaan dan memperolehi kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.
 10. **Harta tanah belum dibina belum terjual** merangkumi unit kediaman, komersial dan industri yang belum dibina dan belum memperolehi kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.
 11. **Sebuah skim perumahan** adalah projek perumahan yang mengandungi sekurang-kurangnya lima atau lebih bangunan yang digunakan untuk tujuan kediaman. Satu skim perumahan adalah satu identiti. Ianya boleh dibangunkan di atas sekeping tanah dengan satu hakmilik, atau banyak tanah dengan hakmilik yang lebih dari satu, serta boleh dibangunkan dalam beberapa fasa. Pembangunan tersebut boleh bercampur dengan bangunan untuk kegunaan lain seperti perniagaan, industri dan institusi.
9. **Unsold Under Construction property** comprises residential units, commercial units and industrial units with building plan approval that are under constructed. These Units remained unsold for more than nine months from the date of launch or after 1st January 1997.
 10. **Unsold not constructed property** comprises residential units, commercial units and industrial units with building plan approval that are not yet constructed. These units remained unsold for more than nine months from the date of launch or after 1st January 1997.
 11. **A residential scheme** is a housing project comprised a minimum of five or more buildings mainly used for dwelling purposes. A residential scheme has one identity. It may be developed on a land with a single title or on lands with multiple titles and could be developed in phases. The developments can be mixed with buildings for other uses like retail, industrial or institutional.

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Ketua Pengarah Penilaian
Jabatan Penilaian dan Perkhidmatan Harta,
Kementerian Kewangan Malaysia,
Aras 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9001

Pengarah
Pusat Maklumat Harta Tanah Negara (NAPIC)
Kementerian Kewangan Malaysia,
Aras 7, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9007

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, 1 Sentral,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Kuala Lumpur
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, 1 Sentral,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Labuan
Jabatan Penilaian dan Perkhidmatan Harta,
No.4(A2), Tingkat 4, Blok 4 Kompleks Ujana Kewangan,
Jalan Merdeka,
87007 Wilayah Persekutuan Labuan
Tel. : 087 - 416 445/ 087 - 416 446
Faks : 087 - 410 337

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5518 4603/ 603 - 5519 7825
Faks : 603 - 5510 7397

Penilai Daerah Shah Alam
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3 & 4, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5519 4823
Faks : 603 - 5510 8622

Penilai Daerah Bangi
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 3, Komplek PKNS,
Persiaran Bangi,
43650 Bandar Baru Bangi, Selangor
Tel. : 603 - 8925 5467/ 603 - 8925 5469
Faks : 603 - 8925 1041

Penilai Daerah Gombak
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Wisma SBC,
No. 1, Jalan SBC,
Taman Sri Batu Caves,
68100 Batu Caves, Selangor
Tel. : 603 - 6186 1719/ 603 - 6186 1751
Faks : 603 - 6186 1832

Penilai Daerah Klang
Jabatan Penilaian Dan Perkhidmatan Harta
Tingkat 7, First Tower
Jalan Meru
41050 Klang, Selangor
Tel. : 603 - 3344 1270/ 603 - 3344 1272/
603 - 3344 1263/ 603 - 3344 1264
Faks : 603 - 3344 1275

Penilai Daerah Sepang
Jabatan Penilaian dan Perkhidmatan Harta
d/a Institut Penilaian Negara (INSPEN)
Persiaran INSPEN
43000 Kajang, Selangor
Tel. : 603 - 8922 2482
Faks : 603 - 8920 1755

Pengarah Penilaian Johor
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 223 4266

Penilai Daerah Johor Bahru
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 226 9711

Penilai Daerah Batu Pahat
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Gunasama Persekutuan,
Jalan Bakau Condong,
83000 Batu Pahat, Johor
Tel. : 607 - 431 4315
Faks : 607 - 431 7026

Penilai Daerah Kluang
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Batu Pahat,
86000 Kluang, Johor
Tel. : 607 - 772 3566/ 607 - 773 1110
Faks : 607 - 774 3810

Penilai Daerah Segamat
Jabatan Penilaian dan Perkhidmatan Harta,
No. 49 & 49-1, Tingkat Bawah & 1, Jalan Genuang,
85000 Segamat, Johor
Tel. : 607 - 932 3300/ 607 - 932 1201
Faks : 607 - 932 4322

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Penilai Daerah Muar
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4 & 5,
Bangunan Muar Trade Centre,
Jalan Petrie,
84000 Muar, Johor
Tel. : 606 - 954 2244/ 606 - 954 3344
Faks : 606 - 954 4499

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang
Tel. : 604 - 261 2607/ 604 - 261 2576
Faks : 604 - 261 5990

Penilai Daerah George Town
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang
Tel. : 604 - 261 2607/ 604 - 261 2576
Faks : 604 - 261 5990

Penilai Daerah Seberang Perai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3-10, Kompleks Sempilai, Jalan Sempilai,
13700 Seberang Perai, Pulau Pinang
Tel. : 604 - 398 8544
Faks : 604 - 398 8533

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan
Tel. : 606 - 763 8600/ 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Seremban
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan
Tel. : 606 - 763 8600/ 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Jempol
Jabatan Penilaian dan Perkhidmatan Harta,
NO. 18, 20 & 22, Jalan Ara 6,
Pusat Perniagaan Ara, Bandar IOI Bahau,
72100 Bahau, Negeri Sembilan
Tel. : 606 - 454 6591
Faks : 606 - 454 6597

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 8, Menara SSM
Jalan Basco Kepadang 1
Basco Avenue@Kepadang
31400 Ipoh, Perak
Tel. : 605 - 543 2800
Faks :

Penilai Daerah Ipoh
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7A, Menara SSM
Jalan Basco Kepadang 1
Basco Avenue@Kepadang
31400 Ipoh, Perak
Tel. : 605 - 543 2800
Faks : 605 - 252 4658

Penilai Daerah Taiping
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 7, Wisma Persekutuan, Jalan Istana Larut
34000 Taiping, Perak
Tel. : 605 - 807 2344/ 605 - 807 2464
Faks : 605 - 806 4206

Penilai Daerah Teluk Intan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 2, Kompleks SKOMK, Jalan Mahkamah,
36000 Teluk Intan, Perak
Tel. : 605 - 622 3711/ 605 - 622 3712
Faks : 605 - 622 7122

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102/ 606 - 232 8104
Faks : 606 - 232 8202

Penilai Daerah Melaka
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102/ 606 - 232 8104
Faks : 606 - 232 8103

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900/ 604 - 700 1901/ 604 - 700 1902
Faks : 604 - 700 1904

Penilai Daerah Alor Setar
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900/ 604 - 700 1901/ 604 - 700 1902
Faks : 604 - 700 1905

Penilai Daerah Sungai Petani
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Ria, Taman Ria
08000 Sungai Petani, Kedah
Tel. : 604 - 421 3024/ 604 - 421 0490
Faks : 604 - 422 0264

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Penilai Daerah Langkawi
Jabatan Penilaian dan Perkhidmatan Harta,
No. 102 & 103, Jalan Pandak Mayah 5,
Pusat Bandar Kuah,
07000 Langkawi, Kedah
Tel. : 604 - 966 0478
Faks : 604 - 966 8832

Penilai Daerah Kulim
Jabatan Penilaian dan Perkhidmatan Harta,
No. 69 - 70, Jalan Kelang Lama,
Taman Manggis,
09000 Kulim, Kedah
Tel. : 604 - 491 7429/ 604 - 491 7430
Faks : 604 - 490 7362

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5111
Faks : 609 - 571 5112/ 609 - 5715 113

Penilai Daerah Kuantan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat Bawah, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5000
Faks : 609 - 571 5001

Penilai Daerah Temerloh
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Merdeka,
28000 Temerloh, Pahang
Tel. : 609 - 296 1844/ 609 - 296 1850
Faks : 609 - 296 3790

Penilai Daerah Raub
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Tengku Abdul Samad,
27600 Raub, Pahang
Tel. : 609 - 355 1744/ 609 - 355 6700/ 609 - 355 1800
Faks : 609 - 355 7743

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Wisma Persekutuan,
Jalan Sultan Ismail,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 622 1266/ 609 - 622 1305
Faks : 609 - 626 1360

Penilai Daerah Kuala Terengganu
Jabatan Penilaian dan Perkhidmatan Harta,
No. 1118 F & 1118 G, Jalan Pejabat,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 626 4266/ 609 - 626 5266
Faks : 609 - 622 1240

Penilai Daerah Chukai
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Bangunan Persekutuan,
24000 Chukai, Terengganu
Tel. : 609 - 859 2166
Faks : 609 - 859 8296

Penilai Daerah Jerneh
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 60086, Jalan Pasar Baru,
22000 Jerneh, Terengganu
Tel. : 609 - 690 3436/ 609 - 690 3293/ 09 - 690 4030
Faks : 609 - 690 3920

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600/ 609 - 748 1670
Faks : 609 - 744 1500

Penilai Daerah Kota Bharu
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600/ 609 - 748 1670
Faks : 609 - 744 1500

Penilai Daerah Kuala Krai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, Bangunan Kerajaan Persekutuan,
18000 Kuala Krai, Kelantan
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Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Persekutuan,
Persiaran Jubli Emas,
01000 Kangar, Perlis
Tel. : 604 - 976 2978/ 604 - 976 2977
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Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 248 328/ 088 - 248 325/ 088 - 248 326
Faks : 088 - 242 328

Penilai Daerah Kota Kinabalu
Jabatan Penilaian dan Perkhidmatan Harta,
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Faks : 088 - 233 435

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Penilai Daerah Tawau
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, Wisma Persekutuan,
91000 Tawau, Sabah
Tel. : 089 - 779 823/ 089 - 776 185
Faks : 089 - 770 166

Penilai Daerah Sandakan
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 1 & 2, Tingkat Bawah, Wisma Saban,
Megah Light Industrial Estate,
Batu 7, Jalan Labuk,
90000 Sandakan, Sabah
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Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Hong,
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Penilai Daerah Kuching
Jabatan Penilaian dan Perkhidmatan Harta,
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Penilai Daerah Miri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 10, Yu Lan Plaza,
Jalan Brooke,
98000 Miri, Sarawak
Tel. : 085 - 417 226/ 085 - 427 226/ 085 - 437 226
Faks : 085 - 415 226

Penilai Daerah Sibul
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 4160 Blok 7 Sibul Town District
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Tel. : 084 - 327 407/ 084 - 327 063
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Jabatan Penilaian dan Perkhidmatan Harta
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PUSAT MAKLUMAT HARTA TANAH NEGARA (NAPIC)

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