



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%



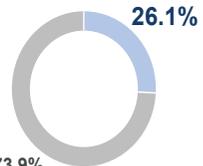
Agriculture

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

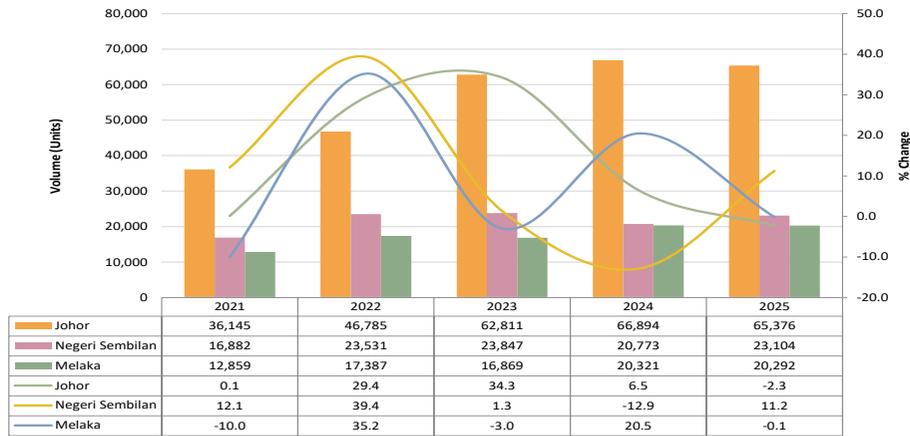
Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 108,772 transaksi bernilai RM69.05 bilion, masing-masing meningkat 0.7% dan 7.9% dalam bilangan dan nilai berbanding tahun 2024.

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



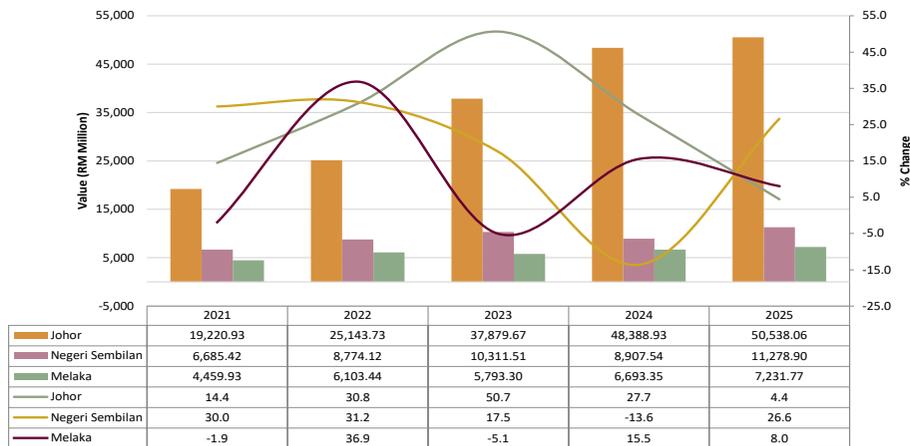
Prestasi pasaran harta tanah di Negeri Sembilan meningkat sebanyak 11.2%, manakala Johor dan Melaka masing-masing mengalami sedikit penurunan sebanyak 2.3% dan 0.1%.

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

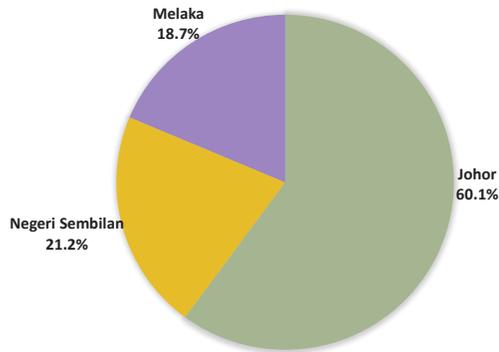
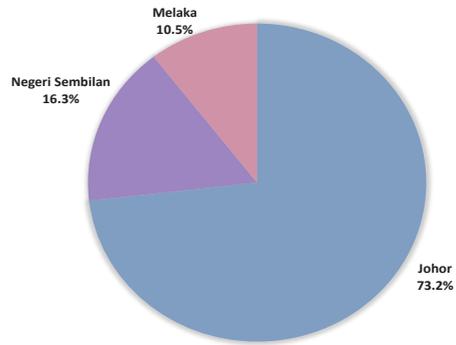


Chart 4

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

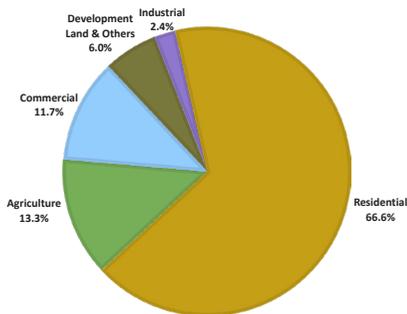
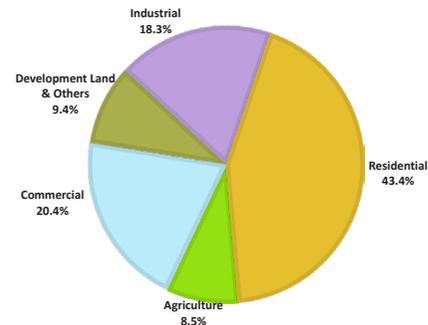


Chart 6

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

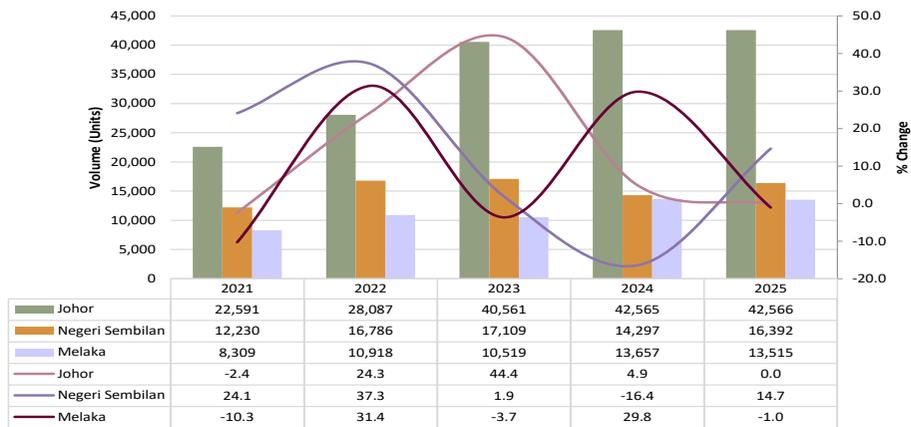
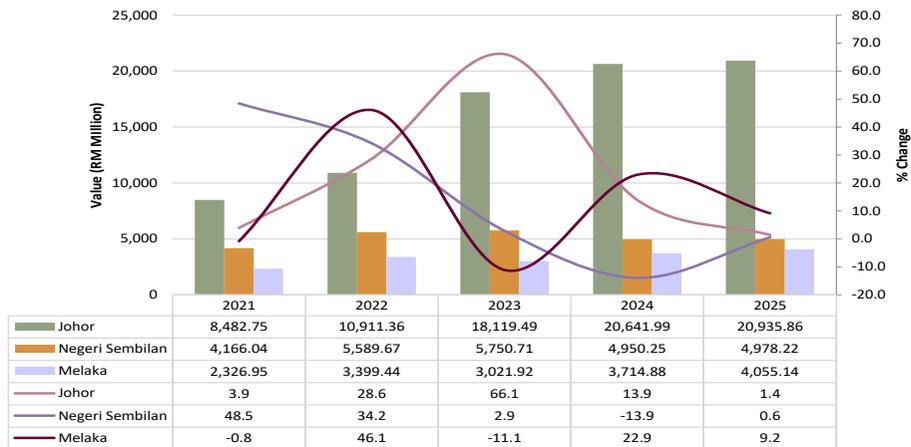


Chart 8

Residential Property Transactions Value Trend 2021 – 2025



Pelancaran Baharu

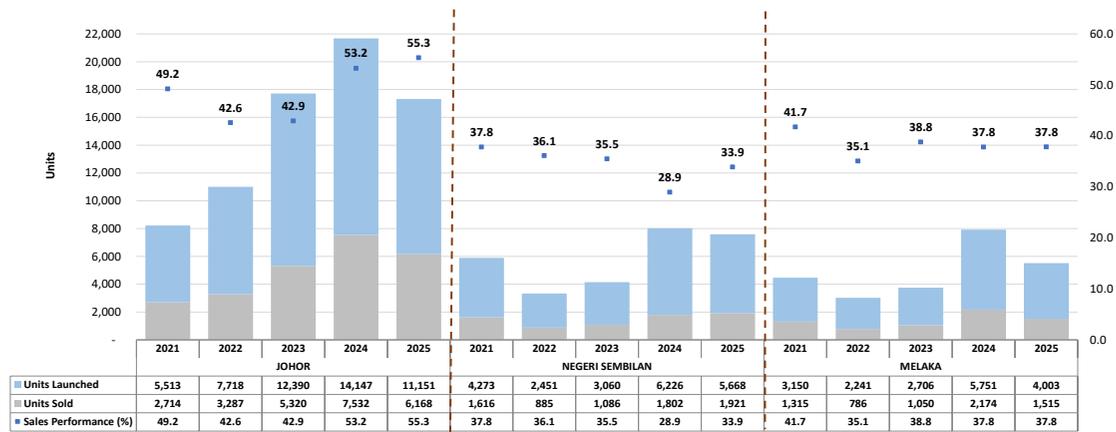
Keseluruhan pasaran utama di Wilayah Selatan menunjukkan pergerakan yang perlahan dan merekodkan penurunan sebanyak 20.3% berbanding tahun 2024. Walau bagaimanapun, kesemua negeri mencatatkan peningkatan prestasi jualan. Johor merekodkan prestasi jualan tertinggi sebanyak 55.3% (2024: 53.2%), diikuti 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%.

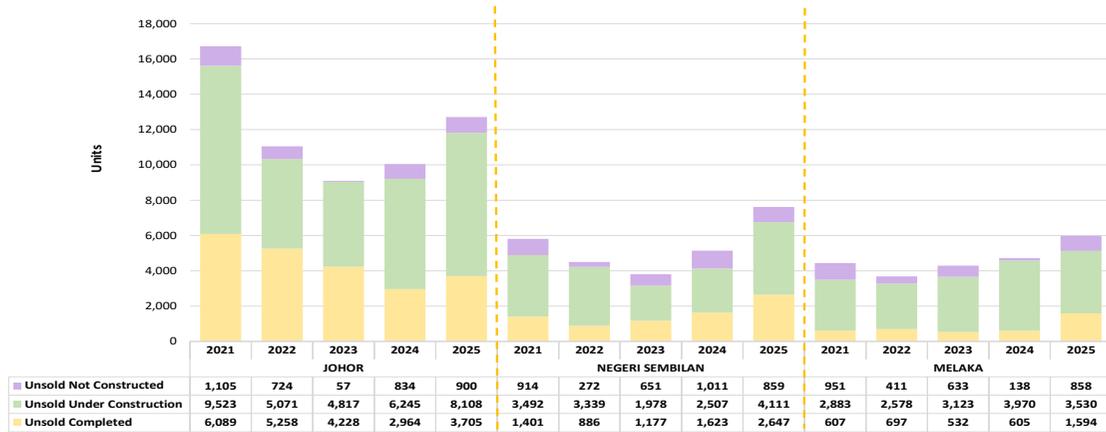
Market Status

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

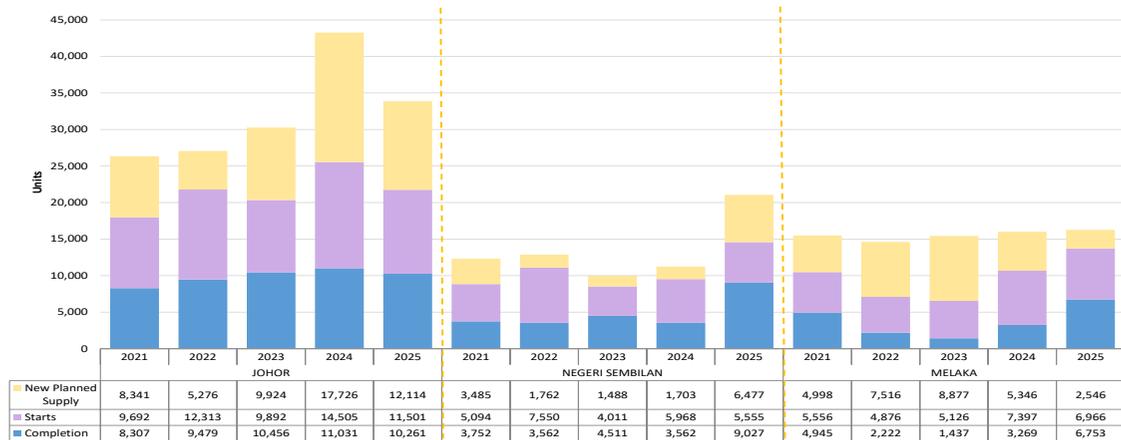


Table 2

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 berpagawal.

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

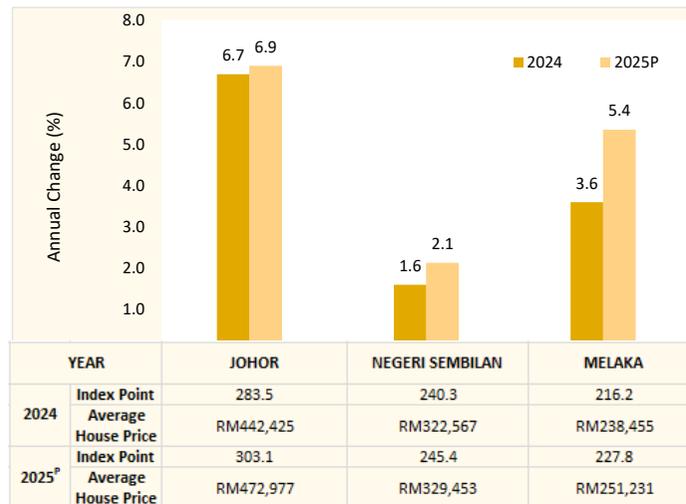
Indeks Harga Rumah Malaysia bagi tahun 2025^P berada pada 303.1 untuk Johor, 245.4 (Negeri Sembilan) dan 227.8 (Melaka). Semua negeri mencatat pertumbuhan marginal dalam Indeks Harga Semua Rumah antara 2.1% hingga 6.9% berbanding tahun 2024.

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.

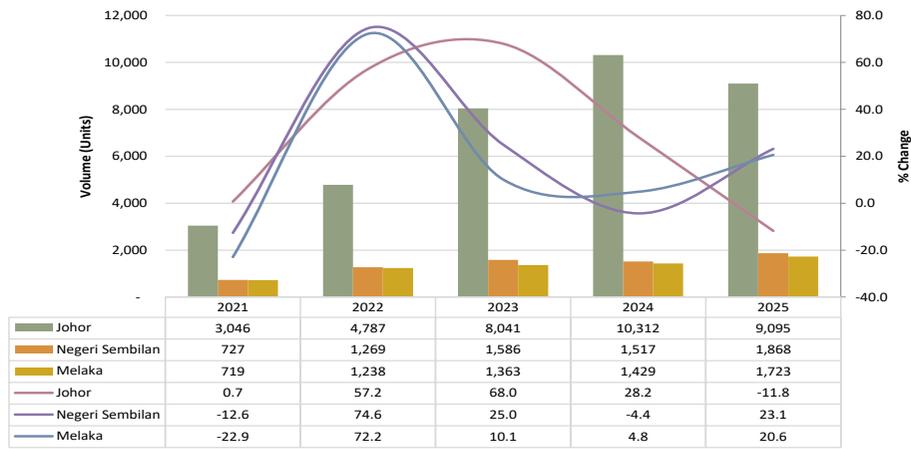
2.2 COMMERCIAL PROPERTY

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



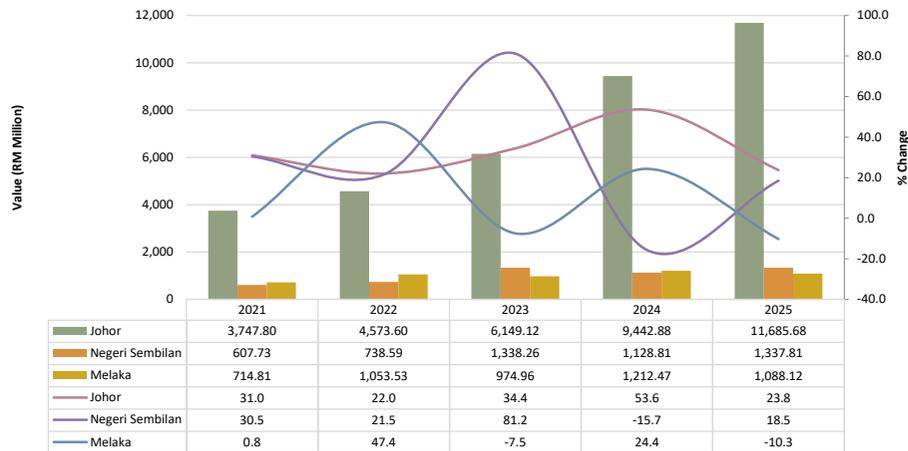
Dari segi nilai, Johor dan Negeri Sembilan masing-masing menunjukkan peningkatan nilai sebanyak 23.8% dan 18.5%, manakala Melaka mencatat penurunan sebanyak 10.3% berbanding 2024.

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.

10

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.

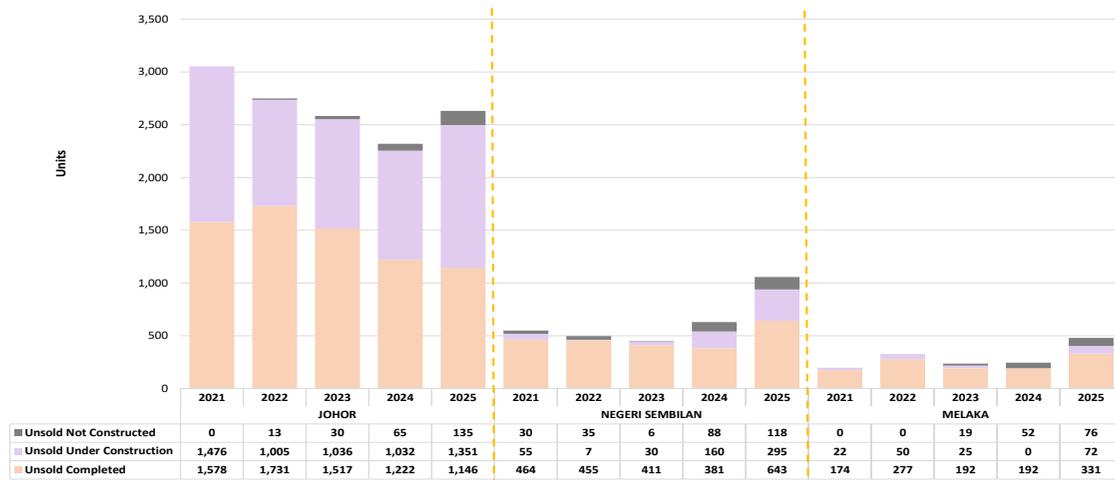
Market Status

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

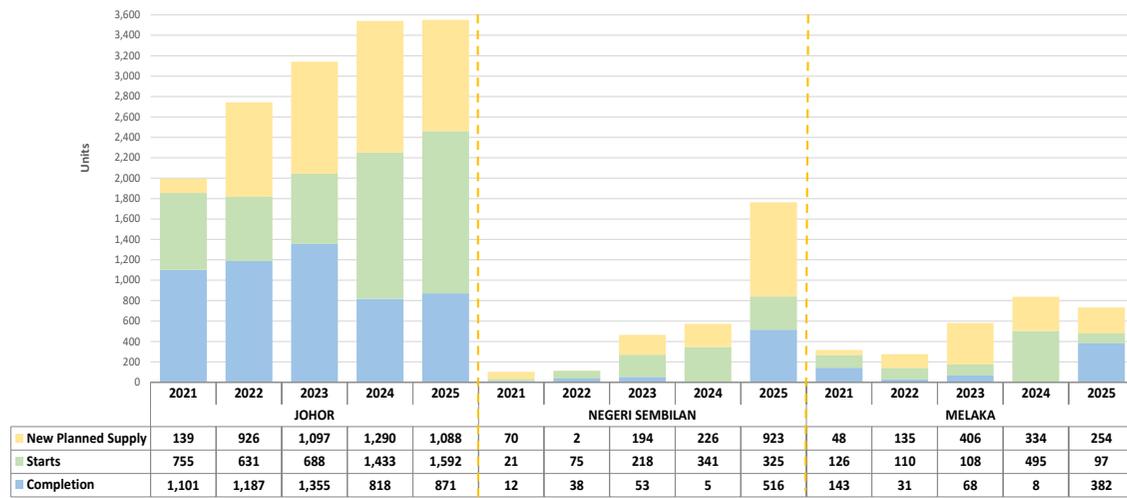


Table 3

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

12

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).

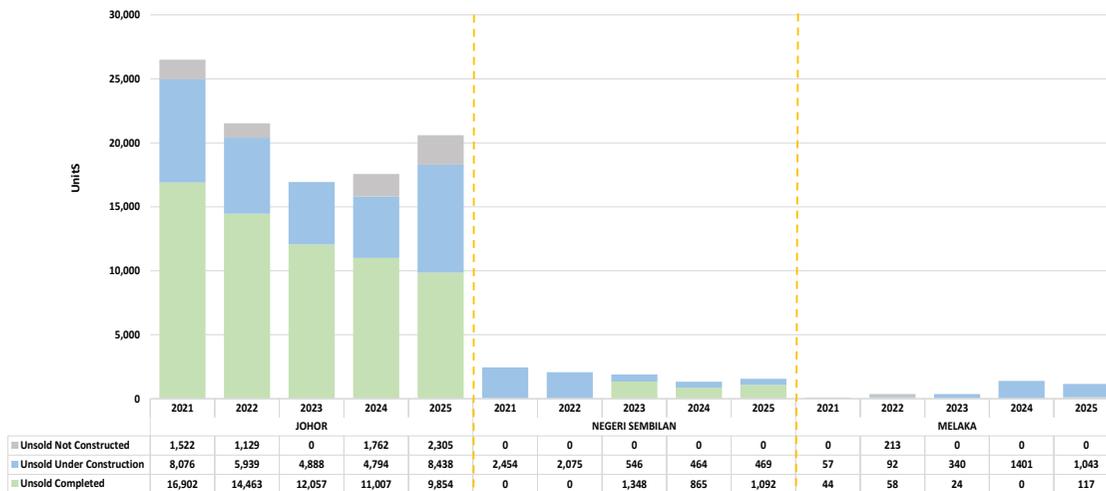
Market Status

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

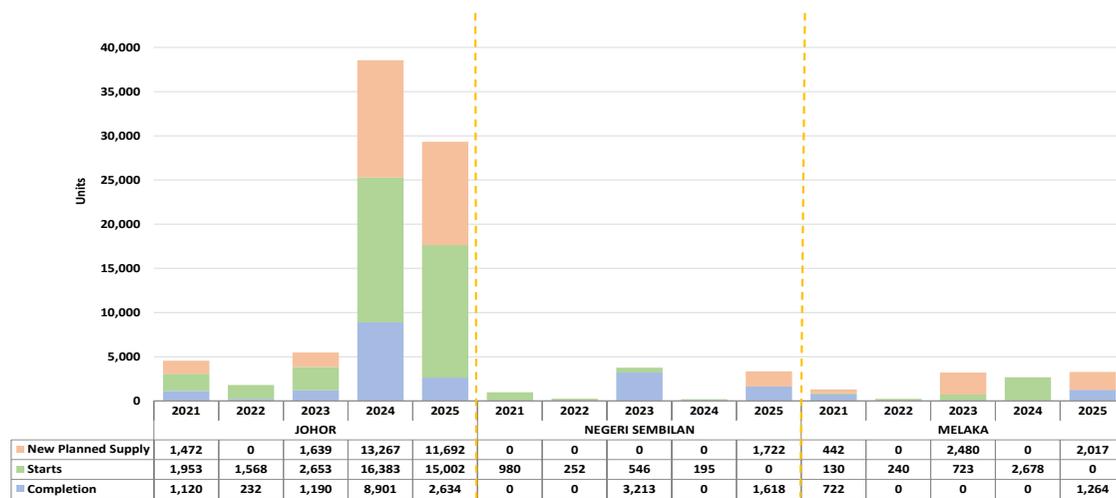


Table 4

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

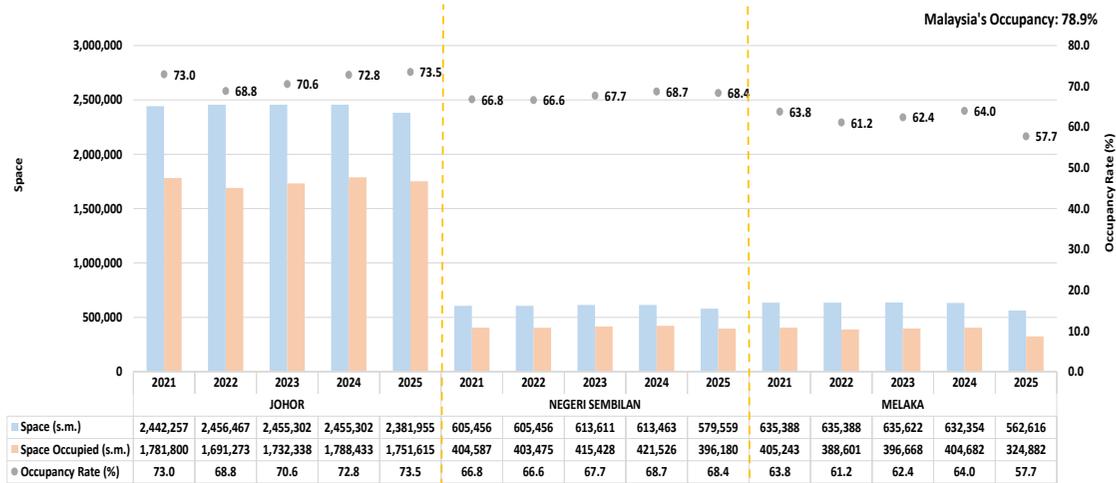
There were two transactions recorded in Johor during the review period, namely Perling Mall in Taman Perling, Pulau transacted at RM54,184,000 and Paradigm Mall di Taman Bukit Mewah at RM1,157,000,000. Both are the sale and purchase agreement completed in 2025.

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.

16

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.

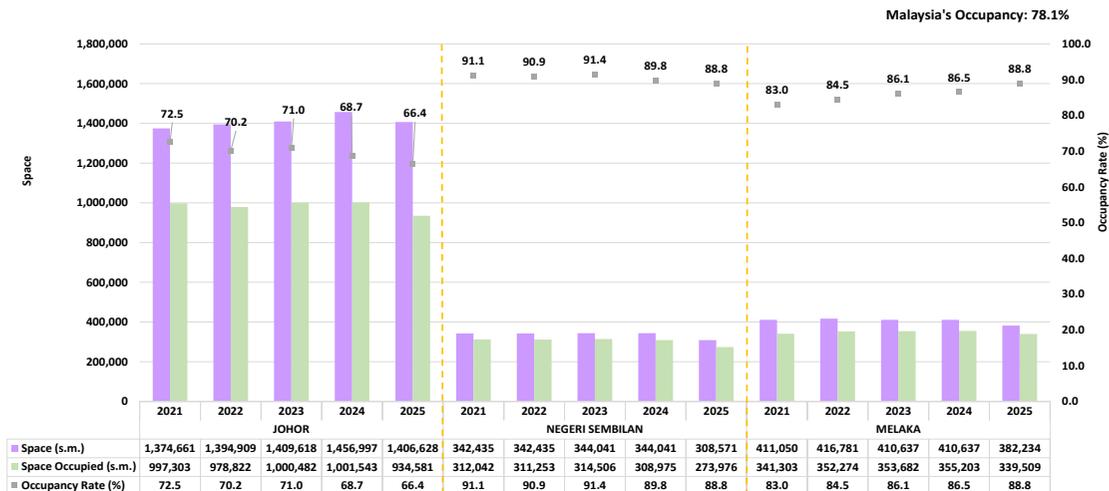
Meanwhile one building in Melaka namely Menara Pertama/ Wisma Amanah at Jalan Batu Berendam with a consideration price of RM27.3 million.

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.

17

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

18

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.

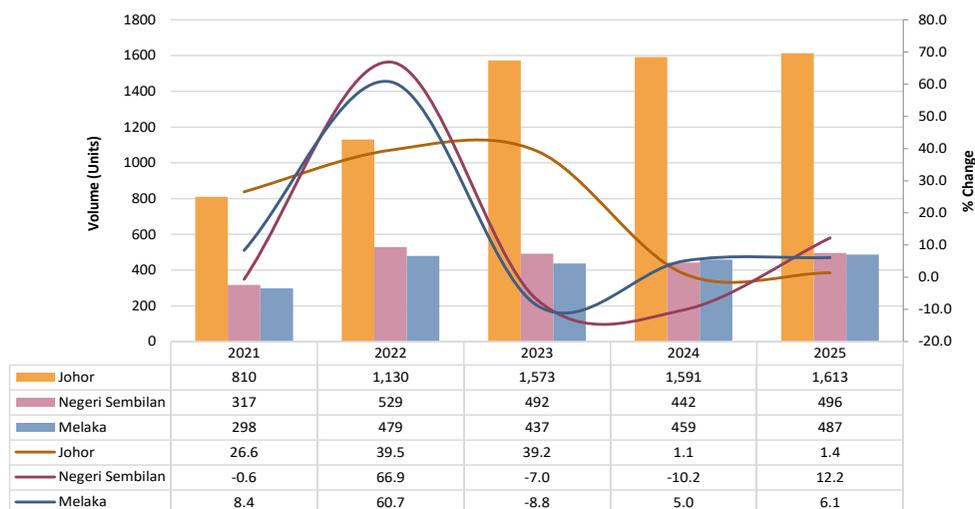
2.3 INDUSTRIAL PROPERTY

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

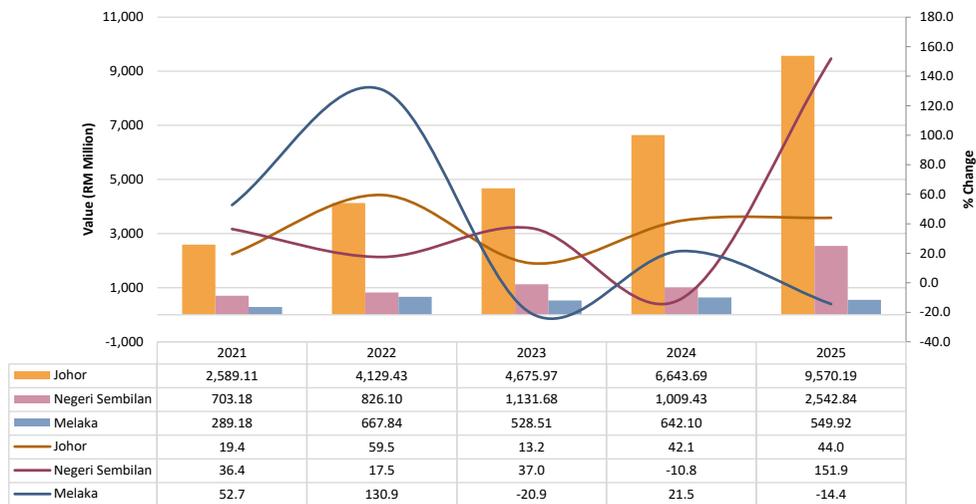


Dari segi nilai transaksi, Negeri Sembilan menunjukkan peningkatan tertinggi sebanyak satu kali ganda berbanding tahun 2024, diikuti Johor mencapai sebanyak 44%. Namun begitu, Melaka menunjukkan penurunan sebanyak 14.4%.

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

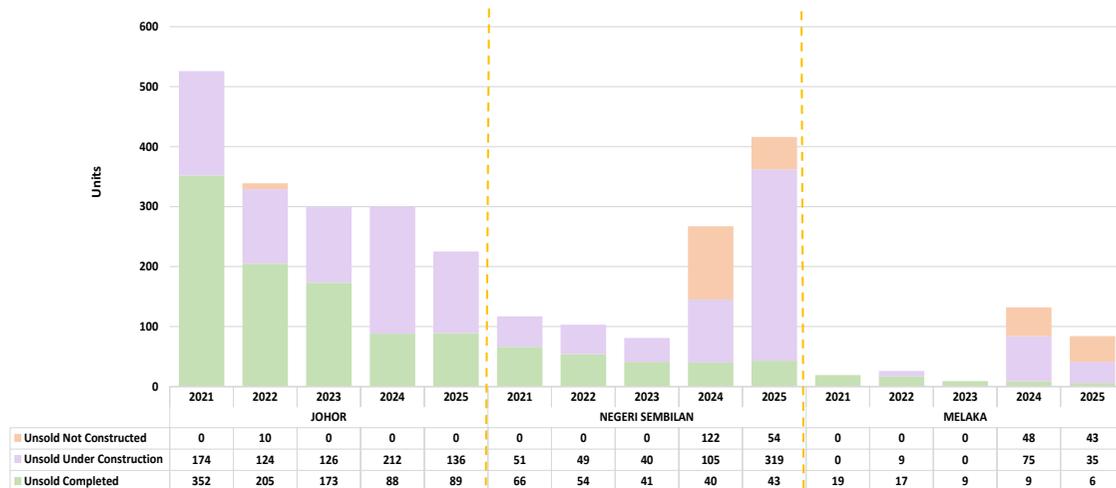
Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang sederhana apabila terdapat pengurangan di dalam jumlah unit tidak terjual. Melaka mencatatkan prestasi yang terbaik di semua peringkat iaitu penurunan sebanyak 33.3% dalam siap dibina tidak terjual, 53.3% dalam pembinaan belum terjual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

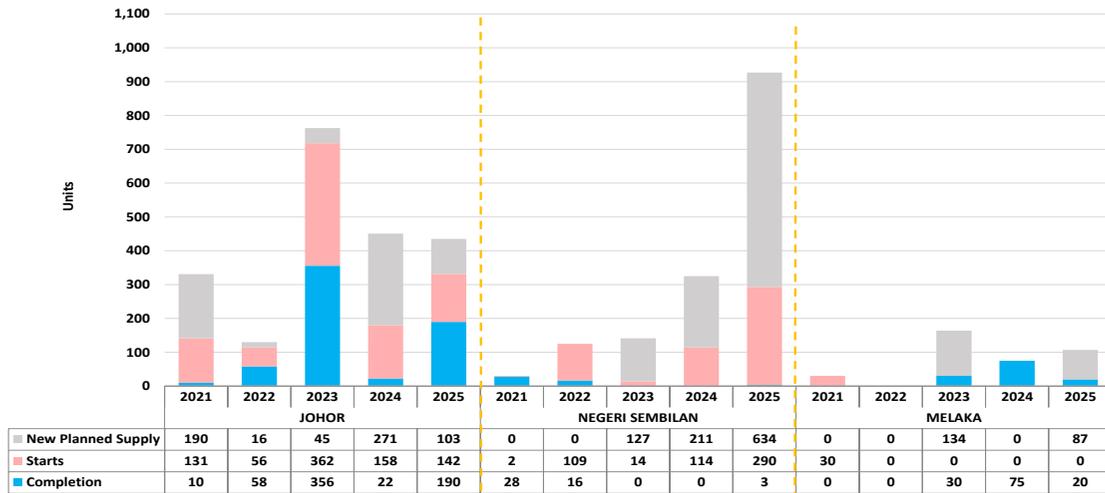


Table 8

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

2.4 AGRICULTURE PROPERTY

Transaksi

Transaction

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.

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.

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).

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

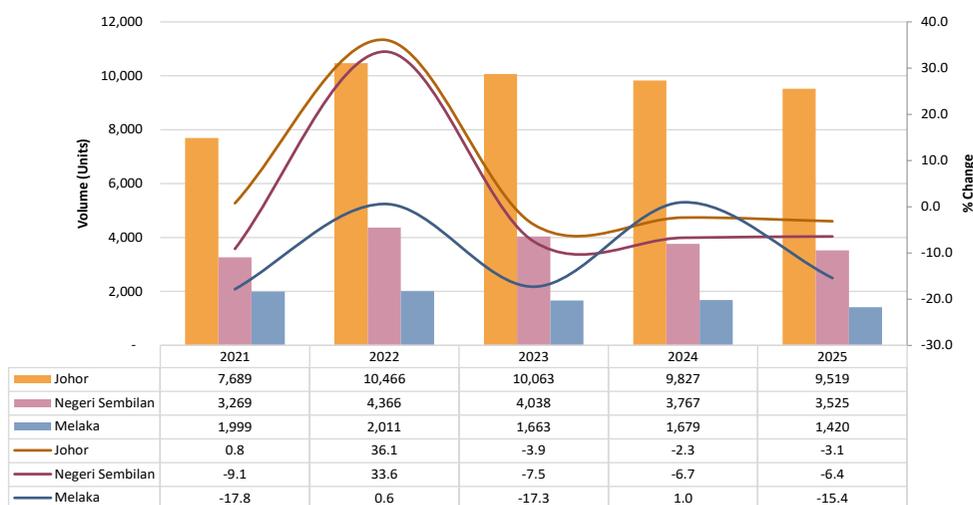
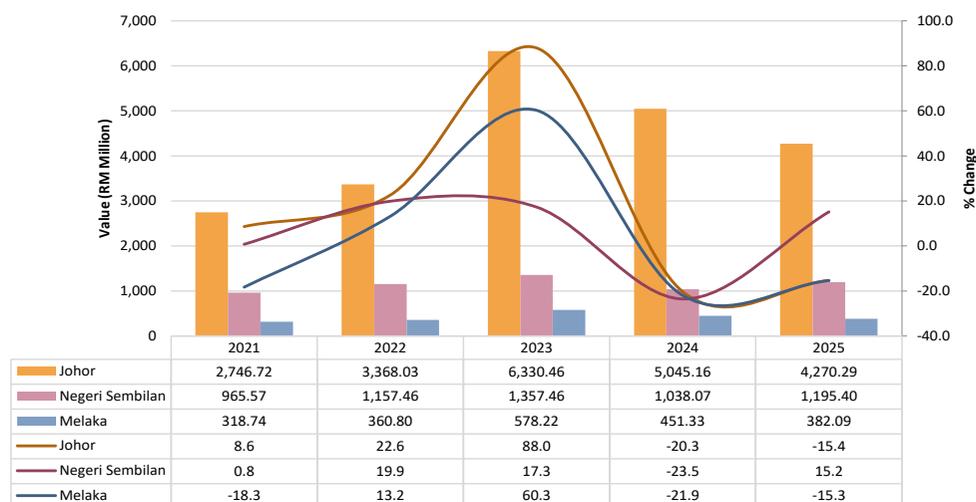


Chart 26

Agriculture Property Transactions Value Trend 2021 – 2025



3.0 PROPERTY HIGHLIGHTS

22

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 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>

23

Southern Region

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>

25

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 (Formely 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>

31

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: <ul 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. <ul 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 <ul 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: <ul 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: <ul 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 1384" 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
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															

3.4 State Government Current Issues of Property

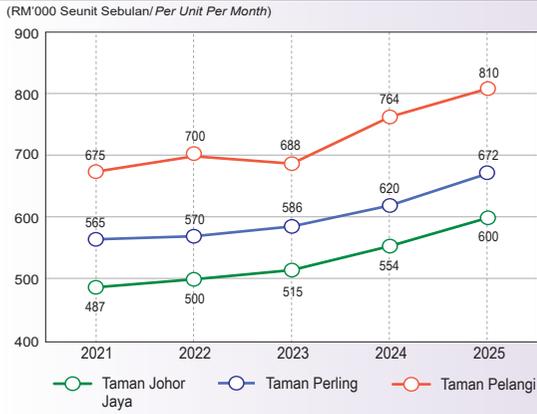
No.	State	Details
1.	Johor	<ul style="list-style-type: none"> • Johor Affordable Housing Policy <ul style="list-style-type: none"> - In addition to affordable housing and PPR, one of the state government's efforts to ensure that housing developers can provide homes at affordable prices to the people 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.

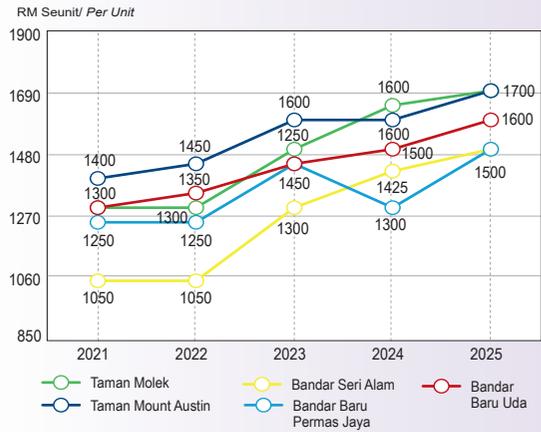
JOHOR 5.1

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



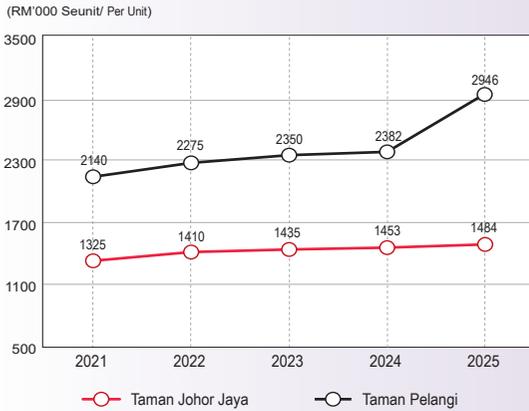
JOHOR 5.2

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



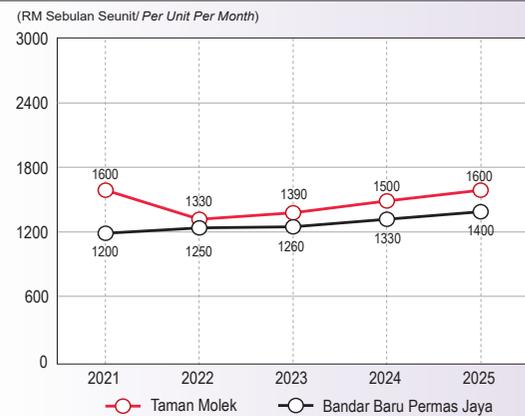
JOHOR 5.3

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



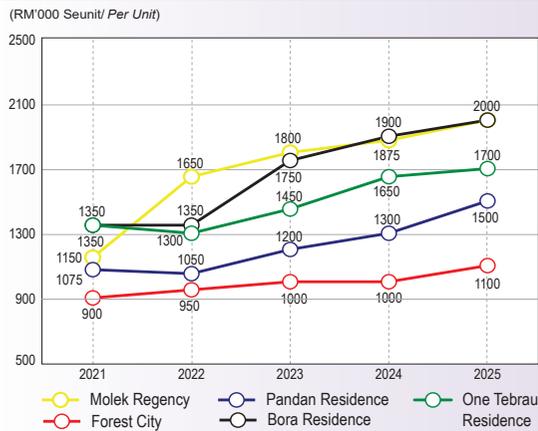
JOHOR 5.4

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



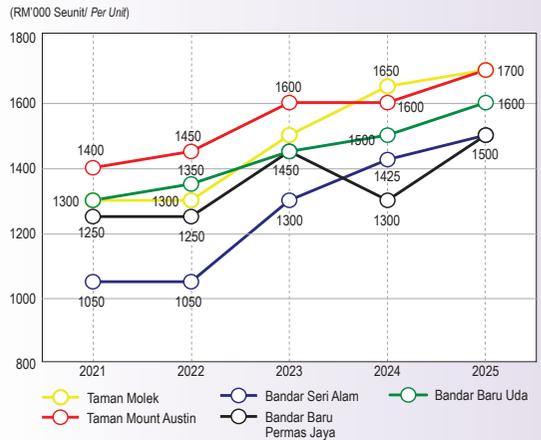
JOHOR 5.5

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



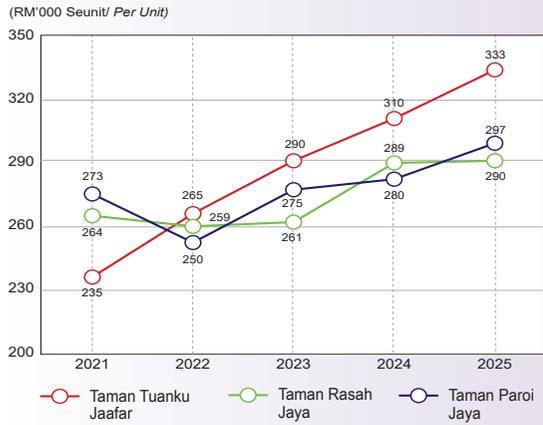
JOHOR 5.6

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



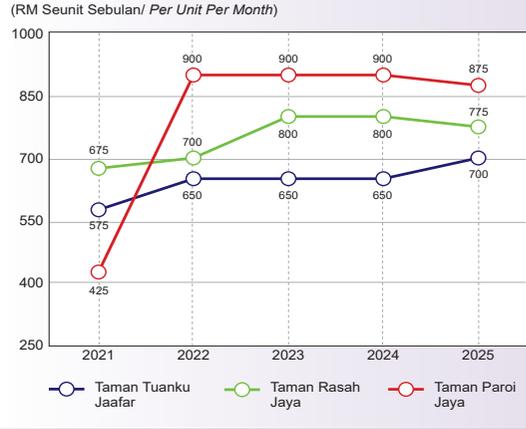
NEGERI SEMBILAN 8.1

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



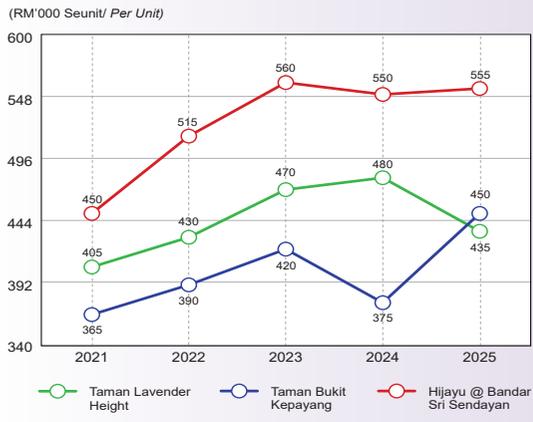
NEGERI SEMBILAN 8.2

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



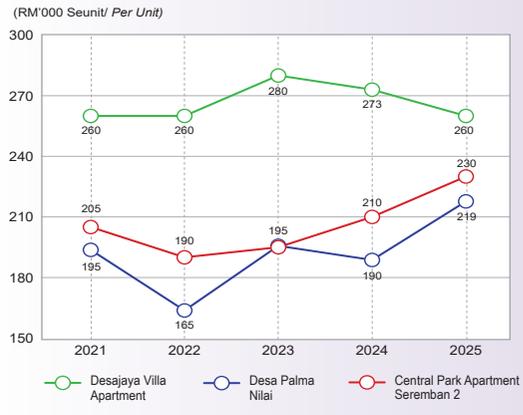
NEGERI SEMBILAN 8.3

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



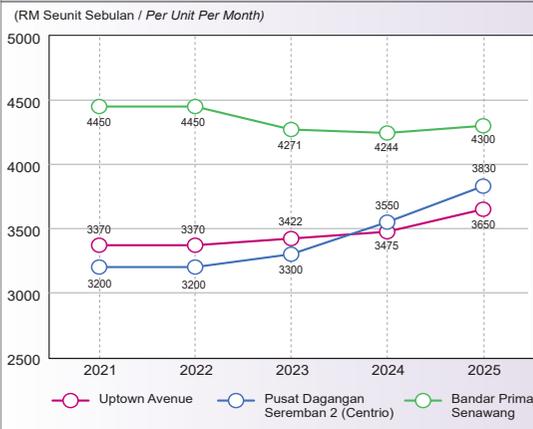
NEGERI SEMBILAN 8.4

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



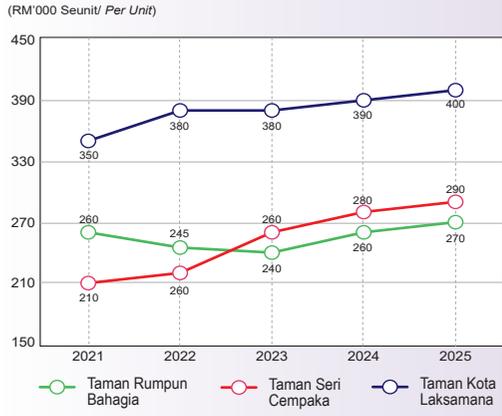
NEGERI SEMBILAN 8.5

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



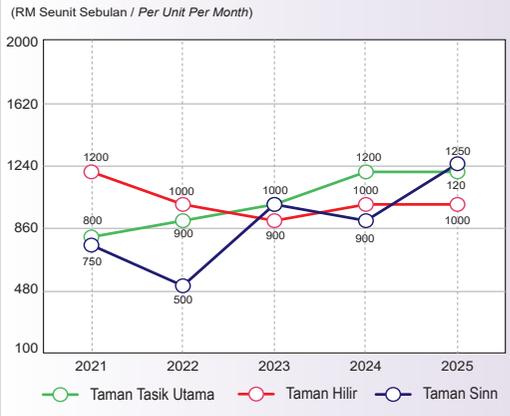
MELAKA 9.1

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



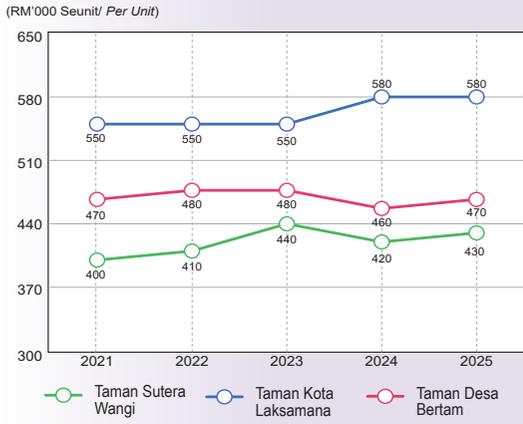
MELAKA 9.2

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



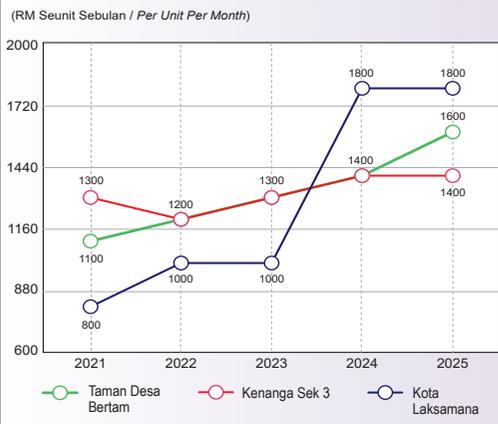
MELAKA 9.3

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



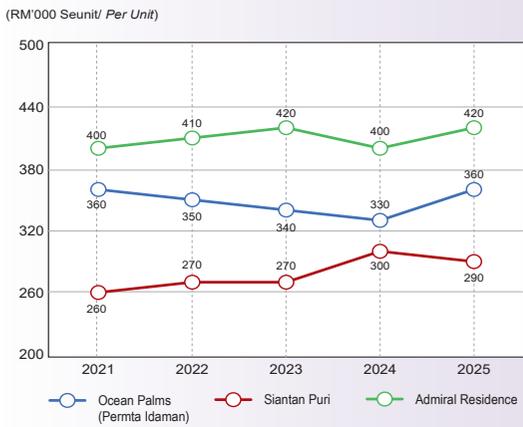
MELAKA 9.4

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



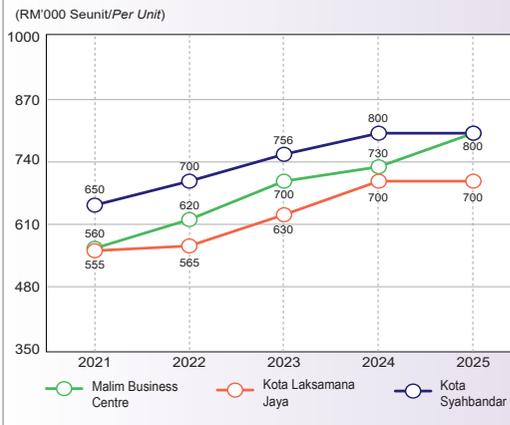
MELAKA 9.5

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



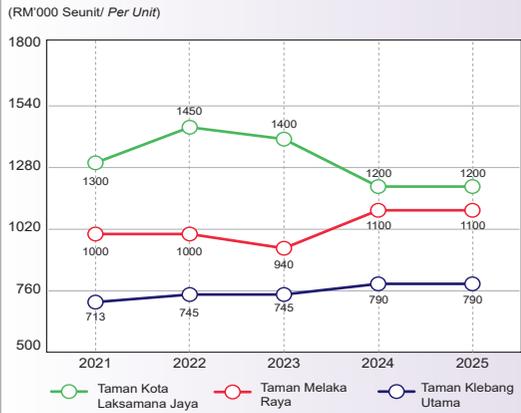
MELAKA 9.6

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



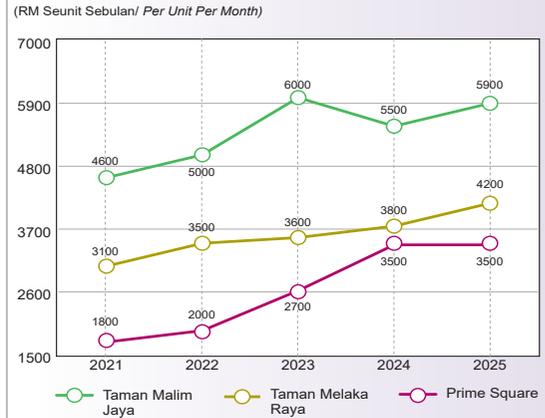
MELAKA 9.7

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



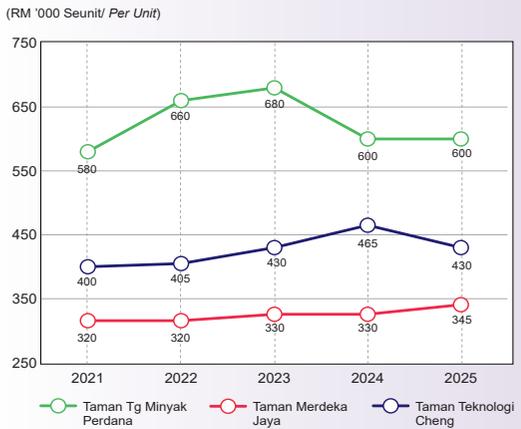
MELAKA 9.10

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



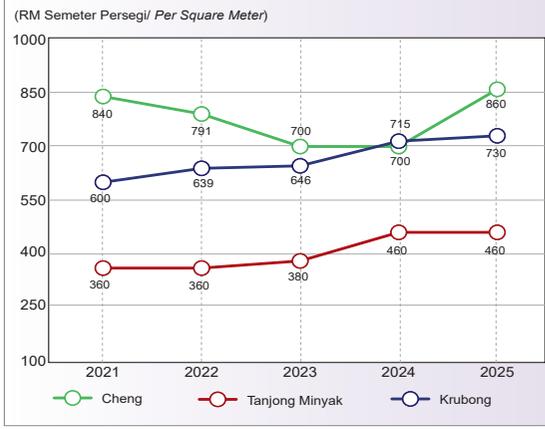
MELAKA 9.11

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

