KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA SEPARUH PERTAMA

Property Market Report First Half



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

LAPORAN PASARAN HARTA

Separuh Pertama 2026

PROPERTY MARKET REPORT

First Half 2026

JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
KEMENTERIAN KEWANGAN

VALUATION AND PROPERTY SERVICES DEPARTMENT
MINISTRY OF FINANCE

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Tel. : 03 - 8886 9000
Fax : 03 - 8886 9007

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East Malaysia Region Property Market Report

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For Further Tables: Please Refer to USB Card

GLOSARI
GLOSSARY

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

GLOSARI
GLOSSARY

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

GLOSARI
GLOSSARY

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

GAMBARAN KESELURUHAN
OVERVIEW

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH

Pertumbuhan ekonomi Malaysia mengukuh pada suku kedua tahun 2026. Laporan ekonomi mencatatkan Keluaran Dalam Negara Kasar (KDNK) S2 2026 pada 6.0% (S1 2026: 5.4%), didorong oleh permintaan dalam negeri yang berterusan serta eksport yang kukuh. Menurut Bank Negara Malaysia, pertumbuhan sektor perkhidmatan lebih tinggi didorong oleh subsektor berkaitan perniagaan, terutamanya subsektor teknologi maklumat dan komunikasi (ICT) berikutan peningkatan pengoperasian pusat data. Pertumbuhan sektor perkilangan yang kukuh pula dipacu oleh kelompok industri berorientasikan eksport, khususnya segmen elektrik dan elektronik (E&E) susulan permintaan yang tinggi terhadap produk berkaitan kecerdasan buatan (AI).

Pasaran harta tanah pada separuh pertama tahun 2026 (H1 2026) kekal berdaya tahan mencatatkan 187,320 transaksi bernilai RM105.12 bilion. Prestasi ini mencerminkan pergerakan marginal dalam bilangan dan nilai transaksi berbanding H1 2025 (196,232 transaksi bernilai RM107.68 bilion), disokong oleh aktiviti transaksi harta tanah yang berterusan, pergerakan harga yang stabil dan aktiviti pembinaan yang aktif.

Subsektor kediaman terus menjadi pendorong utama aktiviti pasaran, menguasai 59.3% daripada jumlah transaksi. Momentum ini disokong kukuh oleh prestasi KDNK Malaysia yang berkembang sebanyak 6.0% pada S2 2026 dan perbelanjaan isi rumah yang terus mampan, secara langsung menyokong permintaan kediaman, terutamanya bagi kediaman mampu milik berharga RM300,000 ke bawah yang terus mendominasi 51.6% daripada bahagian pasaran. Sementara itu, segmen komersial mencatatkan pertumbuhan marginal sebanyak 0.9% dengan 21,454 transaksi, manakala subsektor industri mencatat pertumbuhan nilai transaksi sebanyak 3.8%.

1.0 OVERVIEW OF THE PROPERTY MARKET

Malaysian economy growth strengthened in the second quarter of 2026. The economic report recorded Gross Domestic Product (GDP) growth of 6.0% in Q2 2026 (Q1 2026: 5.4%), driven by continued domestic demand and robust exports. According to Bank Negara Malaysia, the higher growth in the services sector was supported by business-related subsectors, especially the information and communication technology (ICT) subsector from the expanding operationalisation of data centres. The robust growth in the manufacturing sector was driven by export-oriented clusters, particularly in electric and electronics (E&E) following strong artificial intelligence (AI)-related demand.

The property market in the first half of 2026 (H1 2026) remained resilient, recording 187,320 transactions valued at RM105.12 billion. This performance reflects a marginal adjustment in both transaction volume and value compared to H1 2025 (196,232 transactions valued at RM107.68 billion), underpinned by sustained transaction activity, stable price movements and active construction.

The residential subsector remained the primary driver of market activity, comprising 59.3% of the total transaction volume. This momentum was strongly supported by Malaysia's GDP growth of 6.0% in Q2 2026 and sustained household spending, which directly bolstered residential demand, particularly for affordable homes priced at RM300,000 and below, which continues to command a dominant 51.6% share of the market. Meanwhile, the commercial segment registered marginal growth of 0.9% with 21,454 transactions, while the industrial subsector recorded a 3.8% expansion in transaction value.

Chart 1

Overall Volume of Transactions H1 2022 – H1 2026

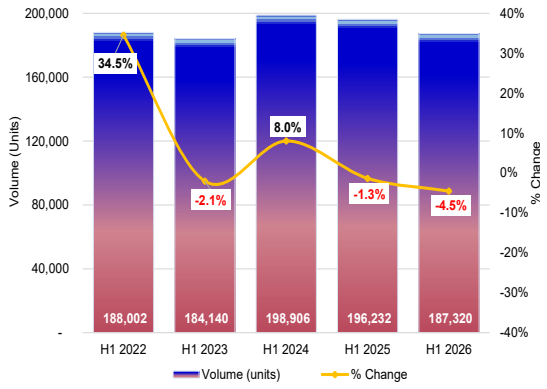
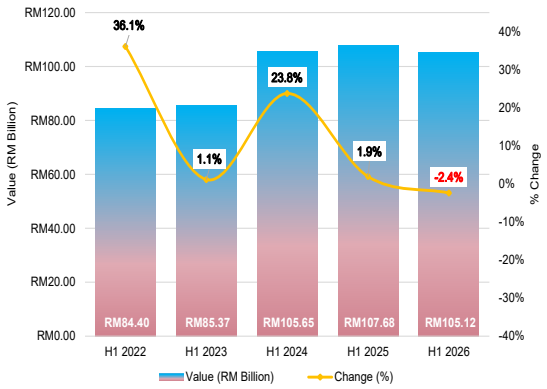


Chart 2

Overall Value of Transactions H1 2022 – H1 2026



Pasaran harta tanah turut disokong oleh pelbagai inisiatif yang digariskan di bawah Belanjawan 2026, termasuk:

i. Pengecualian duti setem penuh ke atas instrumen pindah milik dan perjanjian pinjaman untuk pembeli rumah pertama berharga sehingga RM500,000 oleh warganegara Malaysia telah dilanjutkan sehingga 31 Disember 2027.

ii. Meningkatkan Jaminan Kerajaan sehingga RM20 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) ke atas pembiayaan perumahan untuk manfaat 80,000 pembeli rumah.

iii. Peruntukan RM672 juta untuk pembinaan Kediaman Rakyat, antaranya:
   - 49 Program Residensi Rakyat (PRR), dengan 6 projek PRR dijangka siap penghujung 2026 melibatkan 1,755 unit.
   - 6,545 unit Rumah Mesra Rakyat (RMR) dijangka siap penghujung 2026 bagi memanfaatkan lebih 26,000 penghuni baharu.
   - 4,030 unit Residensi MADANI dijangka siap hujung 2026.
   - 5,981 unit baharu Residensi MADANI dijangka dilaksanakan 2026.
   - 3,000 unit perumahan PR1MA dijangka siap pada 2026.

The property market was also supported by various initiatives outlined by the government under Budget 2026, which include:

i. The full stamp duty exemption on the instrument of transfer and loan agreement for first-time homebuyers of the priced up to RM500,000 by Malaysian citizens has been extended until December 31, 2027.

ii. Increase Government Guarantees of up to RM20 billion under Housing Credit Guarantee Scheme (SJKP) on housing financing for the benefit of 80,000 home buyers.

iii. Allocation of RM672 million for construction of Rakyat Housing, including:
   - *49 Program Residensi Rakyat (PRR) projects, with six expected to be completed by end 2026, involving 1,755 units.*
   - *6,545 Rumah Mesra Rakyat (RMR) units are expected to be completed by end 2026, benefiting more than 26,000 new residents.*
   - *4,030 Residensi MADANI units are expected to be completed by end 2026.*
   - *5,981 new Residensi MADANI units targeted for implementation in 2026.*
   - *3,000 PR1MA housing units expected to be completed in 2026.*

iv. Peruntukan RM100 juta untuk pembinaan Program Residensi MADANI akan dibina di beberapa lokasi iaitu Jalan Selimang/ Siakap, Bandar Tun Razak Bandar Baru Sentul, Taman Desa (1) Lot 52958, Bandar Sri Permaisuri dan Sungai Besi (Wayfield).

Dari aspek pembangunan infrastruktur, kerajaan telah memperuntukkan dana bagi pelbagai projek infrastruktur baharu dan yang sedang berjalan di bawah Belanjawan 2026 yang dirangka untuk merangsang aktiviti ekonomi domestik dan secara tidak langsung memberi kesan kepada pasaran harta tanah termasuk berikut:

i. Naik taraf Lebuhraya Senai - Desaru Fasa 2A: Cahaya Baru ke Sungai Johor untuk JS-SEZ.

ii. Pembinaan jalan baharu dari Jalan Masjid Tanah Kuala Linggi ke Telok Gong, Alor Gajah.

iii. Pembinaan persimpangan bertingkat PLUS di Negeri Sembilan untuk menyokong pembangunan Malaysia Vision Valley.

iv. Naik taraf Lebuhraya Kuantan – Segamat di Rompin, Pahang.

v. Pembinaan jalan baharu dari Kuala Terengganu Bypass di Kampung Bukit Bayas ke jalan di Persimpangan Kampung Kubang Tangga, Kuala Terengganu.

vi. Naik taraf Jalan Persekutuan dari Persimpangan Batu 9 ke persimpangan Jalan Dato Alias termasuk pembinaan jejambat merentasi persimpangan Batu 9, Cheras, Daerah Hulu Langat.

iv. Allocation of RM100 million for construction of Program Residensi MADANI at several locations; Jalan Selimang/ Siakap, Bandar Tun Razak, Bandar Baru Sentul, Taman Desa (1) Lot 52958, Bandar Sri Permaisuri and Sungai Besi (Wayfield).

On the infrastructure development front, the government has proposed allocations on several ongoing and new projects under the Budget 2026 which are expected to spur the economic activities and indirectly boost the property market among others:

i. Upgrade of Senai - Desaru Expressway Phase 2A: Cahaya Baru to Sungai Johor for JS-SEZ.

ii. New road from Jalan Masjid Tanah Kuala Linggi to Telok Gong, Alor Gajah.

iii. Construction of a PLUS interchange in Negeri Sembilan to support the development of Malaysia Vision Valley.

iv. Upgrade of the Kuantan - Segamat Highway, Rompin, Pahang.

v. Construction of a new road from the Kuala Terengganu Bypass at Kampung Bukit Bayas to the junction road at Kampung Kubang Tangga, Kuala Terengganu.

vi. Upgrade of the Federal Road from the Batu 9 junction to the Jalan Dato Alias junction, including the construction of a flyover at the Batu 9 Intersection, Cheras, Hulu Langat.

2.0 AKTIVITI PASARAN HARTA TANAH

Prestasi pasaran harta tanah kekal berdaya tahan pada H1 2026, mencatatkan 187,320 transaksi bernilai RM105.12 bilion. Prestasi ini menunjukkan pergerakan sederhana dalam bilangan dan nilai transaksi berbanding H1 2025, yang merekodkan 196,232 transaksi bernilai RM107.68 bilion. Daripada jumlah bilangan transaksi, sebanyak 63.8% (119,421 transaksi), merupakan transaksi dalam tempoh semasa, 33.0% (61,803 transaksi) adalah daripada tahun 2025 dan baki selebihnya terdiri daripada pindah milik berdaftar daripada tahun 2024 (6,096 transaksi). Dari segi segmentasi pasaran, transaksi pasaran primer (pembelian terus daripada pemaju) merangkumi 13.3% daripada jumlah keseluruhan, manakala pasaran sekunder mendominasi sebanyak 86.7% bahagian. Mengikut negeri, WP Kuala Lumpur, Terengganu, Pahang, Kelantan, Sabah, Sarawak dan WP Labuan menunjukkan trend peningkatan dalam bilangan transaksi.

Aktiviti pasaran mengikut sub-sektor menunjukkan trend yang berbeza sepanjang tempoh kajian. Segmen komersial dan tanah pembangunan yang sejajar dengan trend pasaran, mencatatkan pertumbuhan marginal. Subsektor komersial mencatatkan pertumbuhan marginal sebanyak 0.9% dengan 21,454 transaksi, disokong oleh perkembangan sektor perkhidmatan di peringkat makroekonomi yang berkembang sebanyak 5.9% pada S2 2026.

Dari perspektif nilai, subsektor industri menunjukkan momentum pertumbuhan nilai transaksi sebanyak 3.8% kepada RM14.78 bilion. Prestasi ini bertepatan dengan lonjakan sektor perkilangan dan pembuatan negara yang berkembang sebanyak 7.3% pada S2 2026. Dari sudut makro, pertumbuhan kukuh sektor elektrik dan elektronik (E&E) susulan permintaan global yang tinggi terhadap produk berkaitan kecerdasan buatan (AI) serta pengembangan pusat data telah mencetuskan permintaan langsung ke atas kilang teres, gudang, dan plot tanah industri di lokasi strategik seperti Selangor dan Johor.

2.0 PROPERTY MARKET ACTIVITY

Property market performance remained resilient in H1 2026, registering a total of 187,320 transactions valued at RM105.12 billion. This represents a moderate adjustment in transaction volume and value compared with H1 2025, which recorded 196,232 transactions worth RM107.68 billion. Of the total transaction volume, 63.8% (119,421 transfers) were current-period transactions, 33.0% (61,803 transactions) were from 2025, with the remainder comprising registered transfers from 2024 (6,096 transactions). In terms of market segmentation, primary market transactions (purchases directly from developers) constituted 13.3% of the total, while the secondary market dominated with 86.7% share. By state, WP Kuala Lumpur, Terengganu, Pahang, Kelantan, Sabah, Sarawak and WP Labuan demonstrated upward trends in transaction volumes.

Sectoral market activity exhibited divergent trends during the review period. The commercial and development land segments aligned with the trend by registering marginal growth. The commercial subsector recorded marginal growth of 0.9%, with 21,454 transactions, supported by the advancement of the services sector at the macroeconomic level, which expanded by 5.9% in Q2 2026.

From a value perspective, the industrial subsector demonstrated growth momentum, with transaction value rising by 3.8% to RM14.78 billion. This performance coincides with the surge in the nation's manufacturing sector, which expanded by 7.3% in Q2 2026. From a macro perspective, robust growth in the electrical and electronics (E&E) sector, driven by high global demand for artificial intelligence (AI) related products, and data centre expansion have triggered direct demand for terraced factories, warehouses, and industrial land plots in strategic locations such as Selangor and Johor.

Chart 3

Contribution to Transaction Volume by Sub-sector H1 2026

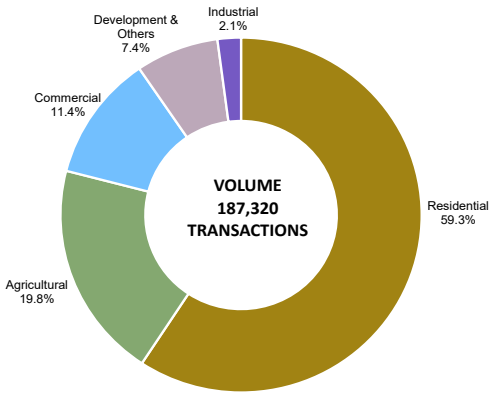
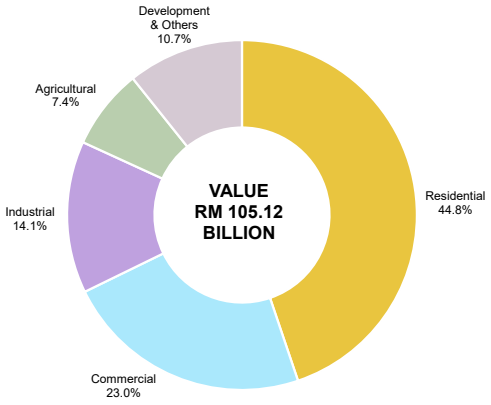


Chart 4

Contribution to Transaction Value by Sub-sector H1 2026

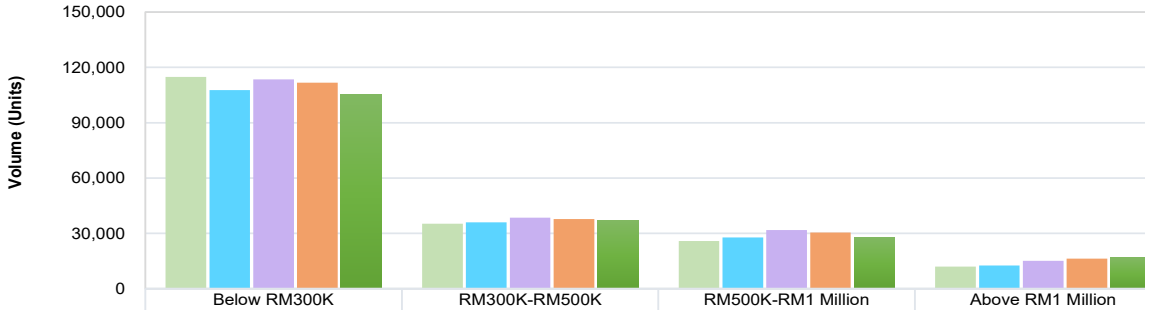


Taburan transaksi harta tanah menunjukkan prestasi yang pelbagai merentasi segmen pasaran yang berbeza. Dari segi bilangan transaksi, subsektor kediaman kekal mendominasi dengan menyumbang syer terbesar sebanyak 59.3%. Ini diikuti oleh subsektor pertanian (19.8%), komersial (11.4%), tanah pembangunan dan lain-lain (7.4%), serta industri (2.1%). Corak yang sama turut diperhatikan dari segi nilai transaksi, dengan segmen kediaman mendahului dengan syer sebanyak 44.8%, diikuti oleh komersial (23.0%), industri (14.1%), tanah pembangunan dan lain-lain (10.7%), serta pertanian (7.4%).

The distribution of property transactions showed varied performance across different market segments. In terms of transaction volume, the residential sub-sector maintained its dominance, accounting for the majority share of 59.3%. This was followed by agriculture (19.8%), commercial (11.4%), development land and others (7.4%), and industrial (2.1%). A similar pattern emerged in transaction value, with the residential segment leading at a 44.8% share, followed by commercial (23.0%), industrial (14.1%), development land and others (10.7%), and agriculture (7.4%).

Chart 5

Transactions Volume by Price Range H1 2022 – H1 2026



	Below RM300K	RM300K-RM500K	RM500K-RM1 Million	Above RM1 Million
H1 2022	114,902	35,250	25,823	12,027
H1 2023	107,727	36,035	27,745	12,633
H1 2024	113,487	38,453	31,855	15,111
H1 2025	111,742	37,757	30,403	16,330
H1 2026	105,512	37,151	27,969	16,688

Chart 6

Transaction Volume by Sub-sector H1 2025 vs H1 2026

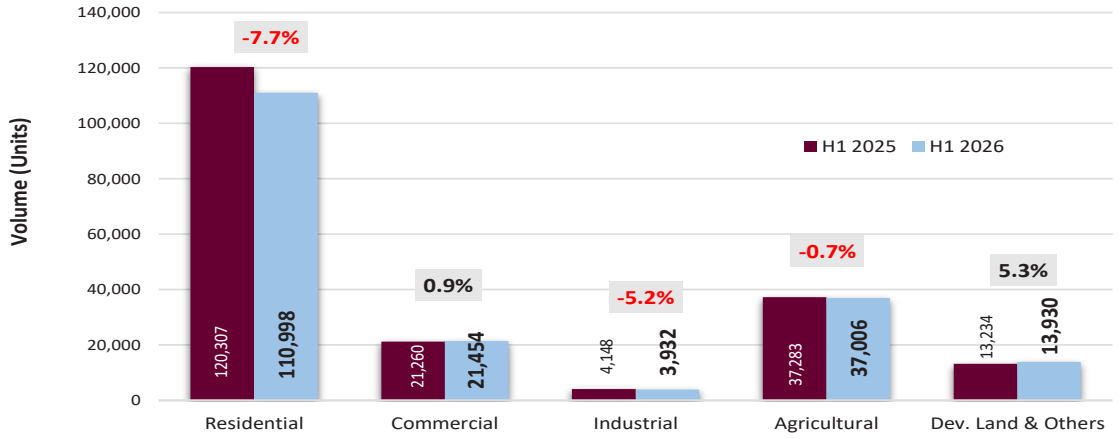


Chart 7

Transaction Value by Sub-sector H1 2025 vs H1 2026

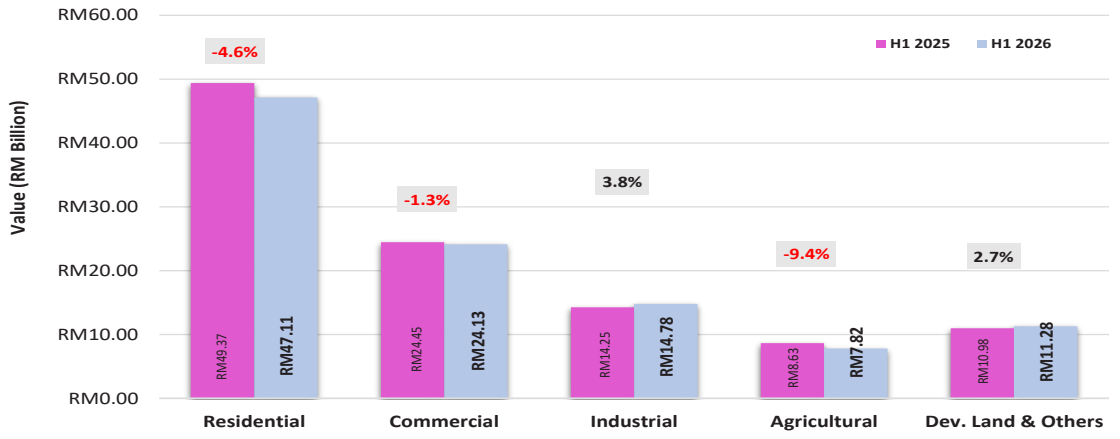


Chart 8

Transactions Volume by State H1 2025 – H1 2026

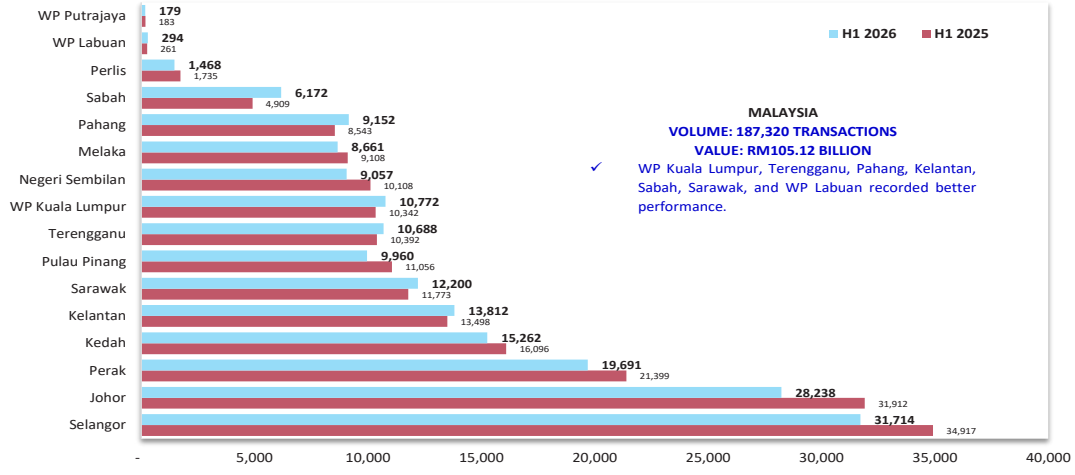


Table 1

Summary of Top Prominent Sales H1 2026

No	State	Property	Location	Transaction Year	Consideration (RM)
1.	Johor	Vacant Commercial Plot	Jalan Tun Abdul Razak, Johor Bahru	2026	180,000,000
2.	Johor	Development Land	Jalan Kulai – Sedenak, Kulai	2025	625,247,933
3.	Johor	Commercial Development Plot	Laman Setia Utama, Pulai	2025	384,991,263
4.	Selangor	Vacant Industrial Plot	Jalan Bunga Azalea, Bukit Sentosa	2025	364,616,802
5.	WP Kuala Lumpur	Menara PJD	Jalan Tun Razak	2025	280,000,000
6.	Selangor	Vacant Commercial Plot	Persiaran Cyberpoint Selatan	2025	259,283,059
7.	Johor	Vacant Commercial Plot	Off Jalan Persiaran Southey 2	2025	214,974,128
8.	Selangor	Estate Land	Jalan Persiaran Puteri, Ijok	2024	230,536,390
9.	Johor	Vacant Industrial Plot	Nusajaya Tech Park, Pulai	2024	300,564,000
10.	Selangor	Commercial Development Land	Taman Lestari Puchong	2024	170,000,000

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman kekal berdaya tahan dalam tempoh kajian, dengan hanya mengalami pergerakan kecil dalam bilangan dan nilai transaksi. Pasaran kediaman mencatatkan sebanyak 110,998 transaksi bernilai RM47.11 bilion, berdiri teguh berbanding paras asas yang tinggi pada H1 2025 (120,307 transaksi bernilai RM49.37 bilion). Prestasi negeri menunjukkan trend bercampur, bagaimanapun beberapa kawasan pertumbuhan utama muncul, iaitu Pahang, WP Kuala Lumpur, Terengganu, Sarawak, dan WP Labuan menunjukkan trend bertentangan dengan mencatatkan momentum peningkatan. Prestasi yang stabil ini turut disokong oleh empat negeri utama iaitu Johor, Selangor, WP Kuala Lumpur dan Pulau Pinang yang terus memacu permintaan nasional, yang secara kolektif menguasai kira-kira 50% daripada jumlah keseluruhan bilangan transaksi.

2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector remained resilient during the review period, experiencing a minor adjustment in transaction volume and value. The residential market registered 110,998 transactions valued at RM47.11 billion, standing firm against the high baseline of H1 2025 (120,307 transactions worth RM49.37 billion). State performances were mixed, however key growth pockets emerged, with Pahang, WP Kuala Lumpur, Terengganu, Sarawak, and WP Labuan bucking the trend to register upward momentum. Anchoring this stable performance, the four major states of Johor, Selangor, WP Kuala Lumpur and Pulau Pinang continued to drive national demand, collectively commanding approximately 50% of the total transaction volume.

Chart 9

Residential Transaction Volume Trend H1 2022 - H1 2026

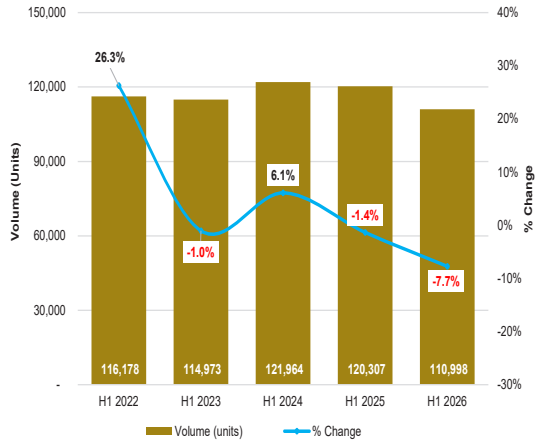
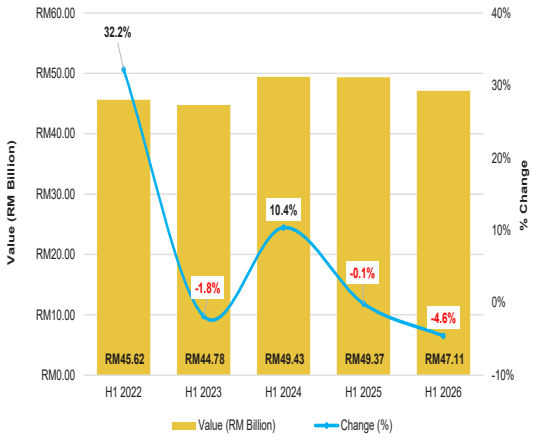


Chart 10

Residential Transaction Value Trend H1 2022 – H1 2026

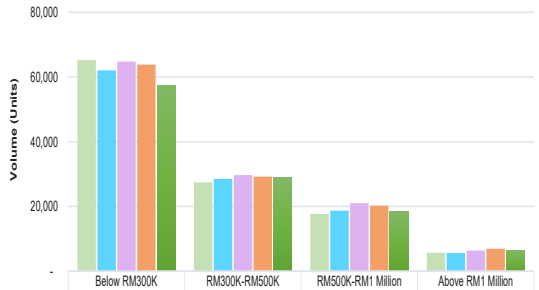


Aktiviti pasaran kediaman kekal tertumpu kepada rumah teres, menyumbang sebanyak 40.9% daripada jumlah transaksi kediaman. Unit kediaman bertingkat tinggi menunjukkan penyumbang kedua terbesar sebanyak 19.1%, diikuti oleh tanah kosong (16.9%). Rumah berkembar, rumah kos rendah, dan rumah sesebuah masing-masing menyumbang sebanyak 7.7%, 6.6% dan 6.4% daripada jumlah transaksi kediaman, manakala baki selebihnya (2.4%) terdiri daripada jenis harta tanah lain.

Residential market activity remained concentrated in terraced houses, which accounted for 40.9% of total residential transactions. High-rise residential units represented the second-largest share at 19.1%, followed by vacant plots (16.9%). Semi-detached, low-cost, and detached houses contributed 7.7%, 6.6%, and 6.4% of transactions, respectively, while the remainder (2.4%) was attributed to other property types.

Chart 11

Residential Transactions Volume by Price Range



	Below RM300K	RM300K-RM500K	RM500K-RM1 Million	Above RM1 Million
H1 2022	65,250	27,480	17,741	5,707
H1 2023	62,059	28,563	18,740	5,611
H1 2024	64,807	29,677	21,066	6,414
H1 2025	63,847	29,269	20,254	6,937
H1 2026	57,323	28,839	18,357	6,479

Chart 12

Residential Transactions Volume by Type

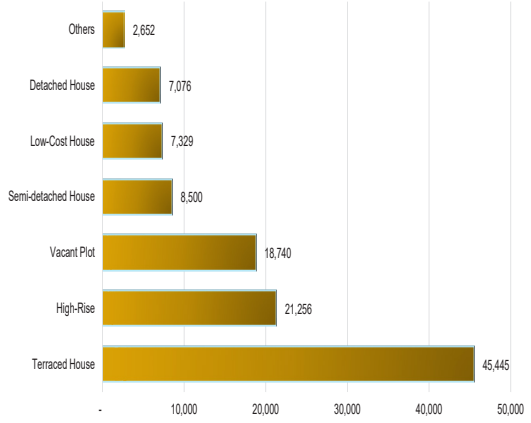
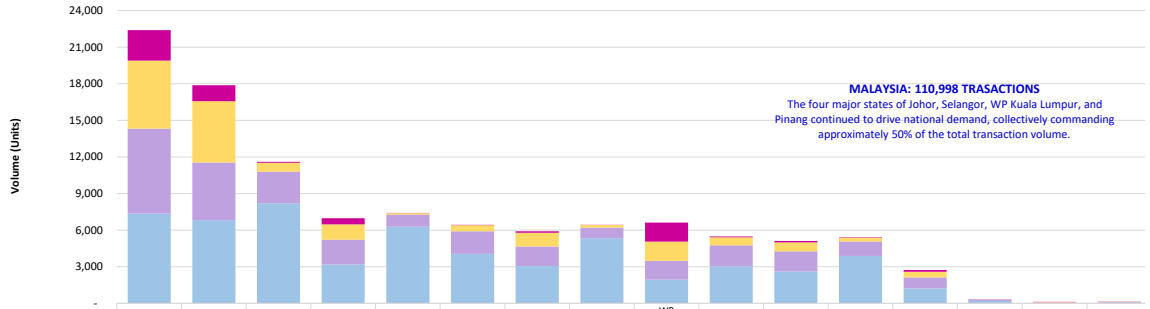


Chart 13

Residential Transactions Volume by State and Price Range H1 2026



	Selangor	Johor	Perak	Pulau Pinang	Terengganu	Kedah	Negeri Sembilan	Kelantan	WP Kuala Lumpur	Melaka	Sarawak	Pahang	Sabah	Perlis	WP Putrajaya	WP Labuan
Above RM1 Million	2,491	1,300	85	505	8	34	114	11	1,555	59	107	44	133	2	25	6
RM500k - RM1 Million	5,571	5,026	725	1,250	123	500	1,122	210	1,574	662	736	300	473	14	41	30
RM300k - RM500k	6,971	4,731	2,588	2,035	1,002	1,847	1,598	879	1,543	1,717	1,643	1,194	892	120	25	54
Below RM300k	7,356	6,814	8,206	3,189	6,278	4,061	3,069	5,335	1,946	3,041	2,623	3,880	1,233	197	28	67

Pelancaran Baharu

Pasaran primer kediaman merekodkan prestasi sederhana, mencerminkan sentimen berhati-hati dalam kalangan pemaju harta tanah. Sebanyak 27,832 unit kediaman telah dilancarkan pada H1 2026, berbanding 37,250 unit (angka yang disemak semula) pada H1 2025. Pasaran merekodkan prestasi jualan sebanyak 16.6%, menunjukkan momentum yang sederhana berbanding paras asas yang lebih tinggi pada tempoh yang sama tahun lepas. Prestasi jualan keseluruhan kekal sederhana, mencerminkan keadaan pasaran yang kekal berhati-hati.

Selangor mendahului pelancaran baharu kediaman, menyumbang 30% daripada jumlah keseluruhan nasional dengan 8,354 unit dan merekodkan prestasi jualan sebanyak 6.8%. Johor berada di kedudukan kedua dengan 6,697 unit, merekodkan prestasi jualan yang sangat menggalakkan sebanyak 36.5%, diikuti oleh Pulau Pinang dengan 2,878 unit dan prestasi jualan sebanyak 9.8%. Aktiviti pelancaran kediaman yang kukuh di Selangor dan kadar penyerapan jualan yang tinggi di Johor mencerminkan keyakinan pemaju masih kukuh dan koridor permintaan yang sangat dinamik.

New Launches

The primary residential market recorded a moderate performance, reflecting cautious sentiment among property developers. A total of 27,832 residential units were launched in H1 2026, compared with the revised 37,250 units recorded in H1 2025. The market recorded a sales performance of 16.6%, sustaining moderate momentum amid the exceptionally high base recorded in the corresponding period last year. Overall sales performance remained subdued, reflecting persistent caution in the market situation.

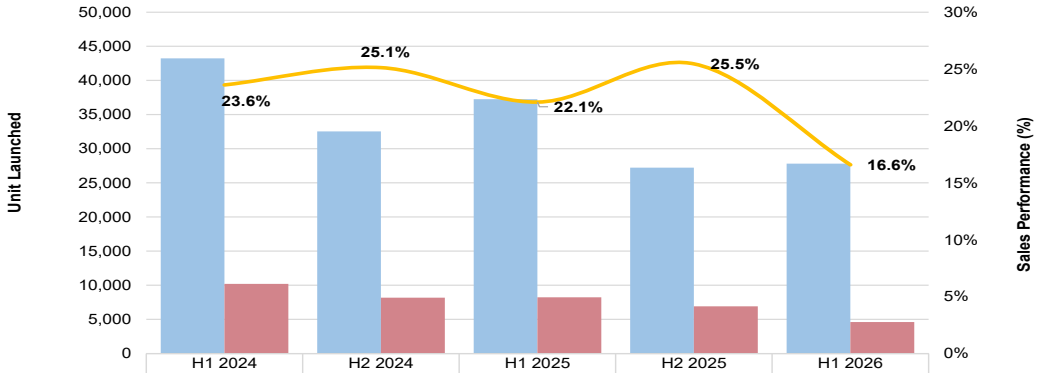
Selangor led in terms of new residential launches, accounting for 30% of the national total with 8,354 units, registering a sales performance of 6.8%. Johor ranked second, with 6,697 units, recording a highly encouraging sales performance of 36.5%, followed closely by Pulau Pinang with 2,878 units and a sales performance of 9.8%. Selangor's robust residential launch activity and Johor's superior sales take-up rate reflect strong developer confidence and a highly active dynamic demand corridor.

Rumah teres terus menerajui aktiviti pelancaran baharu, menguasai sebanyak 46.8% (13,028 unit) daripada jumlah keseluruhan pasaran. Di bawah kategori rumah teres ini, sebanyak 4,218 unit merupakan kediaman satu tingkat manakala 8,810 unit lagi merupakan unit teres dua hingga tiga tingkat, dengan sebahagian besar aktiviti tertumpu di Johor dan Selangor. Pembangunan bertingkat tinggi (kondominium dan pangsapuri) mewakili segmen kedua paling aktif dengan menyumbang sebanyak 41.4% (11,535 unit) daripada keseluruhan pelancaran baharu, dengan tumpuan utama di Selangor dan Pulau Pinang.

Terraced houses continued to anchor new launch activity, capturing a 46.8% share (13,028 units) of the market total. Within this category, 4,218 units were single storey houses, and another 8,810 units were two to three storey terraces, driving development primarily in Johor and Selangor. High-rise developments (condominiums and apartments) represented the second most active segment, accounting for 41.4% (11,535 units) of all new launches, with concentrations heavily focused in Selangor and Pulau Pinang.

Chart 14

New Launches and Sales Performance H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unit Launched	43,246	32,538	37,250	27,237	27,832
Unit Sold	10,210	8,177	8,233	6,935	4,618
Sales Performance (%)	23.6%	25.1%	22.1%	25.5%	16.6%

Status Pasaran

Segmen kediaman siap dibina belum terjual terus berdepan cabaran pada H1 2026. Sebanyak 33,094 unit siap dibina belum terjual direkodkan bernilai RM17.78 bilion, berbanding 30,471 unit belum terjual bernilai RM17.73 bilion yang direkodkan pada H2 2025. Trend peningkatan berterusan sejak H2 2024 menunjukkan bahawa bilangan unit siap dibina belum terjual lebih tinggi daripada kadar penyerapan pembeli.

Market Status

The unsold completed residential segment faced ongoing headwinds in H1 2026. A total of 33,094 completed units recorded valued at RM17.78 billion, compared to 30,471 unsold units worth RM17.73 billion which recorded in H2 2025. The continuous upward trend since H2 2024 indicates that the volume of unsold completed units has outpaced the buyer absorption rate.

Johor merekodkan bilangan unit kediaman belum terjual tertinggi dalam negara, dengan 4,222 unit, mewakili 12.8% daripada jumlah keseluruhan. Ini diikuti oleh Selangor (4,185 unit) dan Perak (4,075 unit). Dari segi nilai, Johor juga mendahului senarai dengan jumlah nilai unit siap dibina belum terjual sebanyak RM3.72 bilion, mendahului Selangor (RM3.11 bilion) dan WP Kuala Lumpur (RM1.92 bilion).

Johor recorded the highest number of unsold completed residential units in the country with 4,222 units, representing 12.8% of the national total. This was followed closely by Selangor (4,185 units) and Perak (4,075 units). In terms of value, Johor also topped the list with a total unsold completed value of RM3.72 billion, ahead of Selangor at RM3.11 billion and WP Kuala Lumpur at RM1.92 billion.

Kondominium dan pangsapuri menyumbang syer terbesar daripada jumlah unit kediaman siap dibina belum terjual, merangkumi 42.8% (14,160 unit). Ini diikuti oleh rumah teres yang mewakili 34.9% (11,547 unit), manakala rumah berkembar dan kluster masing-masing membentuk 9.4% (3,124 unit) dan 4.3% (1,411 unit). Baki 8.6% lagi terdiri daripada jenis harta tanah kediaman yang lain.

Condominiums and apartments constituted the largest share of the total unsold completed residential units, accounting for 42.8% (14,160 units). This was followed by terraced houses, which represented 34.9% (11,547 units), while semi-detached and cluster houses made up 9.4% (3,124 units) and 4.3% (1,411 units) respectively. The remaining 8.6% consisted of other residential property types.

Dari segi taburan harga, unit kediaman mampu milik berharga di bawah RM300,000 membentuk bahagian terbesar bagi kediaman siap dibina belum terjual, menyumbang sebanyak 37.3% (12,340 unit) daripada jumlah keseluruhan. Rumah berharga antara RM300,001 hingga RM500,000 membentuk 27.6% (9,145 unit), diikuti oleh unit kediaman dalam julat harga RM500,001 hingga RM1 juta yang menyumbang sebanyak 25.6% (8,459 unit). Baki yang selebihnya sebanyak 9.5% (3,150 unit) merangkumi kediaman mewah berharga lebih RM1 juta.

In terms of price distribution, affordable houses units priced below RM300,000 constituted the largest share of the residential unsold completed, accounting for 37.3% (12,340 units) of the national total. Houses priced between RM300,001 and RM500,000 made up 27.6% (9,145 units), followed closely by those in the RM500,001 to RM1 million range, which accounted for 25.6% (8,459 units). The remaining 9.5% (3,150 units) comprised luxury homes priced above RM1 million.

Chart 15

Residential Unsold Completed Units H1 2024 – H1 2026

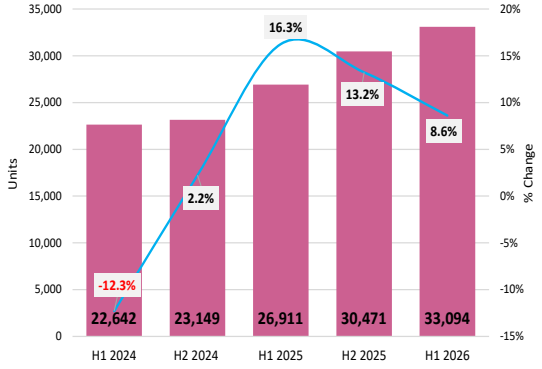


Chart 16

Residential Unsold Units H1 2024 – H1 2026

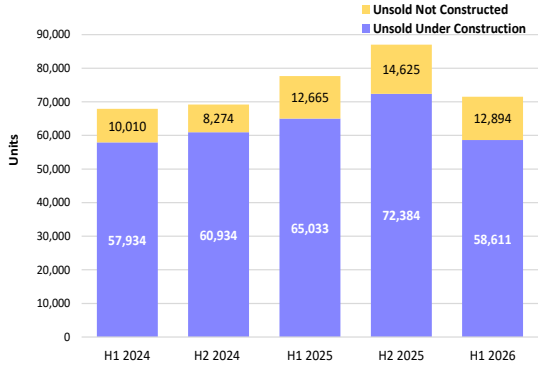
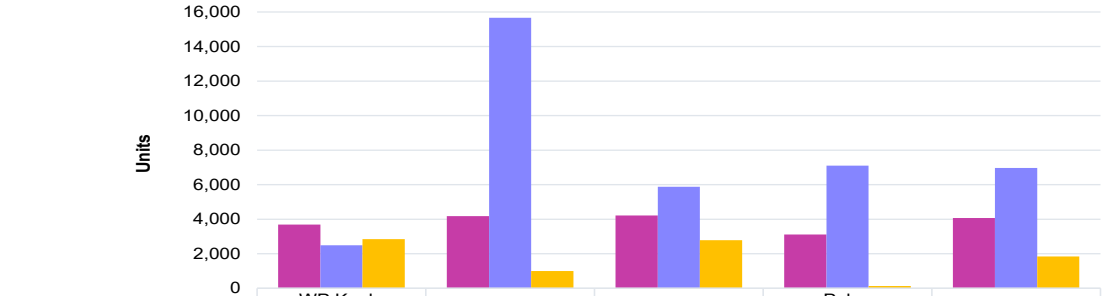


Chart 17

Residential Market Status by Selected States



	WP Kuala Lumpur	Selangor	Johor	Pulau Pinang	Perak
Unsold Completed	3,687	4,185	4,222	3,114	4,075
Unsold Under Construction	2,498	15,665	5,879	7,100	6,967
Unsold Not Constructed	2,851	994	2,788	135	1,841

Prestasi bagi segmen dalam pembinaan belum terjual dan belum dibina belum terjual menunjukkan perkembangan yang menggalakkan, apabila bilangannya masing-masing menyusut kepada 58,611 unit (H2 2025: 72,384 unit) dan 12,894 unit (H2 2025: 14,625 unit).

The performance of the unsold under construction and unsold not constructed segments was encouraging, as volumes declined to 58,611 units (H2 2025: 72,384 units) and 12,894 units (H2 2025: 14,625 units), respectively.

Aktiviti Pembinaan

Construction Activity

Prestasi aktiviti pembinaan kediaman adalah sederhana dengan jumlah kediaman siap dibina menyusut kepada 35,909 unit, berbanding 42,431 unit pada H1 2025. Selangor mendahului pertambahan penawaran dengan 7,651 unit siap dibina, diikuti oleh Johor dengan 7,474 unit. Rumah teres mendominasi unit kediaman siap dibina, merangkumi lebih daripada 50.0% (20,479 unit) daripada jumlah keseluruhan, manakala unit kondominium dan pangsapuri menyumbang sebanyak 21.3% (7,632 unit).

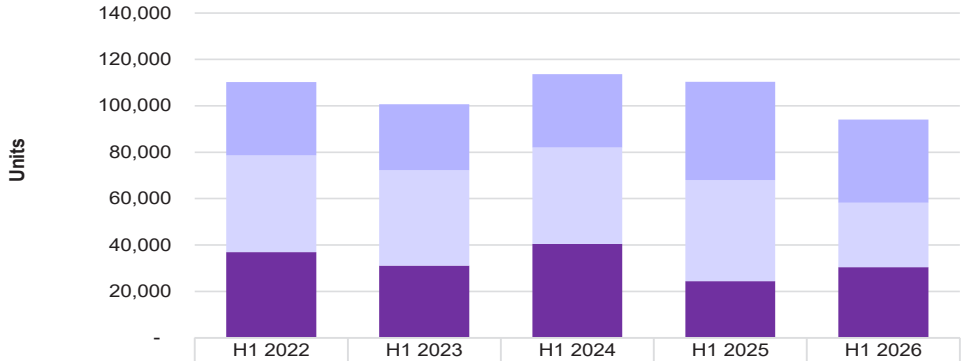
The performance of the residential construction activity moderated as housing completions contracted to 35,909 units, compared to 42,431 units in H1 2025. Selangor led this supply expansion with 7,651 completed units, followed closely by Johor with 7,474 units. Terraced houses dominated completions, representing over 50.0% (20,479 units) of the total, while condominium and apartment units accounted for 21.3% (7,632 units).

Mengikut trend yang sama, prestasi kediaman mula dibina adalah perlahan dengan mencatatkan penurunan kepada 27,765 unit berbanding 43,556 unit dalam tempoh yang sama pada tahun sebelumnya. Walau bagaimanapun, penawaran baharu dirancang menunjukkan perkembangan positif apabila meningkat kepada 30,469 unit berbanding 24,418 unit pada H1 2025. Setakat akhir Jun 2026, stok kediaman sedia ada di Malaysia melebihi 6.55 juta unit, dengan tambahan hampir 285,000 unit bagi penawaran akan datang dan melebihi 263,000 unit lagi bagi penawaran yang dirancang.

In a similar trend, the performance of residential starts softened, declining to 27,765 units from the 43,556 units recorded in the same period last year. Nevertheless, new planned supply expanded, climbing to 30,469 units from 24,418 units in H1 2025. By the end of June 2026, Malaysia's existing residential stock surpassed 6.55 million units, with an additional almost 285,000 units in the incoming supply and more than 263,000 units in the planning supply.

Chart 18

Residential Construction Activity H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Completion	31,699	28,412	31,572	42,431	35,909
Starts	41,600	41,101	41,555	43,556	27,765
New Planned Supply	36,997	31,139	40,505	24,418	30,469

Pergerakan Harga

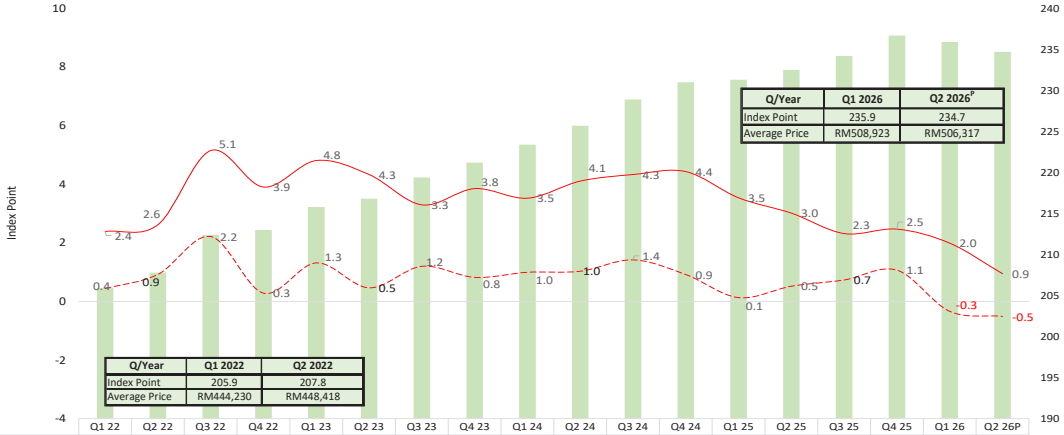
Indeks Harga Rumah Malaysia (IHRM) berada pada paras 234.7 mata (purata harga RM506,317 seunit) bagi S2 2026^{P}, dengan pertumbuhan tahunan marginal sebanyak 0.9%. Semua negeri mencatat pertumbuhan tahunan yang positif kecuali Selangor dan Perak. Perlis mendahului pertumbuhan dengan 7.0%, diikuti oleh Melaka (4.6%) dan Kelantan (3.9%). Rumah teres dan rumah sesebuah menunjukkan pertumbuhan tahunan tertinggi sebanyak 1.1%, manakala unit bertingkat tinggi mencatatkan sebanyak 0.9%. Sementara itu, rumah berkembar tiada perubahan berbanding tempoh yang sama tahun lepas.

Price Movements

The Malaysian House Price Index (MHPI) stood at 234.7 points with an average price of RM506,317 per unit in Q2 2026^{P}, recording marginal annual growth of 0.9%. All states recorded positive annual growth except Selangor and Perak. Perlis led with 7.0% growth, followed by Melaka (4.6%) and Kelantan (3.9%). Terraced and detached houses saw the highest growth at 1.1%, high-rise units recorded 0.9%. Meanwhile semi-detached houses remained unchanged compared to the same period last year.

Chart 19

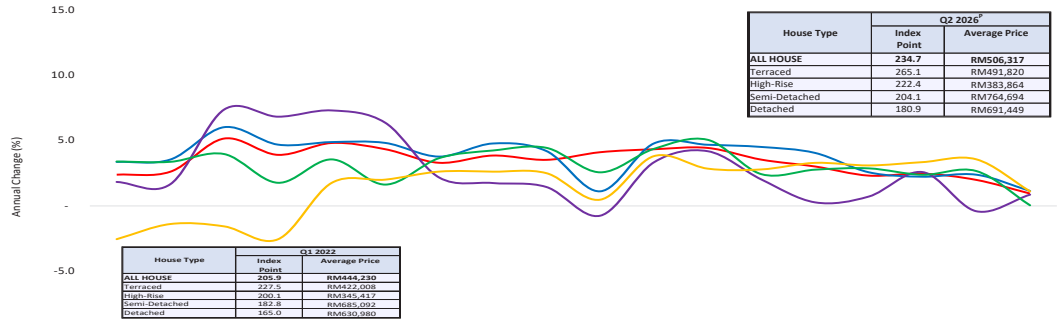
MHPI: Index Point, Annual and Quarterly Percentage Change Q1 2022 - Q2 2026^{P}



	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
Index Point	205.9	207.8	212.4	213.0	215.8	216.8	219.4	221.2	223.4	225.7	228.9	231.0	231.3	232.5	234.2	236.7	235.9	234.7
Annual Change (%)	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	4.1	4.3	4.4	3.5	3.0	2.3	2.5	2.0	0.9
Quarterly Change (%)	0.4	0.9	2.2	0.3	1.3	0.5	1.2	0.8	1.0	1.0	1.4	0.9	0.1	0.5	0.7	1.1	-0.3	-0.5

Chart 20

MHPI: Point and Annual Changes by Type Q1 2022 – Q2 2026[P]



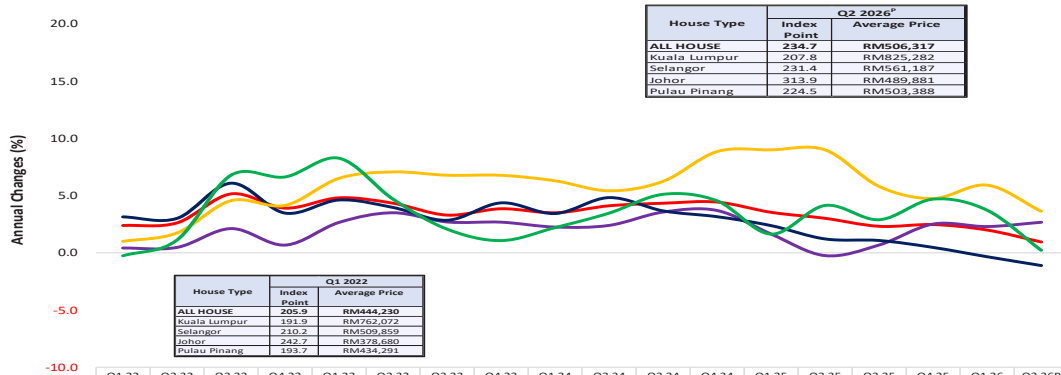
House Type	Q2 2026[P] Index Point	Q2 2026[P] Average Price
ALL HOUSE	234.7	RM506,317
Terraced	265.1	RM491,820
High-Rise	222.4	RM383,864
Semi-Detached	204.1	RM764,694
Detached	180.9	RM691,449

House Type	Q1 2022 Index Point	Q1 2022 Average Price
ALL HOUSE	205.9	RM444,230
Terraced	227.5	RM422,008
High-Rise	200.1	RM345,417
Semi-Detached	182.8	RM685,092
Detached	165.0	RM630,980

	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
All House	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	4.1	4.3	4.4	3.5	3.0	2.3	2.5	2.0	0.9
Terraced	3.4	3.5	6.0	4.7	4.9	4.8	3.8	4.8	4.2	1.1	4.8	4.7	4.5	4.0	2.6	2.2	2.4	1.1
High-Rise	1.8	1.7	7.4	6.8	7.3	6.4	2.2	1.7	1.4	-0.7	3.3	4.2	2.0	0.3	0.7	2.6	-0.4	0.9
Semi-Detached	3.4	3.4	4.0	1.8	3.6	1.6	3.6	4.2	4.4	2.6	4.4	5.1	2.4	2.8	2.9	2.4	2.7	0.0
Detached	-2.5	-1.4	-1.6	-2.6	1.8	2.0	2.6	2.6	2.5	0.5	3.8	2.8	2.8	3.3	3.1	3.3	3.6	1.1

Chart 21

MHPI: Point and Annual Changes in Major States Q1 2022 – Q2 2026[P]



House Type	Q2 2026[P] Index Point	Q2 2026[P] Average Price
ALL HOUSE	234.7	RM506,317
Kuala Lumpur	207.8	RM825,282
Selangor	231.4	RM561,187
Johor	313.9	RM489,881
Pulau Pinang	224.5	RM503,388

House Type	Q1 2022 Index Point	Q1 2022 Average Price
ALL HOUSE	205.9	RM444,230
Kuala Lumpur	191.9	RM762,072
Selangor	210.2	RM509,859
Johor	242.7	RM378,680
Pulau Pinang	193.7	RM434,291

	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26P
All House	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	4.1	4.3	4.4	3.5	3.0	2.3	2.5	2.0	0.9
Kuala Lumpur	0.4	0.5	2.1	0.7	2.7	3.5	2.7	2.7	2.2	2.4	3.6	3.7	1.6	-0.2	0.7	2.5	2.3	2.7
Selangor	3.1	3.0	6.1	3.5	4.6	4.0	2.8	4.4	3.4	4.8	3.7	3.2	2.4	1.2	1.1	0.5	-0.3	-1.1
Johor	1.0	1.7	4.6	4.1	6.5	7.1	6.8	6.8	6.3	5.4	6.2	8.8	9.0	9.0	5.8	4.7	5.9	3.6
Pulau Pinang	-0.3	1.1	6.8	6.6	8.3	4.7	2.1	1.1	2.2	3.5	5.1	4.5	1.6	4.1	2.9	4.7	3.7	0.2

Sewa

Pasaran sewaan kediaman menyaksikan rumah teres dan unit kediaman bertingkat tinggi mengalami pertumbuhan sewa di lokasi terpilih. Di WP Kuala Lumpur, trend peningkatan sewa direkodkan di beberapa kawasan yang mempunyai permintaan sewa tinggi, terutamanya kawasan yang terletak bersebelahan dengan stesen LRT dan MRT, serta mempunyai jaringan ketersambungan yang cekap. Rumah teres dua tingkat di Desa Park City (Adiva), Desa Park City (South Lake) dan Desa Park City (Casaman) mencatatkan sewaan yang tinggi antara RM4,000 hingga RM13,000 sebulan.

Rental

The residential rental market was witnessed the terraced houses and high-rise units experiencing rental growth in selected locations. In WP Kuala Lumpur, upward rentals trends were observed in several high rental demand areas, particularly those adjacent to LRT and MRT stations, and efficient connectivity. Double storey terrace in Desa Park City (Adiva), Desa Park City (South Lake) and Desa Park City (Casaman) commanded high rentals between RM4,000 to RM13,000 per month.

Sementara itu, unit kondominium di The Binjai on The Park, 3 Kia Peng, The Oval, U Thant Residence, 10 Mont Kiara, Seni Mont Kiara dan Sunway Vivaldi mencapai sewaan bulanan daripada RM8,000 hingga RM20,000.

Di Selangor, pasaran sewa rumah teres dua tingkat menunjukkan pertumbuhan sewa yang sederhana, terutamanya di Daerah Petaling, Klang dan Hulu Langat. Harta tanah yang serupa di Valencia, Sungai Buloh merekodkan kadar sewaan bulanan premium melebihi RM8,000 sebulan. Pasaran sewa bagi unit kondominium juga stabil, dengan sewaan bulanan yang lebih tinggi antara RM2,500 hingga RM3,500 direkodkan di La Costa Condominium, Saujana Villa Resort, Subang Park Home dan One Jelatek.

Di Wilayah Selatan, pasaran sewaan sebahagian besarnya kekal stabil. Beberapa peningkatan sewa diperhatikan di beberapa daerah, iaitu Batu Pahat, Johor dan Seremban, Negeri Sembilan. Kadar sewa bagi unit kondominium di Wadihana Condominium, Johor Bahru merekodkan paras setinggi RM3,500 sebulan.

Di Wilayah Utara, pasaran sewaan di Pulau Pinang adalah stabil secara keseluruhan. Walau bagaimanapun, pergerakan kadar sewaan yang bercampur diperhatikan bagi rumah teres dan unit kediaman bertingkat tinggi di kebanyakan daerah. Unit kondominium di Daerah Timur Laut dan Barat Daya menyaksikan kenaikan kadar sewa sebanyak 2.2% hingga 5.1%. Sementara itu, kondominium 8 Gurney, Pulau Pinang mencatatkan kadar sewaan tertinggi, iaitu antara RM9,200 hingga RM14,000 sebulan.

Meanwhile, condominiums units in The Binjai on The Park, 3 Kia Peng, The Oval, U Thant Residence, 10 Mont Kiara, Seni Mont Kiara and Sunway Vivaldi achieved monthly rentals from RM8,000 to RM20,000.

In Selangor, double storey terraced houses rental market showed modest rental growth, particularly in Districts of Petaling, Klang and Hulu Langat. Similar properties in Valencia, Sungai Buloh achieved premium monthly rentals exceeding RM8,000 per month. Rental market for condominium units also stable, with higher monthly rentals between RM2,500 and RM3,500 recorded in La Costa Condominium, Saujana Villa Resort, Subang Park Home and One Jelatek.

In the Southern Region, the rental market remained largely stable. Several rental increases observed several districts, namely Batu Pahat, Johor, and Seremban, Negeri Sembilan. Rental rates for condominium units at Wadihana Condominium, Johor Bahru recorded rental rate as high as RM3,500 per month.

In the Northern Region, Pulau Pinang's rental market was stable overall. However, mixed rental movements were observed for terraced houses and high-rise units across most districts. Condominium units in the Timur Laut and Barat Daya Districts saw rental increases of 2.2% to 5.1%. Meanwhile, 8 Gurney, Pulau Pinang condominium registering highest rates between RM9,200 and RM14,000 per month.

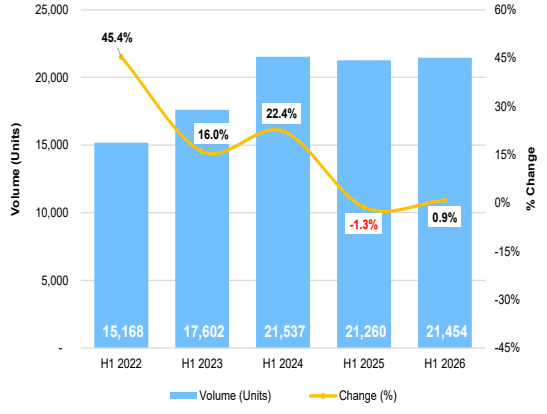
2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial berkembang sebanyak 0.9% kepada 21,454 transaksi pada H1 2026 (H1 2025: 21,260 transaksi), disokong oleh transaksi kedai teres dua hingga dua setengah tingkat. Bagaimanapun, nilai transaksi komersial keseluruhan RM24.13 bilion berbanding RM24.45 bilion pada H1 2025, mencerminkan momentum keseluruhan yang stabil. Sebahagian besar negeri mencatatkan peningkatan dalam aktiviti komersial, kecuali Selangor, Pulau Pinang, Johor, Negeri Sembilan, Sabah dan Perlis yang merekodkan penurunan.

Chart 22

Commercial Transactions Volume H1 2022 - H1 2026



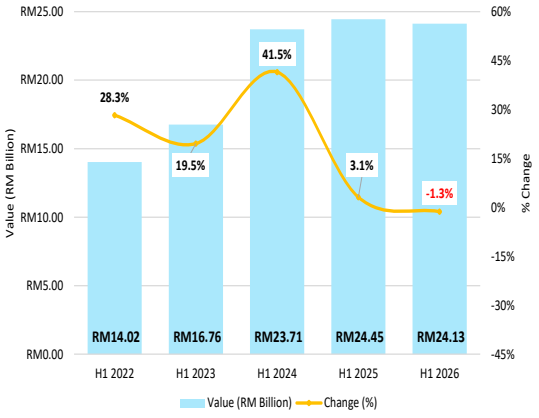
2.2 *COMMERCIAL PROPERTY*

Transaction

The commercial sub-sector expanded by 0.9% to 21,454 transactions in H1 2026 (H1 2025: 21,260 transactions), driven mainly by two to two and a half storey terrace shop transaction. Conversely, the total value of commercial transactions recorded RM24.13 billion compared to RM24.45 billion in H1 2025, reflecting steady overall momentum. Most states recorded an increase in commercial activity, except for Selangor, Pulau Pinang, Johor, Negeri Sembilan, Sabah and Perlis, which registered declines.

Chart 23

Commercial Transactions Value H1 2022 - H1 2026



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

Transaksi

Pada H1 2026, segmen kedai merekodkan 9,060 transaksi bernilai RM9.67 bilion, berbanding dengan H1 2025 (9,147 transaksi bernilai RM9 bilion). Prestasi ini disokong terutamanya oleh pengembangan berterusan dalam transaksi kedai teres dua hingga dua setengah tingkat. Johor kekal sebagai penyumbang terbesar segmen kedai mengikut bilangan transaksi, menyumbang sebanyak 20.1% (1,823 transaksi), diikuti oleh Selangor sebanyak 19.8% (1,796 transaksi) dan Sarawak sebanyak 11.9% (1,074 transaksi). Dari segi nilai,

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

Transaction

In H1 2026, the shop segment recorded 9,060 transactions worth RM9.67 billion, compared to H1 2025 (9,147 transactions worth RM9 billion). The performance was mainly driven by continued expansion in two to two and a half storey shop transactions. Johor remained the largest contributor to the shop segment by transactions volume, accounting for 20.1% (1,823 transactions), followed by Selangor with 19.8% (1,796 transactions) and Sarawak with 11.9% (1,074 transactions). In terms of value, Selangor led the market, contributing 29.8%

Selangor mendahului pasaran, menyumbang sebanyak 29.8% (RM2.88 bilion), manakala Johor berada di kedudukan kedua dengan 23.3% (RM2.25 bilion) daripada jumlah nilai.

(RM2.88 billion), while Johor ranked second with 23.3% (RM2.25 billion) of the total value.

Mengikut jenis harta tanah, kedai teres dua hingga dua setengah tingkat adalah yang paling aktif dan mendapat permintaan tinggi, menyumbang 54.1% (4,904 transaksi) daripada transaksi kedai. Ini diikuti oleh kedai teres tiga hingga tiga setengah tingkat, yang membentuk 27.7% atau 2,507 transaksi.

By property type, two to two and a half storey shops were the most active and in demand, accounting for 54.1% (4,904 transactions) of the shop transactions. This was followed three to three and a half storey shops, which made up 27.7% or 2,507 transactions.

Chart 24

Shop Transactions Volume H1 2022 – H1 2026

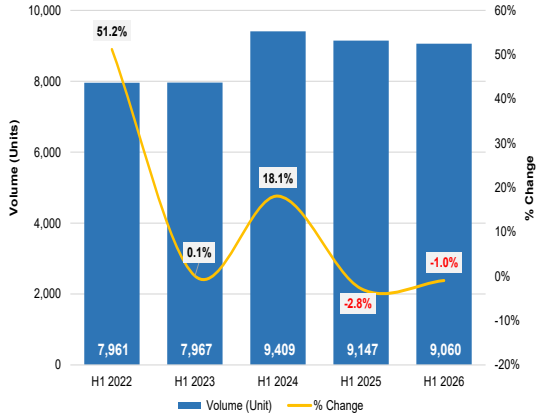
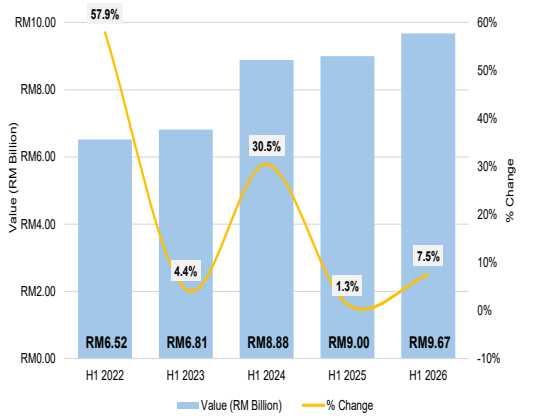


Chart 25

Shop Transactions Value H1 2022 – H1 2026



Status Pasaran

Segmen kedai siap dibina belum terjual menunjukkan perkembangan ketara apabila bilangannya susut kepada 6,124 unit bernilai RM4.67 bilion, berbanding 6,492 unit bernilai RM5.46 bilion pada H2 2025. Johor muncul sebagai penyumbang utama dengan mencatat sebanyak 1,111 unit bernilai RM0.97 bilion, mewakili sebanyak 18.1% daripada bilangan dan sebanyak 20.8% daripada nilai keseluruhan. Walau bagaimanapun, situasi kedai siap dibina belum terjual di Johor yang mempamerkan prestasi yang lebih baik berbanding dengan H2 2025. Sementara itu, trend positif yang sama turut dicatat dalam segmen kedai dalam pembinaan belum terjual dan belum dibina belum terjual, apabila kedua-duanya masing-masing menyusut kepada 4,344 unit (H2 2025: 5,317 unit) dan 425 unit (H2 2025: 686 unit).

Market Status

The unsold completed shop segment showed a notable improvement as volumes declined to 6,124 units valued at RM4.67 billion, compared to 6,492 units valued at RM5.46 billion in H2 2025. Johor emerged as a primary contributor, registering 1,111 units valued at RM0.97 billion, which accounted for 18.1% of the volume and 20.8% of the overall value. Nevertheless, the unsold completed shop situation in Johor demonstrated an improved performance compared to H2 2025. Meanwhile, a similar positive trend was observed in the unsold under construction and not constructed shop segments, both declined to 4,344 units (H2 2025: 5,317 units) and 425 units (H2 2025: 686 units), respectively.

Chart 26

Shop Unsold Completed Units H1 2024 – H1 2026

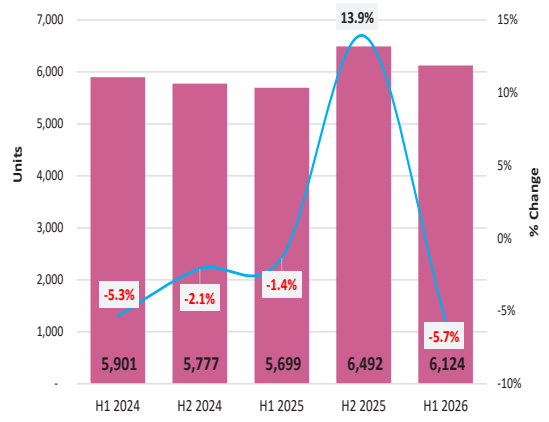
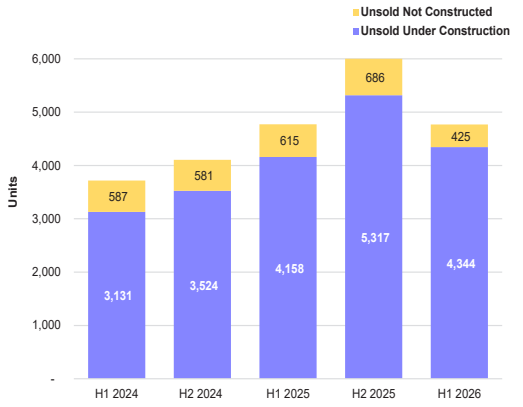


Chart 27

Shop Unsold Units H1 2024 – H1 2026



Aktiviti Pembinaan

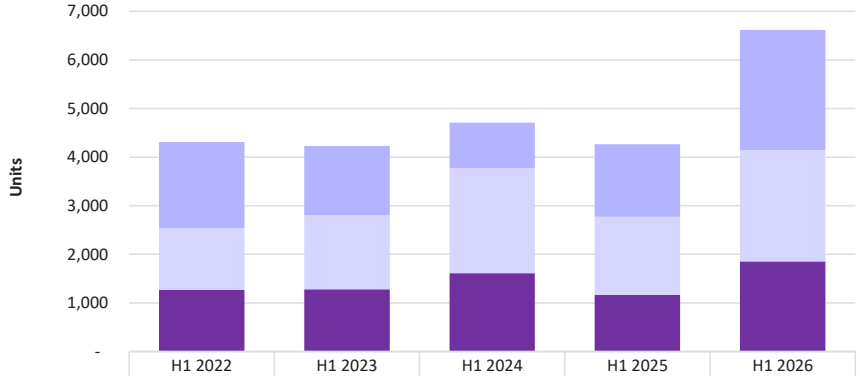
Dari segi penawaran, aktiviti pembinaan berada pada tahap sederhana aktif sepanjang tempoh kajian. Jumlah unit siap dibina meningkat sebanyak 65.6% kepada 2,469 unit berbanding dengan 1,491 unit yang direkodkan pada H1 2025. Mengikut trend yang sama, unit mula dibina meningkat kepada 2,292 unit (H1 2025: 1,609 unit), manakala penawaran baharu dirancang meningkat kepada 1,855 unit (H1 2025: 1,166 unit). Sehingga akhir Jun 2026, terdapat lebih 562,000 unit kedai sedia ada di pasaran, dengan hampir 22,000 unit bagi penawaran akan datang dan lebih 13,000 unit lagi bagi penawaran yang dirancang.

Construction Activity

On the supply front, construction activity was moderately active during the review period. Completions expanded by 65.6% to 2,469 units, compared to the 1,491 units recorded in H1 2025. Following a similar trend, starts increased to 2,292 units (H1 2025: 1,609 units), while new planned supply rose to 1,855 units (H1 2025: 1,166 units). As of end-June 2026, there were over 562,000 existing shop units in the market, supplemented by nearly 22,000 units in the incoming supply and over 13,000 units in the planned supply.

Chart 28

Shop Construction Activity H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Completion	1,771	1,427	933	1,491	2,469
Starts	1,270	1,524	2,163	1,609	2,292
New Planned Supply	1,268	1,280	1,613	1,166	1,855

Harga

Harga harta tanah kedai secara umumnya adalah stabil. Walau bagaimanapun, beberapa kawasan mencatatkan trend harga yang pelbagai. Pergerakan harga yang minimum diperhatikan di lokasi strategik dan mapan di semua negeri utama. Di WP Kuala Lumpur, kedai dua tingkat di Teh Wan Sang, Lucky Garden (Jalan Bangsar), Taynton View, Happy Garden dan Salak South Garden mengalami peningkatan harga iaitu antara 2.2% hingga 13.9%, dengan harga transaksi dalam lingkungan daripada RM1.38 million hingga RM5 million. Sementara itu, di Selangor, kedai dua dan tiga tingkat turut mencatatkan kenaikan harga, iaitu di Seksyen 17 Shah Alam, Bandar Sunway Semenyih, TTDI Jaya, Putra Heights dan Bandar Pinggiran Subang dipindah milik pada harga antara RM2.50 juta hingga RM4.20 juta.

Di Wilayah Selatan, beberapa kenaikan harga telah direkodkan, terutamanya di kawasan komersial yang mapan dengan jaringan perhubungan jalan raya yang kukuh. Di Daerah Johor Bahru, unit kedai dua dan tiga tingkat mencatatkan kenaikan harga marginal dalam lingkungan 2.4% hingga 18.7%, dengan harga transaksi mencecah setinggi RM4.28 juta. Sementara itu, di Pulau Pinang, harga tertinggi bagi unit kedai tiga tingkat direkodkan di Daerah Timur Laut, dengan harga transaksi berada dalam lingkungan antara RM2.34 hingga RM5.32 juta.

Sewa

Kadar sewaan pasaran bagi tingkat bawah kedai menunjukkan trend yang stabil secara keseluruhan. WP Kuala Lumpur terus merekodkan kadar sewaan tertinggi dalam negara, dengan sewaan bulanan mencecah sehingga RM25,000 di Jalan Sultan Ismail. Kawasan utama yang lain, seperti Bangsar Baru, memperoleh kadar sewaan bulanan antara RM15,000 hingga RM19,000, manakala Desa Sri Hartamas mencatatkan kadar sewaan antara RM8,000 hingga RM19,000 sebulan. Di Selangor, pertumbuhan kadar sewaan melebihi 8.0% telah direkodkan di Taman Melawati, Seksyen 7 (Bandar Baru Bangi) dan Taman Pelangi (Semenyih 1 & 2), dengan kadar sewaan bulanan berada dalam

Price

Shop property prices were generally stable. However, some areas recorded variety of price trends. Minimal price movements were observed in strategic and well-established locations across all major states. In WP Kuala Lumpur, double-storey shops in Teh Wan Sang, Lucky Garden (Jalan Bangsar), Taynton View, Happy Garden and Salak South Garden experienced price growth of between 2.2% and 13.9%, with transaction prices ranging from RM1.38 million to RM5 million. Meanwhile, in Selangor, double and three storey shop units also recorded price appreciation, namely in Seksyen 17 Shah Alam, Bandar Sunway Semenyih, TTDI Jaya, Putra Heights and Bandar Pinggiran Subang transacted at between RM2.50 million and RM4.20 million.

In the Southern Region, several price increases were recorded, particularly in established commercial areas with strong road connectivity. In the Johor Bahru District, double- and three-storey shop units recorded marginal price appreciation ranging from 2.4% to 18.7%, with transaction prices reaching as high as RM4.28 million. Meanwhile, in Pulau Pinang, the highest priced of three storey shop units were recorded in the Timur Laut District, with transaction prices ranging between RM2.34 million and RM5.32 million.

Rental

Market rentals for ground floor shops demonstrated a stable trend overall. WP Kuala Lumpur continued to record the highest rental rates in the country, with monthly rentals reaching up to RM25,000 at Jalan Sultan Ismail. Other prominent areas, such as Bangsar Baru, obtained monthly rental rates ranging from RM15,000 to RM19,000, while Desa Sri Hartamas observed rates from RM8,000 to RM19,000 per month. In Selangor, rental growth exceeding 8.0% was recorded in Taman Melawati, Seksyen 7, Bandar Baru Bangi and Taman Pelangi (Semenyih 1 & 2), with monthly rentals ranging from RM3,100 to RM7,800. Meanwhile, Bandar Setia Alam and Bandar Baru Ampang achieved

lingkungan RM3,100 hingga RM7,800. Sementara itu, Bandar Setia Alam dan Bandar Baru Ampang mencapai kadar sewaan yang lebih tinggi, iaitu antara RM7,000 hingga RM8,500 sebulan.

Di Wilayah Selatan, kadar sewaan bagi kedai tingkat bawah di Johor Bahru sebahagian besarnya kekal stabil, walaupun beberapa pergerakan bercampur direkodkan di kawasan terpilih. Kadar sewaan di Kebun Teh Commercial City meningkat sebanyak 3.8% dengan sewaan bulanan sebanyak RM4,500, manakala unit kedai di Jalan Alam 3, Bandar Alam Masai, Johor mencatatkan kadar sewaan antara RM2,000 hingga RM3,000 sebulan.

Sementara itu, di Wilayah Utara, Pulau Pinang menunjukkan pertumbuhan kadar sewaan yang sederhana di beberapa kawasan. Sewaan bulanan bagi beberapa skim di daerah Timur Laut dan Barat Daya meningkat sebanyak 3.7% hingga 10.0%, dengan kadar sewaan antara RM3,000 hingga RM5,000 sebulan. Peningkatan yang sama turut dialami oleh kedai tingkat bawah di daerah lain seperti Seberang Perai Tengah, Seberang Perai Utara dan Seberang Perai Selatan, yang mengalami kenaikan kadar sewaan marginal antara 2.3% hingga 10.0% di beberapa skim.

higher rental rates, ranging between RM7,000 and RM8,500 per month.

In the Southern Region, rentals for ground-floor shops in Johor Bahru remained largely stable, although some mixed movements were recorded in selected areas. Rental rates at Kebun Teh Commercial City rose by 3.8%, with monthly rentals standing at RM4,500, while, Jalan Alam 3 in Bandar Alam Masai, Johor registered a rentals ranging from RM2,000 to RM3,000 per month.

Meanwhile, in the Northern Region, Pulau Pinang showed modest rental growth across several areas. Monthly rentals for several schemes in the Timur Laut and Barat Daya districts rose by 3.7% to 10.0%, with rates ranging from RM3,000 to RM5,000. Similarly, rentals for ground-floor shops in other districts, such as Seberang Perai Tengah, Seberang Perai Utara and Seberang Perai Selatan, also experienced marginal rental increases of between 2.3% and 10.0% across several schemes.

2.2.2 Pangsapuri Khidmat

Transaksi

Aktiviti pasaran bagi segmen pangsapuri khidmat menunjukkan prestasi bercampur, dengan bilangan transaksi mencatatkan penurunan kepada 6,528 transaksi pada H1 2026 (H1 2025: 6,624 transaksi). Bagaimanapun, dari sudut yang lebih positif, nilai transaksi meningkat sebanyak 7.8% kepada RM5.56 bilion berbanding dengan RM5.16 bilion yang direkodkan pada H1 2025, sekali gus menunjukkan peningkatan permintaan bagi unit bernilai lebih tinggi.

WP Kuala Lumpur kekal sebagai pasaran paling aktif dengan menyumbang sebanyak 40.7% daripada jumlah keseluruhan nasional (2,660 transaksi), diikuti oleh Johor dengan 25.4% (1,658 transaksi) dan Selangor sebanyak 21.8% (1,426 transaksi). Bagi menggambarkan kepentingan segmen ini

2.2.2 Serviced Apartment

Transaction

Market activity in the serviced apartment segment showed mixed performance with transaction volume recorded 6,528 transactions in H1 2026 (H1 2025: 6,624 transactions). On a better note, the transaction value rose by 7.8% to RM5.56 billion compared to RM5.16 billion recorded in H1 2025, indicating increased demand for higher value units.

WP Kuala Lumpur remained the most active market, contributing 40.7% of the national total (2,660 transactions), followed closely by Johor at 25.4% (1,658 transactions) and Selangor at 21.8% (1,426 transactions). Highlighting their significance within the commercial property subsector, serviced

dalam subsektor harta tanah komersial, pangsapuri khidmat muncul sebagai pemacu utama dengan merangkumi 30.4% daripada keseluruhan bilangan transaksi komersial.

apartments emerged as a major driver, representing 30.4% of all commercial transaction volume.

Chart 29

Serviced Apartment Transactions Volume H1 2022 – H1 2026

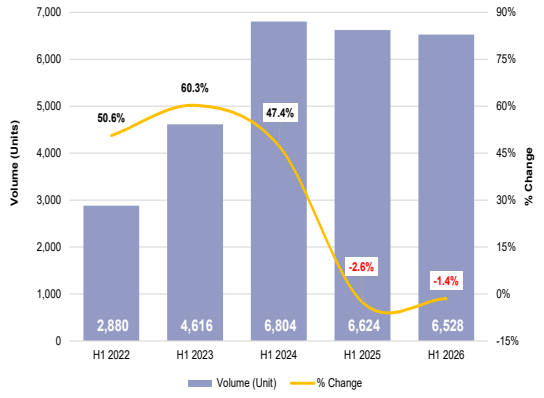
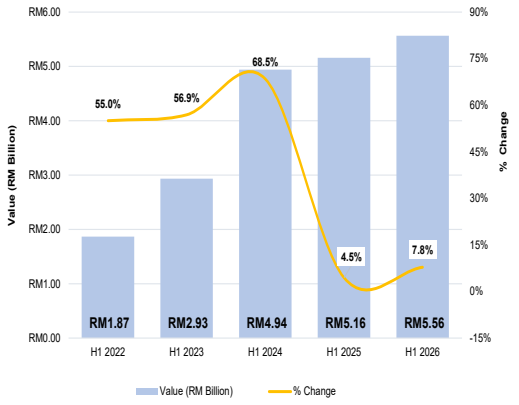


Chart 30

Serviced Apartment Transactions Value H1 2022 – H1 2026



Status Pasaran

Prestasi subsektor pangsapuri khidmat adalah sederhana pada H1 2026. Bilangan unit siap dibina belum terjual mencapai 23,375 unit dengan nilai keseluruhan sebanyak RM19.33 bilion, berbanding dengan H2 2025 (18,752 unit dengan nilai keseluruhan sebanyak RM15.42 bilion). Johor mendahului dengan mencatatkan sebanyak 9,946 unit, diikuti oleh WP Kuala Lumpur (6,343 unit) dan Selangor (4,034 unit). Gabungan ketiga-tiga negeri ini menyumbang sebanyak 86.9% (20,323 unit) daripada keseluruhan unit siap dibina belum terjual bagi segmen pangsapuri khidmat.

Analisis unit siap dibina belum terjual mengikut taburan harga mendedahkan bahawa sebahagian besar unit tertumpu dalam julat harga antara RM500,001 hingga RM1 juta, dengan merangkumi sebanyak 55.3% (12,914 unit) daripada jumlah keseluruhan. Segmen mewah bernilai melebihi RM1 juta mewakili sebanyak 18.2% (4,254 unit), manakala julat harga RM300,001 hingga RM500,000 membentuk sebanyak 17.7% (4,144 unit). Sementara itu, unit mampu milik berharga RM300,000 dan ke bawah merangkumi baki sebanyak 8.8% (2,063 unit) daripada keseluruhan unit belum terjual.

Market Status

The performance of the serviced apartment sub-sector moderated in H1 2026. The number of unsold completed units reached 23,375 units with a total value of RM19.33 billion, compared to H2 2025 (18,752 units with a total value of RM15.42 billion). Johor topped the list with 9,946 units, followed by WP Kuala Lumpur with 6,343 units and Selangor with 4,034 units. Combined, these three states accounted for 86.9% (20,323 units) of the total unsold serviced apartment units.

An analysis of the unsold completed units by price distribution reveals that most units were concentrated in the bracket between RM500,001 and RM1 million, comprising 55.3% (12,914 units) of the total. The premium segment valued above RM1 million represented 18.2% (4,254 units), while RM300,001 to RM500,000 constituted 17.7% (4,144 units). Meanwhile, affordable units priced at RM300,000 and below made up the final 8.8% (2,063 units) of the unsold units.

Segmen dalam pembinaan belum terjual mencatatkan penurunan kepada 50,112 unit (H2 2025: 50,329 unit), dengan Selangor mendahului penurunan tersebut dengan menyumbang sebanyak 34.8% (17,437 unit). Sebaliknya, segmen belum dibina belum terjual meningkat kepada 14,618 unit (H2 2025: 14,302 unit) yang didominasi oleh WP Kuala Lumpur dengan syer sebanyak 41.8% (6,109 unit).

The unsold under construction segment saw a slight decline to 50,112 units (H2 2025: 50,329 units), with Selangor topping the list by contributing 34.8% (17,437 units). In contrast, unsold unconstructed units rose to 14,618 units (H2 2025: 14,302 units), dominated by WP Kuala Lumpur with a 41.8% share (6,109 units).

Chart 31

Serviced Apartment Unsold Completed Units H1 2024 – H1 2026

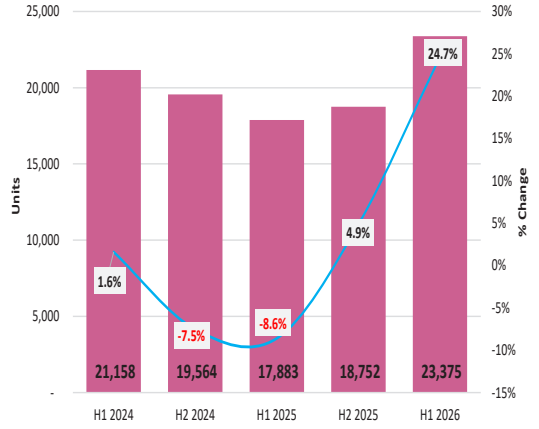


Chart 32

Serviced Apartment Unsold Units H1 2024 – H1 2026

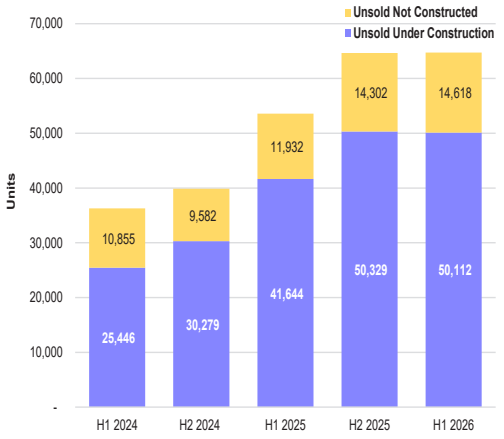
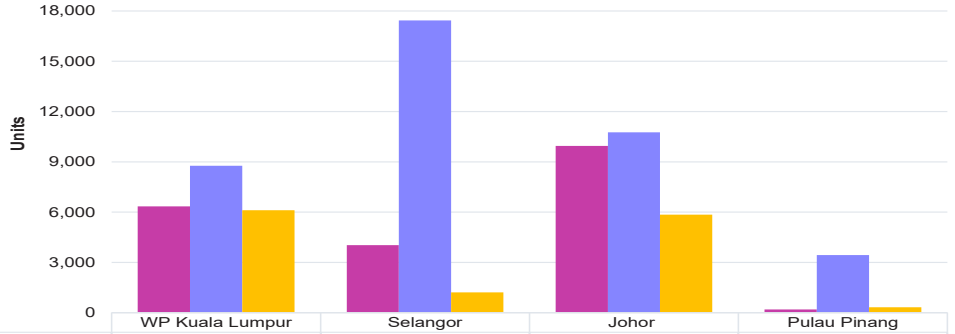


Chart 33

Serviced Apartment Market Status in Major States H1 2026



	WP Kuala Lumpur	Selangor	Johor	Pulau Pinang
Unsold Completed	6,343	4,034	9,946	192
Unsold Under Construction	8,767	17,437	10,756	3,441
Unsold Not Constructed	6,109	1,210	5,853	331

Aktiviti Pembinaan

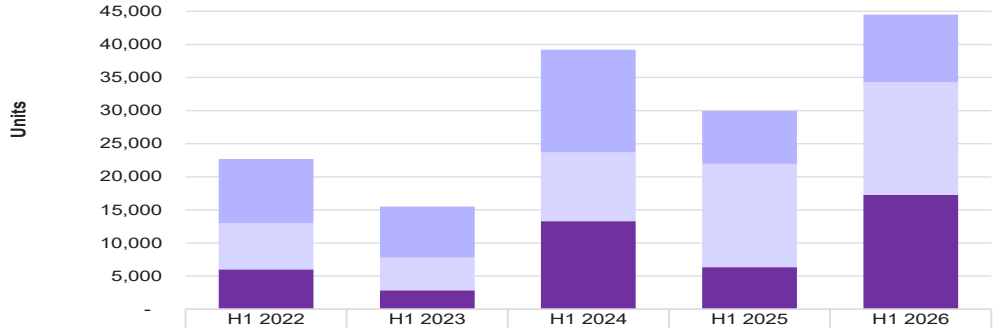
Prestasi penawaran bagi sektor pangsapuri khidmat menunjukkan perbezaan yang ketara pada H1 2026. Bilangan unit siap dibina dan unit mula dibina masing-masing berkembang sebanyak 27.5% (10,165 unit) dan 9.2% (17,070 unit), manakala penawaran baharu yang dirancang melonjak melebihi dua kali ganda kepada 17,251 unit berbanding dengan H1 2025. Sehingga akhir Jun 2026, terdapat hampir 500,000 unit pangsapuri khidmat sedia ada di pasaran, dengan tambahan lebih daripada 193,000 unit bagi penawaran akan datang dan hampir 128,000 unit lagi bagi penawaran yang dirancang.

Construction Activity

The supply performance of the serviced apartment sector was highly divergent in H1 2026. Completions and starts expanded by 27.5% (10,165 units) and 9.2% (17,070 units), while new planned supply surged by more than double to 17,251 units, respectively, compared to H1 2025. As of end-June 2026, there were nearly 500,000 existing serviced apartment units in the market, supplemented by more than 193,000 units in the incoming pipeline and almost 128,000 units in the planned supply.

Chart 34

Serviced Apartment Construction Activity H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Completion	9,677	7,684	15,518	7,973	10,165
Starts	6,982	4,967	10,363	15,625	17,070
New Planned Supply	6,022	2,842	13,311	6,352	17,251

Harga

Segmen pangsapuri khidmat merekodkan prestasi harga yang bercampur, dengan peningkatan harga tertumpu di kawasan pembangunan yang strategik dan mempunyai kemudahsampaian yang baik. Di WP Kuala Lumpur, pangsapuri khidmat mencatatkan harga tertinggi dalam negara. Satu unit di Pavilion Residences mencatatkan rekod harga sebanyak RM7.35 juta, manakala unit di The Troika KLCC dipindah milik pada harga RM6.50 juta. Harta tanah yang serupa di Selangor turut mengalami kenaikan harga marginal; bagaimanapun, di Daerah Hulu Langat, harganya kekal dalam lingkungan yang lebih rendah, iaitu sebahagian besarnya di bawah RM650,000. Sementara itu, Johor menunjukkan pergerakan harga yang bercampur merentasi skim terpilih, dengan D'Putra Suites merekodkan pertumbuhan harga sebanyak 10.9% untuk berpindah milik pada harga RM510,000.

Price

Prices of serviced apartments saw mixed movements, with growth primarily recorded in strategically located schemes served with good accessibility. In WP Kuala Lumpur, serviced apartments commanded the highest prices in the country. A unit at Pavilion Residences, achieved a record price of RM7.35 million, while another at The Troika KLCC was transacted at RM6.50 million. Similar properties in Selangor also experienced marginal price increases, especially in the Districts of Hulu Langat prices were in the lower range, mostly under RM650,000. Meanwhile, in Johor demonstrated mixed price movements in selected schemes. D'Putra Suites recorded a price growth of 10.9%, transacted at RM510,000.

Di Wilayah Utara, harga pangsapuri khidmat di Pulau Pinang dan Perak secara amnya kekal stabil. Di Pulau Pinang, The Tamarind di daerah Timur Laut dipindah milik dalam lingkungan harga yang lebih tinggi, iaitu melebihi RM1 juta. Sementara itu, Luminari Residence di Seberang Perai Utara mencatatkan pertumbuhan sebanyak 8.1% dengan harga transaksi sebanyak RM519,000.

In the Northern Region, prices of serviced apartment in Pulau Pinang and Perak were generally stable. In Pulau Pinang, The Tamarind in Timur Laut, was transacted at the higher range of above RM1 million. Meanwhile Luminari Residence in Seberang Perai Utara recorded a growth of 8.1%, transacted at RM519,000.

Sewa

Sewaan pasaran secara amnya adalah stabil di semua negeri utama, dengan beberapa trend peningkatan direkodkan di beberapa skim, terutamanya di lokasi utama dan strategik. Di WP Kuala Lumpur, beberapa skim merekodkan kenaikan kadar sewaan melebihi 7.0%, iaitu Waldorf Service Apartment, M Suite 283, Taragon Puteri KL, Pearl Suria Residence dan Residensi 222. Kadar sewaan tertinggi direkodkan di Banyan Tree, dengan sewaan bulanan lingkungan antara RM14,000 hingga RM18,000. Walau bagaimanapun, keadaan sewaan di Selangor adalah berbeza, dengan kadar sewaan sebahagian besarnya kekal stabil di samping kenaikan marginal di beberapa skim. Kadar sewaan tertinggi direkodkan di Isola Subang Jaya dengan sewaan bulanan berada dalam lingkungan RM3,500 hingga RM4,000.

Di Johor Bahru, skim yang terletak berhampiran dengan pusat bandar dan mempunyai kemudahsampaian yang baik menikmati peningkatan kadar sewaan marginal sebanyak 11.0% hingga 12.0%, seperti The Astaka @ 1 Bukit Senyum, Residensi Grid Sunway Medini, Sky Executive Suites Bukit Indah dan Nusa Perdana Service Apartment. Kadar sewaan tertinggi diperhatikan kekal di The Astaka @ 1 Bukit Senyum dengan kadar sewaan bulanan antara RM6,000 hingga RM8,000. Pulau Pinang turut mengalami pertumbuhan kadar sewaan antara 2.1% hingga 6.2% di beberapa daerah. Sementara itu, Setia Triangle di Daerah Barat Daya merekodkan pertumbuhan kadar sewaan melebihi 10.0%.

Rental

The rental market was generally stable in all major states, with some upward trends indicated in a few schemes, particularly in prominent and strategic locations. In WP Kuala Lumpur, several schemes registered rental increases exceeding 7.0%, namely Waldorf Service Apartment, M Suite 283, Taragon Puteri KL, Pearl Suria Residence and Residensi 222. The highest rental rates were observed at Banyan Tree, with monthly rentals ranging between RM14,000 and RM18,000. Conversely, the rental situation differed in Selangor, which remained mostly stable with a few marginal increases in several schemes. The highest rental rates were recorded in Isola Subang Jaya, with monthly rentals ranging from RM3,500 to RM4,000.

In Johor Bahru, schemes located near urban centres and boasting good accessibility enjoyed marginal rental appreciation of 11.0% to 12.0%, such as The Astaka @ 1 Bukit Senyum, Residensi Grid Sunway Medini, Sky Executive Suites Bukit Indah, and Nusa Perdana Service Apartment. The highest rental rates were observed to remain at The Astaka @ 1 Bukit Senyum, with monthly rates ranging between RM6,000 and RM8,000. Pulau Pinang also experienced rental growth of between 2.1% and 6.2% across several districts. Meanwhile, Setia Triangle in Barat Daya District recorded strong rental growth of more than 10.0%.

2.2.3 Kompleks Perniagaan

Transaksi

Pada H1 2026, beberapa transaksi kompleks perniagaan telah direkodkan dengan jumlah nilai terkumpul sebanyak RM168.15 juta. Aktiviti ini terdiri daripada dua transaksi masing-masing di Pahang, Terengganu dan Perak serta satu transaksi di WP Kuala Lumpur. Ringkasan beberapa transaksi utama yang direkodkan adalah seperti berikut:

2.2.3 Shopping Complex

Transaction

In H1 2026, several shopping complex transactions were recorded with an aggregate value of RM168.15 million. These activities comprised two transactions each in Pahang, Terengganu, and Perak, with another one transaction registered in WP Kuala Lumpur. Summary of selected major transactions are highlighted below:

Table 2

Summary of Selected Major Sales in H1 2026

No	State	Property	Location	Transaction Year	Consideration (RM)
1.	Terengganu	Pasaraya Sabasun Dungun	Perkedaian Bukit Pak Sabah	2026	17,000,000
2.	Pahang	Pasaraya Nirwana Maju	Jalan Kuantan – Kemaman, Beserah	2026	8,500,000
3.	WP Kuala Lumpur	Lucky Plaza	Jalan Kelang Lama	2025	74,052,000
4.	Perak	Lotus's & McDonald's Teluk Intan	Bandar Teluk Intan	2025	41,000,000
5.	Pahang	Pasaraya Pantai Timor	Pusat Perniagaan Putra	2025	19,950,000
6.	Terengganu	Pasaraya BS Freshmart	Jalan Jakar, Cukai	2025	7,300,000

Note: This list only displays selected major transactions.

Penghunian dan Ketersediaan Ruang

Prestasi segmen kompleks perniagaan kekal stabil, dengan kadar penghunian keseluruhan berada pada paras 77.9% merentasi 995 bangunan di seluruh negara, berbanding dengan 78.9% pada H2 2025. Sejumlah 17.47 juta meter persegi ruang niaga sedia ada direkodkan, dengan WP Kuala Lumpur dan Selangor mendahului penawaran ruang tersebut serta masing-masing mencatatkan kadar penghunian sebanyak 84.6% dan 79.2%.

Seiring dengan perkembangan itu, kekosongan ruang meningkat kepada 3.86 juta meter persegi merentasi 804 buah bangunan, sekali gus mewakili kadar kekosongan nasional sebanyak 22.1% berbanding dengan 3.69 juta meter persegi pada H1 2025.

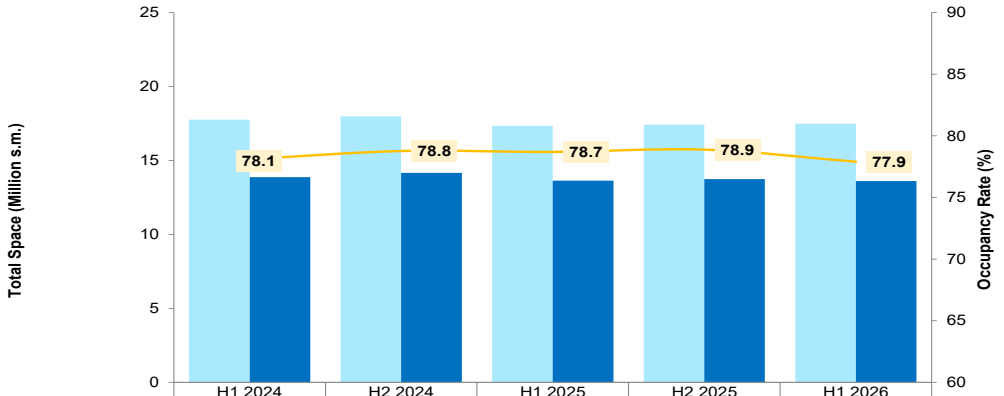
Occupancy and Space Availability

The performance of the shopping complex segment remained stable, with the overall occupancy rate standing at 77.9% across 995 buildings nationwide, compared to 78.9% in H2 2025. A total of 17.47 million square metres of existing retail space was recorded, with WP Kuala Lumpur and Selangor leading the supply with occupancy rates of 84.6% and 79.2%, respectively.

Accordingly, vacant space expanded to 3.86 million square metres across 804 buildings, representing a national availability rate of 22.1%, up from 3.69 million square metres in H1 2025.

Chart 35

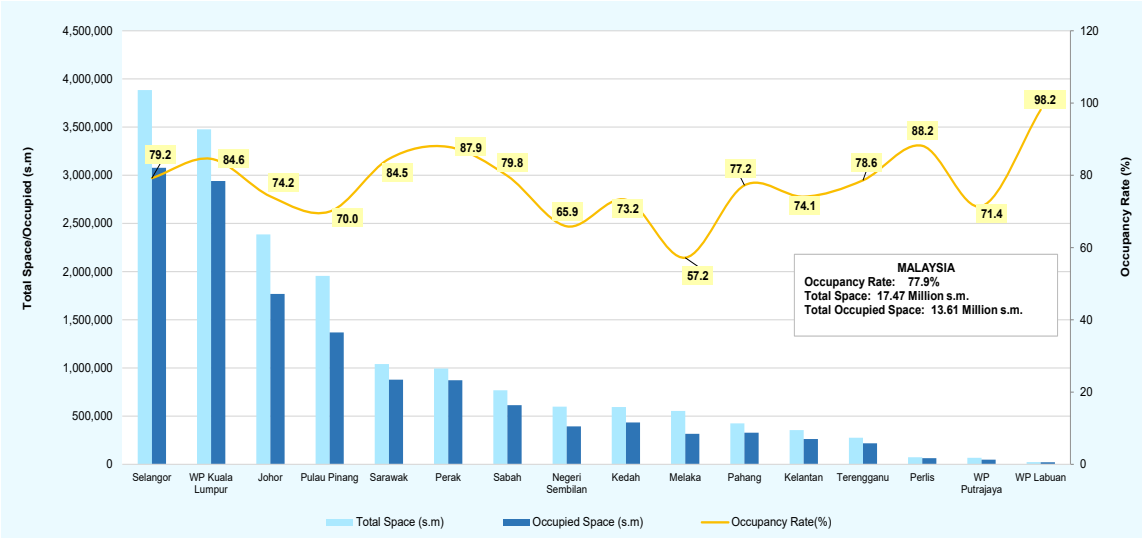
Supply and Occupancy Rate of Shopping Complex H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Total Retail Space (Million s.m.)	17.76	17.97	17.33	17.41	17.47
Space Occupied (Million s.m.)	13.87	14.16	13.64	13.73	13.61
Occupancy Rate (%)	78.1	78.8	78.7	78.9	77.9

Chart 36

Supply and Occupancy of Shopping Complex by State H1 2026



Aktiviti Pembinaan

Pada separuh pertama tahun 2026, sebanyak tiga kompleks membeli-belah baharu siap dibina, sekali gus menambah sebanyak 98,387 meter persegi ruang niaga ke pasaran. Selangor dan WP Kuala Lumpur kekal sebagai penyumbang terbesar kepada stok ruang niaga sedia ada, dengan Selangor menyumbang hampir 3.89 juta meter persegi (155 kompleks), manakala WP Kuala Lumpur merekodkan hampir 3.48 juta meter persegi (117 kompleks).

Construction Activity

The first half of 2026 saw the completion of three new shopping complexes, adding 98,387 square metres of retail space to the market. Selangor and WP Kuala Lumpur remained the largest contributors to the existing retail stock, with Selangor accounting for almost 3.89 million square metres across 155 complexes, while WP Kuala Lumpur recorded nearly 3.48 million square metres across 117 complexes. As of end-June 2026, there was 17.47 million square

Sehingga akhir Jun 2026, terdapat sebanyak 17.47 juta meter persegi ruang niaga sedia ada merentasi 995 kompleks perniagaan, dengan hampir 0.60 juta meter persegi (26 kompleks) bagi penawaran akan datang dan lebih daripada 0.50 juta meter persegi (17 kompleks) bagi penawaran yang dirancang.

metres of existing retail space from 995 shopping complexes, with nearly 0.60 million square metres (26 complexes) in incoming supply and more than 0.50 million square metres (17 complexes) in planned supply.

Table 3

Summary of Completions H1 2026

Bil	State	Name of Complex	Location	Nett Lettable Area (s.m.)
1.	WP Kuala Lumpur	Met Galleria	Jalan Sultan Haji Ahmad Shah	7,432
2.	WP Kuala Lumpur	118 Mall	Jalan Hang Jebat	83,610
3.	Negeri Sembilan	Econsave Ampangan	Jalan Seremban – Jelebu	7,345
Total		**3 complexes**		**98,387**

Sewa

Pasaran sewaan ruang niaga bagi kompleks perniagaan secara amnya kekal stabil, terutamanya di Lembah Klang. Di WP Kuala Lumpur, Suria KLCC dan Pavilion Kuala Lumpur mengekalkan kedudukan terunggul dengan mencatatkan lingkungan kadar sewaan tertinggi. Keadaan adalah berbeza di Selangor apabila pertumbuhan kadar sewaan adalah lebih sederhana di beberapa kompleks terpilih. Lingkungan kadar sewaan tertinggi di negeri berkenaan direkodkan di One Utama dan Sunway Pyramid. Sementara itu, kadar sewaan di Johor dan Pulau Pinang turut menunjukkan prestasi yang stabil.

Rental

The retail rental market for shopping complexes remained broadly stable, particularly in the Klang Valley. In WP Kuala Lumpur, Suria KLCC and Pavilion Kuala Lumpur sustained their prominence, fetching the highest rental ranges. The situation differed in Selangor, where rental growth was more moderate across selected complexes. The highest rental ranges in the state were recorded at One Utama and Sunway Pyramid. Meanwhile, rental rates in Johor and Pulau Pinang also demonstrated a stable performance.

2.2.4 Pejabat Binaan Khas

Transaksi

Pada separuh pertama tahun 2026, beberapa transaksi bangunan pejabat telah direkodkan dengan nilai terkumpul sebanyak RM704.04 juta. Antara transaksi utama terpilih yang direkodkan adalah seperti berikut:

2.2.4 Purpose-Built Office

Transaction

In the first half of 2026, several office building transactions were recorded with an accumulated value of RM704.04 million. Among the selected major transaction are as listed below:

Table 4

Summary of Selected Major Sales in H1 2026

No	State	Property	Location	Transaction Year	Consideration (RM)
1.	WP Kuala Lumpur	Wisma HELP	Bukit Damansara	2026	60,000,000
2.	Johor	Wisma Ang	Bandar Pontian	2025	6,800,000
3.	WP Kuala Lumpur	Menara UMW	Jalan Puncak, Off Jalan P Ramlee	2025	72,784,000
4.	WP Kuala Lumpur	Menara PJD	Jalan Tun Razak	2025	280,000,000
5.	WP Kuala Lumpur	Menara UAB	Jalan Tun Perak	2025	70,800,000
6.	Selangor	Menara UAC	Jalan PJU 7/5, Mutiara Damansara	2025	95,000,000
7.	Selangor	Kolej Swasta Intelek	Petaling Jaya Seksyen 19	2025	40,000,000
8.	WP Kuala Lumpur	Tower 3 Avenue 5	Bangsar South	2024	50,000,000

Note: This list only displays selected major transactions.

Penghunian dan Ketersediaan Ruang

Prestasi keseluruhan segmen pejabat adalah stabil apabila kadar penghunian merekodkan kepada 78.5% berbanding dengan 78.1% pada H2 2025. Segmen pejabat binaan khas terdiri daripada 1,859 bangunan dengan jumlah ruang pejabat melebihi 24.56 juta meter persegi. Semua negeri mencatatkan kadar penghunian yang lebih tinggi iaitu melebihi 80.0%, kecuali WP Kuala Lumpur, Selangor, Johor dan Pulau Pinang.

Bagi segmen bangunan pejabat milik persendirian, kadar penghunian keseluruhan kekal stabil pada paras 72.6%. WP Labuan mencatatkan kadar penghunian tertinggi, iaitu sebanyak 89.4%, manakala Perlis mencatatkan kadar penghunian terendah.

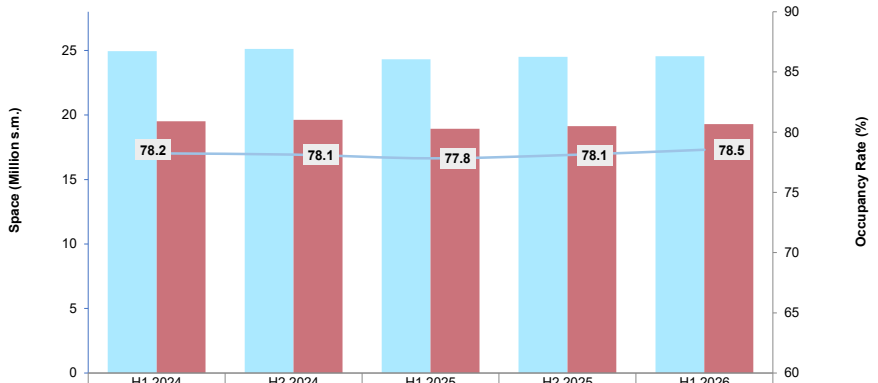
Occupancy and Space Availability

The overall performance of the office segment remained stable, registering an occupancy rate of 78.5% compared to 78.1% in H2 2025. The purpose-built office segment comprised 1,859 buildings, accounting for more than 24.56 million square metres of total office space. All states recorded healthy occupancy rates exceeding 80.0%, with the exceptions of WP Kuala Lumpur, Selangor, Johor and Pulau Pinang.

In the private office buildings segment, the overall occupancy rate remained stable at 72.6%. WP Labuan secured the highest occupancy rate at 89.4%, while Perlis registered the lowest occupancy rate.

Chart 37

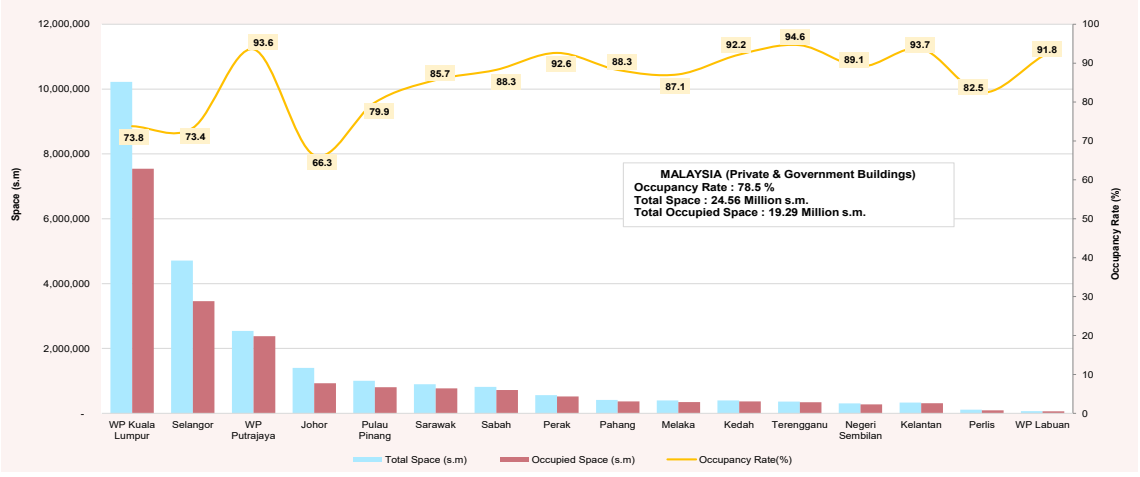
Supply and Occupancy of Purpose-Built Office (Private & Government) H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Total Office Space (Million s.m.)	24.95	25.12	24.32	24.51	24.56
Occupied Space (Million s.m.)	19.52	19.63	18.93	19.14	19.29
Occupancy Rate (%)	78.2	78.1	77.8	78.1	78.5

Chart 38

Supply and Occupancy of Purpose-Built Office (Private & Government) by State H1 2026



Aktiviti Pembinaan

Dalam segmen pembangunan, aktiviti pembinaan mencatatkan peningkatan ketara dengan empat bangunan pejabat baharu siap dibina pada H1 2026. Pembangunan baharu ini menyumbang sebanyak 81,517 meter persegi ruang pejabat, berbanding dengan 155,772 meter persegi yang direkodkan pada H1 2025.

Construction Activity

In development segment, construction activity notable improvement, with four new office buildings completed in H1 2026. These contributed a total of 81,517 square metres of office space, compared to 155,772 square metres office space recorded in H1 2025.

Sehingga akhir Jun 2026, negara mempunyai sejumlah 24.56 juta meter persegi ruang pejabat sedia ada merentasi 1,859 bangunan, dengan lebih daripada 1 juta meter persegi (38 bangunan) direkodkan bagi penawaran akan datang, manakala 0.81 juta meter persegi (30 bangunan) lagi bagi penawaran yang dirancang. WP Kuala Lumpur terus menguasai pasaran ruang pejabat merangkumi 41.6% (10.22 juta meter persegi) daripada keseluruhan ruang pejabat sedia ada, 72.5% (0.78 juta meter persegi) bagi penawaran akan datang, dan 67.7% bagi penawaran yang dirancang.

As of end-June 2026, the country had a total of 24.56 million square metres existing office space across 1,859 buildings, with more than 1 million square metres. (38 buildings) were recorded in the incoming supply, while 0.81 million square metres. (30 buildings) were in the planned supply. WP Kuala Lumpur continued to dominate the office market, accounting for 41.6% (10.22 million square metres) of existing office space, 72.5% (0.78 million square metres) of incoming supply, and an overwhelming 67.7% of planned supply.

Table 5

Summary of Completions H1 2026

No	State	Name of Building	Location/ Mukim/ District	Category	Nett Lettable Area (s.m.)
1.	Pulau Pinang	The Light Exchange @ PWCC	Persiaran Chin Fung Kee	Private Building	14,544
2.	Pulau Pinang	Pejabat Kastam Bayan Baru Pulau Pinang	Jalan Mahsuri	Government Building	8,052
3.	Kelantan	Kompleks Gunasama Persekutuan Kota Bahru	Kampung Tunjung	Government Building	46,988
4.	Perlis	Menara PKENPs (Menara K-PARC)	Jalan Raja Syed Alwi	Private Building	11,933
Total		**4 buildings**			**81,517**

Harga

Harga unit pejabat di seluruh negeri utama menyaksikan trend yang bercampur dalam tempoh kajian. Di WP Kuala Lumpur, harga transaksi meningkat bagi beberapa bangunan terpilih. Secara khususnya, harga transaksi di Menara The Met meningkat sebanyak 10.3% untuk mencapai RM13,800 s.m.p., manakala unit di Tingkat 20, UOA Centre mencatatkan kenaikan sebanyak 7.9% kepada RM7,700 s.m.p. Di Selangor, harga pejabat secara amnya kekal stabil dengan kadar turun naik yang minimum. Sementara itu, pasaran ruang pejabat di Wilayah Selatan turut mengekalkan prestasi yang stabil.

Price

Office unit prices across major states exhibited mixed trends during the review period. In WP Kuala Lumpur, transaction prices increased for selected buildings. Specifically, price at Menara The Met rose by 10.3%, reaching RM13,800 p.s.m., while UOA Centre recorded by 7.9% to RM7,700 p.s.m. for units on Level 20. In Selangor, office prices remained largely stable, showing minimal fluctuations. Meanwhile, the office space market in the Southern Region also maintained its stable performance.

Sewa

Pasaran sewaan ruang pejabat menunjukkan pergerakan yang bercampur di beberapa bangunan terpilih, manakala sebahagian besarnya kekal stabil. Pasaran sewaan di WP Kuala Lumpur sebahagian besarnya adalah stabil, dengan pertumbuhan sederhana diperhatikan di beberapa bangunan terpilih. Peningkatan kadar sewaan melebihi 7.0% direkodkan di beberapa tingkat di Menara IGB @ Mid Valley City dan Wisma Paradise. Pasaran sewaan pejabat di negeri-negeri utama yang lain, iaitu Selangor, Johor, dan Pulau Pinang, secara amnya kekal stabil dengan pertumbuhan kadar sewaan yang sederhana turut direkodkan di beberapa bangunan pejabat terpilih.

Rental

The office space rental market exhibited mixed movements across selected buildings, though most properties remained stable. The rental market in WP Kuala Lumpur was mostly steady, with modest growth observed in selected developments. Rental increases of over 7.0% were recorded at various levels of Menara IGB @ Mid Valley City, and Wisma Paradise. Similarly, the office rental market in other major states including Selangor, Johor, and Pulau Pinang, demonstrated resilient rental markets, accompanied by moderate growth in select office buildings.

2.2.5 Harta Tanah Riadah

Transaksi

Beberapa transaksi harta tanah riadah telah direkodkan dalam tempoh kajian, dengan nilai terkumpul melebihi RM416.00 juta. Transaksi harta tanah riadah termasuk hotel, resort dan chalet. Ringkasan transaksi utama terpilih adalah seperti berikut:

2.2.5 Leisure Property

Transaction

Several leisure property transactions were recorded in the review period, with an accumulated value exceeding RM416.00 million. The leisure property transactions include hotels, resorts, and chalets. Summary of selected major transaction are as listed below:

Table 6

Summary of Selected Major Sales in H1 2026

No	State	Property	Location	Transaction Year	Consideration (RM)
1.	WP Kuala Lumpur	KIP Hotel	Jalan Ipoh	2026	40,000,000
2.	Johor	Crown KTV	Jalan Abdullah Tahir, Johor Bahru	2026	25,000,000
3.	Johor	Fives Hotel Johor Bahru	Jalan Wong Ah Fook	2025	142,500,000
4.	Johor	Fives Hotel Johor Bahru	Jalan Tenteram, Bukit Meldrum	2025	30,000,000
5.	WP Kuala Lumpur	Hotel Alpha Genesis	Jalan Tengkat Tong Shin	2025	48,000,000
6.	Pulau Pinang	Tune Hotel	Jalan Sultan Ahmad Shah, Georgetown	2025	51,888,000
7.	Sabah	Ming Garden Hotel	Lorong Ming Garden, Jalan Coastal, Kota Kinabalu	2025	15,270,210

Note: This list only displays selected major transactions.

Aktiviti Pembinaan

Dalam segmen pembinaan harta tanah riadah, pasaran menyaksikan sebanyak empat buah hotel siap dibina yang menawarkan 782 bilik secara keseluruhan. Seiring dengan perkembangan itu, projek yang mula dibina dan penawaran baharu dirancang masing-masing mencatatkan sebanyak 200 bilik dan 974 bilik. Sehingga akhir Jun 2026, stok sedia ada terdiri daripada 3,641 hotel dan resort di seluruh negara yang menawarkan 299,105 bilik, dengan tambahan sebanyak 10,228 bilik bagi penawaran akan datang dan 6,051 bilik lagi bagi penawaran yang dirancang.

Construction Activity

Within the leisure property construction segment, the market witnessed the completions of four hotels offering a combined 782 rooms. Similarly, construction starts, and newly planned supply recorded 200 rooms and 974 rooms, respectively. As of end-June 2026, the total existing stock comprised 3,641 hotels and resorts offering 299,105 rooms, additional 10,228 rooms in the incoming supply and another 6,051 rooms in the planned supply.

Table 7

Summary of Completions H1 2026

No	State	Name of Building	Total Room
1.	Terengganu	The Payang Hotel	30
2.	Pahang	BCIC Lodge, Bandar Indera Mahkota	37
3.	Pulau Pinang	Capri by Fraser	255
4.	Pulau Pinang	Converge Commsuites Hotel	460
Total		**4 Hotels**	**782**

2.3 HARTA TANAH INDUSTRI

Transaksi

Subsektor industri merekodkan sebanyak 3,932 transaksi bernilai RM14.78 bilion pada H1 2026, berbanding dengan 4,148 transaksi bernilai RM14.25 bilion pada H1 2025. Prestasi ini didorong terutamanya oleh segmen kilang teres dan gudang yang menyumbang sebanyak 34.1% (1,339 transaksi) daripada keseluruhan transaksi industri. Ini diikuti oleh plot tanah industri kosong yang merangkumi sebanyak 27.7% (1,088 transaksi) daripada jumlah keseluruhan nasional.

Selangor mendahului senarai bagi aktiviti pasaran industri dengan menyumbang sebanyak 32.9% (1,293 transaksi). Johor dan Negeri Sembilan menyusul sebagai negeri yang paling aktif berikutnya, dengan masing-masing menyumbang sebanyak 17.0% (669 transaksi) dan 7.9% (309 transaksi) kepada jumlah keseluruhan nasional.

2.3 INDUSTRIAL PROPERTY

Transaction

The industrial subsector registered 3,932 transactions valued at RM14.78 billion in H1 2026, compared to 4,148 transactions worth RM14.25 billion in H1 2025. This performance was primarily driven by the terraced factory and warehouse segment, which accounted for 34.1% (1,339 transactions) of the industrial total. This was followed by vacant industrial plots, which made up 27.7% (1,088 transactions) of the segment's activity.

Selangor led the country in industrial market activity, capturing a 32.9% share with 1,293 transactions. Johor and Negeri Sembilan followed as the next most active states, contributing 17.0% (669 transactions) and 7.9% (309 transactions) to the national total, respectively.

Chart 39

Industrial Transactions Volume H1 2022 – H1 2026

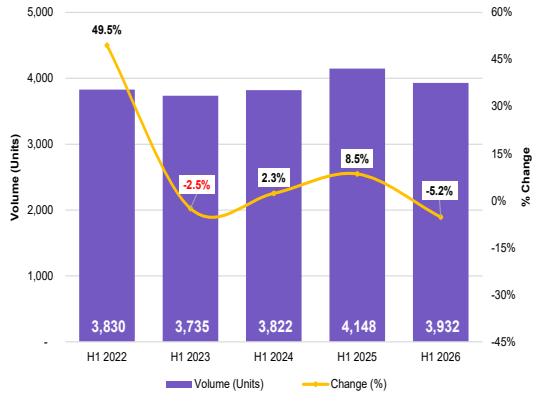
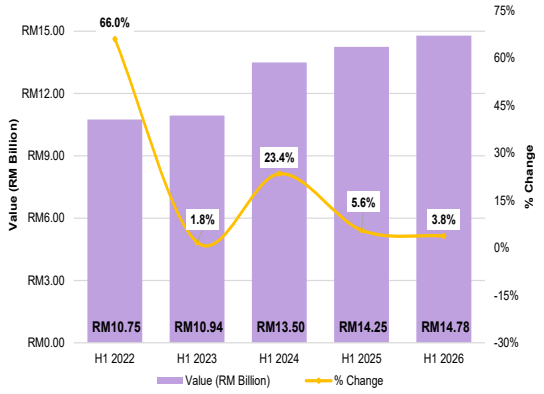


Chart 40

Industrial Transactions Value H1 2022 – H1 2026



Status Pasaran

Segmen harta tanah industri mencatatkan peningkatan ketara pada H1 2026, dengan bilangan unit siap dibina belum terjual menyusut sebanyak 33.2% kepada 482 unit, berbanding dengan 722 unit pada H2 2025. Selaras dengan itu, jumlah nilai unit siap dibina belum terjual turut menguncup sebanyak 11.5% kepada RM699.06 juta, berbanding dengan RM789.64 juta pada H2 2025. Sarawak mencatatkan bilangan unit siap dibina belum terjual tertinggi, iaitu sebanyak 99 unit, diikuti oleh Negeri Sembilan (80 unit) dan Johor (76 unit).

Mengikut jenis harta tanah, kilang berkembar merupakan penyumbang utama kepada unit siap dibina belum terjual dengan mewakili sebanyak 44.6% (215 unit) daripada jumlah keseluruhan. Dari segi nilai, hampir separuh daripada unit siap dibina belum terjual berharga melebihi RM1 juta, iaitu merangkumi sebanyak 48.5% (234 unit) daripada keseluruhan unit belum terjual tersebut.

Sementara itu, unit dalam pembinaan yang belum terjual dan unit belum dibina yang belum terjual masing-masing merekodkan sebanyak 1,044 unit dan 166 unit, berbanding dengan 1,018 unit dan 132 unit pada H2 2025.

Market Status

The industrial property segment registered a notable improvement in H1 2026, with the number of unsold completed units declining by 33.2% to 482 units, down from 722 units in H2 2025. Similarly, the total value of unsold completed units contracted by 11.5% to RM699.06 million, compared with RM789.64 million in H2 2025. Sarawak recorded the highest number of unsold completed units at 99, followed by Negeri Sembilan and Johor with 80 units and 76 units, respectively.

Segmented by property type, semi-detached factories were the primary contributor to industrial unsold completed, accounting for 44.6% (215 units) of the completed unsold units. In terms of value, nearly half of these completed unsold units were priced above RM1 million, dominating for 48.5% (234 units).

Meanwhile, unsold units under construction and unsold not constructed stood at 1,044 and 166 units, respectively, compared to 1,018 and 132 units in H2 2025.

Chart 41

Industrial Unsold Completed Units H1 2024 – H1 2026

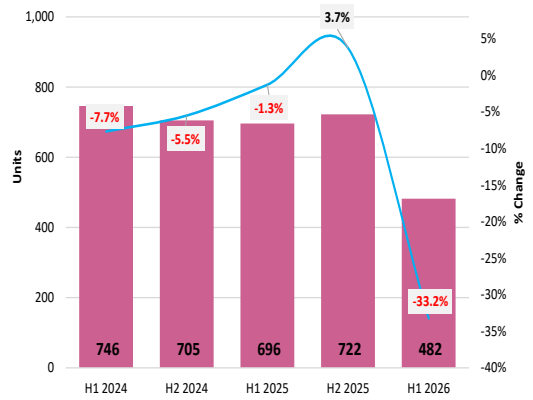
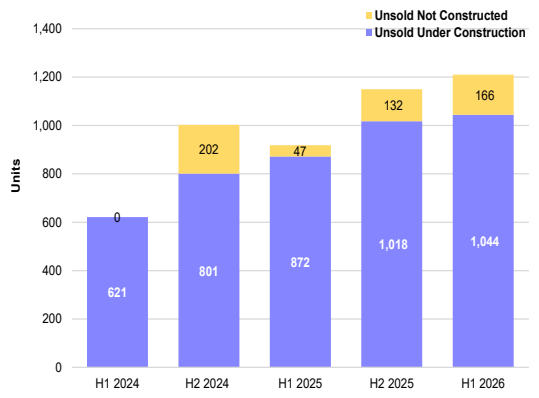


Chart 42

Industrial Unsold Units H1 2024 – H1 2026



Aktiviti Pembinaan

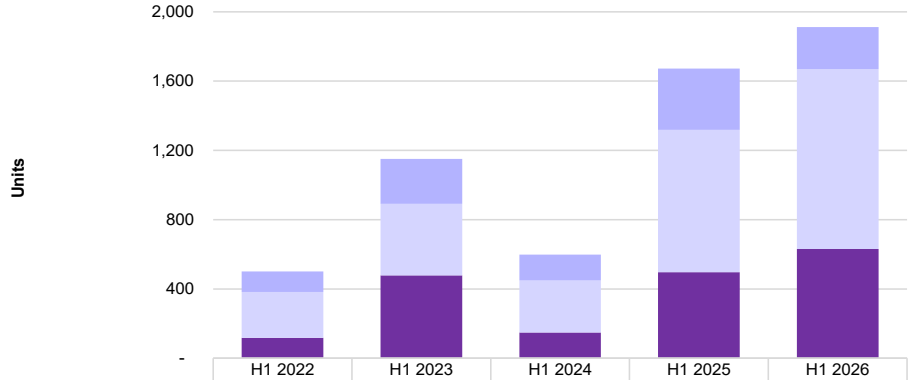
Bagi segmen aktiviti pembinaan, momentum keseluruhan subsektor industri kekal sederhana. Berbanding dengan H1 2025, bilangan unit siap dibina mencatatkan sebanyak 243 unit, manakala unit mula dibina meningkat kepada 1,038 unit dan penawaran baharu yang dirancang meningkat kepada 631 unit. Selangor mendahului dua peringkat pembangunan, iaitu unit siap dibina dan penawaran baharu yang dirancang, dengan masing-masing menyumbang sebanyak 47.3% (115 unit) dan 76.4% (482 unit). Sehingga akhir Jun 2026, terdapat lebih daripada 126,000 unit industri sedia ada di pasaran, dengan lebih 4,500 unit bagi penawaran akan datang dan melebihi 3,700 unit lagi bagi penawaran yang dirancang.

Construction Activity

On the construction activity segment, the industrial overall momentum remained modest. Compared to H1 2025, completions recorded 243 units, starts increased to 1,038 units, and new planned supply climbed to 631 units. Selangor leads all the development stages; completions, starts, and new planned supply, contributing 47.3% (115 units), 25.4% (264 units) and 76.4% (482 units), respectively. As of end-June 2026, there were more than 126,000 existing industrial units, with more than 4,500 units in the incoming supply and more than 3,700 units in the planned supply.

Chart 43

Industrial Construction Activity H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Completion	118	260	149	353	243
Starts	265	413	301	823	1,038
New Planned Supply	118	478	148	496	631

Harga

Harga harta tanah industri secara amnya kekal stabil di kebanyakan negeri, dengan lokasi terpilih mengalami peningkatan harga yang sederhana. Trend peningkatan ini berkemungkinan besar didorong oleh permintaan berterusan terhadap gudang dan kemudahan storan, serta pengembangan sektor e-dagang dan pusat data. Di Selangor, harga kilang teres satu setengah tingkat di Taman Perindustrian Subang Hilir menunjukkan peningkatan harga sebanyak 6.6%, dengan harga transaksi berada dalam lingkungan antara RM1.64 juta hingga RM1.86 juta. Beberapa skim perindustrian, terutamanya di Daerah Klang, menyaksikan peningkatan nilai modal antara 2.3% hingga 3.7%, dengan harga transaksi mencecah RM1.19 juta.

Di Wilayah Selatan, kilang teres satu setengah tingkat di Daerah Johor Bahru merekodkan pergerakan harga yang bercampur. Taman Perindustrian GP merekodkan kenaikan tertinggi sebanyak 31.3%, dengan harga transaksi meningkat daripada RM800,000 kepada RM1.05 juta. Peningkatan ini didorong oleh kemudahsampaian yang baik dan lokasi strategik skim tersebut yang dikelilingi oleh beberapa kawasan pembangunan, termasuk Taman Mutiara Rini, Mutiara Maju dan Stadium JDT.

Di Wilayah Utara, aktiviti transaksi kekal aktif, manakala pergerakan harga kekal stabil di kebanyakan lokasi. Harta tanah industri berkembar di Pulau Pinang merekodkan harga transaksi yang agak tinggi, dengan sebahagian besar transaksi berada dalam lingkungan harga antara RM5 juta hingga RM10 juta.

Price

The industrial property prices remained generally stable across most states, with selected locations experiencing moderate price increases. The upward trend was likely driven by sustain demand for warehouses and storage facilities, as well as the expansion of the e-commerce sector and data centres. In Selangor, prices of one-and-a-half-storey terrace factories in Subang Hilir Industrial Park showed a price increase of 6.6%, with transactions ranging between RM1.64 million and RM1.86 million. Several industrial schemes, particularly in the District of Klang, saw capital appreciation of between 2.3% and 3.7%, with transacted prices reaching around RM1.19 million.

In the Southern Region, one and a-half storey terrace factories in the Johor Bahru District recorded mixed movements. GP Industrial Park recorded the highest increase of 31.3%, with the price rising from RM800,000 to RM1.05 million. This increase was attributed to the scheme's good accessibility and strategic location, as it is surrounded by several emerging developments, including Taman Mutiara Rini, Mutiara Maju and the JDT Stadium.

In the Northern Region, transaction activities remained active, while price movements remained stable across most locations. Semi-detached industrial properties in Pulau Pinang recorded relatively high transaction prices, with most transactions ranging between RM5 million and RM10 million.

2.4 HARTA TANAH PERTANIAN

Transaksi

Sektor pertanian kekal sebagai sektor harta tanah kedua paling aktif di negara ini selepas sektor kediaman, dengan menguasai pegangan sebanyak 19.8% daripada jumlah keseluruhan transaksi nasional. Subsektor ini merekodkan sebanyak 37,006 transaksi bernilai RM7.82 bilion pada H1 2026, berbanding dengan 37,283 transaksi bernilai RM8.63 bilion yang direkodkan pada H1 2025. Walaupun mencatatkan bilangan transaksi yang tinggi, sumbangan subsektor ini kepada nilai keseluruhan transaksi adalah lebih kecil, iaitu hanya merangkumi sebanyak 7.4% daripada jumlah nilai nasional.

Kedah dan Perak mencatatkan bilangan transaksi tertinggi, dengan masing-masing menyumbang sebanyak 16.9% (6,241 transaksi) dan 16.3% (6,020 transaksi) daripada keseluruhan transaksi pertanian. Dari segi nilai transaksi, Johor kekal sebagai penyumbang tertinggi dengan menyumbang sebanyak 21.0%, diikuti oleh Perak sebanyak 13.7%.

Pada separuh pertama tahun 2026, sebanyak 64 transaksi tanah estet telah direkodkan. Sabah menyumbang bilangan transaksi tertinggi, iaitu sebanyak 21 transaksi, diikuti Perak dengan 20 tramsaksi, Johor (6 transaksi) dan Selangor (5 transaksi). Sebagai tambahan, tiga transaksi masing-masing di Negeri Sembilan, Melaka dan Pahang, manakala satu transaksi direkodkan di Terengganu, Kelantan dan Sarawak.

2.4 *AGRICULTURE PROPERTY*

Transaction

Agriculture remained the nation's second most active property sector after residential, capturing a 19.8% share of total transactions. The sub-sector recorded 37,006 transactions valued at RM7.82 billion in H1 2026 compared to 37,283 transactions worth RM8.63 billion recorded in H1 2025. Despite its high transaction volume, its contribution to the overall transaction value was more modest, representing 7.4% of the national total.

Kedah and Perak recorded the highest transaction volumes, contributing 16.9% (6,241 transactions) and 16.3% (6,020 transactions) of the national total, respectively. In terms of transaction value, Johor remained the highest contributor with 21.0%, followed by Perak with 13.7%.

In the first half 2026, a total of 64 estate land transactions were recorded. Sabah accounted for the highest number with 21 transactions, followed by Perak with 20 transactions, Johor (6 transactions) and Selangor (5 transactions). Additionally, three transactions each in Negeri Sembilan, Melaka and Pahang, while a single transaction was recorded in each of Terengganu, Kelantan, and Sarawak.

Chart 44

Agriculture Transactions Volume H1 2022 - H1 2026

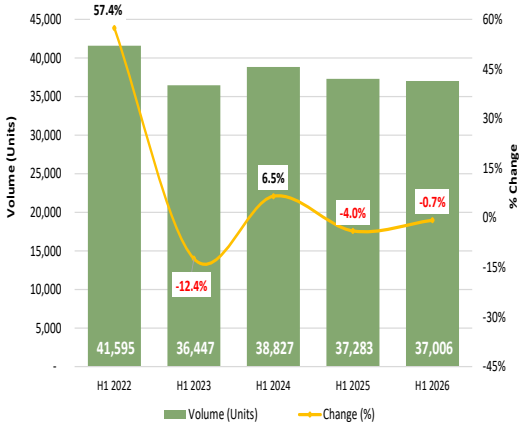
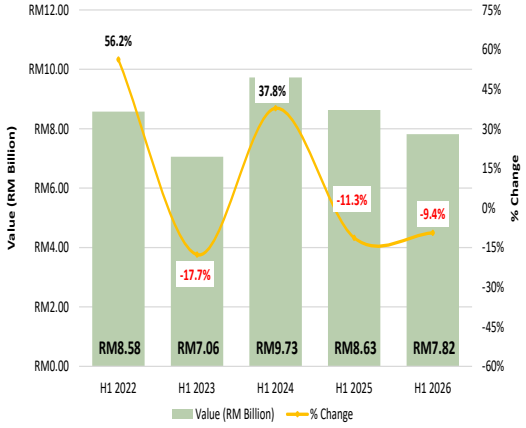


Chart 45

Agriculture Transactions Value H1 2022 - H1 2026



Harga

Harga tanah pertanian secara umumnya adalah stabil pada H1 2026 dengan beberapa lokasi terpilih mencatatkan peningkatan yang didorong oleh kemudahsampaian yang baik, lokasi yang strategik, serta berhampiran dengan kawasan pembangunan. Di Wilayah Malaysia Timur, harga tanah pertanian menunjukkan trend yang bercampur di Sabah dan Sarawak. Di Sabah, tanah kelapa sawit di Pulau Sebatik, Tawau (kawasan pedalaman) mencatatkan kenaikan harga tertinggi sebanyak 15.9% dengan harga transaksi antara RM85,000 hingga RM86,000 sehektar. Peningkatan turut dicatatkan di Sarawak apabila tanah pertanian kosong di Riih Mawang, Serian mencatatkan kenaikan marginal 7.7% dengan harga transaksi RM91,000 sehektar.

Di Wilayah Pantai Timur, harga tanah pertanian turut merekodkan pergerakan yang bercampur di Kelantan, Pahang, dan Terengganu. Kenaikan tertinggi direkodkan di Terengganu apabila tanah kelapa sawit di Bukit Diman, Hulu Terengganu (kawasan pedalaman) meningkat sebanyak 16.5%, iaitu daripada lingkungan RM75,000 hingga RM83,000 sehektar kepada RM92,000 sehektar. Sementara itu, tanah dusun di Kerau @ The Valley, Bentong, Pahang mencatatkan peningkatan ketara sebanyak 15.4% dengan harga transaksi berada dalam lingkungan antara RM1.15 juta hingga RM1.19 juta sehektar.

Di Wilayah Utara, harga harta tanah pertanian kekal stabil secara keseluruhan, dengan pergerakan harga yang bercampur dicatatkan bagi tanah tanaman tertentu. Aktiviti transaksi bagi tanah kelapa sawit dan getah kekal aktif di Perak dengan pergerakan harga yang berbeza-beza bergantung pada lokasi dan ciri-ciri fizikal tanah tersebut. Harta tanah yang serupa di Kedah turut merekodkan aktiviti transaksi yang aktif, manakala harganya kekal stabil. Sementara itu, transaksi tanah sawah di Perlis juga kekal aktif dengan mencatatkan peningkatan harga sehingga 12.7% dan berada dalam lingkungan RM138,000 hingga RM441,000 sehektar. Di Pulau Pinang, aktiviti transaksi berada pada tahap yang agak perlahan berbanding dengan negeri-negeri lain; bagaimanapun, beberapa plot pertanian mencatatkan harga transaksi tertinggi sehingga RM3.33 juta sehektar.

Price

Agricultural land prices were generally stable in H1 2026, with selected locations recording increases supported by good accessibility, strategic positioning, and proximity to emerging development areas. In the East Malaysia Region, agricultural land prices exhibited mixed trends across Sabah and Sarawak. In Sabah, oil palm land at Pulau Sebatik, Tawau (interior area) recorded the highest price increase of 15.9%, with transaction prices ranging between RM85,000 and RM86,000 per hectare. Similarly, in Sarawak, vacant agricultural land at Riih Mawang, Serian recorded marginal increase 7.7%, with transactions price RM91,000 per hectare.

Agricultural land prices in the East Coast Region also recorded mixed movements across Kelantan, Pahang, and Terengganu. The highest appreciation was recorded in Terengganu, where oil palm land at Bukit Diman, Hulu Terengganu (interior area) increased by 16.5%, from RM75,000 - RM83,000 to RM92,000 per hectare. Meanwhile, orchard land at Kerau @ The Valley, Bentong, Pahang recorded a significant increase of 15.4%, with transaction prices ranging from RM1.15 million to RM1.19 million per hectare.

In the Northern Region, agricultural property prices remained stable overall, with mixed price movements recorded across lands under selected crops. Oil palm and rubber land transactions remained active in Perak, with varying price movements observed depending on the land's location and characteristics. Similar properties in Kedah also recorded active transactions, while prices remained stable. Meanwhile, paddy land transactions in Perlis also remained active, registering capital appreciation of up to 12.7% with transaction prices ranging from RM138,000 to RM441,000 per hectare. In Pulau Pinang, transaction activity was relatively subdued compared to other states. However, selected agricultural plots commanded the region's highest transacted price of up to RM3.33 million per hectare.

Di Wilayah Selatan, harga tanah kelapa sawit dan getah sebahagian besarnya kekal stabil. Walau bagaimanapun, beberapa pergerakan harga dicatatkan di kawasan terpilih, terutamanya di Daerah Kulai, Batu Pahat, Kluang, Tangkak, Muar dan Segamat di Johor.

In the Southern Region, prices of oil palm and rubber lands remained largely stable. However, several price movements were recorded in selected areas, particularly in the Johor Districts of Kulai, Batu Pahat, Kluang, Tangkak, Muar and Segamat.

3.0 KESIMPULAN

Pasaran harta tanah mengekalkan momentum prestasinya yang stabil pada tahun 2026. Momentum ini disokong oleh trend harga yang stabil di samping aktiviti pembinaan dan transaksi dalam subsektor terpilih pada separuh pertama tahun 2026. Segmen industri dan tanah pembangunan menunjukkan daya tahan yang kukuh, didorong oleh permintaan berterusan terhadap kemudahan logistik dan pergudangan serta pertumbuhan sektor e-dagang. Kawasan perindustrian strategik yang dilengkapi dengan infrastruktur teguh dan ketersambungan yang lancar akan terus menarik minat pelabur secara ketara.

3.0 CONCLUSION

The property market sustained its stable performance momentum in 2026, underpinned by stable price trends alongside selective construction and transaction activities in the first half of 2026. The industrial and development land segments exhibited strong resilience, bolstered by sustained demand for logistics and warehousing facilities as well as the growth of the e-commerce sector. Strategic industrial zones equipped with robust infrastructure and seamless connectivity will continue to attract substantial investor interest.

Kestabilan prestasi pasaran harta tanah pada 2026 turut diperkukuh oleh keputusan Bank Negara Malaysia untuk mengekalkan Kadar Polisi Semalaman (OPR) tidak berubah pada paras 2.75%. Pendirian dasar monetari ini memberikan kepastian kos pinjaman yang kritikal kepada pembeli rumah, sekali gus memacu peningkatan berterusan dalam permohonan pinjaman perumahan domestik.

Further anchoring the property market's stable performance in 2026 was Bank Negara Malaysia's decision to hold the Overnight Policy Rate (OPR) unchanged at 2.75%. This monetary stance offered critical borrowing cost certainty to homebuyers, driving a sustained rise in domestic housing loan applications.

Permintaan bagi segmen kediaman dijangka kekal tertumpu pada unit mampu milik dan rumah dalam lingkungan harga RM500,000 dan ke bawah. Pelbagai langkah sokongan dasar dan inisiatif kerajaan yang digariskan dalam Belanjawan 2026 akan terus menyokong industri ini, sekali gus menyediakan asas yang kukuh bagi mengekalkan kestabilan aktiviti pasaran harta tanah. Langkah ini termasuklah penyediaan jaminan sehingga RM20 bilion di bawah Skim Jaminan Kredit Perumahan serta pelanjutan tempoh pengecualian duti setem bagi pembeli rumah pertama yang membeli harta tanah bernilai RM500,000 dan ke bawah, yang berkuat kuasa sehingga Disember 2027.

Residential demand is expected to remain focused on affordable units and houses in the price bracket of RM500,000 and below. Various policy support measures and government initiatives outlined in Budget 2026 will continue to underpin and provide a strong foundation for the stability of market activities. These include providing guarantees of up to RM20 billion under the Housing Credit Guarantee Scheme and extending the stamp duty exemption period for first-time homebuyers purchasing properties valued at RM500,000 and below, effective until December 2027.

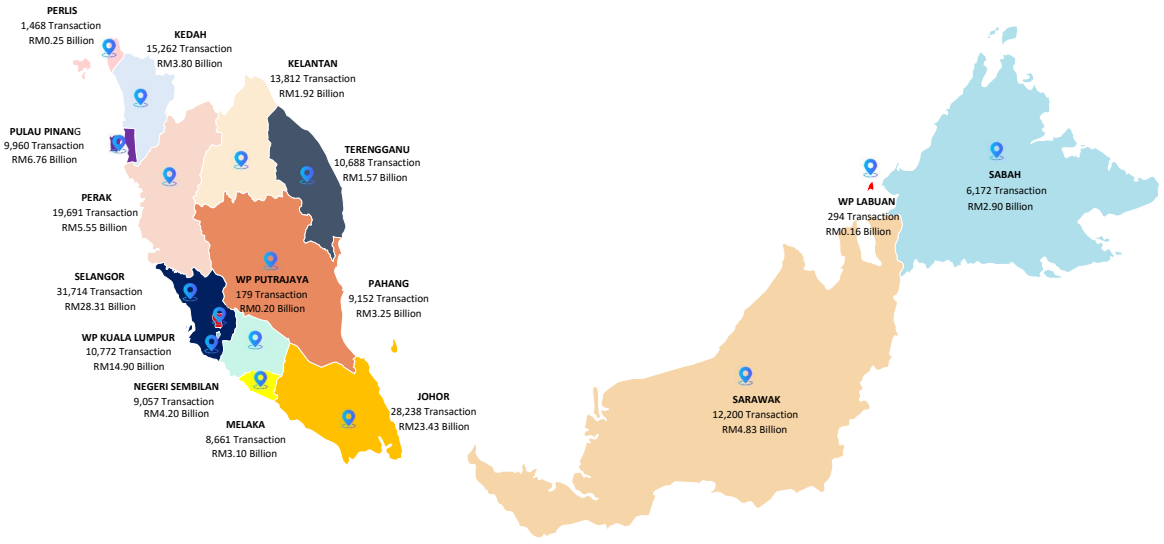
Walau bagaimanapun, prospek pasaran secara keseluruhan masih terdedah kepada kesan perubahan ekonomi luaran dan kekangan dari segi kemampuan pemilikan. Meskipun berdepan dengan ketidaktentuan geopolitik global yang sedang berlaku, pasaran harta tanah Malaysia dijangka mampu mengekalkan momentum yang stabil dengan disokong oleh pertumbuhan kukuh ekonomi Malaysia.

Nevertheless, the broader outlook remains vulnerable to external economic shifts and affordability constraints. Despite ongoing global geopolitical volatility, the Malaysian property market is expected to maintain its stable momentum, supported by strong Malaysia economy growth.

JADUAL GAMBARAN KESELURUHAN
OVERVIEW TABLE

MALAYSIA

VOLUME AND VALUE OF TRANSACTIONS BY STATE

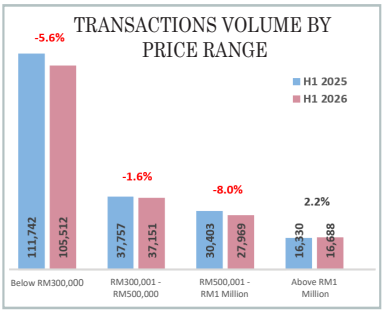


MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2026 vs H1 2025)

▼ -4.5% **Volume 187,320** transactions **Value RM105.12** billion ▼ -2.4%

Residential	Commercial	Industrial	Agriculture	Development Land & Others
110,998 units (-7.7%)	21,454 units (0.9%)	3,932 units (-5.2%)	37,006 units (-0.7%)	13,930 units (5.3%)
RM47.11 billion (-4.6%)	RM24.14 billion (-1.3%)	RM14.78 billion (3.8%)	RM7.82 billion (-9.4%)	RM11.28 billion (2.7%)



Construction Activity

	Residential	Commercial	Industrial	Agriculture
Completion	35,909	2,469	10,165	243
Starts	27,765	2,292	17,070	1,038
New Planned Supply	30,469	1,855	17,251	631

Unsold Status

	Residential	Commercial	Industrial	Agriculture
Unsold Completed	33,094 units @ RM17.78 billion	6,124 units @ RM4.67 billion	23,375 units @ RM19.33 billion	482 units @ RM0.70 billion
Unsold Under Construction	58,611	4,344	50,112	1,044
Unsold Not Constructed	12,894	425	14,618	166

JABATAN PENILAIAN & PERKHIDMATAN HARTA

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

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2025							
0 - 100,000	9,523	501	100	11,454	3,242	0	24,820
100,001 - 200,000	10,717	913	145	3,506	1,104	0	16,385
200,001 - 300,000	10,566	1,055	101	1,424	518	1	13,665
300,001 - 400,000	8,663	1,259	95	814	291	0	11,122
400,001 - 500,000	6,391	1,135	102	452	256	0	8,336
500,001 - 600,000	3,569	878	87	306	144	0	4,984
600,001 - 700,000	2,380	866	84	231	135	0	3,696
700,001 - 800,000	1,783	685	118	173	96	0	2,855
800,001 - 900,000	1,459	548	69	129	95	0	2,300
900,001 - 1,000,000	839	372	66	116	75	0	1,468
1,000,001 & Above	3,398	2,503	1,035	458	707	7	8,108
Total	**59,288**	**10,715**	**2,002**	**19,063**	**6,663**	**8**	**97,739**
Q2 2025							
0 - 100,000	12,261	732	222	10,789	3,219	1	27,224
100,001 - 200,000	10,505	1,022	171	3,369	1,163	0	16,230
200,001 - 300,000	10,275	1,084	103	1,450	505	1	13,418
300,001 - 400,000	8,261	1,033	108	781	313	1	10,497
400,001 - 500,000	5,954	1,094	89	445	220	0	7,802
500,001 - 600,000	3,430	880	75	322	126	0	4,833
600,001 - 700,000	2,530	776	77	241	101	0	3,725
700,001 - 800,000	1,873	617	73	153	95	0	2,811
800,001 - 900,000	1,493	535	57	113	59	0	2,257
900,001 - 1,000,000	898	340	66	93	77	0	1,474
1,000,001 & Above	3,539	2,432	1,105	464	679	3	8,222
Total	**61,019**	**10,545**	**2,146**	**18,220**	**6,557**	**6**	**98,493**
Q3 2025							
0 - 100,000	9,707	564	145	11,793	3,439	1	25,649
100,001 - 200,000	11,711	1,161	159	3,763	1,212	0	18,006
200,001 - 300,000	12,318	1,215	134	1,638	549	0	15,854
300,001 - 400,000	10,034	1,361	116	887	326	0	12,724
400,001 - 500,000	7,355	1,269	115	530	234	0	9,503
500,001 - 600,000	3,977	955	96	326	154	0	5,508
600,001 - 700,000	2,977	899	105	252	143	0	4,376
700,001 - 800,000	2,138	689	71	209	118	0	3,225
800,001 - 900,000	1,670	518	73	128	77	0	2,466
900,001 - 1,000,000	1,035	406	88	77	97	0	1,703
1,000,001 & Above	3,836	2,826	1,275	480	798	1	9,216
Total	**66,758**	**11,863**	**2,377**	**20,083**	**7,147**	**2**	**108,230**
Q4 2025							
0 - 100,000	12,810	859	220	11,278	3,434	1	28,602
100,001 - 200,000	11,447	982	168	3,538	1,261	0	17,396
200,001 - 300,000	12,215	1,105	94	1,550	551	0	15,515
300,001 - 400,000	10,093	1,203	121	893	349	1	12,660
400,001 - 500,000	7,038	1,323	98	565	294	0	9,318
500,001 - 600,000	3,684	1,082	79	327	164	0	5,336
600,001 - 700,000	2,815	930	75	232	125	0	4,177
700,001 - 800,000	2,041	726	90	163	118	0	3,138
800,001 - 900,000	1,787	654	73	125	86	0	2,725
900,001 - 1,000,000	1,049	649	86	112	84	0	1,980
1,000,001 & Above	4,468	4,013	1,281	507	831	4	11,104
Total	**69,447**	**13,526**	**2,385**	**19,290**	**7,297**	**6**	**111,951**

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2026							
0 - 100,000	7,837	702	145	11,014	3,140	1	22,839
100,001 - 200,000	9,703	953	117	3,405	1,083	1	15,262
200,001 - 300,000	9,669	970	115	1,320	517	0	12,591
300,001 - 400,000	7,971	993	90	721	293	0	10,068
400,001 - 500,000	5,592	1,014	87	447	218	0	7,358
500,001 - 600,000	2,930	814	71	277	134	0	4,226
600,001 - 700,000	2,335	710	66	205	134	0	3,450
700,001 - 800,000	1,642	563	71	138	93	0	2,507
800,001 - 900,000	1,315	413	70	70	98	0	1,966
900,001 - 1,000,000	809	385	62	88	97	0	1,441
1,000,001 & Above	3,133	2,891	995	439	792	1	8,251
Total	**52,936**	**10,408**	**1,889**	**18,124**	**6,599**	**3**	**89,959**
Q2 2026							
0 - 100,000	8,694	722	175	11,099	3,521	0	24,211
100,001 - 200,000	10,611	1,000	151	3,604	1,224	0	16,590
200,001 - 300,000	10,809	1,043	105	1,473	589	0	14,019
300,001 - 400,000	8,994	1,230	104	829	332	0	11,489
400,001 - 500,000	6,282	1,092	104	500	255	3	8,236
500,001 - 600,000	3,004	892	64	338	158	0	4,456
600,001 - 700,000	2,371	803	75	255	133	0	3,637
700,001 - 800,000	1,760	591	68	172	80	0	2,671
800,001 - 900,000	1,299	505	54	114	79	0	2,051
900,001 - 1,000,000	892	451	52	88	81	0	1,564
1,000,001 & Above	3,346	2,717	1,091	410	867	6	8,437
Total	**58,062**	**11,046**	**2,043**	**18,882**	**7,319**	**9**	**97,361**
H1 2025							
0 - 100,000	21,784	1,233	322	22,243	6,461	1	52,044
100,001 - 200,000	21,222	1,935	316	6,875	2,267	0	32,615
200,001 - 300,000	20,841	2,139	204	2,874	1,023	2	27,083
300,001 - 400,000	16,924	2,292	203	1,595	604	1	21,619
400,001 - 500,000	12,345	2,229	191	897	476	0	16,138
500,001 - 600,000	6,999	1,758	162	628	270	0	9,817
600,001 - 700,000	4,910	1,642	161	472	236	0	7,421
700,001 - 800,000	3,656	1,302	191	326	191	0	5,666
800,001 - 900,000	2,952	1,083	126	242	154	0	4,557
900,001 - 1,000,000	1,737	712	132	209	152	0	2,942
1,000,001 & Above	6,937	4,935	2,140	922	1,386	10	16,330
Total	**120,307**	**21,260**	**4,148**	**37,283**	**13,220**	**14**	**196,232**
H1 2026							
0 - 100,000	16,531	1,424	320	22,113	6,661	1	47,050
100,001 - 200,000	20,314	1,953	268	7,009	2,307	1	31,852
200,001 - 300,000	20,478	2,013	220	2,793	1,106	0	26,610
300,001 - 400,000	16,965	2,223	194	1,550	625	0	21,557
400,001 - 500,000	11,874	2,106	191	947	473	3	15,594
500,001 - 600,000	5,934	1,706	135	615	292	0	8,682
600,001 - 700,000	4,706	1,513	141	460	267	0	7,087
700,001 - 800,000	3,402	1,154	139	310	173	0	5,178
800,001 - 900,000	2,614	918	124	184	177	0	4,017
900,001 - 1,000,000	1,701	836	114	176	178	0	3,005
1,000,001 & Above	6,479	5,608	2,086	849	1,659	7	16,688
Total	**110,998**	**21,454**	**3,932**	**37,006**	**13,918**	**12**	**187,320**

JABATAN PENILAIAN & PERKHIDMATAN HARTA

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

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2025							
0 - 100,000	590.26	31.44	5.62	502.35	148.19	0.00	1,277.86
100,001 - 200,000	1,673.30	139.52	21.27	507.14	158.96	0.00	2,500.19
200,001 - 300,000	2,716.73	272.25	25.68	357.16	128.72	0.26	3,500.81
300,001 - 400,000	3,068.46	450.35	34.01	284.99	103.18	0.00	3,940.98
400,001 - 500,000	2,911.55	518.61	46.48	206.70	116.10	0.00	3,799.44
500,001 - 600,000	1,979.52	490.13	48.81	168.77	79.38	0.00	2,766.61
600,001 - 700,000	1,553.37	567.61	55.90	150.62	88.55	0.00	2,416.04
700,001 - 800,000	1,350.88	519.21	89.04	131.30	72.39	0.00	2,162.82
800,001 - 900,000	1,245.75	467.11	60.17	110.01	81.03	0.00	1,964.07
900,001 - 1,000,000	803.93	358.63	63.94	111.54	71.71	0.00	1,409.74
1,000,001 & Above	6,615.84	7,058.58	6,659.59	1,319.97	3,909.50	100.72	25,664.19
Total	**24,509.59**	**10,873.45**	**7,110.49**	**3,850.55**	**4,957.71**	**100.98**	**51,402.76**
Q2 2025							
0 - 100,000	638.39	48.40	13.44	461.49	146.14	0.01	1,307.87
100,001 - 200,000	1,642.53	157.52	25.73	492.14	168.58	0.00	2,486.52
200,001 - 300,000	2,646.20	277.95	26.07	364.16	125.31	0.30	3,439.99
300,001 - 400,000	2,920.14	367.65	37.97	275.26	109.67	0.36	3,711.05
400,001 - 500,000	2,720.21	501.66	40.64	201.55	99.66	0.00	3,563.72
500,001 - 600,000	1,908.24	493.83	42.07	178.50	69.19	0.00	2,691.82
600,001 - 700,000	1,654.31	509.34	50.44	273.92	65.16	0.00	2,553.17
700,001 - 800,000	1,417.43	468.31	55.73	114.81	72.37	0.00	2,128.64
800,001 - 900,000	1,277.63	459.64	48.68	96.97	50.61	0.00	1,933.53
900,001 - 1,000,000	860.56	327.01	64.06	88.98	73.33	0.00	1,413.95
1,000,001 & Above	7,174.38	9,960.03	6,733.90	2,229.92	4,935.38	8.85	31,042.46
Total	**24,860.03**	**13,571.35**	**7,138.73**	**4,777.70**	**5,915.40**	**9.51**	**56,272.72**
Q3 2025							
0 - 100,000	633.66	37.79	7.18	506.76	158.57	0.03	1,343.99
100,001 - 200,000	1,828.60	181.26	23.94	549.23	178.30	0.00	2,761.33
200,001 - 300,000	3,157.56	312.28	34.54	408.32	136.89	0.00	4,049.60
300,001 - 400,000	3,547.65	485.19	40.48	313.51	114.66	0.00	4,501.49
400,001 - 500,000	3,359.77	583.57	53.27	239.29	107.32	0.00	4,343.21
500,001 - 600,000	2,220.35	534.71	53.23	180.44	84.83	0.00	3,073.57
600,001 - 700,000	1,951.04	592.13	69.65	164.30	92.56	0.00	2,869.68
700,001 - 800,000	1,617.19	522.55	54.12	157.17	89.44	0.00	2,440.46
800,001 - 900,000	1,423.76	444.77	62.67	109.90	65.70	0.00	2,106.80
900,001 - 1,000,000	992.22	393.56	85.03	73.58	93.09	0.00	1,637.47
1,000,001 & Above	7,782.03	11,228.32	8,947.78	1,388.65	5,711.53	1.24	35,059.55
Total	**28,513.82**	**15,316.13**	**9,431.88**	**4,091.16**	**6,832.90**	**1.27**	**64,187.17**
Q4 2025							
0 - 100,000	698.27	53.93	12.40	491.17	157.94	0.05	1,413.75
100,001 - 200,000	1,785.84	154.33	27.22	518.13	182.68	0.00	2,668.19
200,001 - 300,000	3,148.72	281.99	23.91	389.13	138.47	0.00	3,982.22
300,001 - 400,000	3,560.79	429.85	42.29	313.19	122.50	0.39	4,469.01
400,001 - 500,000	3,210.81	607.75	44.97	257.01	133.25	0.00	4,253.78
500,001 - 600,000	2,057.43	606.25	45.29	180.99	90.90	0.00	2,980.87
600,001 - 700,000	1,846.92	608.25	49.18	151.21	82.30	0.00	2,737.86
700,001 - 800,000	1,540.13	552.79	69.02	122.94	89.71	0.00	2,374.60
800,001 - 900,000	1,527.37	559.09	62.73	106.58	73.18	0.00	2,328.95
900,001 - 1,000,000	1,006.80	627.74	82.49	107.51	80.67	0.00	1,905.22
1,000,001 & Above	10,005.23	14,459.16	9,663.02	2,418.76	4,330.80	16.07	40,893.05
Total	**30,388.32**	**18,941.13**	**10,122.53**	**5,056.62**	**5,482.39**	**16.51**	**70,007.50**

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2026							
0 - 100,000	503.88	44.98	7.35	473.65	148.53	0.02	1,178.40
100,001 - 200,000	1,519.17	149.73	17.33	499.24	157.96	0.17	2,343.60
200,001 - 300,000	2,491.98	248.12	29.90	331.72	129.02	0.00	3,230.74
300,001 - 400,000	2,823.83	354.36	32.42	251.38	102.72	0.00	3,564.72
400,001 - 500,000	2,554.77	467.31	39.91	202.34	98.46	0.00	3,362.78
500,001 - 600,000	1,637.62	455.15	40.07	153.74	74.16	0.00	2,360.75
600,001 - 700,000	1,530.07	467.21	43.46	133.80	87.70	0.00	2,262.24
700,001 - 800,000	1,241.21	427.04	53.81	103.69	70.54	0.00	1,896.29
800,001 - 900,000	1,122.91	353.35	61.15	59.63	83.93	0.00	1,680.98
900,001 - 1,000,000	776.42	375.20	60.50	84.40	92.94	0.00	1,389.46
1,000,001 & Above	6,400.88	8,750.17	6,877.01	1,662.88	4,114.30	2.70	27,807.94
Total	**22,602.74**	**12,092.65**	**7,262.91**	**3,956.45**	**5,160.25**	**2.89**	**51,077.89**
Q2 2026							
0 - 100,000	532.31	42.69	7.77	480.65	164.99	0.00	1,228.41
100,001 - 200,000	1,656.40	156.39	22.43	525.85	176.82	0.00	2,537.89
200,001 - 300,000	2,787.76	266.84	27.66	370.56	148.10	0.00	3,600.91
300,001 - 400,000	3,186.96	436.30	36.85	290.73	116.94	0.00	4,067.78
400,001 - 500,000	2,861.81	500.62	48.01	227.77	116.26	1.37	3,755.83
500,001 - 600,000	1,678.21	499.41	36.06	187.77	87.79	0.00	2,489.23
600,001 - 700,000	1,555.61	525.84	49.58	167.50	87.48	0.00	2,386.02
700,001 - 800,000	1,329.23	447.82	51.51	129.86	60.77	0.00	2,019.19
800,001 - 900,000	1,109.17	436.54	46.55	96.74	67.31	0.00	1,756.30
900,001 - 1,000,000	854.72	434.51	51.07	84.11	77.59	0.00	1,501.99
1,000,001 & Above	6,952.06	8,295.59	7,144.05	1,298.43	4,965.91	46.45	28,702.50
Total	**24,504.23**	**12,042.54**	**7,521.54**	**3,859.97**	**6,069.96**	**47.81**	**54,046.05**
H1 2025							
0 - 100,000	1,228.65	79.84	19.06	963.85	294.33	0.01	2,585.73
100,001 - 200,000	3,315.83	297.05	47.00	999.28	327.55	0.00	4,986.70
200,001 - 300,000	5,362.94	550.20	51.75	721.32	254.03	0.56	6,940.80
300,001 - 400,000	5,988.60	818.00	71.98	560.25	212.84	0.36	7,652.03
400,001 - 500,000	5,631.76	1,020.27	87.12	408.25	215.76	0.00	7,363.16
500,001 - 600,000	3,887.76	983.95	90.88	347.27	148.57	0.00	5,458.43
600,001 - 700,000	3,207.68	1,076.95	106.34	424.53	153.70	0.00	4,969.21
700,001 - 800,000	2,768.31	987.52	144.77	246.11	144.77	0.00	4,291.47
800,001 - 900,000	2,523.39	926.75	108.84	206.98	131.64	0.00	3,897.60
900,001 - 1,000,000	1,664.49	685.64	128.00	200.52	145.04	0.00	2,823.70
1,000,001 & Above	13,790.22	17,018.62	13,393.48	3,549.89	8,844.88	109.57	56,706.65
Total	**49,369.62**	**24,444.80**	**14,249.22**	**8,628.25**	**10,873.10**	**110.49**	**107,675.47**
H1 2026							
0 - 100,000	1,036.19	87.67	15.12	954.29	313.52	0.02	2,406.82
100,001 - 200,000	3,175.57	306.13	39.76	1,025.09	334.78	0.17	4,881.49
200,001 - 300,000	5,279.74	514.96	57.56	702.28	277.12	0.00	6,831.65
300,001 - 400,000	6,010.79	790.66	69.26	542.11	219.66	0.00	7,632.49
400,001 - 500,000	5,416.58	967.93	87.92	430.11	214.72	1.37	7,118.62
500,001 - 600,000	3,315.83	954.56	76.13	341.50	161.95	0.00	4,849.97
600,001 - 700,000	3,085.67	993.06	93.04	301.30	175.18	0.00	4,648.25
700,001 - 800,000	2,570.44	874.86	105.33	233.55	131.31	0.00	3,915.48
800,001 - 900,000	2,232.08	789.89	107.70	156.37	151.24	0.00	3,437.28
900,001 - 1,000,000	1,631.14	809.71	111.56	168.51	170.53	0.00	2,891.45
1,000,001 & Above	13,352.94	17,045.77	14,021.06	2,961.31	9,080.20	49.15	56,510.44
Total	**47,106.97**	**24,135.19**	**14,784.44**	**7,816.42**	**11,230.21**	**50.70**	**105,123.93**

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

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

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
W.P. Kuala Lumpur							
Q1 2025	3,176	1,898	76	0	52	1	5,203
Q2 2025	3,284	1,749	38	0	68	0	5,139
Q3 2025	3,789	2,098	39	0	61	1	5,988
Q4 2025	4,734	3,624	40	0	62	0	8,460
Q1 2026	3,183	2,178	30	0	66	0	5,457
Q2 2026	3,435	1,801	31	0	48	0	5,315
H1 2025	6,460	3,647	114	0	120	1	10,342
H2 2025	8,523	5,722	79	0	123	1	14,448
H1 2026	6,618	3,979	61	0	114	0	10,772
W.P. Putrajaya							
Q1 2025	76	16	15	0	0	3	110
Q2 2025	61	12	0	0	0	0	73
Q3 2025	84	33	2	0	0	0	119
Q4 2025	77	18	1	0	0	0	96
Q1 2026	53	29	0	0	0	0	82
Q2 2026	66	29	2	0	0	0	97
H1 2025	137	28	15	0	0	3	183
H2 2025	161	51	3	0	0	0	215
H1 2026	119	58	2	0	0	0	179
W.P. Labuan							
Q1 2025	58	7	3	11	44	0	123
Q2 2025	63	7	4	13	51	0	138
Q3 2025	414	4	18	20	59	0	515
Q4 2025	76	11	18	10	34	0	149
Q1 2026	78	6	5	14	40	0	143
Q2 2026	79	9	6	10	47	0	151
H1 2025	121	14	7	24	95	0	261
H2 2025	490	15	36	30	93	0	664
H1 2026	157	15	11	24	87	0	294
Selangor							
Q1 2025	12,410	2,615	676	1,138	683	0	17,522
Q2 2025	12,605	2,594	757	844	595	0	17,395
Q3 2025	14,568	3,165	890	1,110	673	0	20,406
Q4 2025	13,415	2,878	856	1,067	707	3	18,926
Q1 2026	10,670	2,440	638	871	607	0	15,226
Q2 2026	11,719	2,645	655	855	614	0	16,488
H1 2025	25,015	5,209	1,433	1,982	1,278	0	34,917
H2 2025	27,983	6,043	1,746	2,177	1,380	3	39,332
H1 2026	22,389	5,085	1,293	1,726	1,221	0	31,714
Johor							
Q1 2025	9,646	2,208	353	2,244	643	0	15,094
Q2 2025	11,415	2,179	379	2,240	605	0	16,818
Q3 2025	10,508	2,238	432	2,530	676	0	16,384
Q4 2025	10,997	2,470	449	2,505	659	0	17,080
Q1 2026	8,730	1,904	356	2,022	586	0	13,598
Q2 2026	9,141	2,298	313	2,210	678	0	14,640
H1 2025	21,061	4,387	732	4,484	1,248	0	31,912
H2 2025	21,505	4,708	881	5,035	1,335	0	33,464
H1 2026	17,871	4,202	669	4,232	1,264	0	28,238
Pulau Pinang							
Q1 2025	4,126	531	100	485	331	0	5,573
Q2 2025	3,902	569	114	477	420	1	5,483
Q3 2025	4,614	598	113	501	386	0	6,212
Q4 2025	4,586	669	163	496	292	0	6,206
Q1 2026	3,443	509	119	478	288	0	4,837
Q2 2026	3,536	565	160	502	360	0	5,123
H1 2025	8,028	1,100	214	962	751	1	11,056
H2 2025	9,200	1,267	276	997	678	0	12,418
H1 2026	6,979	1,074	279	980	648	0	9,960

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Perak							
Q1 2025	6,086	653	131	3,147	140	2	10,159
Q2 2025	6,966	747	121	3,255	151	0	11,240
Q3 2025	6,957	708	178	3,201	155	0	11,199
Q4 2025	7,456	714	183	3,004	161	0	11,518
Q1 2026	5,276	671	205	2,898	135	0	9,185
Q2 2026	6,328	745	148	3,122	162	1	10,506
H1 2025	13,052	1,400	252	6,402	291	2	21,399
H2 2025	14,413	1,422	361	6,205	316	0	22,717
H1 2026	11,604	1,416	353	6,020	297	1	19,691
Negeri Sembilan							
Q1 2025	3,540	499	98	867	228	1	5,233
Q2 2025	3,405	373	152	762	182	1	4,875
Q3 2025	3,713	504	126	1,002	202	0	5,547
Q4 2025	5,734	492	120	894	209	0	7,449
Q1 2026	2,710	365	119	821	169	0	4,184
Q2 2026	3,193	439	190	866	184	1	4,873
H1 2025	6,945	872	250	1,629	410	2	10,108
H2 2025	9,447	996	246	1,896	411	0	12,996
H1 2026	5,903	804	309	1,687	353	1	9,057
Melaka							
Q1 2025	3,181	554	115	362	845	0	5,057
Q2 2025	2,604	305	116	305	721	0	4,051
Q3 2025	4,252	442	143	373	792	0	6,002
Q4 2025	3,478	422	113	380	789	0	5,182
Q1 2026	2,340	356	78	367	655	0	3,796
Q2 2026	3,139	540	112	361	706	7	4,865
H1 2025	5,785	859	231	667	1,566	0	9,108
H2 2025	7,730	864	256	753	1,581	0	11,184
H1 2026	5,479	896	190	728	1,361	7	8,661
Kedah							
Q1 2025	3,347	270	47	3,479	1,056	0	8,199
Q2 2025	3,374	253	156	3,215	898	1	7,897
Q3 2025	3,642	335	59	3,718	1,096	0	8,850
Q4 2025	3,853	467	120	3,365	1,006	1	8,812
Q1 2026	2,850	261	42	3,105	938	0	7,196
Q2 2026	3,592	283	78	3,136	977	0	8,066
H1 2025	6,721	523	203	6,694	1,954	1	16,096
H2 2025	7,495	802	179	7,083	2,102	1	17,662
H1 2026	6,442	544	120	6,241	1,915	0	15,262
Pahang							
Q1 2025	2,578	293	57	1,321	228	0	4,477
Q2 2025	2,398	274	59	1,133	201	1	4,066
Q3 2025	2,834	300	51	1,378	220	0	4,783
Q4 2025	2,996	318	76	1,374	292	0	5,056
Q1 2026	2,690	396	53	1,222	207	0	4,568
Q2 2026	2,728	269	74	1,232	281	0	4,584
H1 2025	4,976	567	116	2,454	429	1	8,543
H2 2025	5,830	618	127	2,752	512	0	9,839
H1 2026	5,418	665	127	2,454	488	0	9,152
Terengganu							
Q1 2025	3,731	109	7	725	791	0	5,363
Q2 2025	3,524	110	5	652	738	0	5,029
Q3 2025	3,846	117	12	792	856	0	5,623
Q4 2025	3,855	130	11	831	834	0	5,661
Q1 2026	3,846	110	6	796	765	0	5,523
Q2 2026	3,565	126	8	697	769	0	5,165
H1 2025	7,255	219	12	1,377	1,529	0	10,392
H2 2025	7,701	247	23	1,623	1,690	0	11,284
H1 2026	7,411	236	14	1,493	1,534	0	10,688

JABATAN PENILAIAN & PERKHIDMATAN HARTA

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

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Kelantan							
Q1 2025	3,248	199	9	2,508	744	0	6,708
Q2 2025	3,213	216	6	2,548	807	0	6,790
Q3 2025	2,961	179	6	2,376	904	0	6,426
Q4 2025	3,326	185	2	2,403	1,098	1	7,015
Q1 2026	3,149	207	15	2,267	1,084	0	6,722
Q2 2026	3,286	231	1	2,431	1,141	0	7,090
H1 2025	6,461	415	15	5,056	1,551	0	13,498
H2 2025	6,287	364	8	4,779	2,002	1	13,441
H1 2026	6,435	438	16	4,698	2,225	0	13,812
Perlis							
Q1 2025	292	32	3	469	151	0	947
Q2 2025	237	27	4	364	156	0	788
Q3 2025	202	38	6	386	149	0	781
Q4 2025	234	55	5	374	157	0	825
Q1 2026	161	21	5	321	138	0	646
Q2 2026	172	19	0	437	194	0	822
H1 2025	529	59	7	833	307	0	1,735
H2 2025	436	93	11	760	306	0	1,606
H1 2026	333	40	5	758	332	0	1,468
Sabah							
Q1 2025	1,332	312	96	329	201	1	2,271
Q2 2025	1,440	411	90	340	355	2	2,638
Q3 2025	1,407	387	106	457	246	1	2,604
Q4 2025	1,499	358	71	598	313	1	2,840
Q1 2026	1,364	359	81	1,158	220	3	3,185
Q2 2026	1,367	334	97	867	322	0	2,987
H1 2025	2,772	723	186	669	556	3	4,909
H2 2025	2,906	745	177	1,055	559	2	5,444
H1 2026	2,731	693	178	2,025	542	3	6,172
Sarawak							
Q1 2025	2,461	519	216	1,978	526	0	5,700
Q2 2025	2,528	719	145	2,072	609	0	6,073
Q3 2025	2,967	717	196	2,239	672	0	6,791
Q4 2025	3,131	715	157	1,989	684	0	6,676
Q1 2026	2,393	596	137	1,784	701	0	5,611
Q2 2026	2,716	713	168	2,156	836	0	6,589
H1 2025	4,989	1,238	361	4,050	1,135	0	11,773
H2 2025	6,098	1,432	353	4,228	1,356	0	13,467
H1 2026	5,109	1,309	305	3,940	1,537	0	12,200
MALAYSIA							
Q1 2025	59,288	10,715	2,002	19,063	6,663	8	97,739
Q2 2025	61,019	10,545	2,146	18,220	6,557	6	98,493
Q3 2025	66,758	11,863	2,377	20,083	7,147	2	108,230
Q4 2025	69,447	13,526	2,385	19,290	7,297	6	111,951
Q1 2026	52,936	10,408	1,889	18,124	6,599	3	89,959
Q2 2026	58,062	11,046	2,043	18,882	7,319	9	97,361
H1 2025	120,307	21,260	4,148	37,283	13,220	14	196,232
H2 2025	136,205	25,389	4,762	39,373	14,444	8	220,181
H1 2026	110,998	21,454	3,932	37,006	13,918	12	187,320

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
W.P. Kuala Lumpur							
Q1 2025	2,885.29	3,298.63	179.45	0.00	297.81	2.13	6,663.31
Q2 2025	3,085.90	5,485.31	83.30	0.00	1,009.64	0.00	9,664.15
Q3 2025	3,451.74	3,198.74	253.82	0.00	464.61	1.24	7,370.14
Q4 2025	5,791.01	7,903.32	186.28	0.00	919.05	0.00	14,799.66
Q1 2026	3,063.58	4,546.29	121.27	0.00	608.14	0.00	8,339.27
Q2 2026	3,043.01	2,572.78	88.90	0.00	859.36	0.00	6,564.05
H1 2025	5,971.18	8,783.94	262.75	0.00	1,307.45	2.13	16,327.46
H2 2025	9,242.75	11,102.06	440.09	0.00	1,383.66	1.24	22,169.80
H1 2026	6,106.59	7,119.07	210.17	0.00	1,467.50	0.00	14,903.32
W.P. Putrajaya							
Q1 2025	70.99	26.85	18.60	0.00	0.00	90.59	207.02
Q2 2025	151.43	20.22	0.00	0.00	0.00	0.00	171.65
Q3 2025	66.79	81.02	2.53	0.00	0.00	0.00	150.34
Q4 2025	59.14	134.31	28.60	0.00	0.00	0.00	222.05
Q1 2026	40.19	67.19	0.00	0.00	0.00	0.00	107.37
Q2 2026	55.86	36.22	1.71	0.00	0.00	0.00	93.79
H1 2025	222.42	47.07	18.60	0.00	0.00	90.59	378.67
H2 2025	125.93	215.33	31.13	0.00	0.00	0.00	372.38
H1 2026	96.04	103.41	1.71	0.00	0.00	0.00	201.16
W.P. Labuan							
Q1 2025	20.41	4.92	2.11	1.53	11.29	0.00	40.25
Q2 2025	22.23	7.98	4.50	2.25	12.09	0.00	49.05
Q3 2025	106.49	13.98	23.05	2.76	17.11	0.00	163.38
Q4 2025	22.88	7.89	12.49	1.74	6.73	0.00	51.73
Q1 2026	37.21	9.60	5.13	2.78	6.93	0.00	61.65
Q2 2026	28.45	50.97	5.27	1.65	8.78	0.00	95.12
H1 2025	42.64	12.89	6.61	3.78	23.39	0.00	89.30
H2 2025	129.36	21.87	35.54	4.51	23.84	0.00	215.12
H1 2026	65.66	60.57	10.40	4.43	15.71	0.00	156.77
Selangor							
Q1 2025	6,745.85	2,613.15	3,425.13	386.03	1,607.07	0.00	14,777.24
Q2 2025	7,380.76	3,199.65	3,391.76	351.77	985.31	0.00	15,309.25
Q3 2025	8,465.93	4,762.22	4,032.88	446.21	1,838.43	0.00	19,545.66
Q4 2025	7,936.32	4,810.61	4,162.03	557.92	729.95	9.98	18,206.81
Q1 2026	6,204.83	2,762.65	2,852.86	363.49	997.80	0.00	13,181.62
Q2 2026	6,893.17	3,378.67	3,537.22	564.19	752.18	0.00	15,125.44
H1 2025	14,126.61	5,812.80	6,816.90	737.80	2,592.38	0.00	30,086.49
H2 2025	16,402.24	9,572.83	8,194.91	1,004.13	2,568.38	9.98	37,752.47
H1 2026	13,098.01	6,141.32	6,390.08	927.68	1,749.98	0.00	28,307.06
Johor							
Q1 2025	5,073.98	2,202.90	1,874.48	884.35	1,074.21	0.00	11,109.92
Q2 2025	4,781.62	2,133.76	1,751.62	839.08	1,037.72	0.00	10,543.80
Q3 2025	5,486.74	4,426.73	2,785.20	1,002.48	1,291.57	0.00	14,992.72
Q4 2025	5,593.51	2,922.29	3,158.89	1,544.38	672.54	0.00	13,891.62
Q1 2026	4,451.77	2,224.12	2,495.47	885.08	1,198.29	0.00	11,254.73
Q2 2026	4,644.81	3,232.82	1,440.68	756.13	2,097.52	0.00	12,171.95
H1 2025	9,855.60	4,336.66	3,626.10	1,723.43	2,111.93	0.00	21,653.72
H2 2025	11,080.26	7,349.02	5,944.09	2,546.86	1,964.11	0.00	28,884.34
H1 2026	9,096.58	5,456.94	3,936.15	1,641.21	3,295.80	0.00	23,426.68
Pulau Pinang							
Q1 2025	1,839.89	621.61	321.33	157.12	417.32	0.00	3,357.26
Q2 2025	1,747.31	517.14	544.43	186.47	657.40	0.36	3,653.11
Q3 2025	2,127.95	481.01	444.42	196.71	840.44	0.00	4,090.54
Q4 2025	2,071.13	554.93	538.80	321.60	543.97	0.00	4,030.43
Q1 2026	1,597.62	399.08	539.23	169.87	542.53	0.00	3,248.34
Q2 2026	1,594.79	581.03	601.78	180.30	550.47	0.00	3,508.38
H1 2025	3,587.20	1,138.75	865.76	343.59	1,074.72	0.36	7,010.37
H2 2025	4,199.08	1,035.94	983.22	518.31	1,384.42	0.00	8,120.97
H1 2026	3,192.41	980.11	1,141.01	350.18	1,093.00	0.00	6,756.71

JABATAN PENILAIAN & PERKHIDMATAN HARTA

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

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Perak							
Q1 2025	1,589.69	317.61	178.37	598.21	63.22	2.91	2,750.01
Q2 2025	1,512.23	517.74	211.26	1,053.19	684.20	0.00	3,978.62
Q3 2025	1,782.16	500.07	207.78	528.37	75.62	0.00	3,094.00
Q4 2025	1,742.26	376.06	230.67	587.04	114.89	0.00	3,050.92
Q1 2026	1,364.53	330.55	199.90	531.85	70.25	0.00	2,497.08
Q2 2026	1,668.57	399.46	350.17	535.84	98.11	0.45	3,052.60
H1 2025	3,101.93	835.35	389.63	1,651.40	747.42	2.91	6,728.63
H2 2025	3,524.41	876.13	438.45	1,115.41	190.51	0.00	6,144.91
H1 2026	3,033.10	730.01	550.07	1,067.69	168.36	0.45	5,549.68
Negeri Sembilan							
Q1 2025	1,195.86	279.42	262.66	330.51	144.54	2.42	2,215.41
Q2 2025	1,200.53	252.11	506.75	306.23	142.50	0.30	2,408.41
Q3 2025	1,268.35	292.37	860.78	231.63	759.88	0.00	3,413.01
Q4 2025	1,313.48	513.91	912.65	327.04	174.99	0.00	3,242.06
Q1 2026	1,000.82	313.95	217.18	232.35	95.61	0.00	1,859.91
Q2 2026	1,168.89	320.77	515.05	237.15	98.01	1.89	2,341.76
H1 2025	2,396.39	531.53	769.41	636.74	287.04	2.72	4,623.82
H2 2025	2,581.83	806.28	1,773.42	558.67	934.87	0.00	6,655.07
H1 2026	2,169.71	634.72	732.23	469.50	193.62	1.89	4,201.67
Melaka							
Q1 2025	961.87	348.67	117.51	129.85	195.55	0.00	1,753.45
Q2 2025	782.66	166.34	106.59	78.11	458.29	0.00	1,592.00
Q3 2025	1,267.06	286.62	198.29	88.49	159.53	0.00	1,999.99
Q4 2025	1,043.41	286.49	127.53	85.64	343.13	0.00	1,886.19
Q1 2026	717.04	193.50	104.42	70.77	162.93	0.00	1,248.66
Q2 2026	1,065.29	326.25	177.57	88.97	149.48	45.48	1,853.03
H1 2025	1,744.53	515.01	224.09	207.97	653.84	0.00	3,345.44
H2 2025	2,310.46	573.11	325.82	174.12	502.66	0.00	3,886.18
H1 2026	1,782.33	519.74	281.99	159.74	312.41	45.48	3,101.69
Kedah							
Q1 2025	970.68	152.74	75.55	341.40	389.60	0.00	1,929.97
Q2 2025	942.82	114.11	203.99	573.93	202.03	6.50	2,043.39
Q3 2025	1,057.51	171.60	104.01	431.31	350.64	0.00	2,115.07
Q4 2025	1,083.46	182.88	199.84	412.03	819.41	3.65	2,701.28
Q1 2026	852.61	299.45	48.63	321.84	347.02	0.00	1,869.55
Q2 2026	1,000.11	176.96	167.24	315.28	275.06	0.00	1,934.65
H1 2025	1,913.50	266.85	279.54	915.33	591.64	6.50	3,973.36
H2 2025	2,140.97	354.49	303.85	843.34	1,170.05	3.65	4,816.35
H1 2026	1,852.71	476.41	215.86	637.12	622.09	0.00	3,804.19
Pahang							
Q1 2025	638.09	291.88	210.30	343.76	128.89	0.00	1,612.92
Q2 2025	608.79	305.84	70.52	467.37	69.62	1.20	1,523.34
Q3 2025	687.45	263.04	134.89	344.27	92.23	0.00	1,521.86
Q4 2025	799.33	378.68	130.25	368.61	120.83	0.00	1,797.70
Q1 2026	661.58	225.70	320.84	474.51	74.47	0.00	1,757.10
Q2 2026	655.76	182.66	181.27	330.82	142.89	0.00	1,493.40
H1 2025	1,246.88	597.71	280.82	811.13	198.51	1.20	3,136.25
H2 2025	1,486.77	641.72	265.13	712.88	213.06	0.00	3,319.57
H1 2026	1,317.35	408.35	502.11	805.33	217.36	0.00	3,250.50
Terengganu							
Q1 2025	546.61	48.23	36.73	65.85	100.86	0.00	798.27
Q2 2025	510.61	42.47	6.28	63.97	62.42	0.00	685.76
Q3 2025	582.14	74.89	14.67	71.28	77.95	0.00	820.93
Q4 2025	589.60	52.27	16.40	72.26	87.53	0.00	818.05
Q1 2026	561.24	80.06	23.85	67.99	78.05	0.00	811.19
Q2 2026	552.33	50.10	7.97	77.75	67.07	0.00	755.21
H1 2025	1,057.22	90.70	43.01	129.82	163.28	0.00	1,484.03
H2 2025	1,171.74	127.15	31.07	143.55	165.48	0.00	1,638.98
H1 2026	1,113.56	130.16	31.82	145.74	145.12	0.00	1,566.40

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Kelantan							
Q1 2025	498.88	70.98	21.88	164.00	76.55	0.00	832.28
Q2 2025	512.32	63.28	10.70	163.86	86.04	0.00	836.20
Q3 2025	465.33	61.28	5.15	158.50	84.29	0.00	774.54
Q4 2025	560.07	89.99	18.60	158.89	111.07	2.49	941.11
Q1 2026	557.12	84.50	25.13	148.81	101.97	0.00	917.53
Q2 2026	548.18	194.05	1.17	155.04	104.96	0.00	1,003.41
H1 2025	1,011.20	134.26	32.58	327.86	162.58	0.00	1,668.48
H2 2025	1,025.39	151.27	23.75	317.39	195.36	2.49	1,715.65
H1 2026	1,105.30	278.56	26.30	303.86	206.93	0.00	1,920.94
Perlis							
Q1 2025	69.84	17.29	2.90	44.58	17.01	0.00	151.62
Q2 2025	63.92	16.33	3.89	33.52	16.52	0.00	134.17
Q3 2025	51.87	28.46	7.61	36.67	15.31	0.00	139.92
Q4 2025	53.29	28.98	4.58	37.38	16.24	0.00	140.47
Q1 2026	49.40	14.24	6.91	29.22	17.70	0.00	117.48
Q2 2026	52.95	14.24	-	36.09	25.97	0.00	129.25
H1 2025	133.77	33.61	6.79	78.10	33.53	0.00	285.79
H2 2025	105.16	57.44	12.19	74.05	31.54	0.00	280.39
H1 2026	102.35	28.49	6.91	65.31	43.67	0.00	246.73
Sabah							
Q1 2025	543.41	229.62	226.36	135.39	77.93	2.93	1,215.65
Q2 2025	585.69	260.44	101.42	167.76	107.31	1.16	1,223.79
Q3 2025	614.20	292.22	148.65	236.50	212.75	0.03	1,504.35
Q4 2025	635.40	273.73	206.92	301.99	207.46	0.39	1,625.90
Q1 2026	593.27	233.05	137.96	405.72	163.33	2.89	1,536.22
Q2 2026	562.66	193.80	157.67	183.46	269.85	0.00	1,367.43
H1 2025	1,129.11	490.06	327.79	303.15	185.25	4.09	2,439.44
H2 2025	1,249.60	565.95	355.57	538.50	420.21	0.42	3,130.26
H1 2026	1,155.92	426.85	295.63	589.19	433.18	2.89	2,903.66
Sarawak							
Q1 2025	858.25	348.96	157.14	267.97	355.85	0.00	1,988.18
Q2 2025	971.19	468.64	141.72	490.19	384.30	0.00	2,456.04
Q3 2025	1,032.13	381.89	208.17	315.98	552.54	0.00	2,490.71
Q4 2025	1,094.05	424.78	188.01	280.09	614.59	0.00	2,601.52
Q1 2026	849.94	308.71	164.14	252.17	695.24	0.00	2,270.19
Q2 2026	969.41	331.77	287.88	397.30	570.23	0.00	2,556.58
H1 2025	1,829.44	817.60	298.86	758.16	740.15	0.00	4,444.21
H2 2025	2,126.18	806.67	396.18	596.07	1,167.13	0.00	5,092.23
H1 2026	1,819.34	640.48	452.01	649.46	1,265.47	0.00	4,826.78
MALAYSIA							
Q1 2025	24,509.59	10,873.45	7,110.49	3,850.55	4,957.71	100.98	51,402.76
Q2 2025	24,860.03	13,571.35	7,138.73	4,777.70	5,915.40	9.51	56,272.72
Q3 2025	28,513.82	15,316.13	9,431.88	4,091.16	6,832.90	1.27	64,187.17
Q4 2025	30,388.32	18,941.13	10,122.53	5,056.62	5,482.39	16.51	70,007.50
Q1 2026	22,602.74	12,092.65	7,262.91	3,956.45	5,160.25	2.89	51,077.89
Q2 2026	24,504.23	12,042.54	7,521.54	3,859.97	6,069.96	47.81	54,046.05
H1 2025	49,369.62	24,444.80	14,249.22	8,628.25	10,873.10	110.49	107,675.47
H2 2025	58,902.14	34,257.26	19,554.41	9,147.77	12,315.29	17.78	134,194.66
H1 2026	47,106.97	24,135.19	14,784.44	7,816.42	11,230.21	50.70	105,123.93

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual V / *Table V*

Bilangan Transaksi Harta Tanah Mengikut Kategori Pemberi dan Penerima Pindah Milik

Number of Property Transactions by Category of Transferor and Transferee

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
KEDIAMAN																		
Perseorangan & Perseorangan	5,059	4,855	86	77	88	148	18,350	17,479	11,583	11,334	5,718	5,586	7,079	6,675	3,385	3,207	2,929	2,929
% Syer	*78.3*	*73.4*	*62.8*	*64.7*	*72.7*	*94.3*	*73.4*	*78.1*	*55.0*	*63.4*	*71.2*	*80.0*	*54.2*	*57.5*	*48.7*	*54.3*	*50.6*	*53.5*
Pemaju & Perseorangan	371	529	35	15	19	3	3,769	2,896	5,775	5,105	1,584	801	3,497	3,066	2,850	2,075	2,603	2,207
	5.7	*8.0*	*25.5*	*12.6*	*15.7*	*1.9*	*15.1*	*12.9*	*27.4*	*28.6*	*19.7*	*11.5*	*26.8*	*26.4*	*41.0*	*35.2*	*45.0*	*40.3*
Syarikat & Perseorangan	741	843	15	23	13	5	1,567	1,598	1,002	740	578	492	509	540	420	470	185	253
	11.5	*12.7*	*10.9*	*19.3*	*10.7*	*3.2*	*6.3*	*7.1*	*4.8*	*4.1*	*7.2*	*7.0*	*3.9*	*4.7*	*6.0*	*8.0*	*3.2*	*4.6*
Syarikat & Syarikat	131	266	0	4	0	1	1,194	324	2,674	649	61	47	1,797	900	223	75	58	84
	2.0	*4.0*	*0.0*	*3.4*	*0.0*	*0.6*	*4.8*	*1.4*	*12.7*	*3.6*	*0.8*	*0.7*	*13.8*	*7.8*	*3.2*	*1.3*	*1.0*	*1.5*
Lain-lain	158	125	1	0	1	0	135	92	27	43	87	53	170	423	67	76	10	6
	2.4	*1.9*	*0.7*	*0.0*	*0.8*	*0.0*	*0.5*	*0.4*	*0.1*	*0.2*	*1.1*	*0.8*	*1.3*	*3.6*	*1.0*	*1.3*	*0.2*	*0.1*
Jumlah	**6,460**	**6,618**	**137**	**119**	**121**	**157**	**25,015**	**22,389**	**21,061**	**17,871**	**8,028**	**6,979**	**13,052**	**11,604**	**6,945**	**5,903**	**5,785**	**5,479**
KOMERSIL																		
Perseorangan & Perseorangan	1,130	1,220	0	3	12	12	2,534	2,391	1,651	1,695	550	471	668	780	364	315	344	348
% Syer	*31.0*	*30.7*	*0.0*	*5.2*	*85.7*	*80.0*	*48.6*	*47.0*	*37.6*	*40.3*	*50.0*	*43.9*	*47.7*	*55.1*	*41.7*	*39.2*	*40.0*	*38.8*
Pemaju & Perseorangan	664	1,087	8	34	0	0	687	542	1,278	1,037	75	61	136	152	130	100	116	105
	18.2	*27.3*	*28.6*	*58.6*	*0.0*	*0.0*	*13.2*	*10.7*	*29.1*	*24.7*	*6.8*	*5.7*	*9.7*	*10.7*	*14.9*	*12.4*	*13.5*	*11.7*
Syarikat & Perseorangan	1,315	1,023	2	5	1	0	1,214	1,259	913	781	322	310	316	288	156	276	106	158
	36.1	*25.7*	*7.1*	*8.6*	*7.1*	*0.0*	*23.3*	*24.8*	*20.8*	*18.6*	*29.3*	*28.9*	*22.6*	*20.3*	*17.9*	*34.3*	*12.3*	*17.6*
Syarikat & Syarikat	501	605	15	16	1	3	707	846	531	664	134	213	252	176	219	101	289	281
	13.7	*15.2*	*53.6*	*27.6*	*7.1*	*20.0*	*13.6*	*16.6*	*12.1*	*15.8*	*12.2*	*19.8*	*18.0*	*12.4*	*25.1*	*12.6*	*33.6*	*31.4*
Lain-lain	37	44	3	0	0	0	67	47	14	25	19	19	28	20	3	12	4	4
	1.0	*1.1*	*10.7*	*0.0*	*0.0*	*0.0*	*1.3*	*0.9*	*0.3*	*0.6*	*1.7*	*1.8*	*2.0*	*1.4*	*0.3*	*1.5*	*0.5*	*0.4*
Jumlah	**3,647**	**3,979**	**28**	**58**	**14**	**15**	**5,209**	**5,085**	**4,387**	**4,202**	**1,100**	**1,074**	**1,400**	**1,416**	**872**	**804**	**859**	**896**
INDUSTRI																		
Perseorangan & Perseorangan	33	19	1	0	4	3	385	331	124	101	60	47	99	115	52	62	46	50
% Syer	*28.9*	*31.1*	*6.7*	*0.0*	*57.1*	*27.3*	*26.9*	*25.6*	*16.9*	*15.1*	*28.0*	*16.8*	*39.3*	*32.6*	*20.8*	*20.1*	*19.9*	*26.3*
Pemaju & Perseorangan	0	1	0	0	0	0	14	18	49	37	1	1	3	5	13	4	1	5
	0.0	*1.6*	*0.0*	*0.0*	*0.0*	*0.0*	*1.0*	*1.4*	*6.7*	*5.5*	*0.5*	*0.4*	*1.2*	*1.4*	*5.2*	*1.3*	*0.4*	*2.6*
Syarikat & Perseorangan	30	19	0	1	1	7	428	353	160	145	49	59	63	71	53	65	57	50
	26.3	*31.1*	*0.0*	*50.0*	*14.3*	*63.6*	*29.9*	*27.3*	*21.9*	*21.7*	*22.9*	*21.1*	*25.0*	*20.1*	*21.2*	*21.0*	*24.7*	*26.3*
Syarikat & Syarikat	50	22	0	1	2	1	588	577	393	380	95	159	70	127	129	176	122	82
	43.9	*36.1*	*0.0*	*50.0*	*28.6*	*9.1*	*41.0*	*44.6*	*53.7*	*56.8*	*44.4*	*57.0*	*27.8*	*36.0*	*51.6*	*57.0*	*52.8*	*43.2*
Lain-lain	1	0	14	0	0	0	18	14	6	6	9	13	17	35	3	2	5	3
	0.9	*0.0*	*93.3*	*0.0*	*0.0*	*0.0*	*1.3*	*1.1*	*0.8*	*0.9*	*4.2*	*4.7*	*6.7*	*9.9*	*1.2*	*0.6*	*2.2*	*1.6*
Jumlah	**114**	**61**	**15**	**2**	**7**	**11**	**1,433**	**1,293**	**732**	**669**	**214**	**279**	**252**	**353**	**250**	**309**	**231**	**190**
PERTANIAN																		
Perseorangan & Perseorangan	0	0	0	0	23	24	1,740	1,548	4,023	3,818	784	745	5,827	5,489	1,508	1,516	603	695
% Syer	*0.0*	*0.0*	*0.0*	*0.0*	*95.8*	*100.0*	*87.8*	*89.7*	*89.7*	*90.2*	*81.5*	*76.0*	*91.0*	*91.2*	*92.6*	*89.9*	*90.4*	*95.5*
Pemaju & Perseorangan	0	0	0	0	0	0	1	0	1	0	0	0	4	1	3	0	0	0
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.1*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.1*	*0.0*	*0.2*	*0.0*	*0.0*	*0.0*
Syarikat & Perseorangan	0	0	0	0	1	0	198	143	363	313	107	139	416	407	80	127	43	28
	0.0	*0.0*	*0.0*	*0.0*	*4.2*	*0.0*	*10.0*	*8.3*	*8.1*	*7.4*	*11.1*	*14.2*	*6.5*	*6.8*	*4.9*	*7.5*	*6.4*	*3.8*
Syarikat & Syarikat	0	0	0	0	0	0	30	28	84	87	67	87	135	85	27	41	18	0
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*1.5*	*1.6*	*1.9*	*2.1*	*7.0*	*8.9*	*2.1*	*1.4*	*1.7*	*2.4*	*2.7*	*0.0*
Lain-lain	0	0	0	0	0	0	13	7	13	14	4	9	20	38	11	3	3	5
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.7*	*0.4*	*0.3*	*0.3*	*0.4*	*0.9*	*0.3*	*0.6*	*0.7*	*0.2*	*0.4*	*0.7*
Jumlah	**0**	**0**	**0**	**0**	**24**	**24**	**1,982**	**1,726**	**4,484**	**4,232**	**962**	**980**	**6,402**	**6,020**	**1,629**	**1,687**	**667**	**728**
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan	68	55	0	0	90	86	931	918	952	866	500	330	215	236	322	278	1,459	1,264
% Syer	*56.7*	*48.2*	*0.0*	*0.0*	*94.7*	*98.9*	*72.8*	*75.2*	*76.3*	*68.5*	*66.6*	*50.9*	*73.9*	*79.5*	*78.5*	*78.8*	*93.2*	*92.9*
Pemaju & Perseorangan	0	1	0	0	0	0	3	8	2	1	1	1	0	1	3	0	0	0
	0.0	*0.9*	*0.0*	*0.0*	*0.0*	*0.0*	*0.2*	*0.7*	*0.2*	*0.1*	*0.1*	*0.2*	*0.0*	*0.3*	*0.7*	*0.0*	*0.0*	*0.0*
Syarikat & Perseorangan	23	28	0	0	5	1	234	191	206	308	140	228	48	28	66	50	92	61
	19.2	*24.6*	*0.0*	*0.0*	*5.3*	*1.1*	*18.3*	*15.6*	*16.5*	*24.4*	*18.6*	*35.2*	*16.5*	*9.4*	*16.1*	*14.2*	*5.9*	*4.5*
Syarikat & Syarikat	27	30	0	0	0	0	103	91	81	79	97	73	12	31	19	25	11	34
	22.5	*26.3*	*0.0*	*0.0*	*0.0*	*0.0*	*8.1*	*7.5*	*6.5*	*6.3*	*12.9*	*11.3*	*4.1*	*10.4*	*4.6*	*7.1*	*0.7*	*2.5*
Lain-lain	2	0	0	0	0	0	7	13	7	10	13	16	16	1	0	0	4	2
	1.7	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.5*	*1.1*	*0.6*	*0.8*	*1.7*	*2.5*	*5.5*	*0.3*	*0.0*	*0.0*	*0.3*	*0.1*
Jumlah	**120**	**114**	**0**	**0**	**95**	**87**	**1,278**	**1,221**	**1,248**	**1,264**	**751**	**648**	**291**	**297**	**410**	**353**	**1,566**	**1,361**
LAIN-LAIN																		
Perseorangan & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
% Syer	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*
Pemaju & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Syarikat & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	0	2
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*100.0*	*0.0*	*28.6*
Syarikat & Syarikat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	5
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*50.0*	*0.0*	*0.0*	*71.4*
Lain-lain	1	0	3	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0
	100.0	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*ND*	*0.0*	*0.0*	*50.0*	*0.0*	*0.0*	*0.0*
Jumlah	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**2**	**1**	**0**	**7**
JUMLAH																		
Perseorangan & Perseorangan	6,290	6,149	87	80	217	273	23,940	22,667	18,333	17,814	7,612	7,179	13,888	13,296	5,631	5,378	5,381	5,286
% Syer	*60.82*	*57.08*	*47.54*	*44.69*	*83.14*	*92.86*	*68.56*	*71.47*	*57.45*	*63.09*	*68.85*	*72.08*	*64.90*	*67.52*	*55.71*	*59.38*	*59.08*	*61.03*
Pemaju & Perseorangan	1,035	1,618	43	49	19	3	4,474	3,464	7,105	6,180	1,661	864	3,640	3,225	2,999	2,179	2,720	2,317
	10.01	*15.02*	*23.50*	*27.37*	*7.28*	*1.02*	*12.81*	*10.92*	*22.26*	*21.89*	*15.02*	*8.67*	*17.01*	*16.38*	*29.67*	*24.06*	*29.86*	*26.75*
Syarikat & Perseorangan	2,109	1,913	17	29	21	13	3,641	3,544	2,644	2,287	1,196	1,228	1,354	1,334	775	989	483	552
	20.39	*17.76*	*9.29*	*16.20*	*8.05*	*4.42*	*10.43*	*11.17*	*8.29*	*8.10*	*10.82*	*12.33*	*6.33*	*6.77*	*7.67*	*10.92*	*5.30*	*6.37*
Syarikat & Syarikat	709	923	15	21	3	5	2,622	1,866	3,763	1,859	454	579	2,266	1,319	618	418	498	486
	6.86	*8.57*	*8.20*	*11.73*	*1.15*	*1.70*	*7.51*	*5.88*	*11.79*	*6.58*	*4.11*	*5.81*	*10.59*	*6.70*	*6.11*	*4.62*	*5.47*	*5.61*
Lain-lain	199	169	21	0	1	0	240	173	67	98	133	110	251	517	85	93	26	20
	1.92	*1.57*	*11.48*	*0.0*	*0.38*	*0.0*	*0.69*	*0.55*	*0.21*	*0.35*	*1.20*	*1.10*	*1.17*	*2.63*	*0.84*	*1.03*	*0.29*	*0.23*
Jumlah	**10,342**	**10,772**	**183**	**179**	**261**	**294**	**34,917**	**31,714**	**31,912**	**28,238**	**11,056**	**9,960**	**21,399**	**19,691**	**10,108**	**9,057**	**9,108**	**8,661**

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	
																RESIDENTIAL
4,036	4,029	3,216	3,461	6,567	6,699	5,980	6,107	368	248	2,461	2,442	4,377	4,355	81,282	79,631	Individual & Individual
60.1	*62.5*	*64.6*	*63.9*	*90.5*	*90.4*	*92.6*	*94.9*	*69.6*	*74.5*	*88.8*	*89.4*	*87.7*	*85.2*	*67.6*	*71.7*	*% Share*
1,998	1,862	1,141	911	344	516	234	149	123	65	33	50	181	305	24,557	20,555	Developer & Individual
29.7	*28.9*	*22.9*	*16.8*	*4.7*	*7.0*	*3.6*	*2.3*	*23.3*	*19.5*	*1.2*	*1.8*	*3.6*	*6.0*	*20.4*	*18.5*	
234	300	337	455	274	138	164	81	27	13	237	218	371	410	6,674	6,579	Company & Individual
3.5	*4.7*	*6.8*	*8.4*	*3.8*	*1.9*	*2.5*	*1.3*	*5.1*	*3.9*	*8.5*	*8.0*	*7.4*	*8.0*	*5.5*	*5.9*	
226	63	114	213	8	30	4	57	0	0	19	6	30	27	6,539	2,746	Company & Company
3.4	*1.0*	*2.3*	*3.9*	*0.1*	*0.4*	*0.1*	*0.9*	*0.0*	*0.0*	*0.7*	*0.2*	*0.6*	*0.5*	*5.4*	*2.5*	
227	188	168	378	62	28	79	41	11	7	22	15	30	12	1,255	1,487	Others
3.4	*2.9*	*3.4*	*7.0*	*0.9*	*0.4*	*1.2*	*0.6*	*2.1*	*2.1*	*0.8*	*0.5*	*0.6*	*0.2*	*1.0*	*1.3*	
6,721	**6,442**	**4,976**	**5,418**	**7,255**	**7,411**	**6,461**	**6,435**	**529**	**333**	**2,772**	**2,731**	**4,989**	**5,109**	**120,307**	**110,998**	**Total**
																COMMERCIAL
346	346	285	250	158	174	344	336	41	28	401	421	757	797	9,585	9,587	Individual & Individual
66.2	*63.6*	*50.3*	*37.6*	*72.1*	*73.7*	*82.9*	*76.7*	*69.5*	*70.0*	*55.5*	*60.8*	*61.1*	*60.9*	*45.1*	*44.7*	*% Share*
24	22	56	22	12	3	7	18	5	3	23	14	32	41	3,253	3,241	Developer & Individual
4.6	*4.0*	*9.9*	*3.3*	*5.5*	*1.3*	*1.7*	*4.1*	*8.5*	*7.5*	*3.2*	*2.0*	*2.6*	*3.1*	*15.3*	*15.1*	
97	101	97	174	26	44	20	63	9	6	223	209	326	362	5,143	5,059	Company & Individual
18.5	*18.6*	*17.1*	*26.2*	*11.9*	*18.6*	*4.8*	*14.4*	*15.3*	*15.0*	*30.8*	*30.2*	*26.3*	*27.7*	*24.2*	*23.6*	
52	66	101	173	22	13	12	9	3	3	71	44	114	103	3,024	3,316	Company & Company
9.9	*12.1*	*17.8*	*26.0*	*10.0*	*5.5*	*2.9*	*2.1*	*5.1*	*7.5*	*9.8*	*6.3*	*9.2*	*7.9*	*14.2*	*15.5*	
4	9	28	46	1	2	32	12	1	0	5	5	9	6	255	251	0thers
0.8	*1.7*	*4.9*	*6.9*	*0.5*	*0.8*	*7.7*	*2.7*	*1.7*	*0.0*	*0.7*	*0.7*	*0.7*	*0.5*	*1.2*	*1.2*	
523	**544**	**567**	**665**	**219**	**236**	**415**	**438**	**59**	**40**	**723**	**693**	**1,238**	**1,309**	**21,260**	**21,454**	**Total**
																INDUSTRIAL
26	26	42	35	3	1	4	6	0	1	57	76	127	111	1,063	984	Individual & Individual
12.8	*21.7*	*36.2*	*27.6*	*25.0*	*7.1*	*26.7*	*37.5*	*0.0*	*20.0*	*30.6*	*42.7*	*35.2*	*36.4*	*25.6*	*25.0*	*% Share*
7	1	0	1	0	0	0	0	1	0	0	3	16	7	105	83	Developer & Individual
3.4	*0.8*	*0.0*	*0.8*	*0.0*	*0.0*	*0.0*	*0.0*	*14.3*	*0.0*	*0.0*	*1.7*	*4.4*	*2.3*	*2.5*	*2.1*	
42	38	26	32	3	1	0	2	5	1	77	46	133	116	1,127	1,006	Company & Individual
20.7	*31.7*	*22.4*	*25.2*	*25.0*	*7.1*	*0.0*	*12.5*	*71.4*	*20.0*	*41.4*	*25.8*	*36.8*	*38.0*	*27.2*	*25.6*	
126	55	38	35	6	12	6	6	1	2	52	52	73	68	1,751	1,755	Company & Company
62.1	*45.8*	*32.8*	*27.6*	*50.0*	*85.7*	*40.0*	*37.5*	*14.3*	*40.0*	*28.0*	*29.2*	*20.2*	*22.3*	*42.2*	*44.6*	
2	0	10	24	0	0	5	2	0	1	0	1	12	3	102	104	Others
1.0	*0.0*	*8.6*	*18.9*	*0.0*	*0.0*	*33.3*	*12.5*	*0.0*	*20.0*	*0.0*	*0.6*	*3.3*	*1.0*	*2.5*	*2.6*	
203	**120**	**116**	**127**	**12**	**14**	**15**	**16**	**7**	**5**	**186**	**178**	**361**	**305**	**4,148**	**3,932**	**Total**
																AGRICULTURE
6,543	6,123	2,272	2,262	1,354	1,447	5,037	4,674	830	754	540	1,876	3,662	3,299	34,746	34,270	Individual & Individual
97.7	*98.1*	*92.6*	*92.2*	*98.3*	*96.9*	*99.6*	*99.5*	*99.6*	*99.5*	*80.7*	*92.6*	*90.4*	*83.7*	*93.2*	*92.6*	*% Share*
0	0	16	4	3	1	0	0	0	0	0	3	3	0	31	9	Developer & Individual
0.0	*0.0*	*0.7*	*0.2*	*0.2*	*0.1*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.1*	*0.1*	*0.0*	*0.1*	*0.0*	
88	92	120	162	16	30	6	2	2	2	102	106	361	599	1,903	2,150	Company & Individual
1.3	*1.5*	*4.9*	*6.6*	*1.2*	*2.0*	*0.1*	*0.0*	*0.2*	*0.3*	*15.2*	*5.2*	*8.9*	*15.2*	*5.1*	*5.8*	
25	10	34	21	0	13	0	1	0	0	26	37	19	37	465	447	Company & Company
0.4	*0.2*	*1.4*	*0.9*	*0.0*	*0.9*	*0.0*	*0.0*	*0.0*	*0.0*	*3.9*	*1.8*	*0.5*	*0.9*	*1.2*	*1.2*	
38	16	12	5	4	2	13	21	1	2	1	3	5	5	138	130	Others
0.6	*0.3*	*0.5*	*0.2*	*0.3*	*0.1*	*0.3*	*0.4*	*0.1*	*0.3*	*0.1*	*0.1*	*0.1*	*0.1*	*0.4*	*0.4*	
6,694	**6,241**	**2,454**	**2,454**	**1,377**	**1,493**	**5,056**	**4,698**	**833**	**758**	**669**	**2,025**	**4,050**	**3,940**	**37,283**	**37,006**	**Total**
																DEVELOPMENT LAND
1,800	1,743	341	406	1,501	1,508	1,544	2,206	303	326	460	395	818	983	11,304	11,600	Individual & Individual
92.1	*91.0*	*79.5*	*83.2*	*98.2*	*98.3*	*99.5*	*99.1*	*98.7*	*98.2*	*82.7*	*72.9*	*72.1*	*64.0*	*85.5*	*83.3*	*% Share*
0	0	3	1	0	1	1	0	0	1	0	5	1	0	14	20	Developer & Individual
0.0	*0.0*	*0.7*	*0.2*	*0.0*	*0.1*	*0.1*	*0.0*	*0.0*	*0.3*	*0.0*	*0.9*	*0.1*	*0.0*	*0.1*	*0.1*	
107	111	62	55	21	16	0	4	2	3	86	117	280	469	1,372	1,670	Company & Individual
5.5	*5.8*	*14.5*	*11.3*	*1.4*	*1.0*	*0.0*	*0.2*	*0.7*	*0.9*	*15.5*	*21.6*	*24.7*	*30.5*	*10.4*	*12.0*	
38	29	19	18	2	1	0	0	1	0	7	25	26	77	443	513	Company & Company
1.9	*1.5*	*4.4*	*3.7*	*0.1*	*0.1*	*0.0*	*0.0*	*0.3*	*0.0*	*1.3*	*4.6*	*2.3*	*5.0*	*3.4*	*3.7*	
9	32	4	8	5	8	6	15	1	2	3	0	10	8	87	115	Others
0.5	*1.7*	*0.9*	*1.6*	*0.3*	*0.5*	*0.4*	*0.7*	*0.3*	*0.6*	*0.5*	*0.0*	*0.9*	*0.5*	*0.7*	*0.8*	
1,954	**1,915**	**429**	**488**	**1,529**	**1,534**	**1,551**	**2,225**	**307**	**332**	**556**	**542**	**1,135**	**1,537**	**13,220**	**13,918**	**Total**
																OTHERS
0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	Individual & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*33.3*	*0.0*	*0.0*	*0.0*	*16.7*	*% Share*
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	5	Company & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*33.3*	*66.7*	*0.0*	*0.0*	*21.4*	*41.7*	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	5	Company & Company
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*7.1*	*41.7*	
1	0	1	0	0	0	0	0	0	0	2	0	0	0	10	0	Others
100.0	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*66.7*	*0.0*	*0.0*	*0.0*	*71.4*	*0.0*	
1	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**0**	**0**	**14**	**12**	**Total**
																TOTAL
12,751	12,267	6,156	6,414	9,583	9,829	12,909	13,329	1,542	1,357	3,919	5,211	9,741	9,545	137,980	136,074	Individual & Individual
79.22	*80.38*	*72.06*	*70.08*	*92.22*	*91.96*	*95.64*	*96.50*	*88.88*	*92.44*	*79.83*	*84.43*	*82.74*	*78.24*	*70.31*	*72.64*	*% Share*
2,029	1,885	1,216	939	359	521	242	167	129	69	56	75	233	353	27,960	23,908	Developer & Individual
12.61	*12.35*	*14.23*	*10.26*	*3.45*	*4.87*	*1.79*	*1.21*	*7.44*	*4.70*	*1.14*	*1.22*	*1.98*	*2.89*	*14.25*	*12.76*	
568	642	642	878	340	229	190	152	45	25	726	698	1,471	1,956	16,222	16,469	Company & Individual
3.53	*4.21*	*7.51*	*9.59*	*3.27*	*2.14*	*1.41*	*1.10*	*2.59*	*1.70*	*14.79*	*11.31*	*12.49*	*16.03*	*8.27*	*8.79*	
467	223	306	460	38	69	22	73	5	5	175	164	262	312	12,223	8,782	Company & Company
2.90	*1.46*	*3.58*	*5.03*	*0.37*	*0.65*	*0.16*	*0.53*	*0.29*	*0.34*	*3.56*	*2.66*	*2.23*	*2.56*	*6.23*	*4.69*	
281	245	223	461	72	40	135	91	14	12	33	24	66	34	1,847	2,087	Others
1.75	*1.61*	*2.61*	*5.04*	*0.69*	*0.37*	*1.00*	*0.66*	*0.81*	*0.82*	*0.67*	*0.39*	*0.56*	*0.28*	*0.94*	*1.11*	
16,096	**15,262**	**8,543**	**9,152**	**10,392**	**10,688**	**13,498**	**13,812**	**1,735**	**1,468**	**4,909**	**6,172**	**11,773**	**12,200**	**196,232**	**187,320**	**Total**

Jadual VI / *Table VI*

Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)

Value of Property Transactions by Category of Transferor and Transferee (RM Million)

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
KEDIAMAN																		
Perseorangan & Perseorangan	3,938.52	3,843.52	55.99	50.20	33.58	57.18	9,389.39	9,009.84	5,078.23	4,907.05	2,346.30	2,352.09	1,577.98	1,533.93	965.58	932.38	784.23	812.49
% Syer	*65.96*	*62.94*	*25.17*	*52.27*	*78.74*	*87.08*	*66.47*	*68.79*	*51.53*	*53.94*	*65.41*	*73.68*	*50.87*	*50.57*	*40.29*	*42.97*	*44.95*	*45.59*
Pemaju & Perseorangan	336.27	498.54	34.26	21.07	5.08	1.20	3,086.34	2,454.08	3,874.75	3,306.50	706.90	425.16	1,228.96	1,071.55	1,259.45	993.57	871.03	828.84
	5.63	*8.16*	*15.40*	*21.93*	*11.91*	*1.83*	*21.85*	*18.74*	*39.32*	*36.35*	*19.71*	*13.32*	*39.62*	*35.33*	*52.56*	*45.79*	*49.93*	*46.50*
Syarikat & Perseorangan	1,075.61	1,206.65	12.17	19.46	3.86	5.79	998.56	1,047.85	671.17	548.70	417.05	346.36	173.17	178.69	124.38	196.38	73.38	91.66
	18.01	*19.76*	*5.47*	*20.26*	*9.04*	*8.81*	*7.07*	*8.00*	*6.81*	*6.03*	*11.63*	*10.85*	*5.58*	*5.89*	*5.19*	*9.05*	*4.21*	*5.14*
Syarikat & Syarikat	512.23	482.62	0	5.32	0	1.50	602.02	544.79	225.24	325.70	90.78	48.18	100.36	210.92	36.16	32.76	12.82	47.29
	8.58	*7.90*	*0.0*	*5.54*	*0.0*	*2.28*	*4.26*	*4.16*	*2.29*	*3.58*	*2.53*	*1.51*	*3.24*	*6.95*	*1.51*	*1.51*	*0.74*	*2.65*
Lain-lain	108.54	75.26	120.00	0	0.13	0	50.29	41.44	6.20	8.63	26.17	20.63	21.46	38.02	10.82	14.61	3.07	2.05
	1.82	*1.23*	*53.95*	*0.0*	*0.30*	*0.0*	*0.36*	*0.32*	*0.06*	*0.09*	*0.73*	*0.65*	*0.69*	*1.25*	*0.45*	*0.67*	*0.18*	*0.12*
Jumlah	**5,971.18**	**6,106.59**	**222.42**	**96.04**	**42.64**	**65.66**	**14,126.61**	**13,098.01**	**9,855.60**	**9,096.58**	**3,587.20**	**3,192.41**	**3,101.93**	**3,033.10**	**2,396.39**	**2,169.71**	**1,744.53**	**1,782.33**
KOMERSIAL																		
Perseorangan & Perseorangan	1,043.89	1,117.30	0	7.69	9.89	13.82	1,607.87	1,563.17	996.77	1,048.19	310.82	285.37	255.59	277.90	136.52	124.34	132.46	139.54
% Syer	*11.88*	*15.69*	*0.0*	*7.44*	*76.73*	*22.81*	*27.66*	*25.45*	*22.98*	*19.21*	*27.29*	*29.12*	*30.60*	*38.07*	*25.69*	*19.59*	*25.72*	*26.85*
Pemaju & Perseorangan	902.24	1,623.86	15.11	45.78	0	0	543.57	428.85	1,053.78	971.85	32.28	49.09	66.83	53.50	75.15	52.12	62.34	59.47
	10.27	*22.81*	*32.11*	*44.27*	*0.0*	*0.0*	*9.35*	*6.98*	*24.30*	*17.81*	*2.84*	*5.01*	*8.00*	*7.33*	*14.14*	*8.21*	*12.11*	*11.44*
Syarikat & Perseorangan	1,791.44	1,472.57	4.00	9.32	0.70	0	1,414.34	1,541.17	836.60	911.77	249.87	315.98	154.61	174.71	126.65	195.47	77.89	99.00
	20.39	*20.68*	*8.49*	*9.01*	*5.43*	*0.0*	*24.33*	*25.10*	*19.29*	*16.71*	*21.94*	*32.24*	*18.51*	*23.93*	*23.83*	*30.80*	*15.12*	*19.05*
Syarikat & Syarikat	4,987.75	2,467.51	22.67	40.63	2.30	46.75	2,189.36	2,502.69	1,440.17	2,513.56	391.09	315.67	335.47	215.89	189.87	252.32	239.25	219.76
	56.78	*34.66*	*48.17*	*39.29*	*17.84*	*77.19*	*37.66*	*40.75*	*33.21*	*46.06*	*34.34*	*32.21*	*40.16*	*29.57*	*35.72*	*39.75*	*46.45*	*42.28*
Lain-lain	58.62	437.84	5.29	0	0	0	57.66	105.44	9.33	11.57	154.69	14.01	22.84	8.01	3.33	10.46	3.06	1.98
	0.67	*6.15*	*11.24*	*0.0*	*0.0*	*0.0*	*0.99*	*1.72*	*0.22*	*0.21*	*13.58*	*1.43*	*2.73*	*1.10*	*0.63*	*1.65*	*0.59*	*0.38*
Jumlah	**8,783.94**	**7,119.07**	**47.07**	**103.41**	**12.89**	**60.57**	**5,812.80**	**6,141.32**	**4,336.66**	**5,456.94**	**1,138.75**	**980.11**	**835.35**	**730.01**	**531.53**	**634.72**	**515.01**	**519.74**
INDUSTRI																		
Perseorangan & Perseorangan	21.12	20.26	1.20	0	4.01	1.97	354.51	401.56	123.64	104.08	43.25	61.95	47.98	63.37	26.12	32.98	21.70	29.41
% Syer	*8.04*	*9.64*	*6.45*	*0.0*	*60.70*	*18.94*	*5.20*	*6.28*	*3.41*	*2.64*	*5.00*	*5.43*	*12.31*	*11.52*	*3.40*	*4.50*	*17.22*	*10.43*
Pemaju & Perseorangan	0	2.50	0	0	0	0	84.28	56.29	80.24	64.87	0.98	2.73	2.35	4.13	20.66	11.37	0.88	3.51
	0.0	*1.19*	*0.0*	*0.0*	*0.0*	*0.0*	*1.24*	*0.88*	*2.21*	*1.65*	*0.11*	*0.24*	*0.60*	*0.75*	*2.68*	*1.55*	*0.70*	*1.24*
Syarikat & Perseorangan	103.25	37.39	0	0.61	0.48	7.63	984.40	856.30	358.32	373.45	70.36	124.36	74.06	64.36	107.33	107.74	63.20	48.39
	39.30	*17.79*	*0.0*	*35.48*	*7.19*	*73.37*	*14.44*	*13.40*	*9.88*	*9.49*	*8.13*	*10.90*	*19.01*	*11.70*	*13.95*	*14.71*	*50.16*	*17.16*
Syarikat & Syarikat	132.68	150.02	0	1.10	2.12	0.80	5,212.71	5,061.02	3,062.39	3,388.15	679.38	947.77	241.13	386.71	612.90	570.04	137.75	200.14
	50.50	*71.38*	*0.0*	*64.52*	*32.11*	*7.69*	*76.47*	*79.20*	*84.45*	*86.08*	*78.47*	*83.06*	*61.89*	*70.30*	*79.66*	*77.85*	*109.32*	*70.97*
Lain-lain	5.70	0	17.40	0	0	0	180.99	14.90	1.51	5.59	71.79	4.20	24.11	31.50	2.40	10.10	0.57	0.55
	2.17	*0.0*	*93.55*	*0.0*	*0.0*	*0.0*	*2.66*	*0.23*	*0.04*	*0.14*	*8.29*	*0.37*	*6.19*	*5.73*	*0.31*	*1.38*	*0.45*	*0.20*
Jumlah	**262.75**	**210.17**	**18.60**	**1.71**	**6.61**	**10.40**	**6,816.90**	**6,390.08**	**3,626.10**	**3,936.15**	**865.76**	**1,141.01**	**389.63**	**550.07**	**769.41**	**732.23**	**126.00**	**281.99**
PERTANIAN																		
Perseorangan & Perseorangan	0	0	0	0	3.23	4.43	490.32	389.16	1,119.34	1,053.00	222.80	192.78	762.96	718.55	283.91	307.29	112.80	143.61
% Syer	*0.0*	*0.0*	*0.0*	*0.0*	*85.44*	*100.00*	*66.46*	*41.95*	*64.95*	*64.16*	*64.84*	*55.05*	*46.20*	*67.30*	*44.59*	*65.45*	*54.24*	*89.90*
Pemaju & Perseorangan	0	0	0	0	0	0	4.37	0	0.60	0	0	0	0.87	0.45	5.93	0	0	0
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.59*	*0.0*	*0.03*	*0.0*	*0.0*	*0.0*	*0.05*	*0.04*	*0.93*	*0.0*	*0.0*	*0.0*
Syarikat & Perseorangan	0	0	0	0	0.55	0	203.09	202.73	338.71	268.62	96.02	87.73	204.31	219.83	89.09	110.04	28.27	14.60
	0.0	*0.0*	*0.0*	*0.0*	*14.56*	*0.0*	*27.53*	*21.85*	*19.65*	*16.37*	*27.95*	*25.05*	*12.37*	*20.59*	*13.99*	*23.44*	*13.59*	*9.14*
Syarikat & Syarikat	0	0	0	0	0	0	35.87	334.72	261.65	316.01	24.13	52.58	562.77	122.33	250.93	50.50	66.64	0
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*4.86*	*36.08*	*15.18*	*19.25*	*7.02*	*15.02*	*34.08*	*11.46*	*39.41*	*10.76*	*32.04*	*0.0*
Lain-lain	0	0	0	0	0	0	4.16	1.07	3.14	3.59	0.65	17.07	120.48	6.53	6.87	1.66	0.26	1.53
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.56*	*0.11*	*0.18*	*0.22*	*0.19*	*4.88*	*7.30*	*0.61*	*1.08*	*0.35*	*0.13*	*0.96*
Jumlah	**0.00**	**0.00**	**0.00**	**0.00**	**3.78**	**4.43**	**737.80**	**927.68**	**1,723.43**	**1,641.21**	**343.59**	**350.18**	**1,651.40**	**1,067.69**	**636.74**	**469.50**	**207.97**	**159.74**
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan	98.42	122.09	0	0	18.20	14.51	513.45	515.85	431.77	395.88	176.61	141.48	39.20	56.52	136.52	113.09	228.16	204.12
% Syer	*7.53*	*8.32*	*0.0*	*0.0*	*77.80*	*92.36*	*19.81*	*29.48*	*20.44*	*12.01*	*16.43*	*12.94*	*5.24*	*33.57*	*47.56*	*58.41*	*34.89*	*65.34*
Pemaju & Perseorangan	0	4.68	0	0	0	0	5.76	23.61	3.90	1.47	0.58	0.28	0	3.50	2.66	0	0	0
	0.0	*0.32*	*0.0*	*0.0*	*0.0*	*0.0*	*0.22*	*1.35*	*0.18*	*0.04*	*0.05*	*0.03*	*0.0*	*2.08*	*0.93*	*0.0*	*0.0*	*0.0*
Syarikat & Perseorangan	119.97	194.66	0	0	5.19	1.20	650.41	644.57	525.72	896.26	267.73	256.93	43.79	51.51	74.08	56.12	50.13	48.75
	9.18	*13.26*	*0.0*	*0.0*	*22.20*	*7.64*	*25.09*	*36.83*	*24.89*	*27.19*	*24.91*	*23.51*	*5.86*	*30.60*	*25.81*	*28.99*	*7.67*	*15.60*
Syarikat & Syarikat	1,087.71	1,146.07	0	0	0	0	1,415.57	553.75	1,147.47	1,995.56	618.00	562.97	39.19	56.62	73.78	24.41	367.05	59.11
	83.19	*78.10*	*0.0*	*0.0*	*0.0*	*0.0*	*54.61*	*31.64*	*54.33*	*60.55*	*57.50*	*51.51*	*5.24*	*33.63*	*25.70*	*12.61*	*56.14*	*18.92*
Lain-lain	1.36	0	0	0	0	0	7.18	12.19	3.07	6.63	11.80	131.35	625.24	0.20	0	0	8.51	0.43
	0.10	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.28*	*0.70*	*0.15*	*0.20*	*1.10*	*12.02*	*83.65*	*0.12*	*0.0*	*0.0*	*1.30*	*0.14*
Jumlah	**1,307.45**	**1,467.50**	**0.00**	**0.00**	**23.39**	**15.71**	**2,592.38**	**1,749.98**	**2,111.93**	**3,295.80**	**1,074.72**	**1,093.00**	**747.42**	**168.36**	**287.04**	**193.62**	**653.84**	**312.41**
LAIN-LAIN																		
Perseorangan & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0.45	0	0	0	0
% Syer	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.00*	*0.0*	*0.0*	*0.0*	*0.0*
Pemaju & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Syarikat & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	2.91	0	0	1.89	0	0.92
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.00*	*0.0*	*0.0*	*100.00*	*0.0*	*2.02*
Syarikat & Syarikat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.42	0	0	44.56
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*89.10*	*0.0*	*0.0*	*97.98*
Lain-lain	2.13	0	90.59	0	0	0	0	0	0	0	0.36	0	0	0	0.30	0	0	0
	100.00	*0.0*	*100.00*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.00*	*0.0*	*0.0*	*0.0*	*10.90*	*0.0*	*0.0*	*0.0*
Jumlah	**2.13**	**0.00**	**90.59**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.36**	**0.00**	**2.91**	**0.45**	**2.72**	**1.89**	**0.00**	**45.48**
JUMLAH																		
Perseorangan & Perseorangan	5,101.94	5,103.16	57.19	57.89	68.90	91.91	12,355.54	11,879.59	7,749.75	7,508.20	3,099.78	3,033.67	2,683.71	2,650.72	1,548.67	1,510.08	1,279.35	1,329.17
% Syer	*31.25*	*34.24*	*15.10*	*28.78*	*77.15*	*58.62*	*41.07*	*41.97*	*35.79*	*32.05*	*44.22*	*44.90*	*39.88*	*47.76*	*33.49*	*35.94*	*38.24*	*42.85*
Pemaju & Perseorangan	1,238.52	2,129.58	49.37	66.84	5.08	1.20	3,724.33	2,962.83	5,013.27	4,344.69	740.74	477.26	1,299.01	1,133.13	1,363.84	1,057.06	934.25	891.82
	7.59	*14.29*	*13.04*	*33.23*	*5.69*	*0.77*	*12.38*	*10.47*	*23.15*	*18.55*	*10.57*	*7.06*	*19.31*	*20.42*	*29.50*	*25.16*	*27.93*	*28.75*
Syarikat & Perseorangan	3,090.28	2,911.27	16.17	29.38	10.77	14.62	4,250.81	4,292.63	2,730.52	2,998.79	1,101.03	1,131.36	652.84	689.09	521.53	667.65	292.87	303.32
	18.93	*19.53*	*4.27*	*14.60*	*12.06*	*9.32*	*14.13*	*15.16*	*12.61*	*12.80*	*15.71*	*16.74*	*9.70*	*12.42*	*11.28*	*15.89*	*8.75*	*9.78*
Syarikat & Syarikat	6,720.37	4,246.21	22.67	47.05	4.42	49.05	9,455.53	8,996.98	6,136.92	8,538.98	1,803.38	1,927.16	1,278.92	992.47	1,166.06	930.04	823.50	570.85
	41.16	*28.49*	*5.99*	*23.39*	*4.95*	*31.29*	*31.43*	*31.78*	*28.34*	*36.45*	*25.72*	*28.52*	*19.01*	*17.88*	*25.22*	*22.13*	*24.62*	*18.40*
Lain-lain	176.35	513.10	233.27	0	0.13	0	300.27	175.05	23.25	36.00	265.45	187.26	814.14	84.26	23.73	36.84	15.47	6.54
	1.08	*3.44*	*61.60*	*0.0*	*0.15*	*0.0*	*1.00*	*0.62*	*0.11*	*0.15*	*3.79*	*2.77*	*12.10*	*1.52*	*0.51*	*0.88*	*0.46*	*0.21*
Jumlah	**16,327.46**	**14,903.32**	**378.67**	**201.16**	**89.30**	**156.77**	**30,086.49**	**28,307.06**	**21,653.72**	**23,426.68**	**7,010.37**	**6,756.71**	**6,728.63**	**5,549.68**	**4,623.82**	**4,201.67**	**3,345.44**	**3,101.69**

Jadual VI / *Table VI*

Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)

Value of Property Transactions by Category of Transferor and Transferee (RM Million)

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	
																RESIDENTIAL
1,072.22	1,127.40	745.36	847.58	954.71	985.43	913.71	1,002.62	89.24	66.25	952.63	980.04	1,474.88	1,478.97	30,372.55	29,986.99	Individual & Individual
56.03	*60.85*	*59.78*	*64.34*	*90.30*	*88.49*	*90.36*	*90.71*	*66.72*	*64.73*	*84.37*	*84.78*	*80.62*	*81.29*	*61.52*	*63.66*	*% Share*
712.77	615.56	345.35	290.41	59.81	90.55	70.48	44.93	37.05	25.43	9.95	26.00	67.76	105.96	12,706.23	10,799.32	Developer & Individual
37.25	*33.22*	*27.70*	*22.04*	*5.66*	*8.13*	*6.97*	*4.06*	*27.70*	*24.85*	*0.88*	*2.25*	*3.70*	*5.82*	*25.74*	*22.93*	
56.60	79.78	100.26	116.82	34.51	29.04	16.98	17.92	6.51	10.26	137.59	138.28	156.74	172.94	4,058.55	4,206.58	Company & Individual
2.96	*4.31*	*8.04*	*8.87*	*3.26*	*2.61*	*1.68*	*1.62*	*4.87*	*10.02*	*12.19*	*11.96*	*8.57*	*9.51*	*8.22*	*8.93*	
60.61	14.51	30.50	35.15	1.54	3.89	0.88	33.46	0	0	17.92	6.72	114.04	56.25	1,805.11	1,849.06	Company & Company
3.17	*0.78*	*2.45*	*2.67*	*0.15*	*0.35*	*0.09*	*3.03*	*0.0*	*0.0*	*1.59*	*0.58*	*6.23*	*3.09*	*3.66*	*3.93*	
11.30	15.47	25.41	27.38	6.65	4.65	9.15	6.37	0.96	0.41	11.02	4.88	16.02	5.22	427.18	265.02	Others
0.59	*0.84*	*2.04*	*2.08*	*0.63*	*0.42*	*0.90*	*0.58*	*0.72*	*0.40*	*0.98*	*0.42*	*0.88*	*0.29*	*0.87*	*0.56*	
1,913.50	**1,852.71**	**1,246.88**	**1,317.35**	**1,057.22**	**1,113.56**	**1,011.20**	**1,105.30**	**133.77**	**102.35**	**1,129.11**	**1,155.92**	**1,829.44**	**1,819.34**	**49,369.62**	**47,106.97**	**Total**
																COMMERCIAL
137.00	127.68	147.94	132.10	43.02	85.34	104.79	144.35	22.33	15.65	187.02	179.99	306.18	254.17	5,442.12	5,516.59	Individual & Individual
51.34	*26.80*	*24.75*	*32.35*	*47.43*	*65.57*	*78.05*	*51.82*	*66.45*	*54.92*	*38.16*	*42.17*	*37.45*	*39.68*	*22.26*	*22.86*	*% Share*
17.08	14.79	42.67	23.88	9.40	2.62	4.91	9.50	4.39	1.92	12.15	7.08	25.65	24.61	2,867.56	3,368.92	Developer & Individual
6.40	*3.10*	*7.14*	*5.85*	*10.36*	*2.01*	*3.66*	*3.41*	*13.07*	*6.74*	*2.48*	*1.66*	*3.14*	*3.84*	*11.73*	*13.96*	
52.78	75.10	81.95	71.30	13.36	27.54	12.25	105.70	4.44	7.52	182.16	167.14	211.14	242.01	5,214.18	5,416.28	Company & Individual
19.78	*15.76*	*13.71*	*17.46*	*14.73*	*21.16*	*9.13*	*37.95*	*13.21*	*26.40*	*37.17*	*39.16*	*25.82*	*37.79*	*21.33*	*22.44*	
56.88	243.64	139.50	131.33	24.19	11.83	4.17	11.71	2.02	3.40	104.58	69.40	267.96	115.44	10,397.22	9,161.51	Company & Company
21.31	*51.14*	*23.34*	*32.16*	*26.67*	*9.09*	*3.10*	*4.20*	*6.00*	*11.94*	*21.34*	*16.26*	*32.77*	*18.02*	*42.53*	*37.96*	
3.11	15.21	185.65	49.75	0.74	2.84	8.14	7.30	0.43	0	4.16	3.24	6.67	4.25	523.72	671.89	Others
1.17	*3.19*	*31.06*	*12.18*	*0.81*	*2.18*	*6.06*	*2.62*	*1.28*	*0.0*	*0.85*	*0.76*	*0.82*	*0.66*	*2.14*	*2.78*	
266.85	**476.41**	**597.71**	**408.35**	**90.70**	**130.16**	**134.26**	**278.56**	**33.61**	**28.49**	**490.06**	**426.85**	**817.60**	**640.48**	**24,444.80**	**24,135.19**	**Total**
																INDUSTRIAL
18.65	14.86	18.08	7.70	2.00	0.45	3.13	5.28	0	0.09	36.65	49.98	49.29	46.85	771.31	840.79	Individual & Individual
6.67	*6.88*	*6.44*	*1.53*	*4.65*	*1.41*	*9.59*	*20.07*	*0.0*	*1.30*	*11.18*	*16.91*	*16.49*	*10.36*	*5.41*	*5.69*	*% Share*
3.83	0.96	0	0.92	0	0	0	0	1.23	0	0	7.53	8.66	6.60	203.11	161.40	Developer & Individual
1.37	*0.44*	*0.0*	*0.18*	*0.0*	*0.0*	*0.0*	*0.0*	*18.12*	*0.0*	*0.0*	*2.55*	*2.90*	*1.46*	*1.43*	*1.09*	
47.80	49.93	23.11	70.86	5.99	0.35	0	3.14	4.06	1.55	90.13	45.66	86.63	61.37	2,019.12	1,853.09	Company & Individual
17.10	*23.13*	*8.23*	*14.11*	*13.93*	*1.10*	*0.0*	*11.92*	*59.79*	*22.44*	*27.50*	*15.45*	*28.99*	*13.58*	*14.17*	*12.53*	
206.98	150.11	96.70	350.08	35.02	31.02	22.00	16.57	1.50	3.00	201.01	191.81	148.34	327.43	10,792.59	11,775.76	Company & Company
74.04	*69.54*	*34.44*	*69.72*	*81.42*	*97.49*	*67.52*	*62.99*	*22.09*	*43.42*	*61.32*	*64.88*	*49.64*	*72.44*	*75.74*	*79.65*	
2.29	0	142.92	72.55	0	0	7.46	1.32	0	2.27	0	0.65	5.95	9.78	463.08	153.40	Others
0.82	*0.0*	*50.89*	*14.45*	*0.0*	*0.0*	*22.89*	*5.02*	*0.0*	*32.84*	*0.0*	*0.22*	*1.99*	*2.16*	*3.25*	*1.04*	
279.54	**215.86**	**280.82**	**502.11**	**43.01**	**31.82**	**32.58**	**26.30**	**6.79**	**6.91**	**327.79**	**295.63**	**298.86**	**452.01**	**14,249.22**	**14,784.44**	**Total**
																AGRICULTURE
498.73	490.83	404.45	378.05	121.19	128.56	325.10	300.55	77.12	63.69	117.72	231.24	447.76	398.29	4,987.43	4,800.04	Individual & Individual
54.49	*77.04*	*49.86*	*46.94*	*93.35*	*88.21*	*99.16*	*98.91*	*98.74*	*97.51*	*38.83*	*39.25*	*59.06*	*61.33*	*57.80*	*61.41*	*% Share*
0	0	3.20	0.60	0.86	0.04	0	0	0	0	0	0.16	0.09	0	15.91	1.25	Developer & Individual
0.0	*0.0*	*0.39*	*0.07*	*0.67*	*0.03*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.03*	*0.01*	*0.0*	*0.18*	*0.02*	
47.87	70.06	103.51	123.53	7.66	9.87	2.21	0.09	0.98	1.36	58.91	59.94	127.10	208.83	1,308.27	1,377.23	Company & Individual
5.23	*11.00*	*12.76*	*15.34*	*5.90*	*6.77*	*0.67*	*0.03*	*1.25*	*2.08*	*19.43*	*10.17*	*16.76*	*32.15*	*15.16*	*17.62*	
366.46	74.82	287.65	302.87	0	7.18	0	0.04	0	0	126.31	297.50	181.70	41.76	2,164.11	1,600.32	Company & Company
40.04	*11.74*	*35.46*	*37.61*	*0.0*	*4.93*	*0.0*	*0.01*	*0.0*	*0.0*	*41.67*	*50.49*	*23.97*	*6.43*	*25.08*	*20.47*	
2.28	1.40	12.32	0.28	0.11	0.09	0.55	3.18	0.00	0.27	0.20	0.34	1.51	0.58	152.53	37.59	Others
0.25	*0.22*	*1.52*	*0.03*	*0.08*	*0.06*	*0.17*	*1.05*	*0.01*	*0.41*	*0.07*	*0.06*	*0.20*	*0.09*	*1.77*	*0.48*	
915.33	**637.12**	**811.13**	**805.33**	**129.82**	**145.74**	**327.86**	**303.86**	**78.10**	**65.31**	**303.15**	**589.19**	**758.16**	**649.46**	**8,628.25**	**7,816.42**	**Total**
																DEVELOPMENT LAND
253.83	285.62	120.23	106.77	130.56	133.19	162.09	204.49	31.47	39.92	81.30	156.66	298.69	309.66	2,720.52	2,799.83	Individual & Individual
42.90	*45.91*	*60.57*	*49.12*	*79.96*	*91.78*	*99.70*	*98.82*	*93.87*	*91.41*	*43.89*	*36.16*	*40.36*	*24.47*	*25.02*	*24.93*	*% Share*
0	0	2.10	0.48	0	2.80	0.06	0	0	1.67	0	1.03	0.06	0	15.11	39.52	Developer & Individual
0.0	*0.0*	*1.06*	*0.22*	*0.0*	*1.93*	*0.04*	*0.0*	*0.0*	*3.82*	*0.0*	*0.24*	*0.01*	*0.0*	*0.14*	*0.35*	
111.59	202.52	44.13	60.72	30.87	8.38	0	1.49	1.13	2.01	94.84	119.22	297.90	538.74	2,317.47	3,083.08	Company & Individual
18.86	*32.56*	*22.23*	*27.94*	*18.91*	*5.77*	*0.0*	*0.72*	*3.36*	*4.61*	*51.20*	*27.52*	*40.25*	*42.57*	*21.31*	*27.45*	
225.32	101.98	31.07	29.98	0.67	0.02	0	0	0.86	0	8.52	156.28	138.01	282.25	5,153.23	4,969.01	Company & Company
38.08	*16.39*	*15.65*	*13.79*	*0.41*	*0.01*	*0.0*	*0.0*	*2.58*	*0.0*	*4.60*	*36.08*	*18.65*	*22.30*	*47.39*	*44.25*	
0.89	31.96	0.99	19.42	1.17	0.73	0.43	0.96	0.07	0.07	0.58	0	5.49	134.83	666.77	338.77	Others
0.15	*5.14*	*0.50*	*8.93*	*0.72*	*0.51*	*0.27*	*0.46*	*0.19*	*0.16*	*0.31*	*0.0*	*0.74*	*10.65*	*6.13*	*3.02*	
591.64	**622.09**	**198.51**	**217.36**	**163.28**	**145.12**	**162.58**	**206.93**	**33.53**	**43.67**	**185.25**	**433.18**	**740.15**	**1,265.47**	**10,873.10**	**11,230.21**	**Total**
																OTHERS
0	0	0	0	0	0	0	0	0	0	0	0.02	0	0	0	0.46	Individual & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.57*	*0.0*	*0.0*	*0.0*	*0.91*	*% Share*
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
0	0	0	0	0	0	0	0	0	0	2.93	2.87	0	0	5.84	5.68	Company & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*71.67*	*99.43*	*0.0*	*0.0*	*5.28*	*11.20*	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.42	44.56	Company & Company
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*2.19*	*87.89*	
6.50	0	1.20	0	0	0	0	0	0	0	1.16	0	0	0	102.23	0	Others
100.00	*0.0*	*100.00*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*28.33*	*0.0*	*0.0*	*0.0*	*92.53*	*0.0*	
6.50	**0.00**	**1.20**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.09**	**2.89**	**0.00**	**0.00**	**110.49**	**50.70**	**Total**
																TOTAL
1,980.44	2,046.39	1,436.07	1,472.20	1,251.49	1,332.97	1,508.82	1,657.28	220.17	185.59	1,375.32	1,597.93	2,576.80	2,487.94	44,293.92	43,944.70	Individual & Individual
49.84	*53.79*	*45.79*	*45.29*	*84.33*	*85.10*	*90.43*	*86.27*	*77.04*	*75.22*	*56.38*	*55.03*	*57.98*	*51.54*	*41.14*	*41.80*	*% Share*
733.68	631.31	393.32	316.28	70.07	96.01	75.45	54.43	42.68	29.02	22.10	41.80	102.21	137.16	15,807.92	14,370.41	Developer & Individual
18.47	*16.59*	*12.54*	*9.73*	*4.72*	*6.13*	*4.52*	*2.83*	*14.93*	*11.76*	*0.91*	*1.44*	*2.30*	*2.84*	*14.68*	*13.67*	
316.63	477.39	352.96	443.24	92.39	75.17	31.44	128.33	17.11	22.70	566.57	533.11	879.50	1,223.89	14,923.43	15,941.93	Company & Individual
7.97	*12.55*	*11.25*	*13.64*	*6.23*	*4.80*	*1.88*	*6.68*	*5.99*	*9.20*	*23.23*	*18.36*	*19.79*	*25.36*	*13.86*	*15.16*	
916.24	585.06	585.42	849.42	61.42	53.95	27.04	61.77	4.38	6.40	458.34	721.71	850.07	823.13	30,314.69	29,400.22	Company & Company
23.06	*15.38*	*18.67*	*26.13*	*4.14*	*3.44*	*1.62*	*3.22*	*1.53*	*2.59*	*18.79*	*24.86*	*19.13*	*17.05*	*28.15*	*27.97*	
26.37	64.04	368.48	169.37	8.66	8.31	25.73	19.13	1.46	3.02	17.11	9.11	35.64	154.65	2,335.52	1,466.67	Others
0.66	*1.68*	*11.75*	*5.21*	*0.58*	*0.53*	*1.54*	*1.00*	*0.51*	*1.22*	*0.70*	*0.31*	*0.80*	*3.20*	*2.17*	*1.40*	
3,973.36	**3,804.19**	**3,136.25**	**3,250.50**	**1,484.03**	**1,566.40**	**1,668.48**	**1,920.94**	**285.79**	**246.73**	**2,439.44**	**2,903.66**	**4,444.21**	**4,826.78**	**107,675.47**	**105,123.93**	**Total**

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual VII / ***Table VII***
Bilangan dan Nilai Transaksi Harta Tanah Kediaman mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2026
Transaction and Value of Residential Property Transaction by State and Ethnic Group, Malaysia, H1 2026

Negeri *State*	H1 2026									
	Jumlah *Total*	Bilangan Transaksi Harta Tanah Kediaman *Transaction of Residential Property Transaction*				Jumlah *Total*	Nilai Transaksi Harta Tanah Kediaman *Value of Residential Property Transaction*			
		Warganegara *Citizens*			Bukan Warganegara *Non-citizens*		Warganegara *Citizens*			Bukan Warganegara *Non-citizens*
		Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*			Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*	
W.P. Kuala Lumpur	6,618	1,749	3,970	422	477	6,106,590,449	886,899,355	3,289,405,372	832,615,733	1,097,669,989
W.P. Putrajaya	119	101	10	8	0	96,043,835	72,138,235	16,600,600	7,305,000	0
W.P. Labuan	157	79	74	4	0	65,664,547	28,979,381	30,255,166	6,430,000	0
Selangor	22,389	10,633	10,968	726	62	13,098,005,139	4,764,008,743	7,378,681,995	820,078,154	135,236,247
Johor	17,871	6,810	9,909	829	323	9,096,576,794	2,278,534,911	5,800,878,751	507,846,917	509,316,215
Pulau Pinang	6,979	2,094	4,637	165	83	3,192,411,047	646,682,638	2,280,360,266	148,892,620	116,475,523
Perak	11,604	5,100	4,995	1,504	5	3,033,103,673	1,277,733,942	1,463,933,766	287,565,965	3,870,000
Negeri Sembilan	5,903	3,327	2,446	124	6	2,169,707,155	1,136,029,055	939,430,467	78,434,390	15,813,243
Melaka	5,479	3,193	2,128	151	7	1,782,329,005	908,370,603	810,319,850	60,755,551	2,883,001
Kedah	6,442	4,625	1,596	219	2	1,852,713,722	1,278,921,015	518,419,792	52,244,635	3,128,280
Pahang	5,418	3,345	1,320	752	1	1,317,346,342	828,554,747	396,224,383	92,437,212	130,000
Terengganu	7,411	7,160	134	117	0	1,113,560,526	1,062,104,326	33,151,400	18,304,800	0
Kelantan	6,435	6,168	175	92	0	1,105,296,468	1,022,637,988	45,540,480	37,118,000	0
Perlis	333	258	71	4	0	102,354,026	71,426,271	21,312,755	9,615,000	0
Sabah	2,731	1,129	1,537	54	11	1,155,924,423	401,058,153	695,082,578	52,590,692	7,193,000
Sarawak	5,109	1,690	3,265	142	12	1,819,343,557	496,446,860	1,190,400,503	122,691,306	9,804,888
MALAYSIA	**110,998**	**57,461**	**47,235**	**5,313**	**989**	**47,106,970,708**	**17,160,526,223**	**24,909,998,124**	**3,134,925,975**	**1,901,520,386**

Nota. / Note.

***Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaju di pasaran primer yang hak milik individu/hak milik strata belum dikeluarkan.**
**The above transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.*

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual VIII / *Table VIII*
Bilangan dan Nilai Transaksi Harta Tanah Komersial mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2026
Transaction and Value of Commercial Property Transaction by State and Ethnic Group, Malaysia, H1 2026

Negeri *State*	H1 2026									
	Bilangan Transaksi Harta Tanah Komersial *Transaction of Commercial Property Transaction*					Nilai Transaksi Harta Tanah Komersial *Value of Commercial Property Transaction*				
	Jumlah *Total*	Warganegara *Citizens*			Bukan Warganegara *Non-citizens*	Jumlah *Total*	Warganegara *Citizens*			Bukan Warganegara *Non-citizens*
		Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*			Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*	
W.P. Kuala Lumpur	3,979	236	1,976	854	913	7,119,066,871	168,517,715	1,943,703,564	3,364,643,391	1,642,202,201
W.P. Putrajaya	58	24	17	17	0	103,411,179	31,583,354	30,765,703	41,062,122	0
W.P. Labuan	15	1	11	3	0	60,567,500	937,500	12,880,000	46,750,000	0
Selangor	5,085	768	2,897	1,405	15	6,141,316,792	424,820,737	2,395,076,393	3,295,420,462	25,999,200
Johor	4,202	279	2,415	966	542	5,456,936,939	180,496,355	1,732,777,480	2,964,580,749	579,082,355
Pulau Pinang	1,074	44	637	373	20	980,112,365	31,943,816	448,294,366	480,145,133	19,729,050
Perak	1,416	196	894	326	0	730,006,908	56,253,057	363,753,690	310,000,161	0
Negeri Sembilan	804	184	455	163	2	634,724,618	86,030,537	230,765,049	312,869,032	5,060,000
Melaka	896	100	448	341	7	519,742,736	39,917,594	216,526,963	258,653,179	4,645,000
Kedah	544	134	280	130	0	476,413,954	63,457,345	110,249,895	302,706,714	0
Pahang	665	69	244	352	0	408,354,615	37,508,536	152,190,078	218,656,001	0
Terengganu	236	166	40	30	0	130,161,432	80,896,932	15,773,500	33,491,000	0
Kelantan	438	305	72	61	0	278,555,087	198,029,513	36,514,574	44,011,000	0
Perlis	40	9	22	9	0	28,485,632	5,113,000	12,452,000	10,920,632	0
Sabah	693	68	471	152	2	426,850,399	27,307,077	232,991,486	165,451,836	1,100,000
Sarawak	1,309	64	994	251	0	640,482,993	25,172,971	379,642,107	235,667,915	0
MALAYSIA	**21,454**	**2,647**	**11,873**	**5,433**	**1,501**	**24,135,190,020**	**1,457,986,039**	**8,314,356,848**	**12,085,029,327**	**2,277,817,806**

Nota / *Note*

***Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaju di pasaran primer yang hak milik individu/ hak milik strata belum dikeluarkan.**
**The above transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.*

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual IX / ***Table IX***
Bilangan dan Nilai Transaksi Harta Tanah Industri mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2026
Transaction and Value of Industrial Property Transaction by State and Ethnic Group, Malaysia, H1 2026

Negeri *State*	H1 2026									
	Jumlah *Total*	Bilangan Transaksi Harta Tanah Industri *Transaction of Industrial Property Transaction*				Jumlah *Total*	Nilai Transaksi Harta Tanah Industri *Value of Industrial Property Transaction*			
		Warganegara *Citizens*			Bukan Warganegara *Non-citizens*		Warganegara *Citizens*			Bukan Warganegara *Non-citizens*
		Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*			Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*	
W.P. Kuala Lumpur	61	1	24	36	0	210,165,001	1,870,000	27,891,667	180,403,334	0
W.P. Putrajaya	2	0	1	1	0	1,705,000	0	605,000	1,100,000	0
W.P. Labuan	11	1	6	4	0	10,400,000	650,000	6,520,000	3,230,000	0
Selangor	1,293	37	465	790	1	6,390,075,477	53,095,464	760,109,313	5,572,170,700	4,700,000
Johor	669	10	195	458	6	3,936,148,694	18,607,000	344,819,925	3,499,039,543	73,682,226
Pulau Pinang	279	0	74	205	0	1,141,011,880	0	111,238,601	1,029,773,279	0
Perak	353	11	129	213	0	550,069,931	7,368,473	77,908,487	464,792,971	0
Negeri Sembilan	309	11	94	204	0	732,231,930	16,139,888	93,173,158	622,918,884	0
Melaka	190	7	68	115	0	281,994,067	4,565,200	53,328,633	224,100,234	0
Kedah	120	5	26	89	0	215,861,666	2,093,000	16,322,912	197,445,754	0
Pahang	127	5	36	86	0	502,110,045	4,339,500	31,962,077	465,808,468	0
Terengganu	14	1	1	12	0	31,820,000	350,000	450,000	31,020,000	0
Kelantan	16	5	3	8	0	26,299,050	5,995,000	2,418,504	17,885,546	0
Perlis	5	2	0	3	0	6,908,710	1,640,000	0	5,268,710	0
Sabah	178	3	106	69	0	295,628,933	6,320,000	73,298,000	216,010,933	0
Sarawak	305	9	179	117	0	452,013,934	3,903,000	81,431,454	366,679,480	0
MALAYSIA	**3,932**	**108**	**1,407**	**2,410**	**7**	**14,784,444,318**	**126,936,525**	**1,681,477,731**	**12,897,647,836**	**78,382,226**

Nota. / Note.

***Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaju di pasaran primer yang hak milik individu/hak milik strata belum dikeluarkan.**
**The above transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.*

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual X / *Table X*
Bilangan dan Nilai Transaksi Harta Tanah Pertanian mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2026
Transaction and Value of Agriculture Property Transaction by State and Ethnic Group, Malaysia, H1 2026

Negeri *State*	H1 2026									
	Bilangan Transaksi Harta Tanah Pertanian *Transaction of Agriculture Property Transaction*					Nilai Transaksi Harta Tanah Pertanian *Value of Agriculture Property Transaction*				
	Jumlah *Total*	Warganegara *Citizens*			Bukan Warganegara *Non-citizens*	Jumlah *Total*	Warganegara *Citizens*			Bukan Warganegara *Non-citizens*
		Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*			Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*	
W.P. Kuala Lumpur	0	0	0	0	0	0.00	0	0	0	0
W.P. Putrajaya	0	0	0	0	0	0.00	0	0	0	0
W.P. Labuan	24	20	3	0	1	4,427,975	3,353,808	849,167	0	225,000
Selangor	1,726	1,229	367	130	0	927,680,287	202,570,529	228,860,240	496,249,518	0
Johor	4,232	2,427	1,451	354	0	1,641,209,275	370,411,013	709,865,055	560,933,207	0
Pulau Pinang	980	609	221	150	0	350,176,001	99,457,419	123,260,016	127,458,566	0
Perak	6,020	4,279	1,379	362	0	1,067,688,196	316,790,139	454,908,885	295,989,172	0
Negeri Sembilan	1,687	1,222	327	138	0	469,496,536	145,649,237	206,615,263	117,232,036	0
Melaka	728	536	160	29	3	159,740,973	64,044,216	80,579,538	11,563,019	3,554,200
Kedah	6,241	5,944	204	93	0	637,116,875	426,677,722	67,977,942	142,461,211	0
Pahang	2,454	1,719	596	139	0	805,330,795	163,920,789	242,031,512	399,378,494	0
Terengganu	1,493	1,382	73	38	0	145,735,926	114,154,037	15,555,280	16,026,609	0
Kelantan	4,698	4,542	141	15	0	303,855,415	284,106,358	16,786,057	2,963,000	0
Perlis	758	737	21	0	0	65,312,375	59,216,916	6,095,459	0	0
Sabah	2,025	1,094	798	131	2	589,185,361	96,330,878	143,806,753	348,865,801	181,929
Sarawak	3,940	1,167	2,209	564	0	649,463,037	116,341,670	295,782,138	237,339,229	0
MALAYSIA	**37,006**	**26,907**	**7,950**	**2,143**	**6**	**7,816,419,027**	**2,463,024,731**	**2,592,973,305**	**2,756,459,862**	**3,961,129**

Nota. / Note.

***Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaju di pasaran primer yang hak milik individu/hak milik strata belum dikeluarkan.**
**The above transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.*

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XI / *Table XI*
Bilangan dan Nilai Transaksi Harta Tanah Pembangunan dan Lain-Lain mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2026
Transaction and Value of Development and Others Property Transaction by State and Ethnic Group, Malaysia, H1 2026

Negeri *State*	H1 2026									
	Jumlah *Total*	Bilangan Transaksi Harta Tanah Pembangunan dan Lain-Lain *Transaction of Development and Others Property Transaction*				Jumlah *Total*	Nilai Transaksi Harta Tanah Pembangunan dan Lain-Lain *Value of Development and Others Property Transaction*			
		Warganegara *Citizens*			Bukan Warganegara *Non-citizens*		Warganegara *Citizens*			Bukan Warganegara *Non-citizens*
		Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*			Bumiputera	Bukan Bumiputera *Non-Bumiputera*	Syarikat & Lain-lain *Company & Others*	
W.P. Kuala Lumpur	114	37	22	55	0	1,467,497,309	45,064,218	84,871,572	1,337,561,519	0
W.P. Putrajaya	0	0	0	0	0	0.00	0	0	0	0
W.P. Labuan	87	64	21	1	1	15,710,833	9,247,497	5,146,545	1,200,000	116,791
Selangor	1,221	696	256	269	0	1,749,980,065	250,430,324	412,427,208	1,087,122,533	0
Johor	1,264	488	409	366	1	3,295,804,297	145,869,025	282,913,668	2,866,947,229	74,375
Pulau Pinang	648	218	143	287	0	1,093,002,670	50,275,739	108,234,291	934,492,640	0
Perak	298	146	95	57	0	168,806,385	15,003,567	46,395,810	107,407,008	0
Negeri Sembilan	354	169	121	64	0	195,511,688	36,824,362	89,398,562	69,288,764	0
Melaka	1,368	1,123	152	91	2	357,886,660	126,847,746	84,068,335	146,006,579	964,000
Kedah	1,915	1,628	126	161	0	622,086,473	240,012,272	54,172,634	327,901,567	0
Pahang	488	317	108	63	0	217,360,211	63,479,024	69,390,976	84,490,211	0
Terengganu	1,534	1,503	16	15	0	145,123,236	131,983,400	5,140,636	7,999,200	0
Kelantan	2,225	2,189	18	18	0	206,931,380	202,486,280	2,110,600	2,334,500	0
Perlis	332	318	10	4	0	43,669,072	38,595,072	3,015,000	2,059,000	0
Sabah	545	259	197	89	0	436,066,957	53,407,044	124,733,104	257,926,809	0
Sarawak	1,537	96	982	459	0	1,265,472,614	37,485,236	331,119,145	896,868,233	0
MALAYSIA	**13,930**	**9,251**	**2,676**	**1,999**	**4**	**11,280,909,850**	**1,447,010,806**	**1,703,138,086**	**8,129,605,792**	**1,155,166**

Nota. / Note.

***Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaju di pasaran primer yang hak milik individu/hak milik strata belum dikeluarkan.**
**The above transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.*

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

State	Existing Stock			Completions			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change
W.P. Kuala Lumpur	567,469	584,933	3.1	4,193	1,497	-64.3	56,953	27,554	-51.6	8,337	826	-90.1	54,196	40,048	-26.1	1,278	4,727	269.9
W.P. Putrajaya	20,251	20,349	0.5	0	0	ND	28	2,228	7857.1	0	0	ND	3,224	0	-100.0	0	0	ND
W.P. Labuan	14,039	14,039	0.0	0	0	ND	428	105	-75.5	99	0	-100.0	0	71	ND	0	0	ND
Selangor	1,745,057	1,780,332	2.0	8,209	7,651	-6.8	83,704	81,437	-2.7	3,818	9,580	150.9	61,939	52,439	-15.3	8,837	6,999	-20.8
Johor	934,439	958,706	2.6	4,385	7,474	70.4	38,510	37,539	-2.5	6,173	3,954	-35.9	43,964	39,259	-10.7	3,916	5,065	29.3
Pulau Pinang	568,496	579,945	2.0	2,925	3,436	17.5	29,643	26,992	-8.9	5,813	1,860	-68.0	18,923	18,273	-3.4	2,747	1,956	-28.8
Perak	550,730	568,677	3.3	5,624	3,284	-41.6	35,406	28,179	-20.4	4,391	2,506	-42.9	28,515	24,579	-13.8	563	897	59.3
Negeri Sembilan	318,094	326,056	2.5	3,270	3,349	2.4	24,300	11,998	-50.6	3,768	2,537	-32.7	15,968	14,477	-9.3	1,270	4,316	239.8
Melaka	231,136	243,167	5.2	4,300	2,700	-37.2	15,789	12,680	-19.7	4,056	1,023	-74.8	19,836	12,872	-35.1	1,141	754	-33.9
Kedah	358,177	380,340	6.2	580	2,654	357.6	18,674	8,128	-56.5	1,917	1,281	-33.2	11,537	13,287	15.2	1,481	857	-42.1
Pahang	313,071	281,252	-10.2	1,914	1,218	-36.4	19,813	11,851	-40.2	2,537	1,974	-22.2	22,252	30,368	36.5	1,207	3,106	157.3
Terengganu	120,195	127,783	6.3	637	555	-12.9	10,690	4,616	-56.8	397	311	-21.7	4,010	4,373	9.1	85	294	245.9
Kelantan	96,406	98,582	2.3	2,652	331	-87.5	7,145	5,556	-22.2	539	445	-17.4	2,841	2,688	-5.4	985	383	-61.1
Perlis	28,164	28,500	1.2	186	206	10.8	758	644	-15.0	37	81	118.9	1,737	582	-66.5	52	170	226.9
Sabah	247,802	253,378	2.3	1,794	155	-91.4	16,259	11,095	-31.8	254	257	1.2	20,159	5,549	-72.5	230	0	-100.0
Sarawak	297,779	305,274	2.5	1,762	1,399	-20.6	17,844	14,077	-21.1	1,420	1,130	-20.4	5,769	4,620	-19.9	626	945	51.0
MALAYSIA	**6,411,305**	**6,551,313**	**2.2**	**42,431**	**35,909**	**-15.4**	**375,944**	**284,679**	**-24.3**	**43,556**	**27,765**	**-36.3**	**314,870**	**263,485**	**-16.3**	**24,418**	**30,469**	**24.8**

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

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

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

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

State	Existing Stock			Completions			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change
W.P. Kuala Lumpur	30,456	30,973	1.7	23	0	-100.0	449	605	34.7	0	38	ND	840	86	-89.8	0	0	ND
W.P. Putrajaya	538	538	0.0	0	0	ND	0	0	ND	0	0	ND	48	48	0.0	0	0	ND
W.P. Labuan	1,073	1,073	0.0	20	0	-100.0	30	12	-60.0	0	0	ND	0	0	ND	0	0	ND
Selangor	111,263	114,495	2.9	166	649	291.0	5,457	5,630	3.2	331	713	115.4	2,992	1,875	-37.3	371	372	0.3
Johor	98,031	99,750	1.8	198	562	183.8	4,857	5,636	16.0	476	322	-32.4	4,731	2,915	-38.4	305	481	57.7
Pulau Pinang	39,493	40,145	1.7	58	53	-8.6	1,149	1,400	21.8	159	113	-28.9	1,799	811	-54.9	10	48	380.0
Perak	58,923	59,975	1.8	119	247	107.6	2,047	937	-54.2	20	79	295.0	2,453	1,140	-53.5	41	87	112.2
Negeri Sembilan	27,135	28,358	4.5	140	343	145.0	1,887	748	-60.4	87	197	126.4	1,352	1,278	-5.5	121	243	100.8
Melaka	24,599	24,986	1.6	187	23	-87.7	1,027	457	-55.5	24	16	-33.3	1,330	1,009	-24.1	86	44	-48.8
Kedah	31,459	32,055	1.9	25	71	184.0	860	1,263	46.9	152	408	168.4	803	902	12.3	12	181	1,408.3
Pahang	26,385	26,855	1.8	96	116	20.8	1,979	1,215	-38.6	219	308	40.6	2,331	1,956	-16.1	89	148	66.3
Terengganu	8,522	8,902	4.5	7	0	-100.0	578	283	-51.0	14	0	-100.0	425	205	-51.8	12	52	333.3
Kelantan	14,742	14,929	1.3	38	23	-39.5	1,037	595	-42.6	51	58	13.7	341	560	64.2	119	121	1.7
Perlis	4,655	4,550	-2.3	60	25	-58.3	37	19	-48.6	0	0	ND	77	16	-79.2	0	0	ND
Sabah	33,623	34,600	2.9	142	136	-4.2	2,182	1,697	-22.2	0	40	ND	2,174	381	-82.5	0	21	ND
Sarawak	39,520	40,458	2.4	212	221	4.2	1,270	1,307	2.9	76	0	-100.0	765	496	-35.2	0	57	ND
MALAYSIA	**550,417**	**562,642**	**2.2**	**1,491**	**2,469**	**65.6**	**24,846**	**21,804**	**-12.2**	**1,609**	**2,292**	**42.4**	**22,461**	**13,678**	**-39.1**	**1,166**	**1,855**	**59.1**

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

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

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

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

State	Total Space (s.m.)		Completions (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
W.P. Kuala Lumpur	3,429,504	3,477,227	0	91,042	2,992,311	2,940,171	87.3	84.6	-20,606	-70,400	286,297	153,610	0	0	196,691	263,419	0	6,342
W.P. Putrajaya	54,864	67,241	0	0	47,011	48,029	85.7	71.4	-19,320	-1,704	29,277	16,900	0	0	0	0	0	0
W.P. Labuan	28,470	22,711	0	0	28,178	22,293	99.0	98.2	-243	1,813	0	0	0	0	0	0	0	0
Selangor	3,752,957	3,885,267	29,357	0	3,036,697	3,077,558	80.9	79.2	-205,359	-54,832	289,607	66,527	9,405	0	0	70,521	9,405	0
Johor	2,417,866	2,385,659	0	0	1,782,055	1,769,015	73.7	74.2	-6,378	17,400	25,916	25,916	0	0	0	0	0	0
Pulau Pinang	1,931,871	1,956,611	68,981	0	1,344,474	1,368,921	69.6	70.0	-58,060	-22,349	25,040	25,040	0	0	96,421	96,421	0	0
Perak	981,457	993,895	6,789	0	867,872	873,257	88.4	87.9	-40,045	3,633	8,783	92,903	0	0	0	0	0	0
Negeri Sembilan	581,186	598,102	0	7,345	400,592	394,000	68.9	65.9	-20,934	-2,180	7,345	25,599	0	22,093	0	12,034	0	0
Melaka	579,827	553,480	0	0	347,394	316,540	59.9	57.2	-57,288	-8,342	57,245	57,245	0	0	0	0	0	0
Kedah	590,078	594,731	0	0	416,014	435,495	70.5	73.2	-19,243	-14,127	0	8,874	0	8,874	20,031	20,031	8,874	0
Pahang	419,477	425,753	0	0	316,417	328,782	75.4	77.2	-35,037	1,124	6,276	7,843	0	7,843	15,373	15,373	0	0
Terengganu	269,881	276,584	0	0	205,010	217,410	76.0	78.6	-3,960	-465	7,845	7,845	0	0	0	0	0	0
Kelantan	391,750	355,588	0	0	297,691	263,410	76.0	74.1	-27,689	537	0	0	0	0	0	0	0	0
Perlis	57,959	73,369	0	0	50,348	64,682	86.9	88.2	-3,655	28,734	30,418	6,806	0	0	0	0	0	0
Sabah	782,548	768,748	0	0	628,633	613,715	80.3	79.8	-5,483	95	61,415	61,415	0	0	23,509	23,509	0	0
Sarawak	1,062,467	1,039,784	0	0	878,397	878,863	82.7	84.5	4,536	-1,293	41,676	41,676	0	0	0	0	0	0
MALAYSIA	**17,332,162**	**17,474,750**	**105,127**	**98,387**	**13,639,094**	**13,612,141**	**78.7**	**77.9**	**-518,764**	**-122,356**	**877,140**	**598,199**	**9,405**	**38,810**	**352,025**	**501,308**	**18,279**	**6,342**

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

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

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

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

State	Total Space (s.m.)		Completions (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
W.P. Kuala Lumpur	10,206,257	10,223,411	58,529	0	7,371,934	7,544,338	72.2	73.8	-17,313	101,549	518,461	775,380	0	0	736,092	547,109	0	0
W.P. Putrajaya	2,542,645	2,542,645	0	0	2,340,954	2,378,899	92.1	93.6	1,792	585	59,940	59,940	0	0	39,875	39,875	0	0
W.P. Labuan	66,706	66,640	0	0	60,647	61,190	90.9	91.8	-1,316	850	0	0	0	0	0	0	0	0
Selangor	4,699,459	4,712,837	90,254	0	3,408,945	3,457,295	72.5	73.4	-15,084	-10,597	32,906	19,088	0	19,088	0	14,948	0	0
Johor	1,368,143	1,401,838	0	0	931,669	930,080	68.1	66.3	-69,874	-4,501	195,272	129,403	0	8,097	33,817	49,303	0	0
Pulau Pinang	955,399	1,005,724	0	22,596	799,681	803,534	83.7	79.9	-120,539	5,094	47,040	6,000	0	0	42,488	79,743	5,136	25,277
Perak	555,915	561,450	0	0	517,727	520,100	93.1	92.6	-90,599	-250	20,072	13,820	0	0	0	0	0	0
Negeri Sembilan	307,562	308,642	0	0	275,960	275,116	89.7	89.1	-33,015	1,140	8,831	0	0	0	0	0	0	0
Melaka	382,777	398,872	0	0	340,347	347,500	88.9	87.1	-14,856	7,991	0	0	0	0	0	0	0	0
Kedah	373,827	397,881	0	0	339,081	366,791	90.7	92.2	-56,349	501	0	0	0	0	0	0	0	0
Pahang	415,965	414,332	0	0	368,744	365,702	88.6	88.3	-41,600	-2,475	0	5,936	0	0	0	0	0	0
Terengganu	369,540	360,761	0	0	358,997	341,348	97.1	94.6	-57,081	-15,986	9,704	30,042	0	0	31,760	39,386	0	0
Kelantan	283,456	333,767	0	46,988	261,939	312,730	92.4	93.7	-104,359	48,204	46,988	2,312	0	0	0	0	0	0
Perlis	101,117	112,610	0	11,933	92,962	92,847	91.9	82.5	-29,968	0	25,085	13,152	0	0	0	0	0	0
Sabah	813,035	816,189	0	0	704,448	720,535	86.6	88.3	-21,255	13,973	11,067	4,104	0	0	37,498	37,498	0	0
Sarawak	880,554	897,959	6,989	0	755,973	769,159	85.9	85.7	-24,903	270	10,528	10,528	0	0	0	0	0	0
MALAYSIA	**24,322,357**	**24,555,558**	**155,772**	**81,517**	**18,930,008**	**19,287,164**	**77.8**	**78.5**	**-696,319**	**146,348**	**985,894**	**1,069,705**	**0**	**27,185**	**921,530**	**807,862**	**5,136**	**25,277**

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

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

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

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

State	Existing Stock			Completions			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change
W.P. Kuala Lumpur	10,273	12,266	19.4	0	0	ND	3,939	3,362	-14.6	0	0	ND	5,211	2,839	-45.5	0	0	ND
W.P. Putrajaya	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	47,914	52,463	9.5	865	522	-39.7	17,100	11,364	-33.5	0	286	ND	2,065	3,845	86.2	0	0	ND
Johor	3,567	2,928	-17.9	0	0	ND	1,824	1,114	-38.9	0	0	ND	1,294	2,293	77.2	0	0	ND
Pulau Pinang	4,714	5,674	20.4	18	0	-100.0	1,395	974	-30.2	0	624	ND	1,207	0	-100.0	0	0	ND
Perak	1,043	1,698	62.8	0	0	ND	744	274	-63.2	0	22	ND	2,737	249	-90.9	0	0	ND
Negeri Sembilan	104	104	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Melaka	0	352	ND	0	352	ND	352	0	-100.0	0	0	ND	0	0	ND	0	0	ND
Kedah	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	308	ND	0	0	ND
Terengganu	0	0	ND	0	0	ND	0	0	ND	0	0	ND	117	0	-100.0	0	0	ND
Kelantan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	467	467	0.0	0	0	ND	0	0	ND	0	0	ND	0	284	ND	0	0	ND
Sarawak	563	563	0.0	0	0	ND	72	118	63.9	0	0	ND	12	0	-100.0	0	0	ND
MALAYSIA	**68,645**	**76,515**	**11.5**	**883**	**874**	**-1.0**	**25,426**	**17,206**	**-32.3**	**0**	**932**	**ND**	**12,643**	**9,818**	**-22.3**	**0**	**0**	**ND**

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

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

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

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

State	Existing Stock			Completions			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change
W.P. Kuala Lumpur	143,598	157,032	9.4	2,180	2,288	5.0	35,264	40,798	15.7	2,409	6,993	190.3	56,989	48,965	-14.1	1,610	9,920	516.1
W.P. Putrajaya	1,204	1,204	0.0	0	0	ND	671	671	0.0	0	0	ND	940	940	0.0	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	137,999	162,385	17.7	3,144	6,759	115.0	68,651	62,983	-8.3	6,563	2,292	-65.1	18,106	23,731	31.1	1,474	2,214	50.2
Johor	109,425	110,600	1.1	995	0	-100.0	27,616	49,084	77.7	4,458	4,305	-3.4	26,267	31,779	21.0	1,623	2,456	51.3
Pulau Pinang	10,751	11,503	7.0	418	0	-100.0	8,882	13,089	47.4	411	1,789	335.3	6,999	8,046	15.0	494	1,522	208.1
Perak	1,567	2,223	41.9	0	0	ND	1,104	530	-52.0	0	0	ND	408	306	-25.0	0	0	ND
Negeri sembilan	16,183	16,968	4.9	1,106	224	-79.7	1,286	195	-84.8	0	0	ND	292	3,778	1193.8	0	778	ND
Melaka	10,820	12,420	14.8	130	0	-100.0	6,344	4,763	-24.9	0	0	ND	4,255	2,330	-45.2	252	0	-100.0
Kedah	637	1,468	130.5	0	831	ND	0	349	ND	0	0	ND	433	816	88.5	0	0	ND
Pahang	10,085	12,183	20.8	0	0	ND	3,059	7,210	135.7	130	1,114	756.9	6,475	4,087	-36.9	0	0	ND
Terengganu	276	276	0.0	0	0	ND	1,046	759	-27.4	0	0	ND	0	0	ND	0	0	ND
Kelantan	1,694	1,694	0.0	0	0	ND	940	940	0.0	940	0	-100.0	0	361	ND	0	361	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	3,353	3,636	8.4	0	0	ND	1,297	4,315	232.7	0	0	ND	3,793	650	-82.9	0	0	ND
Sarawak	1,537	2,292	49.1	0	63	ND	4,267	7,805	82.9	714	577	-19.2	4,791	1,835	-61.7	899	0	-100.0
MALAYSIA	**449,129**	**495,884**	**10.4**	**7,973**	**10,165**	**27.5**	**160,427**	**193,491**	**20.6**	**15,625**	**17,070**	**9.2**	**129,748**	**127,624**	**-1.6**	**6,352**	**17,251**	**171.6**

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

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

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

Jadual XVIII / *Table XVIII*
Penawaran Unit Industri di Malaysia
Supply of Industrial Units in Malaysia

JABATAN PENILAIAN & PERKHIDMATAN HARTA

State	Existing Stock			Completions			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change
W.P. Kuala Lumpur	5,138	5,138	0.0	0	0	ND	0	22	ND	0	0	ND	37	10	-73.0	0	0	ND
W.P. Putrajaya	48	48	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	650	664	2.2	0	14	ND	41	27	-34.1	0	0	ND	0	0	ND	0	0	ND
Selangor	43,295	44,019	1.7	78	115	47.4	1,472	1,761	19.6	32	264	725.0	1,095	1,381	26.1	260	482	85.4
Johor	19,533	19,706	0.9	238	1	-99.6	619	460	-25.7	285	8	-97.2	189	360	90.5	103	28	-72.8
Pulau Pinang	9,952	10,117	1.7	0	53	ND	221	403	82.4	18	168	833.3	2	0	-100.0	0	0	ND
Perak	8,524	8,575	0.6	0	8	ND	211	324	53.6	113	138	22.1	539	215	-60.1	0	0	ND
Negeri Sembilan	5,576	5,924	6.2	2	7	250.0	838	762	-9.1	305	151	-50.5	553	1,028	85.9	46	72	56.5
Melaka	7,309	8,554	17.0	20	0	-100.0	261	383	46.7	0	266	ND	249	221	-11.2	87	0	-100.0
Kedah	3,887	4,060	4.5	0	0	ND	386	80	-79.3	6	43	616.7	130	134	3.1	0	23	ND
Pahang	3,686	3,703	0.5	0	0	ND	72	54	-25.0	39	0	-100.0	193	68	-64.8	0	23	ND
Terengganu	910	979	7.6	0	0	ND	56	3	-94.6	0	0	ND	1	4	300.0	0	0	ND
Kelantan	634	653	3.0	1	1	0.0	15	1	-93.3	1	0	-100.0	28	3	-89.3	0	3	ND
Perlis	315	291	-7.6	14	28	100.0	182	0	-100.0	0	0	ND	19	0	-100.0	0	0	ND
Sabah	6,432	6,539	1.7	0	0	ND	291	171	-41.2	24	0	-100.0	291	25	-91.4	0	0	ND
Sarawak	7,641	7,757	1.5	0	16	ND	199	61	-69.3	0	0	ND	203	291	43.3	0	0	ND
MALAYSIA	**123,530**	**126,727**	**2.6**	**353**	**243**	**-31.2**	**4,864**	**4,512**	**-7.2**	**823**	**1,038**	**26.1**	**3,529**	**3,740**	**6.0**	**496**	**631**	**27.2**

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

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

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XIX / *Table XIX*
Bilangan Bilik Hotel
Number of Hotel Rooms

State	Existing Stock			Completions			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change	H1 2025	H1 2026	% Change
W.P. Kuala Lumpur	49,772	50,148	0.8	0	0	ND	3,862	2,135	-44.7	0	0	ND	2,248	1,740	-22.6	552	0	-100.0
W.P. Putrajaya	1,769	1,769	0.0	0	0	ND	0	0	ND	0	0	ND	270	270	0.0	0	0	ND
W.P. Labuan	1,858	1,858	0.0	0	0	ND	116	0	-100.0	0	0	ND	0	0	ND	0	0	ND
Selangor	26,286	26,937	2.5	0	0	ND	0	280	ND	0	0	ND	495	0	-100.0	0	0	ND
Johor	32,455	34,691	6.9	35	0	-100.0	2,318	1,359	-41.4	18	200	1,011.1	2,890	0	-100.0	0	0	ND
Pulau Pinang	25,583	26,318	2.9	241	715	196.7	2,174	1,285	-40.9	0	0	ND	1,431	2,154	50.5	0	766	ND
Perak	17,849	18,181	1.9	0	0	ND	1,106	823	-25.6	0	0	ND	363	303	-16.5	0	0	ND
Negeri Sembilan	12,151	13,124	8.0	0	0	ND	1,594	152	-90.5	0	0	ND	446	88	-80.3	0	0	ND
Melaka	19,863	20,550	3.5	300	0	-100.0	699	0	-100.0	0	0	ND	1,582	0	-100.0	0	0	ND
Kedah	13,320	13,912	4.4	0	0	ND	756	40	-94.7	0	0	ND	406	309	-23.9	0	0	ND
Pahang	26,037	26,074	0.1	0	37	ND	0	14	ND	0	0	ND	783	273	-65.1	13	0	-100.0
Terengganu	11,677	11,677	0.0	0	30	ND	446	246	-44.8	0	0	ND	316	165	-47.8	0	129	ND
Kelantan	4,360	4,360	0.0	0	0	ND	144	144	0.0	0	0	ND	10	89	790.0	0	79	ND
Perlis	1,273	1,321	3.8	0	0	ND	120	70	-41.7	0	0	ND	120	0	-100.0	0	0	ND
Sabah	25,388	26,075	2.7	136	0	-100.0	3,406	3,475	2.0	0	0	ND	2,791	440	-84.2	0	0	ND
Sarawak	22,038	22,110	0.3	0	0	ND	205	205	0.0	205	0	-100.0	220	220	0.0	220	0	-100.0
MALAYSIA	**291,679**	**299,105**	**2.5**	**712**	**782**	**9.8**	**16,946**	**10,228**	**-39.6**	**223**	**200**	**-10.3**	**14,371**	**6,051**	**(57.9)**	**785**	**974**	**24.1**

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

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

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

Jadual XX / *Table XX*

Bilangan & Prestasi Jualan Pelancaran Baru dan Bilangan & Nilai Unit Kediaman Yang Belum Terjual di Malaysia

Number and Sales Performance of New Launches and Number and Value of Unsold Residential Units in Malaysia

JABATAN PENILAIAN & PERKHIDMATAN HARTA

State	Newly Launched			Completed		Under Construction		Not Constructed	
	H1 2025[r]	H1 2026[p]		H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
Malaysia			Malaysia						
Units Launched	37,250	27,832	Unsold Units	26,911	33,094	65,033	58,611	12,665	12,894
Units Sold	8,233	4,618	Value (RM Million)	16,435.08	17,779.82	NA	NA	NA	NA
Sales Performance	22.1	16.6							
W.P. Kuala Lumpur			W.P. Kuala Lumpur						
Units Launched	1,746	1,610	Unsold Units	3,643	3,687	4,599	2,498	3,979	2,851
Units Sold	552	334	Value (RM Million)	3,164.22	1,919.06	NA	NA	NA	NA
Sales Performance	31.6	20.7							
W.P. Putrajaya			W.P. Putrajaya						
Units Launched	0	0	Unsold Units	222	112	18	1,034	0	0
Units Sold	0	0	Value (RM Million)	247.13	160.65	NA	NA	NA	NA
Sales Performance	0.0	0.0							
W.P. Labuan			W.P. Labuan						
Units Launched	0	0	Unsold Units	41	41	89	35	0	0
Units Sold	0	0	Value (RM Million)	13.41	15.74	NA	NA	NA	NA
Sales Performance	0.0	0.0							
Selangor			Selangor						
Units Launched	8,836	8,354	Unsold Units	2,465	4,185	11,470	15,665	2,299	994
Units Sold	1,468	570	Value (RM Million)	1,980.98	3,106.88	NA	NA	NA	NA
Sales Performance	16.6	6.8							
Johor			Johor						
Units Launched	8,055	6,697	Unsold Units	3,209	4,222	7,918	5,879	1,299	2,788
Units Sold	3,251	2,445	Value (RM Million)	2,763.91	3,715.59	NA	NA	NA	NA
Sales Performance	40.4	36.5							
Pulau Pinang			Pulau Pinang						
Units Launched	1,600	2,878	Unsold Units	2,485	3,114	8,462	7,100	405	135
Units Sold	30	283	Value (RM Million)	1,891.71	1,905.78	NA	NA	NA	NA
Sales Performance	1.9	9.8							
Perak			Perak						
Units Launched	4,170	1,959	Unsold Units	3,266	4,075	7,258	6,967	1,058	1,841
Units Sold	957	193	Value (RM Million)	1,067.28	1,166.77	NA	NA	NA	NA
Sales Performance	22.9	9.9							
Negeri Sembilan			Negeri Sembilan						
Units Launched	2,828	2,378	Unsold Units	1,802	2,740	3,225	3,096	1,096	363
Units Sold	625	288	Value (RM Million)	718.52	1,319.43	NA	NA	NA	NA
Sales Performance	22.1	12.1							
Melaka			Melaka						
Units Launched	3,103	549	Unsold Units	1,474	2,213	3,688	2,825	501	157
Units Sold	622	107	Value (RM Million)	489.58	756.00	NA	NA	NA	NA
Sales Performance	20.0	19.5							
Kedah			Kedah						
Units Launched	1,868	772	Unsold Units	807	1,887	2,511	1,468	279	1,053
Units Sold	219	69	Value (RM Million)	283.31	769.05	NA	NA	NA	NA
Sales Performance	11.7	8.9							
Pahang			Pahang						
Units Launched	2,163	607	Unsold Units	1,399	1,818	3,098	2,561	247	706
Units Sold	328	69	Value (RM Million)	556.97	653.35	NA	NA	NA	NA
Sales Performance	15.2	11.4							
Terengganu			Terengganu						
Units Launched	340	153	Unsold Units	156	113	860	520	0	384
Units Sold	21	12	Value (RM Million)	57.12	42.93	NA	NA	NA	NA
Sales Performance	6.2	7.8							
Kelantan			Kelantan						
Units Launched	327	207	Unsold Units	2,411	1,236	1,324	2,108	34	53
Units Sold	38	35	Value (RM Million)	734.16	342.22	NA	NA	NA	NA
Sales Performance	11.6	16.9							
Perlis			Perlis						
Units Launched	78	22	Unsold Units	39	60	233	73	52	0
Units Sold	0	0	Value (RM Million)	9.19	17.91	NA	NA	NA	NA
Sales Performance	0.0	0.0							
Sabah			Sabah						
Units Launched	1,270	206	Unsold Units	1,967	1,887	5,056	2,746	239	755
Units Sold	74	46	Value (RM Million)	1,709.68	1,225.77	NA	NA	NA	NA
Sales Performance	5.8	22.3							
Sarawak			Sarawak						
Units Launched	866	1,440	Unsold Units	1,525	1,704	5,224	4,036	1,177	814
Units Sold	48	167	Value (RM Million)	747.92	662.69	NA	NA	NA	NA
Sales Performance	5.5	11.6							

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

Total may not add up to the shown figures due to rounding off

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XXI / *Table XXI*
Bilangan Unit Kedai Yang Belum Terjual di Malaysia
Number of Unsold Shop Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
Malaysia						
Unsold Units	5,699	6,124	4,158	4,344	615	425
Value (RM Million)	4,953.19	4,668.70	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	11	60	16	7	0	0
Value (RM Million)	3.85	12.41	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	6	0	0	0	0	0
Value (RM Million)	22.89	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	403	491	765	838	48	110
Value (RM Million)	581.90	700.05	NA	NA	NA	NA
Johor						
Unsold Units	1,097	1111	1,232	1390	153	54
Value (RM Million)	1,073.30	969.74	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	77	167	220	253	0	0
Value (RM Million)	47.19	108.37	NA	NA	NA	NA
Perak						
Unsold Units	588	890	230	268	92	72
Value (RM Million)	280.81	393.80	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	384	598	279	310	113	6
Value (RM Million)	250.33	484.83	NA	NA	NA	NA
Melaka						
Unsold Units	186	253	13	20	46	74
Value (RM Million)	157.90	147.12	NA	NA	NA	NA
Kedah						
Unsold Units	286	122	106	170	6	26
Value (RM Million)	183.58	84.60	NA	NA	NA	NA
Pahang						
Unsold Units	383	318	179	161	106	26
Value (RM Million)	238.78	241.42	NA	NA	NA	NA
Terengganu						
Unsold Units	76	105	45	79	8	12
Value (RM Million)	75.98	83.57	NA	NA	NA	NA
Kelantan						
Unsold Units	398	177	271	118	0	0
Value (RM Million)	258.21	101.40	NA	NA	NA	NA
Perlis						
Unsold Units	54	15	23	0	0	0
Value (RM Million)	32.53	8.12	NA	NA	NA	NA
Sabah						
Unsold Units	625	895	378	469	49	3
Value (RM Million)	431.57	664.18	NA	NA	NA	NA
Sarawak						
Unsold Units	1,125	922	401	261	0	42
Value (RM Million)	1,314.37	669.08	NA	NA	NA	NA

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

Total may not add up to the shown figures due to rounding off

Jadual XXII / *Table XXII*
Bilangan Unit SOHO Yang Belum Terjual di Malaysia
Number of Unsold SOHO Units in Malaysia

JABATAN PENILAIAN & PERKHIDMATAN HARTA

State	Completed		Under Construction		Not Constructed	
	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
Malaysia						
Unsold Units	2,452	3,866	4,477	4,666	1,061	1,260
Value (RM Million)	1,383.61	1,240.30	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	627	1,891	911	1,510	0	576
Value (RM Million)	552.20	455.92	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	318	393	3,112	2,533	865	0
Value (RM Million)	142.89	116.92	NA	NA	NA	NA
Johor						
Unsold Units	378	383	143	230	196	648
Value (RM Million)	248.70	207.58	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	985	971	188	247	0	0
Value (RM Million)	395.01	335.82	NA	NA	NA	NA
Perak						
Unsold Units	6	9	52	130	0	36
Value (RM Million)	0.80	2.13	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Melaka						
Unsold Units	0	219	0	0	0	0
Value (RM Million)	0.0	121.9	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Pahang						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Terengganu						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Sarawak						
Unsold Units	138	0	71	16	0	0
Value (RM Million)	44.01	0.00	NA	NA	NA	NA

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

Total may not add up to the shown figures due to rounding off

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XXIII / *Table XXIII*
Bilangan Pangsapuri Khidmat Yang Belum Terjual di Malaysia
Number of Serviced Apartment Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
Malaysia						
Unsold Units	17,883	23,375	41,644	50,112	11,932	14,618
Value (RM Million)	14,427.60	19,329.69	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	4,236	6,343	7,381	8,767	9,507	6,109
Value (RM Million)	4,096.02	7,163.50	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	72	20	0	0	0	0
Value (RM Million)	27.10	11.65	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	2,303	4,034	15,675	17,437	1,601	1,210
Value (RM Million)	1,379.61	2,029.56	NA	NA	NA	NA
Johor						
Unsold Units	9,323	9,946	6,168	10,756	508	5,853
Value (RM Million)	7,859.05	8,355.73	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	309	192	3,296	3,441	76	331
Value (RM Million)	383.28	196.21	NA	NA	NA	NA
Perak						
Unsold Units	121	169	274	209	0	0
Value (RM Million)	62.47	87.65	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	799	1,018	617	45	82	474
Value (RM Million)	330.84	397.72	NA	NA	NA	NA
Melaka						
Unsold Units	0	349	1,567	1,172	0	0
Value (RM Million)	0.00	95.39	NA	NA	NA	NA
Kedah						
Unsold Units	0	20	0	0	0	0
Value (RM Million)	0.00	12.91	NA	NA	NA	NA
Pahang						
Unsold Units	381	667	2,633	2,456	0	554
Value (RM Million)	206.65	772.59	NA	NA	NA	NA
Terengganu						
Unsold Units	16	16	0	272	0	0
Value (RM Million)	7.45	5.53	NA	NA	NA	NA
Kelantan						
Unsold Units	225	225	549	380	0	0
Value (RM Million)	42.30	41.85	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	31	171	1,328	1,998	0	1
Value (RM Million)	6.20	69.77	NA	NA	NA	NA
Sarawak						
Unsold Units	67	205	2,156	3,179	158	86
Value (RM Million)	26.64	89.62	NA	NA	NA	NA

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

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

Jadual XXIV / *Table XXIV*
Bilangan Unit Industri Yang Belum Terjual di Malaysia
Number of Unsold Industrial Units in Malaysia

JABATAN PENILAIAN & PERKHIDMATAN HARTA

State	Completed		Under Construction		Not Constructed	
	H1 2025	H1 2026	H1 2025	H1 2026	H1 2025	H1 2026
Malaysia						
Unsold Units	696	482	872	1,044	47	166
Value (RM Million)	790.72	699.06	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	8	10	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	40	41	212	189	0	0
Value (RM Million)	94.53	113.67	NA	NA	NA	NA
Johor						
Unsold Units	105	76	119	103	0	16
Value (RM Million)	138.17	84.60	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	7	30	31	71	0	0
Value (RM Million)	22.40	157.81	NA	NA	NA	NA
Perak						
Unsold Units	78	34	19	205	0	78
Value (RM Million)	59.63	18.44	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	40	80	267	236	0	43
Value (RM Million)	22.23	85.51	NA	NA	NA	NA
Melaka						
Unsold Units	0	6	59	100	41	0
Value (RM Million)	0.00	0.90	NA	NA	NA	NA
Kedah						
Unsold Units	14	23	17	24	0	5
Value (RM Million)	6.99	20.17	NA	NA	NA	NA
Pahang						
Unsold Units	44	44	33	28	0	0
Value (RM Million)	31.18	28.66	NA	NA	NA	NA
Terengganu						
Unsold Units	14	0	0	0	0	0
Value (RM Million)	4.95	0.00	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	8	21	24	0	0	0
Value (RM Million)	12.00	26.25	NA	NA	NA	NA
Sabah						
Unsold Units	63	28	13	52	0	0
Value (RM Million)	215.74	62.71	NA	NA	NA	NA
Sarawak						
Unsold Units	283	99	70	26	6	24
Value (RM Million)	182.91	100.34	NA	NA	NA	NA

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

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

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH TENGAH

Separuh Pertama 2026

CENTRAL REGION PROPERTY MARKET REPORT

First Half 2026

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

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Bandar Baharu Selayang
WILAYAH PERSEKUTUAN KUALA LUMPUR
KUALA LUMPUR
PETALING
Subang Jaya
Sri Kembangan
HULU LANGAT
Cyberjaya
WILAYAH PERSEKUTUAN PUTRAJAYA
Bandar Baharu Bangi
Semenyih
Broga
Bandar Sri Putra
Beranang
KUALA LANGAT
Dengkil
Telok Datok
Bandar Sri Ehsan
SEPANG
Bandar Baharu Salak Tinggi
Salak
Morib
Sepang
Tg. Sepat
Sg. Pelek
SEMENANJUNG MALAYSIA
WILAYAH PERSEKUTUAN PUTRAJAYA
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN
SELAT MELAKA
(STRAITS OF MELAKA)

CENTRAL REGION



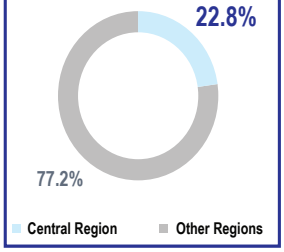
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2026 vs H1 2025)

▼-6.1% Volume **42,665** transactions Value **RM43.41** billion ▼-7.2%

Residential	Commercial	Industrial	Agriculture	Development Land & Others
29,126 units	9,122 units	1,356 units	1,726 units	1,335 units
RM19.30 billion	RM13.36 billion	RM6.60 billion	RM0.93 billion	RM3.22 billion
-7.9%	2.7%	-13.2%	-12.9%	-4.8%
-5.0%	-8.7%	-7.0%	25.7%	-19.4%

Market Share between Regions (Volume)



Construction Activity	Residential	Commercial	Service Apartments	Industrial
Completion	9,148	649	9,047	115
Starts	10,406	751	9,285	264
New Planned Supply	11,726	372	12,134	482

Unsold Starts	Residential	Commercial	Service Apartments	Industrial
Unsold Completed	7,984 units @ RM5.19 billion	551 units @ RM0.71 billion	10,397 units @ RM9.20 billion	41 units @ RM0.11 billion
Unsold Under Construction	19,197	845	26,204	189
Unsold Not Constructed	3,845	110	7,319	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

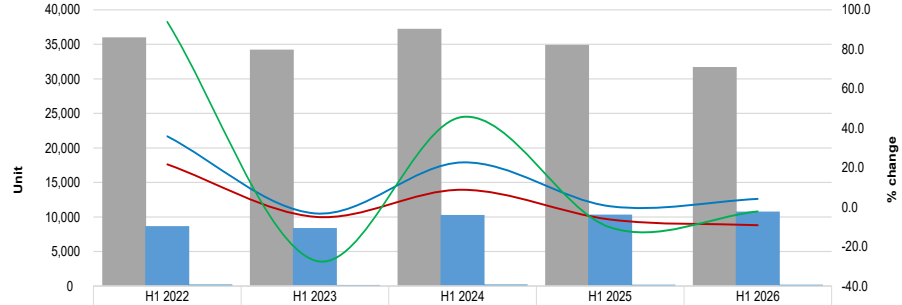
Prestasi pasaran hartanah Wilayah Tengah perlahan pada H1 2026, ditunjukkan oleh pengucupan aktiviti pasaran. Wilayah ini mencatatkan 42,665 transaksi bernilai RM43.41 bilion. Digabungkan, ketiga-tiga negeri ini membentuk 22.8% dan 41.3% daripada bilangan dan nilai transaksi negara. Selangor kekal sebagai pemacu utama pasaran wilayah tengah dengan jumlah transaksi tertinggi diikuti oleh WP Kuala Lumpur dan WP Putrajaya.

1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

The Central Region property market performance softened in H1 2026, indicated by the contraction in market activities. The region registered 42,665 transactions worth RM43.41 billion. Combined, these three states formed 22.8% and 41.3% of the national volume and value of transactions. Selangor remains the main driver of the central region market with the highest transaction volume, followed by WP Kuala Lumpur and WP Putrajaya

Chart 1

Overall Property Transactions Volume Trend H1 2022 – H1 2026



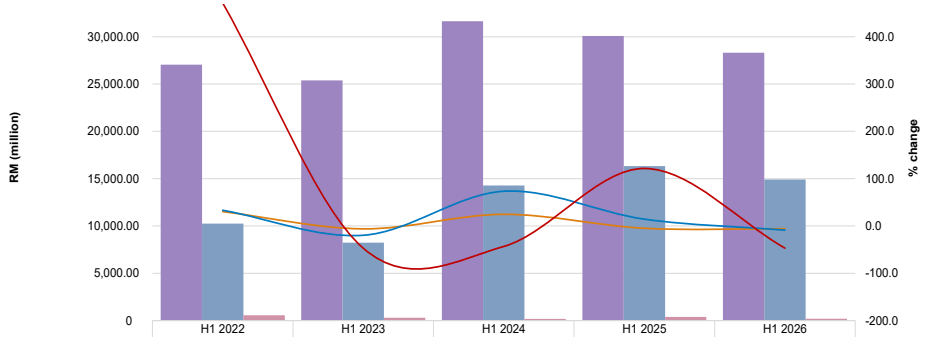
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	36,026	34,251	37,261	34,917	31,714
WP Kuala Lumpur	8,671	8,395	10,298	10,342	10,772
WP Putrajaya	192	140	204	183	179
Selangor (%)	21.7	-4.9	8.8	-6.3	-9.2
WP Kuala Lumpur (%)	35.9	-3.2	22.7	0.4	4.2
WP Putrajaya (%)	93.9	-27.1	45.7	-10.3	-2.2

Dari segi bilangan transaksi, Selangor dan WP Putrajaya masing-masing menunjukkan aliran menurun kepada 31,714 dan 179 transaksi. Sementara itu, WP Kuala Lumpur sedikit menaik iaitu sebanyak 10,772 transaksi.

In terms of transaction volume, Selangor and WP Putrajaya showed a downward trend, recording to 31,714 and 179 transactions respectively. Meanwhile, WP Kuala Lumpur slightly increased to 10.772 transaction.

Chart 2

Overall Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	27,056.75	25,391.68	31,635.63	30,086.49	28,307.06
WP Kuala Lumpur	10,251.42	8,234.90	14,278.83	16,327.46	14,903.32
WP Putrajaya	569.49	301.42	170.95	378.67	201.16
Selangor (%)	30.3	-6.2	24.6	-4.9	-5.9
WP Kuala Lumpur (%)	33.2	-19.7	73.4	14.3	-8.7
WP Putrajaya (%)	471.3	-47.1	-43.3	121.5	-46.9

Aliran pergerakan yang sama dilihat pada nilai transaksi. WP Putrajaya menurun kepada RM0.20 bilion, diikuti oleh WP Kuala Lumpur RM14.90 bilion dan Selangor RM28.31 bilion.

Similar movement situation was seen in terms of transaction value. WP Putrajaya decreased to RM0.20 billion, followed by WP Kuala Lumpur RM14.90 billion and Selangor RM28.31 billion.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2026

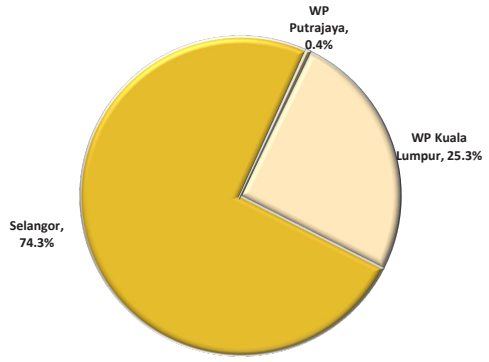
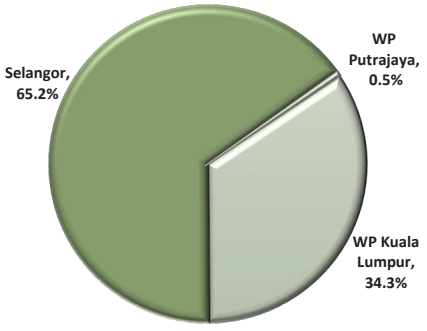


Chart 4

Overall Property Transactions Value Breakdown by State H1 2026



Mengikut negeri, Selangor mendominasi keseluruhan transaksi harta tanah dengan 74.3% dalam bilangan (31,714 transaksi) dan 65.2% dalam nilai (RM28.31 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

By state, Selangor dominated the region's overall property transactions, with 74.3% in volume (31,714 transactions) and 65.2% in value (RM28.31 billion) of the total transactions in the Central Region.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2026

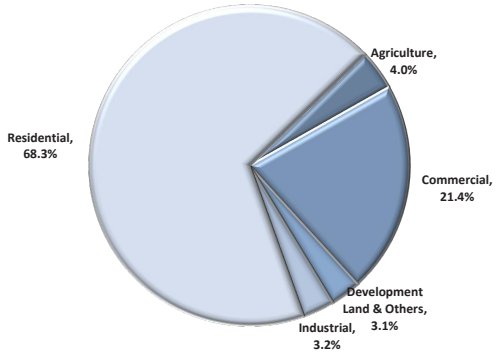
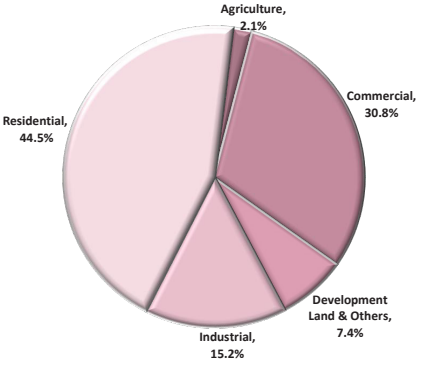


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2026



Mengikut subsektor, kediaman terus mendominasi transaksi harta tanah di wilayah ini, menyumbang 68.3% (29,126 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan dengan syer 44.5%.

By subsector, residential continued to dominate the region's property transactions, contributing 68.3% (29,126 transactions) of the total. Likewise, the residential subsector dominated the region's overall property transaction value with a 44.5% share.

Table 1

Summary of Prominent Sales in H1 2026

No.	State	Property	Location	Transaction Year	Consideration (RM)
PURPOSE-BUILT OFFICE (PBO)					
1.	WP Kuala Lumpur	Wisma Help	Jln Gelenggang	2026	60,000,000
2.	WP Kuala Lumpur	Menara PJD	Jalan Tun Razak	2025	280,000,000
3.	WP Kuala Lumpur	Menara UMW	Jalan Puncak, Off Jln P Ramlee	2025	72,784,000
4.	WP Kuala Lumpur	Menara UAB	No. 6, Jln Tun Perak	2025	70,800,000
5.	Selangor	Menara UAC	No. 12, Jalan Pju 7/5	2025	95,000,000
6.	Selangor	Kolej Swasta Intelek	No. 14, Jalan 19/1	2025	40,000,000
7.	WP Kuala Lumpur	Tower 3 Avenue 5	Tower 3 Avenue 5, Jalan Kerinchi	2024	50,000,000
SHOPPING COMPLEX (SC)					
8.	WP Kuala Lumpur	Lucky Plaza	Jalan Kelang Lama	2025	74,052,000
HOTEL					
9.	WP Kuala Lumpur	KIP Hotel	Pantai Beserah, Jalan Kuantan - Kemaman	2026	40,000,000
10.	WP Kuala Lumpur	Hotel Alpha Genesis	Jalan Tengkat Tong Shin	2025	48,000,000
ESTATE					
11.	Selangor	Estate Land	Jalan Persiaran Puteri, Ijok	2024	230,536,390
INDUSTRIES					
12.	Selangor	Vacant Industrial Plot	Jalan Bunga Azalea, Bukit Sentosa	2025	364,616,802
13.	Selangor	Vacant Industrial Plot	Off Jalan Rimbayu, Taman Rimbayu	2025	114,675,402
OTHERS					
14.	WP Kuala Lumpur	Commercial Development Land	Jalan Dewan Sultan Sulaiman, Kampung Baru	2026	113,000,000
15.	WP Kuala Lumpur	Residential Development Land	Kampung Segambut Dalam	2025	110,000,000
16.	Selangor	Vacant Commercial Plot	Pers. Cyber Point Selatan, Cyberjaya	2025	259,283,059
17.	Selangor	Vacant Commercial Plot	Persiaran Cyberpoint, Cyberjaya	2025	156,802,000
18.	Selangor	Commercial Development Land	Taman Lestari Puchong	2024	170,000,000

Note: This list only displays selected major transactions.

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Pada tempoh kajian, negeri-negeri di wilayah ini mencatatkan trend bercampur dalam bilangan transaksi. WP Putrajaya dan Selangor masing-masing menunjukkan aliran menurun, sementara itu, WP Kuala Lumpur sedikit menaik.

2.0 PROPERTY MARKET ACTIVITY

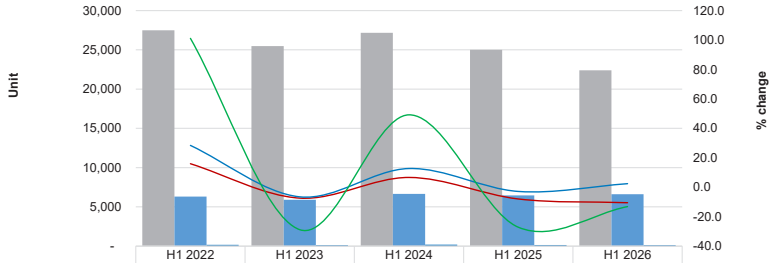
2.1 RESIDENTIAL PROPERTY

Transaction

The residential subsector was the dominant subsector across all states. During the review period, the states in this region recorded a mixed trend in the number of transactions. WP Putrajaya and Selangor showed a downward trend, meanwhile, WP Kuala Lumpur registered a slight increase.

Chart 7

Residential Property Transactions Volume Trend H1 2022 – H1 2026



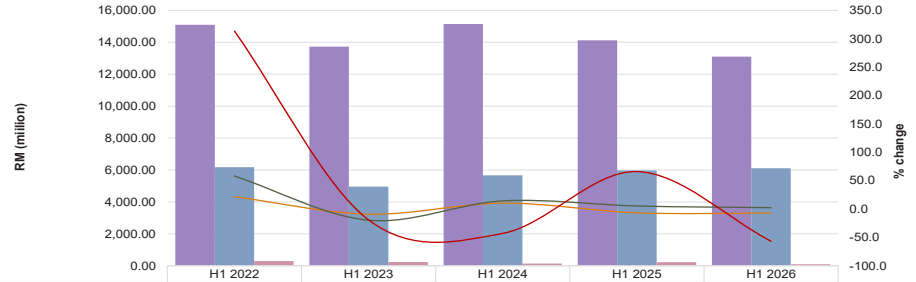
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	27,501	25,474	27,174	25,015	22,389
WP Kuala Lumpur	6,307	5,897	6,648	6,460	6,618
WP Putrajaya	177	126	188	137	119
Selangor (%)	16.0	-7.4	6.7	-7.9	-10.5
WP Kuala Lumpur (%)	28.4	-6.5	12.7	-2.8	2.4
WP Putrajaya (%)	101.1	-28.8	49.2	-27.1	-13.1

Aliran pergerakan yang sama dilihat pada nilai transaksi. WP Putrajaya dan Selangor masing-masing merekodkan penurunan nilai transaksi, manakala WP Kuala Lumpur merekodkan peningkatan nilai transaksi.

A similar movement trend is observed in transaction values. WP Putrajaya and Selangor recorded a decrease in transaction value respectively, while WP Kuala Lumpur recorded an increase in transaction value.

Chart 8

Residential Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	15,094.76	13,727.19	15,146.20	14126.61	13,098.01
WP Kuala Lumpur	6,178.02	4,959.09	5,669.52	5971.18	6,106.59
WP Putrajaya	291.30	235.14	134.05	222.42	96.04
Selangor (%)	21.6	-9.1	10.3	-6.7	-7.3
WP Kuala Lumpur (%)	58.1	-19.7	14.3	5.3	2.3
WP Putrajaya (%)	313.4	-19.3	-43.0	65.9	-56.8

Pelancaran Baharu

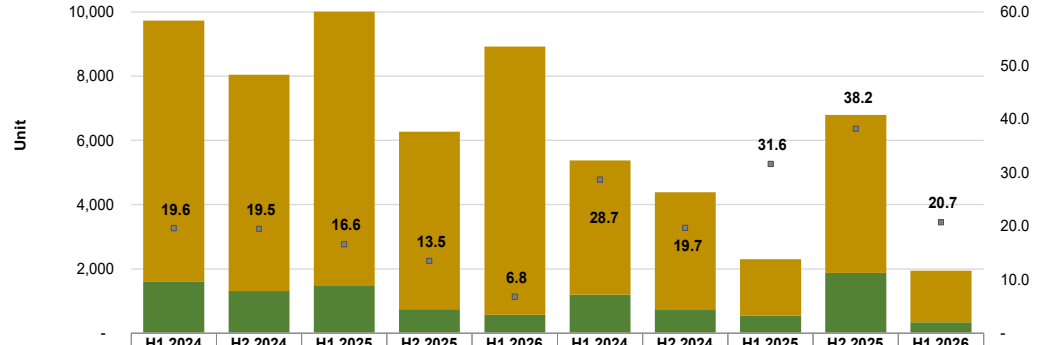
Pasaran utama di Wilayah Tengah menyaksikan prestasi bercampur bagi segmen pelancaran baharu; Selangor merekodkan peningkatan prestasi manakala WP Kuala Lumpur mengalami kemerosotan, dan WP Putrajaya pula kekal tanpa unit baru dilancar. Selangor mencatatkan peningkatan kepada 8,354 unit, manakala WP Kuala Lumpur hanya merekodkan sebanyak 1,610 unit.

New Launches

The primary market in the Central Region witnessed mixed performance in the new launches segment; Selangor recorded an increase in performance while WP Kuala Lumpur experienced a decline, and WP Putrajaya remained with none. Selangor recorded an increase to 8,354 new launch units, while WP Kuala Lumpur only recorded 1,610 units.

Chart 9

Residential Newly Launch and Sales Performance



	Selangor					WP Kuala Lumpur				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unit Launches	8,131	6,731	8,836	5,522	8,354	4,176	3,664	1,746	4,917	1,610
Unit Sold	1,594	1,312	1,468	744	570	1,198	721	552	1,876	334
Sales Performance (%)	19.6	19.5	16.6	13.5	6.8	28.7	19.7	31.6	38.2	20.7

Status Pasaran

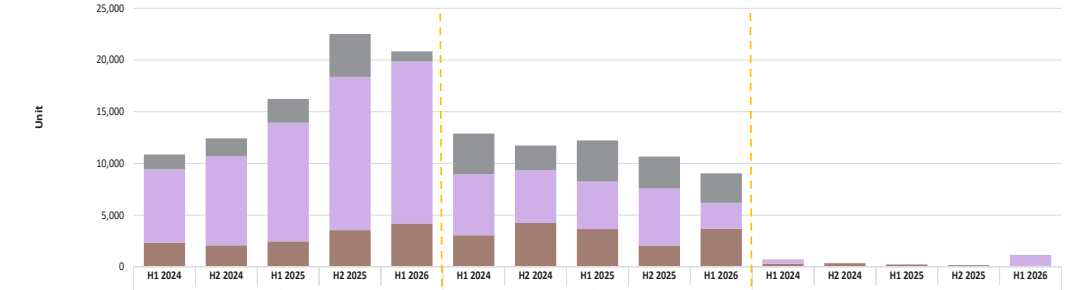
Situasi unit kediaman belum terjual di wilayah Tengah menyaksikan dinamik pasaran yang berbeza dalam tempoh kajian bagi semua peringkat pembinaan. Selangor merekodkan jumlah unit belum terjual tertinggi sebanyak 20,844 unit, diikuti oleh WP Kuala Lumpur dengan jumlah 9,036 unit dan WP Putrajaya mengekalkan jumlah stok belum terjual terendah pada paras 1,146 unit.

Market Status

The unsold residential units situation in the Central Region witnessed different market dynamics across all construction stages during the review period. Selangor recorded the highest number of unsold units at 20,844 units, followed by WP Kuala Lumpur with 9,036 units, while WP Putrajaya maintained the lowest level of unsold units at 1,146 units.

Chart 10

Residential Market Status H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur					WP Putrajaya				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Not Constructed	1,428	1,746	2,299	4,150	994	3,932	2,360	3,979	3,090	2,851	0	0	0	0	0
Unsold Under Construction	7,106	8,607	11,470	14,832	15,665	5,905	5,137	4,599	5,516	2,498	411	18	18	18	1,034
Unsold Completed	2,328	2,075	2,465	3,547	4,185	3,051	4,234	3,643	2,055	3,687	302	352	222	157	112

Aktiviti Pembinaan

Prestasi aktiviti pembinaan di Wilayah Tengah secara keseluruhannya mencatatkan prestasi bercampur-campur. Penawaran unit di peringkat siap dibina dan mula dibina masing-masing menyaksikan penurunan. Manakala penawaran baharu dirancang meningkat berbanding tempoh yang sama tahun sebelumnya.

Unit siap dibina di Selangor dan WP Kuala Lumpur masing masing mencatatkan penurunan kepada 7,651 unit (H1 2025: 8,209 unit) dan 1,497 unit (H1 2025: 4,193 unit). Di peringkat mula dibina Selangor merekodkan peningkatan kepada 9,580 unit, manakala WP Kuala Lumpur menurun kepada 826 unit berbanding H1 2025.

Manakala di peringkat penawaran baharu dirancang Selangor merekodkan penurunan kepada 6,999 unit, manakala WP Kuala Lumpur meningkat kepada 4,727 unit berbanding H1 2025. WP Putrajaya kekal tiada pada H1 2026.

Construction Activity

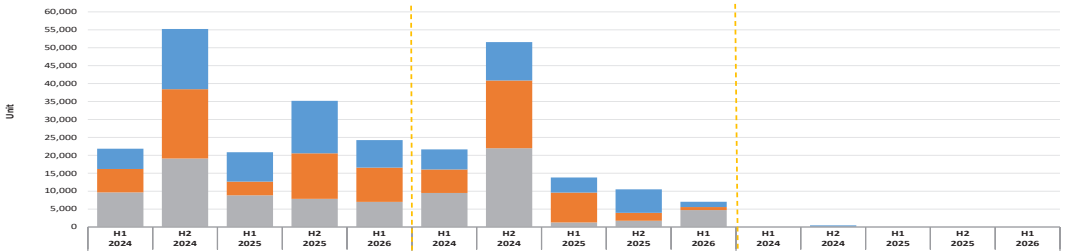
Overall, construction activity performance in the Central Region showed mixed performance. The supply of completion units and start decreased respectively, while new planned supply units increased compared to the same period of the previous year.

Completion units in Selangor and WP Kuala Lumpur decreased to 7,651 units (H1 2025: 8,209 units) and 1,497 units (H1 2025: 4,193 units) respectively. At the starts stages, Selangor recorded an increase to 9,580 units, while WP Kuala Lumpur decreased to 826 units compared H1 2025.

Meanwhile, at new planned supply stages, Selangor recorded a decrease to 6,999 units, while WP Kuala Lumpur increased to 4,727 units compared with H1 2025. WP Putrajaya remained nil in H1 2026.

Chart 11

Residential Construction Activity Trend H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur					WP Putrajaya				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	5,637	16,793	8,209	14,648	7,651	5,589	10,712	4,193	6,562	1,497	0	463	0	0	0
Starts	6,524	19,322	3,818	12,694	9,580	6,562	18,903	8,337	2,214	826	0	0	0	0	0
New Planned Supply	9,667	19,106	8,837	7,855	6,999	9,496	21,969	1,278	1,738	4,727	0	0	0	0	0

Table 2

Construction Activity of Residential in Central Region H1 2026

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)	1,780,332	584,933	20,349
Incoming Supply (units)	81,437	27,554	2,228
Planned Supply (units)	52,439	40,048	0

Harga

Harga harta tanah kediaman dalam H1 2026 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah dan bertingkat tinggi di kawasan utama dan stabil menyaksikan peningkatan modal marginal.

Teres dua tingkat di skim yang mantap seperti Taman Puchong Utama dan USJ 3, Selangor masing-masing menikmati peningkatan 6.5%. Sementara itu, teres dua tingkat di WP Kuala Lumpur juga, menyaksikan peningkatan yang sama masing-masing sebanyak 11.2%, 10.5% dan 8.7% direkodkan di Damansara Heights (Bukit Damansara), Bandar Baru Sri Petaling dan Desa Park City (South Lake).

Di segmen kediaman bertingkat tinggi, prestasi kukuh telah direkodkan. Di WP Kuala Lumpur, pangsapuri/ kondominium yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan antaranya Desa Putra, Setapak (8.6%), Sri Putramas (8.2%) dan Residensi Allevia (7.7%). Sementara itu, pangsapuri/ kondominium di Selangor seperti Pangsapuri Saujana @ Damansara Damai, Pangsapuri Vista Lavendar @ Taman Kinrara, Seksyen 3 dan Langat Jaya Condominium, masing-masing menyaksikan peningkatan 8.6%, 8.2% dan 8.1%. Walau bagaimanapun, terdapat penurunan di skim terpilih bagi rumah teres, pangsapuri dan kondominium di wilayah ini.

Price

The residential property price in H1 2026 showed mixed movements across the board. Residential properties for landed and high-rise units in prominent and established areas witnessed a marginal capital appreciation.

Double storey terraces in established schemes such as Taman Puchong Utama and USJ 3, Selangor, enjoyed an increase of 6.5% respectively. Meanwhile, double storey terraces in WP Kuala Lumpur also saw a similar increase of 11.2%, 10.5% and 8.7% in Damansara Heights (Bukit Damansara), Bandar Baru Sri Petaling and Desa Park City (South Lake), respectively.

In the high-rise residential segment, strong performances were recorded. In WP Kuala Lumpur, apartments/ condominiums located in prominent areas served with efficient road linkages, indicating an increase, including Desa Putra, Setapak (8.6%), Sri Putramas (8.2%) and Residensi Allevia (7.7%). Meanwhile, apartments/ condominiums in Selangor, namely Pangsapuri Saujana @ Damansara Damai, Pangsapuri Vista Lavendar @ Taman Kinrara, Seksyen 3 and Langat Jaya Condominium, witnessed an increase of 8.6%, 8.2% and 8.1%, respectively. Nevertheless, there were instances of declines in selected schemes for terraced houses, apartments and condominiums in the region.

Indeks Harga Rumah

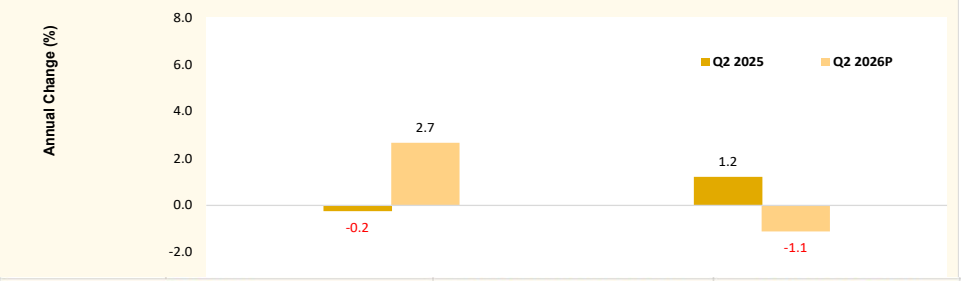
Indeks Harga Rumah untuk WP Kuala Lumpur dan Selangor masing-masing berada pada 207.8 mata dan 231.4 mata. Harga purata rumah di Selangor adalah RM561,187 pada S2 2026^{P}, menurun daripada RM567,435 pada S2 2025. WP Kuala Lumpur mencatat harga purata tertinggi dalam negara, meningkat kepada RM825,282 pada S2 2026^{P} berbanding pada S2 2025 (RM803,500).

House Price Index

The all House Price Index for WP Kuala Lumpur and Selangor stood at 207.8 points and 231.4 points, respectively. The average house price for Selangor stood at RM561,187 in Q2 2026P, decrease from RM567,435 in Q2 2025. WP Kuala Lumpur recorded the highest house price in the country, rising to RM825,282 in Q2 2026^{P} compared to Q2 2025 (RM803,500).

Chart 12

All House Price Index Annual Changes



YEAR		KUALA LUMPUR	SELANGOR
Q2 2025	Index Point	202.4	234.0
	Average House Price	RM803,500	RM567,435
Q2 2026^{P}	Index Point	207.8	231.4
	Average House Price	RM825,282	RM561,187

Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil. Kadar purata pulangan sewa untuk rumah teres dua tingkat di Wilayah Tengah adalah antara 1.7% dan 8.3%. Teres dua tingkat di Perumahan Kinrara, Daerah Petaling, Selangor dan Taman Mutiara, Mukim Kuala Lumpur, WP Kuala Lumpur masing-masing meningkat 8.5% dan 6.5% dengan sewa mencecah RM1,500 hingga RM2,200 sebulan dan RM1,600 hingga RM1,950 sebulan.

Sementara itu, kadar pulangan purata bagi pangsapuri/ kondominium di seluruh wilayah ini berada dalam lingkungan 1.3% hingga 10.8%.

Rental

The residential rental market in the Central Region was generally stable. The average rental yield for double storey terrace houses in the Central Region was between 1.7% and 8.3%. Double storey terraces houses in Perumahan Kinrara, District of Petaling, Selangor and Taman Mutiara, Mukim of Kuala Lumpur, WP Kuala Lumpur increased by 8.5%, and 6.5% respectively, fetching a rental of RM1,500 to RM2,200 per month and RM1,600 to RM1,950 per month.

Meanwhile, the average rental yield for apartments/ condominiums across the region was in the range of 1.3% to 10.8%.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Aktiviti pasaran menunjukkan peningkatan di WP Putrajaya dan WP Kuala Lumpur apabila bilangan masing-masing meningkat kepada 58 dan 3,979 transaksi. Sebaliknya, Selangor mencatat sedikit penurunan kepada 5,085 transaksi dalam tempoh kajian.

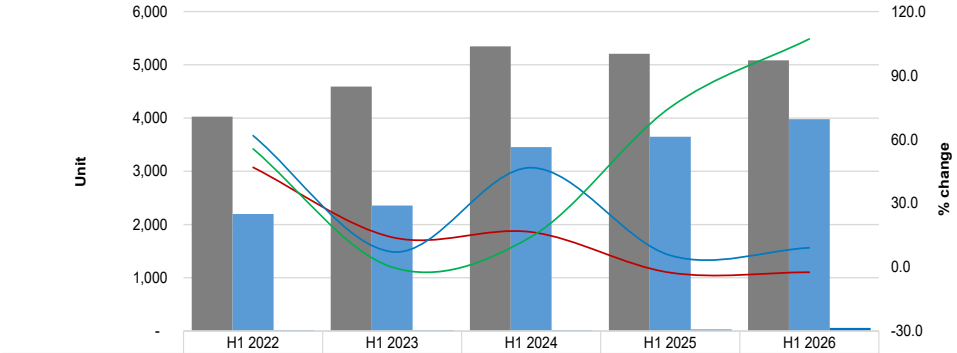
2.2 *COMMERCIAL PROPERTY*

Transaction

Market activity showed improvement in WP Putrajaya and WP Kuala Lumpur with transactions volume increased 58 and 3,979 respectively. Conversely, Selangor recorded a slight decrease to 5,085 transactions during the review period.

Chart 13

Commercial Property Transactions Volume Trend H1 2022 – H1 2026



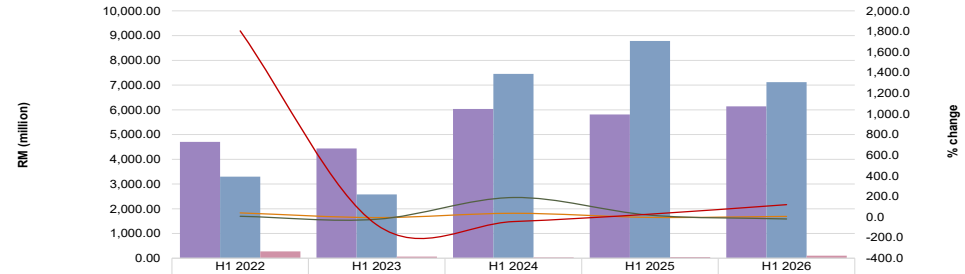
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	4,025	4,590	5,347	5,209	5,085
WP Kuala Lumpur	2,198	2,356	3,456	3,647	3,979
WP Putrajaya	14	14	16	28	58
Selangor (%)	46.8	14.0	16.5	-2.6	-2.4
WP Kuala Lumpur (%)	61.7	7.2	46.7	5.5	9.1
WP Putrajaya (%)	55.6	0.0	14.3	75.0	107.1

Dari segi nilai transaksi, WP Putrajaya dan Selangor masing-masing merekodkan peningkatan nilai kepada RM0.10 dan RM6.14 billion, manakala WP Kuala Lumpur sedikit menurun kepada RM7.12 bilion.

In terms of transaction value, WP Putrajaya and Selangor each recorded an increase in value to RM0.10 billion and RM6.14 billion respectively, while WP Kuala Lumpur decreased slightly to RM7.12 billion.

Chart 14

Commercial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	4,702.83	4,435.13	6,032.65	5812.8	6,141.32
WP Kuala Lumpur	3,299.57	2,576.80	7,451.52	8783.94	7,119.07
WP Putrajaya	276.89	66.28	36.90	47.07	103.41
Selangor (%)	39.7	-5.7	36.0	-3.6	5.7
WP Kuala Lumpur (%)	7.0	-21.9	189.2	17.9	-19.0
WP Putrajaya (%)	1805.7	-76.1	-44.3	27.6	119.7

a. Kedai

Transaksi

Subsektor kedai merekodkan 2,198 transaksi bernilai RM4.18 bilion pada H1 2026, mencakupi 24.1% dalam bilangan dan 31.3% dalam nilai transaksi harta tanah komersial dalam wilayah ini.

Selangor terus memacu pasaran kedai di wilayah ini dengan 1,796 transaksi bernilai RM2.88 bilion, masing-masing menyumbang 81.7% dan 69.0% daripada bilangan dan nilai transaksi kedai. Disusuli dengan WP Kuala Lumpur sebanyak 17.0% syer bagi bilangan dan 28.9% bagi nilai, manakala WP Putrajaya dengan syer pasaran sebanyak 1.3% bagi bilangan dan 2.1% bagi nilai transaksi kedai Wilayah Tengah

Status Pasaran

Selangor menyaksikan pergerakan bercampur disemua peringkat pembinaan unit kedai dalam tempoh kajian berbanding H2 2025. Unit siap dibina belum terjual dan dalam pembinaan belum terjual masing-masing menurun kepada 491 dan 838 unit, manakala belum dibina belum terjual meningkat kepada 110 unit.

Berbeza dengan WP Kuala Lumpur, meningkat diperingkat siap dibina belum terjual kepada 60 unit, kekal tiada perubahan pada peringkat dalam pembinaan belum terjual (7 unit) dan kekal tiada unit diperingkat belum dibina belum terjual. Manakala WP Putrajaya kekal tiada unit direkodkan bagi semua peringkat pembinaan.

a. Shop

Transaction

The shop sub-sector recorded 2,198 transactions worth RM4.18 billion in H1 2026, accounting for 24.1% in volume and 31.3% in value of commercial property transactions in the region.

Selangor continued to drive the sub-sector in the region with 1,796 transactions worth RM2.88 billion, accounting for 81.7% and 69.0%, respectively, of the shop transaction volume and value. Followed by WP Kuala Lumpur, which took up 17.0% of the market share in volume and 28.9% of the value, meanwhile, WP Putrajaya with a market share of 1.3% in volume and 2.1% in transaction value of the shop in the Central Region.

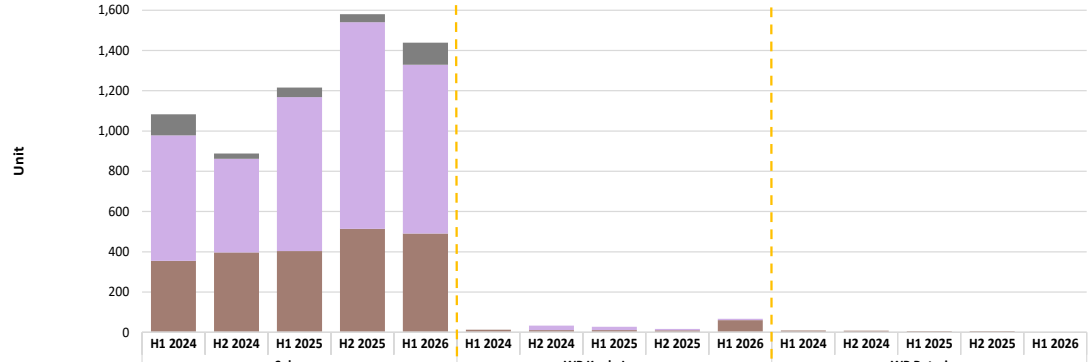
Market Status

Selangor witnessed mixed movements across all construction stages for shop units during the review period compared to H2 2025. Unsold completed units and unsold under construction units decreased to 491 and 838 units respectively, whereas unsold not constructed units rose to 110 units.

In contrast, WP Kuala Lumpur registered an increase in the unsold completed stage to 60 units, remained unchanged in the unsold under construction stage (7 units), and maintained zero units in the unsold not constructed stage. Meanwhile, WP Putrajaya continued to record no units across all construction stages.

Chart 15

Shop Market Status H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Selangor					WP Kuala Lumpur					WP Putrajaya				
Unsold Not Constructed	105	26	48	39	110	0	0	0	0	0	0	0	0	0	0
Unsold Under Construction	623	465	765	1027	838	0	22	16	7	7	0	0	0	0	0
Unsold Completed	355	397	403	514	491	13	11	11	10	60	9	8	6	6	0

Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah merekodkan trend meningkat berbanding separuh tahun 2025, terutama di peringkat siap dibina dan unit mula dibina. Unit siap dibina di Selangor mencatat pertambahan kepada 649 unit (H1 2025: 166 unit), sementara itu, WP Kuala Lumpur dan WP Putrajaya kekal tiada dalam tempoh kajian.

Di peringkat mula dibina dan penawaran baharu dirancang menyaksikan Selangor sebagai penyumbangkan utama data di wilayah ini dan merekodkan peningkatan masing-masing kepada 713 unit dan 372 unit berbanding tempoh sama tahun sebelumnya. Manakala WP Kuala Lumpur merekodkan 38 unit diperingkat mula dibina dan tiada unit di penawaran baharu dirancang. Begitu juga di WP Putrajaya, kekal tiada unit direkodkan diperingkat mula dibina dan penawaran baharu dirancang.

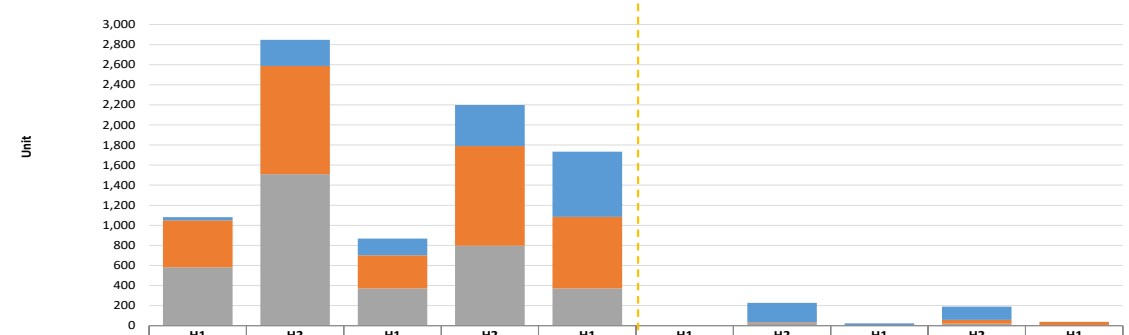
Construction Activity

Overall, construction activity in the Central Region recorded an upward trend compared to the first half year 2025, particularly at the completion and starts units. Completed units in Selangor increased to 649 units (H1 2025: 166 units), while WP Kuala Lumpur and WP Putrajaya remained with no recorded units during the review period.

At the starts and new planned supply stages, Selangor emerged as the primary contributor of data in the region, recording an increase to 713 units and 372 units respectively, compared to the same period of the previous year. Meanwhile, WP Kuala Lumpur recorded 38 units in housing starts and zero units in planned new supply. Similarly to WP Putrajaya, continued to record no units for both starts and planned new supply.

Chart 16

Shop Construction Activity Trend H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	32	261	166	410	649	0	193	23	132	0
Starts	468	1,077	331	992	713	0	7	0	38	38
New Planned Supply	582	1,510	371	797	372	0	27	0	20	0

Table 3

Construction Activity of Shop in the Central Region H1 2025

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)	114,495	30,973	538
Incoming Supply (units)	5,630	605	0
Planned Supply (units)	1,875	86	48

Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa Kawasan di Wilayah Tengah. Di WP Kuala Lumpur, kedai tiga setengah tingkat di Taman Segar, dengan keluasan tanah purata 143 meter persegi mencatatkan kenaikan nilai pindah milik 3.5% dengan harga antara RM3.12 juta hingga RM3.40 juta.

Manakala di Selangor, peningkatan harga tertinggi direkodkan di unit kedai tiga tingkat di Bandar Puteri Bangi, daerah Hulu Langat dan di Bandar Puteri, daerah Petaling masing masing sebanyak 9.7% dan 9.4% dengan julat harga antara RM1.95 juta hingga RM2.00 juta dan RM2.80 juta hingga RM2.92 juta.

Price

The prices of shops showed mixed movement, with increases and decreases charted in several areas in the Central Region. In WP Kuala Lumpur, a three and half storey shop in Taman Segar, with an average land area of 143 square metres, recorded an increase in transacted value of 3.5%, with prices ranging from RM3.12 million to RM3.40 million.

Meanwhile in Selangor, the highest price increase was recorded for three-storey shop units in Bandar Puteri Bangi, district of Hulu Langat and in Bandar Puteri, district of Petaling at 9.7% and 9.4% respectively, with price ranges between RM1.95 million to RM2.00 million and RM2.80 million to RM2.92 million.

Sewa

Sewa tingkat bawah kedai umumnya stabil dengan beberapa kenaikan di kawasan komersial terpilih. Di kawasan pusat bandar WP Kuala Lumpur, sewa tertinggi direkodkan di Jalan Sultan Ismail dengan julat sewa antara RM17,000 sebulan hingga RM25,000 sebulan. Manakala sewa tingkat bawah kedai bagi kawasan utama pusat bandar di daerah Petaling, Selangor direkodkan julat antara RM2,500 hingga RM8,000 sebulan.

Rental

Rental of ground floor shops were generally stable, with several increases in selected commercial areas. In the central town prime area of WP Kuala Lumpur, the highest rental was recorded at Jalan Sultan Ismail, with rental rates ranging from RM17,000 per month and RM25,000 per month. Meanwhile, the ground floor shop for the central town prime area in the district of Petaling, Selangor, recorded ranges between RM2,500 and RM8,000 per month.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO di Wilayah Tengah merekodkan sebanyak 4,566 transaksi bernilai RM4.34 bilion, menyumbang 50.1% daripada jumlah transaksi dan 32.5% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Mengikut negeri, WP Kuala Lumpur mendominasi bilangan transaksi dalam Wilayah Tengah sebanyak 61.1% (2,790 transaksi) daripada jumlah syer pasaran.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartments/ SOHO in the Central Region recorded 4,566 transactions worth RM4.34 billion, representing 50.1% in volume and 32.5% in value of commercial property transactions in the region.

By state, WP Kuala Lumpur dominated the number of transactions in the Central Region at 61.1% (2,790 transactions) of the total market share.

Status Pasaran

Prestasi jualan bagi unit pangsapuri servis/ SOHO di Wilayah Tengah menunjukkan pergerakan yang bercampur-campur sepanjang tempoh kajian. Bagi kategori siap dibina belum terjual, prestasi sederhana direkodkan dengan WP Kuala Lumpur dan Selangor masing-masing mencatatkan peningkatan unit kepada 8,234 unit dan 4,427 unit, manakala WP Putrajaya pula menyaksikan penurunan tipis kepada 20 unit. Nilai terkumpul bagi unit siap dibina belum terjual di Wilayah Tengah ini mencecah RM9.78 bilion.

Bagi kategori dalam pembinaan belum terjual, trend yang sama diperhatikan apabila WP Kuala Lumpur dan Selangor masing-masing mencatatkan peningkatan kepada 10,277 unit dan 19,970 unit, manakala tiada sebarang unit direkodkan bagi WP Putrajaya.

Market Status

The sales performance of serviced apartment and SOHO units in the Central Region showed mixed movements throughout the study period. For the unsold completed category, moderate performance was recorded, with WP Kuala Lumpur and Selangor registering increases in unsold units to 8,234 units and 4,427 units respectively, while WP Putrajaya saw a slight decrease to 20 units. The cumulative value of unsold completed units in the Central Region reached RM9.78 billion.

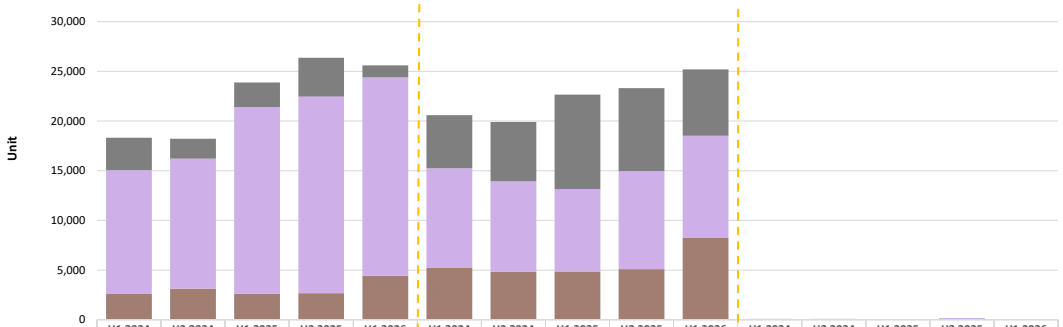
Similarly, in the unsold under construction category, WP Kuala Lumpur and Selangor recorded increases to 10,277 units and 19,970 units respectively, while no units were registered in WP Putrajaya.

Sebaliknya, prestasi positif direkodkan bagi kategori belum dibina belum terjual dengan WP Kuala Lumpur dan Selangor masing-masing mencatatkan penurunan unit belum terjual kepada 6,685 unit dan 1,210 unit, manakala WP Putrajaya kekal tanpa sebarang unit.

Conversely, a positive performance was recorded in the unsold not constructed category, with WP Kuala Lumpur and Selangor charting declines in unsold units to 6,685 units and 1,210 units respectively, while WP Putrajaya remained with zero units.

Chart 17

Serviced Apartment/ SOHO Market Status H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur					WP Putrajaya				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Not Constructed	3,251	1,992	2,466	3,915	1,210	5,343	5,987	9,507	8,340	6,685	0	0	0	0	0
Unsold Under Construction	12,477	13,092	18,787	19,780	19,970	10,047	9,077	8,292	9,875	10,277	0	0	0	125	0
Unsold Completed	2,590	3,128	2,621	2,673	4,427	5,204	4,847	4,863	5,088	8,234	84	81	72	38	20

Aktiviti Pembinaan

Secara amnya, situasi aktiviti pembinaan di Wilayah Tengah mengalami peningkatan berbanding tempoh yang sama tahun sebelumnya (H1 2025). Unit siap dibina di Selangor meningkat kepada 7,281 unit dan diikuti oleh WP Kuala Lumpur meningkat kepada 2,288 unit dalam tempoh kajian.

Mula dibina di Kuala Lumpur meningkat kepada 6,993 unit, manakala penawaran baharu dirancang meningkat kepada 9,920 unit berbanding tempoh yang sama tahun sebelumnya. Situasi berbeza di Selangor, mula dibina menurun kepada 2,578 unit dan penawaran baharu dirancang meningkat kepada 2,214 unit. Manakala WP Putrajaya kekal tiada unit direkodkan bagi semua peringkat pembinaan.

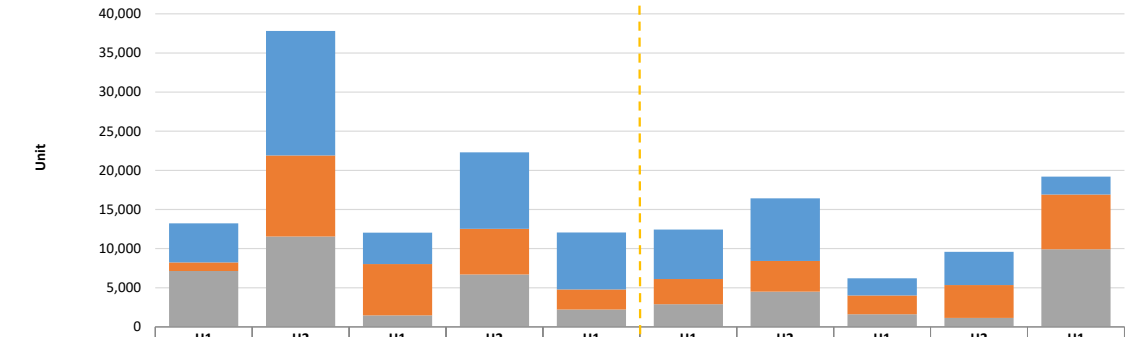
Construction Activity

Generally, the construction activity situation in the Central Region increased as compared to the corresponding period (H1 2025). Completed units in Selangor increased to 7,281 units, followed by WP Kuala Lumpur which rose to 2,288 units during the review period.

Starts in Kuala Lumpur increased to 6,993 units, while new planned supply grew to 9,920 units compared to the same period of the previous year. A contrasting situation was observed in Selangor, where housing starts declined to 2,578 units and new planned supply increased to 2,214 units. Meanwhile, WP Putrajaya continued to record no units across all construction stages.

Chart 18

Serviced Apartment / SOHO Construction Activity Trend H1 2024 – H1 2026



	Selangor					WP Kuala Lumpur				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	4,992	15,905	4,009	9,770	7,281	6,332	7,985	2,180	4,256	2,288
Starts	1,096	10,367	6,563	5,831	2,578	3,227	3,936	2,409	4,198	6,993
New Planned Supply	7,134	11,550	1,474	6,693	2,214	2,889	4,498	1,610	1,138	9,920

Table 4

Construction Activity of Serviced Apartment/ SOHO in the Central Region H1 2026

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)	214,848	169,298	1,204
Incoming Supply (units)	74,347	44,160	671
Planned Supply (units)	27,576	51,804	940

Harga

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur secara menyeluruh. Pangsapuri khidmat di Menara Soho, M Oscar dan Pangsapuri Servis Conlay di WP Kuala Lumpur masing-masing meningkat 12.4%, 11.3% dan 10.9%.

Dalam perkembangan yang sama, pangsapuri khidmat di Rhythm Avenue di daerah Petaling, Silk Sky dan Metro Cheras, di daerah Hulu Langat, Selangor masing-masing meningkat sebanyak 8.3%, 8.2% dan 7.6%.

Price

Prices of serviced apartments and SOHO in the Central Region saw mixed movement across the board. Serviced apartments Menara Soho, M Oscar and Pangsapuri Servis Conlay in WP Kuala Lumpur, increased by 12.4%, 11.3% and 10.9%, respectively.

On a similar note, serviced apartments, namely Rhythm Avenue in the district of Petaling, Silk Sky and Metro Cheras in the district of Hulu Langat, Selangor increased by 8.3%, 8.2% and 7.6%, respectively.

Sewa

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Di Lembah Klang, kenaikan sewa tertinggi direkodkan di Waldorf Service Apartment, Kuala Lumpur sebanyak 11.6%. Di Pusat Bandar Kuala Lumpur kenaikan sewa direkodkan antara 2.6% hingga 8.8% dan kadar sewa tertinggi direkodkan di Banyan Tree dengan kadar sewa RM14,000 sebulan hingga RM18,000 sebulan. Manakala di Selangor, kenaikan sewa tertinggi di rekodkan di Residensi Xtreme Meridian pada kadar 9.1% dengan kadar sewa antara RM2,200 sebulan hingga RM2,700 sebulan.

Bagi unit SOHO, kenaikan direkodkan antara 3.3% hingga 3.8% di Saville @ Melawati, Setapak dan Seri Bukit Ceylon, Kuala Lumpur. Manakala sewa tertinggi direkodkan di Marc Residences Kuala Lumpur dengan kadar sewa antara RM3,100 sebulan hingga RM3,800 sebulan.

Rental

The serviced apartment's rental market was generally stable. In the Klang Valley, the highest rental increase was recorded at Waldorf Service Apartment, Kuala Lumpur, at 11.6%. In Kuala Lumpur City Centre, rental increases between 2.6% and 8.8% were recorded, with the highest rental rates registered at Banyan Tree ranging from RM14,000 to RM18,000 per month. Meanwhile in Selangor, the highest rental increase was recorded at Residensi Xtreme Meridian at rate of 9.1%, with rental rates ranging between RM2,200 per month and RM2,700 per month.

In terms of SOHO units, rental growth between 3.3% and 3.8% was recorded at Saville @ Melawati, Setapak and Seri Bukit Ceylon, Kuala Lumpur. Meanwhile, the highest rental was recorded at Marc Residences Kuala Lumpur, with rental rates ranging between RM3,100 per month and RM3,800 per month.

c. Kompleks Perniagaan

c. Shopping Complex

Transaksi

Transaction

Dalam tempoh kajian, satu transaksi direkodkan dikenali sebagai Lucky Plaza di WP Kuala Lumpur. Perjanjian jualbeli bagi Lucky Plaza adalah pada tahun 2025 dan disempurnakan pada 2026 telah dipindahmilik pada harga RM74.05 juta.

During the review period, one transaction was recorded known as Lucky Plaza in WP Kuala Lumpur. The sale and purchase agreements Lucky Plaza were in 2025 and completed in the review period with price RM74.05 million.

Penghunian dan Ketersediaan Ruang

Prestasi segmen kompleks membeli-belah di wilayah tengah kekal stabil, dengan kadar penghunian keseluruhan berada pada paras 81.6% meliputi 7.43 juta meter persegi ruang niaga sedia ada pada H1 2026. WP Kuala Lumpur dan Selangor mendahului penawaran dengan kadar penghunian masing-masing sebanyak 84.6% (ruang sedia ada sebanyak 3.48 juta meter persegi) dan 79.2% (ruang sedia ada sebanyak 3.89 juta meter persegi) dan WP Putrajaya memperoleh kadar penghunian sebanyak 71.4% (ruang sedia ada sebanyak 67 ribu meter persegi).

Occupancy and Space Availability

The performance of the retail space subsector in the Central Region remained stable, with the overall occupancy rate standing at 81.6% covering 7.43 million square metres of existing retail space in H1 2026. WP Kuala Lumpur and Selangor led the supply with occupancy rates of 84.6% (existing space of 3.48 million square metres) and 79.2% (existing space of 3.89 million square metres) respectively, while WP Putrajaya recorded an occupancy rate of 71.4% (existing space of 67 thousand square metres).

Chart 19

Supply and Occupancy of Shopping Complex

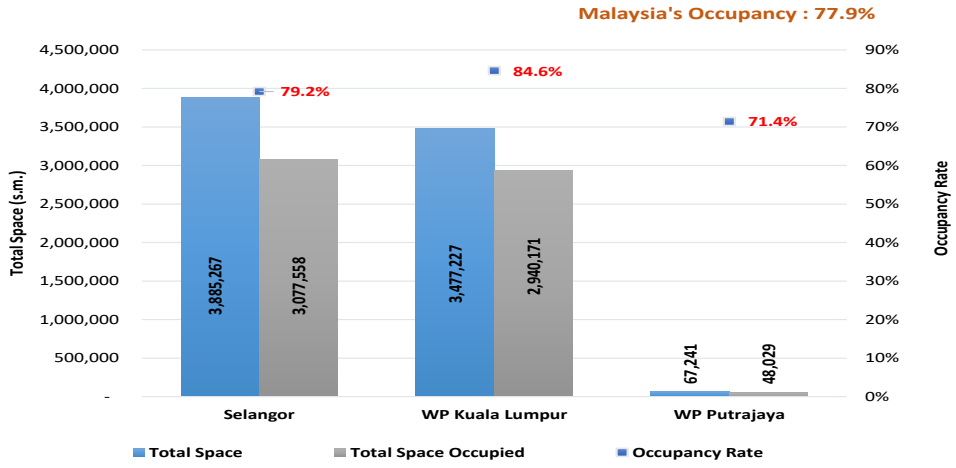


Table 5

Pertinent Movements in Shopping Complex

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	WP Kuala Lumpur	Kepong Brem Mall Kepong	788	Move Out
2.		DATUM Jelatek	3,543	Move In
3.	Selangor	1 Plaza	3,061	Move Out
4.		168 Park Selayang Mall	1,637	Move In
5.		AEON Mall Bukit Raja	1,911	Move In
6.		AEON Mall Bukit Tinggi	1,043	Move In
7.		AEON Rawang	813	Move In
8.		Ecohill Mall	2,555	Move In
9.		GM Klang Wholesale City (Block A)	1,565	Move In
10.		IOI Mall Damansara	5,688	Move Out
11.		IOI Mall Puchong	1,454	Move In
12.		Kip Mall Bangi	694	Move In
13.		Kompleks PKNS Bangi	3,053	Move Out
14.		KSL Esplanade Mall	4,229	Move In
			1,019	Move Out
15.		Lotus's Puncak Alam	3,101	Move In
16.		NSK Rawang Jaya	3,107	Move In
17.		Shaw Centrepoint	1,822	Move Out
18.		The Summit USJ	714	Move In
			1,119	Move Out

Aktiviti Pembinaan

Di Wilayah Tengah, dua bangunan baru siap dibina direkodkan iaitu Met Galleria dan 118 Mall yang menawarkan 91,042 m.p. ruang niaga ke dalam pasaran.

Construction Activity

In the Central Region, two new completion was recorded namely Met Galleria and 118 Mall offering 91,042 s.m of retail space to the market.

Table 6

Completion of Shopping Complex in the Central Region

No.	State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
1.	WP Kuala Lumpur	Met Galleria	Jalan Sultan Haji Ahmad Shah	Shopping Centre	7,432
2.	WP Kuala Lumpur	118 Mall	Jalan Hang Jebat	Shopping Centre	83,610

Table 7

Construction Activity of Shopping Complex in Central Region H1 2026

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply	155 complexes (3,885,267 s.m)	117 complexes (3,477,227 s.m)	3 complexes (67,241 s.m)
Incoming Supply	3 complexes (66,527 s.m)	4 complexes (153,610 s.m)	1 complexe (16,900 s.m)
Planned Supply	4 complexes (70,521 s.m)	5 complexes (263,419 s.m)	0

Sewa

Secara amnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks membeli-belah. Suria KLCC di WP Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi antara RM409 s.m.p. hingga RM2,327 s.m.p. sebulan. Ini diikuti oleh Pavilion Kuala Lumpur dengan julat sewa antara RM53.82 s.m.p. hingga RM2,152.78 s.m.p.

Sementara itu, di Selangor julat sewa tertinggi direkodkan di Sunway Pyramid dan diikuti oleh One Utama Complex dengan kadar sewa masing-masing RM149 s.m.p. hingga RM613 s.m.p. dan RM23 s.m.p. hingga RM527 s.m.p. sebulan.

Rental

Generally, the rental of retail space was stable for most shopping complexes. Suria KLCC in WP Kuala Lumpur sustained its prominence, fetching the highest rental ranges between RM409 p.s.m. and RM2,327 p.s.m. per month. This is followed by Pavilion Kuala Lumpur, with rental rates ranging between RM53.82 s.m.p. and RM2,152.78 s.m.p.

Meanwhile, in Selangor, the highest rental ranges were recorded in Sunway Pyramid and followed by One Utama Complex, with rental ranges from RM149 p.s.m. to RM613 p.s.m. and RM23 p.s.m. to RM527 p.s.m. per month, respectively.

d. Pejabat Binaan Khas

Transaksi

Dalam tempoh kajian, lapan transaksi direkodkan: Tower 3 Avenue 5, Wisma Amanah Raya II, Menara UMW, Menara PJD, Wisma Help dan Menara UAB di WP Kuala Lumpur serta Menara UAC dan Kolej Swasta Intelek di Selangor. Perjanjian jualbeli bagi Wisma Help ditandatangani dan disempurnakan dalam tempoh kajian. Manakala tujuh bangunan pejabat binaan khas yang lain melibatkan perjanjian pada tahun sebelumnya, termasuk tahun 2024 tetapi disempurnakan dalam tempoh kajian.

d. Purpose-built Office

Transaction

During the review period, eight transactions were recorded: Tower 3 Avenue 5, Wisma Amanah Raya II, Menara UMW, Menara PJD, Wisma Help and Menara UAB in WP Kuala Lumpur and Menara UAC and Kolej Swasta Intelek in Selangor. The sale and purchase agreements for Wisma Help were signed and concluded during the review period. While the other seven transactions involved agreements in previous years, (including 2024) that but were concluded during the review period.

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas di Wilayah Tengah adalah stabil dengan kadar penghunian keseluruhannya meningkat kepada 76.6%. Semua negeri tetap teguh dengan kadar penghunian meningkat sedikit berbanding H2 2025. WP Kuala Lumpur dan Selangor memperoleh kadar penghunian masing masing pada kadar 73.8% dan 73.4%, manakala WP Putrajaya memperoleh kadar penghunian 93.6%.

Occupancy and Space Availability

The performance of purpose-built offices in the Central Region remained stable, with the overall occupancy rate increasing to 76.6%. All states remained resilient, with occupancy rates rising slightly compared to H2 2025. WP Kuala Lumpur and Selangor recorded occupancy rates of 73.8% and 73.4% respectively, while WP Putrajaya achieved an occupancy rate of 93.6%.

Chart 20

Supply and Occupancy of Purpose-built Office

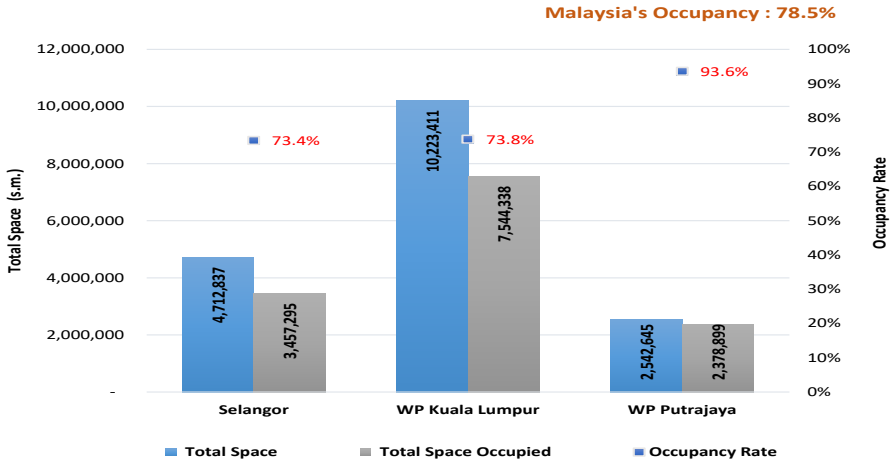


Table 8

Pertinent Movements in Purpose-built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Selangor	Centro	942	Move In
2.		CP Tower	1,486	Move In
3.		Enterprise Building One @ Co place 12	719	Move In
4.		First Tower Klang	4,220	Move Out
5.		Kompleks PKNS Bangi	1,664	Move Out
6.		MAIS Complex	1,322	Move In
			9,215	Move Out
7.		Menara Mudajaya	656	Move In
8.		Plaza Flamingo	586	Move In
9.		Plaza Perangsang	869	Move Out
10.		Prima Klang Avenue (Blok A)	2,563	Move In

Table 8

Pertinent Movements in Purpose-built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
11.	WP Kuala Lumpur	Wisma LJT	823	Move In
			1,584	Move Out
12.		Intermark (Integra Tower)	1,707	Move In
13.		Menara Atlan	1,590	Move In
14.		Menara Binjai	1,069	Move In
			1,091	Move Out
15.		Menara Citibank	993	Move In
16.		Menara Prestige	1,083	Move In
17.		Wisma Hangsam	843	Move Out
18.		Menara Exchange 106	51,433	Move In
19.		The Ampwalk	1,250	Move In
20.		Wisma UOA Damansara II	1,478	Move In

Aktiviti Pembinaan

Dalam segmen pembangunan, tidak ada bangunan pejabat baharu siap dibina pada H1 2026 di Wilayah Tengah direkodkan.

Sehingga akhir Jun 2026, Wilayah Tengah mempunyai sejumlah 17.48 juta meter persegi ruang pejabat sedia ada merentasi 785 bangunan, dengan 0.85 juta meter persegi (22 bangunan) direkodkan bagi penawaran akan datang, dan 0.60 juta meter persegi (18 bangunan) lagi bagi penawaran yang dirancang. WP Kuala Lumpur terus menguasai pasaran ruang pejabat diikuti oleh Selangor dan WP Putrajaya.

Construction Activity

In the development segment, no new office buildings completed in H1 2026 were recorded in the Central Region.

As of end-June 2026, the Central Region had a total of 17.48 million square metres existing office space across 785 buildings, with 0.85 million square metres (22 buildings) were recorded in the incoming supply, and 0.60 million square metres (18 buildings) were in the planned supply. WP Kuala Lumpur continued to dominate the office market followed by Selangor and WP Putrajaya.

Table 9

Construction Activity of Purpose-built Office in Central Region

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply	278 units (4,712,837 s.m.)	461 units (10,223,411 s.m.)	46 units (2,542,645 s.m.)
Incoming Supply	1 unit (19,088 s.m.)	18 units (775,380 s.m.)	3 units (59,940 s.m.)
Planned Supply	1 unit (14,948 s.m.)	14 units (547,109 s.m.)	3 units (39,875 s.m.)

Sewa

Secara amnya, penyewaan ruang pejabat stabil bagi kebanyakan bangunan pejabat. Di kawasan segitiga emas WP Kuala Lumpur, Menara Prestige, Jalan Pinang mencatat pertumbuhan sewa pada 5.9% dengan kadar sewa dari RM67.28 s.m.p. hingga RM107.64 s.m.p.

Di Selangor, kadar sewa ruang pejabat kekal stabil. Kadar sewa ruang pejabat tertinggi direkodkan di Tropicana Garden Office Tower dengan kadar sewa dari RM32.29 s.m.p. hingga RM129.17 s.m.p. Manakala di Putrajaya, sewa tertinggi direkodkan di Galeria PJH dengan kadar sewa daripada RM 32.29 s.m.p. hingga RM139.28 s.m.p.

Rental

Generally, rentals of office space were stable for most office buildings. In the WP Kuala Lumpur golden triangle area, Menara Prestige, Jalan Pinang recorded rental growth of 5.9% with rentals ranging from RM67.28 p.s.m to RM107.64 p.s.m.

In Selangor, office space rental rates remained stable. The highest rental rate for office space was recorded in Tropicana Garden Office Tower, with rentals ranging from RM32.29 p.s.m. to RM129.17 p.s.m. Meanwhile in Putrajaya, the highest rent was recorded at Galeria PJH, with rental rates ranging from RM32.29 p.s.m to RM139.28 p.s.m.

e. Riadah

Transaksi

Tempoh kajian menyaksikan dua transaksi di wilayah tengah iaitu Hotel Alpha Genesis dan Kip Hotel di WP Kuala Lumpur. Hotel Alpha Genesis ditandatangani pada 2025, manakala Kip Hotel pada 2026 dan disempurnakan dalam kajian.

Aktiviti Pembinaan

Bagi aktiviti pembinaan di Wilayah Tengah sehingga H1 2026, terdapat 473 hotel (78,854 bilik) penawaran sedia ada, 13 lagi hotel (2,415 bilik) dalam penawaran akan datang dan 8 hotel (2,010 bilik) dalam penawaran yang dirancang.

e. Leisure

Transactions

The review period saw two transactions in the Central Region, namely Hotel Alpha Genesis and Kip Hotel in WP Kuala Lumpur. Hotel Alpha Genesis were signed in 2025, while Kip Hotel was signed in 2026 and were concluded in the review period.

Construction Activity

In terms of construction activity in Central Region, as of H1 2026, there were 473 hotels (78,854 rooms) in the existing supply, 13 hotels (2,415 rooms) in the incoming supply, and 8 hotels (2,010 rooms) in the planned supply.

2.3 HARTA INDUSTRI

Transaksi

Subsektor industri menyumbang 3.2% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini mencatatkan penurunan dalam bilangan kepada 1,356 transaksi dan kepada RM6.60 bilion dalam nilai.

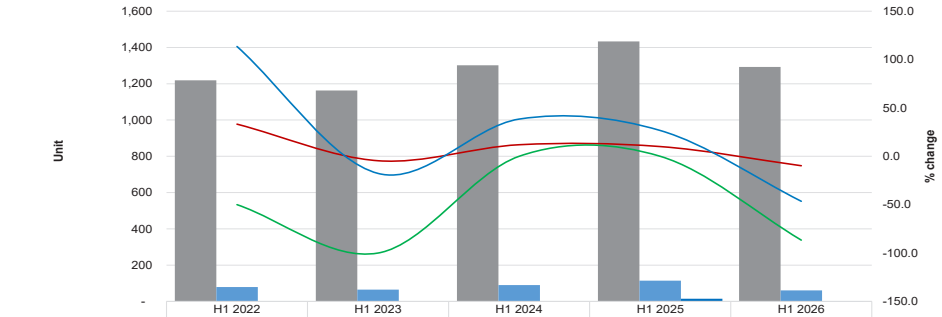
2.3 INDUSTRIAL PROPERTY

Transaction

The industrial sub-sector contributed a marginal portion of 3.2% to the overall market activity in the Central Region. The region's market performance recorded a decrease of volume to 1,356 transactions and to RM6.60 billion in value.

Chart 21

Industrial Property Transactions Volume Trend H1 2022 – H1 2026



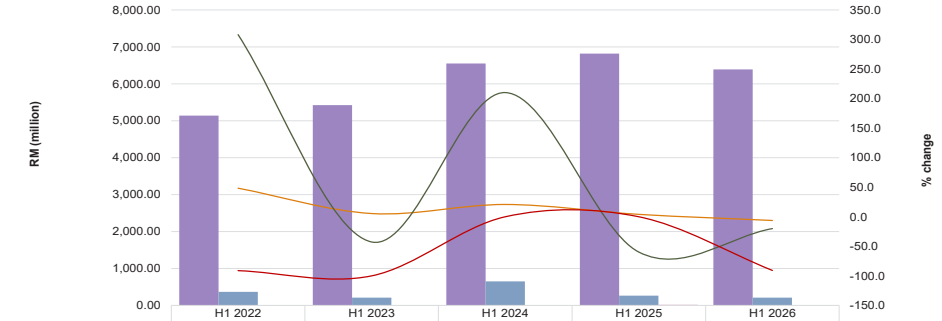
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	1,219	1,163	1,302	1,433	1,293
WP Kuala Lumpur	79	65	90	114	61
WP Putrajaya	1	0	0	15	2
Selangor (%)	33.2	-4.6	12.0	10.1	-9.8
WP Kuala Lumpur (%)	113.5	-17.7	38.5	26.7	-46.5
WP Putrajaya (%)	-50	-100.0	0.0	0.0	-86.7

Mengikut pecahan wilayah, WP Putrajaya dan WP Kuala Lumpur mencatatkan penurunan dua digit bagi kedua-dua aspek jilid (bilangan) dan nilai transaksi. Sebaliknya, Selangor menunjukkan prestasi yang lebih stabil dengan hanya merekodkan penurunan pada kadar satu digit bagi kedua-dua petunjuk tersebut.

By regional breakdown, WP Putrajaya and WP Kuala Lumpur recorded double-digit declines in both transaction volume and transaction value. Conversely, Selangor demonstrated a more stable performance, recording only single-digit decreases across both indicators.

Chart 22

Industrial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Selangor	5,140.37	5,420.89	6,550.17	6816.9	6,390.08
WP Kuala Lumpur	366.87	210.34	652.39	262.75	210.17
WP Putrajaya	1.30	0.00	0.00	18.59	1.71
Selangor (%)	48.4	5.5	20.8	4.1	-6.3
WP Kuala Lumpur (%)	308.1	-42.7	210.2	-59.7	-20.0
WP Putrajaya (%)	-91.2	-100.0	0.0	0.0	-90.8

Status Pasaran

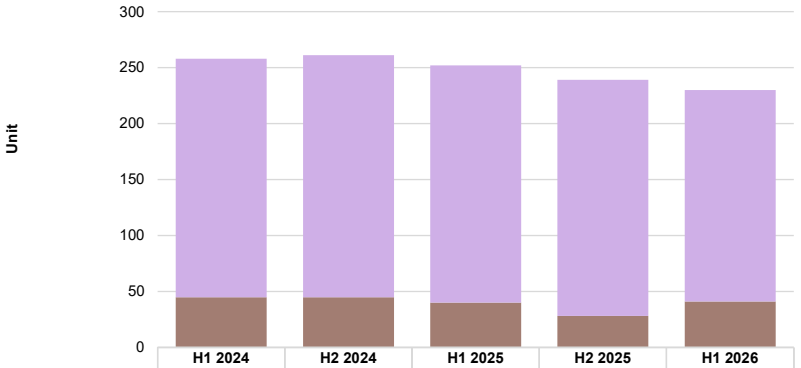
Wilayah Tengah menyaksikan prestasi unit belum terjual yang positif. WP Kuala Lumpur dan WP Putrajaya masing-masing kekal dengan tiada rekod unit belum terjual seperti H1 2026. Selangor merekodkan penurunan unit belum terjual sebanyak 3.8% kepada 230 unit bagi semua kategori pembinaan berbanding H2 2025.

Market Status

The Central Region witnessed a positive performance in unsold units. WP Kuala Lumpur and WP Putrajaya respectively remained with no records of unsold units, similar to H1 2026. Selangor recorded a 3.8% decline in unsold units to 230 units across all construction categories compared to H2 2025.

Chart 23

Industrial Market Status H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Selangor				
Unsold Not Constructed	0	0	0	0	0
Unsold Under Construction	213	216	212	211	189
Unsold Completed	45	45	40	28	41

Aktiviti Pembinaan

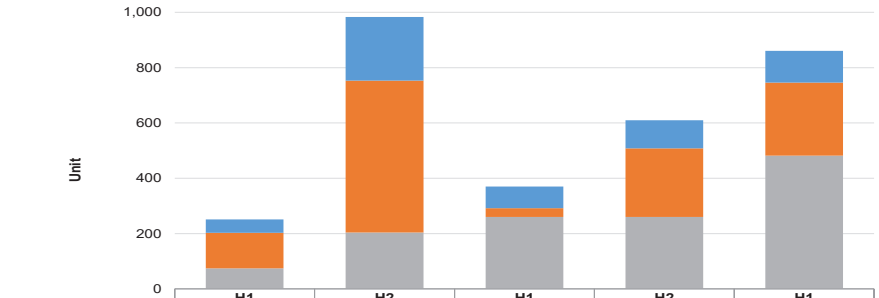
Aktiviti pembinaan di Wilayah Tengah menunjukkan prestasi bercampur. Hanya Selangor mendominasi dan menawarkan unit di pasaran wilyah ini. Unit siap dibina, unit mula dibina dan penawaran baharu dirancang masing-masing mencatatkan kenaikan H1 2025.

Construction Activity

Construction activities in the Central Region were mixed. Selangor dominated all stages of construction in the region's market. Completion units, starts units and newly planned supply recorded increases compared to H1 2025, respectively.

Chart 24

Industrial Construction Activity Trend H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	SELANGOR				
Completion	48	230	78	102	115
Starts	129	549	32	248	264
New Planned Supply	74	204	260	260	482

Table 10

Construction Activity of Industrial in Central Region

Stage of Development / State	Selangor	WP Kuala Lumpur	WP Putrajaya
Existing Supply (units)	44,019	5,138	48
Incoming Supply (units)	1,761	22	0
Planned Supply (units)	1,381	10	0

3.0 PROPERTY HIGHTLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Descriptions	Current Development Status
1.	Light Rail Transit (LRT3), Selangor	• Total Length: 37.0 km • Link Bandar Utama with Johan Setia in Klang • Travel Time: 60 minutes • No. of stations: 20.	Completed Officially commenced its services on 29 June 2026
2.	East Coast Rail Link (ECRL), Selangor	• This is a east and west coast rail network connecting Kota Bharu, Kelantan to Port Klang, Selangor • The new ECRL alignment for Section C commences from Mentakab, Gombak, Serendah, Puncak Alam, Kapar to Port Klang. • The distance from Mentakab to Port Klang is 204 km. • Schedule to complete the Kota Bharu-Gombak alignment by the end of this year and begin commercial operations in January 2027.	Stage of completion: 92.6% (Overall construction), and 80.7% for Selangor
3.	Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE), Selangor	• The West Coast Expressway (WCE). • Involves the Selangor State Line (Banting) of 93.8 kilometers and the Perak State Line (Taiping) of 139.2 kilometers. • The construction is divided into 11 packages, of which seven are in Selangor and the others are in Perak. • In Selangor, the first six packages are completed and open to traffic. While for Package 7, namely the Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange, is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers).	Under Construction: Package 7A: 100% Package 7B: 86% (Expected to be completed on December 2026)
4.	East Klang Valley Expressway (EKVE), Selangor	• The EKVE starts from Sungai Long at the SILK Highway in the south to Ukay Perdana in the north. The 39 km spans are a dual carriageway with a closed toll system that accommodates five (5) toll plazas at this interchange; i. Sg. Long Interchange ii. Bandar Mahkota Cheras Interchange iii. Hulu Langat Interchange iv. Ampang Interchange v. Ukay Perdana Interchange • The EKVE construction project is implemented in two sections; ○ Section 1, covering the alignment from Sungai Long to Ampang, was completed and officially opened to the public on 30 August 2025. ○ Section 2, extending from Ampang to Ukay Perdana, remains under active development and has yet to reach completion.	Under Construction: 92% (Overall) Section 1: 100% Section 2: 72.8% Expected to be completed by December 2026.
5.	Sungai Lemas Flood Mitigation Plan Project, Kampung Sungai Ramal Dalam, Selangor	• Sungai Lemas Flood Mitigation Plan Project located at Kampung Sungai Ramal Dalam, Mukim Kajang, Daerah Hulu Langat. • The purpose and objective of this project are to reduce the risk of narrow river flow leading to river overflow and flash floods. • Involved area approximately is 15,924.387 s.m. involves 19 lots of land title and 6 lots of government land. • The project was gazetted under Section 8 dated 14th November 2024.	Completed compesation hearing and proceedings in May 2025.
6.	Hulu Langat Flood Mitigation Project Phase 2, Selangor	• Also known as the Sungai Langat Flood Mitigation Plan • The project is now in the detailed design stage and will proceed with land acquisition and utility relocation before starting construction in 2027. • It covers areas such as Kajang town, Kampung Sungai Serai, Kampung Sungai Lui, Kampung Dusun Tua, Taman Sri Nanding, Taman Sri Jelok, and Kampung Sungai Kantan. • Key works include river deepening, embankment construction, water gate installation, pump systems, and the development of water retention ponds.	Detailed design phase

No.	Infrastructure Projects	Descriptions	Current Development Status
7.	Construction of New Water Plant Facility, Selangor	• To ensure adequate reserve margin for clean water supply in Selangor, several new plants will be constructed, including: 1. Rasau Water Supply Scheme - Stage 1: completed 2025. - Stage 2: xpected to be completed by 2028 2. Langat Water Supply Scheme: expected to be completed by 2030. 3. Labohan Dagang Water Supply Scheme: expected to be completed by 2029. 4. Pulau Ketam Desalination Plant: expected to be completed by 2026.	Constructed by phase
8.	Road Upgrading – Jalan Reko, Hulu Langat, Selangor	• The Jalan Reko (Route B17 - Package 2) upgrading project in Bandar Kajang involves widening a 3.5 km stretch of road to four lanes, improving drainage, and upgrading several intersections to reduce flooding and ease traffic. • The project requires acquiring 39 private lots and 10 state lands, which are being processed under Section 8 of the Land Acquisition Act 1960.	Land acquisition stage. Expected to be completed by 2028.
9.	Integrated Development Region in South Selangor (IDRISS) Project, Selangor	• The Selangor government has introduced five incentives to drive investments into its Integrated Development Region in South Selangor (IDRISS). • IDRISS is a strategic economic development effort in southern Selangor that includes various aspects, including education, housing, investment, and transportation, covering an area of 40,000 acres in the district of Sepang and Kuala Langat. • They comprise a special premium scheme, interest-free instalments payment for development charges, tax exemption for vacant land assessment, a 50% discount on the vacant building assessment tax, and business license fee exemption.	Under construction: 50% - 90%
10.	Pelabuhan Ketiga (Third Port) in Pulau Carey, District of Kuala Langat, Selangor	• The Selangor state government declared that an area of approximately 1,700.00 hectares has been allocated for the development of the third port on Carey Island on 17 September 2025 including seabed and coastal land. • It involves land managed by PKNS and owned by Yayasan Selangor. • Preliminary reports indicate that detailed planning, including construction, is anticipated to commence around 2028, subject to contractor appointments and government approvals. • Upon completion, the port is designed to accommodate substantial capacity and is intended to become one of Malaysia's major logistics hubs. • SD Guthrie Berhad and MBI Selangor have entered into a strategic collaboration to explore an integrated development of between 2,500 and 5,000 acres on Carey Island. The proposed development, which forms part of the Carey Island Special Economic Zone (SEZ) and the proposed Carey Island Port initiative, is expected to enhance infrastructure, attract investments, and drive industrial and economic growth in Kuala Langat and Southern Selangor.	Expected to be start in 2028 MOU signed between SD Guthrie & MBI on February 2026.
11.	MRT Circle Line (MRT 3), WP Kuala Lumpur	• Total Length: 51.6 kilometers • No of Stations: 33 (26 elevated and 7 underground) • The circle line is from Bukit Kiara to PPUM • Link densely populated areas such as Mont Kiara, Segambut, KL Metropolis, Titiwangsa, Setapak, Setiawangsa, Ampang, Salak South, Pandan Indah, Pantai Dalam, Cheras and University Malaya.	2025 – 2026: Land Acquisition 2027: Expected Physical Construction 2032 - 2033: Expected Full Operations

No.	Infrastructure Projects	Descriptions	Current Development Status
12.	Kompleks Sukan Shah Alam (KSSA), Selangor	• Location: Persiaran Sukan, Section 13, Shah Alam • Total land area: 76.08 hectares • Will be resplendent with futuristic, innovative design and green technology. • Redevelopment Cost RM 3.28 billion • Malaysian Resources Corporation Berhad (MRCB) was appointed by the State Government Selangor to redevelop the stadium and surrounding area. The Operator KSSA is Darul Ehsan Facilities Management Sdn Bhd (DEFM) • KSSA is expected to be fully completed in 2030 • **Development phases:** o **First phase:** - The construction of the stadium, parking plaza and integrated terminal is expected to be completed by end of 2026 o **Second phase:** - Includes commercial development such as sports. Indoor theatre, commercial space and recreation area that will be completed in 2028. o **Third phase:** - Additional facilities as a complement such as Hotel which is expected to be completed by the end of 2029. - Accessibility and comfort are also given priority, with a Light Rail Transit 3 (LRT3) connection, a transport hub, ample parking and wide pedestrian avenues in the plans, all against the backdrop of a sprawling wetland recreational park, underscoring the balance between development and preservation of nature.	Under construction: 10%
13.	Motorcycle Lane Upgrade Project on the Federal Highway (FT002)	• Federal Highways Project connecting Klang to Kuala Lumpur almost 48.0 kilometres • Project cost RM20,000,000.00 • This project involves a 48.0 kilometres two-way alignment covering two districts, namely Klang (7.0 kilometres) and Petaling (41.0 kilometres). Its implementation will have a positive impact on motorcyclists, especially in terms of safety, comfort, and smooth daily journeys.	Under construction: 43% Expected to be fully completed by September 2026.
14.	Sepang Infinity Corridor Hub	• SD Guthrie Berhad and Menteri Besar Selangor (Incorporation) (MBI Selangor) have entered into a Memorandum of Understanding (MoU) to explore the development of a large-scale integrated industrial hub in Sepang, Selangor. The proposed development will cover approximately 2,500 acres of land within SD Guthrie's Sepang Estate, strategically located adjacent to KLIA Aeropolis. • The proposed development is expected to accommodate a range of high-value industries, including aerospace, logistics, advanced manufacturing, commercial activities and supporting business facilities. • The collaboration will involve feasibility studies and comprehensive master planning to assess the development potential of the site. The project is expected to enhance regional connectivity, attract domestic and foreign investments, create employment opportunities and strengthen Selangor's position as a leading industrial and logistics hub in Malaysia	MOU signed between SD Guthrie Berhad and Menteri Besar Selangor (Incorporation) (MBI Selangor) on 28 April 2026.

No.	Infrastructure Projects	Descriptions	Current Development Status
15.	Selangor Aero Park (SAP)	• Selangor Aero Park is a major aerospace-focused industrial development within KLIA Aeropolis, Sepang. • Developed through a collaboration between Malaysia Airports Holdings Berhad (MAHB) and Menteri Besar Selangor Incorporated (MBI Selangor), the project spans approximately 600 acres with an estimated GDV of RM2.3 billion. • The development is intended to attract aerospace manufacturing, maintenance, repair and overhaul (MRO), logistics and aviation-related industries. GE Aerospace has been secured as the anchor tenant for the initial phase, which includes aircraft engine testing and maintenance facilities. • The project is expected to strengthen the aerospace ecosystem surrounding KLIA, enhance regional economic activity and increase demand for industrial land in Sepang and the southern Selangor growth corridor.	Officially launched in June 2026
16.	Flood Mitigation Projects – DBKL, WP Kuala Lumpur	• Projects to improve drainage and drainage systems, flood reservoirs, flood walls and pump systems are allocated under the development budget of DBKL, the Federal Government and KPKT.	Implementation within 2 years starting from 2024 - 2026.
17.	Ampang Road Upgrading Project, WP Kuala Lumpur	• Location: From the intersection of Jalan Tun Razak to MRR2 • Scope of Work for upgrading 3.5km o Construction of road dividers to improve safety. o Installation of streetlights for better lighting. o Construction of footpaths and drains for pedestrian comfort and water management. o Resurfacing of the road for smoother passage.	Starting 17 February 2025 Expected to be completed by February 2026.

3.2 Mega Project

No.	Development Projects	Descriptions	Current Development Status
1.	SA Sentral (Shah Alam Sentral), Selangor	• Location: Pusat Bandar Shah Alam, Section 13, Shah Alam. SA Sentral is in a strategic location, which is only 25 to 30 meters from Dato Menteri LRT Station 3, making it very easy to access. • Total land area: 58.6 hectares • Involving several components of the development of Plaza Alam Sentral (PAS), Plaza Perangsang, SACC Mall, SACC Walk, Shah Alam PKNS Complex, Shah Alam Convention Center (SACC) as well as several areas in Section 14. • GDV: RM3 billion • Based on the principles of '3R-Rejuvenate, Reconnect and Reinvent', SA Sentral will change the urban landscape of Shah Alam with innovative design, sustainable practices and smart and low-carbon city features aiming to attract the interest of a new generation of residents, businesses and visitors. • Development is mixed with the concept of Transit Oriented Development (TOD) • Expected completion of the entire SA Sentral project is within 7 years (2031).	Under construction: 20%
2.	Central Park Damansara, Damansara Perdana, Selangor	• Location: Jalan PJU 8/8, Damansara Perdana • Total land area: 10.687 acres (4.3249 hectares) • The details of development are as below: o D'Clover Residences @ Central Park Damansara - land area: 3.27 acres - 1 block of 46 storey building with 593 units services residence. - Selling price starting at RM918,500 to RM1,130,360 - Expected to be completed by 2027 o D'Terra Residences @ Central Park Damansara - land area: 3.747 acres - 1 block of 49 storey building with 767 units services residence. - Selling price starting at RM749,870 to RM979,330 - Completed with CCC (15 April 2026)	**Phase 1** Under construction: 98% **Phase 2** Under construction: 100%

No.	Development Projects	Descriptions	Current Development Status
		o D'Teserra Residences @ Central Park Damansara - land area: 3.67 acres - 1 block of 49 storey building with 671 units services residence. - Selling price starting at RM899,140 to RM1,122,660 - Expected to be completed by January 2027 o D'Vine Residences @ Central Park Damansara - Land area: 2.54 acres - 1 block of 46 storey building with 1,450 units Affordable Serviced Apartment - Selling price at RM270,000 - Completed with CCC (9 Jan 2025)	**Phase 3** Under construction: 85% **Phase 5** 100%
3.	Astrum Shah Alam, Selangor	• Location: Pusat Bandar Shah Alam, Jalan 14/2, Shah Alam • Land area: 3.487 acres • Gross Development Value: RM550 Million • Developer: Setia Awan Land Sdn Bhd • Detail of Development: o 3 Block Serviced Apartment 32 storey (1,252 Units) and 2 and 3 store shophouses (24 Units). o Built up area: 570 s.f - 1,065 s.f o Selling Price: RM270,000 - RM 951,600 • Date of Launching: Phase 1A & 1B (12/7/2024) • Estimated completion 2027.	Under construction: 30%
4.	Serasi Residence (Block 1/2/3), Selangor	• Location: Jalan Putra Indah 5, Putra Heights • Total of Land Area: 6.99 acres • Gross Development Value: RM455 million • Developer: Sime Darby Property (Bukit Raja) Sdn Bhd • Detail of Development: o Numbers of Units: - Block 1: 507 units of 31 storey serviced apartment. - Block 2: 419 units of 33 storey serviced apartment & SAMM (Serviced Apartment Mampu Milik) - Block 3: 502 units of 28 storey serviced apartment & SAMM (Serviced Apartment Mampu Milik) o Built up area: 51 - 79 s.m. o Selling Price: RM250,000 – RM619,000 • Date of Launching: 22/12/2022. • Estimated completion 2026.	Under construction: 99%
5.	Ativo Annexe (Residensi Damansara Avenue 1), Selangor	• Location: Persiaran Perdana Bandar Sri Damansara, Mukim Sungai Buloh, District of Petaling, Selangor Darul Ehsan. • Land Area : 6.015 hectares • Gross Development Value: RM3 billion • Developer: Indo Aman Bina Sdn. Bhd. • Descriptions: Mixed development located at Damansara Avenue, Petaling Jaya, Selangor. • Detail of Development o 2 blocks of 55-storey Residential Tower including 2-storey of facilities; on 14-storey podium car park including 1-storey of facilities. o 1 block of 40-storey Office Towers including 5-storey of facilities. o 6-storey retail podium including 3-storey of Medical Center. o 2 levels of basement carpark. Vehicular ramp to Ativo Plaza. Pedestrian Link Bridge to Ativo Plaza and Ativo Suites. • Number of Units; - Service Apartment Block A - 634 Unit - Service Apartment Block B - 634 Unit • Built up area: o Block A: 554 sqft – 1,230 sqft o Block B: 53 9sqft – 1,181 sqft • Selling Price: o Block A from RM 650,000 – RM 1,467,000 o Block B from RM 663,000 – RM 1,471,000 • Estimated completion Q1 2028	Under construction: 40%

No.	Development Projects	Descriptions	Current Development Status
6.	Interpoint, Bandar Bukit Tinggi, Selangor	• The scheme is situated in Bandar Bukit Tinggi and provides easy access to highways such as KESAS Highway, NKVE, SKVE, and Federal Highway. • Details of development: o Consist of 998 units serviced apartment, 36 units shop and 30 units office. o Divided into 3 blocks: - Tower A: 332 unit (35 floors) - Tower B: 344 unit (34 floors) - Tower C: 322 unit (33 floors) o Serviced Apartment - Built up area: 722 - 1,207 s.f. - Price: RM 423,800 – RM 841,850 o Shop units: - Built up area: 1,690 – 2,917 s.f. - Price: RM1,288,500– RM2,553,088 o Office: - Built up area: 667 – 850 s.f. - Price: RM 386,860 – RM 495,000 • Expected to be completed by Mac, 2027.	Under construction: 80%
7.	Desa Arowana, Jeram, Selangor	• Located at Pekan Kuala Sungai Buloh, Kuala Selangor. Access is available via the Klang-Teluk Intan, LATAR, and WCE highways. • Details of development: o Phase 1: - 106 units of single storey terraced house - 254 units of 2-storey terrace house o Phase 2: - 175 units of 2-storey terrace house. o Single storey terraced house: - Price: RM368,000 – RM 529,000 - Land area 130.06 s.m. - Floor area: 105.07 s.m. o 2-storey terraced house - Price: RM 550,000 – RM 663,000 - Land area: 167.62 s.m. - Floor area: 226.96 s.m. • Expected to be completed by 2026.	Under construction: Phase 1: 100% CCC: 10 February 2026 Phase 2: 75%
8.	Tropicana Alam @ Puncak Alam, Selangor	• The scheme is situated in Puncak Alam and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elevated (DASH) and WEST COAST Expressway (WCE). • Details of development: - 431 units of 2-storey terrace houses. - Built up area: 178.09 - 208 square meter. - Price: RM 814,000 – RM 1,138,800. • Expected to be completed by December 2026.	Under Construction: 70%
9.	Hamlet @ The Meadows, Selangor	• The scheme is situated in Tanjung Karang and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elavated (DASH) and WEST COAST Expressway (WCE). • Details of development: - 460 units of single storey terrace house. - Built up area: 101.35 – 125.04 s.m. - Price: RM 430,500 – RM 627,300. • Expected to be completed by August 2027.	Under Construction: 40%
10.	Astrum Jelatek/ Ampang, Selangor	• Location: Jalan Ampang/Jalan Jelatek • Land area: 2.5212 hectares • Developer: Green Stone Development Sdn Bhd • Composition of development: 6 towers comprise of 5,228 units of Rumah SelangorKu with price at RM230,000 per unit. • Floor area: 26.02 s.m. (280 s.f.) (Studio type). • The project expected to be completed by October 2026.	Under construction: 80%

No.	Development Projects	Descriptions	Current Development Status
11.	Selayang Mutiara Residensi, Selangor	• Location: Taman Selayang Baru, Selayang • Land area: 1.75 hectares • Developer: Shiya Development Sdn Bhd • Composition of development: 260 units apartment. • Floor area: 91.40 s.m. • Expected to be completed by September 2026.	Under construction: 80%
12.	Hana Hills, Taman Melawati	• Location: Jalan Melawati 4, Taman Melawati • Land area: 2.61 hectares • Developer: OSK Property Sdn Bhd • Composition of development: 297 units condominium. • Floor area: 88.62 – 109.99 s.m. • Expected to be completed by December 2027.	Under construction: 60%
13.	Lagenda Ardea (Rumah Selangorku), Selangor	• Location: Bernam Jaya, Hulu Selangor • Land area: 19.656 hectares. • Developer: Blossom Eastland Sdn Bhd • Composition of development: 2,340 single-storey terrace houses • Floor area: 84.00 s.m. (904.17 s.f.) • Expected to be completed by December 2027	Under construction: 45%
14.	Residensi Begonia, Selangor Selangorku @ Eco Majestic, Selangor	• Location: This Project is part of the development in the existing project scheme at Eco Majestic. This project is located near the Kajang - Seremban Highway which connects the Lekas Highway to Jalan Semenyih. • Land area: 3.440 hectares • Development consists of 3 blocks of 30 storey with the total unit is 933 units. • Details of development: o Block A – 317 units o Block B – 308 units o Block C – 308 units • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Built up area: 1,045 s.f. • Price of RM250,000.	Under Construction: 100% Completed with CCC (2 April 2026)
15.	Residensi Oleander Selangorku @ Eco Majestic, Selangor	• Location: Selangorku Oleander Residency @ Eco Majestic is part of the development in the existing project scheme at Eco Majestic. • Land area: 48,563.50 s.m. • Development consists of 4 blocks of 30 storey condominium (1,200 units). • This project also provides facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Built up area: 1,045 s.f. • Price: RM250,000.	Under Construction: 100% Completed with CCC (2 April 2026)
16.	Se'Duduk D'Kajang, Selangor	• Location: Semenyih, Hulu Langat • Land area: 6.92 acres • Details of development: o 1,220 units Serviced Apartment and 25 commercial units. o Type A - Built up area 1,000 s.f. - Three bedrooms and two bathrooms - Launch price @ RM 400,000 o Type B Studio unit - Built up area s.f. - Launch price @ RM 270,000. • Expected to be completed in 2027.	Under construction: 50%
17.	Anja Residence, Bangi, Selangor	• Location: Bandar Baru Bangi, Hulu Langat • Land area: 4.02 acres • Details of development o 900 units Serviced Apartment and 37 commercial units o Built up area from 550 – 1,019 s.f. o Price @ RM 490,000 – RM 600,000. • Expected to be completed in 2027.	Under construction: 55%

No.	Development Projects	Descriptions	Current Development Status
18.	Anyra Hills, Ulu Semenyih, Selangor	• Location: Ulu Semenyih, Hulu Langat • Land area: 236.544 hectares • Developer: Goldhill Fortune Sdn Bhd) • Description: o This new development style of agricultural with bungalow lots. The development will be carried out by phases involving more than 300 lots. o Sales prices: more than RM4 million per acre.	Under construction Phase 1: 100% Phase 2: 100% Phase 3:60% Phase 4: 10%
19.	M Legasi, Semenyih Off Bandar Tasik Kesuma, Semenyih, Selangor	• Location: Beranang, Hulu Langat • Land area: 202.35 hectares • Developer: Mah Sing Group Berhad • Details of development: o Double Storey Terrace House: - 20'X60': 180 – units - 20'X65': 366 – units - 20'X70': 189 – units o Double Storey Superlink House: - 24'X70': 82 – units o Strata Landed: Double Storey Terrace House: - 20'X70': 190 – units o 3-Storey Town House - 22'X70': 118 – units o Rumah Selangorku (RSKU): - 375-unit (Trio): 750 sq. ft - 375-unit (Quad): 900 sq. ft • Commercial plot: 4.906 acres • Expected to be completed in 2028	Under construction: Phase 1: 40% Phase 2: 35% Phase 3: Site Clearing
20.	Residensi Cemerlang, Selangor	• Location: Kajang, Hulu Langat • Land area: 1.619 hectares • Developer: Top Home Builder Development Sdn Bhd • Details of development o Block A: 551 units o Block B: 638 units o Block C: 171 units o Block C (Mampu Milik): 339 units • Type A: o Built up area 1,011 s.f. o Price @ RM330,000 • Type B (RSKU): o Built up area 805 s.f. o Price @ RM270,000 • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Expected to be completed in 2028	Under construction: 30%
21.	Residensi Suasana, Beranang (RSKU), Selangor	• Location: Beranang, Hulu Langat • Land area: 4.86 hectares • Developer:Transloyal Development Sdn Bhd • Details of development: o Block A: 300 units o Block B: 300 units o Block C: 300 units o Block D: 300 units • Built up area: 1,045 square feet • Price @ RM263,900. • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Expected to be completed in 2028	Under construction: 35%

No.	Development Projects	Descriptions	Current Development Status
22.	Bangi Fresco, Selangor	• Location: Kajang, Hulu Langat • Land area: 12.3 hectares • Developer: IOI Properties Group Bhd • Development consists of shops, dining and drive - through spaces for lease. • Bangi Fresco known as new retail hub in Bandar Puteri Bangi will have waterfront feature plus dining, retail and social space. • Details of development: o 24 retail shops o 5 lakeside dining outlets o 4 drive - through spaces o A 19,000 sq. ft. grocery anchor • This project is also providing the facilities such as 10,000 sq. ft. event hall and gym, cater for the daily needs of the surrounding community. • Expected to be completed in 2026	Stage of Completions: 50%
23.	Serenia City, Selangor	• This project consists of 5 new phases that is Serenia Amalia, Serenia Aiora, Serenia Ariya, Serenia Anisa and Serenia Aqila. • Location: Jalan Pintas Dengkil - WP Putrajaya (FT29), Bandar Serenia, Sepang. • Developer: Sime Darby Property (Serenia City) Sdn Bhd. • Details of development: **Serenia Amalia:** o 202 units of town house and 230 units single storey terrace house. o Price: - Terrace house: RM250,000 – RM300,000 - Town house: RM42,000 – RM100,000 o Built up area: - Terrace house: 65.03 s.m. - Town house 65.0 3– 69.68 s.m. o This phase is under the initiative project of affordable housing namely Rumah Selangorku. **Serenia Aiora:** o 273 units of double storey terrace house. o Land area: - Intermediate/ end lot: 6.10 x 21.34 meter - Cornet lot: 6.60 x 21.33 meter o Built up area: - Intermediate lot: 173.36 s.m. - End lot: 179.95 s.m. - Corner lot: 198.07 s.m. o Price: - Intermediate unit: RM702,888 – RM745,888 - End unit: RM869,888 - RM910,888 - Corner unit: RM1,121,888 - RM1,162,888 o Completed with CCC (28 November 2023) **Serenia Ariya:** o 324 units of double storey terraced house. o Land area: 6.10 x 21.33 meter o Built up area: 147.62– 207.63 s.m. o Price: RM750,888.00 - RM1,501,888.00. o Completed with CCC: - Phase A9-1 & 2: 20 February 2023 - Phase A9-3: 19 Jun 2024 **Serenia Anisa:** o 408 units of double storey terrace house. o Land area: (6.70 x 21.33) meter – (10.66 x 21.33 meter) o Built up area: 181.24 – 287.24 s.m. o Price: RM805,888 – RM2,407,888. o Completed with CCC: - Phase A10-1 & 2: 24 Decsember 2024 - Phase A10-3 & 4: 11 Julai 2025	Stage of Construction: 100% completed: (June 2024) 100% completed 100% completed 100% completed

No.	Development Projects	Descriptions	Current Development Status
		Serenia Aqila: o 72 units of double storey semi-detached house. o Land area: 12.19 x 24.38 meter o Built up area: 281.47 s.m. o Price: RM1,712,888 – RM2,760,888. o Completed with CCC (22 October 2024) **Serenia Baleria:** o 385 units of double storey terrace house. - Serenia Baleria SB1-1: 211 Units - Serenia Baleria SB1-2: 174 Units o Price: RM809,888 – RM1,358,888 o Land area: - Intermediated: 130.06 square meters - Corner & End: 143.07 square meters o Built up area: - Intermediated: 160.81 square meters – 171.22 square meters - Corner & End: 187.85 square meters – 193.98 square meters o Expected to be completed in 2028	100% completed Phase SB1-1: 73.1% Phase SB1-2: 0%
24.	Compass, Kota Seri Langat, Selangor	• Compass @ Kota Seri Langat is an integrated industrial and logistics hub development located in Kota Seri Langat, Kuala Langat District, Selangor. • The development can be connected via the West Coast Expressway via a special junction as well as a connection to Jalan Langat. • This development offers larger land plot sizes ranging from 9,290.00 s.m. to 92,903.00 s.m. • The following is a brief description of the development: o 80.93 hectares Integrated Industrial Park o Easy access via direct junction to the West Coast Expressway (WCE) o Permanent Tenure Land o Location close to cities, ports and major airports o 24-hour security control system • Expected to be completed in 2026	Under Construction: 100%
25.	M Senyum @ Salak Tinggi, Selangor	• M Senyum is 40.5 hectares (100 acres) landed residential development located at Salak Tinggi. • The development comprising a total of 1,176 units of double storey terrace. which are: o Residential: Camellia, Camellia 2, Rosalia, Rosalia 2, Wisteria and Wisteria 2 o Shop lot: Coming soon **Camellia (Phase 1A)** o 262 units. o Land Area: 6.096 meter x 18.28 meter o Selling Price: RM546,000 – RM731,000. o Completed with CCC (13 December 2024) **Camellia 2 (Phase 1B)** o 270 units. o Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter) o Selling Price: RM592,000 – RM837,000 o Completed with CCC (11 August 2025) **Rosalia (Phase 1)** o 139 units o Land Area: (6.096 meter x 21.33 meter) o Selling Price: RM719,000 – RM925,000. o Completed with CCC (23 January 2026) **Rosalia 2 (Phase 2)** o 160 units o Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter) o Selling Price: RM672,000 – RM929,000 o Completed with CCC (8 April 2026)	Phase 1A 100% Phase 1B 100% Phase 2A 100% Phase 2B 100%

No.	Development Projects	Descriptions	Current Development Status
		Wisteria (Phase 3A) o 150 units o Land Area: (6.096 meter x 18.28 meter) o Selling Price: RM551,000 – RM766,000 o Expected Date of Completion: September 2026 **Wisteria (Phase 3B)** o 195 units o Land Area: (6.096 meter x 18.28 meter) o Selling Price: RM555,000 – RM780,000 o Expected Date of Completion: December 2026	Phase 3A 86% Phase 3B 81%
26.	Gamuda Cove, Selangor	• **Maya Bay** o Development type: 972 units of serviced apartment. o Built up area: 51.09 s.m. – 89.92 s.m. o Price: RM465,800 – RM731,800. o Completed with CCC (2 February 2024) • **Mio Spring** o The scheme development consists of 2 phases of 618 units double-storey terrace houses launched. The composition is divided into: - Phase 1E-1: 296 Units - Phase 1E-2: 322 Units o Land area: (6.096 m x 19.81 m) – (10.36 m x 18.28 m) o Built up area: 171.59 s.m.– 257.99 s.m. o Price: RM780,000 – RM2,501,952. o Completed with CCC: - Phase 1E-1: 22 December 2025 - Phase 1E-2: 17 April 2026	100% completed
27.	Senai, Selangor	• Located at Taman Putra Perdana, Puchong. • The scheme development consists of 2 phases of 558 units three-storey link villa. The composition is divided into: o Phase 1: 341 Units o Phase 2: 217 Units (Not yet launched) o Land area: (6.10 meter x 40.49 meter) o Built up area: 180.97 s.m. – 239.04 s.m. o Price: RM1,211,800 – RM2,709,800 o Expected completion: April 2028	Under Construction: 39.3% (Phase 1)
28.	Pangsapuri Le'via, Pusat Bandar Puchong, Selangor	• Location: Persiaran Wawasan, Pusat Bandar Puchong • Land area: 2.332 hectares • Gross Development Value: RM750 million • Developer: Matrix Concepts Holdings Berhad • Descriptions: Development is mixed with the concept of Transit Oriented Development (TOD) situated just 250 meters walking distance to the Pusat Bandar Puchong LRT Station. • Details of development: o 2 blocks of 37-storey tower comprising 1,336 residential units (Servis Apartment). o Number of Units a. Tower A - 668 units a. Tower B - 668 units o Built up area : a. Type A: 682 sqft (2 bedrooms/2 bathrooms) b. Type B1-A, B2-A & B2: 955 sqft - 966 sqft (3 bedrooms/ 2 bathrooms) o Selling Price: RM 504,900 – RM 784,300 o Date of Launching: 29/4/2026 o Estimated completion: Q4 2030 December 2030	Stage of Construction: 0%

No.	Development Projects	Descriptions	Current Development Status
29.	Pangsapuri Xanadu Millenium, Puchong, Selangor.	• Location: Jalan Desa Millennium 1, Persiaran Puchong Perdana 2, Puchong • Land area: 5.66 acres • Gross Development Value: RM 700 million • Developer: Palm Springs Development Sdn. Bhd. • Descriptions: Transit-Oriented Development (TOD) condominium located within 700 meter walk to Puchong Perdana and Puchong Prima LRT stations. • Details of development: o 1,245 units condominium within 39 storey. o Built up area : a. Type A: 695 sqft - 713 sqft (2 bedrooms/2 bathrooms) b. Type B: 936 sqft - 981 sqft (3 Bedrooms/2 bathrooms) c. Type C: 1,323 sqft (4 bedrooms/3 bathrooms) o Selling prices: RM 413,230 to RM 6,062,336 o Date of Launching: 2/4/2026 o Estimated completion: Q4 2028 December 2028	Stage of Construction: 0%
30.	Residensi Lestari (RSKU), Selangor	• The scheme is situated in Kota Kemuning and provides easy access to highways such as LKSA Highway, KESAS highway, Elite Highway and SKVE Highway. • Details of development: o 345 units of affordable apartment (17 floors). o Built up area: 92.9 s.m. o Price: RM 250,000 – RM 265,000. • Expected to be completed by Jun 2028.	Stage of Construction: 30%
31.	Harmoni Madani Bestari Jaya (Program Residensi Rakyat – PRR), Selangor	• The scheme is situated in Bestari Jaya and provides easy access to highways such as LATAR Highway, and WEST COAST Expressway (WCE). • Details of development: o 245 units of single storey terrace house. o Built up area: 70 s.m. o Price: RM 45,000 • Expected to be completed by August 2027.	Stage of Construction: 30%
32.	Danau Sutera @ Gamuda Gardens (Heston Hills), Selangor	• Location: Bandar Gamuda Gardens • Land area: 104.8 hectares • Developer: Bandar Serai Development Sdn Bhd • Details of development: o 209 unit 2 storey terrace & 28 unit 3 storey semi-detached o Floor area: 206.90 s.m. & 521.83 s.m • Expected to be completed by December 2027	Stage of Construction: 30%
33.	Estet Kindle @ Rawang (Fasa 1B), Selangor	• Location: Bandar Tasik Puteri • Land area: 16.794 hectares • Developer: Maha Harapan Sdn Bhd • Details of development: o 396 unit town house o Floor area: 102.00 s.m • Expected to be completed by December 2028	Stage of Construction: 10%
34.	Permata Gemma, Taman Bukti Permata, Gombak, Selangor	• Location: Taman Bukit Permata, Gombak • Land area: 2.61 hectares • Developer: CPI Asset Sdn Bhd • Details of development: o 3 storey semi-detached - 36 units - Floor area: 362.13 s.m o 3 storey detached - 24 unit - Floor area: 422.14 s.m. • Expected to be completed by December 2028	Stage of Construction: 20%

No.	Development Projects	Descriptions	Current Development Status
35.	D'templer (Fasa 4b, 5a, 5b & 5c), Dolomite Templer, Rawang, Selangor	• Location: Dolomite Templer, Rawang • Land area: 40.873 hectares. • Developer: Ocr Templer Sdn Bhd • Details of development: o 3 storey Semi-detached - 20 units - Floor area: 493.00 s.m o 2 storey semi-detached - 20 units - Floor area: 352.00 s.m • Expected to be completed by December 2028	Stage of Construction: 5%
36.	Pangsapuri Cendana (Blok B), Selangor	• Location: M Residence Rawang • Land area: 31.50 hectares. • Developer: Elite Park Development Sdn Bhd • Details of development: o 244 units apartment o Floor area: 79.00 s.m • Expected to be completed by December 2027	Stage of Construction: 35%
37.	Taman Anggerik Prima Beruntung, Selangor	• Location: Jalan Anggerik 2A, Prima Beruntung, Bandar Serendah • Land area: 0.8900 hectares • Developer: Setiatiwi Land Sdn Bhd • Details of development: o 48 units of 2 storey terrace house o price at RM515,000 per unit. o Floor area: 158.04 s.m. • The project expected to be completed by July 2027	Stage of Construction: 20%
38.	Taman Bunga Raya - (Rumah Selangorku), Selangor	• Location: Persiaran Taman Bunga Raya • Land area: 6.48 hectares (Fasa 6A) & 2.53 hectares (Fasa 6B) • Developer: Medan Prestasi Sdn Bhd • Details of development: o Phase 6A - 96 units of 2 storey terrace house - Floor area: 111.48 s.m. o Phase 6B - 108 units terrace 2 storey terrace house - Floor area: 111.48 s.m. • Expected to be completed by December 2027	Stage of Construction: Phase 6A: 20% Phase 6B: 15%
39.	Damai, Taman Melawati, Hulu Kelang, Selangor	• Location: Jalan Melawati,Taman Melawati • Land area: 28.968 hectares. • Developer: SDB Properties Sdn Bhd • Details of development: o 306 units of 16 Storey Condominium o Floor area: 191.00 s.m. • Expected to be completed by December 2027	Stage of Construction: 10%
40.	Senna Puteri, Salak Tinggi, Selangor	• Senna Puteri, nestled near Bandar Baru Salak Tinggi. • Within its master plan, Senna Puteri features a diverse array of offerings including townhouses, terrace homes, high-rise buildings, commercial spaces, and affordable housing options. • The township's thoughtful planning incorporates 50-foot road reserves, creating broad pedestrian-friendly walkways. • Benefiting from excellent connectivity via major expressways such as the ELITE, Putrajaya-Cyberjaya Expressway, and Nilai-KLIA Highway, Senna Puteri is just a five-minute drive from the Salak Tinggi Express Rail Link (ERL) station. • Senna Puteri's first residential launch will feature 386 units of 3-storey townhouses with the scheme name Aurelia. o **Aurelia** - 646 units three-storey townhouse. a. Phase 1A: 386 Units b. Phase 1B: 260 Units (Not yet launched) - Land area: (7.92 m x 19.81 m.) - Built up area: 120.00 s.m. – 126.00 s.m. - Price: RM702,000 – RM979,000.	Stage of Construction: Phase 1A: 79.5% Phase 1B: 0%

No.	Development Projects	Descriptions	Current Development Status
41.	Urban Renewal Programm – Kampung Sungai Baru Redevelopment Project, WP Kuala Lumpur	• Land Acquisition Under the Land Acquisition Act 1960 (Act 486) for the Kampung Sungai Baru Redevelopment Project, Bandar WP Kuala Lumpur on 38 land titles and 72 strata titles which have been gazette under Section 4 with No. Gazette 9400 dated 18 June 2021 and Section 8 with No. Gazette 9412 dated 21 June 2021. • It's located in Kampung Sungai Baru, a suburb of Kampung Baru, WP Kuala Lumpur.	The redevelopment officially began on 30 November 2025 and expected to be completed within four years.
42.	Urban Renewal Programm-Flat Rajawali, Jalan Desa Aman, WP Kuala Lumpur	• This project will redevelop 1 block of Rajawali Flat from 80 units to 2- block condominium with 693 units. • All existing owners will acquire one new condominium unit (House Replacement) with this "Key-to-key Home Swap Redevelopment Concept" without involving any costs to the owner. • Built up area 900 s.f. with 3 bedrooms, 2 bathrooms and 1 carpark bay. • With luxurious condominium facilities such as recreation spaces, sports venues, swimming pools, community halls and others.	Land acquisition process: Completed
43.	Merdeka 118, WP Kuala Lumpur	• Location: Jalan Hang Jebat, WP Kuala Lumpur • Land area: 7.6 hectares • The development was divided into three phases. o **Phase 1:** Iconic Merdeka towers with 118 floors and the surrounding infrastructure. o **Phase 2:** 118 Mall and Merdeka Boulevard @ 118 linear park. o **Phase 3:** Three residential towers. • Upon Completion, the Merdeka 118 tower is the region's tallest at 678.90 meters. The figure 118 represents the number of floors in the building. • Spanning over 3.1 million square feet of floor area, the Merdeka 118 tower includes 1.7 million square feet of net lettable area of premium Grade-A rentable office space.	Phase 1: 100% Completed Phase 2: 118 Mall Under interior construction & finishing work. Set to open in Q3 2026
44.	Pavilion Damansara Heights, WP Kuala Lumpur	• Location: Jalan Damanlela, Damansara Heights, WP Kuala Lumpur. • Land area: 16 acres • The integrated development project comprises of three blocks of luxurious residences, nine blocks of corporate towers and the 1.2 million s.f. retail mall. o **Phase 1:** 533,361 s.f net lettable area; o **Phase 2:** 529,353 s.f. net lettable area; o The mall will also offer 1,800 car park bays for its customers. o Luxurious residences, new podium office block and hotel is under construction.	Phase 1: Completed Phase 2: under construction – 90% completed
45.	Tun Razak Exchange, WP Kuala Lumpur	• Location: Jalan Tun Razak, WP Kuala Lumpur • Land area: 28.3 hectares • The master plan includes a total of 30 buildings with a combined gross floor area of 24 million s.f. spread across the office, retail, hotel, residences and cultural offerings. • The entire TRX development is anticipated to have a gross development value of more than RM40 billion. ➢ **The Exchange TRX** o Land area: 17 acres o The development consists a hotel, an office building, a two million square foot shopping mall (The Exchange TRX), and six residential towers with a combined 3,800 residential units (known as TRX Residences). ➢ **The Exchange 106** o Height: 445.5 meter o The tallest building in TRX and one of the tallest in Malaysia; o It has 106 floors with massive column-free floor plates ranging from 28,000 s.f. to 34,000 s.f.; o Phase 1 of The Exchange TRX is made up of the retail podium, which comprises two levels and roughly 70 retail shops. o Phase 1 will be focused on food and beverage (F&B), and service-related offerings and combined with The Exchange TRX, will create over 1.5 million s.f. of retail space within the TRX master plan.	Completed; ▪ Menara Exchange 106 ▪ TRX Residence A ▪ TRX Residence B ▪ TRX Mall ▪ Menara Affin ▪ Menara TS Law ▪ Menara IQ ▪ Menara Prudential ▪ Kimpton Hotel ▪ TRX Office Block (Lot C7-10) Under Construction: ▪ Menara Golden 90%. Expected completion on Q3 2026

No.	Development Projects	Descriptions	Current Development Status
46.	Bukit Bintang City Centre (BBCC), WP Kuala Lumpur	• Location: Jalan Hang Tuah, Bukit Bintang, Pudu. • Land area: 19.4 acres • Gross development value: RM8.7 billion • The leasehold project features 1.4 million square feet retail mall, six luxury residential towers, strata offices, hotels and an 80-storey signature tower. • The development was divided into three phases. **Phase 1** o Lifestyle mall; o 43-storey strata office tower; o An entertainment hub; o Hotel; o A live event hall that can accommodate about 2,500 people; o Two towers of serviced apartments; **Phase 2** o One office tower; and o Three residential suite towers; **Phase 3** o BBCC signature tower.	**Phase 1** (Completed): ▪ Lalaport BBCC ▪ Lucentia Residence ▪ SWNK Houze ▪ The Stride @BBCC **Phase 2 and 3:** Not started yet
47.	Terra @ Precinct 8, WP Putrajaya	• Location: Precinct 8, WP Putrajaya • A lakeside mixed development with component of luxury apartment, services apartment, waterfront retail, retail mall including offices and event hall. • Expected completion – Q3 2026.	Development Stage: 95% completion
48.	Teja (Fasa 1), WP Putrajaya	• Located at Precinct 16, WP Putrajaya • The project comprises 28 units of 2½ storey terraced strata house with freehold tenure. o Type A: 16 units o Type B: 12 units • Land Area from 1,432 s.f. – 3,563 s.f. • Build up area from 2,944 s.f. – 3,753 s.f. • Selling priced start from RM1,386,000 to RM2,981,000.	Development Stage: 30% completion
49.	Kota Madani	• Location: Presint 19, Putrajaya. • Land Area: 102-acre • Kota MADANI will include 10,000 units of high-intensity residential quarters capable of accommodating more than 30,000 residents, vertical schools and various public facilities. • The development is designed with the integration of artificial intelligence (AI) technology, smart digital infrastructure and green mobility systems. • Other planned facilities include Technical and Vocational Education and Training (TVET) institutions, schools, health clinics, fire stations, police stations, mosques, financial institutions as well as designs with local cultural elements to preserve architectural heritage. • Prime Minister Datuk Seri Anwar Ibrahim officiates the Kota MADANI development project on 26 June 2025	The first phase of development is expected to begin this September and be completed by the end of 2027.
50.	Ombak KLCC Mall	• Location: Persiaran KLCC and Jalan Binjai • Land area: 4 acres • 6 storey shopping complexes with Neo Futurism Concept. • Planned for the years 2035/2040, a 145-storey tower (Tower M) will be built on top of Ombak KLCC.	Scheduled to open on August 2026
51.	Destina Putrajaya @ Precint 7	• Location: Precint 7, Putrajaya • Land area – 5.93 acre • The project of Putrajaya's First Transit Oriented Retail Mall	Development Stage: 90%

3.3 State Government Policy

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td>1.</td><td>Selangor</td><td>

1. Rumah Selangorku Harapan dan Rumah Idaman MBI

- Rumah Idaman is an initiative and formula by MBI Selangor and the Selangor State Government to provide a solution for home ownership for Selangor citizens. The objective is to achieve the Selangor State Housing Policy by providing “A Perfect Home for A Family”.
- It is an upgraded Rumah Selangorku with better specifications and interior fixtures and fittings like tile, furniture, etc. offered to B40 and M40 that do not own a house yet.

2. Skim Smart Rental and Skim Smart Rental Ownership to Stay (2Stay)

- Introduced in 2020 and continues until 2026
- This programme is affordable rental for a maximum of a 5 years rental period with the option to transition to a rent-to-own scheme.
- Tenants are eligible for a 30% rebate of their total rent payment.
- The rental of Rumah Selangorku Harapan and Rumah Idaman units is aimed at helping those who find it difficult to get a bank loan to buy their first house as well as helping the low-income group (B40) to own a home.
- Rumah Selangorku Harapan and Rumah Idaman units are equipped with air conditioning, kitchen cabinets, clothes cabinets and water heaters.
- Through the Selangor Budget 2026, the State Government has agreed to allocate RM103.2 million for the purchases of 300 additional units and aim to prepare up to the year 2026.

3. Skim Ceria Home Repair Programme

- This scheme was introduced to repair a house for B40 group which is the property which is considered are not suitable for occupied.
- Selangor State Government has allocated RM5 million for the year 2026.

4. Selangor Affordable Homes (Rumah Selangorku 3.0)

- This policy is provided to supersede the Selangorku 2.0 and have been implemented since 2 April 2018.
- This policy still maintained its objective as “Satu Keluarga Satu Kediaman Yang Sempurna”.
- Previously Rumah Selangorku have been classified into various types of units, depending on the income level.
- Under the Rumah Selangorku 3.0 initiative which was launched in January 2023, there are some changes in the aspect of development zones, development components, specifications, development control and enforcement.
- The development has been categorised into 4 zones as follows:
  - Zone 1: High Density Area
  - Zone 2: Urban Area
  - Zone 3: Sub-Urban Area
  - Zone 4: Rural Area
- The components of developments as follows:

Types	Minimum Area/ No of Rooms	Selling Price (RM)
Solo	450 s.f. / 1 Room	114,750.00
Duo	600 s.f. / 2 Rooms	153,000.00
Trio	750 s.f. / 3 Rooms	191,250.00
Quad	900 s.f. / 3 Rooms	229,500.00
Quad (terraced)	900 s.f. (20’ x 60’)	250,000.00

- Rumah Selangorku 3.0 also offers an option for singles with a 1-room unit of 450 s.f. at a price of RM114,750 for singles aged 30 and under and still working in the city centre.

5. Integrated Development Region in South Selangor (IDRISS)

- Government Incentives towards IDRISS development project such as follows:
  - Special premium scheme
  - Interest free instalment of development charge
  - Exemption of vacant land Assessment Rate
  - 50% off for building Assessment Rate

6. Task Force for Initiative of Issuing Strata Title for Housing and Property

- The State Government plans to establish a committee/ task force to resolve issues related to issuance of strata title for apartments that have been occupied for a long time without strata ownership.
- This committee/ task force will be coordinated jointly by the Selangor Housing and Property Board (LPHS) and Selangor Land and Mines Office (Pejabat Tanah dan Galian Selangor). Six (6) housing projects specifically low-cost and low-medium-cost developments in the state of Selangor have been identified as issing strata titles and are slated for resolution this year.

</td></tr>
</table>

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td></td><td></td><td>7. Empowering The PPR Community (Memperkasakan Komuniti PPR)
• Provision of RM35 milllion from the total RM70 million for 2026 under the Projek Perumahan Rakyat will be allocated for programmes that are capable for empowering the PPR community as well as promotions related to affordable housing.</td></tr>
<tr><td></td><td></td><td>8. Rumah Kerajaan Prihatin untuk golongan B40
• This programme is intended to help the B40 group and the less capable to have a comfortable and safe residence through the implementation of the Program Bantuan Rumah Kerajaan Prihatin. There are two (2) types of assistance under this programme, namely home improvement and assistance to build a new house, which are subject to the conditions set upon.
• This programme continues in 2026 with an allocation of RM3 million and placed under the Portfolio Pembasmian Kemiskinan. The main focus will be given to home improvement assistance applications to ensure more people can be assisted and reap benefits from the existing provisions.</td></tr>
<tr><td>2.</td><td>WP Kuala Lumpur and WP Putrajaya</td><td>1. Residensi Wilayah: Development Incentives and Facilities for Developers
• To encourage the development and provision of RW in the Federal Territory, various incentives and facilities are given to housing developers to balance the cross-subsidy method implemented subject to OSC consideration.
• RW construction is exempted from development charges according to the percentage built as follows:
<table><tr><th>% Residensi Wilayah</th><th>% of Development Caj Exemption</th></tr><tr><td>30%</td><td>30%</td></tr><tr><td>50%</td><td>50%</td></tr><tr><td>70%</td><td>70%</td></tr><tr><td>100%</td><td>100%</td></tr></table>• Contribution of Development Service Money (ISF) for the purpose of road construction is given a reduction of 50 percent.
• A reduction in parking ratio calculations may be considered for RW projects in Transit-Oriented Development (TOD) areas.
• Developers are eligible for a Special Lane (Green Lane) for land-related matters at Pejabat Pengarah Tanah dan Galian Wilayah Persekutuan (PTGWP) / Unit Jawatankuasa Kerja Tanah Wilayah Persekutuan (UJKTWP).</td></tr>
<tr><td></td><td></td><td>2. Rumah Majlis (Council Home), DBKL
• Rumah Majlis (Council Home) with a minimum area of 750 s.f. per unit on DBKL-owned sites to be rented to qualified city residents at a rental rate lower than the market rate for a certain period. This Council Home will benefit the B40 and M40 groups. Council Home projects under construction as follows:
o Jalan Selimang / Jalan Siakap.
o Taman Desa
o Alam Damai
o Sungai Besi
o Tasik Permaisuri; dan
o Kuarters DBKL Sentul</td></tr>
<tr><td></td><td></td><td>3. Civil Servant Reserved Unit (CSRU), Urusetia Jawatankuasa Kerja Tanah Wilayah Persekutuan.
• The Civil Servant Reserved Unit (CSRU) residential unit offering program in the Federal Territory of WP Putrajaya gives Civil Service Members the opportunity to own a house in WP Putrajaya with a 25% price discount.</td></tr>
<tr><td></td><td></td><td>4. Implementation of the WP Kuala Lumpur Urban Renewal, Kementerian Wilayah Persekutuan
• Renewal or better known as urban renewal is one of the best solutions in managing and solving municipal issues, especially in cities that are experiencing deterioration in infrastructure facilities and an increasingly less habitable living environment. The main objective of this program is to;
o Promote sustainable urban land use.
o Increase the value of city real estate.
o Improve the quality of the appearance and image of the city.
o Create habitable elements.
o Improve the quality of life.
• Among the areas involved in this Renewal program are Seri Labuan Public Housing, Negeri Sembilan Seri Cloud Housing, Kampung Sungai Baru Flats, Taman Segar Flats and Taman Rajawali Flats. Through this program the residents will get a more comfortable and quality replacement house with sufficient facilities.</td></tr>
</table>

No.	State	Details
		5. Residensi Belia Cheras • Dewan Bandaraya Kuala Lumpur (DBKL) has opened applications for Residensi Belia Cheras (RBC). • Through RBC, the city council is providing fully furnished housing units for single Malaysian men, aged 18 to 40, who are working or undergoing industrial training in Kuala Lumpur. • Rental is set at RM200 per month for standard units, while units for persons with disabilities (OKU) are available at RM130 per month. • Residensi Belia Cheras is conveniently located just 120m from the Cheras LRT station, within easy walking distance. • Applications are invited from qualified Kuala Lumpur residents (single males) not older than 40 years old to fill the vacant Cheras Youth Residence unit. • Requirement For Renting Cheras Youth Residence (RBC) o Malaysian citizen o Single status (not married) o Aged 18 to 40 years o Open to working people and industrial trainees o Income not exceeding RM4000.00 o Working in the Federal Territory of Kuala Lumpur o Not owning a house within a radius of 35 km from the Kuala Lumpur city center o Applications can be made via the website eperumahan.dbkl.gov.my

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH SELATAN

Separuh Pertama 2026

SOUTHERN REGION PROPERTY MARKET REPORT

First Half 2026

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

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2 Property Market Activity

3 Property Highlights


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SEMENANJUNG MALAYSIA
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN

SOUTHERN REGION



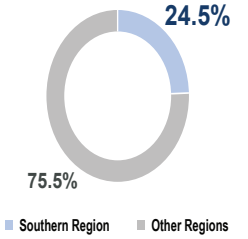
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2026 vs H1 2025)

-10.1% Volume **45,956** transactions Value **RM30.73** billion 3.7%

Residential	Commercial	Industrial	Agriculture	Development Land & Others
29,253 units / RM13.05 billion	5,902 units / RM6.61 billion	1,168 units / RM4.95 billion	6,647 units / RM2.27 billion	2,986 units / RM3.85 billion
-13.4% / - 6.8%	-3.5% / 22.8%	- 3.7% / 7.2%	- 2.0% / -11.6%	- 7.4% / 26.0%

Market Share between Regions (Volume)



Construction Activity

	Residential	Commercial	Service Apartments	Industrial
Completions	13,523	928	224	8
Starts	7,514	535	4,305	425
New Planned Supply	10,135	768	3,234	100

Unsold Status

	Residential	Commercial	Service Apartments	Industrial
Unsold Completed	9,175 units @ RM5.79 billion	1,962 units @ RM1.60 billion	11,313 units @ RM8.85 billion	162 units @ RM0.17 billion
Unsold Under Construction	11,800	1,720	11,973	439
Unsold Not Constructed	3,308	134	6,327	59

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

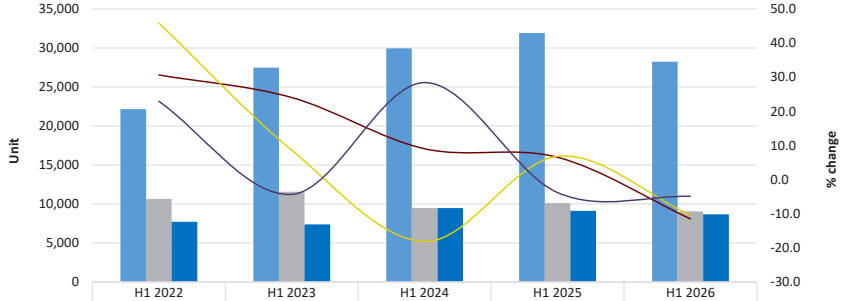
Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 45,956 transaksi bernilai RM30.73 bilion, masing-masing mencatatkan penurunan sederhana 10.1% dan peningkatan 3.7% dalam bilangan dan nilai. Prestasi pasaran harta tanah di semua negeri menunjukkan penurunan sederhana.

1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market recorded 45,956 transactions valued at RM30.73 billion, representing a moderate decline of 10.1% and increase of 3.7% in terms of transaction volume and value, respectively. Property market performance in all states showed a moderate decline.

Chart 1

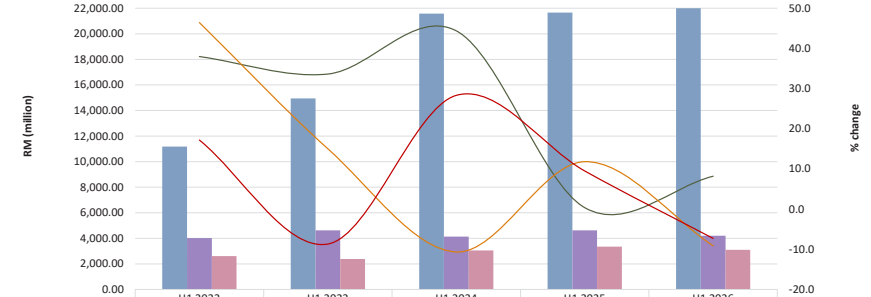
Overall Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	22,148	27,473	29,953	31,912	28,238
Negeri Sembilan	10,645	11,562	9,463	10,108	9,057
Melaka	7,707	7,373	9,469	9,108	8,661
Johor (%)	30.7	24.0	9.0	6.5	-11.5
Negeri Sembilan (%)	45.9	8.6	-18.2	6.8	-10.4
Melaka (%)	22.9	-4.3	28.4	-3.8	-4.9

Chart 2

Overall Property Transactions Value Trend H1 2022 – H1 2026



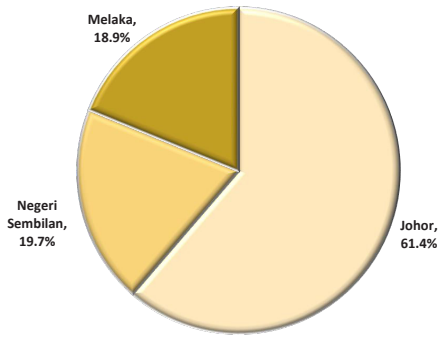
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	11,183.29	14,942.86	21,574.42	21,653.72	23,426.68
Negeri Sembilan	4,024.13	4,628.82	4,135.43	4,623.82	4,201.67
Melaka	2,607.52	2,380.90	3,055.10	3,345.44	3,101.69
Johor (%)	38.0	33.6	44.4	0.4	8.2
Negeri Sembilan (%)	46.4	15.0	-10.7	11.8	-9.1
Melaka (%)	17.2	-8.7	28.3	9.5	-7.3

Nilai transaksi. bagi negeri di wilayah Selatan mencatatkan prestasi yang bercampur. Johor meningkat sebanyak 8.2%, manakala Negeri Sembilan dan Melaka masing-masing mencatatkan penurunan sederhana.

Transaction value in the Southern Region recorded a mixed performance, with Johor registering an 8.2% increase, while Negeri Sembilan and Melaka recorded steady declines respectively.

Chart 3

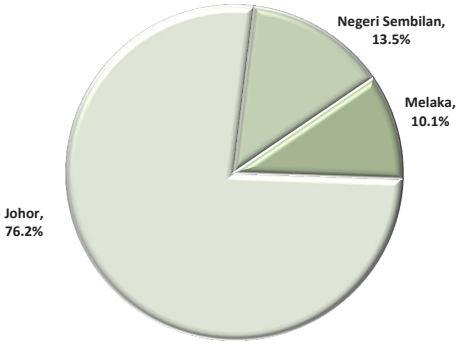
Overall Property Transactions Volume Breakdown by State H1 2026



Johor menguasai keseluruhan transaksi harta tanah dengan 61.4% dalam bilangan (28,238 transaksi) dan 76.2% dalam nilai (RM23.43 bilion) daripada jumlah transaksi

Chart 4

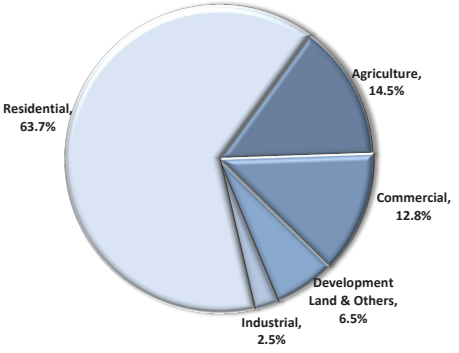
Overall Property Transactions Value Breakdown by State H1 2026



Johor dominated the region's overall property transaction with 61.4% in volume (28,238 transactions) and 76.2% in value (RM23.43 billion) of the total transactions.

Chart 5

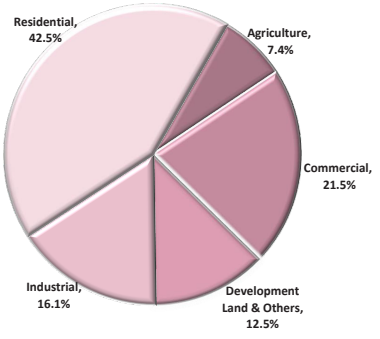
Overall Property Transactions Volume Breakdown by Sub-sector H1 2026



Subsektor, kediaman terus menguasai bilangan transaksi harta tanah di wilayah ini, sebanyak 63.7% (29,253 transaksi) daripada jumlah keseluruhan. Begitu juga dengan nilai transaksi harta tanah keseluruhan dengan syer 42.5% (RM13.05 bilion).

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2026



By sub-sector, residential continued to dominate the region's property transactions volume contributing 63.7% (29,253 transactions) of the total. Likewise in overall property transaction value with a 42.5% share (RM13.05 billion).

Table 1

Summary of Prominent Sales Recorded in H1 2026

No.	State	Property	Location/ Mukim	Transaction Year	Consideration Price
HOTEL					
1.	Johor	Crown KTV	Jalan Abdullah Tahir, Johor Bahru	2026	RM25,000,000
2.	Negeri Sembilan	Hotel Pusat Perniagaan 6 Avenue	Teluk Kemang, Port Dickson	2026	RM2,100,000
3.	Johor	Fives Hotel Johor Bahru	Jalan Wong Ah Fook	2025	RM142,500,000
4.	Johor	Fives Hotel Johor Bahru	Jalan Tenteram, Bukit Meldrum	2025	RM30,000,000
PURPOSE-BUILT OFFICE (PBO)					
5.	Johor	Wisma Ang	Bandar Pontian	2025	RM6,800,000
6.	Negeri Sembilan	Nilai Starz Valley	Bandar Nilai Utama 1	2025	RM6,000,000
INDUSTRIES					
7.	Johor	Detached Factory (102,700.00 square metres)	Off Jalan Kluang – Mersing, Kluang,	2026	RM48,000,000
8.	Johor	Industrial Land (82,793.51 square metres)	Off Ban Foo, Kampung Baru Ban Foo, Plentong	2025	RM98,980,735
9.	Johor	Industrial Land (55,899.00 square metres)	Jalan Bioteknologi 2, SILC Nusajaya, Jelutong, Johor Bahru	2025	RM91,457,070
10.	Johor	Detached Factory (21,970.00 square metres)	Jalan Perak 4, Kawasan Perindustrian Pasir Gudang	2025	RM61,200,000
11.	Negeri Sembilan	4 Industrial Plots (32,931.00 square metres)	Jalan Intan 1, Phase NU3A1, Nilai Utama Enterprise Park	2025	RM60,000,000
12.	Johor	Industrial Plot (109,564.71 square metres)	Off Kawasan Perindustrian Tanjung Langsat, Sungai Tiram	2025	RM42,255,875
13.	Johor	Detached Factory (11,436.00 square metres)	Jalan I-Park SAC 6, I-Park Senai Airport City (SAC)	2025	RM39,300,000
14.	Johor	Industrial Plot (39,311.00 square metres)	Off Jalan JB – Senai, Taman Teknologi Johor	2025	RM49,084,658
15.	Johor	Industrial Land (242,811.40 square metres)	Jalan Lingkaran Teknologi, Nusajaya Tech Park, Pulai	2024	RM300,564,000
16.	Negeri Sembilan	Industrial Land (214,482.70 square metres)	Off Persiaran Springhill, Springhill Industrial Park, Pekan Jemima, Port Dickson	2024	RM80,803,800
17.	Johor	Industrial Land (60,945.88 square metres)	Jalan Ekoperniagaan Utama, I-Park Senai Airport City (SAC)	2024	RM49,201,200
ESTATE					
18.	Johor	PTD 23681 (111.23 hectares)	Off Jalan Grisek - Kundang Ulu, Grisek, Tangkak, Johor	2025	RM43,149,409
19.	Johor	Lot 574 (126.87 hectares)	Off Jalan Batu Anam - Gemas, Segamat	2025	RM34,430,000
20.	Negeri Sembilan	Lot 645 & 61 lot lain (108.37 hectares)	Palong, Rompin, Off KM 76.8 Bahau/ Rompin	2025	RM23,877,000
21.	Johor	Lot 4228 (107.4 hectares)	Off Jalan Mawai - Tanjung Sedili, Kota Tinggi	2024	RM44,215,000

Table 1

Summary of Prominent Sales Recorded in H1 2026

No.	State	Property	Location/ Mukim	Transaction Year	Consideration Price
BULK TRANSFER					
22.	Johor	40 of Industrial plots (2,173,050.30 square metres)	Off Kawasan Perindustrian Tanjung Langsat	2025	RM838,111,281
23.	Johor	7 of Industrial plots (1,246,547.00 square metres)	Off Jalan Kampung Tiram Duku, Tanjung Kupang, Johor Bahru	2025	RM 509,189,054
OTHERS					
24.	Johor	Commercial Development Land (16,870.33 square metres)	Off Jalan Kebun Teh/ Jalan Tun Razak	2026	RM180,000,000
25.	Johor	Vacant Commercial Land (79,887.00 square metres)	Off Jalan Persiaran Southkey 2	2025	RM214,974,128
26.	Negeri Sembilan	Commercial Development Land (98,600.00 square metres)	Jalan Nilam 1, Nilai Impian	2025	RM68,972,904
27.	Johor	Residential Development Land (237,434.91 square metres)	Off Persiaran SAC', Amber Hills	2025	RM82,572,310
28.	Johor	Mixed Development Land (2,904,371.66 square metres)	Off Jalan Kulai – Sedenak, Kulai	2025	RM625,247,933
29.	Johor	Commercial Development Land (278,380.40 square metres)	Off Laman Setia Utama, Johor Bahru	2025	RM384,991,263
30.	Negeri Sembilan	Commercial Development Land (93,260.00 square metres)	Persiaran S2/B2, Bandar Seremban 2	2024	RM102,891,466

Note: This list only displays selected major transactions.

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Harta tanah kediaman terus menjadi subsektor utama di wilayah ini, dengan merekodkan sebanyak 29,253 transaksi bernilai keseluruhan RM13.05 bilion. Secara keseluruhannya, pasaran harta tanah kediaman di wilayah ini mencatatkan penurunan marginal dari segi bilangan dan nilai transaksi, menunjukkan prestasi pasaran yang agak sederhana pada tempoh kajian.

2.0 PROPERTY MARKET ACTIVITY

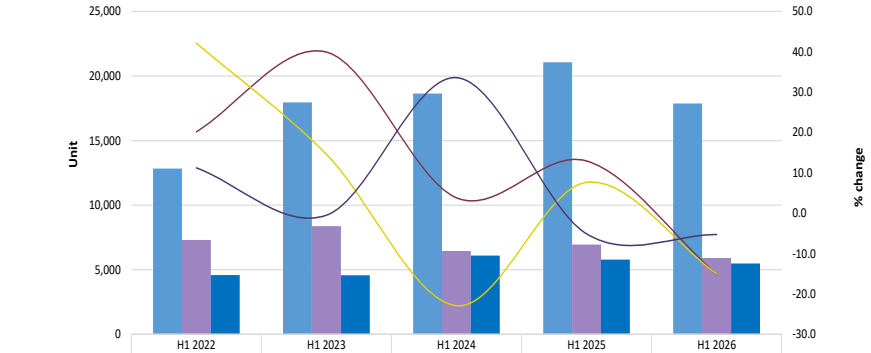
2.1 RESIDENTIAL PROPERTY

Transaction

Residential properties continued to represent the leading subsector in the region, registering 29,253 transactions with a total transaction value of RM13.05 billion. Overall, the residential property market in the region recorded a marginal decline in both transaction volume and value, indicating a relatively subdued market performance during the review period.

Chart 7

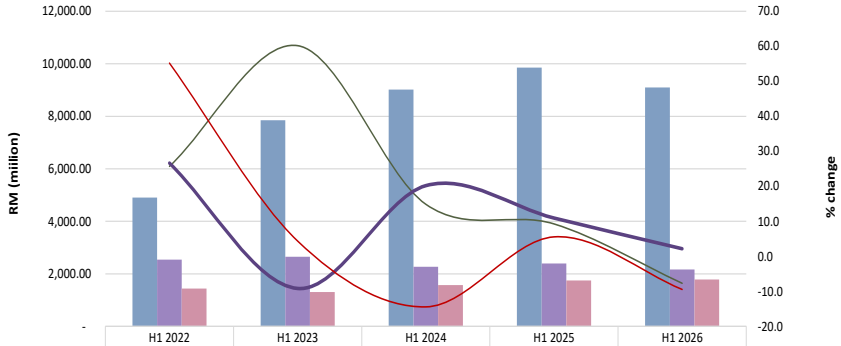
Residential Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	12,836	17,962	18,648	21,061	17,871
Negeri Sembilan	7,305	8,371	6,452	6,945	5,903
Melaka	4,586	4,563	6,096	5,785	5,479
Johor (%)	20.2	39.9	3.8	12.9	-15.1
Negeri Sembilan (%)	42.1	14.6	-22.9	7.6	-15.0
Melaka (%)	11.2	-0.5	33.6	-5.1	-5.3

Chart 8

Residential Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	4,901.90	7,851.80	9,019.96	9,855.60	9,096.58
Negeri Sembilan	2,542.08	2,653.20	2,270.13	2,396.39	2,169.71
Melaka	1,440.44	1,308.32	1,572.48	1,744.53	1,782.33
Johor (%)	25.7	60.2	14.9	9.3	-7.7
Melaka (%)	26.6	-9.2	20.2	10.9	2.2
Negeri Sembilan (%)	55.2	4.4	-14.4	5.6	-9.5

Pelancaran Baharu

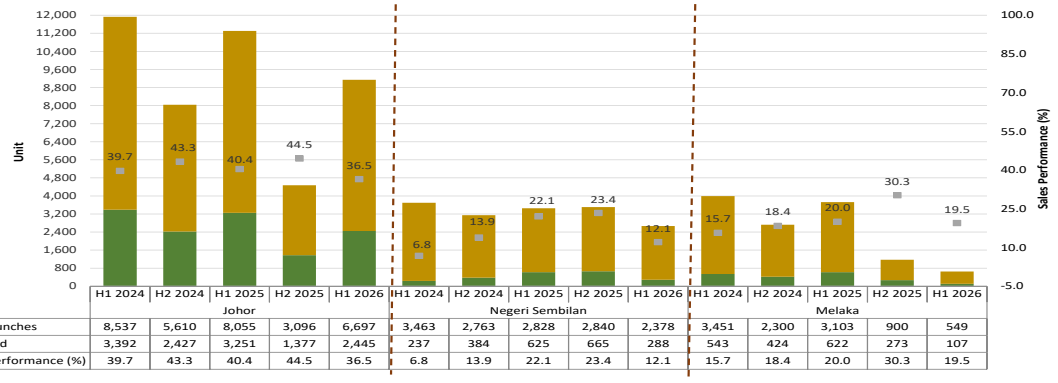
Pasaran primer kediaman di Wilayah Selatan mencatatkan penyederhanaan dalam pelancaran baharu pada H1 2026. Sejumlah 9,624 unit dilancarkan, berbanding 13,986 unit pada H1 2025. Johor terus mendahului wilayah ini dari segi prestasi jualan, dengan mencatatkan 36.5% (H1 2025: 40.4%). Melaka pula merekodkan prestasi jualan yang agak stabil sebanyak 19.5% (H1 2025: 20.0%), manakala Negeri Sembilan mencatatkan prestasi jualan yang lebih rendah, iaitu 12.1% (H1 2025: 22.1%). Secara keseluruhannya, data menunjukkan prestasi jualan yang lebih perlahan bagi ketiga-tiga negeri pada H1 2026.

New Launches

The primary residential market in the Southern Region recorded a moderation in new launches in H1 2026. A total of 9,624 units launched, compared with 13,986 units in H1 2025. Johor continued to lead the region in terms of sales performance, registering 36.5% (H1 2025: 40.4%). Melaka recorded a relatively stable sales performance of 19.5% (H1 2025: 20.0%), while Negeri Sembilan registered a lower sales performance of 12.1% (H1 2025: 22.1%). Overall, the data indicates a softer sales performance across all three states in H1 2026.

Chart 9

Residential Newly Launch and Sales Performance H1 2024 to H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Johor					Negeri Sembilan					Melaka				
Unit Launches	8,537	5,610	8,055	3,096	6,697	3,463	2,763	2,828	2,840	2,378	3,451	2,300	3,103	900	549
Unit Sold	3,392	2,427	3,251	1,377	2,445	237	384	625	665	288	543	424	622	273	107
Sales Performance (%)	39.7	43.3	40.4	44.5	36.5	6.8	13.9	22.1	23.4	12.1	15.7	18.4	20.0	30.3	19.5

Status Pasaran

Unit kediaman belum dibina belum terjual di Wilayah Selatan mencatatkan peningkatan sebanyak 26.4% kepada 3,308 unit pada H1 2026 berbanding H2 2025 (2,617 unit). Johor mencatatkan peningkatan tertinggi kepada 2,788 unit (H2 2025: 900 unit), manakala Negeri Sembilan dan Melaka masing-masing menurun kepada 363 unit (H2 2025: 859 unit) dan 157 unit (H2 2025: 858 unit).

Begitu juga peningkatan sebanyak 15.5% direkodkan bagi jumlah unit kediaman siap dibina belum terjual wilayah ini kepada 9,175 unit pada H1 2026 (H2 2025: 7,946 unit). Sementara itu, unit kediaman dalam pembinaan belum terjual mencatatkan prestasi sebaliknya bagi semua negeri di wilayah ini.

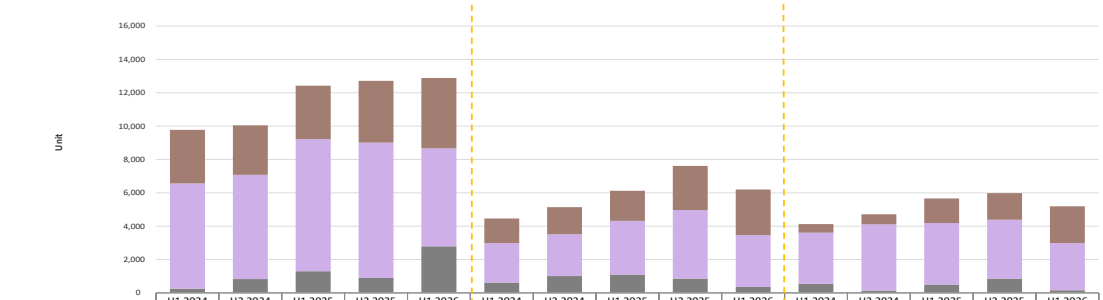
Market Status

The unsold not constructed residential units in the Southern Region increased by 26.4%, to 3,308 units in H1 2026 compared with H2 2025 (2,617 units). Johor recorded the highest increase of to 2,788 units (H2 2025: 900 units), while Negeri Sembilan and Melaka showed decrease respective to 363 units (H2 2025: 859 units) and 157 units H2 2025: 858 units).

Similarly, the number of unsold completed units in the region increased by 15.5% to 9,175 units in H1 2026 (H2 2025: 7,946 units). Meanwhile, unsold residential units under construction recorded an opposite trend across all states in the region.

Chart 10

Residential Market Status H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Completed	3,219	2,964	3,209	3,705	4,222	1,475	1,623	1,802	2,647	2,740	514	605	1,474	1,594	2,213
Unsold Under Construction	6,305	6,245	7,918	8,108	5,879	2,362	2,507	3,225	4,111	3,096	3,061	3,970	3,688	3,530	2,825
Unsold Not Constructed	257	834	1,299	900	2,788	621	1,011	1,096	859	363	550	138	501	858	157

Aktiviti Pembinaan

Aktiviti pembinaan kediaman di Wilayah Selatan mencatatkan prestasi yang bercampur pada H1 2026. Kediaman siap dibina, wilayah ini mencatatkan peningkatan keseluruhan sebanyak 13.1%, daripada 11,955 unit pada H1 2025 kepada 13,523 unit pada H1 2026. Johor merekodkan pertumbuhan tertinggi dengan peningkatan ketara sebanyak 70.4%, daripada 4,385 unit kepada 7,474 unit. Sementara itu, Negeri Sembilan mencatatkan peningkatan marginal sebanyak 2.4%, manakala Melaka merekodkan penurunan sebanyak 37.2%.

Sebaliknya, unit kediaman mula dibina mencatatkan penurunan ketara sebanyak 46.3% di Wilayah Selatan, daripada 13,997 unit pada H1 2025 kepada 7,514 unit pada H1 2026. Kesemua tiga negeri mencatatkan penurunan, dengan Johor merekodkan penyusutan sebanyak 35.9%, diikuti Negeri Sembilan sebanyak 32.7%. Melaka pula mencatatkan penurunan paling ketara sebanyak 74.8%, dengan unit mula dibina berkurangan daripada 4,056 unit kepada 1,023 unit dalam tempoh yang sama.

Sementara itu, peringkat penawaran baharu yang dirancang mencatatkan peningkatan ketara sebanyak 60.2% di seluruh wilayah, daripada 6,327 unit pada H1 2025 kepada 10,135 unit pada H1 2026.

Construction Activity

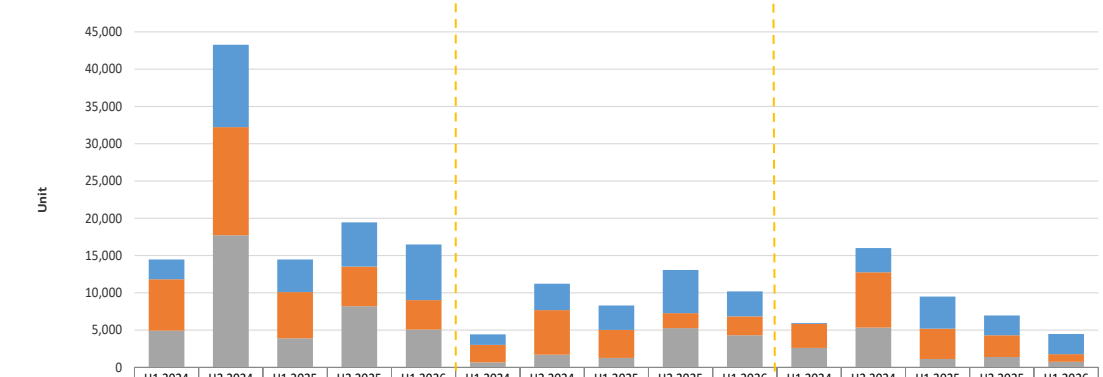
Residential construction activity in the Southern Region recorded a mixed performance in H1 2026. In terms of completed units, the region recorded an overall increase of 13.1%, rising from 11,955 units in H1 2025 to 13,523 units in H1 2026. Johor recorded the strongest growth with increasing significantly by 70.4%, from 4,385 units to 7,474 units. Meanwhile, Negeri Sembilan recorded a marginal increase of 2.4%, and Melaka experienced a decline of 37.2%

In contrast, starts recorded a substantial decline of 46.3% across the Southern Region, decreasing from 13,997 units in H1 2025 to 7,514 units in H1 2026. All three states recorded declines, with Johor registering a decrease of 35.9%, followed by Negeri Sembilan with a decline of 32.7% and Melaka recorded 74.8%, with construction starts decreasing from 4,056 units to 1,023 units over the same period.

Meanwhile, new planned supply recorded a significant increase of 60.2% across the region, rising from 6,327 units in H1 2025 to 10,135 units in H1 2026.

Chart 11

Residential Construction Activity Trend H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Johor					Negeri Sembilan					Melaka				
Completion	2,663	11,031	4,385	5,927	7,474	1,402	3,562	3,270	5,781	3,349	108	3,269	4,300	2,646	2,700
Starts	6,882	14,505	6,173	5,328	3,954	2,337	5,968	3,768	2,015	2,537	3,228	7,397	4,056	2,910	1,023
New Planned Supply	4,934	17,726	3,916	8,198	5,065	684	1,703	1,270	5,262	4,316	2,621	5,346	1,141	1,405	754

Table 2

Residential Construction Activity in The Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	958,706	326,056	243,167
Incoming Supply (units)	37,539	11,998	12,680
Planned Supply (units)	39,259	14,477	12,872

Harga

Harga kediaman secara amnya kekal stabil sepanjang tempoh kajian, dengan peningkatan dan penurunan marginal direkodkan di beberapa lokasi terpilih dalam wilayah ini. Prestasi harga kediaman terus ini dipengaruhi oleh pelbagai faktor yang mendorong permintaan, khususnya reka bentuk harta tanah, lokasi, kebolehsampaian, kemudahan yang disediakan serta infrastruktur sokongan. Faktor-faktor tersebut memberi kesan secara langsung terhadap permintaan pasaran, di mana harta tanah yang menawarkan reka bentuk yang terancang, lokasi yang strategik, jaringan perhubungan dan kebolehsampaian yang baik, kemudahan yang lengkap serta infrastruktur yang mencukupi lazimnya lebih menarik minat pasaran. Secara keseluruhannya, kestabilan harga kediaman mencerminkan tahap permintaan yang relatif stabil.

Price

Residential property prices generally remained stable during the review period, with marginal increases and declines observed across selected locations within the region. The performance of residential property prices continued to be influenced by various demand-driven factors, particularly property design, location, accessibility, available facilities and supporting infrastructure. These factors have a direct impact on market demand, as properties offering well-planned designs, strategic locations, good connectivity and accessibility, comprehensive amenities, and adequate infrastructure tend to attract stronger market interest. Overall, the stability in residential property prices reflects relatively steady demand.

Indeks Harga Rumah

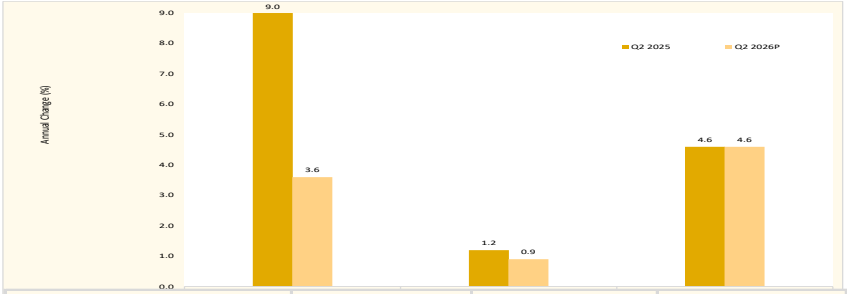
Semua negeri mencatat pertumbuhan marginal Indeks Harga Semua Rumah antara 0.9% hingga 4.6% dalam tempoh kajian.

House Price Index

All states recorded marginal growth in All House Price Index ranging between 0.9% and 4.6% in the review period.

Chart 12

All House Price Index Annual Changes Q2 2025 & Q2 2026P



YEAR		JOHOR	NEGERI SEMBILAN	MELAKA
Q2 2025	Index Point	302.9	243.7	226.5
	Average House Price	RM472,724	RM327,162	RM249,818
Q2 2026P	Index Point	313.9	245.9	236.9
	Average House Price	RM489,881	RM330,058	RM261,234

Sewa

Di Wilayah Selatan, pasaran sewaan kediaman secara amnya adalah kekal stabil, dengan sedikit peningkatan kadar sewaan direkodkan di Batu Pahat, Johor dan Seremban, Negeri Sembilan. Di Batu Pahat, Johor, kadar sewaan bagi rumah teres satu tingkat meningkat dalam julat antara 3.4% hingga 10.0%.

Sementara itu, unit kondominium di Wadihana Condominium, Johor Bahru merekodkan kadar sewaan yang agak tinggi, iaitu antara RM2,500 hingga RM3,500 sebulan.

Rental

In the Southern Region, the rental market remained largely stable, with slight increases observed in Batu Pahat, Johor, and Seremban, Negeri Sembilan. In Batu Pahat, Johor rental rates for one storey terrace houses increased by 3.4% to 10.0%.

Meanwhile, condominium units at Wadihana Condominium, Johor Bahru recorded rental rate as high between RM2,500 and RM3,500 per month.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Selatan merekodkan 5,902 transaksi bernilai RM6.61 bilion, penurunan marginal sebanyak 3.5% dalam bilangan bagi tempoh kajian. Walau bagaimanapun, nilai transaksi meningkat sebanyak 22.8%.

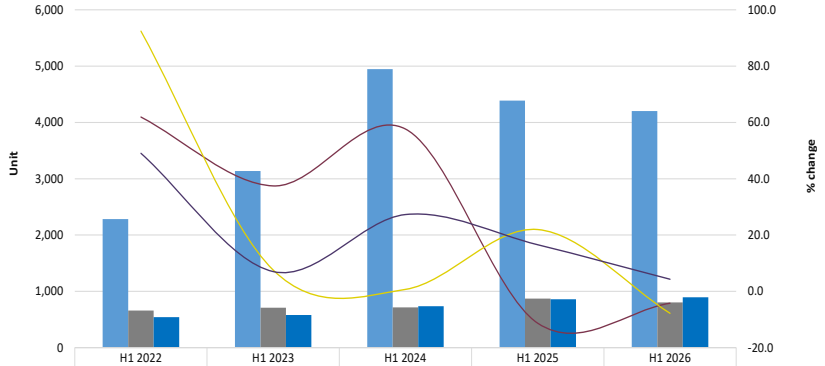
2.2 COMMERCIAL PROPERTY

Transaction

Commercial properties in the Southern Region recorded 5,902 transactions valued at RM6.61 billion during the review period, representing a marginal decline of 3.5% in transaction volume. Nevertheless, transaction value increased by 22.8%.

Chart 13

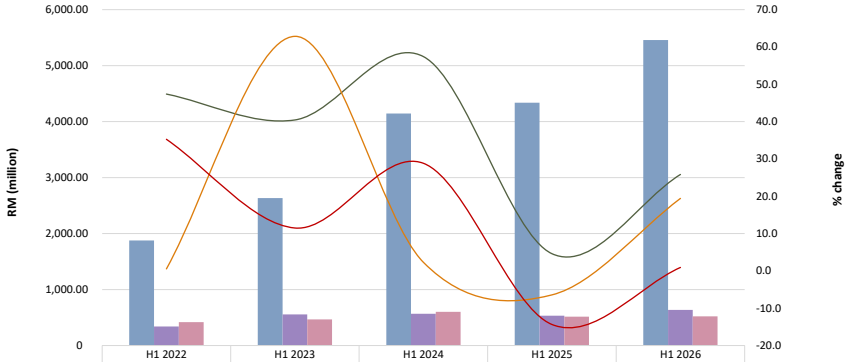
Commercial Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	2,283	3,138	4,947	4,387	4,202
Negeri Sembilan	660	710	715	872	804
Melaka	541	579	737	859	896
Johor (%)	61.9	37.5	57.6	-11.3	-4.2
Negeri Sembilan (%)	92.4	7.6	0.7	22.0	-7.8
Melaka (%)	49.0	7.0	27.3	16.6	4.3

Chart 14

Commercial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	1,875.29	2,633.65	4,145.86	4,336.66	5,456.94
Negeri Sembilan	341.05	555.38	568.10	531.53	634.72
Melaka	418.74	466.82	601.38	515.01	519.74
Johor (%)	47.4	40.4	57.4	4.6	25.8
Negeri Sembilan (%)	0.5	62.8	2.3	-6.4	19.4
Melaka (%)	35.3	11.5	28.8	-14.4	0.9

a. Kedai

Transaksi

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada tempoh kajian dengan 45.3% syer pasaran. Johor penyumbang transaksi tertinggi dengan 1,823 transaksi bernilai RM2.25 bilion (H1 2025: 1,935 transaksi bernilai RM2.17 bilion). Melaka menyusul dengan jumlah 438 transaksi bernilai RM255.77 juta (H1 2025: 417 transaksi bernilai RM227.83 juta) dan Negeri

a.Shop

Transaction

The shop subsector dominated the commercial property market in the Southern Region during the review period, accounting for 45.3% of the total market share. Johor contributed the highest number of transactions, recording 1,823 transactions valued at RM2.25 billion (H1 2025: 1,935 transactions valued at RM2.17 billion. This was followed by Melaka, which recorded 438 transactions valued at

Sembilan dengan 411 transaksi bernilai RM310.56 juta (H1 2025: 449 transaksi bernilai RM317.58 juta).

RM255.77 million (H1 2025: 417 transactions valued at RM227.83 million) and Negeri Sembilan recorded 411 transactions valued at RM310.56 million (H1 2025: 449 transactions valued at RM317.58 million).

Status Pasaran

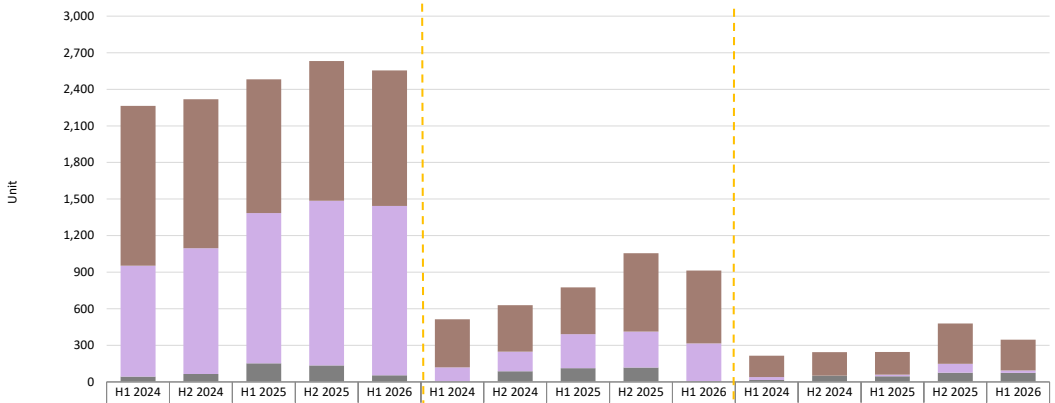
Kedai siap dibina belum terjual di Wilayah Selatan menunjukkan tren penurunan marginal, dengan penurunan keseluruhan sebanyak 7.5%, daripada 2,120 unit pada H2 2025 kepada 1,962 unit pada H1 2026. Penurunan ini direkodkan di kesemua negeri, dengan Melaka mencatatkan penurunan tertinggi sebanyak 23.6%, diikuti Negeri Sembilan sebanyak 7.0% dan Johor sebanyak 3.1% dalam tempoh kajian. Sementara itu, kedai dalam pembinaan belum terjual kekal relatif stabil, dengan peningkatan marginal sebanyak 0.1%, kepada 1,720 unit (H2 2025: 1,718 unit). Sebaliknya, kedai belum dibina belum terjual mencatatkan penurunan ketara sebanyak 59.3%, daripada 329 unit pada H2 2025 kepada 134 unit pada H1 2026, yang sebahagian besarnya didorong oleh penurunan ketara di Negeri Sembilan dan Johor.

Market Status

Unsold completed shops in the Southern Region showed a marginal declining trend, with an overall reduction of 7.5% from 2,120 units in H2 2025 to 1,962 units in H1 2026. The decline was recorded across all states, with Melaka registering the highest decrease of 23.6%, followed by Negeri Sembilan at 7.0% and Johor at 3.1% during the review period. Meanwhile, unsold under construction remained relatively stable, recording a marginal increase of 0.1% to 1,720 units (H2 2025: 1,718 units). In contrast, unsold not constructed recorded a significant decline of 59.3%, from 329 units in H2 2025 to 134 units in H1 2026, mainly driven by substantial reductions in Negeri Sembilan and Johor.

Chart 15

Shop Unsold Market Status Units H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Completed	1,311	1,222	1,097	1,146	1,111	394	381	384	643	598	175	192	186	331	253
Unsold Under Construction	909	1,032	1,232	1,351	1,390	120	160	279	295	310	24	0	13	72	20
Unsold Not Constructed	44	65	153	135	54	0	88	113	118	6	16	52	46	76	74

Aktiviti Pembinaan

Secara keseluruhan, aktiviti pembinaan di Wilayah Selatan menyaksikan tren yang bercampur. Johor mencatatkan peningkatan tertinggi di peringkat siap dibina menghampiri tiga kali ganda kepada 562 unit (H1 2025: 198 unit). Manakala, Negeri Sembilan mencatatkan peningkatan tertinggi di peringkat mula dibina kepada 197 unit (H1 2025: 87 unit).

Melaka merekodkan aktiviti pembinaan yang perlahan di semua peringkat pembinaannya di sepanjang tempoh kajian.

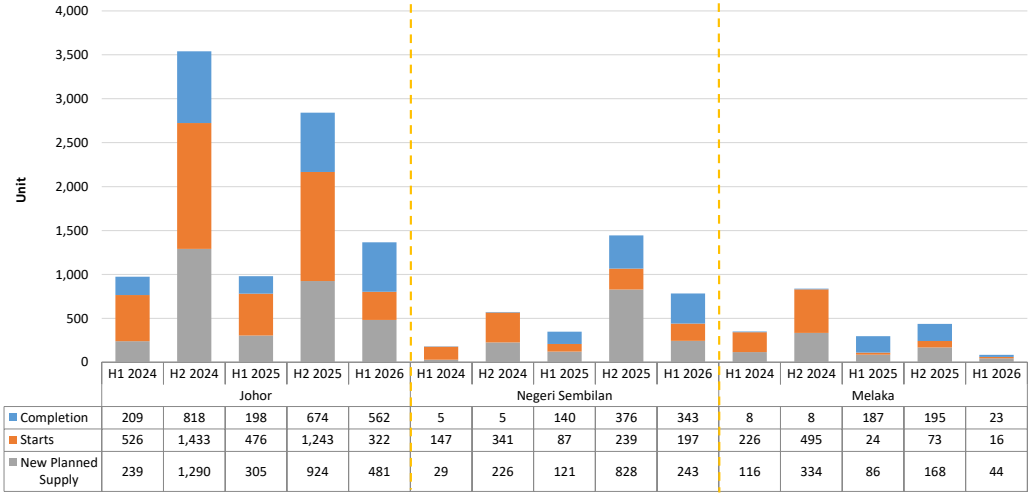
Construction Activity

Overall, construction activity in the Southern Region recorded a mixed trend during the review period. Johor recorded the highest increase in completion activity, nearly three-fold to 562 units (H1 2025: 198 units). Meanwhile, Negeri Sembilan recorded the highest increase in construction starts, rising to 197 units (H1 2025: 87 units).

Melaka, on the other hand, recorded slower construction activity across all stages of development throughout the review period.

Chart 16

Shop Construction Activity Trend H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	209	818	198	674	562	5	5	140	376	343	8	8	187	195	23
Starts	526	1,433	476	1,243	322	147	341	87	239	197	226	495	24	73	16
New Planned Supply	239	1,290	305	924	481	29	226	121	828	243	116	334	86	168	44

Table 3

Shop Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	99,750	28,358	24,986
Incoming Supply (units)	5,636	748	457
Planned Supply (units)	2,915	1,278	1,009

Harga dan Sewa

Di Wilayah Selatan, beberapa peningkatan harga telah direkodkan, khususnya di kawasan komersial yang telah membangun dan mempunyai jaringan jalan raya serta kebolehsampaian yang baik. Di daerah Johor Bahru, harga unit kedai dua dan tiga tingkat mencatatkan peningkatan marginal dalam julat antara 2.4% hingga 18.7%, dengan harga transaksi mencecah sehingga RM4.28 juta.

Sementara itu, kadar sewaan kedai tingkat bawah di Johor Bahru secara amnya kekal stabil, walaupun terdapat pergerakan bercampur di beberapa lokasi terpilih. Kadar sewaan di Kebun Teh Commercial City meningkat sebanyak 3.8%, dengan kadar sewaan bulanan mencapai RM4,500. Sebaliknya, Jalan Alam 3, Bandar Alam Masai merekodkan penurunan kadar sewaan sebanyak 16.7%, dengan kadar sewaan antara RM2,000 hingga RM3,000 sebulan. Penurunan tersebut sebahagian besarnya disebabkan oleh jumlah unit kedai yang kosong dan tidak berpenghuni yang agak ketara, dengan sebahagian premis didapati telah lama tidak digunakan atau terbiar.

Price and Rental

In the Southern Region, several price increases were observed, particularly in established commercial areas with strong road connectivity. In the Johor Bahru district, double and three-storey shop units recorded marginal price appreciation ranging from 2.4% to 18.7%, with transaction prices reaching as high as RM4.28 million

Meanwhile, rentals for ground-floor shops in Johor Bahru remained largely stable, although some mixed movements were recorded in selected areas. Rental rates at Kebun Teh Commercial City rose by 3.8%, with monthly rentals as RM4,500. While, at Jalan Alam 3, Bandar Alam Masai registered a decline 16.7% ranging from RM2,000 and RM3,000 per month which mainly attributed to the significant number of vacant and unoccupied shop units, with some premises having been left abandoned.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO merekodkan 2,220 transaksi bernilai RM1.35 bilion, membentuk 37.6% daripada bilangan transaksi dan 20.4% daripada jumlah nilai keseluruhan harta tanah komersial di wilayah Selatan. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dalam syer pasaran dengan 74.7% (1,658 transaksi).

Status Pasaran

Secara umumnya, pangsapuri khidmat/ SOHO di semua peringkat sama ada siap dibina belum terjual, dalam pembinaan belum terjual atau belum dibina belum terjual di wilayah ini menunjukkan perkembangan yang perlahan berbanding H2 2025.

***b. Serviced* Apartment/ SOHO**

Transaction

Serviced apartment/ SOHO recorded 2,220 transactions worth RM1.35 billion, formed 37.6% of transactions volume and 20.4% of the total value commercial property in the Southern Region. By state, Johor contributed the highest market volume market share with 74.7% (1,658 transactions).

Market Status

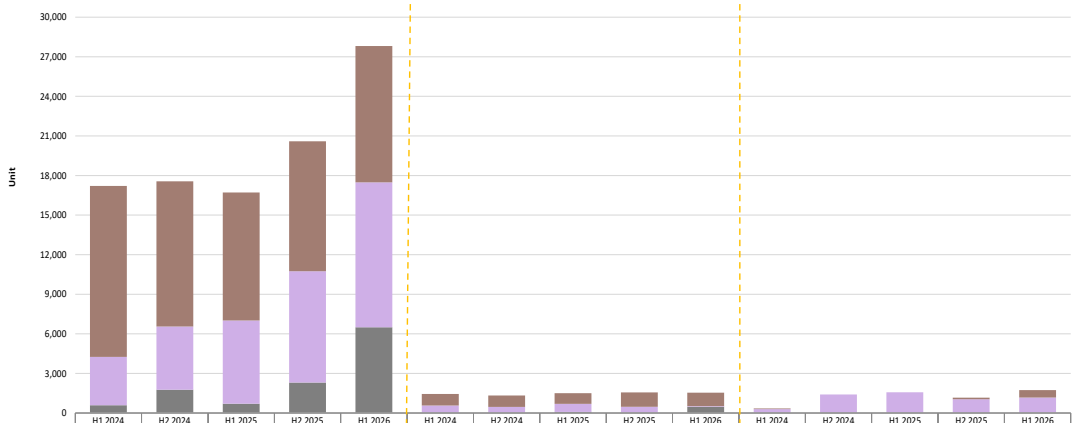
Generally, serviced apartments/SOHOs in all stages, whether unsold completed, unsold under construction, or unsold not constructed in the region, showed moderate performance compared H2 2025.

Secara keseluruhan, unit belum terjual di semua peringkat menunjukkan peningkatan, dengan siap di bina belum terjual meningkat sebanyak 7.7%, dalam pembinaan belum terjual sebanyak 22.6% dan belum dibina belum terjual melebihi dua kali ganda dalam tempoh kajian.

Overall, unsold units across all stages recorded an increase during the review period, with unsold completed units rising by 7.7%, unsold units under construction increasing by 22.6%, while unsold units not constructed more than doubled.

Chart 17

Serviced Apartment/ SOHO Market Status H1 2024 – H1 2026



	JOHOR					NEGERI SEMBILAN					MELAKA				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Completed	12,963	11,007	9,701	9,854	10,329	874	865	799	1,092	1,018	43	0	0	117	568
Unsold Under Construction	3,665	4,794	6,311	8,438	10,986	569	464	617	469	45	298	1,401	1,567	1,043	1,172
Unsold Not Constructed	587	1,762	704	2,305	6,501	0	0	82	0	474	0	0	0	0	0

Aktiviti Pembinaan

Aktiviti pembinaan pangsapuri khidmat/ SOHO menunjukkan tren bercampur di setiap peringkat bagi wilayah ini.

Melaka merekodkan pertambahan unit sebanyak 352 unit (H1 2025: 130 unit) di peringkat siap dibina, manakala Johor bertambah sebanyak 2,456 unit (H1 2025: 1,623 unit) di peringkat penawaran baharu dirancang. Di peringkat mula dibina hanya Johor mencatatkan pergerakan unit dalam pembinaan.

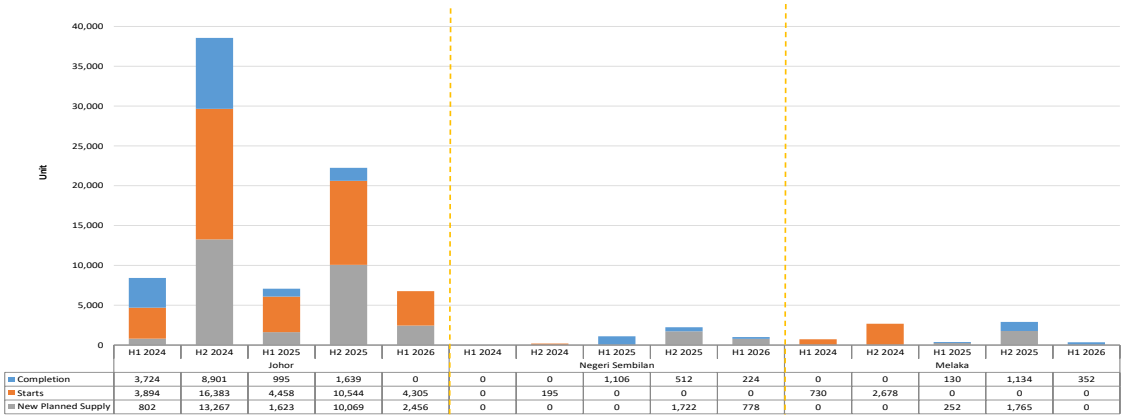
Construction Activity

The construction activity for serviced apartments/ SOHO recorded mixed trends across the various stages in the region.

Melaka recorded an increase of 352 units at the completed stage (H1 2025: 130 units, meanwhile Johor registered an increase of 2,456 units at the planned new supply stage (H1 2025: 1,623 units). At the construction commencement stage, Johor was the only state to record movement in the number of units under construction.

Chart 18

Serviced Apartment/ SOHO Construction Activity Trend H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	3,724	8,901	995	1,639	0	0	0	1,106	512	224	0	0	130	1,134	352
Starts	3,894	16,383	4,458	10,544	4,305	0	195	0	0	0	730	2,678	0	0	0
New Planned Supply	802	13,267	1,623	10,069	2,456	0	0	0	1,722	778	0	0	252	1,765	0

Table 4

Serviced Apartment/ SOHO Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	113,528	17,072	10,820
Incoming Supply (units)	50,198	195	4,763
Planned Supply (units)	34,072	3,778	2,330

Harga dan Sewa

Harga pangsapuri khidmat/ SOHO di Wilayah Selatan menunjukkan pergerakan yang bercampur dan stabil. Johor merekodkan pergerakan harga yang bercampur di beberapa skim terpilih. D'Putra Suites mencatatkan pertumbuhan harga dua digit sebanyak 10.9%, dengan harga transaksi mencecah RM510,000.

Manakala Pasaran sewaan di Wilayah Selatan secara amnya kekal stabil dengan beberapa pengecualian. Di Johor Bahru, skim yang terletak berhampiran pusat bandar serta mempunyai aksesibiliti yang baik mencatatkan peningkatan kadar sewa marginal melebihi 11% hingga 12%, antaranya The Astaka @ 1Bukit Senyum, Residensi Grid Sunway Medini, Sky Executive Suites Bukit Indah dan Nusa Perdana Service Apartment. Kadar sewa tertinggi masih direkodkan di The Astaka @ 1Bukit Senyum, dengan kadar sewaan antara RM6,000 hingga RM8,000 sebulan.

Price and Rental

Prices of serviced apartments/ SOHO in the Southern Region have shown mixed and stable movements. Johor demonstrated mixed price movements in selected schemes. D'Putra Suites recorded a double-digit price growth of 10.9%, transacted at RM510,000.

Meanwhile, the regional rental market is generally stable with a few exceptions. In Johor Bahru, those schemes located near urban centers and with good accessibility enjoy marginal rental appreciation exceeding 11% to 12%, such as The Astaka @ 1Bukit Senyum, Residensi Grid Sunway Medini, Sky Executive Suites Bukit Indah and Nusa Perdana Service Apartment. The highest rental rates were observed remain at The Astaka @ 1Bukit Senyum ranging rental rate between RM6,000 and RM8,000 per month.

c. Kompleks Perniagaan

Transaksi

Tiada transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga Wilayah Selatan adalah stabil. Kadar penghunian di Johor mencatatkan kadar sebanyak 74.2%, disusuli dengan Negeri Sembilan dan Melaka masing-masing 68.9% dan 57.2%.

c. Shopping Complex

Transaction

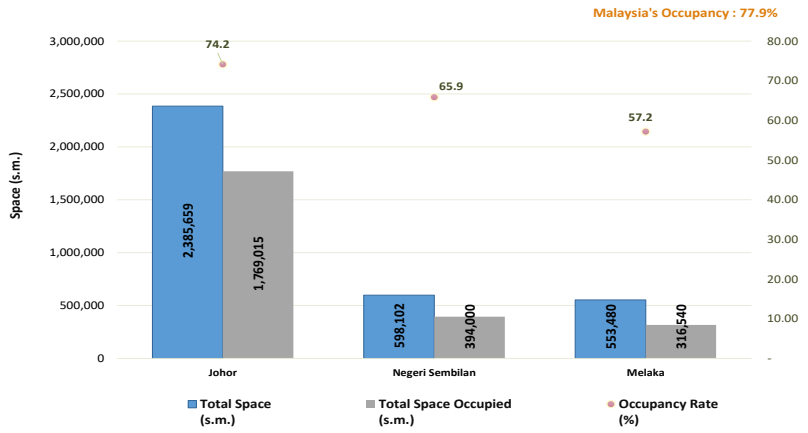
There are no transactions recorded in the Southern Region during the review period.

Occupancy and Space Availability

Occupancy rates for shopping complex were stable across all states, with Johor recording rate at 74.2%, followed by Negeri Sembilan and Melaka at 68.9% and 57.2%, respectively.

Chart 19

Supply and Occupancy of Shopping Complex H1 2026



Aktiviti Pembinaan

Terdapat satu bangunan siap dibina direkodkan di Wilayah Selatan iaitu Econsave Ampangan di Jalan Seremban – Jelebu, Seremban dengan tawaran keluasan sebanyak 7,345 meter persegi dalam tempoh kajian.

Construction Activity

One completed building was recorded in the Southern Region during the review period, namely Econsave Ampangan located along Jalan Seremban – Jelebu, Seremban, offering a floor area of 7,345 square metres.

Table 5

Shopping Complex Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply	145 buildings (2,385,659 s.m.)	67 buildings (598,102 s.m.)	27 buildings (553,480 s.m.)
Incoming Supply	3 buildings (25,916 s.m.)	2 buildings (25,599 s.m.)	2 buildings (57,245 s.m.)
Planned Supply	0	1 building (12,034 s.m)	0

Sewa

Sewaan ruang niaga di wilayah ini sebahagian besarnya stabil dengan beberapa pengecualian. Galleria @ Kota Raya dan Aeon Mall Kulaijaya merekodkan perubahan peratus perubahan sewa. Ini disebabkan oleh pembaharuan penyewaan dan semakan kadar sewanya.

Rental

Rentals of retail space in this region were largely stable across the board, with a few exceptions. Galleria @ Kota Raya and Aeon Mall Kulaijaya, recorded the percentage of rental changes of the building. This is following a lease renewal and a review of the rental rate.

d. Pejabat Binaan Khas

d. Purpose-built Office

Transaksi

Terdapat dua transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini iaitu Wisma Ang di Bandar Pontian, Johor dengan nilai balasan RM6.8 juta dan Nilai Starz Valley di Bandar Nilai Utama 1, Seremban dengan nilai balasan RM6 juta

Transaction

There are two transactions recorded in the Southern Region during the review period namely Wisma Ang in Pontian City, Johor with a consideration price of RM6.8 million and Nilai Starz Valley in Bandar Nilai Utama 1, Seremban with a consideration price of RM6 million.

Penghunian dan Ketersediaan Ruang

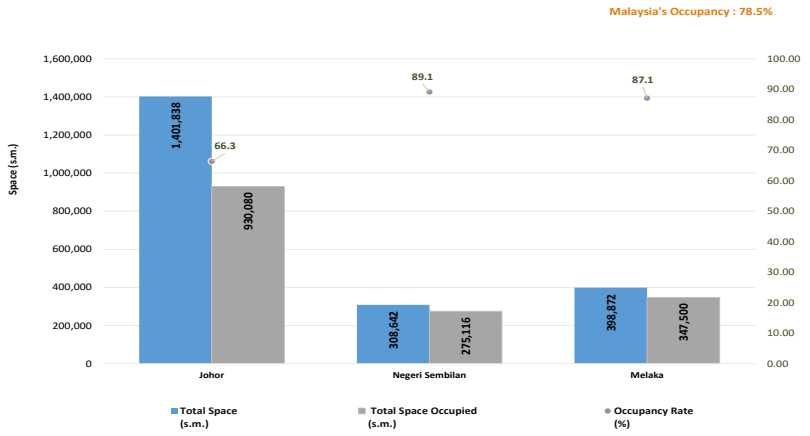
Segmen pejabat binaan khas di Wilayah Selatan menunjukkan prestasi adalah stabil. Kadar penghunian di Negeri Sembilan mendahului sebanyak 89.1%, disusuli dengan Melaka dan Johor masing-masing 87.1% dan 66.3%.

Occupancy and Space Availability

The purpose-built office segment in the Southern Region were stable across all states, with Negeri Sembilan recording the highest rate at 89.1%, followed by Melaka and Johor at 87.1% and 66.3%, respectively.

Chart 20

Supply and Occupancy of Purpose-built Office H1 2026



Aktiviti Pembinaan

Tiada pembinaan bangunan pejabat binaan khas direkodkan di sepanjang tempoh kajian di wilayah ini.

Construction Activity

No office Purpose-built construction activity was recorded in the region throughout the review period.

Table 6

Purpose-built Office Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply	152 buildings (1,401,838 s.m.)	67 buildings (308,642 s.m.)	57 buildings (398,872 s.m.)
Incoming Supply	5 buildings (129,403 s.m.)	0	0
Planned Supply	2 buildings (49,303 s.m.)	0	0

Sewa

Secara keseluruhannya, sewaan ruang pejabat 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 ketara di wilayah ini direkodkan di Johor Bahru iaitu Bangunan Medini 7, Iskandar Puteri dengan kenaikan 39.9%, Bangunan Menara Jland dengan kenaikan antara 23.5% dan Wisma Ang sebanyak 21.3% disebabkan oleh penyemakan semula kadar sewaan dan caj perkhidmatannya.

Rental

Generally, office space rentals are 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.

Significant percentage changes were recorded in Johor Bahru, particularly at Bangunan Medini 7, Iskandar Puteri, which recorded an increase of 39.9%, followed by Bangunan Menara JLand at 23.5% and Wisma Ang at 21.3%. These increases were attributed to revisions in rental rates and service charges.

e. Harta Tanah Riadah

Transaksi

Empat transaksi harta tanah riadah direkodkan dalam tempoh kajian di mana tiga daripadanya terletak di Johor Bahru, Johor iaitu Fives Hotel Johor Bahru di Jalan Wong Ah Fook, Fives Hotel Johor Bahru di Jalan Tenteram, Bukit Meldrum dan Crown KTV di Jalan Abdullah Tahir dengan nilai balasan masing-masing RM142.5 juta, RM30 juta dan RM25.0 juta

Manakala satu terletak di Teluk Kemang, Port Dickson, Negeri Sembilan iaitu Hotel Pusat Perniagaan 6 Avenue dengan nilai balasan RM2.1 juta.

Aktiviti Pembinaan

Tiada pembinaan bangunan riadah yang siap dibina dalam tempoh kajian bagi wilayah ini.

e. Leisure Property

Transaction

There is four leisure property transactions were recorded during the review period, three of which were located in Johor Bahru, Johor, namely Fives Hotel Johor Bahru on Jalan Wong Ah Fook, Fives Hotel Johor Bahru on Jalan Tenteram, Bukit Meldrum, and Crown KTV on Jalan Abdullah Tahir, with respective consideration values of RM142.5 million, RM30.0 million and RM25.0 million.

Meanwhile, one transaction was recorded in Teluk Kemang, Port Dickson, Negeri Sembilan, namely Hotel Pusat Perniagaan 6 Avenue, with a consideration value of RM2.1 million.

Construction Activity

No leisure buildings were completed during the study period in the region.

Table 7

Leisure Construction Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply	497 buildings (34,691 rooms)	159 buildings (13,124 rooms)	181 buildings (20,550 rooms)
Incoming Supply	9 buildings (1,359 rooms)	1 building (152 rooms)	0
Planned Supply	0	2 buildings (88 rooms)	0

2.3 HARTA TANAH INDUSTRI

Transaksi

Prestasi pasaran harta tanah industri merekodkan penurunan marginal sebanyak 3.7% dalam bilangan kepada 1,168 transaksi (H1 2025: 1,213 transaksi). Manakala peningkatan sebanyak 7.2% dalam nilai (H1 2025: RM4.62 bilion). Johor mendahului dengan 669 transaksi, mencakupi 57.3% daripada jumlah keseluruhan transaksi industri wilayah.

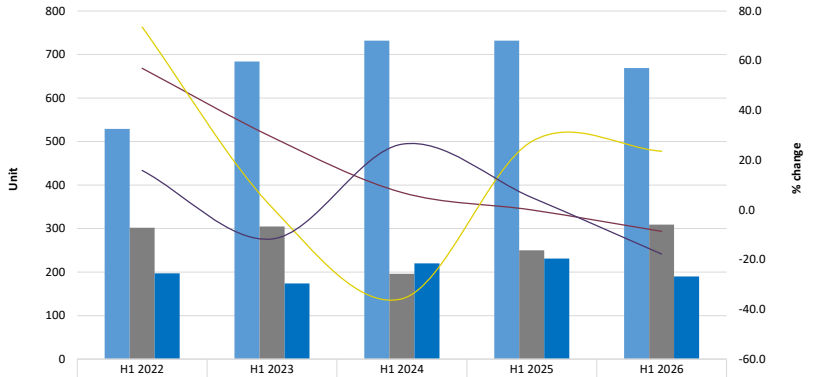
2.3 INDUSTRIAL PROPERTY

Transaction

The performance of the industrial property market recorded a marginal decrease of 3.7% in the volume of transactions to 1,168 transactions (H1 2025: 1,213 transactions). Meanwhile, increasing in value of 7.2% (H1 2025: RM4.62 billion). Johor leads with 669 transactions, accounted for 57.3% of the total industrial transactions in the region.

Chart 21

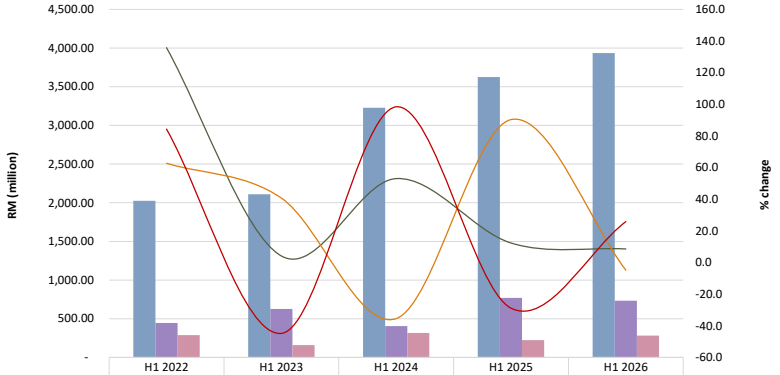
Industrial Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	529	684	732	732	669
Negeri Sembilan	302	305	196	250	309
Melaka	197	174	220	231	190
Johor (%)	57.0	29.3	7.0	0.0	-8.6
Negeri Sembilan (%)	73.6	1.0	-35.7	27.6	23.6
Melaka (%)	15.9	-11.7	26.4	5.0	-17.7

Chart 22

Industrial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	2,025.88	2,109.32	3,228.19	3,626.10	3,936.15
Negeri Sembilan	445.17	626.48	404.22	769.41	732.23
Melaka	287.91	158.79	315.08	224.09	281.99
Johor (%)	135.8	4.1	53.0	12.3	8.6
Negeri Sembilan (%)	62.7	40.7	-35.5	90.3	-4.8
Melaka (%)	84.3	-44.8	98.4	-28.9	25.8

Status Pasaran

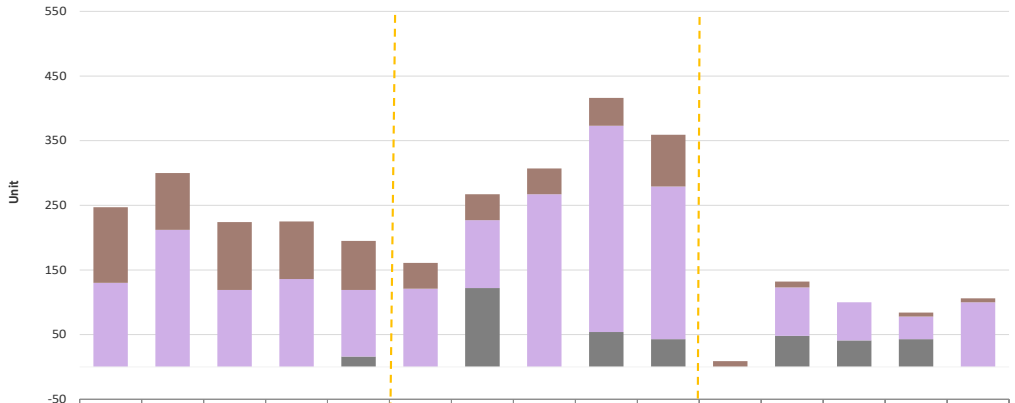
Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang sederhana apabila terdapat pengurangan di dalam jumlah unit belum terjual. Johor mencatatkan prestasi yang terbaik di peringkat siap dibina belum terjual iaitu penurunan sebanyak 14.6% dan dalam pembinaan belum terjual sebanyak 24.3%. Manakala di peringkat belum dibina belum terjual, Melaka mencatatkan penurunan tertinggi dengan tiada unit belum terjual berbanding H2 2025 sebanyak 43 unit.

Market Status

The Southern Region witnessed a moderate industrial property market as the number of unsold units reduced. Johor recorded the strongest performance in terms of unsold completed units, which declined by 14.6% and under construction which decreased significantly by 24.3%. Meanwhile, at the unsold not constructed stage, Melaka recorded the highest decline with no unsold units reported compared with 43 unsold units recorded in H2 2025.

Chart 23

Industrial Market Status H1 2024 –H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Completed	117	88	105	89	76	40	40	40	43	80	9	9	0	6	6
Unsold Under Construction	130	212	119	136	103	121	105	267	319	236	0	75	59	35	100
Unsold Not Constructed	0	0	0	0	16	0	122	0	54	43	0	48	41	43	0

Aktiviti Pembinaan

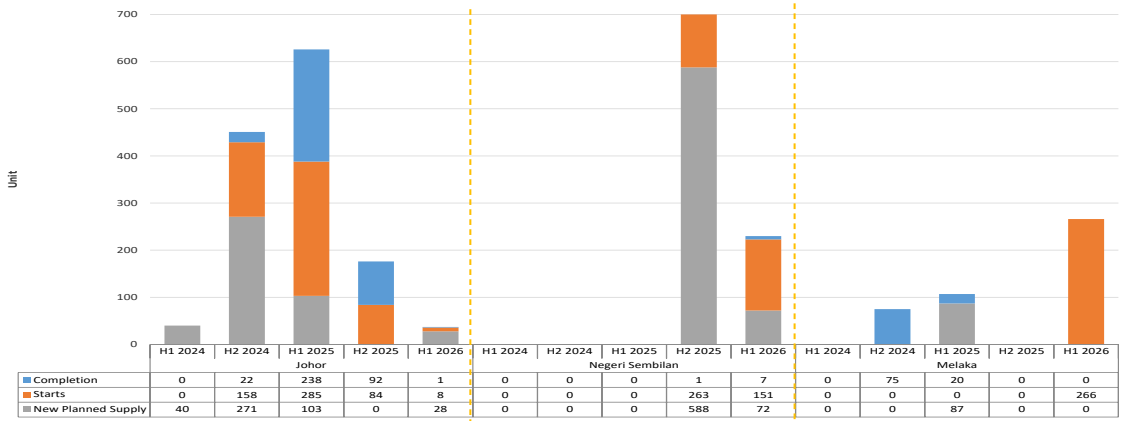
Aktiviti pembinaan harta tanah industri menunjukkan prestasi yang perlahan. Melaka mencatatkan pertambahan unit di peringkat mula dibina sebanyak 266 unit.

Construction Activity

Industrial property construction activities witnessed a slowed performance. Melaka recorded an increase of 266 units at the construction commencement stage.

Chart 24

Industrial Construction Activity Trend H1 2024 – H1 2026



	Johor					Negeri Sembilan					Melaka				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	0	22	238	92	1	0	0	0	1	7	0	75	20	0	0
Starts	0	158	285	84	8	0	0	0	263	151	0	0	0	0	266
New Planned Supply	40	271	103	0	28	0	0	0	588	72	0	0	87	0	0

Table 8

Industrial Activity in Southern Region H1 2026

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	19,706	5,924	8,554
Incoming Supply (units)	460	762	383
Planned Supply (units)	360	1,028	221

Harga

Harga harta tanah industri kebanyakannya stabil di seluruh wilayah. Kilang teres satu setengah tingkat di daerah Johor Bahru merekodkan pergerakan harga yang bercampur. GP Industrial Park mencatatkan peningkatan tertinggi sebanyak 31.3%, dengan harga indikatif meningkat daripada RM800,000 kepada RM1,050,000.

Peningkatan ini didorong oleh aksesibiliti yang baik serta lokasi strategik skim tersebut, yang dikelilingi oleh beberapa pembangunan yang sedang berkembang, termasuk Taman Mutiara Rini, Mutiara Maju dan Stadium JDT.

Price

Industrial property prices were mostly stable throughout the region. One and a half storey terrace factories in the Johor Bahru district recorded mixed movement. GP Industrial Park recorded the highest increase of 31.3%, with the indicative price rising from RM800,000 to RM1,050,000.

This increase is attributed to the scheme's good accessibility and strategic location, as it is surrounded by several emerging developments, including Taman Mutiara Rini, Mutiara Maju and the JDT Stadium.

2.4 HARTA TANAH PERTANIAN

Transaksi

Transaksi harta tanah pertanian di wilayah ini mencatatkan penurunan yang marginal sebanyak 2.0% dalam bilangan dan 11.6% dalam nilai. Terdapat 6,647 transaksi bernilai RM2.27 bilion dalam tempoh kajian.

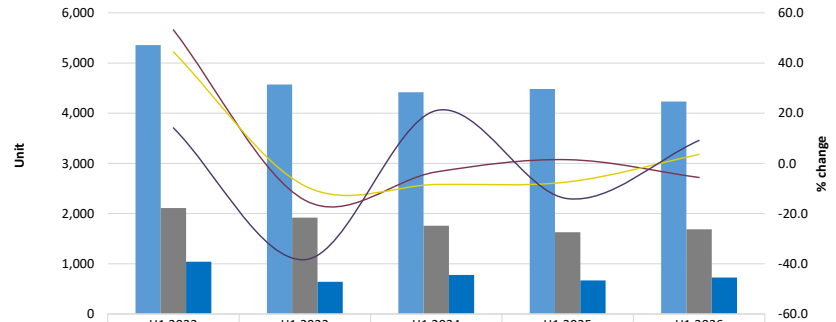
2.4 AGRICULTURE PROPERTY

Transaction

Agricultural property transactions in the region recorded a marginal decline of 2.0% in volume and 11.6% in value. A total of 6,647 transactions worth RM2.27 billion were recorded during the review period.

Chart 25

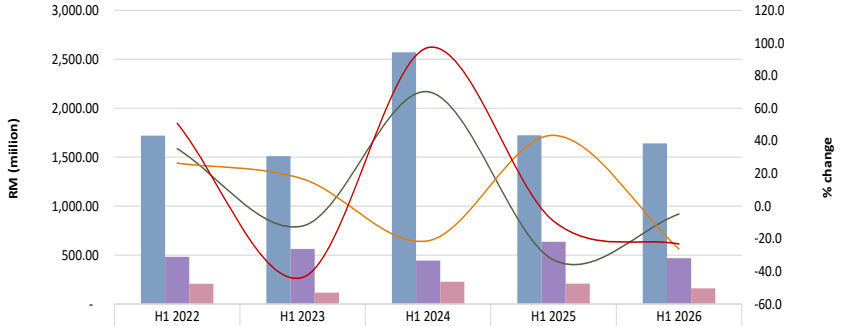
Agriculture Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	5,358	4,573	4,418	4,484	4,232
Negeri Sembilan	2,109	1,920	1,759	1,629	1,687
Melaka	1,040	641	776	667	728
Johor (%)	53.2	-14.7	-3.4	1.5	-5.6
Negeri Sembilan (%)	44.5	-9.0	-8.4	-7.4	3.6
Melaka (%)	14.2	-38.4	21.1	-14.0	9.1

Chart 26

Agriculture Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Johor	1,719.95	1,511.19	2,570.80	1,723.43	1,641.21
Negeri Sembilan	483.02	563.70	443.98	636.74	469.50
Melaka	205.99	116.06	228.92	207.97	159.74
Johor (%)	35.2	-12.1	70.1	-33.0	-4.8
Negeri Sembilan (%)	26.4	16.7	-21.2	43.4	-26.3
Melaka (%)	50.8	-43.7	97.2	-9.2	-23.2

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	Rapid Transit System (RTS), Johor	• 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: ➢ 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: a) Phase 1: Development Phase, starting from year 2021 – 2024 b) Phase 2: Testing and Installations Phase, starting from year 2025 – 2026	Under Construction Project status: 95.0% completed exception for Bukit Chagar Stations works (The project is expected to be completed in 2026)
2.	Upgrading Jalan Muar – Tangkak – Segamat, Johor	• 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: ➢ 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.	Under Construction Project status: 70% completed (The project is expected to be completed in 2027)
3.	New Road Project Connecting Jalan Olak Batu (J206) Through Tanjung Sembrong Estate to Federal Road (FT 050), Parit Raja, Batu Pahat, Johor	• 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: ➢ Land Acquisition was gazetted through Section 4 Gazette on 8 December 2022 and followed by Section 8 Gazette on 2 November 2023.	Under Construction Project status: 80% completed (The project is expected to be completed in 2026)
4.	PLUS Highway Widening Project (North Senai - Sedenak), Johor	• Locations: Johor Bahru, Johor • Developer: WCT Holdings Bhd • Descriptions: ➢ **Phase 1** - 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 2027 - Estimated cost: RM525 million - Phase 1A (From KM 26.70 – KM 45.20, Kulai – Sedenak) - Phase 1B (From KM 19.28 – KM 26.70, North Senai – Kulai) ➢ **Phase 2** - 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 - Estimated cost: RM506 million	Under Construction Project status: Phase 1A: 50% completed Phase 1B: 13% completed Phase 2: 10% completed

No.	Infrastructure Projects	Description	Current Development Status
5.	Tun Hussein Onn University Malaysia Airport (UTHM)	• 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: ➢ This project is offers: a) Pilot training center b) Charter flight services c) Aircraft and helicopter maintenance, repair and overhaul (MRO) center	Under Construction Project status: 85% completed
6.	Bukit Pasir By-Pass project from Sungai Terap to Paya Panjang (J32 Muar, Johor)	• This project located at Jalan Parit Lanjut – Tanjung Olak to Jalan Muar – Labis (kampung Paya Panjang) • Project length: 3.0 kilometers and involves 38 lots • Estimated cost: RM21.0 million	Under Construction Project status: 5% completed (Site clearing) (The project is expected to be completed in 2027)
7.	Batu Pahat District Flood Mitigation Project	• This project located at 3 locations in Batu Pahat District as below: ➢ RTB Sungai Batu Pahat - Location: Sungai Batu Pahat - Estimated cost: RM56.7 million (under RMK – 12) ➢ RTB Batu Pahat City - Location: Taman Nira, Batu Pahat - Estimated cost: RM195.73 million (under RMK – 12) - Project has commenced on 8 January 2024 and expected completion on 7 January 2029 ➢ Flood Mitigation Dam Structural and Facility Strengthening Project - Location: Sembrong Dam, Batu Pahat - Estimated cost: RM33.15 million (under RMK – 12) - Project has commenced on 15 July 2024 and expected completion on 14 July 2028	Under Construction Project status: 10% completed Project status: 5% completed Project status: 5% completed
8.	Melaka Flood Mitigation Plan Project	• The project is envisaged to be implemented progressively across the State of Melaka, with development focusing on several strategically identified areas, as detailed below ➢ Alor Gajah Flood Mitigation Plan Phase 1 - Location: Mukim Kelemak, Alor Gajah District - Estimated cost: RM17.015 million - Expected completed date: in 2026 ➢ Sungai Duyong Flood Mitigation Plan - Location: Along Sungai Duyong (8.1 kilometres), Sungai Ayer Molek (5.0 kilometres) and Sungai Ayer Panas (6.0 kilometres) - Estimated cost: RM117.0 million - Expected completed date: in 2027 ➢ Bandar Jasin Flood Mitigation Plan - Location: Along Sungai Kesang (15.0 kilometres). Started from Bandar Jasin to Pekan Selandar - Estimated cost: RM35.3 million - Expected completed date: in 2026 ➢ Bandar Merlimau Flood Mitigation Plan - Location: Along Sungai Merlimau (rizab area), Jasin District - Estimated cost: RM17.0 million - Expected completed date: in 2027	Under Construction Project status: 73% completed Project status: 72% completed Project status: 93% completed Project status: 68% completed

No.	Infrastructure Projects	Description	Current Development Status
		➢ Sungai Putat Flood Mitigation Plan - Location: Kampung Sungai Putat and Sungai Putat Urban Reforestation zone - Estimated cost: RM50.0 million - Expected completed date: in 2027 ➢ Krubong – Durian Tunggal Flood Mitigation Plan - Location: Flood mitigation pond Krubong, Melaka Tengah District and Durian Tunggal, Alor Gajah District - Estimated cost: RM529.0 million - Expected completed date: in 2030 - Description: Flood mitigation project to upgrade the Krubong–Durian Tunggal Dual-Purpose Retention Pond function to serve as a raw water storage reservoir before the water is channeled to the Durian Tunggal Dam.	Project status: 45% completed Project status: 52% completed
9.	New Road Project from Jalan Bukit Katil (Masjid Saidina Ali junction) to Taman Puncak, Bukit Katil, Melaka Tengah District	• This project located along the identified road alignments forming part of the proposed development in Bukit Katil • Length: 1.2 kilometres • Estimated cost: RM17.0 million	Under Construction Project status: 50% completed (The project is expected to be completed in 2027)
10.	Water Reservoir Project on the banks of the TAPS Jernih River, Alor Gajah District, Melaka	• 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
11.	New Road Project from Nilai-Labu to Bandar Enstek, Negeri Sembilan	• 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: ➢ This project is to be part of the requirements for the Malaysian Vision Valley 2.0 project	Under Construction Project status: 70% completed. (Expected to be completed by 2027)
12.	Ngoi-Ngoi Water Treatment Plant Construction Project Phase 2	• 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.	Completed Project status: 100% completed (Completed in Februari 2026)
13.	Sungai Chempedak, Jelebu District Flood Mitigation Plan Project	• Locations: Sungai Chempedak, Jelebu, Negeri Sembilan • Involving 55 individual lots • Project length: 8 kilometres • Estimated cost: RM10 million • Descriptions: - 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: 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)	Under Construction Project status: 42% completed

No.	Infrastructure Projects	Description	Current Development Status
14.	Jalan Baharu New Project from Kampung Gagu to Ulu Beranang, Seremban District, Negeri Sembilan	• This project will connect new road from Kampung Gagu to Ulu Beranang. • Length: 14 kilometres • Estimated cost: RM25 million. • Descriptions: - 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.	Under Construction Project status: 56% completed
15.	Upgrading Hospital Tuanku Ampuan Najihah (HTAN), Negeri Sembilan	• Location: Tuanku Ampuan Najihah Hospital, Kuala Pilah • Land area: 1.7 hectares • Estimated cost: RM139.35 million • Descriptions: - 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 meters.	Completed Project status: 100% completed (Complete in April 2026)
16.	Colombia Asia (New building construction)	• Location: Columbia Asia Hospital, Seremban (CAH-S) • Land area: 6.8 hectares • Descriptions: - he 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.	Under Construction Project status: 35% completed (The project is expected to be complete in 2029)

3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
1.	Paragon Gateway, Johor Bahru, Johor	• This project is located at Jalan Tebrau, Taman Suria, Johor Bahru • Land area: 5.28 acres • Developer: Paragon Premium Sdn Bhd • Descriptions: - This is a mixed development project (Service Apartment & Retails). Details as below; - Phase 1 ➢ Launched: November 2023 ➢ Total unit: 1,398 units ➢ Selling performance: 87% - Phase 2 ➢ Launched: Mac 2024 ➢ Total unit: 738 units ➢ Selling performance: 87% - Unit types Type A: 499 s.f. Type B: 649 s.f. Type D: 915 s.f. - Selling price: RM348,653 – RM826,446 per unit	Under Construction Project status: 55% completed. (The project is expected to be completed in 2027)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
2.	Primer City, Kluang, Johor (Formely known as NewPark Kluang)	• 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: - 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. - There are also new government buildings under construction which are: ➢ Inland Revenue Board (IRB) ➢ Kluang Municipal Council ➢ Kluang District and Land Office	Under Construction
		- **Phase 1:** 90.94 acres (36.802 hectares) a. IRB Building ➢ 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 ➢ 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 ➢ Planning approval: 26 September 2019	Project status: 45% completed
		d. LOTUS Hypermarket ➢ Land area: 20,230 square metre ➢ Built-up area: 7,053.59 square metre	Project status: 100% completed
		e. Two storey Shop/ Office ➢ Phase A: 70 units – 100% completed ➢ Phase B: 114 units – 100% completed ➢ Phase C: 70 units - 90% completed	
		f. Resort Hotel and Serviced Apartment ➢ Not constructed yet	
		- **Phase 2:** 156.62 acres (63.382 hectares) ➢ Still in the planning stage	
3.	Ibrahim Technopolis (IBTEC), Kulai, Johor	• 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: - 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)

<table>
<tr><th>No.</th><th>Infrastructure/ Mega Projects</th><th>Description</th><th>Current Development Status</th></tr>
<tr><td>4.</td><td>Affordable House Project – Malaysia House (For Rent), Kluang, Johor</td><td>• Location: PTD 9400, Sungai Sepuloh, 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:
- 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;

a) 1 storey Cluster house (31’ x 65’)
➢ 400 unit
b) 2 storey Shop (20’ x 70’)
➢ 5 unit</td><td>Under Construction

Project status:
70% completed</td></tr>
<tr><td>5.</td><td>Lido Waterfront Boulevard</td><td>• Location: Pantai Lido, Johor Bahru
• Land Area: 163.00 acres
• Developer: Tropicana Corporation Berhad and Banyan Group
• Description:
- Skypark Kepler at Lido is the first branded residential development and the most luxurious high-rise development in Johor
- Lido comprises seven key components, including residential, retail, commercial, healthcare, education, hospitality, and recreational offerings, complemented by a diverse range of lifestyle amenities
- Lido’s key highlights include its international freehold zone, strategic location within close proximity to the RTS Link (less than 5 km away and approximately 7–10 minutes’ drive), a comprehensive masterplan offering stunning waterfront views, a 2.5-km waterfront promenade, samsung smart home features, green-certified buildings, and a multi-layered security system
- Property type units offer:
<table><tr><th>Type</th><th>Area (sqft)</th><th>Number of Units</th></tr><tr><td>Type A</td><td>463 sqft</td><td>268</td></tr><tr><td>Type B</td><td>667 sqft</td><td>1,214</td></tr><tr><td>Type C</td><td>807 sqft</td><td>114</td></tr></table></td><td>Under Construction

Project status:
26% completed.

(The project is expected to be completed in 2029)</td></tr>
<tr><td>6.</td><td>W City Larkinton (Adison Apartment)</td><td>• Location: Off Jalan Tun Razakl, Johor Bahru (Adjacent to Johor Golf & Country Club, Johor Bahru)
• Land Area: 68.0 acres
• Developer: WCT Land Sdn Bhd
• Description:
- This is a mixed development project (Service Apartment & Retail units). Details as below;
- Phase 1
➢ Launched: 18 Mac 2024
➢ Total unit: 1,024 units
➢ Price unit range: RM365,500 – RM717,900
➢ Selling performance: 97%</td><td>Under Construction

Project status:
62% completed.</td></tr>
</table>

<table>
<tr><th>No.</th><th>Infrastructure/
Mega Projects</th><th>Description</th><th>Current
Development Status</th></tr>
<tr><td></td><td></td><td>- Phase 2
➢ Launched:
a) Tower A: 1 November 2025 (224 units)
b) Tower B: 14 December 2025 (238 units)
c) Tower C: 10 September 2025 (224 units)
d) Tower D: 10 September 2025 (210 units)
➢ Total unit: 896 units
➢ Price unit range: RM346,500 – RM717,900
➢ Selling performance: 70%

- Unit types

<table><tr><th>Type</th><th>Area
(Square feet)</th></tr><tr><td>Type A</td><td>501 s.f.</td></tr><tr><td>Type B</td><td>651 s.f.</td></tr><tr><td>Type D</td><td>791 s.f.</td></tr></table></td><td>(The project is expected to be completed in 2028)</td></tr>
<tr><td>7.</td><td>Wawari City, Iskandar Puteri</td><td>• Location: Off Ismail Sultan Highway, Iskandar Puteri, Johor Bahru. Mukim Pulai.
• Land Area: 253.87 hectares.
• Developer: Wawari Sdn Bhd
• Estimated cost: RM15.0 Billion.
• Description:
- This is a mixed development project (Residential, Service Apartment & Shop units). Details as below;

<table><tr><th>Type</th><th>Number of Units</th></tr><tr><td>2 storey semi detached house</td><td>12</td></tr><tr><td>Cluster house</td><td>828</td></tr><tr><td>2 Storey detached house</td><td>3</td></tr><tr><td>2 Sorey terrace house</td><td>1,329</td></tr><tr><td>Apartment house</td><td>704</td></tr><tr><td>Service Apartment</td><td>2,146</td></tr><tr><td>2 storey shop office</td><td>52</td></tr></table>
- Phase 1 (Riveria Garden Aluna)
➢ Launched: Mac 2026
➢ Total unit: 530 units
➢ Price unit range: RM1,009,800.00 – RM1,517,800.00
➢ Building area: 2,219 s.f. – 2,345 s.f
➢ Selling performance: 99.8%.</td><td>Under Construction

Project status:
19% completed.
(The Phase 1 project is expected to be completed in Jan 2028)</td></tr>
</table>

<table>
<tr><th>No.</th><th>Infrastructure/ Mega Projects</th><th>Description</th><th>Current Development Status</th></tr>
<tr><td>8.</td><td>KSL Banang Hill, Simpang Kanan</td><td>• Location: Strategically along Jalan Tanjong Laboh – Senggarang, in the vicinity of Taman Bukit Flora, Mukim Simpang Kanan, District of Batu Pahat
• Land Area: 360.0 acres.
• Developer: KSL Development Sdn Bhd
• Description:
- This is a mixed development project (Residential and commercial township units). Details as below;

<table><tr><th>Property Types</th><th>Launched Date</th><th>Price per Unit</th><th>Unit Launch (% sales)</th></tr><tr><td>2 storey terrace</td><td>31/8/2023</td><td>RM620,000</td><td>322 units (64%)</td></tr><tr><td>2 storey shop office</td><td>1/10/2023</td><td>RM840,000</td><td>57 units (93%)</td></tr><tr><td>1 storey shop</td><td>30/1/2026</td><td>RM200,000</td><td>36 units (17%)</td></tr><tr><td>2 storey terrace (RMMC)</td><td>30/1/2026</td><td>RM230,000</td><td>72 units (44%)</td></tr><tr><td>2 storey low medium cost (PKJ B)</td><td>30/1/2026</td><td>RM200,000</td><td>104 units (51%)</td></tr></table></td><td>Under Construction

Project status: 100% completed

Project status: 100% completed

Project status: 75% completed

Project status: 45% completed

Project status: 35% completed</td></tr>
<tr><td>9.</td><td>The Sail Melaka</td><td>• Location: Kota Laksamana, Malacca
• Land area: 245 acres.
• Developer: Sheng Tai International Sdn Bhd
• Estimated cost: RM6.5 billion.
• Descriptions:
- Nine linked towers with a total built-up of 991,096 square meters.
- 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.</td><td>Under Construction

Project status: 75% completed

(The project is expected to be complete in 2026)</td></tr>
</table>

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	Scientex Bandar Jasin, Melaka	• Location: Mukim Jasin Tunggal which can be reached via Jalan Muar - Melaka • Land area: 46.67 hectares • Descriptions: - Consists 3 phases as follows: a. Phase 1 ➢ 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 ➢ 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 ➢ 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 shop office (Types of strata property) (25'x70')	Under Construction Project status: Phase 1A1: 100% completed Phase 1A2: 100% completed Phase 1A3: 75% completed Phase 1B1: 100% completed Phase 1B2: 100% completed Phase 1B3: 100% completed Phase 1B4: 73% completed Phase 2A1: 100% completed Phase 2A2 : 100% completed Phase 3A : 100% completed Phase 3B: 100% completed Phase 3C: 100% completed
11.	Harbour City, Melaka	• Location: Malacca Island, Section 43, Mukim Malacca City, Central Melaka District. • Land area: 6 acres • Developer: Hatten Group Sdn Bhd • Descriptions: - 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
12.	Taman Anjung, Sungai Petai, Melaka	• Location: Taman Anjung Sungai Petai is located in Mukim Sungai Petai which can be reached via Lebuh 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: Consists of 4 phases as follows: a) Phase 1 ➢ 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 ➢ 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')	Under Construction Project status: Phase 1: 100% completed (Except for 1 storey affordable house – not built yet) Phase 2: 100% completed (Except for 1 storey low-cost terrace house – not built yet)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		c. Phase 3 ➢ 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 ➢ 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')	Phase 3: 100% completed Phase 3: 100% completed
13.	Molek Residence	• Locations: Ayer Molek which can be reached via Lebuh Jalan Tun Kudu • Developer: Paduwan Realty Sdn. Bhd. • Descriptions: Consists 15 phases as follows: a. Phase 1 ➢ 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') b. Phase 2 ➢ 152 units: 2 storey terrace houses (20 'x 70') ➢ 126 units: 2 storey terrace houses (20 'x 70') c. Phase 3: Future development ➢ 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 ➢ 147 units: 2 storey terrace houses (22' x 70') e. Phase 5: Future development ➢ 52 units: 2 storey terrace houses (22' x 70') f. Phase 6: Future development ➢ 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 ➢ 179 units: 2 storey terrace houses (22' x 70') h. Phase 13 – 14: Future development ➢ 2 storey shop office i. Phase 14: ➢ 2 storey shop office j. Phase 15: ➢ 2 storey shop office ➢ 1 unit commercial building	Under Construction Project status: Phase 1: 100% completed Phase 2: 100% completed Phase 3 – 13 (The project is expected to be completed in 2030) Phase 14: 100% completed Phase 15: 100% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
14.	Botani Parkland City, Jasin, Melaka	• Locations: Located in Mukim Jasin which can be reached via Lebuh Jasin Selatan • Project Length: 93.26 Hectares • Descriptions: Consists 4 phases as follows: a. Presint 1 • Phase 1A ➢ 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 ➢ 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 • Phase 3A ➢ 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 • Phase 3B ➢ 1 storey Cluster House, Type A: 206 units ➢ 1 storey Semi-Detached House: 40 units ➢ 1 storey Detached House: 1 units c. Presint 3 • Phase 4A ➢ 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') • Phase 4B ➢ 1 storey Terrace House: 58 units (24'x70') ➢ 1 storey Terrace House, Type A1: 8 units (24'x73.5') ➢ 1 storey terrace house, Type B: 395 units (22'x70') ➢ 1 storey terrace house, Type B1: 41 units (22'x73.5') d. Presint 4 • Phase 2A ➢ 1 storey affordable terrace house: 218 units (20'x65') ➢ 1 storey medium terrace house: 175 units (20'x60') ➢ 1 storey detached house: 1 unit • Phase 2B ➢ 1 storey affordable house: 171 units (20'x65') ➢ 1 storey medium cost: 211 units (20'x60')	Under Construction Presint 1 Phase 1A: 100% completed Phase 1B: 100% completed Presint 2 Phase 3A: 100% completed Phase 3B: 80% completed Presint 3 Phase 4A: 100% completed Phase 4B: 70% completed Presint 4 Phase 2A: 100% completed Phase 2B: 100% completed
15.	Taman Pengkalan Impian	• Location: Jalan Tun Kudu, Mukim Ayer Molek, Bukit Katil, Melaka • Land Area: 26.06 hectares • Developer: Anjuran Lagenda Sdn Bhd • Descriptions: Consists 3 phases as follows: a. Phase 1 • Phase 1A ➢ 2 storey shop office: 54 units (22'x70') ➢ 2 storey RMM shop office: 14 units (22'x70')	Under Construction Phase 1 Phase 1A: 100% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		• Phase 1B ➢ 2 storey terrace house (Type A): 146 units (20'x 65') ➢ 2 storey terrace house (Type B): 24 units (20'x 65') • Phase 1C ➢ 3 storey low cost apartment: 98 units ➢ 3 storey medium cost apartment: 98 units b. Phase 2 • Phase 2A ➢ 2 storey terrace house: 15 units (20'x70') ➢ 2 storey terrace house: 39 units (20'x65') ➢ 2 storey affordable terrace house: 147 units (20'x65') • Phase 2B ➢ Town House (Type A, B and C): 158 units c. Phase 3 ➢ 2 storey terrace house (Type A): 149 units (20' x 70') ➢ 2 storey terrace house (Type B): 111 units (20' x 65')	Phase 1B: 100% completed Phase 1C: 30% completed Phase 2A: 100% completed Phase 2B: 47% completed Phase 3: 100% completed
16.	Taman Gapam Perdana, Melaka	• Location: Bemban - Ayer Panas, Jasin, Melaka • Land area: 216.83 acres. • Developer: Riverwell Resources Sdn Bhd • Descriptions: Mixed development project (residential and commercial units). Consist 6 phases as below a. Phase 1A ➢ 3 storey low cost flat: 194 units b. Phase 2 ➢ 2 storey terrace houses: 292 units c. Phase 3 ➢ 1 storey cluster houses: 164 units ➢ 2 storey semi-detached house: 66 units d. Phase 7 ➢ Townhouses: 291 units e. Phase 8 ➢ 2 storey terrace shop: 61 units f. Phase 9 ➢ 2 storey terrace shop: 52 units	Phase 1A: 20% completed Phase 2: Not built yet Phase 3: 7% completed Phase 7 - 9: Not built yet
17.	Nexus Seremban 2, Negeri Sembilan	• Location: KLIA/ KLIA2 Road – Bukit Nenas Seremban Road, Negeri Sembilan, about 9 kilometers from Seremban 2 City • Land area: 8.66 hectares • Developer: Seremban Two Holdings Sdn Bhd • Descriptions: ➢ 2-storey shop office: 147 units ➢ 2-storey office: 19 units ➢ Basement: 1 level of Parking lots with starting price of RM1.5 million per units.	Completed Project status: 100% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
18.	Aloft Hotel Seremban	• Location: Seremban City • Land area: 3,100 square metres. • Developer: Citta Worldwide Sdn Bhd cooperated with Marriot International Inc. • Estimated cost: RM100 million • Descriptions: - The hotel will integrate with Terminal One Bus Stations and Shopping Centre - The hotel will offer 173 rooms and suite with contemporary concept. - Dining and social spaces include an all-day dining restaurant with a semi-open kitchen, Re:Fuel – a Grab & Go concept and the iconic W XYZ bar - The design also includes a 25-meter outdoor swimming pool with sundeck and a 75-square-meter Re:Charge fitness center, providing guests with facilities for relaxing and healthy activities.	Under Construction Project status: 65% completed
19.	Hamilton City, Negeri Sembilan	• Location: Nilai, Negeri Sembilan • Land area: 2,723 acres • Project status: In the process of site clearance • Descriptions: - 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 a. Phases 1, 2 and 4 ➢ Focusing on medium and heavy industrial activities. b. Phase 3 ➢ 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.	Under Construction Project status: 65% completed (The project is expected to be complete in 2029)
20.	Sutera Aman @ S2 Heights, Negeri Sembilan	• 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: - Phase 1 ➢ 2 storey terrace houses: 204 units - Phase 2 ➢ 2 storey terrace houses: 104 units	Under Construction Project status: Phase 1: 100% completed Phase 2: 70% completed
21.	Kelisa Luxury Industrial Area, Negeri Sembilan	• This project is in Jalan Tampin – Sungai Gadut, about10 kilometres from Seremban City • Developer: AZZA Mewah Development Sdn Bhd • Descriptions: - This project consist of 362 units factory in 3 phase as below; - Phase 1 ➢ 46 units semi-detached factory ➢ 64 units cluster factory ➢ 2 units “Odd-Shape” factory - Phase 2 ➢ 116 units semi-detached factory ➢ 116 cluster factories - Phase 3 ➢ 18 detached factories	Under Construction Project status: Phase 1: 75% completed Phase 2: 65% completed Phase 3: 35% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
22.	Lexis Hibiscus 2, Negeri Sembilan	• 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: Boasting 1,710 room units including 910 over-water houses and 800 elegant multi-level pool suites in two high-rise blocks.	Under Construction Project status: 35% completed (The project is expected to be complete in 2029)

3.3 State Government Policy and initiative

No.	State	Details
1.	Johor	• Johor Economic Transformation Plans (JETP): • Special Financial Zone – SFZ in Forest City - 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; a. Banking: ➢ 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: ➢ 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) - Will be developed in Iskandar Malaysia and Pengerang with a land area of 3,505 square kilometers. - JS-SEZ involves six 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 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.

No.	State	Details
		• Increase State Revenue - 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 as follows; 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
		• Bangsa Johor Bahagia Program - 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: 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.
		• Smart Technology, Digital & Aerospace Hub (Johor Bahru & Kulai) - Artificial Intelligence (AI) Centre: Development of a high-tech ecosystem to support smart digital technology and research activities. - Digital Economy & Data Centre Development: Positioning Johor as a key destination for international data infrastructure. - Aerospace Cluster: Development of a hub for high-tech component manufacturing and export-oriented services.
2.	Melaka	• Housing Initiatives - Four initiatives to strengthen housing projects in Melaka. - 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) by private developers. - 61,260 units affordable Housing (RMM) units are offered at prices starting from RM70,000 per unit, aimed at providing middle- and lower-income groups the opportunity to own quality and affordable homes. 19,801 units (completed), 18,387 units (under constructions) and 23,072 units (planned supply). - 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. - The State Government has introduced four key initiatives under the MeSRa Housing Scheme, aimed at safeguarding the housing needs and welfare of the community i. **Melaka Rumahku Programme:** The Melaka Rumahku Programme, which provides free assistance for the construction of new homes, will be continued with a special allocation of RM3 million in 2026. To date, 50 units have been completed, two units are currently under construction, and seven units remain under the screening process. ii. **DUN Transit Housing Programme:** The DUN Transit Housing Programme was introduced to provide temporary accommodation for individuals and families affected by disasters or emergencies. To date, nine units have been completed. For the following year, the State Government plans to establish three additional units in the Ayer Molek State Constituency (DUN), while two units are currently at the site selection stage. iii. **Melaka Bumiputera Property Fund:** Through the Melaka Bumiputera Property Fund, the State Government offers a First Home Loan of up to RM80,000 to assist eligible applicants in purchasing or constructing their first home. The financing is available for a tenure of up to 20 years, at an interest rate of 4% per annum. iv. **Housing Purchase Deposit Advance Loan:** The scheme also provides an advance loan of up to 10% of the purchase price of the property, subject to a maximum loan amount of RM18,000 for homes priced at up to RM180,000. The financing is offered at an interest rate of 3% per annum for a tenure of three years.

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td></td><td></td><td>
• State Government Policy Enhancements
a. Land Acquisition Process Reform: Melaka has established itself as a pioneering state in the "Reform" of the land acquisition process at the national level through the development of the Second Edition of the State-Amended Development Proposal Report Manual (LCP 2.0). This initiative, undertaken as part of the Bureaucratic Reform Agenda, serves as a game changer in expediting the land acquisition process, significantly reducing the average processing period from approximately three years to just six months.
b. Development of the MeSRa Land Management Scheme: The State Government has introduced the MeSRa Land Management Scheme, which includes the following key initiatives:
i. Special Incentives for the Sale of Unsold Malay Quota Property Units to Persons with Disabilities (OKU): The initiative facilitates the sale of unsold Malay quota property units (Code A) to Persons with Disabilities (OKU) registered with the Social Welfare Department (JKM) in Melaka, specifically for the purchase of their first home.
The incentives include:
- Exemption from the transfer transaction processing fee.
- Exemption from the requirement for consent for property transfer and charge; and
- A 5% discount for non-Malay OKU purchasers and a 10% discount for Malay OKU purchasers.
</td></tr>
<tr><td>3.</td><td>Negeri Sembilan</td><td>
• Granting of Premium Reduction Discount for Land Development in Negeri Sembilan.
- 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:
a. The premium discount incentive for land development will be reinstated effective 5 March 2025.
<table>
<tr><th colspan="2">PREMIUM DISCOUNT FOR LAND DEVELOPMENT</th></tr>
<tr><td>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>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>
</table>
• 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)
- 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:
a. The premium payment rates for changes in the actual condition of land in the agricultural category are as follows:
<table>
<tr><th>No</th><th>Areas</th><th>Premium Caj</th></tr>
<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>
</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.
</td></tr>
</table>

No.	State	Details
		• Negeri Sembilan Fast Lane (N9 Fast Lane) - Negeri Sembilan has taken proactive steps to further strengthen its position as a key investment destination in Malaysia by introducing the Negeri Sembilan Fast Lane (N9 Fast Lane) initiative. - The initiative is designed to expedite the approval process for applications, the issuance of the Certificate of Completion and Compliance (CCC), as well as operational licences. - It also provides a more efficient and streamlined facilitation mechanism for investors and entrepreneurs seeking to undertake investments and development projects in Negeri Sembilan. - The Fast Lane programme enables investors to benefit from a faster and more seamless process in obtaining permits, licences and approvals related to their proposed projects.

3.4 State Government Current Issues of Property

No.	State	Details
1.	Johor	• Johor - Singapore Special Economic Zone (JS-SEZ) Master Plan - The issue surrounding the delayed launch of the Johor–Singapore Special Economic Zone (JS-SEZ) Master Plan has gained significant attention, with the state government urging for its expedited implementation. However, the Federal Government, through Putrajaya, has maintained that the project has not been delayed and that the Master Plan is scheduled to be officially launched in the fourth quarter of 2026 (Q4 2026). - Current Status of the JS-SEZ Master Plan ➢ Johor State Government's Call for Expedited Launch: The Johor State Government has indicated that the Master Plan has been fully completed and has urged the Federal Government to expedite its official release. The timely announcement is viewed as important to provide greater clarity to investors, avoid prolonged uncertainty, and reinforce investor and market confidence in the JS-SEZ. ➢ Federal Government's Position: The Federal Government, through the Minister of Economy, has maintained that the development of the JS-SEZ has not been delayed, notwithstanding that the Master Plan has yet to be officially launched. The Government has also called for the matter to be viewed from an economic and development perspective rather than being politicized. ➢ Approval and Implementation Status: There remains a difference in views regarding the approval process, with the Johor State Government maintaining that the Master Plan constitutes a Government of Malaysia document and does not require formal approval from Singapore. Nevertheless, the implementation of the JS-SEZ remains subject to the mutual agreement and joint endorsement of the Prime Ministers of Malaysia and Singapore.
		• Property Unsold completed in Johor Bahru – Serviced Apartment - The State Government believes that the image that says that unsold 'service apartments' which seem to encompass one state of Johor actually only occurs in certain areas. - Although it is in 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: - 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
2.	Melaka	• Development of New Industrial Areas - 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. - 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.
		• Quota Setting 30% Ownership of local and bumiputera citizens/ companies for industrial development/ enterprise category - 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.
3.	Negeri Sembilan	• Expediting Outstanding Development Projects - Based on the presentation of the Negeri Sembilan 2026 Budget, the State Government is expected to expedite several outstanding or delayed projects, particularly those that have extended beyond the implementation period of the 13th Malaysia Plan (RMK13). - Among the key outstanding projects requiring immediate attention are the North–South Expressway interchanges to support the development of Malaysia Vision Valley (MVV), as well as the construction of sports complexes in Rembau and Gemas. - These projects have reportedly been outstanding for more than two years and require timely intervention to ensure their implementation progresses accordingly. - In addition, Negeri Sembilan is also expected to benefit from the construction of the Pedas Riverbank Water Retention and Reservoir Project in Rembau, upgrading works to the main road infrastructure in Palong, improvements to the Palong 7 and Palong 8 interchanges in Jempol, as well as coastal conservation works at Telok Kemang. - The timely implementation and completion of these projects are expected to enhance infrastructure connectivity, support regional development and strengthen the overall development potential of Negeri Sembilan.
		• Second Wave of Data Centre Development Malaysia in Negeri Sembilan - Negeri Sembilan has entered the second wave of data centre development, reflecting the growing prominence of the state as an emerging data centre hub in Malaysia. - Data centre development is expected to remain a key driver of the national construction sector throughout 2026, supported by sustained demand for digital infrastructure. - In addition, data centres continue to attract strong demand from global technology companies, particularly as part of their investment in large-scale digital and public infrastructure projects. - In Negeri Sembilan, data centre developments have been established in Nilai as the initial phase, followed by the development of a second data centre cluster in Springhill. - Other states with data centre developments include Serendah in Selangor and new campus developments in Johor. The increasing number of data centre projects indicates that the second wave of data centre development is now gaining momentum across Malaysia. - Although the implementation of major infrastructure projects has progressed at a slower pace than initially anticipated, the outlook for the construction sector remains positive and is expected to strengthen further. This is underpinned by growing demand for data centres, together with continued capital expenditure commitments from global technology companies.

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH UTARA

Separuh Pertama 2026

NORTHERN REGION PROPERTY MARKET REPORT

First Half 2026

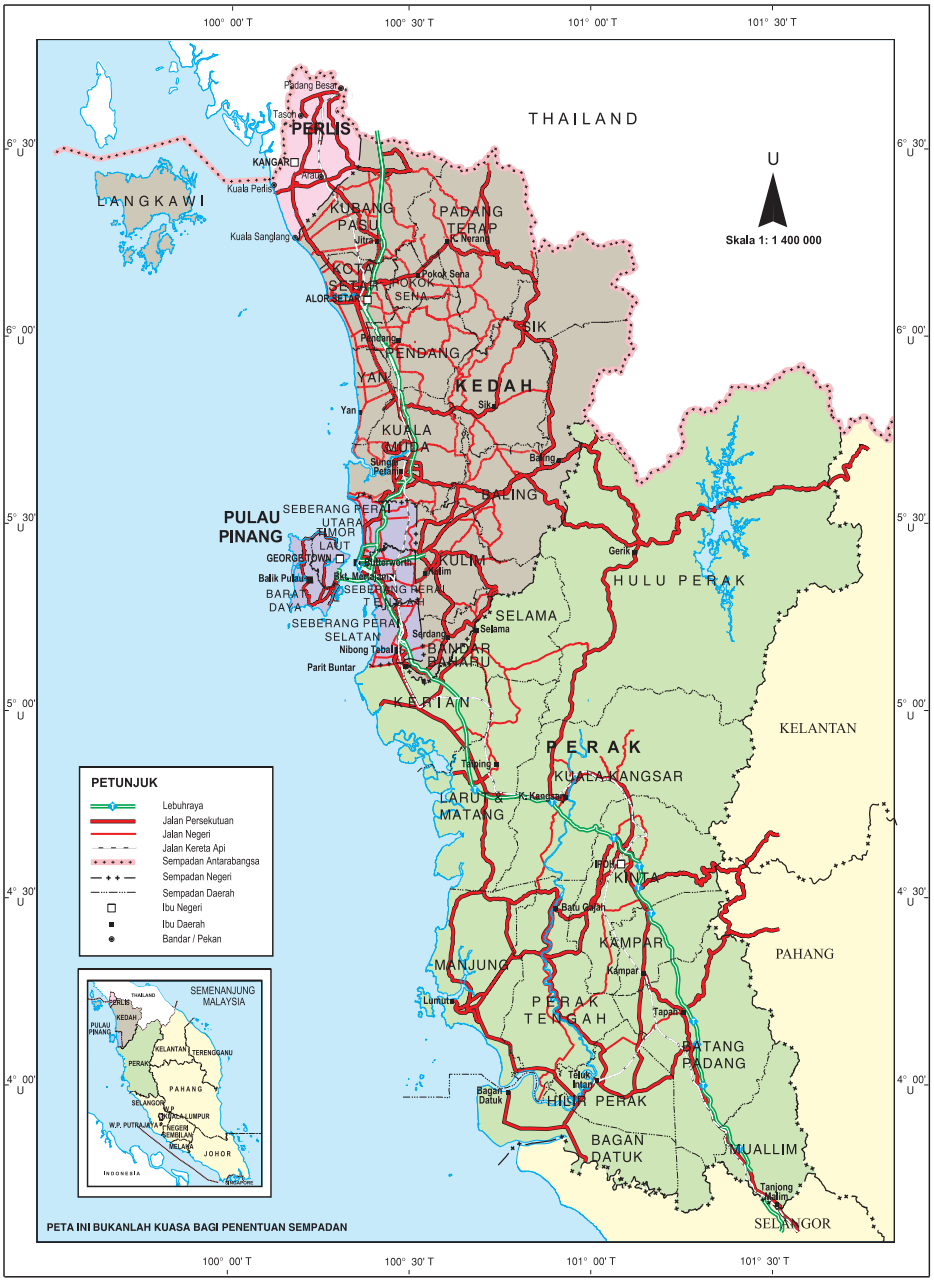
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

CONTENTS

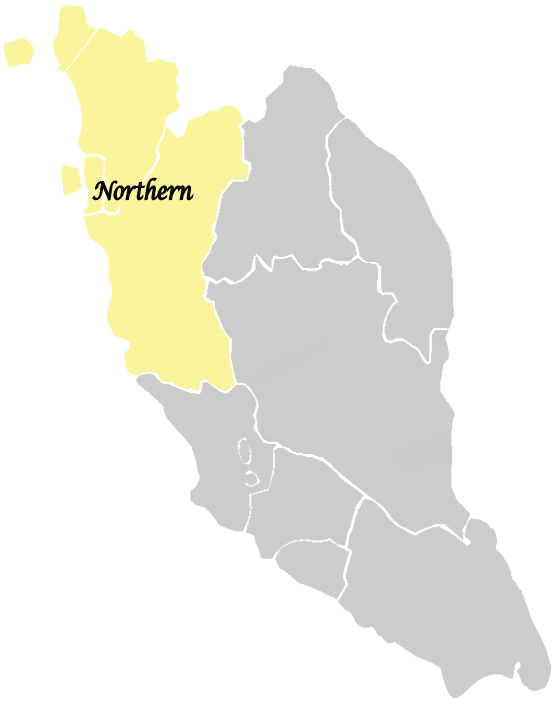
1 Northern Region Property Market Overview

2 Property Market Activity

3 Property Highlights


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PADANG TERAP
Kg Nerang
KOTA SETAR
ALOR SETAR
Pokok Sena
POKOK SENA
SIK
PENDANG
YAN
KEDAH
Sik
Yan
KUALA MUDA
Sungai Petani
Baling
BALING
PULAU PINANG
SEBERANG PERAI UTARA
SEBERANG PERAI TIMUR LAUT
GEORGETOWN
Butterworth
KULIM
Kulim
Bkt. Mertajam
Balik Pulau
SEBERANG PERAI BARAT DAYA
SEBERANG PERAI SELATAN
Nibong Tebal
Perai
SELAMA
Selama
Serdang
BANDAR BAHARU
Parit Buntar
KERIAIN
Gerik
HULU PERAK
KELANTAN
PERAK
KUALA KANGSAR
Tanjong
K. Kangsar
LARUT MATANG
Ipoh
KINTA
Batu Gajah
KAMPAR
Kampar
PAHANG
MANJUNG
Lumut
PERAK TENGAH
Tapah
PATANG PADANG
Tapah Road
Bagan Datuk
HILIR PERAK
BAGAN DATUK
MUALLIM
Teluk Intan
Tanjong Malim
SELANGOR
U
Skala 1: 1 400 000
PETUNJUK
Lebuhraya
Jalan Persekutuan
Jalan Negeri
Jalan Kereta Api
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Daerah
Ibu Negeri
Ibu Daerah
Bandar / Pekan
SEMENANJUNG MALAYSIA
PERLIS
KEDAH
PULAU PINANG
KELANTAN
TERENGGANU
PERAK
PAHANG
SELANGOR
W.P. KUALA LUMPUR
W.P. PUTRAJAYA
NEGERI SEMBILAN
MELAKA
JOHOR
INDONESIA
SINGAPURA
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN

NORTHERN REGION



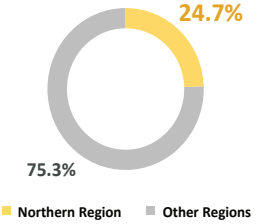
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2026 vs H1 2025)

-7.8% Volume **46,381** transactions Value **RM16.35** billion -9.1%

Residential	Commercial	Industrial	Agriculture	Development Land & Others
25,358 Units, RM8.18 Billion	3,074 Units, RM2.21 Billion	757 Units, RM1.91 Billion	13,999 Units, RM2.12 Billion	3,193 Units, RM1.93 Billion
- 10.5%, - 6.4%	-0.3%, -2.6%	12.0%, 24.1%	-6.0%, -29.0%	-3.5%, -21.6%

Market Share between Regions (Volume)



Construction Activity				
	9,580 Completions	396	831	89
	5,728 Starts	600	1,789	349
	3,880 New Planned Supply	316	1,522	23

Unsold Status				
	9,136 units @ RM3.86 billion Unsold Completed	1,194 units @ RM0.59 billion	381 units @ RM0.30 billion	108 units @ RM0.22 billion
	15,608 Unsold Under Construction	691	3,650	300
	3,029 Unsold Not Constructed	98	331	83

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH UTARA

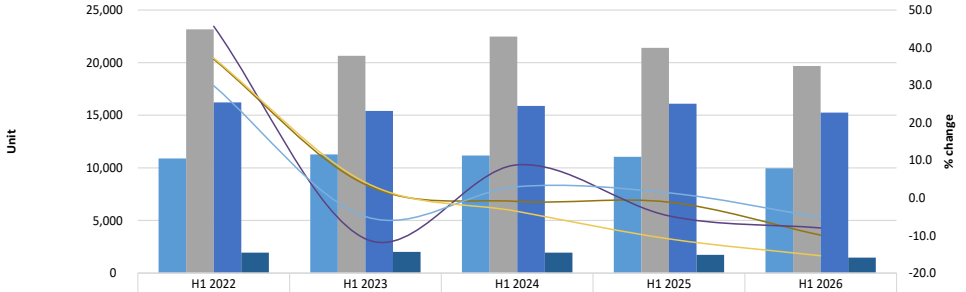
Prestasi pasaran harta tanah Wilayah Utara kekal sederhana pada H1 2026 berbanding tempoh yang sama tahun sebelumnya. Bilangan dan nilai transaksi merekodkan prestasi yang lebih perlahan, dengan wilayah ini mencatat sebanyak 46,381 transaksi bernilai RM16.35 bilion, menunjukkan penurunan sebanyak 7.8% dalam bilangan transaksi dan 9.1% dalam nilai transaksi berbanding H1 2025. Perubahan ini mencerminkan aktiviti pasaran yang lebih berhati-hati di seluruh negeri dalam wilayah tersebut, dengan semua negeri merekodkan penurunan dalam bilangan dan nilai transaksi. Secara keseluruhannya, keempat-empat negeri dalam Wilayah Utara masing-masing menyumbang sebanyak 24.8% dan 15.6% daripada jumlah bilangan dan nilai transaksi negara.

1.0 NORTHERN REGION PROPERTY MARKET OVERVIEW

The performance of the Northern Region property market remained moderate in H1 2026 compared to the corresponding period of the previous year. The volume and value of transactions recorded a softer performance, with the region registering 46,381 transactions worth RM16.35 billion, representing a moderate decrease of 7.8% in volume and 9.1% in value compared to H1 2025. This reflects a more cautious market activity across the states within the region, with all states recording lower transaction volume and value. Overall, the four states within the Northern Region contributed 24.8% and 15.6% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend H1 2022 – H1 2026



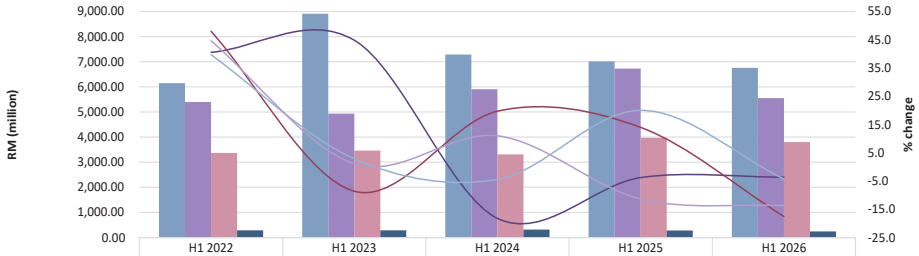
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pulau Pinang	10,898	11,285	11,181	11,056	9,960
Perak	23,174	20,652	22,472	21,399	19,691
Kedah	16,222	15,420	15,882	16,096	15,262
Perlis	1,939	2,019	1,947	1,735	1,468
Pulau Pinang (%)	36.9	3.6	-0.9	-1.1	-9.9
Perak (%)	45.7	-10.9	8.8	-4.8	-8.0
Kedah (%)	29.9	-4.9	3.0	1.3	-5.2
Perlis (%)	37.2	4.1	-3.6	-10.9	-15.4

Trend aktiviti pasaran harta tanah di Wilayah Utara menunjukkan pergerakan menurun pada H1 2026 berbanding H1 2025. Kesemua negeri dalam wilayah ini merekodkan pengurangan dalam bilangan transaksi, dengan Perlis mencatat penurunan tertinggi sebanyak 15.4%, diikuti Pulau Pinang 9.9%, Perak 8.0% dan Kedah 5.2%. Walaupun jumlah transaksi keseluruhan menunjukkan penurunan, Perak kekal sebagai penyumbang utama dari segi bilangan transaksi di Wilayah Utara dengan 19,691 transaksi, diikuti Kedah sebanyak 15,262 transaksi dan Pulau Pinang sebanyak 9,960 transaksi.

The property market activity trend in the Northern Region showed a downward movement in H1 2026 compared to H1 2025. All states within the region recorded lower transaction volume, with Perlis registering the highest decrease at 15.4%, followed by Pulau Pinang at 9.9%, Perak at 8.0% and Kedah at 5.2%. Despite the overall decline in transaction volume, Perak remained the main contributor to the Northern Region's transaction activity with 19,691 transactions, followed by Kedah with 15,262 transactions and Pulau Pinang with 9,960 transactions.

Chart 2

Overall Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pulau Pinang	6,149.19	8,906.08	7,285.03	7,010.37	6,756.71
Perak	5,393.66	4,930.62	5,902.95	6,728.63	5,549.68
Kedah	3,365.56	3,463.59	3,310.50	3,973.36	3,804.19
Perlis	287.02	290.30	322.29	285.79	246.73
Pulau Pinang (%)	40.5	44.8	-18.2	-3.8	-3.6
Perak (%)	48.0	-8.6	19.7	14.0	-17.5
Kedah (%)	39.7	2.9	-4.4	20.0	-4.3
Perlis (%)	44.6	1.1	11.0	-11.3	-13.7

Nilai transaksi turut menunjukkan pergerakan yang lebih perlahan dalam tempoh kajian, selaras dengan penurunan bilangan transaksi yang direkodkan di Wilayah Utara. Kesemua negeri dalam wilayah ini merekodkan penurunan nilai transaksi berbanding H1 2025, dengan Perak mencatat penurunan tertinggi sebanyak 17.5%, diikuti Perlis 13.7%, Kedah 4.3% dan Pulau Pinang 3.6%. Walaupun nilai transaksi keseluruhan menunjukkan penurunan, Pulau Pinang dan Perak kekal sebagai penyumbang utama nilai transaksi di Wilayah Utara dengan masing-masing merekodkan RM6.76 bilion dan RM5.55 bilion.

Transaction values also showed a slower movement during the review period, in line with the decline in transaction volume recorded in the Northern Region. All states within the region recorded lower transaction values compared to H1 2025, with Perak registering the highest decrease at 17.5%, followed by Perlis at 13.7%, Kedah at 4.3% and Pulau Pinang at 3.6%. Despite the overall decrease in transaction value, Pulau Pinang and Perak remained the main contributors to the Northern Region's transaction value, recording RM6.76 billion and RM5.55 billion, respectively.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2026

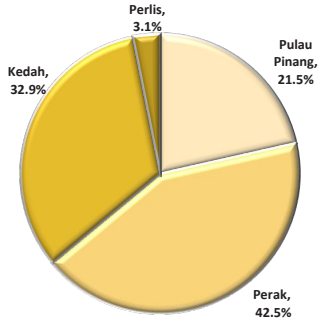
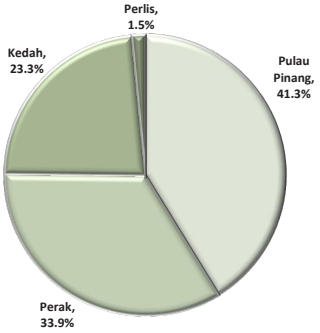


Chart 4

Overall Property Transactions Value Breakdown by State H1 2026



Mengikut negeri, Perak merekodkan bilangan transaksi harta tanah tertinggi dengan 19,691 transaksi, menyumbang 42.5% daripada jumlah keseluruhan transaksi Wilayah Utara. Dari segi nilai transaksi pula, Pulau Pinang mendahului wilayah ini dengan nilai transaksi sebanyak RM6.76 bilion, merangkumi 41.3% daripada jumlah keseluruhan.

By state, Perak recorded the highest volume of property transactions with 19,691 transactions, contributing 42.5% of the total transaction volume in the Northern Region. In terms of transaction value, Pulau Pinang led the region with a total value of RM6.76 billion, accounting for 41.3% of the overall transaction value.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2026

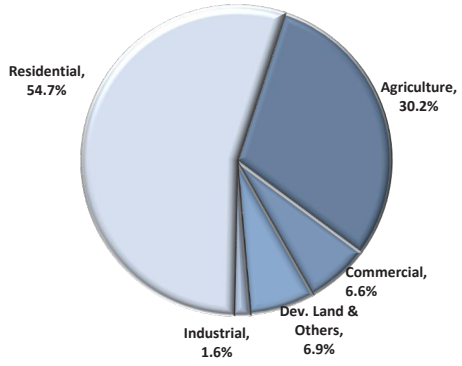
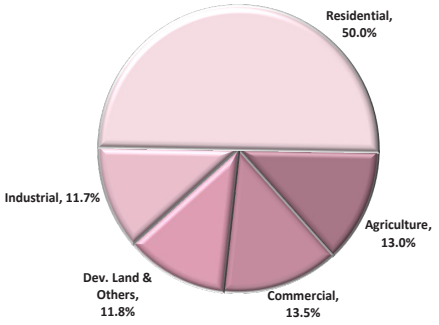


Chart 6

Property Transactions Value Breakdown by Sub-sector H1 2026



Mengikut subsektor, kediaman kekal sebagai subsektor paling aktif di Wilayah Utara dengan merekodkan 25,358 transaksi, mewakili 54.7% daripada jumlah keseluruhan transaksi. Sub-sektor pertanian merupakan penyumbang kedua tertinggi dengan 13,999 transaksi atau 30.2%. Dari segi nilai transaksi pula, subsektor kediaman turut mendominasi dengan nilai transaksi sebanyak RM8.18 bilion, merangkumi 50% daripada jumlah keseluruhan nilai transaksi harta tanah di wilayah ini.

By sub-sector, residential property remained the most actively transacted sub-sector in the Northern Region, recording 25,358 transactions and accounting for 54.7% of the total transactions. The agriculture sub-sector was the second largest contributor with 13,999 transactions or 30.2%. In terms of transaction value, the residential sub-sector also dominated the region's property market with a total value of RM8.18 billion, representing 50% of the overall property transaction value.

Table 1

Summary of Prominent Sales Recorded in H1 2026

No.	State	Property	Location	Transaction Year	Consideration (RM)
SHOPPING COMPLEX					
1.	Perak	Lotus's & McDonald's Teluk Intan	Bandar Teluk Intan	2025	41,000,000
ESTATE					
2.	Perak	Estate Land (185.57 hectares)	Off Jalan Changkat Jong – Teluk Intan, Durian Sebatang, Hilir Perak.	2025	45,500,000
HOTEL/ LEISURE					
3.	Pulau Pinang	Tune Hotel	Jalan Burma, Georgetown	2025	51,888,000

Table 1

Summary of Prominent Sales Recorded in H1 2026

No.	State	Property	Location	Transaction Year	Consideration (RM)
			INDUSTRIAL		
4.	Pulau Pinang	Detached Factory/ Warehouse	Jalan Kikik 7, Kawasan Industri Mak Mandin	2026	58,600,000
5.	Pulau Pinang	Detached Factory/ Warehouse	Jalan Permatang Pauh, Kawasan Industri Mak Mandin	2026	47,000,000
6.	Perak	Vacant Plot	Off Jalan Kuala Kangsar, Perak Hi-Tech Park	2025	163,904,714
7.	Pulau Pinang	Detached Factory/ Warehouse	Lintang Kampung Jawa, Perindustrian PDC	2025	39,800,000
8.	Pulau Pinang	Other Industrial Property	Lintang Bayan Lepas, Perindustrian PDC	2025	30,500,000
9.	Pulau Pinang	Detached Factory/ Warehouse	Lebuhraya Kampung Jawa, Perindustrian PDC	2025	30,000,000
10.	Kedah	Detached Factory/ Warehouse	Kawasan Perindustrian Gurun	2025	28,000,000
11.	Pulau Pinang	Detached Factory/ Warehouse	Jalan Perusahaan, Perai-Perusahaan IV	2025	27,000,000
12.	Pulau Pinang	Detached Factory/ Warehouse	Lorong Perusahaan 4, Kawasan Perusahaan Prai (FTZ)	2025	23,500,000
13.	Kedah	Vacant Plot	Simpang Selarong, Kawasan Industri Padang Meha	2026	20,091,915
			OTHERS		
14.	Kedah	Aurelius Hospital	Kawasan Perusahaan Mergong Fasa 1 & 2, Alor Setar	2026	165,000,000

Note: This list only displays selected major transactions

2.0 AKTIVITI PASARAN HARTA

2.1 HARTA TANAH KEDIAMAN

Transaksi

Aktiviti transaksi subsektor kediaman di Wilayah Utara menunjukkan pergerakan yang lebih perlahan pada H1 2026 berbanding tempoh yang sama tahun sebelumnya. Bilangan transaksi merekodkan trend menurun di semua negeri dalam wilayah ini, dengan Perlis mencatat perubahan terbesar sebanyak 37.1%, diikuti Pulau Pinang 13.1%, Perak 11.1% dan Kedah 4.2%.

Selaras dengan trend bilangan transaksi, nilai transaksi subsektor kediaman turut merekodkan pergerakan yang lebih rendah di semua negeri. Perlis mencatat penurunan tertinggi sebanyak 23.5%, diikuti Pulau Pinang 11%, Kedah 3.2% dan Perak 2.2%.

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

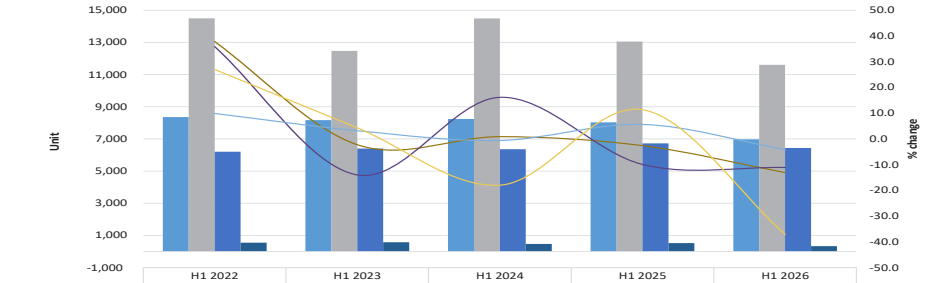
Transaction

Residential property transaction activity in the Northern Region showed a slower pace in H1 2026 compared to the corresponding period of the previous year. Transaction volume recorded a declining trend across all states within the region, with Perlis registering the largest change at 37.1%, followed by Pulau Pinang at 13.1%, Perak at 11.1% and Kedah at 4.2%.

In line with the trend in transaction volume, the residential sub-sector transaction value also recorded a lower movement across all states. Perlis registered the highest decrease at 23.5%, followed by Pulau Pinang at 11%, Kedah at 3.2% and Perak at 2.2%.

Chart 7

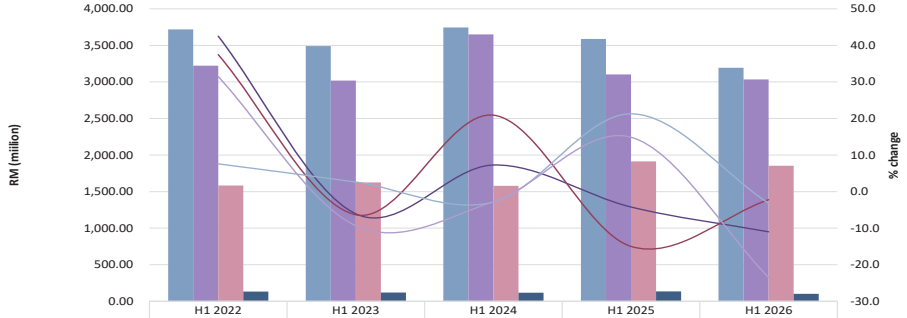
Residential Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pulau Pinang	8,358	8,170	8,243	8,028	6,979
Perak	14,499	12,471	14,487	13,052	11,604
Kedah	6,203	6,401	6,363	6,721	6,442
Perlis	555	579	475	529	333
Pulau Pinang (%)	37.8	-2.2	0.9	-2.6	-13.1
Perak (%)	35.9	-14.0	16.2	-9.9	-11.1
Kedah (%)	9.9	3.2	-0.6	5.6	-4.2
Perlis (%)	27.0	4.3	-18.0	11.4	-37.1

Chart 8

Residential Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pulau Pinang	3,717.43	3,491.29	3,745.19	3,587.20	3,192.41
Perak	3,222.72	3,018.24	3,649.11	3,101.93	3,033.10
Kedah	1,582.89	1,624.32	1,577.75	1,913.50	1,852.71
Perlis	132.11	119.78	116.46	133.77	102.35
Pulau Pinang (%)	42.5	-6.1	7.3	-4.2	-11.0
Perak (%)	37.5	-6.3	20.9	-15.0	-2.2
Kedah (%)	7.6	2.6	-2.9	21.3	-3.2
Perlis (%)	31.5	-9.3	-2.8	14.9	-23.5

Pelancaran Baharu

Prestasi pasaran utama di Wilayah Utara menunjukkan pergerakan yang bercampur pada H1 2026 berbanding tempoh yang sama tahun sebelumnya. Pulau Pinang merekodkan peningkatan dalam pelancaran baharu sebanyak 79.9%, manakala negeri-negeri lain mencatat pengurangan, dengan Perlis merekodkan penurunan tertinggi sebanyak 71.8%, diikuti Kedah 58.7% dan Perak 53%.

New Launches

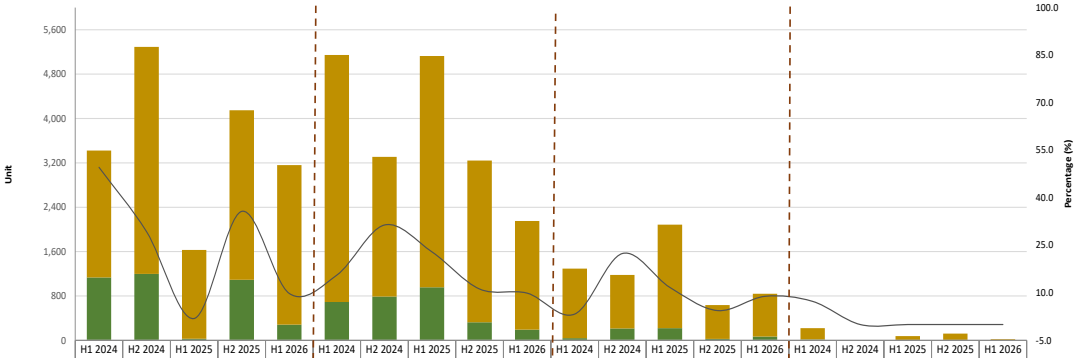
The performance of the primary market in the Northern Region showed mixed movement in H1 2026 compared to the corresponding period of the previous year. Pulau Pinang recorded an increase in new launches by 79.9%, while other states registered a decline, with Perlis recording the highest decrease at 71.8%, followed by Kedah at 58.7% and Perak at 53%.

Secara keseluruhannya, Pulau Pinang merekodkan jumlah pelancaran baharu tertinggi dalam wilayah ini dengan 2,878 unit, diikuti Perak sebanyak 1,959 unit, Kedah sebanyak 772 unit dan Perlis sebanyak 22 unit. Dari segi prestasi jualan, kadar jualan yang direkodkan kekal sederhana, dengan Perak mencatat kadar tertinggi sebanyak 9.9%, diikuti Pulau Pinang 9.8% dan Kedah 8.9%.

Overall, Pulau Pinang recorded the highest number of new launches in the region with 2,878 units, followed by Perak with 1,959 units, Kedah with 772 units and Perlis with 22 units. In terms of sales performance, the recorded sales rates remained moderate, with Perak registering the highest rate at 9.9%, followed by Pulau Pinang at 9.8% and Kedah at 8.9%.

Chart 9

Residential Newly Launch and Sales Performance H1 2024 - H1 2026



	Pulau Pinang					Perak					Kedah					Perlis				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unit Launches	2,288	4,093	1,600	3,059	2,878	4,452	2,518	4,170	2,916	1,959	1,253	965	1,868	610	772	206	0	78	121	22
Unit Sold	1,135	1,199	30	1,091	283	693	791	957	327	193	41	216	219	27	69	15	0	0	0	0
Sales Performance (%)	49.6	29.3	1.9	35.7	9.8	15.6	31.4	22.9	11.2	9.9	3.3	22.4	11.7	4.4	8.9	7.3	0.0	0.0	0.0	0.0

Status Pasaran

Status unit kediaman siap dibina belum terjual kekal mencabar di Wilayah Utara pada H1 2026. Perak merekodkan bilangan unit siap dibina belum terjual tertinggi dengan 4,075 unit, diikuti Pulau Pinang sebanyak 3,114 unit, Kedah sebanyak 1,887 unit dan Perlis, 60 unit. Dari segi perubahan pula, Perlis merekodkan penurunan tertinggi sebanyak 40.6%, diikuti Kedah sebanyak 2.5%, manakala Pulau Pinang dan Perak mencatat peningkatan masing-masing sebanyak 12.2% dan 3.3%.

Bagi unit dalam pembinaan belum terjual, kesemua negeri dalam Wilayah Utara merekodkan pengurangan pada H1 2026 berbanding H2 2025. Pulau Pinang mencatat bilangan unit tertinggi sebanyak 7,100 unit, diikuti Perak sebanyak 6,967 unit, Kedah sebanyak 1,468 unit dan Perlis sebanyak 73 unit. Pengurangan ini menunjukkan penambahbaikan dalam jumlah unit kediaman dalam pembinaan yang masih belum terjual di kebanyakan negeri dalam wilayah ini.

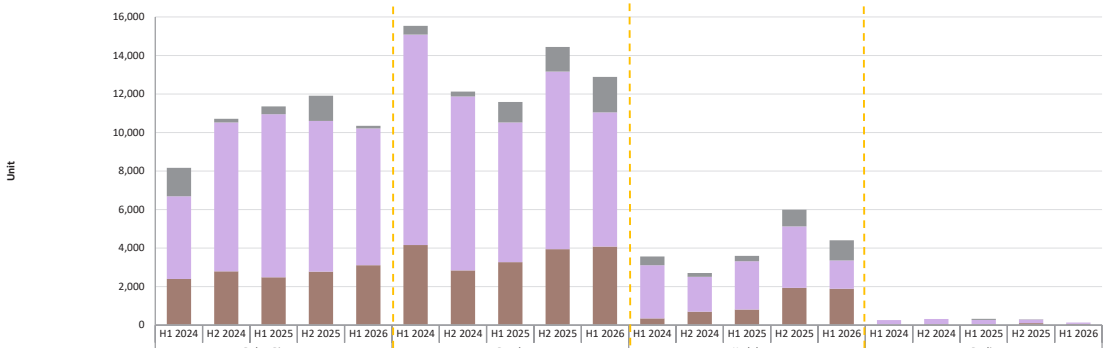
Market Status

The status of unsold completed residential units remained challenging in the Northern Region in H1 2026. Perak recorded the highest number of unsold completed units with 4,075 units, followed by Pulau Pinang with 3,114 units, Kedah with 1,887 units and Perlis, 60 units. In terms of changes, Perlis recorded the highest decrease at 40.6%, followed by Kedah at 2.5%, while Pulau Pinang and Perak recorded increases of 12.2% and 3.3%, respectively.

For unsold under construction units, all states within the Northern Region recorded reductions in H1 2026 compared to H2 2025. Pulau Pinang recorded the highest number of units with 7,100 units, followed by Perak with 6,967 units, Kedah with 1,468 units and Perlis with 73 units. The reduction indicates an improvement in the number of unsold residential units under construction across most states within the region.

Chart 10

Residential Market Status H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Pulau Pinang					Perak					Kedah					Perlis				
Unsold Not Constructed	1,480	194	405	1,310	135	454	249	1,058	1,278	1,841	454	197	279	864	1,053	0	0	52	18	0
Unsold Under Construction	4,288	7,723	8,462	7,826	7,100	10,922	9,030	7,258	9,219	6,967	2,758	1,808	2,511	3,191	1,468	259	269	233	186	73
Unsold Completed	2,400	2,796	2,485	2,775	3,114	4,161	2,844	3,266	3,943	4,075	353	701	807	1,935	1,887	6	45	39	101	60

Aktiviti Pembinaan

Aktiviti pembinaan kediaman di Wilayah Utara menunjukkan pergerakan yang bercampur pada H1 2026 berbanding tempoh yang sama tahun sebelumnya. Dari segi siap dibina, Kedah mencatat peningkatan tertinggi, iaitu melebihi empat kali ganda kepada 2,654 unit, diikuti Pulau Pinang sebanyak 17.5% dan Perlis 10.8%, manakala Perak merekodkan penurunan sebanyak 41.6%.

Bagi aktiviti mula dibina, Perlis merupakan satu-satunya negeri yang mencatat peningkatan, iaitu melebihi dua kali ganda kepada 81 unit, manakala negeri-negeri lain merekodkan penurunan, iaitu Pulau Pinang sebanyak 68%, Perak 42.9% dan Kedah 33.2%. Sementara itu, penawaran baharu dirancang meningkat di Perlis melebihi 3 kali ganda kepada 170 unit dan Perak sebanyak 59.3%, manakala Kedah dan Pulau Pinang mencatat penurunan masing-masing sebanyak 42.1% dan 28.8%.

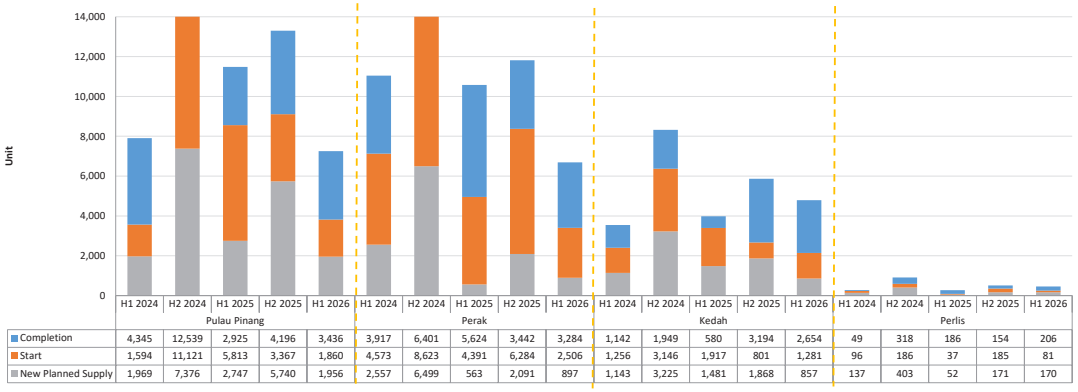
Construction Activity

Residential construction activity in the Northern Region showed mixed movement in H1 2026 compared to the corresponding period of the previous year. In terms of completion, Kedah recorded the highest increase, rising by more than fourfold to 2,654 units, followed by Pulau Pinang at 17.5% and Perlis at 10.8%, while Perak registered a decrease of 41.6%.

For construction starts, Perlis was the only state that recorded an increase, rising by more than twofold to 81 units, while other states registered decreases, namely Pulau Pinang by 68%, Perak by 42.9% and Kedah by 33.2%. Meanwhile, new planned supply increased in Perlis by more than threefold to 170 units and Perak by 59.3%, while Kedah and Pulau Pinang recorded decreases of 42.1% and 28.8%, respectively.

Chart 11

Residential Construction Activity Trend H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Pulau Pinang					Perak					Kedah					Perlis				
Completion	4,345	12,539	2,925	4,196	3,436	3,917	6,401	5,624	3,442	3,284	1,142	1,949	580	3,194	2,654	49	318	186	154	206
Start	1,594	11,121	5,813	3,367	1,860	4,573	8,623	4,391	6,284	2,506	1,256	3,146	1,917	801	1,281	96	186	37	185	81
New Planned Supply	1,969	7,376	2,747	5,740	1,956	2,557	6,499	563	2,091	897	1,143	3,225	1,481	1,868	857	137	403	52	171	170

Table 2

Construction Activity of Residential in Northern Region H1 2026

Stage of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	579,945	568,677	380,340	28,500
Incoming Supply (units)	26,992	28,179	8,128	644
Planned Supply (units)	18,273	24,579	13,287	582

Indeks Harga Rumah

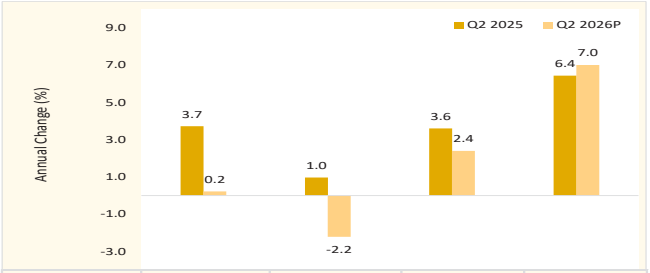
Secara keseluruhan, Indeks Harga Rumah di Wilayah Utara menunjukkan trend positif pada S2 2026[P]. Perlis mencatatkan peningkatan tertinggi sebanyak 7.0%, diikuti Kedah sebanyak 2.4% dan Pulau Pinang sebanyak 0.2%. Sebaliknya, Perak merekodkan penurunan sebanyak 2.2%. Dari segi harga purata rumah, Pulau Pinang mencatatkan harga tertinggi iaitu RM503,388, diikuti Kedah (RM333,193), Perak (RM283,162) dan Perlis (RM268,383).

House Price Index

The House Price Index in the Northern Region showed a positive trend in Q2 2026[P]. Perlis recorded the highest increase of 7.0%, followed by Kedah by 2.4% and Pulau Pinang by 0.2%. Conversely, Perak recorded a decline of 2.2%. In terms of average house price, Pulau Pinang recorded the highest average house price at RM503,388, followed by Kedah at RM333,193, Perak at RM283,162, and Perlis at RM268,383.

Chart 12

All House Price Index Annual Changes Q2 2025 & Q2 2026P



YEAR		PULAU PINANG	PERAK	KEDAH	PERLIS
Q2 2025	Index Point	224.0	253.0	250.3	229.7
	Average House Price	RM502,403	RM289,630	RM325,355	RM250,799
Q2 2026P	Index Point	224.5	247.4	256.3	245.8
	Average House Price	RM503,388	RM283,162	RM333,193	RM268,383

Harga dan Sewa

Pasaran harga kediaman bertanah di Wilayah Utara adalah secara umumnya stabil sepanjang tempoh kajian. Di kawasan-kawasan utama seperti Ipoh, George Town dan Kota Setar, pergerakan harga kediaman bertanah adalah bercampur mengikut skim perumahan, namun beberapa skim merekodkan peningkatan harga sehingga 11.6%.

Bagi harga kediaman bertingkat, pasaran di Wilayah Utara juga kekal stabil. Walau bagaimanapun, trend bercampur direkodkan bagi beberapa skim di kawasan-kawasan utama. Di Ipoh, beberapa skim kediaman bertingkat merekodkan peningkatan harga sehingga 10.9%, manakala di George Town, peningkatan harga sehingga 10% direkodkan bagi skim terpilih.

Secara umumnya, pasaran sewa kediaman di Wilayah Utara adalah stabil, dengan pergerakan sewa bercampur turut direkodkan bagi skim terpilih mengikut jenis kediaman. Di Ipoh, kadar sewa kediaman bertanah meningkat sehingga 16.7%, manakala George Town dan Kota Setar merekodkan pergerakan sewa yang stabil bagi kebanyakan skim. Sementara itu, Kangar turut merekodkan peningkatan kadar sewa bagi beberapa skim kediaman bertanah dengan peningkatan sehingga 39.1%.

Price and Rental

The landed residential price market in the Northern Region was generally stable throughout the review period. In major areas such as Ipoh, George Town, and Kota Setar, landed residential price movements were mixed across housing schemes, with selected schemes recording price increases of up to 11.6%.

For high-rise residential prices, the market in the Northern Region also remained stable. However, mixed trends were recorded across selected schemes in major areas. In Ipoh, selected high-rise residential schemes recorded price increases of up to 10.9%, while George Town recorded price increases of up to 10% for selected schemes.

Overall, the residential rental market in the Northern Region remained stable, with mixed rental movements also recorded for selected schemes depending on property type. In Ipoh, landed residential rental rates increased by up to 16.7%, while George Town and Kota Setar recorded stable rental movements for most schemes. Meanwhile, Kangar also recorded rental increases for selected landed residential schemes, with increases of up to 39.1%.

Bagi sewa kediaman bertingkat, kadar sewa secara umumnya menunjukkan trend bercampur mengikut kawasan-kawasan utama dan jenis kediaman. Beberapa skim kediaman bertingkat di Wilayah Utara merekodkan peningkatan kadar sewa, dipengaruhi oleh lokasi, permintaan setempat dan ketersediaan unit sewaan.

For high-rise residential rentals, rental rates generally showed mixed trends across major areas and property types. Selected high-rise residential schemes in the Northern Region recorded rental increases, influenced by location, local demand, and the availability of rental units.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial di Wilayah Utara merekodkan 3,074 transaksi bernilai RM2.22 bilion pada H1 2026. Bilangan transaksi kekal stabil berbanding H1 2025, manakala nilai transaksi menunjukkan penurunan sebanyak 2.6%. Dari segi bilangan transaksi, Kedah mencatat peningkatan tertinggi sebanyak 4.0%, diikuti Perak sebanyak 1.1%, manakala Perlis dan Pulau Pinang merekodkan penurunan masing-masing sebanyak 32.2% dan 2.4%.

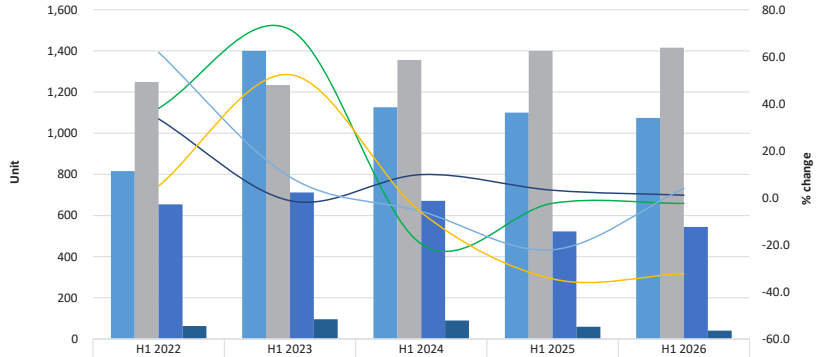
2.2 COMMERCIAL PROPERTY

Transaction

The commercial sub-sector in the Northern Region recorded 3,074 transactions worth RM2.22 billion in H1 2026. The transaction volume remained stable compared to H1 2025, while transaction value decreased by 2.6%. In terms of transaction volume, Kedah recorded the highest increase at 4.0%, followed by Perak at 1.1%, while Perlis and Pulau Pinang recorded decreases of 32.2% and 2.4%, respectively.

Chart 13

Commercial Property Transactions Volume Trend H1 2022 – H1 2026



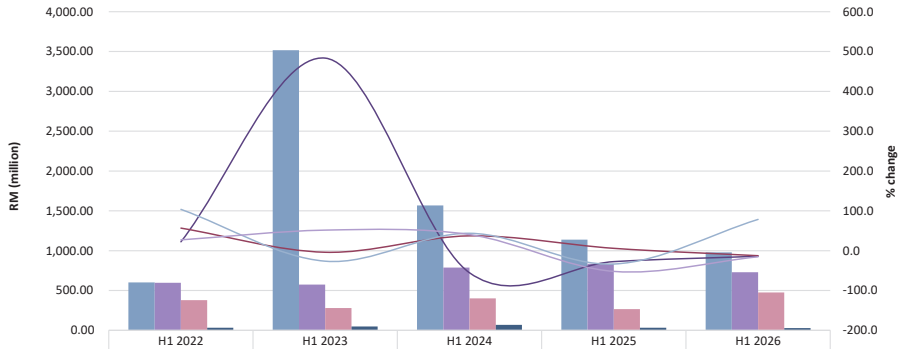
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pulau Pinang	816	1,400	1,126	1,100	1,074
Perak	1,249	1,234	1,356	1,400	1,416
Kedah	654	712	671	523	544
Perlis	63	96	90	59	40
Pulau Pinang (%)	38.1	71.6	-19.6	-2.3	-2.4
Perak (%)	33.6	-1.2	9.9	3.2	1.1
Kedah (%)	61.9	8.9	-5.8	-22.1	4.0
Perlis (%)	5.0	52.4	-6.3	-34.4	-32.2

Dari segi nilai transaksi pula, Kedah merekodkan peningkatan tertinggi sebanyak 78.5%, manakala negeri-negeri lain mencatat penurunan, iaitu Perlis sebanyak 15.2%, Pulau Pinang sebanyak 13.9% dan Perak sebanyak 12.6%.

In terms of transaction value, Kedah recorded the highest increase at 78.5%, while other states registered decreases, namely Perlis at 15.2%, Pulau Pinang at 13.9% and Perak at 12.6%.

Chart 14

Commercial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pulau Pinang	602.58	3,516.08	1,568.85	1,138.75	980.11
Perak	598.03	574.56	788.58	835.35	730.01
Kedah	378.87	279.18	401.26	266.85	476.41
Perlis	32.83	49.80	69.98	33.61	28.49
Pulau Pinang (%)	22.3	483.5	-55.4	-27.4	-13.9
Perak (%)	56.7	-3.9	37.3	5.9	-12.6
Kedah (%)	103.8	-26.3	43.7	-33.5	78.5
Perlis (%)	27.2	51.7	40.5	-52.0	-15.2

a. Kedai

Transaksi

Subsektor kedai kekal sebagai penyumbang utama dalam pasaran harta tanah komersial di Wilayah Utara, merangkumi 67.2% daripada jumlah transaksi komersial dengan 2,065 transaksi bernilai RM1.37 bilion pada H1 2026. Dari segi bilangan transaksi, Perak mendahului pasaran dengan 49.2% daripada jumlah transaksi kedai, diikuti Pulau Pinang (26.3%), Kedah (22.5%) dan Perlis (1.9%). Dari segi nilai transaksi pula, Pulau Pinang mencatat nilai tertinggi dengan 43.9% daripada jumlah nilai transaksi kedai, diikuti Perak (37.3%), Kedah (16.8%) dan Perlis (2.1%).

Status Pasaran

Status unit kedai siap dibina belum terjual di Wilayah Utara kekal mencabar pada H1 2026 berbanding H2 2025. Perak merekodkan bilangan unit kedai siap dibina belum terjual tertinggi dengan 890 unit, diikuti oleh Pulau Pinang sebanyak 167 unit, Kedah sebanyak 122 unit dan Perlis sebanyak 15 unit. Berbanding H2 2025, Kedah dan Perlis mencatatkan penurunan masing-masing sebanyak 63.7% dan 60.5%, manakala Perak dan Pulau Pinang merekodkan peningkatan masing-masing sebanyak 58.1% dan 45.2%.

a. Shop

Transaction

The shop sub-sector remained the key contributor to the commercial property market in the Northern Region, accounting for 67.2% of total commercial property transactions with 2,065 transactions worth RM1.37 billion in H1 2026. In terms of transaction volume, Perak led the market with a 49.2% share of total shop transactions, followed by Pulau Pinang (26.3%), Kedah (22.5%) and Perlis (1.9%). In terms of transaction value, Pulau Pinang recorded the highest share at 43.9% of total shop transaction value, followed by Perak (37.3%), Kedah (16.8%) and Perlis (2.1%).

Market Status

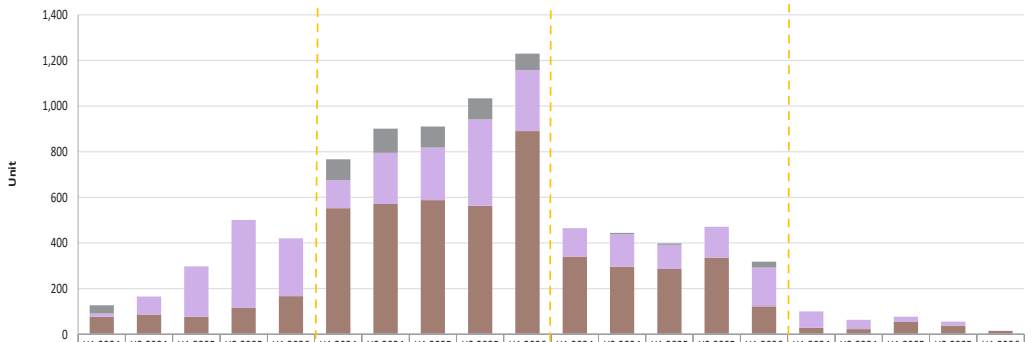
The market status of unsold completed shop units in the Northern Region remained challenging in H1 2026 compared to H2 2025. Perak recorded the highest number of unsold completed shop units with 890 units, followed by Pulau Pinang with 167 units, Kedah with 122 units and Perlis with 15 units. Compared to H2 2025, Kedah and Perlis recorded decreases of 63.7% and 60.5%, respectively, while Perak and Pulau Pinang recorded increases of 58.1% and 45.2%, respectively.

Bagi unit kedai dalam pembinaan belum terjual, Perak merekodkan bilangan unit tertinggi sebanyak 268 unit, diikuti oleh Pulau Pinang sebanyak 253 unit, Kedah sebanyak 170 unit, manakala Perlis tidak merekodkan sebarang unit belum terjual. Berbanding H2 2025, unit kedai dalam pembinaan belum terjual menurun di Perlis, Pulau Pinang dan Perak, dengan Perlis merekodkan tiada unit belum terjual, manakala penurunan sebanyak 34.5% dan 29.3% masing-masing dicatatkan di Pulau Pinang dan Perak. Sebaliknya, Kedah merekodkan peningkatan sebanyak 25.9%.

For unsold shop units under construction, Perak recorded the highest number of units with 268 units, followed by Pulau Pinang with 253 units and Kedah with 170 units, while Perlis recorded no unsold units. Compared to H2 2025, unsold shop units under construction declined in Perlis, Pulau Pinang and Perak, with Perlis recording no unsold units, while decreases of 34.5% and 29.3% were recorded in Pulau Pinang and Perak, respectively. Conversely, Kedah recorded an increase of 25.9%.

Chart 15

Shop Market Status H1 2024 – H1 2026



	Pulau Pinang					Perak					Kedah					Perlis				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Not Constructed	36	0	0	0	0	92	106	92	92	72	0	6	6	0	26	0	0	0	0	0
Unsold Under Construction	14	79	220	386	253	123	224	230	379	268	125	142	106	135	170	72	41	23	17	0
Unsold Completed	77	86	77	115	167	552	571	588	563	890	340	296	286	336	122	28	22	54	38	15

Aktiviti Pembinaan

Aktiviti pembinaan kedai di Wilayah Utara menunjukkan pergerakan yang bercampur pada H1 2026 berbanding tempoh yang sama tahun sebelumnya. Bilangan siap dibina meningkat di Kedah, iaitu menghampiri tiga kali ganda kepada 71 unit, manakala Perak meningkat melebihi dua kali ganda kepada 247 unit. Sebaliknya, Pulau Pinang dan Perlis merekodkan penurunan masing-masing sebanyak 8.6% dan 58.3%.

Construction Activity

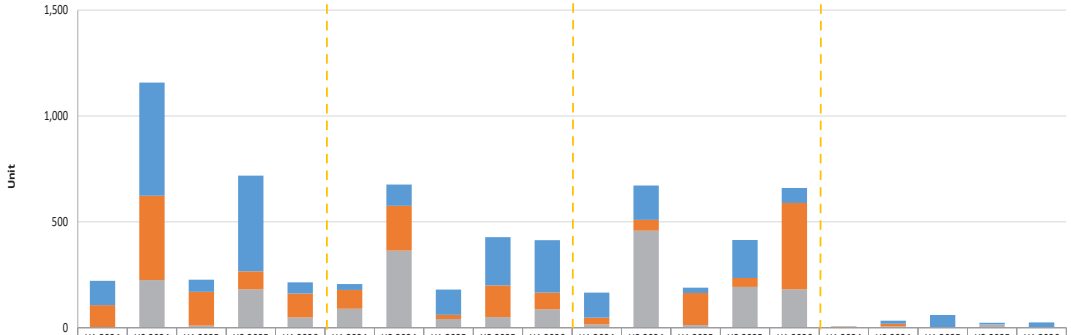
Shop construction activity in the Northern Region showed mixed movement in H1 2026 compared to the corresponding period of the previous year. Completions increased in Kedah, rising by close to threefold to 71 units, while Perak increased by more than twofold to 247 units. In contrast, Pulau Pinang and Perlis recorded decreases of 8.6% and 58.3%, respectively.

Bagi mula dibina, Perak mencatat peningkatan tertinggi, iaitu menghampiri empat kali ganda kepada 79 unit, diikuti Kedah yang meningkat menghampiri tiga kali ganda kepada 408 unit, manakala Pulau Pinang merekodkan penurunan sebanyak 28.9%. Penawaran baharu dirancang turut meningkat, dengan Kedah mencatat peningkatan tertinggi melebihi 15 kali ganda kepada 181 unit, diikuti Pulau Pinang yang menghampiri lima kali ganda kepada 48 unit dan Perak melebihi dua kali ganda kepada 87 unit.

For construction starts, Perak recorded the highest increase, rising by close to fourfold to 79 units, followed by Kedah which increased by close to threefold to 408 units, while Pulau Pinang recorded a decrease of 28.9%. New planned supply also increased, with Kedah recording the highest increase of more than fifteenfold to 181 units, followed by Pulau Pinang which increased by close to fivefold to 48 units and Perak by more than twofold to 87 units.

Chart 16

Shop Construction Activity Trend H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Pulau Pinang					Perak					Kedah					Perlis				
Completion	114	535	58	452	53	28	100	119	228	247	119	163	25	179	71	0	14	60	7	25
Start	107	398	159	85	113	88	212	20	150	79	32	51	152	42	408	1	13	0	0	0
New Planned Supply	0	225	10	181	48	90	364	41	50	87	15	458	12	193	181	6	6	0	16	0

Table 3

Construction Activity of Shop in The Northern Region H1 2026

Stage of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	40,145	59,975	32,055	4,550
Incoming Supply (units)	1,400	937	1,263	19
Planned Supply (units)	811	1,140	902	16

Harga dan Sewa

Harga pasaran kedai di semua negeri secara amnya adalah stabil. Di Pulau Pinang, kedai mencatatkan harga pindah milik sehingga RM5,324,000, bergantung kepada lokasi, jenis harta tanah dan saiz tanah/ unit. Transaksi kedai sebelum perang dan kedai dua tingkat kekal aktif dengan pergerakan harga yang stabil. Di Perak, Kedah dan Perlis, pergerakan harga kedai juga kekal stabil secara keseluruhannya.

Price and Rental

Shop prices across all states remained stable overall. In Pulau Pinang, shop properties recorded transacted prices of up to RM5,324,000, depending on the location, property type and land/ unit size. Transactions of pre-war shops and two-storey shops remained active, with stable price movements recorded. In Perak, Kedah and Perlis, shop prices also remained stable overall.

Pasaran sewa kedai turut kekal stabil secara keseluruhan. Di Pulau Pinang dan Perak, kadar sewa kedai tingkat bawah adalah stabil, kecuali di beberapa kawasan yang merekodkan pergerakan bercampur. Juru Sentral dan Pusat Perniagaan Sentral Jaya mencatatkan kadar sewa yang lebih tinggi, iaitu antara RM7,500 hingga RM9,000 sebulan.

The shop rental market also remained stable overall. In Pulau Pinang and Perak, ground floor shop rental rates were stable, except for selected locations that recorded mixed movements. Juru Sentral and Pusat Perniagaan Sentral Jaya recorded higher rental rates, ranging from RM7,500 to RM9,000 per month.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Subsektor pangsapuri khidmat/ SOHO merekodkan 355 transaksi bernilai RM174.74 juta di Wilayah Utara pada H1 2026. Bilangan transaksi meningkat sebanyak 38.1% berbanding H1 2025 yang mencatatkan 257 transaksi bernilai RM127.98 juta, manakala nilai transaksi meningkat sebanyak 36.5%. Pulau Pinang mendominasi pasaran dengan 201 transaksi bernilai RM146.11 juta, diikuti Perak dengan 154 transaksi bernilai RM28.63 juta. Tiada transaksi direkodkan di Kedah dan Perlis bagi tempoh kajian.

b. Serviced Apartment/ SOHO

Transaction

The serviced apartment/ SOHO sub-sector recorded 355 transactions worth RM174.74 million in the Northern Region in H1 2026. The transaction volume increased by 38.1% compared to H1 2025, which recorded 257 transactions worth RM127.98 million, while transaction value increased by 36.5%. Pulau Pinang dominated the market with 201 transactions worth RM146.11 million, followed by Perak with 154 transactions worth RM28.63 million. No transactions were recorded in Kedah and Perlis during the review period.

Status Pasaran

Berbanding H2 2025, status unit pangsapuri khidmat/ SOHO belum terjual di Wilayah Utara menunjukkan prestasi bercampur pada H1 2026. Bagi unit siap dibina belum terjual, Pulau Pinang merekodkan penurunan kepada 1,163 unit bernilai RM532.03 juta, manakala Perak mencatat peningkatan kepada 178 unit bernilai RM89.78 juta. Kedah turut merekodkan 20 unit siap dibina belum terjual bernilai RM12.91 juta, sementara tiada unit direkodkan di Perlis.

Bagi unit dalam pembinaan belum terjual, Pulau Pinang merekodkan penurunan sebanyak 7.7% kepada 3,688 unit, manakala Perak menurun sebanyak 15.7% kepada 339 unit. Sementara itu, unit belum dibina belum terjual di Pulau Pinang berkurang sebanyak 44.8% kepada 331 unit dan Perak mencatatkan 36 unit, manakala Kedah dan Perlis tidak merekodkan sebarang unit.

Market Status

Compared to H2 2025, the status of unsold serviced apartments/ SOHOs in the Northern Region showed mixed performance in H1 2026. For unsold completed units, Pulau Pinang recorded a decrease to 1,163 units worth RM532.03 million, while Perak increased to 178 units worth RM89.78 million. Kedah also recorded 20 unsold completed units worth RM12.91 million, while no units were recorded in Perlis.

For unsold units under construction, Pulau Pinang recorded a decline of 7.7% to 3,688 units, while Perak decreased by 15.7% to 339 units. Meanwhile, unsold not constructed units in Pulau Pinang declined by 44.8% to 331 units and Perak recorded 36 units while Kedah and Perlis recorded no units.

Aktiviti Pembinaan

Aktiviti pembinaan baharu adalah bercampur pada tempoh kajian. Pulau Pinang merekodkan 1,522 unit dalam penawaran baharu dirancang manakala Perak, Kedah dan Perlis tidak merekodkan aktiviti baharu.

Construction Activity

The new construction activity was mixed in the review period. Pulau Pinang recorded 1,522 units in the new planned supply while Perak, Kedah and Perlis did not record any new activity.

Table 4

Construction Activity of Serviced Apartments/ SOHOs in Northern Region H1 2026

Stage of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	17,177	3,921	1,468	0
Incoming Supply (units)	14,063	804	349	0
Planned Supply (units)	8,046	555	816	0

Harga dan Sewa

Harga pangsapuri khidmat/ SOHO di Pulau Pinang dan Perak secara amnya adalah stabil. Di Pulau Pinang, pangsapuri khidmat di daerah Timur Laut dan Barat Daya dipindah milik pada harga RM485,000 hingga RM1,080,000 manakala di daerah Seberang Perai, pangsapuri khidmat dipindah milik pada harga RM320,000 hingga RM519,000 bergantung kepada lokasi dan saiz unit. Di Perak, pangsapuri khidmat dipindah milik pada harga RM65,000 hingga RM630,000 bergantung kepada lokasi dan saiz unit.

Di Pulau Pinang, SOHO dipindahmilik pada harga RM480,000 hingga RM820,000 manakala di Perak, SOHO dipindahmilik pada harga RM29,000 hingga RM304,000 bergantung kepada lokasi dan saiz unit.

Sewa pangsapuri khidmat mencatatkan peningkatan mengikut lokasi di Pulau Pinang, manakala di Perak, kadar sewa kekal stabil. Beberapa skim di Daerah Timur Laut dan Barat Daya mengalami peningkatan sewa sehingga 10.8%.

Price and Rental

Prices of serviced apartments/ SOHOs in Pulau Pinang and Perak were generally stable. In Pulau Pinang, serviced apartments in Timur Laut and Barat Daya districts transacted at prices ranging from RM485,000 to RM1,080,000, while in the Seberang Perai district, serviced apartments transacted prices ranging from RM320,000 to RM519,000 depending on location and unit size. In Perak, service apartment transacted price ranging from RM65,000 to RM630,000 depends on location and unit size.

In Pulau Pinang, the SOHO transacted price ranges from RM480,000 to RM820,000, while in Perak, the SOHO transacted price ranges from RM29,000 to RM304,000 depending on location and unit size.

Serviced apartment rentals recorded an increase according to location in Pulau Pinang, while in Perak, rental rates remained stable. Several schemes in the Timur Laut and Barat Daya District recorded rental increases up to 10.8%.

c. Kompleks Perniagaan

Transaksi

Satu transaksi kompleks perniagaan direkodkan di Wilayah Utara sepanjang tempoh kajian iaitu di Perak, melibatkan kompleks Lotus's Teluk Intan bersama premis McDonald's Teluk Intan sebagai sebahagian daripada transaksi yang sama.

Penghunian dan Ketersediaan Ruang

Kadar penghunian keseluruhan kompleks perniagaan di Wilayah Utara meningkat kepada 75.8% pada H1 2026 berbanding 75.2% pada H1 2025, peningkatan sebanyak 0.6 mata peratusan. Mengikut negeri, Perlis mencatatkan kadar penghunian tertinggi sebanyak 88.2%, diikuti Perak sebanyak 87.9%, Kedah sebanyak 73.2% dan Pulau Pinang sebanyak 70%. Berbanding H1 2025, kadar penghunian kompleks perniagaan mencatatkan trend peningkatan di semua negeri. Kedah merekodkan peningkatan tertinggi dengan kenaikan 2.7 mata peratusan, diikuti oleh Perlis, Perak dan Pulau Pinang.

c. Shopping Complex

Transaction

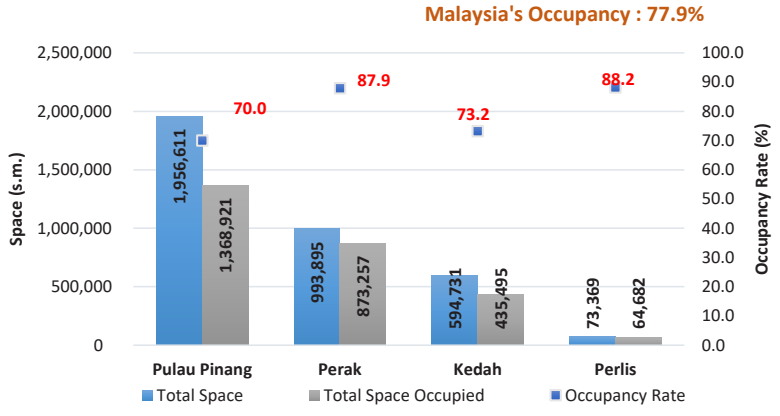
One commercial complex transaction was recorded in the Northern Region during the review period, located in Perak, involving the Lotus's Teluk Intan complex together with the McDonald's Teluk Intan premises as part of the same transaction.

Occupancy and Space Availability

The overall occupancy rate of shopping complexes in the Northern Region increased to 75.8% in H1 2026 from 75.2% in H1 2025, representing an increase of 0.6 percentage points. By state, Perlis recorded the highest occupancy rate at 88.2%, followed by Perak at 87.9%, Kedah at 73.2% and Pulau Pinang at 70%. Compared to H1 2025, shopping complex occupancy rates exhibited upward trends across all states across all states. Kedah recorded the highest improvement with an increase of 2.7 percentage points, followed by Perlis, Perak and Pulau Pinang.

Chart 17

Supply and Occupancy of Shopping Complex H1 2026



Aktiviti Pembinaan

Tiada bangunan baharu yang siap dibina direkodkan di Wilayah Utara sepanjang tempoh kajian. Sementara itu, satu bangunan baharu mula dibina di Kedah, manakala tiada penawaran baharu dirancang direkodkan di wilayah ini.

Construction Activity

No new building completions were recorded in the Northern Region during the review period. Meanwhile, one new building construction started in Kedah, while no new planned supply was recorded in the region.

Table 5

Construction Activity of Shopping Complex in The Northern Region H1 2026

Stage of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply	100 complexes (1,956,611 s.m.)	76 complexes (993,895 s.m.)	52 complexes (594,731 s.m.)	19 complexes (73,369 s.m.)
Incoming Supply	1 complex (25,040 s.m)	1 complex (92,903 s.m.)	1 complex (8,874 s.m.)	1 complex (6,806 s.m.)
Planned Supply	2 complexes (96,421 s.m.)	0	2 complexes (20,031 s.m.)	0

Sewa

Pasaran sewa ruang niaga adalah stabil secara keseluruhannya, dengan hanya beberapa lokasi merekodkan pergerakan sewa bercampur bergantung kepada lokasi harta tanah. Di Pulau Pinang, Mydin Bukit Mertajam mencatatkan peningkatan kadar sewa antara 3.4% hingga 7.3%, manakala di Kedah, Aman Central Mall merekodkan peningkatan kadar sewa antara 3.2% hingga 9.9%. Di Perak, beberapa lokasi mencatatkan peningkatan kadar sewa sehingga 11.5%, manakala di Perlis, kebanyakan kadar sewa ruang niaga kekal stabil.

Rental

The retail space rental market remained stable overall, with only selected locations recording mixed rental movements depending on the property location. In Pulau Pinang, Mydin Bukit Mertajam recorded rental growth ranging from 3.4% to 7.3%, while Aman Central Mall in Kedah recorded rental growth ranging from 3.2% to 9.9%. In Perak, selected locations recorded rental growth of up to 11.5%, while in Perlis, most retail space rental rates remained stable.

Table 6

Pertinent Tenant Movements in Shopping Complex

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Pulau Pinang	Sunway Carnival	1,045.0	Move In
			1,045.0	Move Out
2.		Straits Quay Mall	1,756.0	Move Out
3.	Perak	Aeon Big Falim	6,437.0	Move In
4.		Aeon Station 18	524.0	Move In
5.		Agro Mall, RTC Gopeng	74.0	Move In
6.		Angsana Ipoh Mall	85.0	Move In
			66.0	Move Out
7.		Arked MARA	25.0	Move In
8.		Econsave Tasek	22.0	Move In
9.		Ipoh Parade	131.0	Move In
10.		Kompleks Perniagaan DE Garden	1,247.0	Move Out
11.		Mydin Mall	272.0	Move Out
12.		Pasaraya Econsave @ Botani Village	15.0	Move In
			49.0	Move Out
13.		TF Value Mart Falim	49.0	Move In
			222.0	Move Out
14.		Silverlakes Village Outlet @ Kinta Valley	222.0	Move In
15.		Terminal Meru Raya	400.0	Move Out
16.		TF Value Mart @ Panorama Lapangan Perdana	27.0	Move In
17.		Tin Village Bazzar	58.0	Move In
			51.0	Move Out
18.		Taiping Sentral	73.3	Move In
19.		Kompleks Perniagaan Aeon Taiping	284.2	Move In
			372.6	Move Out
20.		Taiping Mall	287.4	Move In
			561.5	Move Out
21.		Lotus's Teluk Intan	29.4	Move Out
22.		TF Value Mart Teluk Intan	27.9	Move Out

d. Pejabat Binaan Khas

Transaksi

Pejabat binaan khas merekodkan satu transaksi bernilai RM3.55 juta di Wilayah Utara sepanjang tempoh kajian.

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas menunjukkan prestasi yang bercampur pada tempoh kajian. Kadar penghunian keseluruhan di Wilayah Utara menurun sebanyak 2.3 mata peratusan kepada 85.8% berbanding H1 2025. Mengikut negeri, Kedah mencatatkan peningkatan kadar penghunian sebanyak 1.5 mata peratusan, manakala negeri-negeri lain merekodkan penurunan, didahului oleh Perlis sebanyak 9.5 mata peratusan, diikuti Pulau Pinang sebanyak 3.8 mata peratusan dan Perak sebanyak 0.5 mata peratusan.

d. Purpose-Built Office

Transaction

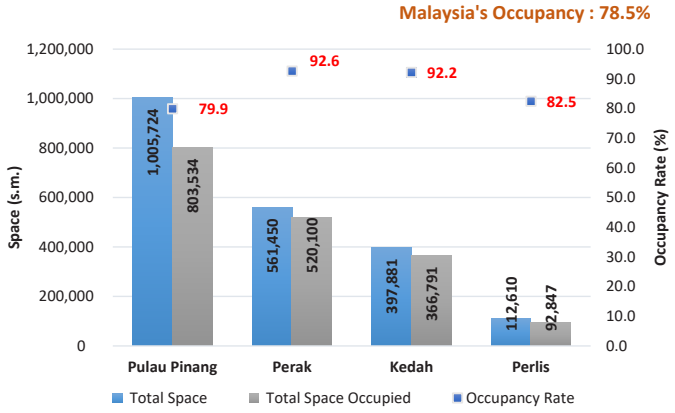
One transaction valued at RM3.55 million was recorded for purpose-built office in the Northern Region during the review period.

Occupancy and Space Availability

The purpose-built office segment showed mixed performance during the review period. The overall occupancy rate in the Northern Region decreased by 2.3 percentage points to 85.8% compared to H1 2025. By state, Kedah recorded an increase in occupancy rate of 1.5 percentage points, while the other states recorded declines, led by Perlis at 9.5 percentage points, followed by Pulau Pinang at 3.8 percentage points and Perak at 0.5 percentage point.

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2026



Aktiviti Pembinaan

Tiga bangunan baharu siap dibina direkodkan di Wilayah Utara sepanjang tempoh kajian, iaitu The Light Exchange @ PWCC di Persiaran Chin Fung Kee, Pulau Pinang, Pejabat Kastam Bayan Baru Pulau Pinang di Jalan Mahsuri, Pulau Pinang dan Menara PKENPs (Menara K-PARC) di Jalan Raja Syed Alwi, Perlis.

Construction Activity

Three new building completions were recorded in the Northern Region during the review period, namely The Light Exchange @ PWCC at Persiaran Chin Fung Kee, Pulau Pinang, Pejabat Kastam Bayan Baru Pulau Pinang at Jalan Mahsuri, Pulau Pinang and Menara PKENPs (Menara K-PARC) at Jalan Raja Syed Alwi, Perlis.

Table 7

Construction Activity of Purpose-Built Office in The Northern Region H1 2026

Stage of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply	128 buildings (1,005,724 s.m.)	125 building (561,450 s.m.)	76 buildings (397,881 s.m.)	27 buildings (112,610 s.m.)
Incoming Supply	1 building (6,000 s.m.)	2 buildings (13,820 s.m.)	0	1 building (13,152 s.m.)
Planned Supply	6 buildings (79,743 s.m.)	0	0	0

Sewa

Kadar sewa bangunan pejabat binaan khas di Wilayah Utara kekal stabil secara keseluruhannya, dengan beberapa lokasi merekodkan peningkatan sewa. Di Perak, peningkatan kadar sewa direkodkan di Bangunan KWSP (9.6% hingga 10.0%) dan Bangunan Lembaga Tabung Haji (6.3% hingga 9.8%). Menara IJM mencatatkan kadar sewa tertinggi di Wilayah Utara iaitu RM74.95 s.m.p.

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

Rental

Rental rates of purpose-built office buildings in the Northern Region remained stable overall, with several locations recording rental increases. In Perak, rental growth was recorded at Bangunan KWSP (9.6% to 10.0%) and Bangunan Lembaga Tabung Haji (6.3% to 9.8%). Menara IJM recorded the highest rental rate in the Northern Region at RM74.95 p.s.m.

Table below showed the list of some pertinent tenant movements recorded in Pulau Pinang and Perak.

Table 8

Pertinent Tenant Movements in Purpose-Built Office

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Pulau Pinang	Penang Sentral	5,630.0	Move In
2.		Wisma Boon Siew	5,302.0	Move Out
3.		Menara IJM Land	3,121.0	Move Out
4.	Perak	Menara Air Perak	1,577.00	Move In
5.		RTC (Rural Transformation Centre)	37.00	Move In
6.		Kompleks SKOMK	130.00	Move In
			130.00	Move Out
7.		Kompleks Islam Darul Ridzuan	533.00	Move Out
8.		Bangunan M & A Securities	4,997.00	Move Out

e . Harta Tanah Riadah

Transaksi

Tempoh kajian menyaksikan 1 transaksi di Wilayah Utara iaitu Tune Hotel di Jalan Burma, George Town, Daerah Timur Laut, Pulau Pinang.

Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Utara merekodkan dua buah hotel siap dibina di Pulau Pinang sepanjang tempoh kajian. Hotel berkenaan ialah Hotel Capri by Fraser dengan 255 bilik dan Hotel Converge Commsuites dengan 460 bilik, yang masing-masing menambah bekalan penginapan baharu ke pasaran.

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian kekal sebagai subsektor kedua terbesar selepas kediaman dengan 13,999 transaksi, menyumbang 30.2% daripada jumlah transaksi harta tanah di Wilayah Utara pada H1 2026. Kedah merupakan penyumbang utama dalam aktiviti pasaran pertanian dengan 6,241 transaksi, diikuti Perak dengan 6,020 transaksi, Pulau Pinang dengan 980 transaksi dan Perlis dengan 758 transaksi. Berbanding H1 2025, bilangan transaksi pertanian merekodkan penurunan sebanyak 6.0%, dengan hanya Pulau Pinang mencatat peningkatan sebanyak 1.9%, manakala negeri-negeri lain merekodkan penurunan.

e . Leisure Property

Transaction

The review period saw 1 transaction in the Northern Region, which is Tune Hotel at Jalan Burma, George Town, Timur Laut District, Pulau Pinang.

Construction Activity

In the leisure sub-sector, the Northern Region recorded two newly completed hotels in Pulau Pinang during the review period. The hotels were Hotel Capri by Fraser with 255 rooms and Hotel Converge Commsuites with 460 rooms, which together added new accommodation supply to the market.

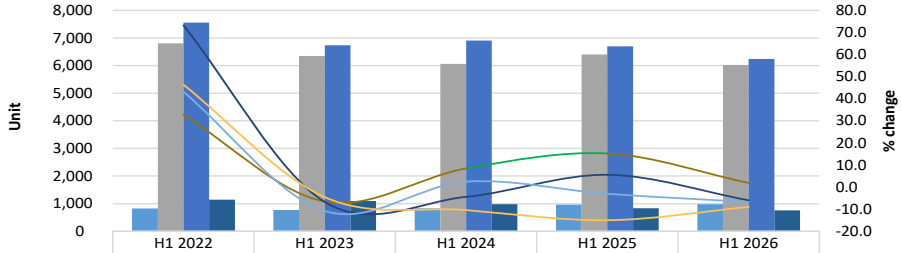
2.3 AGRICULTURE PROPERTY

Transaction

The agriculture sub-sector remained the second largest sub-sector after residential, with 13,999 transactions, accounting for 30.2% of the total property transactions in the Northern Region in H1 2026. Kedah was the main contributor to agriculture market activity with 6,241 transactions, followed by Perak with 6,020 transactions, Pulau Pinang with 980 transactions and Perlis with 758 transactions. Compared to H1 2025, agriculture transaction volume decreased by 6.0%, with only Pulau Pinang recording an increase of 1.9%, while the other states recorded declines.

Chart 19

Agriculture Property Transactions Volume Trend H1 2022 – H1 2026



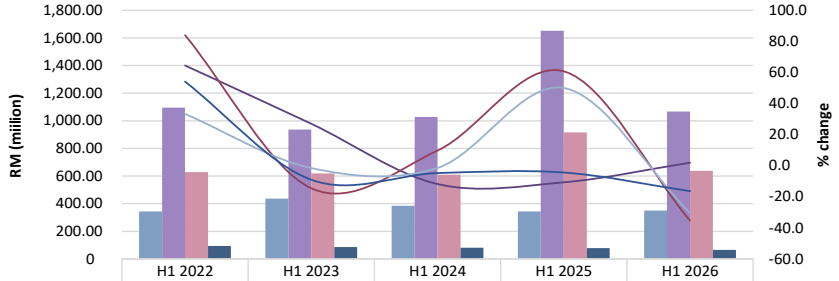
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pulau Pinang	824	770	835	962	980
Perak	6,802	6,345	6,065	6,402	6,020
Kedah	7,553	6,736	6,903	6,694	6,241
Perlis	1,146	1,094	980	833	758
Pulau Pinang (%)	32.7	-6.6	8.4	15.2	1.9
Perak (%)	73.2	-6.7	-4.4	5.6	-6.0
Kedah (%)	43.2	-10.8	2.5	-3.0	-6.8
Perlis (%)	46.4	-4.5	-10.4	-15.0	-9.0

Dari segi nilai transaksi, subsektor pertanian merekodkan RM2.12 bilion, bersamaan 13% daripada jumlah nilai transaksi harta tanah di Wilayah Utara. Perak mencatat nilai transaksi tertinggi dengan RM1.07 bilion, diikuti Kedah sebanyak RM637.12 juta, Pulau Pinang sebanyak RM350.18 juta dan Perlis sebanyak RM65.31 juta. Nilai transaksi menurun sebanyak 29.1% berbanding H1 2025, dengan hanya Pulau Pinang merekodkan peningkatan sebanyak 1.9%, manakala Perak, Kedah dan Perlis mencatat penurunan masing-masing sebanyak 35.3%, 30.4% dan 16.4%.

In terms of transaction value, the agriculture sub-sector recorded RM2.12 billion, equivalent to 13% of the total property transaction value in the Northern Region. Perak recorded the highest transaction value at RM1.07 billion, followed by Kedah at RM637.12 million, Pulau Pinang at RM350.18 million and Perlis at RM65.31 million. Transaction value decreased by 29.1% compared to H1 2025, with only Pulau Pinang recording an increase of 1.9%, while Perak, Kedah and Perlis recorded decreases of 35.3%, 30.4% and 16.4%, respectively.

Chart 20

Agriculture Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pulau Pinang	343.50	436.17	384.67	343.59	350.18
Perak	1,095.34	936.33	1,027.56	1,651.40	1,067.69
Kedah	628.78	619.14	610.20	915.33	637.12
Perlis	94.31	85.77	81.69	78.10	65.31
Pulau Pinang (%)	64.5	27.0	-11.8	-10.7	1.9
Perak (%)	84.0	-14.5	9.7	60.7	-35.3
Kedah (%)	33.3	-1.5	-1.4	50.0	-30.4
Perlis (%)	54.1	-9.1	-4.8	-4.4	-16.4

Harga

Pasaran harta tanah pertanian di Wilayah Utara kekal stabil dalam tempoh kajian, walaupun terdapat pergerakan harga bercampur bagi beberapa sektor pertanian terpilih. Di Perak, transaksi tanah kelapa sawit dan getah kekal aktif, dengan pergerakan harga berbeza mengikut lokasi dan ciri-ciri tanah. Keadaan pasaran yang sama turut direkodkan di Kedah, dengan aktiviti transaksi kekal aktif serta harga yang relatif stabil. Tanah padi di Perlis juga mencatatkan aktiviti pasaran yang aktif, dengan peningkatan harga sehingga 12.7% dan harga transaksi antara RM138,000 hingga RM441,000 sehektar. Sementara itu, transaksi harta tanah pertanian di Pulau Pinang adalah lebih terhad berbanding negeri lain; namun, beberapa harta tanah terpilih merekodkan harga pindah milik tertinggi sehingga RM3.33 juta sehektar.

Price

The agricultural property market in the Northern Region remained stable during the period under review, although mixed price trends were observed across selected agricultural sectors. In Perak, oil palm and rubber land continued to record active transactions, with price movements varying according to the location and land characteristics. Similar market conditions were observed in Kedah, where transactions remained active with relatively stable prices. Paddy land in Perlis also maintained active market activity, with prices increasing by up to 12.7% and transaction values ranging from RM138,000 to RM441,000 per hectare. Meanwhile, agricultural property transactions in Pulau Pinang were comparatively limited; however, selected properties recorded the highest transacted prices of up to RM3.33 million per hectare.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Descriptions	Current Development Status
1.	North Coastal Paired Road (NCPR) Phase 1 (Alternative route from Tanjung Bungah to Teluk Bahang)	- Location: From Tanjung Bungah to Teluk Bahang, Penang. - Distance: 10.61 kilometers, comprising 8.41 km of main roads and 2.2 kilometers of coastal roads. - Project Cost: RM2.43 billion, with an additional RM500 million for land acquisition costs. - Developer: Consortium Zenith Construction Sdn Bhd (CSZ). **Description:** This project is implemented to reduce traffic congestion along the northern coastal area of Penang, while also enhancing socio-economic development in the Batu Ferringhi and Teluk Bahang areas.	Proposed Development Expected to begin in 2026.
2.	Mutiara Line LRT (Formerly known as Bayan Lepas Light Rail Transit)	- Location: Penang Island - Connecting areas: The LRT line will start from Silicon Island (PSR-A) until Butterworth. - Length: 29.5 kilometres **Descriptions:** The LRT line spans 29.5 km and features 21 stations, making it the primary North-South rail corridor on the island.	Proposed Development
3.	Penang Hill Cable Car Project	- Location: Penang Hill, Penang. - Connecting areas: Starting from Penang Botanic Garden until Hill Station. - Length: 2.73 kilometers with 3 stations along the route. - Project cost/ Estimating cost: RM245 million **Descriptions:** This project is an addition to alternative transportation to Penang Hill and aims to reduce traffic congestion along Jalan Kebun Bunga, the main road to the Penang Botanic Garden.	Under construction and expected to be completed in 2027.
4.	Penang International Airport (PIA) Expansion	- Location: Bayan Lepas, Penang. - Project cost/ Estimating cost: RM1.0 billion. **Descriptions:** 3 Packages. ○ Package 1 covers ancillary buildings and associated works. ○ Package 2 is for apron and airside facilities. ○ Package 3 is works on the main terminal building.	Under construction and expected to be completed by 2028.

No.	Infrastructure	Descriptions	Current Development Status
5.	Juru - Sungai Dua Elevated Highway	- Location: Penang Mainland. - Connecting areas: Juru North – South Expressway – Sungai Dua, Seberang Perai Tengah, Penang. - Project cost/ Estimating cost: RM3 billion **Descriptions:** This initiative aims to alleviate traffic congestion on the highway, particularly during peak hours, while also benefiting the neighboring states.	Expected to be completed in by 2030.
6.	Lumut Maritime Terminal (LMT 2)	- Location: Batu Undan, Segari - Land Area: 90 hectares. - Gross development value: RM282 million - Developer: Perbadanan Kerajaan Negeri Perak. **Descriptions:** Lumut Maritime Terminal (LMT 2) is located in Lumut, Perak and serves as a significant port facility primarily catering to maritime and logistics services. As a modern terminal, it handles various types of cargo, including containerized goods, bulk cargo, and other maritime-related activities. This terminal plays a crucial role in facilitating trade and transportation within the region, connecting Malaysia with international shipping routes. The terminal may also provide various services such as warehousing, customs clearance, and freight forwarding to support the shipping process.	Under Construction
7.	RTB Gerik, Daerah Hulu Perak	- Location: Gerik, Hulu Perak, Perak - Project Cost: RM45 million. **Description:** The RTB Gerik project involves upgrading works along Kenderong and Sungai Hangai to reduce flood risks in the vicinity of Gerik town. The project is managed by the Department of Irrigation and Drainage (JPS) and aims to improve flood mitigation measures in the surrounding areas.	Under Construction
8.	RTB Sungai Kinta Phase 2, Daerah Kinta	- Location: Kinta District, Perak - Project Cost: RM108 million. **Description:** The RTB Sungai Kinta Phase 2 project involves upgrading works along Sungai Kinta, Sungai Pari and Sungai Pinji in the Kinta District. The project includes upgrading works for water retention ponds and bridges, including works at Kampung Sri Kinta, to improve water flow management. It also aims to reduce flood risks in Manjoi, Kampung Sri Kinta and other flood-prone areas within the Kinta District.	Under Construction
9.	RTB Sungai Trolak, Daerah Muallim	- Location: Muallim District, Perak - Project Cost: RM100 million **Description:** The RTB Sungai Trolak project is a flood mitigation initiative aimed at reducing flood risks and protecting residents in the vicinity of Kampung Trolak Pekan and Felda Trolak Selatan. The project involves various river improvement and flood mitigation works to enhance river flow capacity and minimise the risk of overflow.	Under Construction
10.	RTB Sungai Pendang (Package 1 & 2)	- Location: District of Pendang, and Yan - Areas: i) Sg Choras / Sungai Sala: 8.2 km ii) Bridge K1 at CH 25500 iii) Bridge K452 at CH 19900 iv) Bridge K147 at CH 8850 - Project Cost/ Estimating Cost: RM104.03 million. - Contractor: Ikhmas Jaya Group Berhad **Descriptions:** ○ Upgrade Sungai Choras and Sungai Sala. ○ Upgrade 3 bridges which are K1, K147 and K452. ○ Construction Barrage and Inlet Structure ○ Construction Tidal Control Gate	Under construction

No.	Infrastructure	Descriptions	Current Development Status
11.	RTB Jitra Selatan	- Location: Kubang Pasu - Areas: 1.6 km along Sungai Keronco - Project Cost/ Estimating Cost: RM34 million **Descriptions:** ○ General Item ○ Drainage Work ○ Pond Infrastructure ○ M & E Works	Under Construction
12.	Road Alignment Connecting Immigration, Customs, Quarantine and Security (ICQS) Bukit Kayu Hitam to Customs, Immigration and Quarantine (CIQ) Sadao, Thailand	- Location: Bukit Kayu Hitam, Kedah and Sadao, Thailand. - Connecting Areas: ICQS Bukit Kayu Hitam to CIQ Sadao, Thailand - Length: 900 meters. - Project Cost: RM141.57 million **Description:** The project involves the construction of a 900-metre six-lane dual carriageway with two-way traffic flow based on JKR U5 standards.	Completed
13.	Upgrading of Route 7 from Persimpangan Lencongan Barat to Persimpangan Simpang Tiga Kemboja, Kedah	- Location: Kota Setar and Kubang Pasu Districts, Kedah. - Connecting Areas: A 14-kilometre road upgrading project from Persimpangan Lencongan Barat to Persimpangan Simpang Tiga Kemboja, involving upgrading works from a two-lane road to a four-lane dual carriageway based on R5 standards. - Project Cost: RM263 million. - Contractor: Mangkubumi Sdn. Bhd. **Description:** The project involves upgrading the existing 14-kilometre road from two lanes to four lanes to improve road capacity and connectivity.	Under Construction
14.	Jeniang Transfer	- Location: Sik, Pendang, and Kuala Muda. - Areas: 1,563.32 hectares. - Project Cost/ Estimating Cost: Phase 1 - RM101 million Phase 2 - RM400 million **Components:** ○ Key intake and control structures for water management. ○ Transfer and delivery canals designed to move water efficiently between projects zones. ○ Dam and reservoir serving as the primary water storage and regulation point.	Project status: 1. Phase 1 – Completed 2. Phase 2 – Land Acquisition
15.	Construction of Road from Behor Mali to Kg Kepala Sepuloh, Mukim Utan Aji and Mukim Kayang, Perlis	- Location: Ujong Batu, Perlis. - Land area: 15.55 hectares. - Developer: Immalia Enterprise (M) Sdn. Bhd. **Descriptions:** The proposed road construction covers a distance of 5.0 kilometres.	Proposed Development
16.	Sanglang Integrated Jetty	- Location: Sanglang, Perlis - Land area: 203 acres. - Project Cost/ Estimating Cost: RM1.8 billion - Developer: Mutiara Perlis Sdn. Bhd. **Descriptions:** Listed in the NCER Strategic Development Plan by Northern Corridor Implementation Authority. **Components:** ○ Cargo & Container Terminal (Nucleus) ○ Ships Repair and Overhaul (MRO) Maintenance Centre ○ Cruise ship terminal ○ Free Trade Zone (FTZ).	Proposed Development

No.	Infrastructure	Descriptions	Current Development Status
17.	132kV Electricity Transmission Line Project from PMU Bukit Keteri South to PMU Chuping Valley Industrial Area (CVIA), Perlis	- Location: From Bukit Keteri to Chuping Valley Industrial Area (CVIA), covering Mukim Beseri, Mukim Paya, Mukim Chuping and Mukim Titi Tinggi, Perlis. - Land area: 65.85 hectares. - Developer: Tenaga Nasional Berhad **Description:** The proposed 23.0-kilometre transmission line will support the development of Chuping Valley Industrial Area (CVIA) and Perlis Inland Port (PIP). **Components:** The project involves 223 privately owned land lots and 45 State Government land lots, covering a total area of 65.85 hectares.	Proposed Development

3.2 Mega Project

No.	Development	Descriptions	Current Development Status
1.	Setia Fontaines Township	- Location: North of Seberang Perai, Pulau Pinang - Land area: 1,691 acres - Estimated Gross Development Value: RM12 billion - Developer: SP Setia Berhad **Description:** An integrated development that will include residential and commercial development including office space, a trade centre, warehousing, a technological hub, shopping centres, F&B, a convention centre, a hotel, and a leisure area.	Under Construction
2.	Rumah Bakat Baru MADANI	- Location: Seberang Jaya and Batu Kawan, Pulau Pinang - Land area: Seberang Jaya (34 acres) and Batu Kawan (161.5 acres). **Description:** The largest housing project, Rumah Bakat Baru MADANI, which will provide more than 35,000 housing units for the B40 and M40 groups. The prices offered are between RM225,000 to RM420,000, starting in 2026 and expected to be completed within 10 years. This project is a collaboration between Penang Development Corporation (PDC), its subsidiary PDC Properties and Sky World Development Berhad which provides the people of Penang with the opportunity to own a home in line with the goals of the 12th Malaysia Plan.	Proposed Development
3.	Eco Horizon	- Location: Simpang Ampat, Pulau Pinang. - Land area: 300 acres. - Estimated Gross Development Value: RM7 billion - Developer: Eco World Development Berhad **Descriptions:** Eco Horizon project serves as the latest benchmark township in Penang which boasts a 300-acre master-planned mixed development and located strategically off the primary interchange linking the 2nd Penang Bridge to the North South Highway.	Under Construction

No.	Development	Descriptions	Current Development Status
4.	Ipoh Sentral	- Location: Near Ipoh KTM Station. - Land area: 67 acres. - Gross Development Value: RM6.26 billion. - Developer: Malaysian Resources Corporation Berhad (MRCB) through its subsidiary Country Annexe Sdn Bhd (CASB). **Descriptions:** ○ This project are collaborations between Railways Assets Corporation (RAC), the Perak State Government and Malaysian Resources Corporation Berhad (MRCB). ○ In two phases - phase one focus on transit infrastructure and preliminary commercial component and the second phase involving a mixed-use development covering 24.7 hectares, including serviced apartments, offices, commercial spaces, a hotel, and community facilities. ○ The project is expected to be completed within 20 years.	Proposed Development
5.	Scientex Ipoh	- Location: Klebang Ipoh; - Land area: 219 ekar; **Description:** ○ New freehold township. ○ Phase 1 development divided into 7 phases with total of 73 acres (991 units of double storey terraced house, link house and apartments) 238 unit of double storey launched in 2024. Minimum price at RM315,000. ○ Phase 2: 122 units double storey terraced house, open for sale in May 2024. Minimum price at RM315,000.	Under Construction
6.	Taman Tasik Ardea	- Location: Near to Silverlakes Village Outlet. - Land Area: 114 acres. - Gross Development Value: RM141–142 million. - Developer: Majuperak Holdings Berhad. **Description:** Taman Tasik Ardea is an affordable housing project in Mukim Sungai Terap, Batu Gajah, Perak. **Components:** ○ Property type: Single-storey terrace house ○ Building area: 1,275 sft ○ Price: RM250,000.00 – RM288,000.00 ○ Comprises 601 residential units developed in phases.	Under Construction
7.	KLK TechPark Industrial Estate	- Location: Tanjung Malim, Perak (located adjacent to the Automotive High Technology Valley (AHTV). - Land area: 600 hectares (industrial development: 1,300 acres; residential development: 200 acres) - Project Cost / Gross Development Value (GDV): RM3.5 billion **Description:** ○ The KLK TechPark Industrial Estate is an integrated automotive-focused development aimed at attracting automotive investments and establishing Tanjung Malim as a regional automotive hub. ○ Phase 1 will feature a 150-acre facility with BYD as the main investor, with major infrastructure works targeted for completion by the end of 2026. Phase 2, scheduled to commence by the end of 2025, will include a 200-acre vendor park dedicated to automotive and manufacturing industry players.	Under Construction

No.	Development	Descriptions	Current Development Status
8.	Automotive Hi-Tech Valley (AHTV)	- Location: Tanjung Malim, Perak. - Land area: 4,000 acres. - Development Value: RM5.6 billion. - Developer: DRB-HICOM Berhad and Zhejiang Geely Holding Group. **Description:** ○ The Automotive High-Tech Valley (AHTV) is a high-impact national manufacturing hub focused on the development of Next-Generation Vehicles (NxGV) and electric vehicles (EVs). ○ The project is jointly driven by DRB-HICOM Berhad and Zhejiang Geely Holding Group, with the aim of transforming Tanjung Malim into an ASEAN automotive hub. **Components:** ○ Next-Generation Vehicle (NxGV) manufacturing hub. ○ Electric Vehicle (EV) development facilities. ○ New Energy Vehicle (NEV) assembly plant – Automotive ecosystem and supporting industries.	Under Construction
9.	Kerian Integrated Green Industrial Park (KIGIP)	- Location: Kerian, Perak - Land area: 8,000 acres - Development Value: RM4.06 billion - Developer: SD Guthrie Berhad and Permodalan Nasional Berhad (PNB). **Description:** ○ The Kerian Integrated Green Industrial Park (KIGIP) is a green industrial development driven by renewable energy, anchored by solar farm facilities to attract high-tech electrical, electronics and semiconductor investments while strengthening domestic supply chains. ○ The development adopts a green technology-focused approach by utilizing dedicated solar farms to provide renewable energy supply for industrial activities. ○ Phase 1 covers 1,000 acres (404.69 hectares) and is developed by master planners APUDG and Akitek Jururancang Malaysia (AJM). The phase includes a dedicated 660-acre solar farm located adjacent to the industrial zone to support localised renewable energy generation. **Components:** ○ Green energy-powered industrial development. ○ High-tech electrical, electronics, and semiconductor facilities ○ Renewable energy infrastructure. ○ Solar farm facilities. ○ Industrial supply chain ecosystem.	Proposed development
10.	Bandar Sempadan Kota Putra	- Location: Padang Terap, Kedah. - Land area: 2,450 acres. - Project Cost: RM121 million (infrastructure cost and ground improvement works). - Developer: KP Border City Sdn Bhd **Description:** Bandar Sempadan Kota Putra is a strategic border development project comprising industrial, commercial and residential components. **Components:** ○ Industrial zone: 1,404 acres. ○ Commercial and residential development: 1,045 acres.	Under Construction

No.	Development	Descriptions	Current Development Status
11.	Kedah Science & Technology Park (KSTP) – Part of Bukit Kayu Hitam Special Border Economic Zone (SBEZ)	- Location: Bukit Kayu Hitam, Kedah. - Land area: 1,938 acres. - Developer: Northern Corridor Implementation Authority (NCIA) and Perbadanan Kemajuan Negeri Kedah (PKNK) (Joint Venture) **Description:** The Kedah Science & Technology Park (KSTP), which forms part of the Bukit Kayu Hitam Special Border Economic Zone (SBEZ), is a technology-driven industrial development focusing on advanced manufacturing and supporting industries. **Components:** ○ Green technology manufacturing. ○ Agro-technology industries. ○ High-advanced technology industries. ○ Supporting industries.	Under Construction
12.	Hospital Sultanah Maliha	- Location: Bukit Tekoh, Kuah, Langkawi, Kedah - Land area: 53 hectares - Gross Development Value: RM429 million - Developer: Ministry of Health Malaysia (MOH) **Description:** The Hospital Sultanah Maliha development project involves the construction of a new hospital facility. **Components:** ○ One (1) block of a 9-storey hospital building. ○ One (1) block of an 11-storey G-Class quarters building.	Under Construction
13	Sanglang Port	- Location: Kuala Sanglang, Kubang Pasu. - Land area: 2,000 hectares. - Project Cost/ Estimating Cost: RM800 million - RM1 billion - Developer: MMC Port Holdings Sdn. Bhd **Descriptions:** ○ Multipurpose Terminal. ○ Container Terminal. ○ Ammonia & Hydrogen Storage.	Proposed Development
14.	UniKL-ASTI	- Location: Located on Lot 10667, Mukim Titi Tinggi, Perlis. - Land area: 24.281 hectares. - Gross Development Value: RM2 Billion. - Developer: Public Works Department (Jabatan Kerja Raya). **Description:** ○ Construction of a university campus that accommodates students in high-impact fields of Technical and Vocational Education and Training (TVET), such as heavy vehicle maintenance technology, lifting equipment management, and Maintenance, Repair, and Overhaul (MRO) technology implementation.	Proposed Development

3.3 State Government Policy

No	State	Details
1.	Pulau Pinang	• The MADANI Ownership Campaign (MOC) by the Penang State Housing Board (LPNPP) is a one-year policy effective from 1st June 2025 to 31st May 2026. • MOC aimed at revitalizing the real estate sector and promoting inclusive homeownership. It introduces incentives such as reduced contributions for developers, a 50% open market quota with phased releases, and a new affordable housing category (RMKu Type D) priced under RM400,000 for households earning up to RM15,000 monthly. • Additional measures include a 5% discount for unsold completed properties, exemptions from social impact assessments for certain projects, and waivers for non-compliance fees related to affordable housing quotas. • The policy builds on previous initiatives like the Home Ownership Campaign (HOC) to sustain market momentum, address construction cost challenges, and foster a competitive, inclusive property ecosystem in Penang.
2.	Perak	• Bumiputera Housing Quota Reform The State Government has introduced a new population-density-based approach for determining Bumiputera housing quotas in new developments. The quota allocation is now based on demographic data from the Department of Statistics Malaysia (DOSM), replacing the previous approach based on Election Commission data. The revised mechanism is dynamic, with quota requirements ranging from a minimum of 30% to a maximum of 50%, depending on the population density of the respective locality. • Bumiputera Lot Release Mechanism Effective 1 June 2026, the State Government implemented the Pekeliling LPHP Bilangan 2 Tahun 2026 under the Perak Bumiputera Property Aspirations Programme. The policy introduces stricter requirements for the release of unsold Bumiputera lots to open market buyers by addressing previous loopholes and ensuring a more transparent and fair process for both developers and the targeted Bumiputera community. • Structural Shifts under Perak Housing Policy 2.0 Perak Housing Policy 2.0 establishes a comprehensive framework focusing on three key pillars, namely availability, affordability, and accessibility. Under the revised policy, developers are required to comply with stricter provisions, including the allocation of affordable Rumah Perakku units in new housing schemes. The policy also aims to address the mismatch between average house prices in Perak (RM287,000) and the median monthly household income (RM4,687). In addition, the State Government is progressively exploring a build-then-sell (BTS) approach to enhance buyer protection and minimize risks associated with abandoned housing projects.
3.	Kedah	• State Government initiative to assist fishermen by granting ownership rights to residents of Kota Nelayan, Kuala Kedah with an allocation of: a) Phase 1 - 321 ownership rights, allocation of RM500,000. b) Phase 2 - 257 ownership rights, allocation of RM500,000. • The State Government will impose new rates for Land Office fees, land alienation premiums, temporary occupation licenses and other related fees effective May 2025.
4.	Perlis	• Amendment of the Perlis Land Rules 1987 is in the process of revising rates and service fees in Perlis. • Perlis State Property Development Policy (Amendment 2024). Among the essence of the Perlis State Property Development Policy are as follows: - a) The selling price of affordable houses (landed) is between RM80,000.00 to RM180,000.00. b) The selling price of affordable houses (high rise) is between RM80,000.00 to RM150,000.00. c) The construction of affordable houses is 30% of the total area of land developed or the payment of levy (affordable house replacement money) of RM75,000.00 per unit. d) The selling price of affordable shops is below RM200,000.00 per unit (20% of the number of shop units built).

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR

Separuh Pertama 2026

EAST COAST REGION PROPERTY MARKET REPORT

First Half 2026

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

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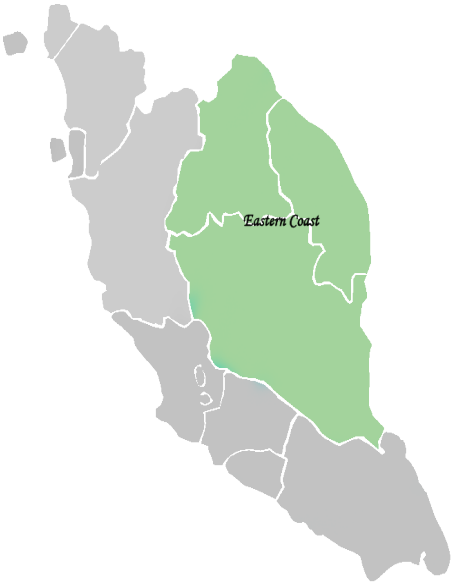
1 East Coast Region Property Market Overview

2 Property Market Activity

3 Property Highlights


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EAST COAST REGION



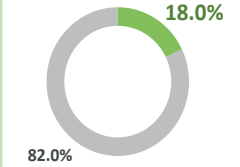
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2026 vs H1 2025)

▲ 3.8% Volume **33,652** transactions Value **RM6.74** billion ▲ 7.1%

Residential	Commercial	Industrial	Agriculture	Development Land & Others
19,264 units / RM3.54 billion	1,339 units / RM0.82 billion	157 units / RM0.56 billion	8,645 units / RM1.25 billion	4,247 units / RM0.57 billion
3.1% / 6.7%	11.5% / -0.7%	9.8% / 57.2%	-2.7% / -1.1%	21.0% / 8.4%

Market Share between Regions (Volume)



Construction Activity

	Residential	Commercial	Service Apartments	Industrial
Completions	2,104	139	0	1
Starts	2,730	366	1,114	0
New Planned Supply	3,783	321	361	26

Unsold Status

	Residential	Commercial	Service Apartments	Industrial
Unsold Completed	3,167 units @ RM1.04 billion	600 units @ RM0.43 billion	908 units @ RM0.82 billion	44 units @ RM0.03 billion
Unsold Under Construction	5,189	358	3,108	28
Unsold Not Constructed	1,143	38	554	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

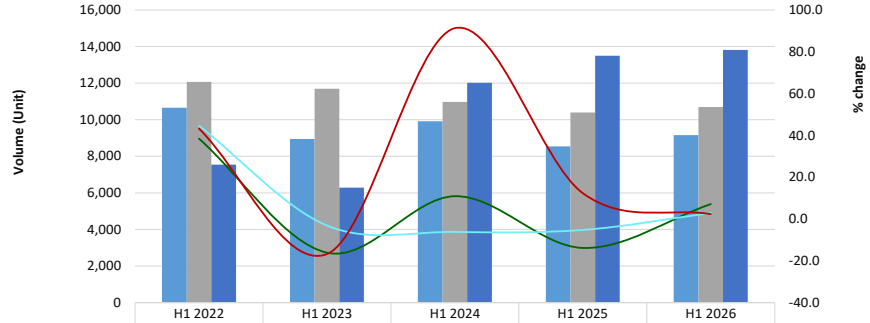
Prestasi pasaran harta tanah di Wilayah Pantai Timur mencatatkan sebanyak 33,652 transaksi bernilai RM6.74 bilion dalam tempoh kajian, berbanding 32,433 transaksi bernilai RM6.29 bilion pada H1 2025. Gabungan tiga negeri ini menyumbang 18% daripada jumlah transaksi dan 6.4% daripada nilai transaksi nasional, mencerminkan sumbangan berterusan wilayah ini terhadap keseluruhan aktiviti pasaran harta tanah negara.

1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of the East Coast Region property market recorded 33,652 transactions worth RM6.74 billion during the review period, compared to 32,433 transactions worth RM6.29 billion in H1 2025. The combined total of the three states accounted for 18% and 6.4% of the national transaction volume and value, respectively, reflecting the region's continued contribution to the overall property market activity in the country.

Chart 1

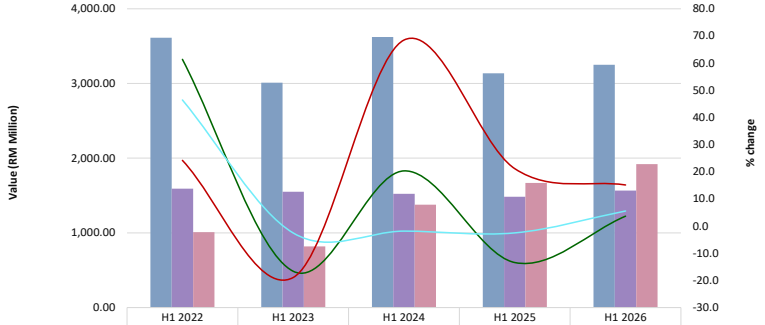
Overall Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pahang	10,657	8,940	9,916	8,543	9,152
Terengganu	12,063	11,688	10,966	10,392	10,688
Kelantan	7,546	6,281	12,014	13,498	13,812
Pahang (%)	38.4	-16.1	10.9	-13.8	7.1
Terengganu (%)	44.6	-3.1	-6.2	-5.2	2.8
Kelantan (%)	43.2	-16.8	91.3	12.4	2.3

Chart 2

Overall Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pahang	3,612.16	3,011.00	3,622.73	3,136.25	3,250.50
Terengganu	1,591.59	1,551.12	1,522.31	1,484.03	1,566.40
Kelantan	1,008.38	817.43	1,377.33	1,668.48	1,920.94
Pahang (%)	61.4	-16.6	20.3	-13.4	3.6
Terengganu (%)	46.4	-2.5	-1.9	-2.5	5.6
Kelantan (%)	24.2	-18.9	68.5	21.1	15.1

Dari perspektif nilai transaksi, prestasi Wilayah Pantai Timur menunjukkan peningkatan berbanding H1 2025. Pahang kekal sebagai penyumbang utama nilai transaksi dengan merekodkan RM3.25 bilion, diikuti oleh Kelantan (RM1.92 bilion) dan Terengganu (RM1.57 bilion). Kelantan menunjukkan momentum pertumbuhan nilai transaksi yang positif, sekali gus menyumbang kepada prestasi keseluruhan pasaran harta tanah di Wilayah Pantai Timur.

In terms of transaction value, the East Coast Region demonstrated an improved performance compared to H1 2025. Pahang remained the key contributor to the region's transaction value, recording RM3.25 billion, followed by Kelantan (RM1.92 billion) and Terengganu (RM1.57 billion). Kelantan demonstrated positive growth momentum in transaction value, contributing to the overall performance of the East Coast Region property market.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2026

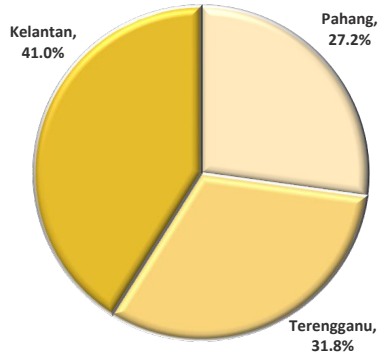
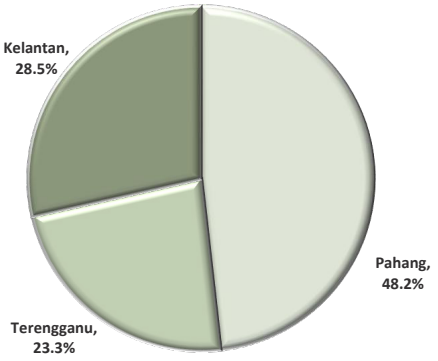


Chart 4

Overall Property Transactions Value Breakdown by State H1 2026



Mengikut negeri, Kelantan mendominasi jumlah transaksi dalam wilayah dengan 41% (13,812 transaksi). Dari segi nilai, Pahang mendahului dalam wilayah dengan 48.2% (RM3.25 bilion) daripada jumlah nilai transaksi.

By state, Kelantan dominated the region's overall property transactions volume with 41% (13,812 transactions). In terms of value, Pahang led the region with 48.2% (RM3.25 billion) from the total value transactions.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2026

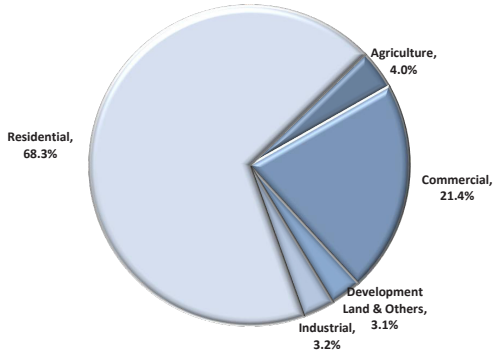
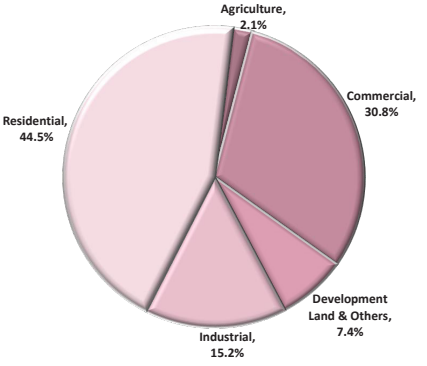


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2026



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 57.2% (19,264 transaksi) dalam bilangan dan 52.5% (RM3.54 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, residential sub-sector continued to dominate the region's property activity by contributing 57.2% (19,264 transactions) in volume and 52.5% (RM3.54 billion) in value from the total transaction.

Table 1

Summary of Prominent Sales Recorded in H1 2026

No.	State	Property	Location	Transaction Year	Consideration Price
SHOPPING COMPLEXES					
1.	Terengganu	Pasaraya Sabasun Dungun	Bukit Pak Sabah	2026	RM17,000,000
2.	Pahang	Pasaraya Pantai Timor	Pusat Perniagaan Putra, Jalan Tengku Abdul Samad	2025	RM19,950,000
3.	Pahang	Pasaraya Nirwana Maju	Jalan Kuantan - Kemaman	2025	RM8,500,000
4.	Terengganu	Pasaraya BS Freshmart	Jalan Jakar	2025	RM7,300,000
INDUSTRIES					
5.	Pahang	Vacant Industrial Plot	Jalan Paloh Hinai – Salong	2025	RM39,637,350
6.	Pahang	Vacant Industrial Plot	Jalan Paloh Hinai – Salong	2025	RM30,762,928
7.	Pahang	Detached Factory/ Warehouse	Jalan Utama Bentong	2025	RM10,000,000
8.	Pahang	Vacant Industrial Plot	Off Exit Gebeng LPT, Bypass Gebeng, Pahang	2024	RM73,496,033
9.	Pahang	Vacant Industrial Plot	Jalan Gebeng 2/7	2024	RM35,000,000
10.	Terengganu	Detached Factory/ Warehouse	Kawasan Industri Gong Badak	2025	RM19,500,000
11.	Kelantan	Vacant Industrial Plot	Off Jalan Sri Remah	2024	RM10,315,546
ESTATE LAND					
15.	Pahang	Estate Land (1,618.80 hectares)	Off Jalan Kuala Tembeling - Mela	2025	RM100,003,500
16.	Pahang	Estate Land (99.15 hectares)	Off Jalan Pamah Kasih – Charuk Puting	2025	RM13,653,585
17.	Terengganu	Estate Land (47.75 hectares)	Off Jalan Merchang - Dungun	2025	RM4,079,656

Note: This list only displays selected major transactions

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman kekal sebagai subsektor utama bagi semua negeri di Wilayah Pantai Timur. Prestasi pasaran subsektor kediaman di wilayah ini merekodkan sebanyak 19,264 transaksi dalam tempoh kajian, berbanding 18,692 transaksi pada H1 2025. Prestasi negeri menunjukkan trend yang bercampur, dengan Pahang dan Terengganu merekodkan peningkatan aktiviti transaksi, manakala Kelantan merekodkan penurunan marginal dalam bilangan transaksi berbanding tempoh yang sama tahun sebelumnya.

2.0 PROPERTY MARKET ACTIVITY

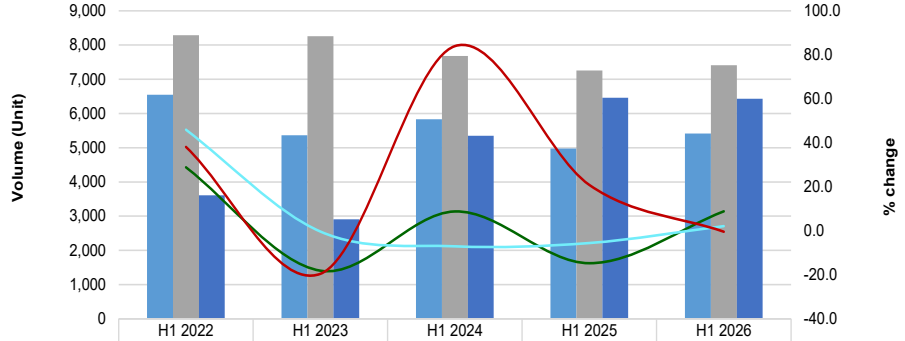
2.1 RESIDENTIAL PROPERTY

Transaction

The residential subsector remained the main subsector across all states in the East Coast Region. The residential property market recorded 19,264 transactions during the review period, compared to 18,692 transactions in H1 2025. State-level performance showed mixed trends, with Pahang and Terengganu recording higher transaction activities, while Kelantan recorded a marginal decline in transaction volume compared to the same period last year.

Chart 7

Residential Property Transactions Volume Trend H1 2022 – H1 2026



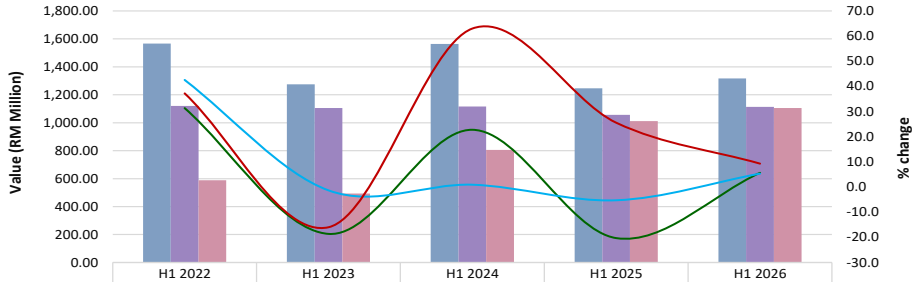
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pahang	6,547	5,361	5,834	4,976	5,418
Terengganu	8,288	8,261	7,680	7,255	7,411
Kelantan	3,611	2,906	5,346	6,461	6,435
Pahang (%)	28.9	-18.1	8.8	-14.7	8.9
Terengganu (%)	46.0	-0.3	-7.0	-5.5	2.2
Kelantan (%)	38.1	-19.5	84.0	20.9	-0.4

Dari segi nilai transaksi, Pahang kekal sebagai penyumbang utama subsektor kediaman Wilayah Pantai Timur dengan nilai transaksi sebanyak RM1.32 bilion, diikuti oleh Terengganu dan Kelantan yang masing-masing merekodkan RM1.11 bilion. Prestasi nilai transaksi bagi ketiga-tiga negeri menunjukkan peningkatan berbanding H1 2025, mencerminkan pemulihan aktiviti pasaran subsektor kediaman di wilayah tersebut.

In terms of transaction value, Pahang remained the key contributor to the East Coast Region's residential subsector, recording a transaction value of RM1.32 billion, followed by Terengganu and Kelantan with RM1.11 billion each. The transaction value performance of all three states showed improvement compared to H1 2025, reflecting the recovery in residential subsector market activity within the region.

Chart 8

Residential Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pahang	1,566.18	1,274.36	1,564.41	1,246.88	1,317.35
Terengganu	1,120.69	1,105.77	1,115.99	1,057.22	1,113.56
Kelantan	588.22	494.17	805.25	1,011.20	1,105.30
Pahang (%)	31.4	-18.6	22.8	-20.3	5.7
Terengganu (%)	42.6	-1.3	0.9	-5.3	5.3
Kelantan (%)	37.2	-16.0	63.0	25.6	9.3

Pelancaran Baharu

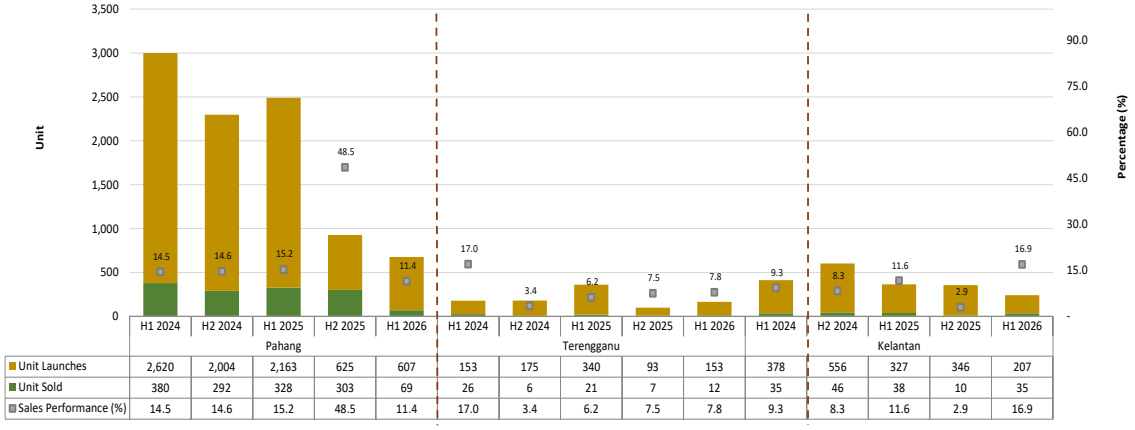
Sebanyak 967 unit kediaman telah dilancarkan di Wilayah Pantai Timur dalam H1 2026, berbanding 2,830 unit pada H1 2025. Aktiviti pelancaran baharu menunjukkan pendekatan yang lebih berhati-hati dalam kalangan pemaju dalam menyesuaikan bekalan baharu dengan keadaan permintaan semasa. Pahang merekodkan jumlah pelancaran baharu tertinggi dengan 607 unit, diikuti oleh Kelantan sebanyak 207 unit dan Terengganu sebanyak 153 unit. Dari segi prestasi jualan, Kelantan mencatatkan prestasi jualan tertinggi sebanyak 16.9%, diikuti oleh Pahang sebanyak 11.4% dan Terengganu sebanyak 7.8%, menunjukkan perbezaan tahap permintaan mengikut keadaan pasaran negeri masing-masing.

New Launches

A total of 967 residential units were launched in the East Coast Region in H1 2026, compared to 2,830 units in H1 2025. The new launch activity reflected a more cautious approach among developers in adjusting new supply to prevailing market demand conditions. Pahang recorded the highest number of new launches with 607 units, followed by Kelantan with 207 units and Terengganu with 153 units. In terms of sales performance, Kelantan recorded the highest sales performance at 16.9%, followed by Pahang at 11.4% and Terengganu at 7.8%, indicating varying levels of demand conditions across the respective states.

Chart 9

Residential Newly Launch and Sales Performance H1 2024 - H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Pahang					Terengganu					Kelantan				
Unit Launches	2,620	2,004	2,163	625	607	153	175	340	93	153	378	556	327	346	207
Unit Sold	380	292	328	303	69	26	6	21	7	12	35	46	38	10	35
Sales Performance (%)	14.5	14.6	15.2	48.5	11.4	17.0	3.4	6.2	7.5	7.8	9.3	8.3	11.6	2.9	16.9

Status Pasaran

Segmen kediaman belum terjual di Wilayah Pantai Timur menunjukkan pergerakan yang bercampur dalam tempoh kajian, mencerminkan dinamik pasaran yang berbeza antara stok sedia ada dan perancangan bekalan baharu. Unit siap dibina belum terjual merekodkan sebanyak 3,167 unit. Pahang merekodkan jumlah tertinggi dengan 1,818 unit, mewakili 57.4% daripada jumlah keseluruhan, diikuti Kelantan sebanyak 1,236 unit (39%) dan Terengganu sebanyak 113 unit (3.6%). Keadaan ini menunjukkan cabaran penyerapan stok sedia ada masih tertumpu di Pahang dan Kelantan.

Bagi unit dalam pembinaan belum terjual, sebanyak 5,189 unit direkodkan dalam tempoh kajian. Pahang kekal sebagai penyumbang utama dengan 2,561 unit, mewakili 49.4% daripada jumlah keseluruhan, diikuti Kelantan sebanyak 2,108 unit (40.6%) dan Terengganu sebanyak 520 unit (10%). Komposisi ini menunjukkan sebahagian besar stok dalam pembinaan belum terjual tertumpu di Pahang dan Kelantan.

Sementara itu, unit belum dibina belum terjual merekodkan sebanyak 1,143 unit. Pahang mendominasi segmen ini dengan 706 unit, mewakili 61.8% daripada jumlah keseluruhan, diikuti Terengganu sebanyak 384 unit (33.6%) dan Kelantan sebanyak 53 unit (4.6%). Peningkatan dalam segmen ini mencerminkan pendekatan lebih berhati-hati oleh pemaju dalam merancang pembangunan baharu selaras dengan keadaan permintaan pasaran semasa.

Market Status

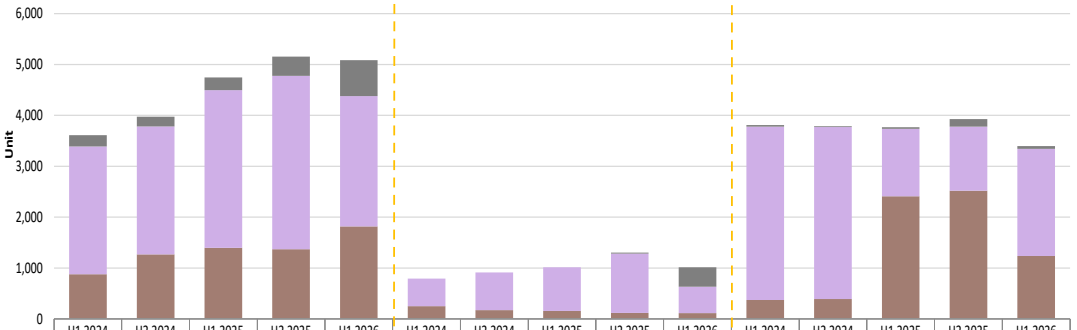
The unsold completed residential segment in the East Coast Region showed mixed movements during the review period, reflecting varying market dynamics between existing stock and future supply planning. Unsold completed units recorded 3,167 units. Pahang recorded the highest number with 1,818 units, representing 57.4% of the total, followed by Kelantan with 1,236 units (39%) and Terengganu with 113 units (3.6%). This indicates that challenges in absorbing existing stock remain concentrated in Pahang and Kelantan.

For unsold under construction, a total of 5,189 units were recorded during the review period. Pahang remained the largest contributor with 2,561 units, representing 49.4% of the total, followed by Kelantan with 2,108 units (40.6%) and Terengganu with 520 units (10%). The composition indicates that a significant portion of unsold units under construction were concentrated in Pahang and Kelantan.

Meanwhile, unsold not constructed recorded 1,143 units. Pahang dominated this segment with 706 units, representing 61.8% of the total, followed by Terengganu with 384 units (33.6%) and Kelantan with 53 units (4.6%). The increase in this segment reflects a more cautious approach among developers in planning new developments in line with prevailing market demand conditions.

Chart 10

Residential Market Status H1 2024 – H1 2026



	Pahang					Terengganu					Kelantan				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Not Constructed	222	191	247	377	706	0	0	0	22	384	29	16	34	147	53
Unsold Under Construction	2,510	2,517	3,098	3,408	2,561	542	741	860	1,163	520	3,407	3,379	1,324	1,262	2,108
Unsold Completed	879	1,267	1,399	1,371	1,818	250	173	156	120	113	373	393	2,411	2,518	1,236

Aktiviti Pembinaan

Prestasi aktiviti pembinaan kediaman di Wilayah Pantai Timur menunjukkan penyederhanaan dalam tempoh kajian apabila jumlah kediaman siap dibina menyusut kepada 2,104 unit pada H1 2026, berbanding 5,203 unit pada H1 2025. Pahang merekodkan jumlah unit siap dibina tertinggi dengan 1,218 unit, diikuti oleh Terengganu sebanyak 555 unit dan Kelantan sebanyak 331 unit.

Mengikut trend yang sama, prestasi kediaman mula dibina turut menunjukkan penyederhanaan dengan mencatatkan 2,730 unit berbanding 3,473 unit pada H1 2025. Pahang mendahului aktiviti mula dibina dengan 1,974 unit, diikuti oleh Kelantan sebanyak 445 unit dan Terengganu sebanyak 311 unit.

Sementara itu, penawaran baharu dirancang merekodkan sebanyak 3,783 unit pada H1 2026 berbanding 2,277 unit pada H1 2025.

Construction Activity

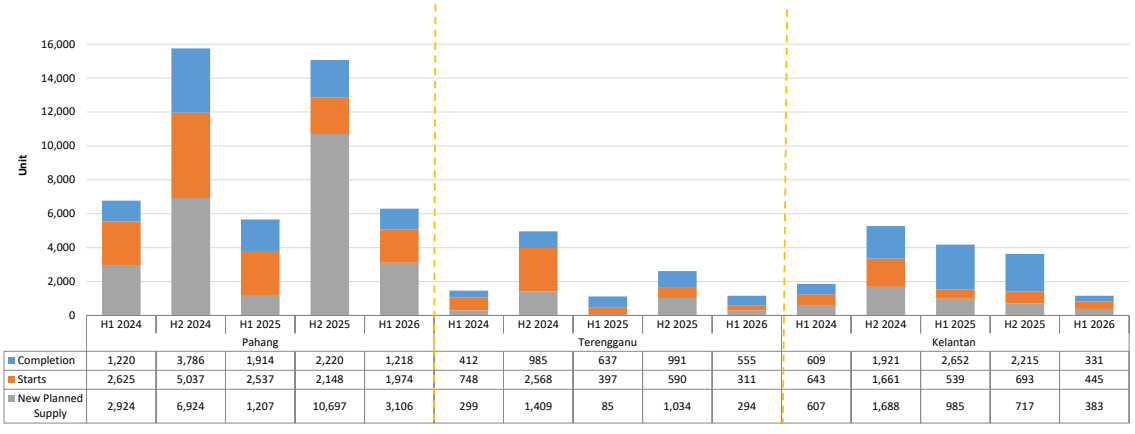
The performance of residential construction activity in the East Coast Region showed moderation during the review period, as housing completions declined to 2,104 units in H1 2026, compared to 5,203 units in H1 2025. Pahang recorded the highest number of completed units with 1,218 units, followed by Terengganu with 555 units and Kelantan with 331 units.

In a similar trend, the performance of residential starts softened, recording 2,730 units compared to 3,473 units in H1 2025. Pahang led residential starts with 1,974 units, followed by Kelantan with 445 units and Terengganu with 311 units.

Meanwhile, new planned supply recorded 3,783 units in H1 2026 compared to 2,277 units in H1 2025.

Chart 11

Residential Construction Activity H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
	Pahang					Terengganu					Kelantan				
Completion	1,220	3,786	1,914	2,220	1,218	412	985	637	991	555	609	1,921	2,652	2,215	331
Starts	2,625	5,037	2,537	2,148	1,974	748	2,568	397	590	311	643	1,661	539	693	445
New Planned Supply	2,924	6,924	1,207	10,697	3,106	299	1,409	85	1,034	294	607	1,688	985	717	383

Table 2

Supply of Residential Units in East Coast Region H1 2026

Stage of Development / State	Pahang	Terengganu	Kelantan
Existing Supply (units)	281,252	127,783	98,582
Incoming Supply (units)	11,851	4,616	5,556
Planned Supply (units)	30,368	4,373	2,688

Harga

Secara keseluruhannya, harga harta tanah kediaman di Wilayah Pantai Timur menunjukkan pergerakan yang stabil dalam tempoh kajian, dengan beberapa lokasi utama merekodkan peningkatan harga secara marginal. Peningkatan lebih ketara diperhatikan bagi kediaman bertanah, khususnya rumah teres satu tingkat dan dua tingkat di kawasan yang mempunyai permintaan pasaran yang berterusan.

Bagi rumah teres satu tingkat di Pahang, peningkatan harga tertinggi direkodkan di Daerah Kuantan, iaitu Perkampungan Sungai Karang Darat dengan kenaikan sebanyak 10%, diikuti Taman Putera Perwira (9.1%) dan Taman Armani Ketapang di Daerah Pekan (8.7%). Selain itu, Permatang Badak di Daerah Kuantan turut mencatatkan peningkatan sebanyak 8.6%.

Di Terengganu, rumah teres satu tingkat menunjukkan peningkatan harga di beberapa lokasi utama. Daerah Besut merekodkan kenaikan tertinggi melalui Jalan Jerteh - Kota Bharu, Pelagat sebanyak 10.8%, diikuti Taman Geliga Indah di Daerah Kemaman sebanyak 9.1% dan Taman Desa Permai, Bukit Puteri di Daerah Besut sebanyak 7.0%.

Bagi rumah teres satu tingkat di Kelantan, peningkatan harga direkodkan di Jajahan Gua Musang melalui Bandar Gua Musang sebanyak 7.2%, diikuti Taman Desa Kujid di Jajahan Kota Bharu (4.2%) dan Taman Aspek Delima di Jajahan Tumpat (3.4%).

Bagi rumah teres dua tingkat di Pahang, peningkatan harga direkodkan di Daerah Kuantan dengan Taman Keladan Saujana mencatatkan kenaikan tertinggi sebanyak 9.5%, diikuti Perkampungan Seri Mahkota (9.4%) dan Bandar Indera Mahkota 1-8 (7.5%).

Price

Overall, residential property prices in the East Coast Region showed stable movements during the review period, with several key locations recording marginal price increases. The increases were more evident for landed residential properties, particularly single storey and double storey terrace houses in areas with sustained market demand.

For single storey terrace houses in Pahang, the highest price increase was recorded in Kuantan District, with Perkampungan Sungai Karang Darat registering an increase of 10%, followed by Taman Putera Perwira (9.1%) and Taman Armani Ketapang in Pekan District (8.7%). In addition, Permatang Badak in Kuantan District also recorded an increase of 8.6%.

In Terengganu, single storey terrace houses recorded price increases in several key locations. Besut District recorded the highest increase through Jalan Jerteh - Kota Bharu, Pelagat at 10.8%, followed by Taman Geliga Indah in Kemaman District (9.1%) and Taman Desa Permai, Bukit Puteri in Besut District (7.0%).

For single storey terrace houses in Kelantan, price increases were recorded in Gua Musang District through Bandar Gua Musang at 7.2%, followed by Taman Desa Kujid in Kota Bharu District (4.2%) and Taman Aspek Delima in Tumpat District (3.4%).

For double storey terrace houses in Pahang, price increases were recorded in Kuantan District, with Taman Keladan Saujana registering the highest increase at 9.5%, followed by Perkampungan Seri Mahkota (9.4%) and Bandar Indera Mahkota 1-8 (7.5%).

Indeks Harga Rumah

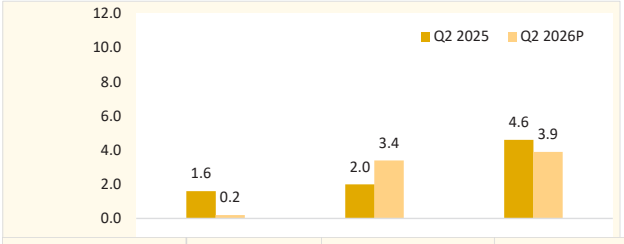
Indeks Harga Rumah bagi Pahang, Terengganu dan Kelantan masing-masing merekodkan 215.1 mata, 202.5 mata dan 250.1 mata pada S2 2026[P]. Dari segi harga purata semua rumah, Pahang mencatatkan RM283,924 pada S2 2026[P], meningkat sedikit berbanding RM283,420 pada S2 2025. Terengganu merekodkan harga purata tertinggi antara ketiga-tiga negeri iaitu RM319,093, meningkat daripada RM308,735 pada S2 2025. Sementara itu, Kelantan mencatatkan harga purata RM286,198 pada S2 2026[P], meningkat berbanding RM275,559 pada S2 2025.

House Price Index

The House Price Index for Pahang, Terengganu and Kelantan recorded 215.1 points, 202.5 points and 250.1 points, respectively, in Q2 2026[P]. In terms of average house prices, Pahang recorded RM283,924 in Q2 2026[P], showing a slight increase compared to RM283,420 in Q2 2025. Terengganu registered the highest average house price among the three states at RM319,093, increased from RM308,735 in Q2 2025. Meanwhile, Kelantan recorded an average house price of RM286,198 in Q2 2026[P], increased from RM275,559 in Q2 2025.

Chart 12

All House Price Index Annual Changes Q2 2025 & Q2 2026[P]



YEAR		PAHANG	TERENGGANU	KELANTAN
Q2 2025	Index Point	214.7	195.9	240.8
	Average House Price	RM283,420	RM308,735	RM275,559
Q2 2026[P]	Index Point	215.1	202.5	250.1
	Average House Price	RM283,924	RM319,093	RM286,198

Sewa

Pasaran sewa kediaman di Wilayah Pantai Timur menunjukkan prestasi bercampur dalam tempoh kajian, dengan beberapa kawasan merekodkan peningkatan sewa, khususnya bagi rumah teres. Peningkatan ini lebih ketara di lokasi yang mempunyai permintaan pasaran yang berterusan serta kemudahan sokongan yang baik.

Bagi rumah teres satu tingkat di Kelantan, peningkatan sewa tertinggi direkodkan di Taman Kuala Krai, Jajahan Kuala Krai dengan kenaikan sebanyak 29.4%, diikuti Taman Sri Wali, Jajahan Kuala Krai (23.5%) dan Jalan Abdul Kadir Adabi - Panji, Jajahan Kota Bharu (15.8%).

Rental

The residential rental market in the East Coast Region showed mixed performance during the review period, with several areas recording rental increases, particularly for terraced houses. The increases were more evident in locations with sustained market demand and good supporting amenities.

For single storey terrace houses in Kelantan, the highest rental increase was recorded at Taman Kuala Krai, Kuala Krai District, with an increase of 29.4%, followed by Taman Sri Wali, Kuala Krai District (23.5%) and Jalan Abdul Kadir Adabi - Panji, Kota Bharu District (15.8%).

Di Pahang, rumah teres satu tingkat turut menunjukkan peningkatan sewa di beberapa lokasi, dengan Jalan Bukit Sekilau, Daerah Kuantan mencatatkan kenaikan tertinggi sebanyak 8.3%, diikuti Bandar Kuantan Puteri (6%) dan Indera Sempurna & Sri Inderapura (3.7%).

Sementara itu, di Terengganu, peningkatan sewa rumah teres satu tingkat direkodkan di Kuala Nerus dan Kuala Terengganu, dengan Mengabang Telipot, Daerah Kuala Nerus mencatatkan kenaikan sebanyak 9.5%, diikuti Manir, Daerah Kuala Terengganu (8.3%) dan Batu Enam, Daerah Kuala Nerus (5.9%).

Bagi rumah teres dua tingkat, peningkatan sewa lebih terhad dalam tempoh kajian. Di Kelantan, Taman Rogayah, Jajahan Pasir Mas dan Taman Sri Pekan, Jajahan Tumpat masing-masing merekodkan kenaikan sebanyak 15.4%, diikuti Jalan Telipot, Jajahan Kota Bharu (15%). Di Terengganu pula, Taman Laman Bayu, Daerah Kuala Nerus mencatatkan peningkatan sebanyak 11.1%, diikuti Batu Buruk dan Bukit Besar di Daerah Kuala Terengganu, masing-masing sebanyak 10%.

In Pahang, single storey terrace houses also recorded rental increases in several locations, with Jalan Bukit Sekilau, Kuantan District registering the highest increase at 8.3%, followed by Bandar Kuantan Puteri (6%) and Indera Sempurna & Sri Inderapura (3.7%).

Meanwhile, in Terengganu, rental increases for single storey terrace houses were recorded in Kuala Nerus and Kuala Terengganu, with Mengabang Telipot, Kuala Nerus District recording an increase of 9.5%, followed by Manir, Kuala Terengganu District (8.3%) and Batu Enam, Kuala Nerus District (5.9%).

For double storey terrace houses, rental increases were more limited during the review period. In Kelantan, Taman Rogayah, Pasir Mas District and Taman Sri Pekan, Tumpat District recorded increases of 15.4% each, followed by Jalan Telipot, Kota Bharu District (15%). In Terengganu, Taman Laman Bayu, Kuala Nerus District recorded an increase of 11.1%, followed by Batu Buruk and Bukit Besar in Kuala Terengganu District, both recording increases of 10%.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial di Wilayah Pantai Timur merekodkan sebanyak 1,339 transaksi dalam tempoh kajian, berbanding 1,201 transaksi pada H1 2025. Prestasi pasaran menunjukkan momentum pertumbuhan yang positif, dengan ketiga-tiga negeri merekodkan peningkatan aktiviti transaksi. Pahang kekal sebagai penyumbang utama dengan mencatatkan 665 transaksi, diikuti oleh Kelantan sebanyak 438 transaksi dan Terengganu sebanyak 236 transaksi.

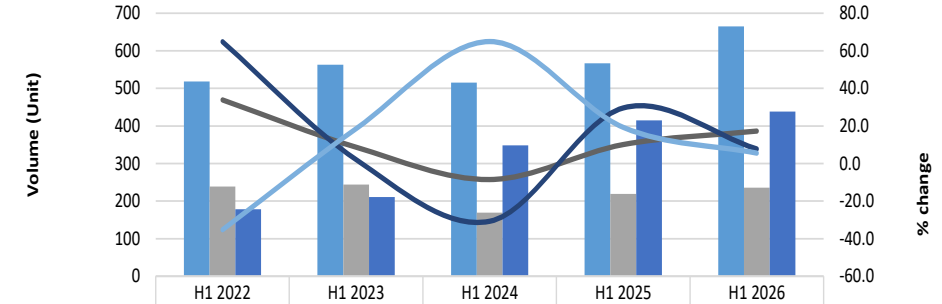
2.2 COMMERCIAL PROPERTY

Transaction

The commercial subsector in the East Coast Region recorded 1,339 transactions during the review period, compared to 1,201 transactions in H1 2025. The market performance demonstrated positive growth momentum, with all three states recording higher transaction activities. Pahang remained the key contributor with 665 transactions, followed by Kelantan with 438 transactions and Terengganu with 236 transactions.

Chart 13

Commercial Property Transactions Volume Trend H1 2022 – H1 2026



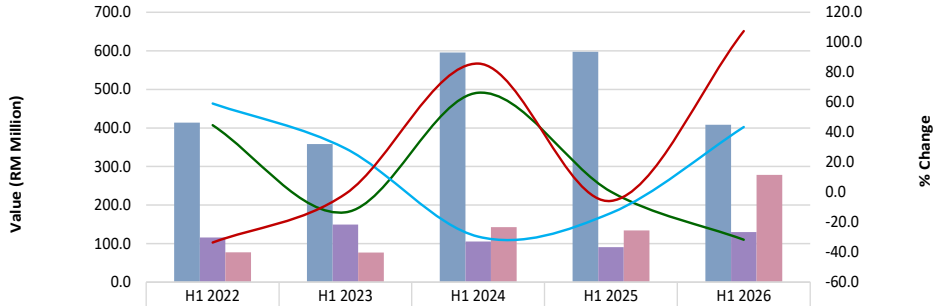
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pahang	518	563	515	567	665
Terengganu	239	244	169	219	236
Kelantan	178	211	348	415	438
Pahang (%)	33.9	8.7	-8.5	10.1	17.3
Terengganu (%)	64.8	2.1	-30.7	29.6	7.8
Kelantan (%)	-35.3	18.5	64.9	19.3	5.5

Dari segi nilai transaksi, subsektor komersial di Wilayah Pantai Timur menunjukkan prestasi yang berbeza mengikut negeri dalam tempoh kajian. Pahang kekal sebagai penyumbang utama nilai transaksi dengan merekodkan RM408.35 juta, diikuti oleh Kelantan sebanyak RM278.56 juta dan Terengganu sebanyak RM130.16 juta. Kelantan dan Terengganu menunjukkan pengukuhan nilai transaksi berbanding H1 2025, menyumbang kepada prestasi keseluruhan subsektor komersial wilayah tersebut.

In terms of transaction value, the commercial subsector in the East Coast Region showed varying performances across the states during the review period. Pahang remained the key contributor to transaction value, recording RM408.35 million, followed by Kelantan with RM278.56 million and Terengganu with RM130.16 million. Kelantan and Terengganu demonstrated strengthening transaction values compared to H1 2025, contributing to the overall performance of the region's commercial subsector.

Chart 14

Commercial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pahang	413.53	358.13	595.76	597.71	408.35
Terengganu	115.76	149.59	105.30	90.70	130.16
Kelantan	77.58	76.71	142.53	134.26	278.56
Pahang (%)	44.7	-13.4	66.4	0.3	-31.7
Terengganu (%)	59.2	29.2	-29.6	-13.9	43.5
Kelantan (%)	-33.6	-1.1	85.8	-5.8	107.5

a. Kedai

Transaksi

Pada H1 2026, subsektor kedai di Wilayah Pantai Timur merekodkan sebanyak 682 transaksi bernilai RM481.69 juta, berbanding 643 transaksi bernilai RM419.32 juta pada H1 2025. Prestasi ini mencerminkan momentum pertumbuhan yang positif dalam aktiviti transaksi kedai, dengan subsektor ini menyumbang 50.9% daripada bilangan dan 59% daripada nilai keseluruhan transaksi harta tanah komersial di wilayah tersebut.

Pahang kekal sebagai penyumbang utama subsektor kedai dari segi bilangan transaksi dengan merekodkan 319 transaksi, mewakili 46.8% daripada keseluruhan transaksi kedai, diikuti Kelantan sebanyak 231 transaksi (33.9%) dan Terengganu sebanyak 132 transaksi (19.3%). Dari segi nilai transaksi pula, Pahang mendahului pasaran dengan RM236.71 juta, menyumbang 49.1% daripada jumlah nilai transaksi kedai, diikuti Kelantan sebanyak RM152.33 juta (31.6%) dan Terengganu sebanyak RM92.65 juta (19.2%).

Status Pasaran

Segmen kedai belum terjual di Wilayah Pantai Timur menunjukkan perkembangan yang lebih positif dalam tempoh kajian, dengan semua kategori stok belum terjual merekodkan pengurangan berbanding H2 2025. Unit kedai siap dibina belum terjual merekodkan sebanyak 600 unit pada H1 2026, berbanding 755 unit pada H2 2025. Pahang merekodkan jumlah tertinggi dengan 318 unit, diikuti Kelantan sebanyak 177 unit dan Terengganu sebanyak 105 unit.

Bagi segmen kedai dalam pembinaan belum terjual, sebanyak 358 unit direkodkan pada H1 2026 berbanding 504 unit pada H2 2025. Pahang kekal sebagai penyumbang utama dengan 161 unit, diikuti Kelantan sebanyak 118 unit dan Terengganu sebanyak 79 unit.

a. Shop

Transaction

In H1 2026, the shop subsector in the East Coast Region recorded 682 transactions worth RM481.69 million, compared to 643 transactions worth RM419.32 million in H1 2025. The performance reflected positive momentum in shop transaction activity, with the subsector contributing 50.9% in volume and 59% in value of the overall commercial property transactions in the region.

Pahang remained the leading contributor to the shop subsector in terms of transaction volume, recording 319 transactions and representing 46.8% of total shop transactions, followed by Kelantan with 231 transactions (33.9%) and Terengganu with 132 transactions (19.3%). In terms of transaction value, Pahang led the market with RM236.71 million, accounting for 49.1% of total shop transaction value, followed by Kelantan with RM152.33 million (31.6%) and Terengganu with RM92.65 million (19.2%).

Market Status

The unsold shop segment in the East Coast Region showed positive developments during the review period, with all categories of unsold stock recording reductions compared to H2 2025. Unsold completed shop units recorded 600 units in H1 2026, compared to 755 units in H2 2025. Pahang recorded the highest number with 318 units, followed by Kelantan with 177 units and Terengganu with 105 units.

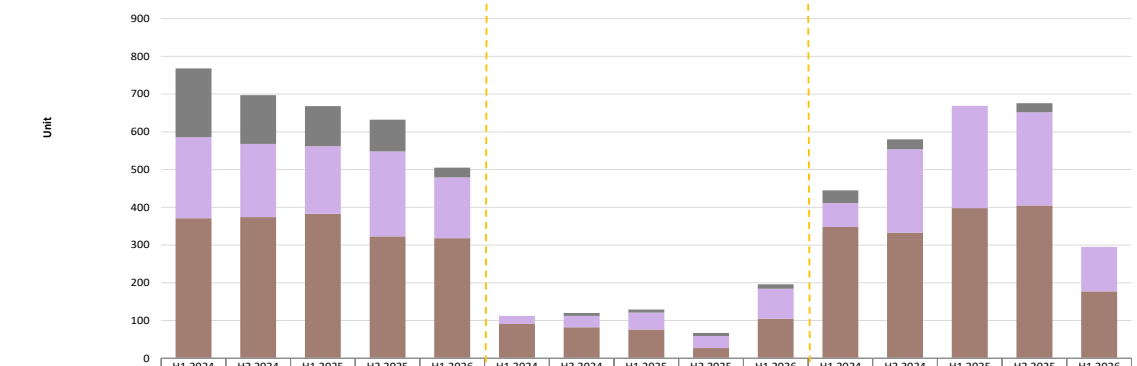
For unsold shops under construction, a total of 358 units were recorded in H1 2026 compared to 504 units in H2 2025. Pahang remained the largest contributor with 161 units, followed by Kelantan with 118 units and Terengganu with 79 units.

Sementara itu, kedai belum dibina belum terjual turut menunjukkan pengurangan kepada 38 unit pada H1 2026 berbanding 116 unit pada H2 2025. Pahang merekodkan 26 unit, manakala Terengganu mencatatkan 12 unit dan tiada unit direkodkan bagi Kelantan. Pergerakan ini mencerminkan pelarasan stok belum terjual serta pendekatan lebih berhati-hati oleh pemaju dalam merancang bekalan kedai baharu selaras dengan keadaan permintaan pasaran semasa.

Meanwhile, unsold shops not yet constructed also recorded a reduction to 38 units in H1 2026 compared to 116 units in H2 2025. Pahang recorded 26 units, while Terengganu registered 12 units and no units were recorded in Kelantan. This movement reflects the improvement in managing unsold shop inventory and a more cautious approach among developers in planning new shop supply in line with prevailing market demand conditions.

Chart 15

Shop Market Status H1 2024 – H1 2026



	Pahang					Terengganu					Kelantan				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Not Constructed	182	129	106	84	26	0	8	8	8	12	34	26	0	24	0
Unsold Under Construction	215	194	179	225	161	21	30	45	32	79	63	221	271	247	118
Unsold Completed	371	374	383	323	318	91	82	76	27	105	348	333	398	405	177

Aktiviti Pembinaan

Dari segi penawaran, aktiviti pembinaan kedai di Wilayah Pantai Timur menunjukkan pergerakan yang bercampur dalam tempoh kajian. Jumlah unit siap dibina merekodkan sebanyak 139 unit, berbanding 141 unit pada H1 2025. Pahang merekodkan jumlah unit siap dibina tertinggi dengan 116 unit (H1 2025: 96 unit), diikuti Kelantan sebanyak 23 unit (H1 2025: 38 unit), manakala Terengganu tidak merekodkan sebarang unit siap dibina (H1 2025: 7 unit).

Aktiviti kedai mula dibina menunjukkan perkembangan yang lebih positif dengan merekodkan 366 unit (H1 2025: 284 unit). Pahang menyumbang bahagian terbesar dengan 308 unit (H1 2025: 219 unit), diikuti Kelantan sebanyak 58 unit (H1 2025: 51 unit), manakala Terengganu tidak merekodkan sebarang aktiviti mula dibina (H1 2025: 14 unit).

Construction Activity

In terms of supply, shop construction activity in the East Coast Region showed mixed movements during the review period. The total number of completed units recorded 139 units, compared to 141 units in H1 2025. Pahang recorded the highest number of completed units with 116 units (H1 2025: 96 units), followed by Kelantan with 23 units (H1 2025: 38 units), while Terengganu did not record any completed units (H1 2025: 7 units).

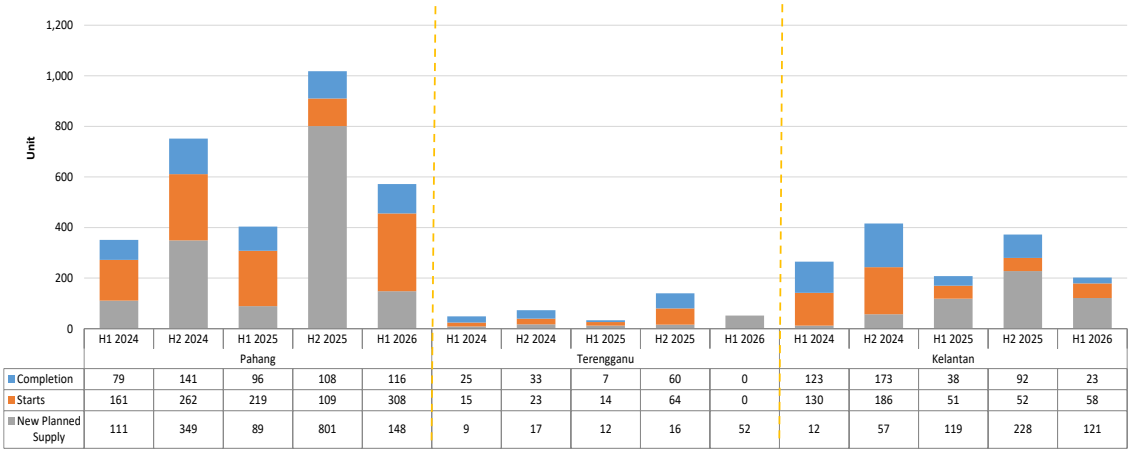
Shop construction starts showed more positive developments, recording 366 units (H1 2025: 284 units). Pahang contributed the largest share with 308 units (H1 2025: 219 units), followed by Kelantan with 58 units (H1 2025: 51 units), while Terengganu did not record any construction starts (H1 2025: 14 units).

Sementara itu, penawaran baharu dirancang meningkat kepada 321 unit (H1 2025: 220 unit). Pahang kekal sebagai penyumbang utama dengan 148 unit (H1 2025: 89 unit), diikuti Kelantan sebanyak 121 unit (H1 2025: 119 unit) dan Terengganu sebanyak 52 unit (H1 2025: 12 unit). Peningkatan ini mencerminkan perancangan bekalan baharu yang lebih aktif, khususnya di Pahang dan Kelantan, bagi memenuhi keadaan permintaan pasaran semasa.

Meanwhile, new planned supply increased to 321 units (H1 2025: 220 units). Pahang remained the largest contributor with 148 units (H1 2025: 89 units), followed by Kelantan with 121 units (H1 2025: 119 units) and Terengganu with 52 units (H1 2025: 12 units). The increase reflects more active new supply planning, particularly in Pahang and Kelantan, to align with prevailing market demand conditions.

Chart 16

Shop Construction Activity Trend H1 2024 – H1 2026



	Pahang					Terengganu					Kelantan				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Completion	79	141	96	108	116	25	33	7	60	0	123	173	38	92	23
Starts	161	262	219	109	308	15	23	14	64	0	130	186	51	52	58
New Planned Supply	111	349	89	801	148	9	17	12	16	52	12	57	119	228	121

Table 3

Construction Activity of Shop in East Coast Region H1 2026

Stage of Development / State	Pahang	Terengganu	Kelantan
Existing Supply (units)	26,855	8,902	14,929
Incoming Supply (units)	1,215	283	595
Planned Supply (units)	1,956	205	560

Harga

Harga kedai di Wilayah Pantai Timur menunjukkan pergerakan bercampur dalam tempoh kajian, dengan beberapa lokasi merekodkan peningkatan harga secara marginal. Kenaikan harga lebih tertumpu kepada kedai dua tingkat di kawasan komersial yang mempunyai aktiviti perniagaan yang berterusan.

Price

Shop prices in the East Coast Region showed mixed movements during the review period, with several locations recording marginal price increases. The price increases were mainly concentrated in double-storey shops located in commercial areas with sustained business activities.

Di Pahang, harga kedai dua tingkat di Daerah Temerloh merekodkan peningkatan tertinggi melalui Star City dengan kenaikan sebanyak 11.1%, diikuti Pusat Perniagaan Putra di Daerah Raub sebanyak 8%. Kedua-dua lokasi ini menunjukkan pengukuhan harga dalam pasaran kedai, dengan julat harga masing-masing mencecah RM500,000 dan RM788,000.

Di Kelantan, kedai dua tingkat di Jajahan Kota Bharu merekodkan peningkatan harga di Lembah Sireh sebanyak 3.8%, manakala kedai tiga tingkat di lokasi yang sama turut meningkat sebanyak 3.8%.

Secara keseluruhannya, peningkatan harga kedai di Wilayah Pantai Timur lebih tertumpu kepada kawasan komersial yang telah matang dan mempunyai aktiviti perdagangan yang aktif. Sementara itu, beberapa lokasi lain menunjukkan pergerakan harga yang stabil atau menurun, mencerminkan keadaan pasaran yang berbeza mengikut lokasi dan jenis harta tanah.

In Pahang, double storey shop prices in Temerloh District recorded the highest increase at Star City, with a growth of 11.1%, followed by Pusat Perniagaan Putra in Raub District at 8%. Both locations reflected strengthening shop market prices, with transaction prices reaching up to RM500,000 and RM788,000, respectively.

In Kelantan, double storey shops in Kota Bharu District recorded a price increase at Lembah Sireh by 3.8%, while three storey shops at the same location also increased by 3.8%.

Overall, shop price increases in the East Coast Region were more concentrated in established commercial areas with active trading activities. Meanwhile, several other locations recorded stable or declining price movements, reflecting varying market conditions across different locations and property types.

Sewa

Sewaan tingkat bawah kedai di Wilayah Pantai Timur menunjukkan pergerakan bercampur dalam tempoh kajian, dengan beberapa kawasan merekodkan peningkatan sewa. Kenaikan lebih ketara diperhatikan di lokasi komersial yang mempunyai aktiviti perdagangan berterusan serta permintaan penyewa yang stabil.

Di Kelantan, peningkatan sewa tingkat bawah kedai direkodkan terutamanya di Jajahan Kota Bharu. Bandar Baru Tunjong mencatatkan kenaikan tertinggi sebanyak 18.7%, dengan kadar sewa antara RM1,900 hingga RM2,200 sebulan, diikuti Jalan Sultanah Zainab, Seksyen 13–17 dengan peningkatan sebanyak 16.7% (RM3,500 hingga RM4,000 sebulan) dan Lembah Sireh sebanyak 16.7% (RM3,500 hingga RM4,000 sebulan).

Di Pahang, peningkatan sewa tingkat bawah kedai direkodkan di beberapa lokasi utama. Jalan Loke Yew, Daerah Bentong mencatatkan peningkatan sebanyak 9.8% dengan kadar sewa sekitar RM2,800 hingga RM3,200 sebulan, diikuti Taman Karak Indah sebanyak 9.3% (RM1,700 hingga RM2,000 sebulan) dan beberapa lokasi di Daerah Kuantan sebanyak 9.2% (RM2,400 hingga RM2,800 sebulan).

Rental

Ground floor shop rentals in the East Coast Region showed mixed movements during the review period, with several areas recording rental increases. The increases were more evident in commercial locations with sustained trading activities and stable tenant demand.

In Kelantan, increases in ground floor shop rentals were mainly recorded in Kota Bharu District. Bandar Baru Tunjong registered the highest increase of 18.7%, with rental rates ranging from RM1,900 to RM2,200 per month, followed by Jalan Sultanah Zainab, Section 13–17 with an increase of 16.7% (RM3,500 to RM4,000 per month) and Lembah Sireh with an increase of 16.7% (RM3,500 to RM4,000 per month).

In Pahang, increases in ground floor shop rentals were recorded in several key locations. Jalan Loke Yew, Bentong District recorded an increase of 9.8%, with rental rates ranging from RM2,800 to RM3,200 per month, followed by Taman Karak Indah with an increase of 9.3% (RM1,700 to RM2,000 per month) and selected locations in Kuantan District with an increase of 9.2% (RM2,400 to RM2,800 per month).

Sementara itu, di Terengganu, peningkatan sewa tingkat bawah kedai direkodkan di beberapa lokasi komersial utama. Pekan Kampung Raja, Daerah Besut serta Taman Permint Jaya Fasa IV, Daerah Kuala Terengganu masing-masing mencatatkan peningkatan sebanyak 10.0%, dengan kadar sewa sekitar RM2,200 hingga RM2,500 sebulan. Selain itu, Kedai Lama Jalan Besar, Daerah Kuala Terengganu merekodkan peningkatan sebanyak 9.7%, dengan kadar sewa sekitar RM2,000 hingga RM2,300 sebulan.

Meanwhile, in Terengganu, increases in ground floor shop rentals were recorded in several key commercial locations. Pekan Kampung Raja, Besut District and Taman Permint Jaya Fasa IV, Kuala Terengganu District each recorded an increase of 10.0%, with rental rates ranging from RM2,200 to RM2,500 per month. In addition, Kedai Lama Jalan Besar, Kuala Terengganu District recorded an increase of 9.7%, with rental rates ranging from RM2,000 to RM2,300 per month.

b. Kompleks Perniagaan

Transaksi

Beberapa transaksi kompleks perniagaan telah direkodkan di Wilayah Pantai Timur, melibatkan transaksi di Pahang dan Terengganu. Antara transaksi utama yang direkodkan termasuk Pasaraya Pantai Timur di Pusat Perniagaan Putra, Jalan Tengku Abdul Samad, Pahang dengan harga balasan RM19.95 juta, serta Pasaraya Nirwana Maju di Jalan Kuantan – Kemaman, Pahang bernilai RM8.50 juta. Di Terengganu pula, transaksi melibatkan Pasaraya Sabasun Dungun di Bukit Pak Sabah dengan harga balasan RM17.00 juta dan Pasaraya BS Freshmart di Jalan Jakar bernilai RM7.30 juta.

b. Shopping Complex

Transaction

Several shopping complex transactions were recorded in the East Coast Region, involving transactions in Pahang and Terengganu. Among the major transactions recorded were Pasaraya Pantai Timur at Pusat Perniagaan Putra, Jalan Tengku Abdul Samad, Pahang, with a consideration price of RM19.95 million, and Pasaraya Nirwana Maju located along Jalan Kuantan – Kemaman, Pahang, valued at RM8.50 million. In Terengganu, the transactions involved Pasaraya Sabasun Dungun at Bukit Pak Sabah with a consideration price of RM17.00 million and Pasaraya BS Freshmart at Jalan Jakar valued at RM7.30 million.

Penghunian dan Ketersediaan Ruang

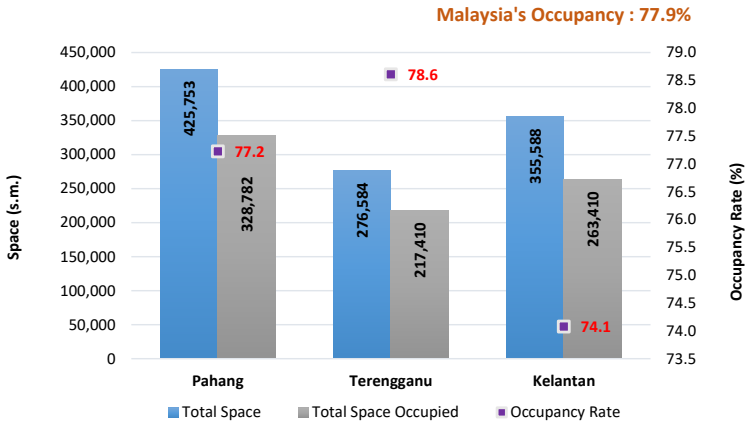
Prestasi segmen kompleks perniagaan di Wilayah Pantai Timur kekal stabil dalam tempoh kajian, dengan kadar penghunian keseluruhan direkodkan pada 76.5%. Sebanyak 1.06 juta meter persegi ruang niaga sedia ada direkodkan di tiga negeri, dengan Terengganu mencatatkan kadar penghunian tertinggi sebanyak 78.6%, diikuti Pahang (77.2%) dan Kelantan (74.1%). Ruang niaga diduduki di wilayah ini berjumlah 809,602 meter persegi, mencerminkan tahap penggunaan ruang perniagaan yang kekal stabil dalam keadaan pasaran semasa.

Occupancy and Space Availability

The performance of the shopping complex segment in the East Coast Region remained stable during the review period, with an overall occupancy rate of 76.5%. A total of 1.06 million square metres of existing retail space was recorded across the three states, with Terengganu registering the highest occupancy rate at 78.6%, followed by Pahang (77.2%) and Kelantan (74.1%). Occupied retail space in the region totalled 809,602 square metres, reflecting a stable level of utilisation amid prevailing market conditions.

Chart 17

Supply and Occupancy of Shopping Complex H1 2026



Aktiviti Pembinaan

Tidak kompleks perniagaan baru siap dibina direkodkan dalam tempoh kajian.

Construction Activity

No new shopping complex completed was recorded in the review period.

Table 4

Construction Activity of Shopping Complex in Central Region H1 2026

Stage of Development / State	Pahang	Terengganu	Kelantan
Existing Supply	41 complexes (425,753 s.m.)	42 complexes (276,584 s.m.)	30 complexes (355,588 s.m.)
Incoming Supply	1 complex (7,843 s.m.)	1 complex (7,845 s.m.)	0
Planned Supply	2 complexes (15,373 s.m.)	0	0

Sewa

Pergerakan sewa ruang niaga dalam kompleks perniagaan di Wilayah Pantai Timur menunjukkan prestasi bercampur mengikut jenis dan lokasi harta tanah. Beberapa kompleks perniagaan merekodkan peningkatan sewa, khususnya di lokasi yang mempunyai aktiviti perdagangan dan permintaan penyewa yang berterusan.

Rental

Rental movements of retail space in shopping complexes in the East Coast Region showed mixed performance depending on the type and location of the properties. Several shopping complexes recorded rental increases, particularly in locations with sustained trading activities and tenant demand.

Di Kelantan, peningkatan sewa ruang niaga direkodkan di KB Mall, Jajahan Kota Bharu, dengan kadar sewa meningkat sebanyak 9.4% bagi ruang tingkat tiga, diikuti tingkat dua Aeon Shopping Centre sebanyak 8.2% dan tingkat satu Aeon Shopping Centre sebanyak 7.2%. Kadar sewa semasa direkodkan antara RM35.00 hingga RM60.00 bagi ruang tingkat tiga KB Mall serta RM54.00 hingga RM202.36 bagi tingkat dua Aeon Shopping Centre.

In Kelantan, rental increases were recorded at KB Mall, Kota Bharu District, with rental rates increasing by 9.4% for third-floor space, followed by second-floor space at Aeon Shopping Centre (8.2%) and first-floor space at Aeon Shopping Centre (7.2%). Current rental rates ranged from RM35.00 to RM60.00 for third-floor space at KB Mall and RM54.00 to RM202.36 for second-floor space at Aeon Shopping Centre.

Di Pahang, beberapa kompleks perniagaan turut mencatatkan peningkatan sewa. Kuantan City Mall di Daerah Kuantan merekodkan peningkatan sebanyak 4.3%, manakala Berjaya Megamall mencatatkan peningkatan sebanyak 6.7% bagi ruang tingkat satu.

In Pahang, several shopping complexes also recorded rental increases. Kuantan City Mall in Kuantan District recorded an increase of 4.3%, while Berjaya Megamall recorded increases of 6.7% for first-floor space.

Sementara itu, di Terengganu, peningkatan sewa ruang niaga direkodkan di beberapa kompleks utama. KTCC Mall di Kuala Terengganu mencatatkan peningkatan 8.8% bagi ruang tingkat bawah. Selain itu, Mayang Mall turut merekodkan peningkatan sebanyak 10.2% dan 20.3% bagi beberapa ruang tingkat dua, manakala Kemaman Centre Point merekodkan peningkatan sebanyak 7.8%.

Meanwhile, in Terengganu, rental increases were recorded at several major shopping complexes. KTCC Mall in Kuala Terengganu recorded an increase of 31.4% for lower ground space and 8.8% for ground-floor space. In addition, Mayang Mall recorded increases of 10.2% and 20.3% for selected second-floor spaces, while Kemaman Centre Point recorded an increase of 7.8%.

Table 5

Pertinent Tenant Movements in Shopping Complex in East Coast Region H1 2026

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Kelantan	AEON Mall	611	Move In
2.		AEON Mall	1,736	Move Out
3.		Giant	422	Move In
4.		Giant	163	Move Out
5.		Medan Niaga Bachok	88	Move Out
6.		Bangunan MARA (Arked)	39	Move In
7.		Bangunan MARA (Arked)	19	Move Out
8.		MARA Limbongan	91	Move In
9.		Arked Perbadaan	64	Move Out
10.		KB Mall	94	Move In
11.		KB Mall	962	Move Out
12.		Plaza Serangkai Emas	398	Move In
13.		Plaza Serangkai Emas	398	Move Out
14.		Mydin Hypermarket	237	Move Out
15.		Lotus	71	Move In
16.		Lotus	175	Move Out
17.		Bazar Tok Guru	30	Move In

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi segmen pejabat di Wilayah Pantai Timur kekal kukuh dalam tempoh kajian, dengan kadar penghunian keseluruhan direkodkan pada 92%. Segmen pejabat ini merekodkan jumlah ruang sedia ada sebanyak 1.11 juta meter persegi, dengan ruang diduduki berjumlah 1.02 juta meter persegi. Terengganu mencatatkan kadar penghunian tertinggi sebanyak 94.6%, diikuti Kelantan (93.7%) dan Pahang (88.3%), menunjukkan tahap penggunaan ruang pejabat yang stabil di ketiga-tiga negeri.

Aktiviti Pembinaan

Hanya satu bangunan baru siap dibina dicatatkan dalam tempoh kajian iaitu Kompleks Gunasama Persekutuan Kota Bharu, Kelantan. Perincian bangunan adalah seperti di bawah:

c. Purpose-Built Office

Occupancy and Space Availability

The performance of the office segment in the East Coast Region remained strong during the review period, with an overall occupancy rate of 92%. The office segment recorded a total existing space of 1.11 million square metres, with occupied space amounting to 1.02 million square metres. Terengganu registered the highest occupancy rate at 94.6%, followed by Kelantan (93.7%) and Pahang (88.3%), reflecting stable utilisation of office space across the three states.

Construction Activity

Only one new completion was recorded in the review period, namely Kompleks Gunasama Persekutuan Kota Bharu, Kelantan. The details are as below:

Table 6

Completion of Purpose-Built Office in East Coast Region H1 2026

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
Kelantan	Kompleks Gunasama Persekutuan Kota Bharu	Kampung Tunjung	Government Building	46,988

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2026

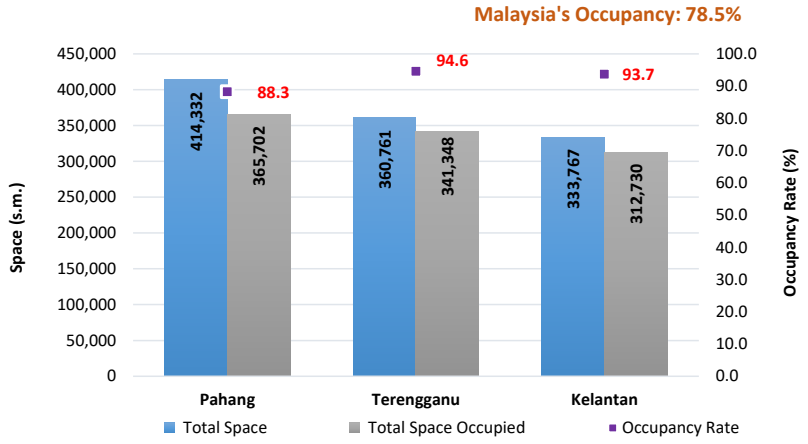


Table 7

Construction Activity of Purpose-Built Office in East Coast Region H1 2026

Stage of Development / State	Pahang	Terengganu	Kelantan
Existing Supply	95 complexes (414,332 s.m.)	67 complexes (360,761 s.m.)	68 complexes (333,767 s.m.)
Incoming Supply	1 complex (5,936 s.m.)	3 complexes (30,042 s.m.)	1 complex (2,312 s.m.)
Planned Supply	0	2 complexes (39,386 s.m.)	0

Sewa

Pasaran sewa pejabat binaan khas di Wilayah Pantai Timur menunjukkan pergerakan bercampur dalam tempoh kajian, dengan beberapa bangunan merekodkan peningkatan kadar sewa. Peningkatan ini direkodkan terutamanya di bangunan pejabat yang mempunyai lokasi strategik serta permintaan penyewa yang berterusan.

20 Di Kelantan, peningkatan kadar sewa direkodkan di beberapa bangunan pejabat utama. Wisma Yakin mencatatkan kenaikan tertinggi sebanyak 25.0%, diikuti Bangunan Perbadanan Menteri Besar Kelantan sebanyak 15.7% dan Bangunan KWSP sebanyak 10.2%. Selain itu, Menara TH (Wisma Ilmu) turut merekodkan peningkatan sewa antara 14.6% hingga 37.1% bagi ruang pejabat tertentu.

Di Terengganu, peningkatan kadar sewa direkodkan di beberapa lokasi pejabat, antaranya Jalan Batas Baru, Kuala Terengganu dengan kenaikan sebanyak 13.6%, diikuti Jalan Sultan Sulaiman (8.7%) dan Taman Adis Indah (6.3%). Selain itu, beberapa ruang pejabat di Jalan Batas Baru dan Jalan Sultan Sulaiman turut merekodkan peningkatan kadar sewa antara 5.0% hingga 11.1%.

Rental

The rental market for purpose-built office buildings in the East Coast Region showed mixed movements during the review period, with several buildings recording increases in rental rates. The increases were mainly observed in office buildings located in strategic areas with sustained tenant demand.

In Kelantan, rental increases were recorded in several major office buildings. Wisma Yakin registered the highest increase of 25.0%, followed by Bangunan Perbadanan Menteri Besar Kelantan (15.7%) and Bangunan KWSP (10.2%). In addition, Menara TH (Wisma Ilmu) also recorded rental increases ranging from 14.6% to 37.1% for selected office spaces.

In Terengganu, rental increases were recorded in several office locations, including Jalan Batas Baru, Kuala Terengganu with an increase of 13.6%, followed by Jalan Sultan Sulaiman (8.7%) and Taman Adis Indah (6.3%). In addition, selected office spaces at Jalan Batas Baru and Jalan Sultan Sulaiman also recorded rental increases ranging from 5.0% to 11.1%.

Table 8

Pertinent Tenant Movements in Purpose Built Office in East Coast Region H1 2026

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Kelantan	Kompleks Niaga Tabung Haji	119	Move In
2.		Bangunan Menara Perbadanan	323	Move In
3.		Bangunan Menara Perbadanan	323	Move Out
4.		Bangunan UTC	352	Move In
5.		Bangunan UTC	426	Move Out
6.		Bangunan PMBK	31	Move Out
7.		Bangunan Yakin	60	Move In

d. Harta Tanah Riadah

Transaksi

Tiada transaksi harta tanah riadah direkodkan dalam tempoh kajian.

Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Pantai Timur merekodkan dua hotel siap dibina dalam tempoh kajian, iaitu The Payang Hotel di Kuala Terengganu, Terengganu yang menawarkan 30 bilik, serta BCIC Lodge di Bandar Indera Mahkota, Kuantan, Pahang dengan 37 bilik.

d. Leisure Property

Transaction

No transaction activity was recorded during the review period.

Construction Activity

In the leisure sub-sector, the East Coast Region recorded the completion of two hotels during the review period, namely The Payang Hotel in Kuala Terengganu, Terengganu, offering 30 rooms, and BCIC Lodge in Bandar Indera Mahkota, Kuantan, Pahang, with 37 rooms.

Table 9

Construction Leisure Construction Activity in East Coast Region H1 2026

Stage of Development / State	Pahang	Terengganu	Kelantan
Existing Supply	306 buildings (26,074 rooms)	251 buildings (11,677 rooms)	91 buildings (4,360 rooms)
Incoming Supply	1 building (14 rooms)	2 buildings (246 rooms)	1 building (144 rooms)
Planned Supply	2 buildings (273 rooms)	2 buildings (165 rooms)	2 buildings (89 rooms)

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian menyumbang syer sebanyak 25.7% kepada keseluruhan aktiviti pasaran harta tanah di Wilayah Pantai Timur. Subsektor ini merekodkan sebanyak 8,645 transaksi bernilai RM1.25 bilion dalam tempoh kajian, berbanding 8,887 transaksi bernilai RM1.27 bilion pada H1 2025. Prestasi transaksi menunjukkan trend yang bercampur mengikut negeri, dengan Kelantan kekal sebagai penyumbang utama bilangan transaksi, diikuti oleh Pahang dan Terengganu.

Dari segi nilai transaksi, subsektor pertanian di Wilayah Pantai Timur menunjukkan prestasi yang berbeza mengikut negeri dalam tempoh kajian. Pahang kekal sebagai penyumbang utama nilai transaksi dengan merekodkan RM805.33 juta, diikuti oleh Kelantan sebanyak RM303.86 juta dan Terengganu sebanyak RM145.74 juta. Terengganu menunjukkan pengukuhan nilai transaksi berbanding H1 2025, manakala prestasi nilai transaksi Pahang dan Kelantan adalah lebih sederhana dalam tempoh kajian.

2.3 AGRICULTURE PROPERTY

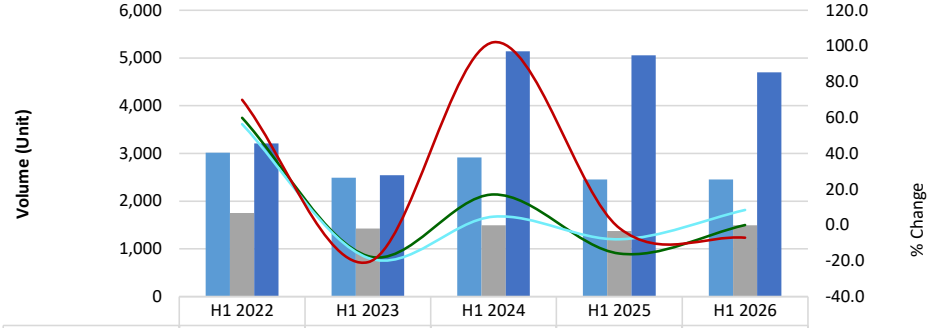
Transaction

The agricultural subsector contributed a share of 25.7% to the overall property market activity in the East Coast Region. The subsector recorded 8,645 transactions worth RM1.25 billion during the review period, compared to 8,887 transactions worth RM1.27 billion in H1 2025. Transaction performance showed mixed trends across the states, with Kelantan remaining the largest contributor in terms of transaction volume, followed by Pahang and Terengganu.

In terms of transaction value, the agricultural subsector in the East Coast Region showed varying performances across the states during the review period. Pahang remained the key contributor to transaction value, recording RM805.33 million, followed by Kelantan with RM303.86 million and Terengganu with RM145.74 million. Terengganu demonstrated strengthening transaction value compared to H1 2025, while the transaction value performance of Pahang and Kelantan remained relatively moderate during the review period.

Chart 19

Agriculture Property Transactions Volume Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pahang	3,016	2,493	2,919	2,454	2,454
Terengganu	1,750	1,429	1,496	1,377	1,493
Kelantan	3,211	2,544	5,143	5,056	4,698
Pahang (%)	59.9	-17.3	17.1	-15.9	0.0
Terengganu (%)	56.4	-18.3	4.7	-8.0	8.4
Kelantan (%)	70.0	-20.8	102.2	-1.7	-7.1

Harga

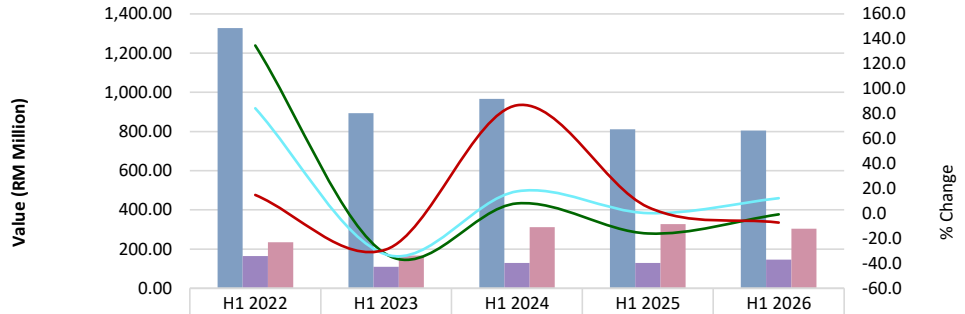
Di Wilayah Pantai Timur, harga tanah pertanian turut menunjukkan pergerakan bercampur mengikut negeri Kelantan, Pahang dan Terengganu. Peningkatan tertinggi direkodkan di Terengganu, apabila tanah kelapa sawit di Bukit Diman, Hulu Terengganu (kawasan pedalaman) meningkat sebanyak 16.5% antara RM75,000 hingga RM83,000 kepada RM92,000 sehektar. Sementara itu, tanah dusun di Kerau @ The Valley, Bentong, Pahang turut mencatatkan peningkatan ketara sebanyak 15.4%, meningkat daripada RM1 juta hingga RM1.02 juta kepada RM1.15 juta hingga RM1.19 juta sehektar.

Price

In the East Coast Region, agricultural land prices also showed mixed movements across Kelantan, Pahang and Terengganu. The highest increase was recorded in Terengganu, where oil palm land in Bukit Diman, Hulu Terengganu (interior area) increased by 16.5%, between RM75,000 and RM83,000 to RM92,000 per hectare. Meanwhile, orchard land at Kerau @ The Valley, Bentong, Pahang also recorded a significant increase of 15.4%, rising from RM1 million to RM1.02 million to RM1.15 million to RM1.19 million per hectare.

Chart 20

Agriculture Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
Pahang	1,327.69	894.03	966.17	811.13	805.33
Terengganu	163.96	109.95	129.45	129.82	145.74
Kelantan	234.65	166.98	311.88	327.86	303.86
Pahang (%)	134.7	-32.7	8.1	-16.0	-0.7
Terengganu (%)	84.4	-32.9	17.7	0.3	12.3
Kelantan (%)	14.9	-28.8	86.8	5.1	-7.3

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

<table>
<tr><th>No.</th><th>Infrastructure Projects</th><th>Descriptions</th><th>Current Development Status</th></tr>
<tr><td>1.</td><td>East Coast Rail Line (ECRL)</td><td>
- Total length 665 kilometres double-track, standard gauge railway.
- Location: Port Klang to Kota Bharu
- Connecting areas: Selangor, Pahang, Terengganu, and Kelantan.
- Link the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor.
- Estimating cost: RM50.27 billion.
- Comprise a total of 20 stations, including 14 passenger stations, 5 combined passenger and freight stations, and 1 freight station.

a) Location: Pahang
• Seven stations will be in Pahang namely, Bentong Station, Temerloh Station, Maran Station, Paya Besar Station, KotaSAS Station, Kuantan Port City Station and Cherating Station.
• To date, this ECRL project has involved the acquisition of 2,539 lots of land throughout the state of Pahang. The breakdown of the number of lots involved until June 2026 is as follows:

<u>Part A :</u>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="5">Section B (Phase 1)</td><td>Kuantan</td><td>289</td></tr>
<tr><td>Bera</td><td>4</td></tr>
<tr><td>Maran</td><td>479</td></tr>
<tr><td>Temerloh</td><td>243</td></tr>
<tr><td>Kecil Gebeng</td><td>2</td></tr>
<tr><td colspan="2">Total</td><td>1,017</td></tr>
</table>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="5">Section B (Phase 2A)</td><td>Kecil Gebeng</td><td>2</td></tr>
<tr><td>Kuantan</td><td>141</td></tr>
<tr><td>Kuantan Port City</td><td>2</td></tr>
<tr><td>Maran</td><td>186</td></tr>
<tr><td>Temerloh</td><td>139</td></tr>
<tr><td colspan="2">Total</td><td>468</td></tr>
</table>
<table>
<tr><th>Section / Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="5">Section B (Phase 2B)</td><td>Kecil Gebeng</td><td>17</td></tr>
<tr><td>Kuantan</td><td>52</td></tr>
<tr><td>Maran</td><td>133</td></tr>
<tr><td>Temerloh</td><td>1</td></tr>
<tr><td>Kuantan (KPC)</td><td>7</td></tr>
<tr><td colspan="2">Total</td><td>210</td></tr>
</table>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="6">Section C1A</td><td>Bentong (Portal Terowong Genting)</td><td>2</td></tr>
<tr><td>Temerloh</td><td>154</td></tr>
<tr><td>Bentong</td><td>237</td></tr>
<tr><td>Bentong (Additional Lots)</td><td>22</td></tr>
<tr><td>Bentong (tambahan)</td><td>29</td></tr>
<tr><td>Bentong (Underground/ Stratum)</td><td>89</td></tr>
<tr><td colspan="2">Total</td><td>133</td></tr>
</table>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="2">Section C1A (Phase 2)</td><td>Temerloh</td><td>78</td></tr>
<tr><td>Bentong</td><td>106</td></tr>
<tr><td colspan="2">Total</td><td>184</td></tr>
</table>
</td><td>Overall project completion until May 2026 is 94.2% for overall ECRL project and 97.8% has been completed in Pahang involved Section B & C.

Part A :
Land acquisition process completed and under construction.</td></tr>
</table>

<table>
<tr><th>No.</th><th>Infrastructure Projects</th><th>Descriptions</th><th>Current Development Status</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="4">Section B (Phase 2C)</td><td>Kecil Gebeng</td><td>7</td></tr>
<tr><td>Kuantan</td><td>20</td></tr>
<tr><td>Maran</td><td>100</td></tr>
<tr><td>Temerloh</td><td>6</td></tr>
<tr><td colspan="2">Total</td><td>133</td></tr>
</table>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="2">Phase 3</td><td>Kuantan</td><td>2</td></tr>
<tr><td>Maran</td><td>7</td></tr>
<tr><td colspan="2">Total</td><td>9</td></tr>
</table>
Part B: Withdrawal Land Acquisition under Section 35
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td>Fasa 2A</td><td>Kuantan</td><td>5</td></tr>
<tr><td>Fasa 2B</td><td>Kuantan</td><td>2</td></tr>
<tr><td colspan="2">Total</td><td>7</td></tr>
</table>
Part C: Withdrawal Land Acquisition under Section 35
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="2">Section C1A (Phase 2) (Additional Lots)</td><td>Temerloh</td><td>15</td></tr>
<tr><td>Bentong</td><td>29</td></tr>
<tr><td colspan="2">Total</td><td>44</td></tr>
</table>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="2">Section B</td><td>Kecil Gebeng</td><td>2</td></tr>
<tr><td>Maran</td><td>23</td></tr>
<tr><td colspan="2">Total</td><td>25</td></tr>
</table>
*Project status until November 2025 as been reported in the Pahang State Coordination Meeting of the East Coast Rail Link (ECRL) Project.
</td><td>Part B : Land acquisition process completed.

Part C : Land acquisition process completed.</td></tr>
<tr><td></td><td></td><td>b) Location: Terengganu
• ECRL rail network will bridge the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor
• Total length: 665 kilometres (Terengganu: 262 kilometres)
• Total stations: 20 stations (Terengganu: 6 stations. Namely: Chukai Station, Kemasik Station, Dungun Station, Kuala Terengganu Station, Bandar Permaisuri Station and Jerteh Station)
• Project done by Malaysia Rail Link (MRL)
• An estimated total of 6,200 individual land lots for the entire State of Terengganu will be involved in Land Acquisition for the project

c) Location: Kelantan
• The alignment for this project starts from Pasir Puteh to Kota Bharu.
• Length: 56 kilometres involving 2 main stations that will build in Pasir Puteh and Bandar Baru Tunjong, Kota Bahru.
• Project area: 304.9001 hectares (including private and government land)
• Project cost: RM50.27 billion (total cost of the project
• Involved 1,555 lots (Phase 1) and 112 lots (Phase 2)</td><td>Project Status: Under construction 99.1%.

Project Status: Under construction 99.6%.</td></tr>
</table>

No.	Infrastructure Projects	Descriptions	Current Development Status
2.	Road Upgrading Project from Jabor – Jerangau Intersection to Sungai Ular Intersection, Kuantan, Pahang (Package 2) from Jabor – Jerangau Elevated Intersection to Kuantan Port Intersection, Pahang	• Land acquisition process involving 11 individual lots. • Involves upgrading works as follows: 1. Upgrade the existing road to a 4-lane dual carriageway. 2. Raise the road level in flooded areas. 3. Upgrading 3 bridges and 3 intersections. 4. Installation of streetlights and traffic lights.	Project status: Under construction. Stage of construction 24%.
3.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District	• Land acquisition process involving 34 individual lots. • The Objective of this project is to improve the quality of the road and facilitate transportation between Kampung Rebus, Kampung Doja, and Sipang Retang in Jerantut District. The main scope of work for this project includes the following activities: - Repairing and upgrading the road structure, such as constructing new asphalt layers, reinforcing the road embankments, and improving the road surface quality. - Construction and upgrading of bridges or crossings where necessary to facilitate traffic flow. - Improvement of drainage systems to prevent waterlogging and flash floods along the road. - Installation of road signage and construction of road shoulders for user safety. - Relocation and reorganization of infrastructure such as electrical lines or water pipes that are involved in the road construction.	Project status: Under construction and Stage of construction 65%.
4.	Central Spine Road (CSR) Highway Project FT 34 Kota Bharu to Simpang Pelangai, Bentong	i. Package 4 – Kampung Relong to Raub. • Section 4A – Kampung Relong to Ladang Jerkoh. • Section 4B – Ladang Jerkoh to Sega Lama. • Section 4C – Sega Lama to Kuala Dong (5.8 km). • Section 4D – Kuala Dong to Tanah Berchangkul (13.6 km). ii. Package 5 – Raub to Bentong. • Section 5A – Raub By-Pass.	Section 4A Project status: Completed. Section 4B Project status: Under construction and stage of construction 71.7%. Section 4C Project status: Completed. Section 4D Project status: Completed. Section 5A Project status: Completed.
5.	Project to upgrade Lubuk Kulit – Sungai Ular Road, Lipis District, Pahang	• Involved 32 lots located in Mukim Telang and Mukim Batu Yon, Lipis District. The details of the project are as follows : • Location : Lubuk Kulit-Sungai Ular. • Land area : 3.5509 hectares (8.7745 acres). • Developer / Contractor : Nara Impian Sdn Bhd. • Applicant Agency : Kementerian Kemajuan Desa dan Wilayah (KKDW). • Project Cost / Estimation Cost: RM42,639,303.00 approximately. • Project Launches : 28 September 2023. • Expected Completion : 15 Jun 2027. • Descriptions: The development involved 32 agriculture lots located in Mukim Telang and Mukim Batu Yon, Lipis District. • The project entails the following upgrading works: 1. Upgrade the existing road. 2. Prevention from flood.	Project status: Under construction and stage of construction 42.8%.

No.	Infrastructure Projects	Descriptions	Current Development Status
6.	Semantan River Integrated River Basin Development Project, Temerloh Phase 1, Pahang Darul Makmur : Semantan River Flood Mitigation Plan in Mentakab Town	• Land acquisition process involving 32 individual lots. • Objective of this project is to reduce flood risks in areas around Semantan River, particularly in Mentakab Town and surrounding areas. This is part of a long-term effort to enhance safety and well-being of residents and to ensure sustainable development in the area. • The main activities involved in Phase 1 include: - Construction of flood protection structures such as channels, dams, and river embankments. - Maintenance and improvement of drainage systems in areas frequently affected by floods. - Dredging and excavation of the river to ensure smooth water flow and reduce the risk of flash floods. - Development of water retention areas to help accommodate higher water flows during the rainy season.	Project status: Under construction and stage of construction 61%.
7.	Road Upgrading Project for Federal Route FT1486 from Bukit Goh Signalized Junction to KotaSAS, Kuantan District, Pahang Darul Makmur	• The land acquisition involves 34 lots in the Mukim of Kuala Kuantan, Kuantan District. • The project has been approved under the 12th Malaysia Plan, which involves upgrading the existing road from 2 lanes to 4 lanes, starting from the Bukit Goh Intersection to KotaSAS, covering a distance of 9 kilometers.	Project Status: Under construction.
8.	Integrated River Basin Development Project (PLSB) of the Kuantan River, Flood Mitigation Plan for the Kuantan River Phase II (Package 2 and Package 3), Kuantan District, Pahang	• The land acquisition involves 118 lots in the Mukim of Kuala Kuantan, Kuantan District. • The Flood Mitigation Project (RTB) and Integrated River Basin Development (PLSB) for the Kuantan River in Kuantan involve several packages, including Package 1 which upgrades the Belat River and constructs flood prevention structures. Package 3, on the other hand, involves the construction of flood barriers in Cenderawasih Village and the improvement of existing barriers in Sungai Isap Village and Sungai Semantan Temerloh Phase 1. Additionally, there are site cleaning works for the construction of flood barriers for the PLSB Kuantan River, the Kuantan Flood Mitigation Plan (RTB) Phase II, Kuantan – Package 2 at Sungai Pandan. • Additional details about the project: - Project Value: Four RTB and PLSB projects in Pahang worth RM501 million. - Status of Package 1 PLSB Kuantan: Completed. - Package 3 PLSB Kuantan: Involves the construction of flood barriers at specific locations. - Site Cleaning Work: Currently being carried out for the construction of flood barriers at Sungai Pandan. - Project Purpose: To reduce the risk of recurring floods in affected areas.	Project Status: Under construction. Stage of construction are as below: Package 2: 65.3%. Package 3: 36.5%.
9.	Road Connectivity Project from Kampung Tuit to Kampung Mat Daling and Bridge Access to Sekolah Kebangsaan (SK) Gusai, Jerantut District, Pahang Darul Makmur (Package 2A & 2C)	• For Package 2A, the land acquisition involves 55 lots in the Mukim of Ulu Tembeling, Jerantut District. While land acquisition for Package 2C involves 16 lots in the Mukim of Ulu Tembeling, Jerantut District • This project involves four development packages, namely Package 2A, 2B, 2C, and 2D. The scope of work for each involved package is as follows : - Phase 2A – upgrading the village road with a 4km R1 specification. - Phase 2B – upgrading the village road with a specification of R1 along 11.8km (3 Bridges). - Phase 2C – 4.3 km Main Road (1 Bridge). - Phase 2D – Build Bridge (220Meter) & 3 Small Bridge as well as 5km of connecting road.	Project status: Under construction and stage of construction 27.2%.

No.	Infrastructure Projects	Descriptions	Current Development Status
		• Project cost/ estimation cost : For the entire packages is RM143 million. • The project summary for the implementation of packages 2A and 2C is as follows : - Developer / Contractor : Khairi Consult Sdn Bhd. - Applicant Agency : Kementerian Kemajuan Desa dan Wilayah (KKDW). - Descriptions: The development involved 55 agriculture lots for Package 2A and 16 agriculture lots for Package 2C located at Mukim of Ulu Tembeling, Jerantut District.	
10.	Project to upgrading the road from McDonald's to Brinchang / Time Tunnel (F59) and Built a One Way Loop at Kea Farm, Cameron Highlands District, Pahang	• Land acquisition process involving 7 individual lots at Mukim Hulu Telom, Cameron Highlands District. The details of the project are as follows : • Location: Kea Farm. • Developer / Contractor: Ahmad Zaki Resources Berhad. • Applicant Agency : Kementerian Kerja Raya (KKR). • Project Cost/ estimation cost: RM71,460,000.00 approximately. • Descriptions: The development involved 7 individual lots located in Kea Farm, Mukim Hulu Telom, Cameron Highlands District. • The project entails the upgrading of the existing two-way road into a one-way loop system to alleviate traffic congestion at the popular tourist destination of Kea Farm.	Project status: Under construction and stage of construction 47%.
11.	Panching Interchange, Kuala Lumpur - Kuantan Road (FT02), Kuantan District, Pahang	• The implementation of this project is expected to reduce traffic congestion while enhancing road user safety by minimising the risk of accidents at major intersections. In addition, it is anticipated to stimulate the local economy through a smoother, more efficient, and better-integrated transportation and mobility system. • The project, valued at RM120 million, has been awarded to SLP Construction Sdn. Bhd. as the appointed implementing contractor. • The project will be carried out over a period of 36 months, commencing on 13 January 2026 and is scheduled for full completion on 12 January 2029.	Land acquisition process completed. Project status: Site Clearing.
12.	Upgrading Marang River Bridge project	• Location: Marang, Terengganu • Connecting Kuala Terengganu – Marang – Kuantan • Length: 1.5 kilometres • Project cost/ Estimating Cost: RM435.8 million • Contractor : GPQ-LGBE JV	Project status: Under construction and stage of construction 70.8%.
13.	Coastal Erosion Control Project in Kuala Nerus	• Location: Pantai Tok Jembal, Pantai Mengabang Telipot dan Pengkalan Maras, Kuala Nerus Terengganu. • Project cost / Estimating cost: RM69.9 million. • Contractor : GPQ Sdn Bhd.	Project status: Under construction and stage of construction 50.3%.
14.	Bukit Payung Flood Mitigation Plan	• Location: Bukit Payung, Marang, Terengganu. • Project cost/ Estimating Cost: RM60 million. • Contractor : Nil (Tender stage).	Project Status: Tender procurement stage.
15.	The Floating Solar Farm Project at Tasik Kenyir	• Location : Tasik Kenyir, Hulu Terengganu. • The project aligns with the government's goals to: i. Reduce dependence on fossil fuels. ii. Increase renewable energy (RE) generation. iii. Support Malaysia's carbon-neutral target by 2050. • Stakeholders : TNB, SEDA, KETSA, state authorities. • Developer : Terengganu Inc Sdn. Bhd & TNB Genco. • Total capacity: 2,500 MW (Phase 1: 640 MW, cost: RM2 billion).	Project Status: Following the completion of the EPCC tender, the project has entered the design stage.

No.	Infrastructure Projects	Descriptions	Current Development Status
16.	Integrated River Basin Development Project for Sungai Kemaman, Kemaman, Terengganu (PLSB)	• Location: Sungai Kemaman, Kemaman, Terengganu. • The project aims to solve the problem recurring floods in Bandar Chukai by building new drainages, straightening rivers and to build other infrastructure. This development consists of the following developments: i. Phase 1: Floodway from Paman to Tasik Bungkus. ii. Phase 2: Riverbank Binjai from Paman to Bukit Kuang. iii. Phase 3: Left and Right riverbank of Kemaman River and reservoir pond. • Project cost/ Estimating Cost: RM300 million.	Project Status: Tender procurement stage.
17.	Construction of a new road from Al-Muktafi Billah Shah to Mukim Hulu Paka, Mukim Besul, and Mukim Rasau, Dungun District.	• Location : Bandar Al-Muktafi Billah Shah – Dungun, Mukim Paka, Mukim Besul and Mukim Rasau. • Length : 24 kilometres involving construction of 4 bridges. • Project cost / estimating cost : RM175 million.	Project status: Under construction and stage of construction 33%.
18.	Construction and Upgrading of Jerteh Integrated Bus and Taxi Terminal, Besut	• Location : Bandar Jertih. • Project cost / estimating cost : RM14,283,211.29.	Project status: Under construction and stage of construction 23%.
19.	FT209 and FT131 Road Upgrading Project	• Location: From Pasir Hor Interchange to Panchor, Kota Bharu, Kelantan. • Project area: 16.1921 hectares. • Project cost: RM191 million. • Gazetted under Section 8, Land Acquisition Act 1960 on 26 May 2022. • Involved 362 lots and additional lot involved in acquisition about 3 lots.	Project status: Under construction and stage of construction 71.4%.
20.	Palekbang - Kota Bharu Bridge Construction Project	• Location: Palekbang, Tumpat to Penambang, Kota Bharu. • Project cost: RM440 million. • Location: Kota Bharu.	Project Status: Under construction.
21.	Sultan Ismail Petra Airport Expansion and Upgrading Project	• Location: Kota Bharu • Project cost: RM2 million	Project Status: Completed.
22.	Proposed Construction of Kota Bharu to Kuala Krai Highway	**Package 2C Kok Lanas to Machang and 3A Machang to Bukit Tiu** • Location: Kok Lanas to Machang and Machang to Kok Lanas/ Machang to Bukit Tiu and Bukit Tiu to Machang. • Project area: 256.69 hectares. • Length: 18.45 kilometres. • Project cost: RM389.5 million. • Gazetted under Sec. 8, Land Acquisition Act 1960 on 13 Oktober 2022 and 9 February 2023. • Involved 438 lots. **Package 3B Kg Berangan Mek Nab ke Keroh** • Location: Kg Berangan Mek Nab to Keroh and Keroh to Kg Berangan Mek Nab. • Length: 9.78 kilometres. • Project cost: RM244.2 million. • Gazetted under Sec. 8, Land Acquisition Act. 1960 on 12 January 2023. • Involved 66 lots. **Package 3C: Keroh To Kuala Krai** • Location: Kota Bharu Kuala Krai and Keroh to Kuala Krai. • Project area: 95.6874 hectares. • Length: 8.6 kilometres. • Project cost: RM244.3 million. • Gazetted under Sec. 8, Land Acquisition Act 1960 on 8 December 2022. • Involved 258 lots.	Project status: Under construction and stage of construction 65%. Project status: Under construction and stage of construction 80.2%. Project status: Under construction and stage of construction 47.4%.

No.	Infrastructure Projects	Descriptions	Current Development Status
23.	Sungai Golok Integrated River Basin Development Project: Phase 1	• Location: Tumpat and Pasir Mas : i. Sungai Golok Flood Bann: 26.2 kilometres. ii. Sungai Lemal Lancang Bann: 19.84 kilometres. iii. Sungai Mentua Bunding Bann: 8.1 kilometres. iv. Project cost: RM501 million. **Phase 1:** a) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1-Flood Bund-C (LA1-LA25), Pasir Mas District. » Project area: 30.5883 hectares. » Involved 303 lots. b) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D- (LA2 -LA 25), Tumpat District. » Project area: 28.3304 hectares. » Involved 355 lots. c) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District. » Project area: 90.7618 hectares. » Involved 301 lots. d) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District. » Project area: 0.8271 hectares. » Involved 8 lots. e) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Bund D, Pasir Mas District » Project area: 0.7259 hectares. » Involved 37 lots. f) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Sungai Mentua, Tumpat District. » Project area: 14.0879 hectares. » Involved 109 lots.	Project status: Under construction and stage of construction 78%.
		Phase 2: a) Sungai Golok Integrated River Basin Development (PLSB) Phase 2 - Flood Mitigation Plan (RTB) – Slope Protection Works Component for Kota Bharu District. » Gazetted under Section 8, Land Acquisition Act 1960 on 09 Oct 2025. » Involved 38 lots. b) Sungai Golok Integrated River Basin Development (PLSB) Phase 2 - Flood Mitigation Plan (RTB) – Local Drainage Improvement Works for Kota Bharu District » Gazetted under Section 8, Land Acquisition Act 1960 on 22 January 2026. » Involved 22 lots. c) Sungai Golok Integrated River Basin Development (PLSB) Phase 2 - Flood Wall Che Latiff » Gazetted under Section 8, Land Acquisition Act 1960 on 25 December 2025. » Involved 87 lots The overall project cost for Phase 2 and 3 is estimated at RM277.47 million. **Phase 3 :** a) Sungai Golok Integrated River Basin Development (PLSB) Phase 2 – Sungai Pengkalan Nangka, Jajahan Tumpat, Kelantan. » Gazetted under Section 8, Land Acquisition Act 1960 on 16 Oct 2025. » Involved 91 lots.	Project Status: Clearing site. Project status: Under construction and stage of construction 17.6%.

No.	Infrastructure Projects	Descriptions	Current Development Status
24.	Kuala Nal - Pasir Kelang Bridge Construction Project	• Location: Kuala Krai. • Length: 100 meter. • Project area: 5.3154 hectares. • Project cost: RM29.7 million. • Involved 13 lots.	Project status: Under construction and stage of construction 47.5%.
25.	Proposed Construction of Central Spine Road (Kuala Krai to Gua Musang)	**Package 1: Kuala Krai to Lakit River Bridge** • Length: 47 kilometers. • Involved 386 lots. **1. Section 1A: Kg. Rahmat ke Sungai Peria** • Length: 11.05 kilometers. • Involved 73 lots. **2. Section 1B: Kg Sungai Peria ke Kg Laloh** • Length: 14.75 kilometers. • Involved 172 lots. **3. Section 1C: Kg Laloh to FT66** • Length: 11.05 kilometers. • Involved 141 lots. **4. Section 1D: FT66 to Lakit River Bridge** • Length: 12.10 kilometers. **Package 2: Lakit River Bridge to Gua Musang** • Length: 59 kilometers. **1. Section 2A: Lakit River Bridge to Paloh 2** • Project cost: RM326.5 million. **2. Section 2B: Paloh 2 to Bukit Sejuk** • Project cost: RM365.8 million. **3. Section 2C: Bukit Sejuk to Bandar Baru Gua Musang** • Package 2C: Has been gazetted under Section 8. on 30 March 2023, Land Acquisition Act 1960. • Project cost: RM371.5 million. **Package 3: Gua Musang to Kg. Relong** • Length: 17.5 kilometres. 1. Section 3B & 3C: KM 180.5 FT08 ke Bulatan Gua Musang • Project cost: RM181.96 million. **Section 3D: Bulatan Gua Musang to Mentara** • Project cost: RM288.0 million.	Project Status: Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960. Project status: Under construction and stage of construction 96.6%. Project status: Under construction and stage of construction 24.1%. Project status: Under construction and stage of construction 52.5%. Project status: Under construction and stage of construction 50.7%. Project status: Under construction and stage of construction 50.7%. Project status: Under construction and stage of construction 67.7%. Project Status: Under construction 35.7%. Project Status: Approval stage. Project status: Under construction and stage of construction 65.8%.
26.	Ulu Nenggiri Hydroelectric Power Plant Project	• Location: Ulu Nenggiri, Gua Musang. • Project cost: RM5 Billion. • 300 MW, the biggest renewable energy project.	Project status: Under construction and stage of construction 56%.

No.	Infrastructure Projects	Descriptions	Current Development Status
27.	Construction of Urban Drainage, Bandar Baru Tunjong Under Integrated River Basin Project (PLSB) Phase 1 (Scope of MSMA Bandar Baru Tunjong)	• Location: Padang Enggang, Kota, Pendek, Tiong, Kelantan. • Project area: 64.76 hectares • Project cost: RM51 million • PLSB Bandar Baru Tunjong have divided by two (2) Project: a. PLSB Seri Bong b. PLSB Kolam KADA	 Project Status: Completed. Project Status: Completed.
28.	Construction of Stadium in Pasir Puteh Sport Facility	• Location: Bukit Merbau, Pasir Puteh • Stadium would include various sports facilities such as hockey field, shooting range, and aquatic centre. • The stadium would be built on a 129.5 hectares piece of land with 40,000 capacity stadium. • Project cost: RM159 million	Project Status: Under construction.
29.	Kampung Belimbing – Kampung Joh Bridge Construction Project	• Location: Kampung Belimbing Tanah Merah – Kampung Joh, Machang. • Project cost: RM122.95 million. • Project under RMK 12 include new and upgrade road.	Project status: Under construction and stage of construction 95%.
30.	Pantai Cahaya Bulan Development for Public Recreation Park and Tourism	• Location: Pantai Cahaya Bulan, Mukim Badang, District Kota Bharu. • Project cost: RM11.5 million.	Project Status: Preparation for infrastructure works.
31.	Development of Wetland Theme Park and Road Network of Bandar Baru Tok Bali for Tourism	• Location: Gong Kulim, Mukim Semerak, District Kota Bharu. • Project cost: RM6.57 million.	Project Status: Preparation for infrastructure works.
32.	Construction of New Road from Jalan Malaysia to Kg. Berdang, Jeli	• Location: Air Lanas, Mukim Jeli, District Jeli • Has been gazetted under Section 8 on 26 September 2024, Land Acquisition Act 1960. • Project cost: RM31.8 million.	Project status: Under construction and stage of construction 55%.
33.	Landscape Development for Kota Bharu City Centre	• Location : Bulatan Tuan Padang , Dataran Kota Sultan Ismail Petra, Menara Tinjau, Laman Che Su and Padang Merdeka. • Mukim : Bandar Kota Bharu. • Total Project cost: RM48 million.	Project status: Under construction and stage of construction 70%.
34.	Second Rantau Panjang – Sungai Golok Bridge	• Malaysia and Thailand marked a historic moment with the signing of an agreement for the construction of Second Rantau Panjang – Sungai Golok Bridge. • This project expected to be completed in 2028. • Total Project cost: RM40.54 million. • Has been gazetted under Section 8 on 28 February 2025, Land Acquisition Act 1960.	Land acquisition process.
35.	Upgrading of Federal Route FT003 from Kampung Pak Badol to Kampung Banir Belikong, Pasir Puteh, Kelantan.	• This project expected to be completed in Jun 2029. • Total Project cost: RM168.88 million. • Has been gazetted under Section 8 on 12 February 2026, Land Acquisition Act 1960. • Involved 187 lots.	Land acquisition process.
36.	Upgrading of the Road from the Kampung Kok Seraya Junction to Kampung Terbok, Tumpat, Kelantan.	• This project expected to be completed in 2027. • Total Project cost: RM43 million. • Has been gazetted under Section 8 on 12 February 2026, Land Acquisition Act 1960. • Involved 67 lots.	Land acquisition process.

3.2 Mega Project

No.	Development Projects	Descriptions	Current Status
1.	Sultan Ahmad Shah Administrative Centre (PPSAS), KotaSAS	• Location: KotaSAS, Kuantan. • Total land area: 105.70 acres. • Total built up area: 57,777 sqm. • Project cost/ Estimating Cost: RM415.5 million. • Development Components: 4 storey Dewan Undangan Negeri, 7-Storey Menteri Besar and State Secretary Office, 7-Storey State Building Offices, 7-Storey Federal Building Offices, Banquet Hall, Gallery, Auditorium, 1,213 car parks etc. • The design of PPSAS building was inspired by based on state coat of arms of Pahang. • Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) will replace Wisma Sri Pahang located at Jalan Gambut, Kuantan.	Block A & B has completed and obtained CCC on 25/06/2024 while Block C & D are under construction with current development progress as at July 2025 is 95% for Block C and 85% for Block D.
2.	City Mosque and Pahang Islamic Centre Complex, KotaSAS	• Location: KotaSAS, Kuantan • Developer: Ahmad Zaki Resources Bhd (AZRB) • Total land area: 27.80 acres • Project cost / estimating cost: RM205.43 million. • Development components: City Mosque, Study Center / Knowledge Center, Multipurpose Hall, Museum, Library Gallery, and Administrative Center. • The mosque can accommodate an estimated 10,000 worshipers. • The design has been inspiration based on “tanjak” and a spear based on Pahang state coat of arms. • This new Pahang City Mosque will replace Sultan Ahmad Shah Mosque 1 located at Jalan Mahkota, Kuantan.	Project status: Under construction and stage of construction 55%.
3.	FELDA’ New Generation Housing Project	• Involved 10 sites The Felda New Generation Housing Project (PGBF) which has been abandoned by FELDA to be developed again starting April 2021 through cooperation method between Pahang Housing and Real Estate Board (LPHP) and KMDI Holdings as the developer’s. • Sites located at Felda Jengka 6 (10 units), Felda Kampung Awah (56 units), Felda Jengka 1 (120 units), Felda Jengka 11 (180 units), Felda Bukit Tajau (100 units), Felda Bukit Sagu (300 units), Felda Keratong 7 (400 units), Felda Sungai Retang (400 units), Felda Kota Gelanggi (144 units) dan Felda Jengka 12 (50 units).	Project Status: Under construction: • Felda Bukit Sagu: (progress 65%). • Felda Jengka 1: (progress 60%). • Felda Jengka 6: (progress 20%). • Felda Jengka 11: (progress 75%). • Felda Kampung Awah: (progress 35%). • Felda Bukit Tajau: (progress 50%). • Felda Keratong 7: (progress 50%).
4.	Sea Crestz, Kuantan Waterfront Resort City (KWRC) – Phase 2	• Location: Pesisiran Pantai Tanjung Lumpur Mukim Kuala Kuantan, Daerah Kuantan, Pahang • Land area: 4.326 acres (17,506 s.m) • Developer: Kuantan Waterfront Resort City Sdn. Bhd. • Expected Completion : End of 2028 • Descriptions: 2 tower serviced apartments as high as 21 levels and 31 levels that offer 456 serviced apartment units with spacious ranging from 506 s.f to 1,012 s.f and only 196 units enjoy expansive sea views. 17 units of two -storey shops facing the sea will also be built in Phase 2. • Total car park : For serviced apartment – 821 lots +16 (OKU) and for retails – 92 lots + 2 OKU.	Project status: Under construction and stage of construction 20%.

<table>
<tr><th>No.</th><th>Development Projects</th><th>Descriptions</th><th>Current Status</th></tr>
<tr><td>5.</td><td>Project Development of Women & Childen Block, Hospital Tengku Ampuan Afzan at Tanjung Lumpur, Pahang</td><td>• Location: Tanjung Lumpur, Mukim Kuala Kuantan, Daerah Kuantan, Pahang.
• Land area: 12.52 hektar (125,200 s.m.).
• Developer / Contractor: Sinaran Makmur Sdn Bhd dan Pembinaan Sujaman Sdn Bhd.
• Project Cost : RM605 million.
• Project Launches : 13 Julai 2023.
• Expected Completion : 12 Januari 2028.
• Descriptions: The development involves the addition of 376 beds and several key facilities such as the Pediatric Intensive Care Unit (PICU), Neonatal Intensive Care Unit (NICU), Intensive Care Unit (ICU), High Dependency Ward (HDW), specialist clinic, operating theater, Sterile Supply Center (CSSD) and various other support facilities.</td><td>Project status: Under construction. Stage of construction 20%.</td></tr>
<tr><td>6.</td><td>Project to Build Kampung Mat Daling Jerantut road to Pahang/ Terengganu Border (Phase 3B)</td><td>• Involved 16 lots located in Mukim Tembeling, Jerantut district.
• The initial proposal covered 40 kilometres but was later cancelled. The current construction involves only 3 kilometres, covering 15 lots with 1 lot subsequently cancelled.</td><td>Project status: Under construction. Stage of construction 75%.</td></tr>
<tr><td>7.</td><td>Centrum Iris, Pekan Brinchang Cameron Highlands</td><td>• Location: Pekan Brinchang, Mukim Pekan Brinchang, Daerah Cameron Highlands, Pahang.
• Land area: 4.12 acres (16,673 s.m).
• Developer: Casa Insipirasi Sdn Bhd.
• Gross Development Value : RM472 million.
• Project Launches : 2nd quarter 2025.
• Expected Completion : 2nd quarter 2029.
• Development components: Comprises 658 service apartments, 47 apartments and 26 commercial units, offering approximately 1,018 car park bays. Facilities include a somerset room, wading pool, heated pool, the sauna chamber, games lounge, gym rooms, multipurpose halls and BBQ pit area.
• The development components consist of:
<table>
<tr><th>Type</th><th>Accommodation</th><th>Size (s.f)</th></tr>
<tr><td>A</td><td>2 Bedroom 1 Bathroom</td><td>595</td></tr>
<tr><td>A1</td><td>2 Bedroom 1 Bathroom</td><td>792</td></tr>
<tr><td>B</td><td>3 Bedroom 2 Bathroom</td><td>801</td></tr>
<tr><td>B2</td><td>3 Bedroom 2 Bathroom</td><td>901</td></tr>
<tr><td>B1</td><td>3 Bedroom 2 Bathroom</td><td>1,018</td></tr>
<tr><td>B3</td><td>3 Bedroom 2 Bathroom</td><td>1,134</td></tr>
<tr><td>C</td><td>2 Bedroom 2 Bathroom</td><td>658</td></tr>
<tr><td>C1</td><td>2 Bedroom 2 Bathroom</td><td>825</td></tr>
<tr><td>D</td><td>4 Bedroom 3 Bathroom</td><td>1,051</td></tr>
<tr><td>D1</td><td>3 Bedroom 2 Bathroom</td><td>1,370</td></tr>
</table></td><td>Project status: Under construction. Stage of construction 30%.</td></tr>
<tr><td>8.</td><td>Tenaga Nasional Berhad Terengganu Headquarters Project</td><td>• Location: Kuala Terengganu, Terengganu.
• Land Area: 0.96 hectares.
• Project cost/ Estimating Cost: NA.
• Descriptions:
19 storey PBO with a net floor area of 9,704 s.m.</td><td>Project status: Under construction. Stage of construction 40%.</td></tr>
<tr><td>9.</td><td>Qubaz Suites @ Kuala Terengganu</td><td>• Location: Kampung Tiong, Kuala Terengganu, Terengganu.
• Land Area: 0.5868 hectares.
• Developer: Exsim Kg Tiong Sdn. Bhd.
• Project cost/ Estimating Cost: RM 278 million.
• Description: 30-storey building with 759 units of serviced apartment and 7 units for retail.</td><td>Project status: Under construction. Stage of construction 20%.</td></tr>
<tr><td>10.</td><td>Kompleks Pasar Dan Terminal Bas (Cukai Sentral), Mukim Cukai, Kemaman.</td><td>• Location: Mukim Cukai, Kemaman.
• Developer: WRA Services Sdn. Bhd.
• Descriptions:
• The development project consists of an Integrated Bus & Taxi Terminal, Government Building Complex, Market & Kiosk, Jetty and Waterfront.</td><td>Project status: Under construction. Stage of construction 80%.</td></tr>
</table>

No.	Development Projects	Descriptions	Current Status
11.	New office of Mineral and Geoscience Department Terengganu Project	• Location: Pusat Pentadbiran Bukit Besar, Kuala Terengganu, Terengganu • Land Area: 1.9904 hectares • Contractor : Merak Kayangan Sdn Bhd • Project cost/ Estimating cost: RM25.3 million • The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others	Project Start: July 2022 Project status: Under construction. Stage of construction 45%.
12.	Pusat Rehabilitasi PERKESO Wilayah Timur	• Location: Lembah Bidong, Merang, Setiu • Lot: PT 7156 (HSD 1607) • Mukim: Merang • District: Setiu • Project cost/ Estimating Cost: RM 571.8 juta • Land Area: 28.4 hectares • Contractor: Pembinaan Teguh Maju Sdn. Bhd	Project status: Under construction. Stage of construction 45%.
13.	IPK Terengganu	• Location: Jalan Sultan Ismail, Bandar Kuala Terengganu • Descriptions: • One block of 10 storey administration with auditorium, one block of 2 storey multipurpose hall, one unit of TNB sub-station, two unit of refuse chamber, one unit of one storey guard house dan one unit of guard post. • Contractor: Kubang Batang Puspa-Sari Sdn. Bhd • Project cost: RM 104,000,000.00. • Land area: Lot 3673 (12.41 acre) and lot 2011 (2.98 acre), Mukim of Batu Buruk.	Project status: Under construction. Stage of construction 45%.
14.	Hospital Kijal, Kemaman	• Location: Kijal, Kemaman. • Land Area: 22 hectares. • Contractor : Ufuk Semarak Sdn Bhd. • Project cost/ Estimating Cost: RM420,000,000.00. • The project consists, 9-storey hospital building will accommodate a total of 300 beds for patients. • Which includes 2 special intensive care units (ICU), 8 critical care unit operating room (CCU) and cardiac rehabilitation centre. • Contractor : Ufuk Semarak Sdn Bhd.	Project status: Under construction. Stage of construction 85%.
15.	KMI Hospital, Mukim Cukai, Kemaman	• Location: Mukim Cukai, Kemaman. • Developer: KMI Healthcare Sdn Bhd. • Land Area: 2.19 hectares. • Project cost/ Estimating Cost: RM 142.8 million • Descriptions: • The development project consists of : 1. 8th floor (100 beds) with 6 business space 2. 1 unit of TNB substation 3. 1 unit of garbage house 4. 1 unit of STP	Project Status: Site clearance
16.	Jerteh Trade Centre	• Location: Pekan Jertih, Besut. • Descriptions: i. A three-storey commercial building with one basement level and a total net floor area of 7,844.52 square metres. ii. Construction started in 2015, redevelopment and completion of works were carried out on 10 September 2025 for Anchor Tenant: Econsave Cash & Carry (JT) Sdn. Bhd. iii. Contractor : WCO Construction Resources. iv. Estimating cost : RM10,500,000.00.	Project status: Under construction. Stage of construction 72%.

No.	Development Projects	Descriptions	Current Status
17.	Muara Marang Residensi Project	• Location: Muara Marang Residensi, Mukim Pulau Kerengga, about 38 kilometres from Kuala Terengganu City Centre via Laluan Persekutuan 3/ AH18. • Land area: 4.8822 hectares. • Developer: Udaran Sdn. Bhd. • Composition of development is including: - 41 units of double storey terrace house with a price range between RM410,000 – RM500,000. - 60 units of double storey terrace shop-house with a price RM630,000. - 8 units of three storey terrace shop-office with a price RM1,350,000.	Project status: Under construction. Stage of construction 95%. 41 units of double storey terrace house Project completion has reached 100% as of June 2026. 60 units of double storey terrace shop Under construction Project completion has reached 95% as of June 2026. 8 units of three storey terrace shop-office.
18.	Taman Desa Padang Indah	• Location: Taman Desa Padang Indah, Mukim Batu Buruk, about 4.5 kilometres from Kuala Terengganu City Centre via Jalan Sultan Mahmud. • Land area: 1.119 hectares. • Developer: Tanjong Developer Sdn. Bhd. • Composition of development is including: - 14 units of two storey semi-detached house with a price range between RM550,000.00 – RM564,000.00. - 5 units of two storey detached house with a price range between RM730,000.00 and RM795,000.00.	Project Status: Completed.
19.	Taman Serada Indah 2	• Location: Taman Serada Indah 2, Mukim Serada, about 17 kilometres from Kuala Terengganu City Centre via Jalan Serada. • Land area: 1.484 hectares. • Developer: AD Mega Construction Sdn. Bhd. • Composition of development is including: • Phase 1 : 14 units of double storey terrace house with a price range between RM260,000.00 and RM310,000.00. • Phase 2 : 29 units single storey terrace house.	Project Status: Under construction Phase 1 & 2 : 95%.
20.	Taman Desa Solehah Fasa 5	• Location: Kampung Padang Air, Kuala Nerus. • Land area: 0.9168 hectare. • Developer: SART Properties Sdn. Bhd. • Composition of development is including: - 2 units of single storey terrace house (Package 1) with a price RM242,000.00 – RM270,000.00. - 69 units of single storey terrace house (Type A) with a price starting from RM280,000.00.	Project Status: Under Construction Type A : 75%. Type B : Completed.
21.	Taman KTGR Fasa 6	• Location: Tok Jembal, Kuala Nerus. • Land area: 1.07 hectare. • Developer: UDA Land (EAST) Sdn. Bhd. • Composition of development is including: • 18 units of double storey detached house with a price RM714,000.00.	Project status: Under construction. Stage of construction 80%.
22.	Desa Bukit Lalang	• Location: Padang Nanas, Batu Rakit. • Land area: 1.20 hectare • Developer: Mahawangsa Properties Sdn. Bhd. • Composition of development is including: • 17 units of single storey terrace house with a price RM280,000.00 • 8 units of double storey terrace house with a price RM400,000.00	Project status: Under construction. Stage of construction 85%.
23.	Desa Seri Rahmah	• Location: Off Jalan Lapangan Terbang, Kuala Nerus. • Land area: 1.53 hectare. • Developer: KP Beta Solution Sdn. Bhd. • Composition of development is including: • 20 units of double storey terrace house with a price RM438,000.00.	Project status: Under construction. Stage of construction 80%.

No.	Development Projects	Descriptions	Current Status
24.	Taman Nurani 3	• Location: Kuala Paka, Dungun. • Land area:1.1125 hectare. • Developer: Faktor Murni Development Sdn Bhd. • Composition of development is including 21 units of housing development projects: - 11 units of double storey terraced house with a price range between RM320,000.00 and RM350,000.00. - 6 units of detached house with a price range between RM385,000.00 and RM390,000.00. - 4 units of single storey semi-detached with a price range between RM275,000.00 and RM290,000.00.	Project status: Under construction. Stage of construction 95%.
25.	Taman Seri Kertih Fasa 1, Mukim Kertih , Dungun	• Location : Bandar Baru Kertih. • Land Area : 0.7767 hectares. • Developer : Perbadanan Memajukan Iktisad Negeri Terengganu. • Composition of development is including: • 36 units single storey terrace house with a price range between RM250,000.00 and RM340,000.00.	Project Status: Completed.
26.	Pecahan Lot 299, Mukim Teluk Kalung, Fasa 1.	• Location : Teluk Kalung, Kemaman. • Land Area: 0.4867 hectares. • Developer: Meracrem Development Sdn. Bhd. • Composition of development is including: • 25 single storey terrace house with a price range between RM246,000.00 and RM300,000.	Project Status: Completed.
27.	Taman Koperat Impian, Alor Lintah Kubang Bemban	• Location: Kampung Alor Lintah, Kubang Bemban, Daerah Besut. • Land area: 2.8503 hectares • Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd. • Composition of development is including: • 96 units of single storey terrace house with a price range between RM220,000.00 and RM285,100.00.	Project status: Under construction. Stage of construction 80%.
28.	Tok Bali Industrial Park	• Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District. • Consist of heavy industries (oil & gas) as well as small and medium industries including Halal Industries. • Gross development value: RM200 million. • Phase 1: - Project area: 40.47 hectares. - Number of lots: 81 lots. • Phase 2: - Project area: 33.5 hectares. - Number of lots: 48 lots.	Project Status: Site preparation.
29.	New Complex Development Project for the Malaysian Maritime Enforcement Agency, Tok Bali	• Location: Tok Bali, Kelantan. • Land area: 14 hectares. • Construction included of complex for administration, accommodation and quarters for government servants. • Gross development value: RM250 million.	Project status: Under construction. Stage of construction 95%.

No.	Development Projects	Descriptions	Current Status
30.	Residensi Prima @ Kubang Kerian	• Location: Kubang Kerian, Kelantan, about 7 kilometers from Hospital University Kubang Kerian (HUSM) and 11 kilometers from Kota Bharu City Center. • Land area: 10.11 hectares. • Erected on Lot 15306 in Mukim Mentuan, Kota Bharu District. • A two-block apartment project units with the composition of development: • Built -up area: - Type A – 850 s.f @ 78.97sqm. - Type B – 950 s.f @ 88.26sqm. - Type C1 & C2 – 1050 s.f @ 97.55 s.m. • Price from RM245,000.00 - RM321,000.00. • Facilities: - Children's playground, Nursery & Kindergarten, Multipurpose Hall, Prayer room, Swimming pool. • Expected completion: December 2026. • Developer: AUEI Teras Holdings Sdn Bhd.	Project status: Under construction. Stage of construction 45%.
31.	Residensi Platinum @ Bayam	• Location: Kota Bharu City Center, about 2 kilometres from Hospital Raja Perempuan Zainab II and 2 kilometres from downtown of Kota Bharu City. • Land area: 0.75 hectares (on Lot 11850 in Mukim Padang Garong, Kota Bharu). • 2 blocks apartment with 272 units with the composition of development: • Built -up area: - Type A – 828 s.f @ 76.92 sqm. - Type B – 823 s.f @ 76.46 sqm. - Type C – 818 s.f @ 75.99 sqm. • Price from RM345,600.00 - RM384,210.00. • Facilities: - Children's playground, Nursery & Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security • Developer: BBGM Wangsa Development Sdn Bhd.	Project status: Under construction. Stage of construction 35%.
32.	Residensi Tok Bali	• Location: Off Pasir Puteh – Tok Bali Road in Mukim Gong Kulim and Semerak, Pasir Puteh. • Land area: 15.312 hectares (on Lot 701, 447, 446, 445, 650, 651, 2193, 2195, 1563, 1656, 1657). • Providing a total of 359 units of single-storey terraced and 141 units of double-storey terraced with the composition of development: Single Storey – 950 s.f Double Storey – 1,400 s.f • Price: Single Storey – from RM 149,400 – RM 174,000 Double Storey – from RM 229,500 – RM 269,000 • Expected completion: August 2026 • Developer: BBGM Tok Bali Development Sdn Bhd	Project Status: Completed. (Phase 1A) Under construction 95.0% (Phase 1B)
33.	Uptown Machang, Commercial Development	• Location: Jalan Kota Bharu Machang Mukim Machang, Machang District. • Mukim Machang, District of Machang. • Total units: 169 units (2-storey shop terrace). • 1-unit bus station, 1-unit public market, 100,000 sq meters double storey shopping complex. • Shop detail: Land area: 130 s.m). Built-up area: 260 s.m). Price from RM 700,000 per unit. • Developer: Induk Setia Sdn Bhd.	Project Status: Completed.
34.	New Complex Development Project for the Hospital Bachok	• Location: Kampung Teratak Pulai, Mukim Tepus, Bachok, Kelantan. • Land area: 20.3 hectares. • Bachok Hospital has three floors and is equipped with 76 patient beds. Services offered include pediatric treatment, oncology, and various other medical services. • Gross development value: RM71.30 million.	Project status: Under construction. Stage of construction 95%.

No.	Development Projects	Descriptions	Current Status
35.	Arika Kubang Kerian	• Location: Off Jalan Sultan Yahya Petra, Mukim Kenali, Kota Bharu. - Land area: 4291 square meters (on Lot 1910). - 2 Blocks of serviced apartments with 668 units with the composition of development: • Built-up area: - Type A - 260sqft @ 24.15sqm. - Type A1 - 364sqft @ 33.82sqm. - Type A2 - 300sqft @ 27.87sqm. - Type B, B4, B5, C - 520sqft @ 48.31sqm. - Type B1 - 590sqft @ 54.81sqm. - Type B2 - 599sqft @ 55.65sqm. - Type B3 - 679sqft @ 63.08sqm. - Type C1 - 555sqft @ 51.56sqm. - Type D, E - 798sqft @ 74.13sqm. - Type F - 1040sqft @ 96.62sqm. - Type G - 357sqft @ 33.17sqm. • Price from RM229,000.00 – RM1,305,000.00 • Developer: Seruan Mewah Sdn Bhd.	Project status: Under construction. Stage of construction 65%.
36.	Bangunan Gunasama Persekutuan Kota Bharu	• Location : Jalan Kuala Krai , Batu 4 and 2.5 km from Kota Seribong. • Mukim : Pendek. • Land Area : 69,928 s.m • 3 Blok Administration which involve 3,000 staffs. • Developer: PDM Builders Sdn. Bhd. • Government purpose built office.	Project Status: Completed.
37.	Senja @ Laman Serai	• Pasir Mas New Town Housing Project 'SENJA@LAMAN SERAI', Kelantan. • A Housing Project is being developed in Mukim Apam, Pasir Mas with 312 units of Single Storey Terrace Houses with 3 Bedrooms, 2 Bathrooms Standard land area is 105 s.m and building area is 85.09 s.m. This Housing scheme is Malay Reserve. • Price Starts at RM308,000 per unit. • The scheme is divided into five phases. The first, second and third phases have been fully completed; now the fourth and fifth phases are under construction. • Environmental Facilities: - Next to East Coast Hypermarket. - Near Existing Schools. - Near the Recreation Area. - Near the Mosque. - Near Hospital. • Developer : Elite Forte Construction Sdn Bhd.	Project Status: Under construction 20% - 65%.
38.	Taman Sutera, Residential Development	• Location: Bukit Sireh Mukim Telekong District of Kuala Krai Kelantan, about 10 kilometers to Bandar Kuala Krai. • Total units: 165 units (1-storey Terrace Houses). • Land area: 1400 s.f (130 s.m). • Built-up area: 86 s.m	Project status: Under construction. Stage of construction 95%.
39.	Taman Tok Udang Merah	• Located at Lot 9104 Jalan Pasir Mas – Tanah Merah Mukim Pasir Genda, District of Tanah Merah. • Total units: 110 units (1-storey terrace house). • Land area: 130 square meters). • Built-up area: 87 square meters). • Price from RM 323,000 – RM363,000 per unit. • Total units: 18 units (1-storey semi Detached house). • Land area: 270 square meters). • Built-up area: 119 square meters). • Price from RM 413,000 – RM453,000 per unit. • LPT Property Sdn Bhd.	Project status: Under construction. Stage of construction 75%.

No.	Development Projects	Descriptions	Current Status
40.	Kota Bharu Medical Centre (KBMC)	• Location : Seksyen 24 , Bandar Kota Bharu. • Mukim : Bandar Kota Bharu. • KBMC is the first private hospital in Kelantan and is now expanding its wings with the development of 2 new blocks which are a 12-storey hospital building block and an 11-storey parking and specialist clinic building block and these two blocks are connected by a pedestrian overpass. The area of this site is 2.86 acres. • KBMC's new hospital has a capacity of 205 beds and will provide a variety of facilities with the latest medical equipment including a modern operating room, laboratory & delivery suite, radiography unit (MRI, CT Scan), health screening centre, intensive care unit, rehabilitation ward, chemo treatment centre, laboratory and so on.	Project Status: Under construction.
41.	Kompleks Klinik Pakar Pesakit Luar Hospital USM	• Location : Kubang Kerian, Kelantan. • Mukim : Kenali. • Estimated budget: RM103 million. • USM Kota Bharu is part of Universiti Sains Malaysia's Health Campus (Kampus Kesihatan), located in Kubang Kerian, Kelantan. The new building development was constructed to support the expansion of education, clinical training, research, and healthcare services. • The construction of this new hospital will begin in 2025 and is expected to be operational by 2027. • The new building includes modern lecture halls & tutorial room, clinical skills laboratories, research laboratories, academic offices & meeting rooms, student learning and discussion areas, improved ICT and digital learning infrastructure & support facilities linked to Hospital USM services.	Project Status: Under construction.
42.	Pejabat Jabatan Mineral & Geosains Negeri Kelantan	• Location : Jalan Bandar Baru Tunjung, Kota Bharu. • Mukim : Kota. • Land Area : 19,729 square meter. • Government purpose built office. • Estimated budget: RM27,850,000.00. • Developed as a new or upgraded office facility to support JMG Kelantan operations including geological mapping, mineral resource management, regulation and monitoring of mining activities, geohazard assessment and mitigation. • Facilities include administrative and technical offices, meeting and Pahang State Coordination Meeting conference rooms, basic laboratories/ geological sample storage , public service counters, archive and data storage areas.	Project status: Under construction. Stage of construction 50%.
43.	Taman Matrik	• Location: Kampung Bukit Merbau, Kelantan. • Land area: 25.010 hectares. • Erected on Lot 3940 in Mukim Bukit Merbau, Pasir Puteh District. • Total units: 242 units (Single Storey Terrace Houses) : 3 units (Single Storey Detached Houses) • Built-up area: - Type A - 925sqft @ 85.94sqm. - Type B - 886sqft @ 82.31sqm. - Type C- 925sqft @ 85.94sqm. - Single Storey Detached Houses – 1,004.60sqft @ 93.33sqm. • Price from RM328,000.00 – RM408,000.00. • Facilities: - Children's playground, Nursery & Kindergarten, Multipurpose Hall, Prayer room. • Expected completion: February 2027. • Developer: Cahaya Timur Utama Sdn Bhd.	Project status: Under construction. Stage of construction 55%.
44.	Taman Desa Murni Gemilang	• Location: Lot 5941 Mukim Bandar Gua Musang. • Total units: 12 units single storey terrace. • Land area: 93 - 133 square meters). • Built-up area: 74 - 78 square meters). • Price from RM 250,000 – RM280,000 per unit. • Developer: Ikatan Intra Sdn Bhd.	Project status: Under construction. Stage of construction 65%.

No.	Development Projects	Descriptions	Current Status
45.	Taman Indah, Residential Development	• Developed on Lot 15466 - 15495, Mukim Batu Mengkebang, District of Kuala Krai. • Located near to the Jalan Kuala Krai – Gua Musang and 3 km to Kuala krai City Centre. • Total units: 30 units (1-storey Terrace Houses). • Land area: 136 square meters. • Built-up area: 122 square meters. • Price from RM 298,000 – RM 368,000 per unit. • Developer: Richmax Construction Sdn. Bhd.	Project status: Under construction. Stage of construction 95%.
46.	Taman Permata Harmoni, Residential Development	• Location: Jalan Kuala Krai Machang Mukim Pek, Machang District. • Developed on Lot 11828, Mukim Pek, District of Machang. 7,124 sqm. • Total units: 11 units (1-storey Terrace Houses). • Land area: 1.400 square feet (130 square meters). • Built-up area: 1,000 square feet (92 square meters). • Price from RM 198,000 – RM 230,000 per unit. • 13 unit (1 storey shop terrace). • Land area: 1,600 square feet (148 square meters). • Price from RM 288,000 onwards. • Developer: Pingat Harmoni Sdn Bhd.	Project status: Under construction. Stage of construction 95%.
47.	Taman Alamanda Fasa 2, Residential Development	• Developed on Lot PT 7140 - PT 7199, Mukim Labok, District of Machang. • Located near to the Jalan Kota Bharu – Kuala Krai and 5 km to Machang City Centre. • Total units: 60 units (1-storey Terrace Houses). • Land area: 1300 square feet (120 square meters). • Built-up area: 86 square meters – 120. square meters • Price from RM 318,000 – RM 370,000 per unit. • Expected Completion Date: February 2027. • Developer: Elite Forte Development Sdn. Bhd.	Project status: Under construction. Stage of construction 45%.

3.3 State Government Policy

No.	State	Details
1.	Pahang	**1. Tourism Sector** ❖ A total allocation of RM34.65 million has been approved for development programmes and management grants to state tourism agencies, aimed at positioning tourism as a key economic catalyst for the state. ❖ The Pahang State Museum Corporation has been allocated RM18.52 million to support the preservation, modernisation, and enhanced presentation of the state's cultural heritage for both residents and visitors. ❖ The Pahang State Government has allocated RM2.7 million for tourism-related development initiatives, including RM700,000 earmarked for the development of the Lipis Geopark, which has the potential to be developed into a world-class geo-tourism destination. ❖ In Pulau Tioman, a total allocation of RM5.12 million has been approved in the form of management and development grants to the Tioman Development Authority (TDA). This includes RM580,000 for promotional activities, event organisation, and tourism infrastructure enhancements to ensure Pulau Tioman remains a globally recognised tourism destination. **2. Development of Sustainable Mineral Industry** ❖ The Pahang State Government has allocated RM4.5 million to the Pahang Mining Corporation (PMC) to support the sustainable development and governance of the state's mineral industry. ❖ An allocation of RM1.65 million has been approved for the Mineral Industry Extension Project, covering mine tailings and waste management initiatives, pre-feasibility studies for alternative mineral transportation methods, and research on the state's mineral resources and development potential. **3. Improve Water Supply Services** ❖ The Pahang State Government, through Pengurusan Air Pahang Berhad (PAIP), has allocated RM64.54 million to enhance operational efficiency, reduce non-revenue water (NRW), and ensure a stable, safe, and high-quality water supply for consumers. ❖ A total allocation of RM1.44 million has been approved for the Water Regulatory Body to support the construction of log booms at the Cheneh Dam, the implementation of an online water quality monitoring system, and the maintenance of existing water infrastructure and facilities.

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td></td><td></td><td>
4. Maintenance of State Roads and Infrastructure
❖ An allocation of RM455 million has been approved for the maintenance of state roads, municipal roads, agricultural roads, and village roads in 2026, in order to ensure road safety, improve connectivity, and support socio-economic activities across the state.
❖ In line with ongoing efforts to strengthen the quality and resilience of state infrastructure, the Pahang State Public Works Department has been allocated RM134.34 million for operational and development expenditure. Of this amount, RM54.95 million is specifically earmarked for road upgrading works and the repair and enhancement of government office complexes to improve the delivery of public services.

5. Flood Management
❖ The Pahang State Government has allocated RM11.16 million for the implementation of the District Flood Mitigation Plan and the River Basin Management Project, aimed at enhancing flood preparedness, safeguarding communities, and strengthening overall resilience and public well-being.
❖ An additional RM5.3 million has been allocated for urban drainage development projects to ensure drainage systems are more systematic, modern, and capable of supporting sustainable and environmentally responsible urban development.

6. Housing Facilities Initiatives
❖ To ensure the well-being of the people through housing facilities, the State Government has drawn up several initiatives including:

<table>
<tr><th>Programs</th><th>Details</th></tr>
<tr><td>Rumah Rakyat Pahang (RRP)</td><td>❖ The State Government will continue the Rumah Rakyat Pahang programme in 2026, providing free, secure, and comfortable housing for low-income and hardcore poor households.
❖ To enhance the programme's effectiveness, the State Government has approved an adjustment to cover increased construction costs, with the cost per unit set at RM80,000.
❖ Rumah Rakyat Pahang Phase 6 will proceed with a total construction budget of RM28.7 million, funded through allocations from the Lembaga Perumahan dan Hartanah Pahang (LPHP), complemented by RM9.45 million in support from the State Government.
❖ An allocation of RM10.29 million has been approved for the construction of Rumah Rakyat Pahang Kuota Orang Asli Phase 7, ensuring equitable access to housing for indigenous communities.</td></tr>
<tr><td>Projek Skim Tanah Warisan Fasa 3</td><td>❖ The project will be continued in DUN Cheka, Lipis with an approved allocation of RM15 million, after previous implementation in DUN Jelai and DUN Bebar, Pekan</td></tr>
<tr><td>Program Rumah Rakyat Al-Sultan Abdullah (RU'RASA)</td><td>❖ LPHP has also approved RM26.86 million for the implementation of RU'RASA Phase 3. As of November 2025, 384 housing units under Phases 1 and 2 have been completed, representing a total project value of RM32.45 million.</td></tr>
</table>
</td></tr>
</table>

No.	State	Details
2.	Terengganu	**Terengganu Budget 2026: Driving Potential, Surpassing Performance** The Terengganu Budget 2026, themed "Driving Potential, Surpassing Performance," was visionarily presented by YAB Dato' Seri Ir. Dr. Ahmad Samsuri Bin Mokhtar on November 10, 2025. The essence of this budget is specifically designed as a strategic catalyst to mobilize the entire machinery of the state government, statutory bodies, and Government-Linked Companies (GLCs). Its primary objective is to accelerate progress toward realizing the grand vision of a "Developed, Blessed, and Prosperous Terengganu" by the year 2030. From a financial functional perspective, the state government has allocated RM1.938 billion for Operating Expenditure, which includes a contribution of RM450 million to the Development Fund. The social sector remains the dominant recipient of benefits with an allocation of RM323.80 million (72.0%). This is followed by the economic sector, which saw an increase to RM92.84 million, while the administration sector received RM33.37 million. Based on a projected revenue collection of RM1.998 billion, the government is optimistic about recording a fiscal surplus of three percent. Fundamentally, the strategic direction of this budget is anchored by three primary focuses. First, streamlining government governance to boost fiscal outcomes and enhance the quality of service delivery to the people. Second, structuring economic resilience through the creation of a conducive business ecosystem, the empowerment of the tourism industry, and progressive housing development planning. Third, sustaining social needs to ensure inclusive well-being through guaranteed food supply stability and the promotion of a healthy lifestyle. To drive sustainable economic growth, the State Government, through the State Economic Planning Unit (UPEN), will formulate the Terengganu State Economic Transformation Blueprint. This comprehensive document will detail investment and industrial plans centered on energy transition, critical minerals, digital technology, electrical and electronics (E&E), and the agri-food sector. Furthermore, the tourism sector is being fortified in preparation for Visit Terengganu Year 2027, utilizing Visit Malaysia Year 2026 as a promotional platform for international-level events. Beyond the focus on macroeconomics, the government is taking proactive steps to facilitate affairs for investors and the public. These include shortening the processing time for land lease applications, offering discounts, and introducing flexible payment schedules for lease prices. These efforts are further strengthened by the agenda to upgrade industrial areas and the development of the Terengganu Geographic Information System (TGIS) application for more efficient data management. Finally, the homeownership agenda remains a top priority in ensuring the welfare of the people. Since 2018, a total of 3,125 affordable housing units have been successfully completed, including 620 units handed over this year in the districts of Kuala Nerus, Kemaman, and Besut. This commitment continues with the ongoing construction of 9,134 housing units, while another 3,438 units are currently in the planning phase across all districts. Overall, Budget 2026 is a manifestation of the government's determination to ensure that the prosperity can be enjoyed by every segment of society.
3.	Kelantan	The Kelantan State Government continues to implement the **Kelantan Affordable Housing Programme (Rumah Mampu Milik Kelantan – RMMK)** to enhance homeownership opportunities for low- and middle-income households, while supporting the development of affordable residential projects. Through the **Kelantan State Land and Mines Director's Circular No. 6 of 2026**, the State Government has extended the special premium discount for applications to renew leasehold land tenure under Section 90A of the National Land Code 1965. The initiative is expected to encourage leasehold renewal, facilitate land development and support property market activities. In addition, the **Kelantan State Land and Mines Director's Circular No. 4 of 2026** introduced a reduction in land tax rates for industrial land to enhance the competitiveness of the industrial sector, attract investment and stimulate industrial property development in the state. Overall, these initiatives are expected to support sustainable property development, improve housing affordability and strengthen the long-term growth of Kelantan's property market.

3.4 State Government Current Issues

No.	State	Details
1.	Terengganu	**1. Enforcement of Affordable Homes (RMM)** The State Government, through the Office of the Government Secretary (Housing Division) in collaboration with the Terengganu State Economic Development Corporation (PMINT), is actively conducting investigations to enforce the ownership of Terengganu State Affordable Housing (RMM). This enforcement aims to ensure that housing assistance is provided to those who genuinely need a home. Among the offenses and violations identified are renting out RMM units, failing to occupy them, and having payment arrears. Additionally, PMINT has found that some RMM recipients have breached the conditions by renovating their homes while still under the rental period. The State Government also insists that any information in the application and ownership of the RMM is subject to Section 18 of the Malaysian Anti-Corruption Commission Act 2009 (Act 694): Offense of Providing / Using Documents Containing False Details with Intent to Defraud for Personal Gain.
		2. Symbolic Ceremony for the Handover of the Terengganu State People's Housing Loan Scheme (SPPRNT) On 27 June 2026, the Symbolic Handover Ceremony of the Terengganu State People's Housing Loan Scheme (SPPRNT) was held at Wisma Darul Iman, Kuala Terengganu. During the ceremony, the Terengganu State Government officially assumed the management of the SPPRNT from the Ministry of Housing and Local Government (KPKT), involving a fund of approximately RM23.8 million. The event also featured the signing of the Deed of Transfer and the Mortgage Transfer Agreement for the SPPRNT by the Secretary-General of KPKT, Datuk Wira Dr. M. Noor Azman Taib, and the Terengganu State Secretary, Dato' Haji Mohd Azmi Mohamad Daham. This handover reflects the strong collaboration and commitment between the Federal Government and the Terengganu State Government in strengthening the management and development of the state's housing sector. The transfer of SPPRNT management is expected to significantly enhance Terengganu's housing development agenda through the Terengganu Housing Financing Scheme (i-RAHMAN). This initiative demonstrates the State Government's commitment to providing more efficient, systematic, and sustainable housing financing opportunities, thereby improving access to affordable home ownership for the people of Terengganu.

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA MALAYSIA TIMUR

Separuh Pertama 2026

EAST MALAYSIA REGION PROPERTY MARKET REPORT

First Half 2026

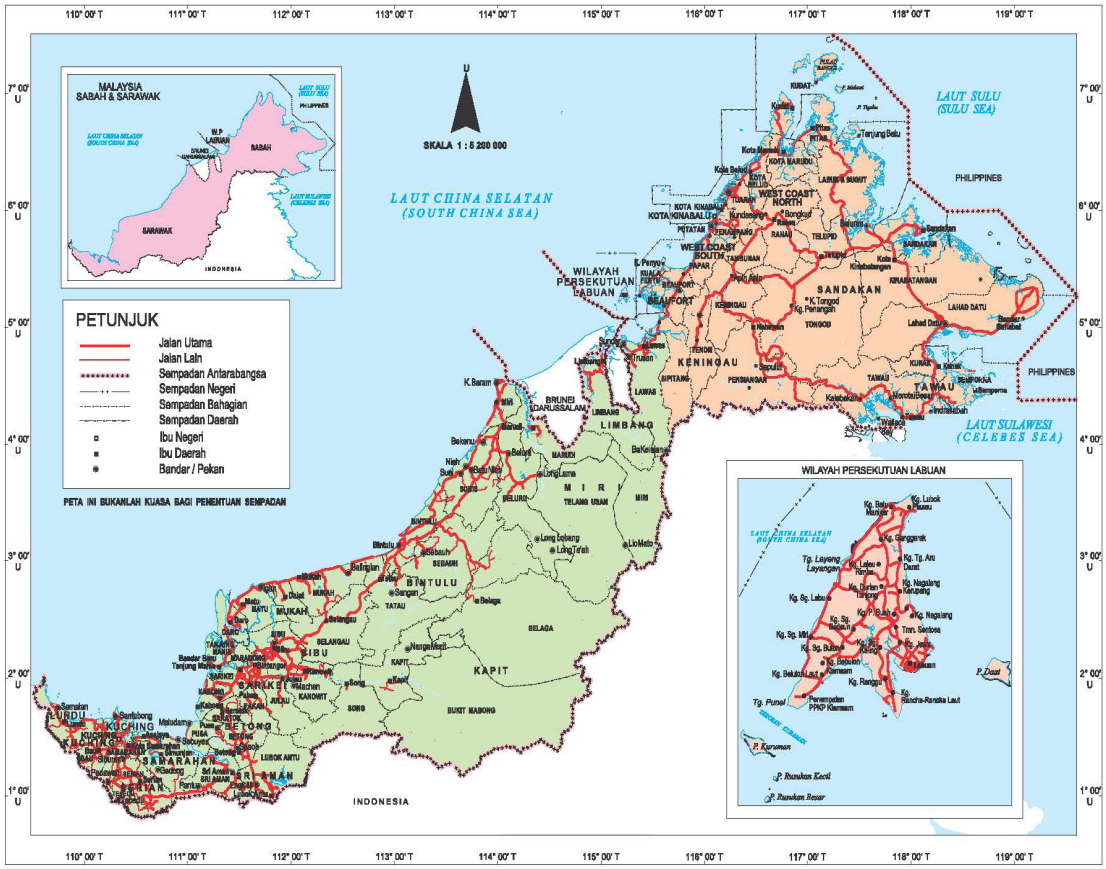
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

CONTENTS

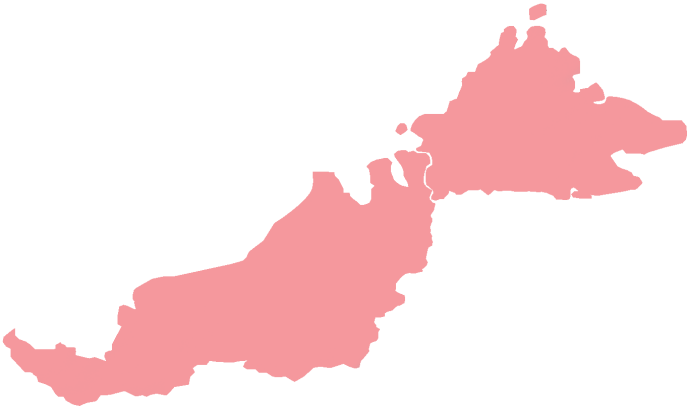
1 East Malaysia Region Property Market Overview

2 Property Market Activity

3 Property Highlights


MALAYSIA
SABAH & SARAWAK
SABAH
SARAWAK
INDONESIA
PETUNJUK
Jalan Utama
Jalan Lain
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Bahagian
Sempadan Daerah
Ibu Negeri
Ibu Daerah
Bandar / Pekan
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN
SKALA 1 : 5 200 000
LAUT CHINA SELATAN
(SOUTH CHINA SEA)
LAUT SULU
(SULU SEA)
LAUT SULAWESI
(CELEBES SEA)
PHILIPPINES
INDONESIA
WILAYAH PERSEKUTUAN LABUAN
WILAYAH PERSEKUTUAN LABUAN
KOTA KINABALU
WEST COAST NORTH
WEST COAST SOUTH
BEAUFORT
SANDAKAN
KENINGAU
TAWAU
LIMBANG
LAWAS
MIRI
BINTULU
KAPIT
BELAGA
MUKAH
SARIKEI
SIBU
KUCHING
SAMARAHAN
SRI AMAN
BETONG
SERIAN
SIMUNJAN
BUKIT MABONG
BRUNEI DARUSSALAM
K. Baram
Tg. Datu
Tg. Simpang Mengayau
Kg. Gunggerak
Kg. Tg. Aru Darat
Kg. Nagalang Kenyabang
Kg. Nagalang
Trm. Selobos
Kg. Rancha-Rancha Laut
P. Lihak
P. Kuraman
P. Rumukan Kecil
P. Rumukan Besar
Tg. Purnat
Penempatan PPRP Kamaum

EAST MALAYSIA REGION



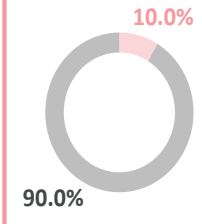
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2026 vs H1 2025)

▲ 10.2% Volume **18,666** transactions Value **RM7.89** billion ▲ 13.1%

Residential	Commercial	Industrial	Agriculture	Development Land & Others
7,997 units / RM3.04 billion	2,017 units / RM1.13 billion	494 units / RM0.76 billion	5,989 units / RM1.24 billion	2,169 units / RM1.72 billion
1.5% / 1.3%	2.1% / -14.6%	-10.8% / 19.7%	26.3% / 16.7%	21.2% / 80.2%

Market Share between Regions (Volume)



Construction Activity

	Residential	Commercial	Service Apartments	Industrial
Completions	1,554	357	63	30
Starts	1,387	40	577	0
New Planned Supply	945	78	0	0

Unsold Status

	Residential	Commercial	Service Apartments	Industrial
Unsold Completed	3,632 units @ RM1.90 billion	1,817 units @ RM1.33 billion	376 units @ RM0.16 billion	127 units @ RM0.16 billion
Unsold Under Construction	6,817	730	5,177	88
Unsold Not Constructed	1,569	45	87	24

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH MALAYSIA TIMUR

Prestasi pasaran harta tanah di Wilayah Malaysia Timur menunjukkan pertumbuhan positif dalam tempoh kajian, dengan merekodkan sebanyak 18,666 transaksi bernilai RM7.89 bilion pada H1 2026, berbanding 16,943 transaksi bernilai RM6.97 bilion pada H1 2025. Prestasi ini mencerminkan peningkatan sebanyak 10.2% dalam bilangan transaksi dan 13.1% dalam nilai transaksi, disokong oleh pertumbuhan aktiviti pasaran di Sabah, Sarawak dan WP Labuan.

Secara keseluruhannya, Wilayah Malaysia Timur menyumbang 10% dan 7.5% daripada bilangan dan jumlah nilai transaksi negara. Prestasi ini menunjukkan peranan yang berterusan dalam menyokong perkembangan keseluruhan pasaran harta tanah Malaysia.

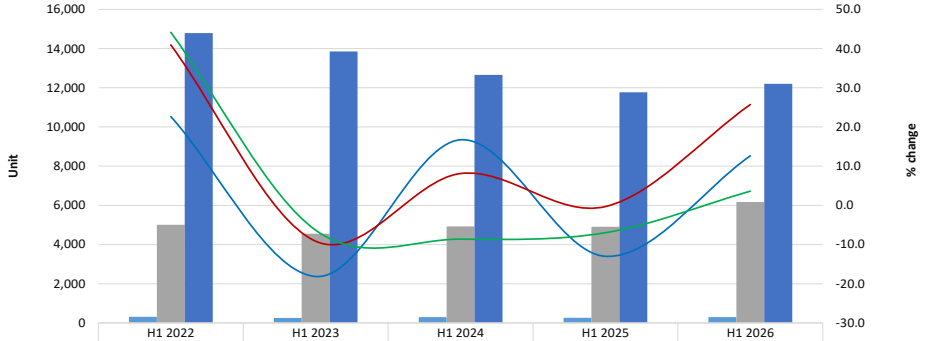
1.0 EAST MALAYSIA REGION PROPERTY MARKET OVERVIEW

The property market performance in East Malaysia Region showed positive growth during the review period, recording 18,666 transactions worth RM7.89 billion in H1 2026, compared to 16,943 transactions worth RM6.97 billion in H1 2025. This performance reflected an increase of 10.2% in transaction volume and 13.1% in transaction value, supported by improved market activities in Sabah, Sarawak, and WP Labuan.

Overall, East Malaysia Region contributed 10% and 7.5% of the total national transaction volume and value. The performance highlighting its continued role in supporting the overall growth of Malaysia's property market.

Chart 1

Overall Property Transactions Volume Trend H1 2022 – H1 2026



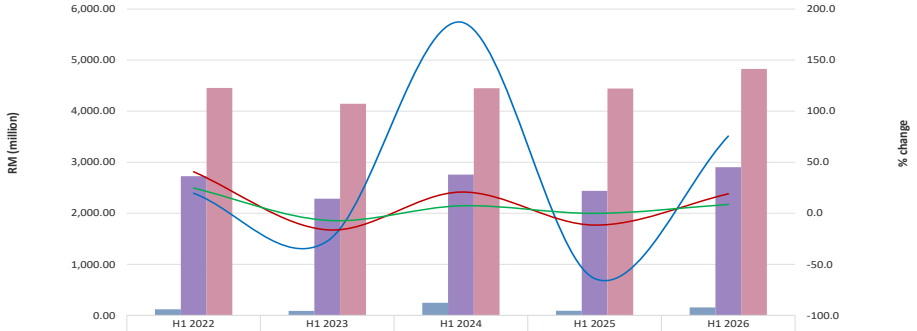
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
WP Labuan	314	257	300	261	294
Sabah	5,013	4,554	4,924	4,909	6,172
Sarawak	14,787	13,850	12,656	11,773	12,200
WP Labuan (%)	22.7	-18.2	16.7	-13.0	12.6
Sabah (%)	40.9	-9.2	8.1	-0.3	25.7
Sarawak (%)	44.2	-6.3	-8.6	-7.0	3.6

Dari perspektif nilai transaksi, prestasi Wilayah Malaysia Timur menunjukkan peningkatan berbanding H1 2025. Sarawak kekal sebagai penyumbang utama nilai transaksi dengan merekodkan RM4.83 bilion, diikuti oleh Sabah sebanyak RM2.90 bilion dan WP Labuan sebanyak RM156.77 bilion. Peningkatan nilai transaksi di ketiga-tiga wilayah ini menyumbang kepada pengukuhan keseluruhan pasaran harta tanah di Wilayah Malaysia Timur dalam tempoh kajian.

From the perspective of transaction value, the performance of East Malaysia Region showed improvement compared to H1 2025. Sarawak remained the largest contributor to transaction value, recording RM4.83 billion, followed by Sabah with RM2.90 billion and WP Labuan with RM156.77 billion. The increase in transaction value across these regions contributed to the overall strengthening of the property market in East Malaysia during the review period.

Chart 2

Overall Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
WP Labuan	118.58	86.21	247.65	89.30	156.77
Sabah	2,727.28	2,284.04	2,758.87	2,439.44	2,903.66
Sarawak	4,454.81	4,145.05	4,449.10	4,444.21	4,826.78
WP Labuan (%)	19.6	-27.3	187.3	-63.9	75.6
Sabah (%)	40.7	-16.3	20.8	-11.6	19.0
Sarawak (%)	24.7	-7.0	7.3	-0.1	8.6

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2026

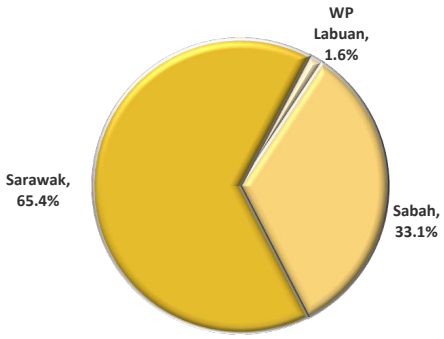
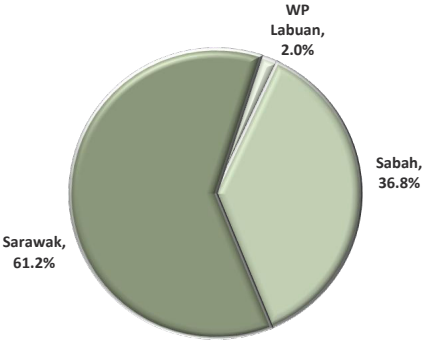


Chart 4

Overall Property Transactions Value Breakdown by State H1 2026



Mengikut negeri, Sarawak mendominasi jumlah transaksi dalam Wilayah Malaysia Timur dengan 65.4% (12,200 transaksi). Dari segi nilai, Sarawak turut mendahului pasaran, menyumbang 61.2% (RM4.83 bilion) daripada jumlah nilai transaksi.

By state, Sarawak dominated the transaction volume in East Malaysia Region with 65.4% (12,200 transactions). In terms of value, Sarawak also led the market, accounting for 61.2% (RM4.83 billion) of the total transaction value.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2026

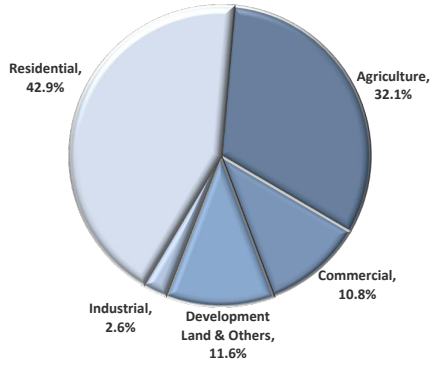
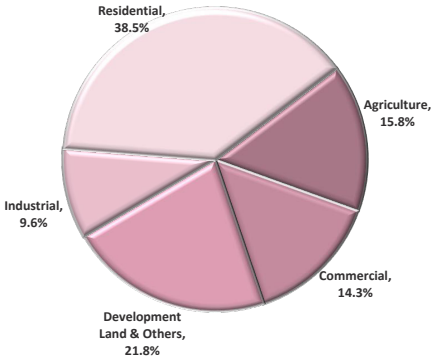


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2026



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di Wilayah Malaysia Timur dengan menyumbang 42.9% (7,997 transaksi) dalam bilangan dan 38.5% (RM3.04 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, the residential sub-sector continued to dominate property market activities in East Malaysia, contributing 42.9% (7,997 transactions) in volume and 38.5% (RM3.04 billion) in value of the total transactions.

Table 1

Summary of Prominent Sales in H1 2026

No.	State	Property	Location	Transaction Year	Consideration Price
HOTEL					
1.	Sabah	Ming Garden Hotel	Jalan Coastal	2025	RM15,270,210
2.	WP Labuan	Billion Waterfront	Jalan Wawasan	2025	RM32,000,000
INDUSTRIAL					
3.	Sabah	Detached Factory/ Warehouse	Jalan Apas	2026	RM15,000,000
4.	Sabah	Detached Factory/ Warehouse	Jalan Sepanggar	2025	RM32,000,000
5.	Sabah	Detached Factory/ Warehouse	Industrial Zone 2	2025	RM26,000,000
6.	Sabah	Detached Factory/ Warehouse	Jalan 3 KKIP Timur	2025	RM21,500,000
7.	Sarawak	Vacant Industrial Plot	Jalan Coastal Bintulu - Miri	2025	RM27,459,750
8.	Sarawak	Detached Factory/ Warehouse	Jalan Demak Laut 1	2025	RM23,000,000
9.	Sarawak	Vacant Industrial Plot	Jalan Dermaga	2025	RM12,050,000
10.	Sarawak	Vacant Industrial Plot	Jalan Saberkas, Kidurong	2024	RM135,216,000
ESTATE LAND					
11.	Sarawak	Estate Land (1,504 hectares)	Ladang Sastat, Batang Baram	2026	RM28,000,000
12.	Sabah	Estate Land (109.30 hectares)	Jalan Kunak – Lahad Datu	2026	RM10,379,850
13.	Sabah	Estate Land (40.47 hectares)	Off Jalan Sapi Nangoh - Paitan	2025	RM64,560,000
14.	Sabah	Estate Land (1,006 hectares)	Natural Plantation, Division 3	2025	RM54,688,172
15.	Sabah	Estate Land (115.32 hectares)	Jalan Dam	2025	RM25,294,050
16.	Sabah	Estate Land (340.46 hectares)	Off Jalan Sapi Nangoh - Paitan	2025	RM15,576,347
17.	Sabah	Estate Land (279.70 hectares)	Jalan Telupid - Tongod	2025	RM14,000,000

Note: This list only displays selected major transactions

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman kekal sebagai subsektor utama di Wilayah Malaysia Timur. Prestasi pasaran subsektor kediaman di wilayah ini merekodkan sebanyak 7,997 transaksi pada H1 2026, berbanding 7,882 transaksi pada H1 2025. Prestasi mengikut negeri menunjukkan pergerakan bercampur, dengan WP Labuan dan Sarawak masing-masing merekodkan peningkatan bilangan transaksi, manakala Sabah mencatatkan sedikit penurunan berbanding tempoh yang sama tahun sebelumnya.

2.0 PROPERTY MARKET ACTIVITY

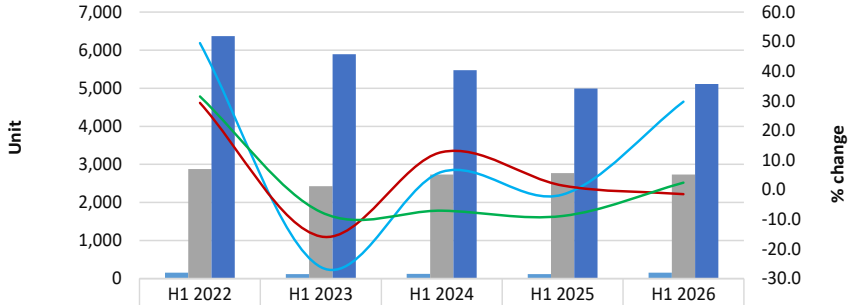
2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector remained the leading sub-sector in East Malaysia Region. The residential property market recorded 7,997 transactions in H1 2026, compared to 7,882 transactions in H1 2025. Performance by state showed mixed movements, with WP Labuan and Sarawak recording increases in transaction volume, while Sabah registered a slight decline compared to the same period of the previous year.

Chart 7

Residential Property Transactions Volume Trend H1 2022 – H1 2026



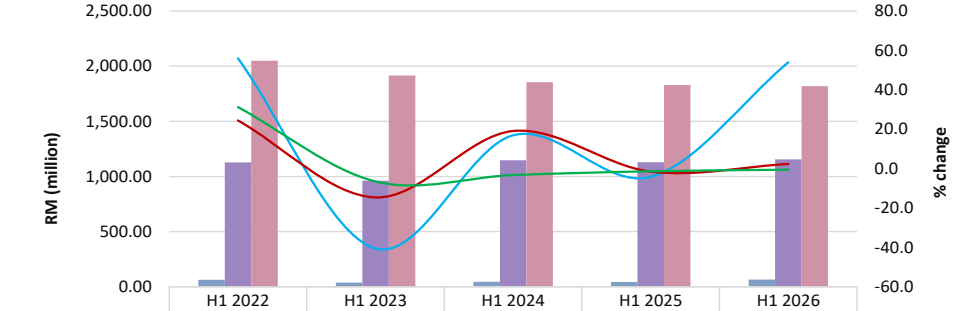
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
WP Labuan	157	116	123	121	157
Sabah	2,879	2,425	2,733	2,772	2,731
Sarawak	6,369	5,890	5,474	4,989	5,109
WP Labuan (%)	49.5	-26.1	6.0	-1.6	29.8
Sabah (%)	29.3	-15.8	12.7	1.4	-1.5
Sarawak (%)	31.5	-7.5	-7.1	-8.9	2.4

Dari segi nilai transaksi, subsektor kediaman di Wilayah Malaysia Timur merekodkan sebanyak RM3.04 bilion pada H1 2026, berbanding RM3 bilion pada H1 2025. Sarawak kekal sebagai penyumbang utama dengan nilai transaksi sebanyak RM1.82 bilion, diikuti Sabah sebanyak RM1.16 bilion dan WP Labuan sebanyak RM65.66 juta. Nilai transaksi meningkat di WP Labuan dan Sabah, manakala Sarawak mencatatkan penurunan marginal berbanding H1 2025.

In terms of transaction value, the residential sub-sector in East Malaysia Region recorded RM3.04 billion in H1 2026, compared to RM3 billion in H1 2025. Sarawak remained the largest contributor, with a transaction value of RM1.82 billion, followed by Sabah with RM1.16 billion and WP Labuan with RM65.66 million. Transaction values increased in WP Labuan and Sabah, while Sarawak recorded a marginal decline compared to H1 2025.

Chart 8

Residential Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
WP Labuan	64.05	38.05	44.50	42.64	65.66
Sabah	1,127.51	962.53	1,146.53	1,129.11	1,155.92
Sarawak	2,050.72	1,916.78	1,854.41	1,829.44	1,819.34
WP Labuan (%)	56.0	-40.6	16.9	-4.2	54.0
Sabah (%)	24.5	-14.6	19.1	-1.5	2.4
Sarawak (%)	31.2	-6.5	-3.3	-1.3	-0.6

Pelancaran Baharu

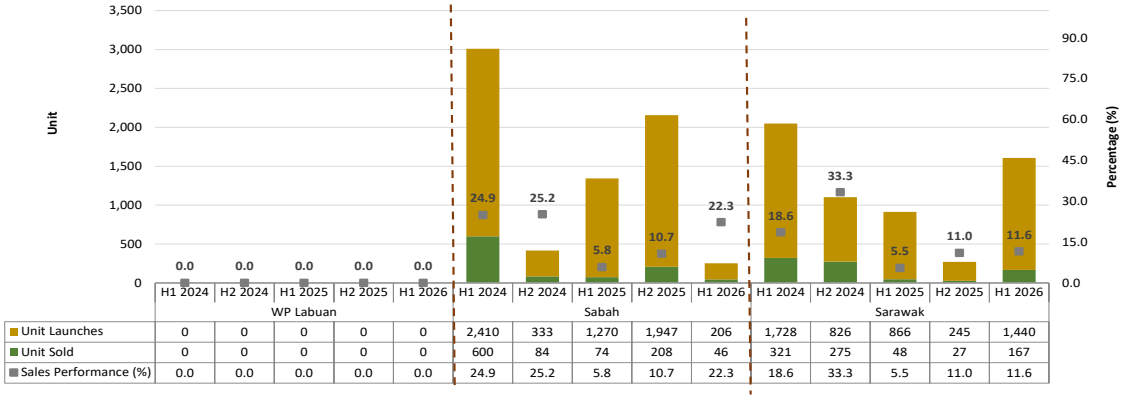
Sebanyak 1,646 unit kediaman telah dilancarkan di Wilayah Malaysia Timur pada H1 2026, berbanding 2,136 unit pada H1 2025. Penurunan aktiviti pelancaran baharu mencerminkan pendekatan lebih berhati-hati dalam kalangan pemaju bagi menyesuaikan penawaran baharu dengan keadaan permintaan semasa. Sarawak merekodkan jumlah pelancaran baharu tertinggi dengan 1,440 unit, diikuti oleh Sabah sebanyak 206 unit, manakala tiada unit dilancarkan di WP Labuan. Sabah mencatatkan prestasi jualan tertinggi sebanyak 22.3%, diikuti oleh Sarawak sebanyak 11.6%, manakala WP Labuan tidak merekodkan sebarang jualan. Secara keseluruhan, prestasi jualan kediaman di Wilayah Malaysia Timur meningkat kepada 12.9% berbanding 5.7% pada H1 2025.

New Launches

A total of 1,646 residential units were launched in East Malaysia Region in H1 2026, compared to 2,136 units in H1 2025. The decline in new launches reflected a more cautious approach among developers in aligning new supply with prevailing market demand conditions. Sarawak recorded the highest number of new launches with 1,440 units, followed by Sabah with 206 units, while no new launches were recorded in WP Labuan. Sabah recorded the highest sales performance at 22.3%, followed by Sarawak at 11.6%, while WP Labuan recorded no sales. Overall, residential sales performance in East Malaysia improved to 12.9%, compared to 5.7% in H1 2025.

Chart 9

Residential Newly Launched and Sales Performance H1 2024 – H1 2026



	WP Labuan					Sabah					Sarawak				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unit Launches	0	0	0	0	0	2,410	333	1,270	1,947	206	1,728	826	866	245	1,440
Unit Sold	0	0	0	0	0	600	84	74	208	46	321	275	48	27	167
Sales Performance (%)	0.0	0.0	0.0	0.0	0.0	24.9	25.2	5.8	10.7	22.3	18.6	33.3	5.5	11.0	11.6

Status Pasaran

Segmen kediaman siap dibina belum terjual di Wilayah Malaysia Timur menunjukkan pergerakan yang bercampur dalam tempoh kajian. Unit siap dibina belum terjual merekodkan sebanyak 3,632 unit pada H1 2026. Sabah merekodkan jumlah tertinggi dengan 1,887 unit, mewakili 52% daripada jumlah keseluruhan, diikuti Sarawak sebanyak 1,704 unit (46.9%) dan WP Labuan sebanyak 41 unit (1.1%).

Bagi unit dalam pembinaan belum terjual, sebanyak 6,817 unit direkodkan pada H1 2026. Sarawak menjadi penyumbang utama dengan 4,036 unit, mewakili 59.2% daripada jumlah keseluruhan, diikuti Sabah sebanyak 2,746 unit (40.3%) dan WP Labuan sebanyak 35 unit (0.5%).

Sementara itu, unit belum dibina belum terjual merekodkan sebanyak 1,569 unit pada H1 2026. Sarawak merekodkan jumlah tertinggi dengan 814 unit, mewakili 51.9% daripada jumlah keseluruhan dan diikuti Sabah sebanyak 755 unit (48.1%). Pergerakan ini mencerminkan perancangan penawaran baharu yang lebih berhati-hati dikalangan pemaju.

Market Status

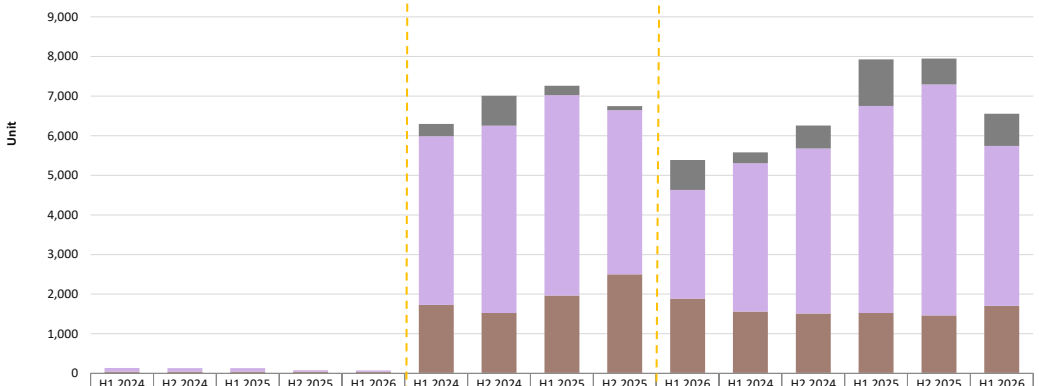
The unsold completed residential segment in the East Malaysia Region showed mixed movements during the review period. Unsold completed units recorded 3,632 units in H1 2026. Sabah recorded the highest number with 1,887 units, representing 52% of the total, followed by Sarawak with 1,704 units (46.9%) and WP Labuan with 41 units (1.1%).

For unsold under construction, a total of 6,817 units were recorded in H1 2026. Sarawak emerged as the largest contributor with 4,036 units, accounting for 59.2% of the total, followed by Sabah with 2,746 units (40.3%) and WP Labuan with 35 units (0.5%).

Meanwhile, unsold not constructed recorded 1,569 units in H1 2026. Sarawak recorded the highest number with 814 units, representing 51.9% of the total and followed by Sabah with 755 units (48.1%). This movement reflected a more cautious approach among the developers.

Chart 10

Residential Market Status H1 2024 – H1 2026



	WP Labuan					Sabah					Sarawak				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Not Constructed	0	0	0	0	0	310	756	239	100	755	273	582	1,177	652	814
Unsold Under Construction	95	93	89	36	35	4,260	4,727	5,056	4,147	2,746	3,743	4,163	5,224	5,831	4,036
Unsold Completed	41	41	41	41	41	1,728	1,524	1,967	2,498	1,887	1,562	1,512	1,525	1,464	1,704

Aktiviti Pembinaan

Prestasi aktiviti pembinaan kediaman di Wilayah Malaysia Timur menunjukkan prestasi sederhana dalam tempoh kajian. Jumlah kediaman siap dibina menurun kepada 1,554 unit pada H1 2026, berbanding 3,556 unit pada H1 2025. Sarawak merekodkan jumlah unit siap dibina tertinggi dengan 1,399 unit, diikuti Sabah sebanyak 155 unit. Tiada unit siap dibina direkodkan di WP Labuan.

Aktiviti kediaman mula dibina turut menunjukkan penurunan kepada 1,387 unit pada H1 2026, berbanding 1,773 unit pada H1 2025. Sarawak kekal sebagai penyumbang utama dengan 1,130 unit, diikuti Sabah sebanyak 257 unit, manakala WP Labuan tidak merekodkan sebarang aktiviti mula dibina pada H1 2026.

Sementara itu, penawaran baharu dirancang merekodkan sebanyak 945 unit pada H1 2026, meningkat berbanding 856 unit pada H1 2025. Sarawak menyumbang jumlah terbesar dengan 945 unit, manakala tiada penawaran baharu dirancang direkodkan di Sabah dan WP Labuan.

Construction Activity

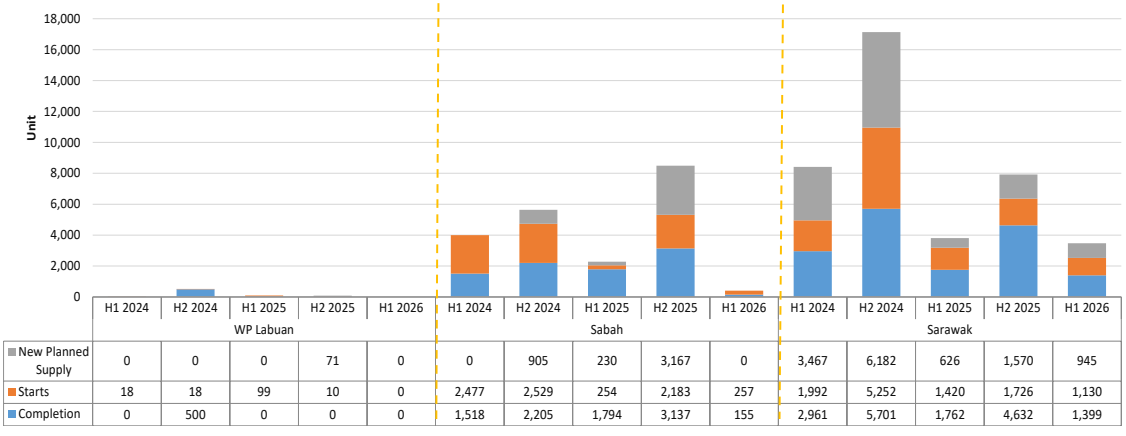
The performance of residential construction activity in the East Malaysia Region showed a moderation performance during the review period. Housing completions declining to 1,554 units in H1 2026, compared to 3,556 units in H1 2025. Sarawak recorded the highest number of completed units with 1,399 units, followed by Sabah with 155 units. No completed units were recorded in WP Labuan.

Residential starts also recorded a decline to 1,387 units in H1 2026, compared to 1,773 units in H1 2025. Sarawak remained the largest contributor with 1,130 units, followed by Sabah with 257 units, while WP Labuan recorded no new construction starts in H1 2026.

Meanwhile, new planned supply recorded 945 units in H1 2026, increasing from 856 units in H1 2025. Sarawak accounted for the largest share with 945 units, while no new planned supply was recorded in Sabah and WP Labuan.

Chart 11

Residential Construction Activity Trend H1 2022 – H1 2026



	WP Labuan					Sabah					Sarawak				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
New Planned Supply	0	0	0	71	0	0	905	230	3,167	0	3,467	6,182	626	1,570	945
Starts	18	18	99	10	0	2,477	2,529	254	2,183	257	1,992	5,252	1,420	1,726	1,130
Completion	0	500	0	0	0	1,518	2,205	1,794	3,137	155	2,961	5,701	1,762	4,632	1,399

Table 2

Construction Activity of Residential in East Malaysia Region H1 2026

Stage of Development / State	WP Labuan	Sabah	Sarawak
Existing Supply (units)	14,039	253,378	305,274
Incoming Supply (units)	105	11,095	14,077
Planned Supply (units)	71	5,549	4,620

Indeks Harga Rumah

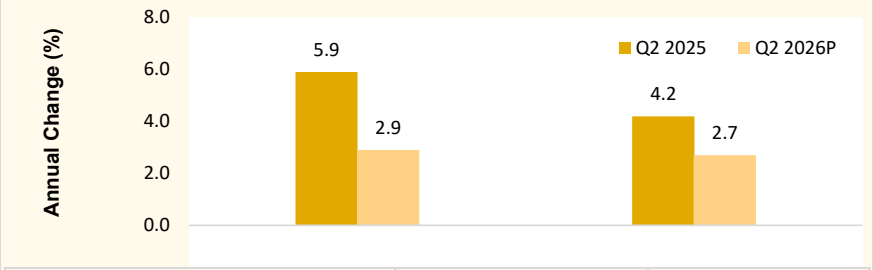
Indeks Harga Rumah bagi Sabah dan Sarawak menunjukkan peningkatan pada S2 2026[P], masing-masing merekodkan 217.7 mata dan 225.1 mata. Sarawak kekal merekodkan harga purata tertinggi iaitu RM574,099 pada S2 2026[P], meningkat daripada RM558,949 pada S2 2025. Sementara itu, Sabah pula mencatatkan harga purata RM558,358, lebih tinggi berbanding RM542,802 pada tempoh yang sama tahun sebelumnya.

House Price Index

The House Price Index for Sabah and Sarawak showed an increase in Q2 2026[P], recording 217.7 points and 225.1 points, respectively. Sarawak continued to record the higher average house price at RM574,099 in Q2 2026[P], increasing from RM558,949 in Q2 2025. Meanwhile, Sabah recorded an average house price of RM558,358, higher than RM542,802 in the same period of the previous year.

Chart 12

All House Price Index Annual Changes



YEAR		SABAH	SARAWAK
Q2 2025	Index Point	211.6	219.2
	Average House Price	RM542,802	RM558,949
Q2 2026[P]	Index Point	217.7	225.1
	Average House Price	RM558,358	RM574,099

Harga

Secara keseluruhannya, harga harta tanah kediaman di Wilayah Malaysia Timur menunjukkan pergerakan yang stabil, dengan beberapa lokasi utama merekodkan peningkatan harga secara marginal. Peningkatan harga lebih ketara direkodkan bagi kediaman bertanah, khususnya rumah teres satu dan dua tingkat di kawasan yang mempunyai permintaan pasaran yang berterusan.

Di Sarawak, rumah teres satu tingkat menunjukkan peningkatan harga di beberapa lokasi utama. Taman Dayu, Bahagian Miri merekodkan kenaikan tertinggi sebanyak 15.0%, diikuti Desa Bahagia, Bahagian Miri (5.5%) dan Vista Perdana Phase 2, Bahagian Miri (4.5%). Selain itu, Taman Puteri, Bahagian Kuching turut mencatatkan peningkatan sebanyak 2.9%.

Price

Overall, residential property prices in the East Malaysia Region showed stable movements with several key locations recording marginal price increases. More notable price increases were observed for landed residential properties, particularly single and double-storey terraced houses in areas with sustained market demand.

In Sarawak, single storey terraced houses recorded price increases in several key locations. Taman Dayu, Miri Division, registered the highest increase at 15.0%, followed by Desa Bahagia, Miri Division (5.5%) and Vista Perdana Phase 2, Miri Division (4.5%). In addition, Taman Puteri, Kuching Division, also recorded an increase of 2.9%.

Sementara itu, bagi rumah teres dua tingkat di Sarawak, peningkatan harga tertinggi direkodkan di Taman Muara Tabuan, Bahagian Kuching dengan kenaikan sebanyak 12.9%, diikuti Boxhill 76, Bahagian Kuching (10.0%) dan Taman Springfield, Bahagian Kuching (9.6%). Sebagai tambahan, Tabuan Heights, Bahagian Kuching turut mencatatkan peningkatan sebanyak 4.3%.

Bagi WP Labuan, peningkatan harga direkodkan bagi rumah teres satu tingkat di Perumahan MPL Batu Arang sebanyak 5.2%, manakala Taman Kian Yap mencatatkan peningkatan sebanyak 7.5%.

Sewa

Pasaran sewa kediaman di Wilayah Malaysia Timur menunjukkan prestasi bercampur dalam tempoh kajian. Beberapa lokasi merekodkan peningkatan sewa, khususnya bagi rumah teres. Peningkatan ini lebih ketara di kawasan yang mempunyai permintaan pasaran yang berterusan dan kemudahan sokongan yang baik.

Bagi rumah teres satu tingkat di Sabah, peningkatan sewa tertinggi direkodkan di Taman Perwira, Daerah Tawau iaitu sebanyak 13.6%, dengan kadar sewa meningkat antara RM500 hingga RM750 sebulan.

Di Sarawak, rumah teres satu tingkat turut menunjukkan peningkatan sewa dilokasi terpilih. Holiday Park, Bahagian Miri merekodkan kenaikan sebanyak 7.7%, dengan kadar sewa RM1,400 sebulan, diikuti Taman Jelita, Bahagian Miri sebanyak 2.2% dengan kadar sewa antara RM1,000 hingga RM1,300 sebulan. Sementara itu, di WP Labuan, peningkatan sewa rumah teres satu tingkat direkodkan di SEC Durian Tunjung sebanyak 12.0%, dengan kadar sewa antara RM1,300 hingga RM1,500 sebulan dan Taman En Su sebanyak 8.3% dengan kadar sewa antara RM1,200 hingga RM1,400 sebulan.

Meanwhile, for double storey terraced houses in Sarawak, the highest price increase was recorded at Taman Muara Tabuan, Kuching Division, with an increase of 12.9%, followed by Boxhill 76, Kuching Division (10.0%) and Taman Springfield, Kuching Division (9.6%). In addition, Tabuan Heights, Kuching Division, also recorded an increase of 4.3%.

In WP Labuan, price increases were recorded for single-storey terraced houses at Perumahan MPL Batu Arang, with an increase of 5.2%, while Taman Kian Yap recorded an increase of 7.5%.

Rental

The residential rental market in the East Malaysia Region showed mixed performance during the review period. Several locations recording rental increases, particularly for terraced houses. The rental increases were more evident in areas with sustained market demand and good supporting amenities.

For single storey terraced houses in Sabah, the highest rental increase was recorded at Taman Perwira, Tawau District, with an increase of 13.6%, with rental rates rising between RM500 and RM750 per month.

In Sarawak, single storey terraced houses also recorded rental increases inselected areas. Holiday Park, Miri Division registering an increase of 7.7%, with rental rates at RM1,400 per month, followed by Taman Jelita, Miri Division (2.2%) with rental rates between RM1,000 to RM1,300 per month. Meanwhile, in WP Labuan, rental increases for single-storey terraced houses were recorded at SEC Durian Tunjung (12.0%), with rental rates between RM1,300 and RM1,500 per month, and Taman En Su (8.3%) with rental rates between RM1,200 and RM1,400 per month.

Peningkatan sewa juga direkodkan bagi rumah teres dua tingkat di Sabah. Beberapa peningkatan direkodkan di Taman Semarak Megah, Daerah Tawau dengan kenaikan sebanyak 15.9%, dengan kadar sewa antara RM1,150 hingga RM1,400 sebulan, diikuti Taman Pamalan dan Taman Milan masing-masing sebanyak 12.5%, dengan kadar sewa antara RM700 hingga RM1,800 sebulan. Di Sarawak pula, Curtin Water, Bahagian Miri merekodkan peningkatan sewa sebanyak 2.9%, dengan kadar sewa antara RM1,700 hingga RM1,800 sebulan.

Rental increases also recorded for double storey terraced houses in Sabah. Several rental increases recorded at Taman Semarak Megah, Tawau District, by 15.9%, with rental rates ranging from between RM1,150 and RM1,400 per month and followed by Taman Pamalan and Taman Milan at 12.5%, with rental rates between RM700 and RM1,800 per month respectively. In Sarawak, Curtin Water, Miri Division recorded a rental increase of 2.9%, with rental rates ranging from between RM1,700 and RM1,800 per month.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial di Wilayah Malaysia Timur merekodkan sebanyak 2,017 transaksi pada H1 2026, berbanding 1,975 transaksi pada H1 2025. Prestasi pasaran menunjukkan pergerakan bercampur, dengan WP Labuan dan Sarawak merekodkan peningkatan aktiviti transaksi. Sarawak kekal sebagai penyumbang utama dengan mencatatkan 1,309 transaksi, diikuti oleh Sabah sebanyak 693 transaksi dan WP Labuan sebanyak 15 transaksi.

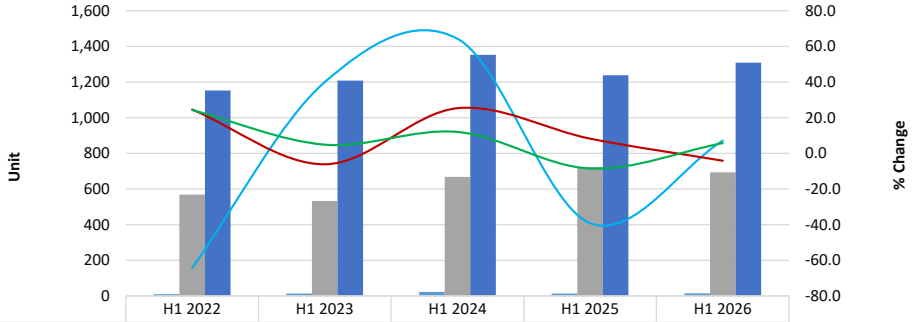
2.2 COMMERCIAL PROPERTY

Transaction

The commercial sub-sector in East Malaysia Region recorded 2,017 transactions in H1 2026, compared to 1,975 transactions in H1 2025. Market performance showed mixed movements, with WP Labuan and Sarawak recording increases in transaction activity. Sarawak remained the largest contributor, recording 1,309 transactions, followed by Sabah with 693 transactions and WP Labuan with 15 transactions.

Chart 13

Commercial Property Transactions Volume Trend H1 2022 – H1 2026



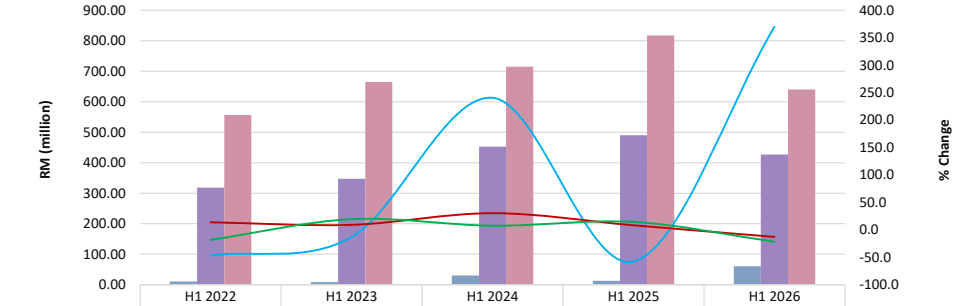
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
WP Labuan	10	14	23	14	15
Sabah	568	533	668	723	693
Sarawak	1,152	1,208	1,353	1,238	1,309
WP Labuan (%)	-64.3	40.0	64.3	-39.1	7.1
Sabah (%)	24.6	-6.2	25.3	8.2	-4.1
Sarawak (%)	24.3	4.9	12.0	-8.5	5.7

Dari segi nilai transaksi, subsektor komersial di Wilayah Malaysia Timur merekodkan RM1.13 bilion pada H1 2026, berbanding RM1.32 bilion pada H1 2025. Sarawak kekal sebagai penyumbang utama nilai transaksi dengan RM640.48 juta, diikuti Sabah sebanyak RM426.85 juta dan WP Labuan sebanyak RM60.57 juta. Prestasi nilai transaksi menunjukkan pergerakan bercampur, dengan WP Labuan merekodkan peningkatan, manakala Sabah dan Sarawak mencatatkan penurunan berbanding H1 2025.

In terms of transaction value, the commercial sub-sector in East Malaysia recorded RM1.13 billion in H1 2026, compared to RM1.32 billion in H1 2025. Sarawak remained the largest contributor to transaction value at RM640.48 million, followed by Sabah with RM426.85 million and WP Labuan with RM60.57 million. Transaction value showed mixed movements, with WP Labuan recording an increase, while Sabah and Sarawak registered declines compared to H1 2025.

Chart 14

Commercial Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
WP Labuan	10.30	8.94	30.43	12.89	60.57
Sabah	318.28	347.27	452.65	490.06	426.85
Sarawak	556.51	664.90	714.75	817.60	640.48
WP Labuan (%)	-46.7	-13.2	240.5	-57.6	369.9
Sabah (%)	13.7	9.1	30.3	8.3	-12.9
Sarawak (%)	-18.3	19.5	7.5	14.4	-21.7

a. Kedai

Transaksi

Pada H1 2026, subsektor kedai di Wilayah Malaysia Timur merekodkan sebanyak 1,443 transaksi bernilai RM822.54 juta, berbanding 1,505 transaksi bernilai RM912.18 juta pada H1 2025. Aktiviti transaksi kedai menyumbang 71.5% daripada bilangan dan 72.9% daripada nilai keseluruhan transaksi harta tanah komersial di wilayah tersebut.

a. Shop

Transaction

In H1 2026, the shop sub-sector in East Malaysia recorded 1,443 transactions worth RM822.54 million, compared to 1,505 transactions worth RM912.18 million in H1 2025. The shop transaction activity dominating for 71.5% of the transaction volume and 72.9% of the total transaction value of commercial properties in the region.

Sarawak kekal sebagai penyumbang utama bilangan transaksi kedai dengan merekodkan 74.4% (1,074 transaksi) daripada keseluruhan transaksi kedai. Sabah merekodkan sebanyak 358 transaksi (24.8%) dan WP Labuan sebanyak 11 transaksi (0.8%). Dari segi nilai transaksi pula, Sarawak mendahului dengan RM538.18 juta, menyumbang 65.4% daripada jumlah nilai transaksi kedai, diikuti Sabah (RM269.60 juta) dan WP Labuan (RM14.76 juta).

Sarawak remained the largest contributor to the shop transaction volume, recording 74.4% (1,074 transactions) of total shop transactions. Sabah recorded 358 transactions (24.8%) and WP Labuan with 11 transactions (0.8%). In terms of transaction value, Sarawak also led with RM538.18 million, accounting for 65.4% of the total shop transaction value, followed by Sabah (RM269.60 million) and WP Labuan (RM14.76 million).

Status Pasaran

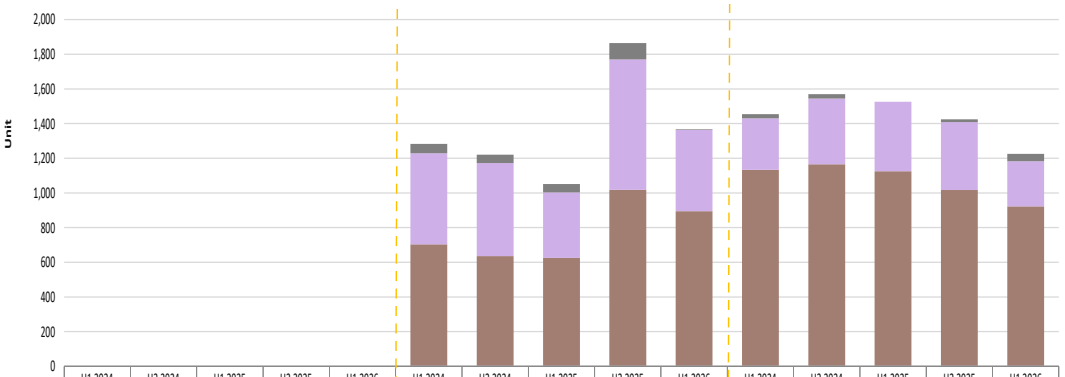
Segmen kedai belum terjual di Wilayah Malaysia Timur menunjukkan pergerakan bercampur dalam tempoh kajian, dengan kategori stok belum terjual merekodkan perubahan berbeza mengikut peringkat pembangunan. Unit kedai siap dibina belum terjual merekodkan sebanyak 2,035 unit pada H1 2026, berbanding 1,017 unit pada H2 2025. Sarawak merekodkan jumlah tertinggi dengan 922 unit, diikuti Sabah sebanyak 895 unit dan tiada unit direkodkan di WP Labuan. Peningkatan unit siap dibina belum terjual ini menunjukkan cabaran penyerapan stok sedia ada masih tertumpu di Sarawak dan Sabah.

Market Status

The unsold shop segment in the East Malaysia Region showed mixed movements during the review period, with unsold stock categories recording different changes across various development stages. Unsold completed shop units recorded 2,035 units in H1 2026, compared to 1,017 units in H2 2025. Sarawak recorded the highest number with 922 units, followed by Sabah with 895 units and no units were recorded in WP Labuan. The increase in unsold completed stock indicated that challenges in absorbing existing inventory remained concentrated in Sarawak and Sabah.

Chart 15

Shop Market Status H1 2024 – H1 2026



	WP Labuan					Sabah					Sarawak				
	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
Unsold Not Constructed	0	0	0	0	0	54	49	49	94	3	24	26	0	16	42
Unsold Under Construction	0	0	0	0	0	525	536	378	752	469	297	378	401	392	261
Unsold Completed	0	0	0	0	0	704	636	625	1,018	895	1,133	1,166	1,125	1,017	922

Bagi unit kedai dalam pembinaan belum terjual, sebanyak 730 unit direkodkan pada H1 2026 berbanding 1,144 unit pada H2 2025. Sabah menjadi penyumbang utama dengan 469 unit, diikuti Sarawak sebanyak 261 unit.

For unsold shops under construction, a total of 730 units were recorded in H1 2026, compared to 1,144 units in H2 2025. Sabah was the largest contributor with 469 units, followed by Sarawak with 261 units.

Sementara itu, kedai belum dibina belum terjual merekodkan sebanyak 45 unit pada H1 2026 berbanding 110 unit pada H2 2025. Sarawak merekodkan jumlah tertinggi dengan 42 unit, diikuti Sabah sebanyak 3 unit.

Meanwhile, unsold shops not constructed recorded 45 units in H1 2026, compared to 110 units in H2 2025. Sarawak recorded the highest number with 42 units, followed by Sabah with 3 units.

Aktiviti Pembinaan

Construction Activity

Dari segi penawaran, aktiviti pembinaan kedai di Wilayah Malaysia Timur menunjukkan pergerakan yang bercampur dalam tempoh kajian. Jumlah unit siap dibina merekodkan sebanyak 357 unit (H1 2025: 374 unit). Sarawak merekodkan jumlah unit siap dibina tertinggi dengan 221 unit (H1 2025: 212 unit), diikuti oleh Sabah sebanyak 136 unit (H1 2025: 142 unit), manakala WP Labuan tidak merekodkan sebarang unit siap dibina (H1 2025: 20 unit).

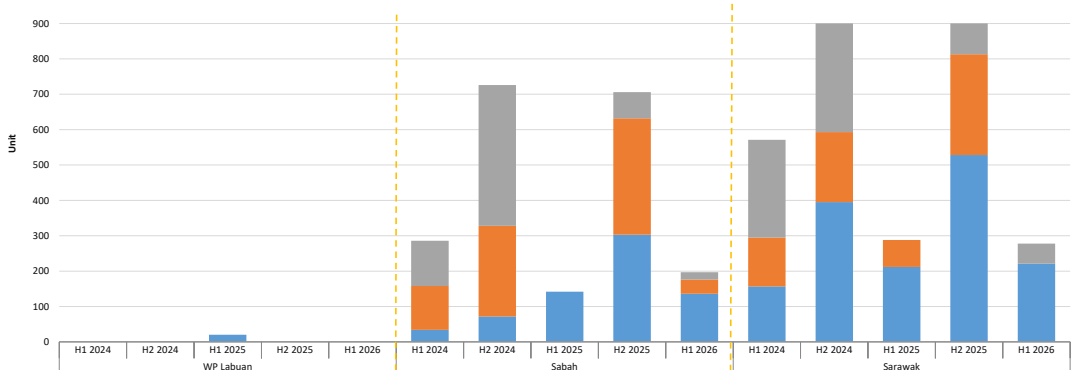
In terms of supply, shop construction activity in the East Malaysia Region showed mixed movements during the review period. The number of completed units recorded 357 units (H1 2025: 374 units). Sarawak recorded the highest number of completed units with 221 units (H1 2025: 212 units), followed by Sabah with 136 units (H1 2025: 142 units), while WP Labuan did not record any completed units (H1 2025: 20 units).

Aktiviti kedai mula dibina menunjukkan penyusutan dengan merekodkan 40 unit (H1 2025: 76 unit). Sabah menyumbang keseluruhan aktiviti mula dibina dengan 40 unit, manakala Sarawak dan WP Labuan tidak merekodkan sebarang aktiviti mula dibina dalam tempoh kajian.

Shop construction starts showed a decline, recording 40 units (H1 2025: 76 units). Sabah accounted for all construction starts with 40 units, while Sarawak and WP Labuan did not record any new construction starts during the review period.

Chart 16

Shop Construction Activity Trend H1 2024 – H1 2026



	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026	H1 2024	H2 2024	H1 2025	H2 2025	H1 2026
			WP Labuan					Sabah					Sarawak		
New Planned Supply	0	0	0	0	0	128	398	0	74	21	276	416	0	414	57
Starts	0	0	0	0	0	124	256	0	329	40	138	198	76	285	0
Completion	0	0	20	0	0	34	72	142	303	136	157	395	212	528	221

Table 3

Construction Activity of Shop in East Malaysia Region H1 2026

Stage of Development / State	WP Labuan	Sabah	Sarawak
Existing Supply (units)	1,073	34,600	40,458
Incoming Supply (units)	12	1,697	1,307
Planned Supply (units)	0	381	496

Sementara itu, penawaran baharu dirancang merekodkan sebanyak 78 unit pada H1 2026. Sarawak merekodkan jumlah penawaran baharu dirancang tertinggi dengan 57 unit, diikuti oleh Sabah sebanyak 21 unit, manakala WP Labuan tidak merekodkan sebarang penawaran baharu dirancang. Pergerakan ini mencerminkan perancangan bekalan baharu yang lebih terpilih oleh pemaju dalam menyesuaikan pembangunan kedai dengan keadaan permintaan pasaran semasa.

Meanwhile, new planned supply recorded 78 units in H1 2026. Sarawak recorded the highest new planned supply with 57 units, followed by Sabah with 21 units, while WP Labuan did not record any new planned supply. This movement reflected a more selective approach by developers in planning new shop supply to align future developments with prevailing market demand conditions.

Harga

Harga kedai di Wilayah Malaysia Timur menunjukkan pergerakan yang bercampur dalam tempoh kajian, dengan beberapa lokasi merekodkan peningkatan harga secara marginal. Kenaikan harga lebih tertumpu kepada kedai dua tingkat dan unit kedai berstrata di kawasan komersial yang mempunyai aktiviti perniagaan yang berterusan.

Di Sabah, harga kedai dua tingkat menunjukkan peningkatan di beberapa lokasi. I-Peak, Daerah Lahad Datu merekodkan kenaikan tertinggi sebanyak 7.5%, dengan harga meningkat kepada RM950,000, diikuti Bandar Sibuga Jaya, Daerah Sandakan sebanyak 4.9% dengan harga meningkat kepada RM860,000 dan Beaufort Sentral, Daerah Beaufort sebanyak 2.1% dengan harga dalam lingkungan RM670,000.

Di Sarawak, harga kedai dua tingkat di Bahagian Kuching merekodkan peningkatan harga di Jalan Padungan sebanyak 8.7%, dengan harga meningkat daripada RM1.38 juta kepada RM1.50 juta, diikuti RPR Astana sebanyak 6.7% dengan harga meningkat daripada RM450,000 kepada RM480,000. Selain itu, unit kedai berstrata di MJC - Batu Kawah

Price

Shop prices in the East Malaysia Region showed mixed movements during the review period, with several locations recording marginal price increases. The price increases were mainly concentrated in double storey shops and strata shop units in commercial areas with sustained business activities.

In Sabah, double storey shop prices recorded increases in several locations. I-Peak, Lahad Datu District, recorded the highest increase of 7.5%, with prices rising to RM950,000, followed by Bandar Sibuga Jaya, Sandakan District, with an increase of 4.9%, with prices rising to RM860,000 and Beaufort Sentral, Beaufort District, with an increase of 2.1%, with prices recorded at around RM670,000.

In Sarawak, double storey shop prices in Kuching Division recorded an increase at Jalan Padungan by 8.7%, with prices rising from RM1.38 million to RM1.50 million, followed by RPR Astana with an increase of 6.7%, with prices rising from RM450,000 to RM480,000. In addition, strata shop units at MJC - Batu Kawah New Township, Kuching Division, also

New Township, Bahagian Kuching turut mencatatkan peningkatan sebanyak 13.0%, dengan harga meningkat daripada RM300,000 kepada RM340,000.

recorded an increase of 13.0%, with prices rising from RM300,000 to RM340,000.

Sewa

Rental

Sewaan tingkat bawah kedai di Wilayah Malaysia Timur menunjukkan pergerakan bercampur dalam tempoh kajian, dengan beberapa kawasan merekodkan peningkatan sewa. Kenaikan lebih ketara diperhatikan di lokasi komersial yang mempunyai aktiviti perdagangan berterusan serta permintaan penyewa yang stabil.

Ground floor shop rentals in the East Malaysia Region showed mixed movements during the review period, with several locations recording rental increases. The rental growth was more evident in commercial locations with sustained business activities and stable tenant demand.

Di Sabah, peningkatan sewa tingkat bawah kedai direkodkan di beberapa lokasi utama. Taman Palam Height Fasa 5, Daerah Lahad Datu mencatatkan kenaikan tertinggi sebanyak 16.7%, dengan kadar sewa antara RM1,500 hingga RM2,000 sebulan, diikuti Bandar Hot Spring, Daerah Tawau sebanyak 16.7% (RM2,400 hingga RM3,200 sebulan) dan Taman Megah Jaya, Daerah Tawau sebanyak 14.3% (RM1,500 hingga RM2,500 sebulan).

In Sabah, increases in ground floor shop rentals were recorded in several key locations. Taman Palam Height Phase 5, Lahad Datu District, recorded the highest increase of 16.7%, with rental rates ranging between RM1,500 and RM2,000 per month, followed by Bandar Hot Spring, Tawau District, with an increase of 16.7% (RM2,400 to RM3,200 per month) and Taman Megah Jaya, Tawau District, with an increase of 14.3% (RM1,500 to RM2,500 per month).

Selain itu, beberapa lokasi lain di Sabah turut merekodkan peningkatan sewa. The Palm Square, Daerah Papar mencatatkan kenaikan sebanyak 14.0% dengan kadar sewa antara RM2,000 hingga RM3,700 sebulan, manakala Berungis Commercial Centre, Daerah Tuaran meningkat sebanyak 12.5% dengan kadar sewa antara RM3,600 hingga RM4,500 sebulan.

In addition, several other locations in Sabah also recorded rental increases. The Palm Square, Papar District, recorded an increase of 14.0%, with rental rates ranging between RM2,000 and RM3,700 per month, while Berungis Commercial Centre, Tuaran District, increased by 12.5%, with rental rates ranging between RM3,600 and RM4,500 per month.

Di WP Labuan, peningkatan sewa tingkat bawah kedai turut direkodkan di Paragon Labuan dengan kenaikan sebanyak 11.8%, dengan kadar sewa antara RM4,000 hingga RM4,500 sebulan, diikuti Lusu Plaza sebanyak 8.3% antara RM3,000 hingga RM3,500 sebulan dan Jalan Kemajuan sebanyak 7.6% antara RM3,200 hingga RM3,800 sebulan.

In WP Labuan, increases in ground floor shop rentals were also recorded at Paragon Labuan, with an increase of 11.8%, with rental rates ranging from RM4,000 to RM4,500 per month, followed by Lusu Plaza with an increase of 8.3% between RM3,000 and RM3,500 per month and Jalan Kemajuan with an increase of 7.6% between RM3,200 and RM3,800 per month.

b. Kompleks Perniagaan

b. Shopping Complex

Transaksi

Transaction

Tiada transaksi melibatkan kompleks perniagaan direkodkan bagi wilayah ini dalam tempoh kajian.

No transactions involving shopping complexes were recorded in this region during the review period.

Penghunian dan Ketersediaan Ruang

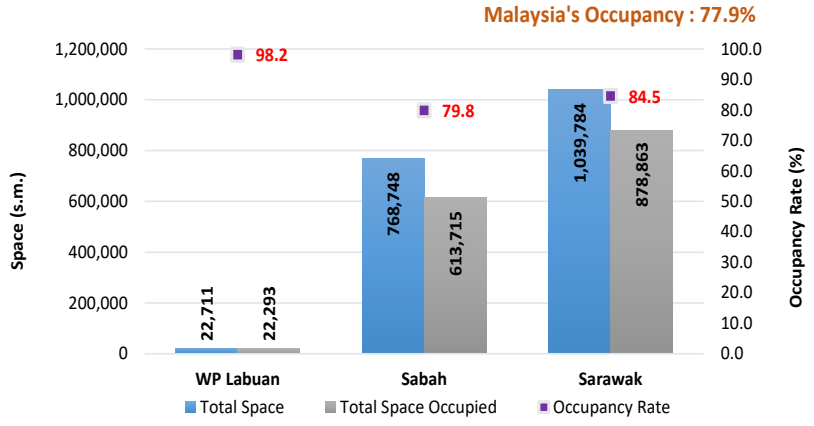
Prestasi segmen kompleks perniagaan di Wilayah Malaysia Timur kekal stabil dalam tempoh kajian, dengan kadar penghunian keseluruhan direkodkan pada 82.7%. Sebanyak 1.83 juta meter persegi ruang niaga sedia ada direkodkan di tiga negeri, dengan WP Labuan mencatatkan kadar penghunian tertinggi sebanyak 98.2%, diikuti Sarawak (84.5%) dan Sabah (79.8%). Ruang niaga diduduki di wilayah ini berjumlah 1.51 juta meter persegi, mencerminkan tahap penggunaan ruang perniagaan yang kekal kukuh dalam keadaan pasaran semasa.

Occupancy and Space Availability

The performance of the shopping complex segment in the East Malaysia Region remained stable during the review period, with an overall occupancy rate of 82.7%. A total of 1.83 million square metres of existing retail space was recorded across the three states, with WP Labuan recording the highest occupancy rate at 98.2%, followed by Sarawak (84.5%) and Sabah (79.8%). Occupied retail space in the region totalled 1.51 million square metres, reflecting a strong utilisation level of retail space under the current market conditions.

Chart 17

Supply and Occupancy of Shopping Complex H1 2026



Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

Table 4

Construction Activity of Shopping Complex in East Malaysia Region H1 2026

Stage of Development / State	WP Labuan	Sabah	Sarawak
Existing Supply	2 complexes (22,711 s.m.)	44 complexes (768,748 s.m.)	75 complexes (1,039,384 s.m.)
Incoming Supply	0	3 complexes (61,415 s.m.)	2 complexes (41,676 s.m.)
Planned Supply	0	1 complex (23,509 s.m.)	0

Sewa

Pergerakan sewa ruang niaga dalam kompleks perniagaan di Wilayah Malaysia Timur menunjukkan prestasi yang bercampur dalam tempoh kajian, dengan majoriti lokasi merekodkan kadar sewa yang stabil, manakala beberapa lokasi mencatatkan peningkatan dan pelarasan kecil. Perubahan sewa lebih ketara di lokasi komersial sekunder yang mempunyai aktiviti perdagangan serta permintaan penyewa yang berbeza mengikut jenis ruang niaga.

Di WP Labuan, beberapa kompleks perniagaan merekodkan peningkatan sewa. Kompleks Ujana Kewangan mencatatkan peningkatan sebanyak 12.3% bagi ruang tingkat satu, dengan kadar sewa meningkat antara RM18.79 hingga RM46.18 kepada antara RM17.22 hingga RM55.76 sebulan. Selain itu, Labuan Times Square turut merekodkan peningkatan sebanyak 6.3% bagi ruang tingkat satu, dengan kadar sewa meningkat antara RM28.45 hingga RM34.15 kepada RM28.45 hingga RM38.10 sebulan.

Rental

Rental movements of retail space in shopping complexes in the East Malaysia Region showed mixed performance during the review period, with the majority of locations recording stable rental rates, while several locations recorded increases and minor adjustments. Rental changes were more evident in secondary commercial locations, where trading activities and tenant demand varied according to the type of retail space.

In WP Labuan, several shopping complexes recorded rental increases. Kompleks Ujana Kewangan recorded an increase of 12.3% for first floor retail space, with rental rates ranging between RM18.79 and RM46.18 to between RM17.22 and RM55.76 per month. In addition, Labuan Times Square also recorded an increase of 6.3% for first floor retail space, with rental rates increasing between RM28.45 and RM34.15 to between RM28.45 and RM38.10 per month.

Table 5

Pertinent Tenant Movements in Shopping Complex in East Malaysia Region H1 2026

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Sarawak	Boulevard Shopping Mall Kuching	1,235	Move In
2.		Boulevard Shopping Mall Kuching	256	Move Out
3.		Boulevard Shopping Complex Bintulu	95	Move In
4.		Boulevard Shopping Complex Bintulu	455	Move Out
5.		The Spring Kuching	821	Move In
6.		The Spring Kuching	496	Move Out
7.		The Spring Shopping Mall Bintulu	400	Move In
8.		The Spring Shopping Mall Bintulu	342	Move Out
9.		Vivacity Megamall	311	Move In
10.		Vivacity Megamall	267	Move Out
11.		Plaza Merdeka Shopping Mall	300	Move In
12.		Plaza Merdeka Shopping Mall	433	Move Out
13.		Sarawak Plaza	121	Move In
14.		Sarawak Plaza	94	Move Out
15.		Aiman Mall	177	Move In
16.		Aiman Mall	99	Move Out
17.		Delta Mall	12	Move In

Table 5

Pertinent Tenant Movements in Shopping Complex in East Malaysia Region H1 2026

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
18.		Wisma Sanyan	120	Move In
19.		Wisma Sanyan	120	Move Out
20.		Kin Orient Plaza	111	Move In
21.		Kin Orient Plaza	111	Move Out
22.		Boulevard Shopping Complex Miri	95	Move In
23.		Boulevard Shopping Complex Miri	455	Move Out
24.		Permaisuri Imperial City Mall	231	Move In
25.		Permaisuri Imperial City Mall	700	Move Out

Note: This list only displays selected major transactions.

c. Pejabat Binaan Khas

Transaksi

Tiada transaksi melibatkan pejabat binaan khas direkodkan bagi wilayah ini dalam tempoh kajian.

Penghunian dan Ketersediaan Ruang

Prestasi segmen pejabat binaan khas di Wilayah Malaysia Timur kekal kukuh dalam tempoh kajian, dengan kadar penghunian keseluruhan direkodkan pada 87.1%. Segmen pejabat binaan khas ini merekodkan jumlah ruang sedia ada sebanyak 1.78 juta meter persegi, dengan ruang diduduki berjumlah 1.55 juta meter persegi. WP Labuan mencatatkan kadar penghunian tertinggi sebanyak 91.8%, diikuti Sabah (88.3%) dan Sarawak (85.7%), menunjukkan tahap penggunaan ruang pejabat binaan khas yang stabil di ketiga-tiga negeri.

Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

c. Purpose-Built Office

Transaction

No transactions involving purpose-built office were recorded in this region during the review period.

Occupancy and Space Availability

The performance of the purpose-built office segment in the East Malaysia Region remained strong during the review period, with an overall occupancy rate of 87.1%. The purpose-built office segment recorded a total existing space of 1.78 million square metres, with occupied space amounting to 1.55 million square metres. WP Labuan recorded the highest occupancy rate at 91.8%, followed by Sabah (88.3%) and Sarawak (85.7%), indicating a stable utilisation level of purpose-built office space across the three states.

Construction Activity

No new construction activity was recorded in the review period.

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2026

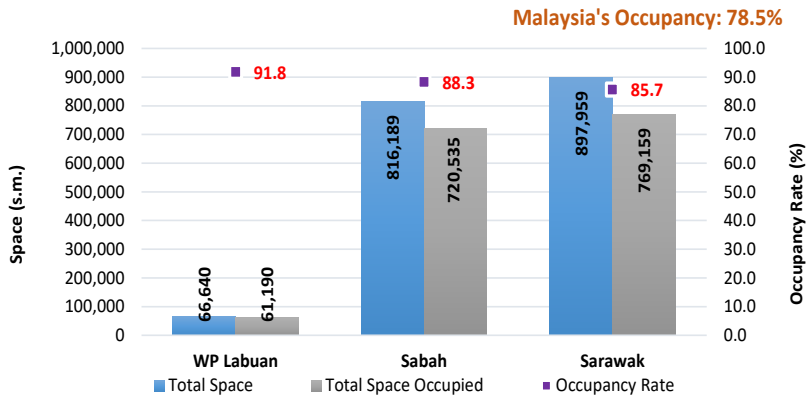


Table 6

Construction Activity of Purpose-Built Office in East Malaysia Region H1 2026

Stage of Development / State	WP Labuan	Sabah	Sarawak
Existing Supply	9 buildings (66,640 s.m.)	93 buildings (816,189 s.m.)	97 buildings (897,959 s.m.)
Incoming Supply	0	1 building (4,104 s.m.)	1 building (10,528 s.m.)
Planned Supply	0	2 buildings (37,498 s.m.)	0

Sewa

Pasaran sewa pejabat binaan khas di Wilayah Malaysia Timur menunjukkan prestasi yang stabil dalam tempoh kajian, dengan majoriti bangunan merekodkan kadar sewa yang tidak berubah. Walau bagaimanapun, beberapa lokasi mencatatkan perubahan sewa yang mencerminkan perbezaan keadaan pasaran mengikut lokasi dan jenis ruang pejabat.

Di Sabah, peningkatan kadar sewa pejabat binaan khas direkodkan di Bangunan Lai Piang Kee, Daerah Sandakan, dengan kenaikan sebanyak 5.1%, apabila kadar sewa meningkat antara RM9.66 hingga RM11.03 kepada antara RM11.03 hingga RM11.13 per meter persegi sebulan. Selain itu, majoriti bangunan pejabat binaan khas di Kota Kinabalu, Penampang, Sandakan dan Tawau merekodkan kadar sewa yang stabil sepanjang tempoh kajian.

Rental

The purpose-built office rental market in the East Malaysia Region showed stable performance during the review period, with most of buildings recording unchanged rental rates. However, several locations recorded rental adjustments, reflecting differences in market conditions according to location and office space type.

In Sabah, increases in purpose-built office rental rates were recorded at Bangunan Lai Piang Kee, Sandakan District, with an increase of 5.1%, where rental rates increased between RM9.66 and RM11.03 to between RM11.03 and RM11.13 per square metre per month. In addition, most of purpose-built office buildings in Kota Kinabalu, Penampang, Sandakan and Tawau recorded stable rental rates throughout the review period.

Di Sarawak, pasaran sewa pejabat binaan khas kekal stabil, dengan semua lokasi yang dikaji tidak merekodkan perubahan ketara dalam kadar sewa. Keadaan ini menunjukkan permintaan sewaan pejabat binaan khas yang kekal terkawal di bahagian utama seperti Kuching, Sibu, Bintulu dan Miri.

Secara keseluruhannya, pasaran sewa pejabat binaan khas di Wilayah Malaysia Timur kekal stabil, dengan perubahan sewa hanya berlaku di lokasi tertentu. Pergerakan ini mencerminkan keadaan pasaran yang terkawal serta permintaan penyewa yang berbeza mengikut lokasi dan kategori ruang pejabat.

In Sarawak, the purpose-built office rental market remained stable, with all surveyed locations recording no significant changes in rental rates. This indicates that demand for purpose-built office space remained controlled in major divisions such as Kuching, Sibu, Bintulu, and Miri.

Overall, the purpose-built office rental market in the East Malaysia Region remained stable, with rental changes occurring only in selected locations. This movement reflects a controlled market environment and varying tenant demand according to location and office space category.

Table 7

Pertinent Tenant Movements in Purpose Built Office in East Malaysia Region H1 2026

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Sarawak	Tun Jugah Centre	1,357	Move In
2.		Tun Jugah Centre	161	Move Out
3.		Gateway Kuching	1,723	Move Out
4.		Wisma Mahmud	294	Move In
5.		Wisma Interhill	395	Move Out

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian menyumbang 32.1% kepada keseluruhan aktiviti pasaran harta tanah di Wilayah Malaysia Timur. Subsektor ini merekodkan sebanyak 5,989 transaksi bernilai RM1.24 bilion pada H1 2026, berbanding 4,743 transaksi bernilai RM1.07 bilion pada H1 2025. Prestasi transaksi menunjukkan peningkatan, dengan Sarawak kekal sebagai penyumbang utama bilangan transaksi dengan 3,940 transaksi, diikuti Sabah sebanyak 2,025 transaksi dan WP Labuan sebanyak 24 transaksi.

2.3 AGRICULTURE PROPERTY

Transaction

The agricultural sub-sector contributed 32.1% to the overall property market activity in East Malaysia. The sub-sector recorded 5,989 transactions worth RM1.24 billion in H1 2026, compared to 4,743 transactions worth RM1.07 billion in H1 2025. Transaction performance showed an increase, with Sarawak remaining the largest contributor in terms of transaction volume with 3,940 transactions, followed by Sabah with 2,025 transactions and WP Labuan with 24 transactions.

Sewa

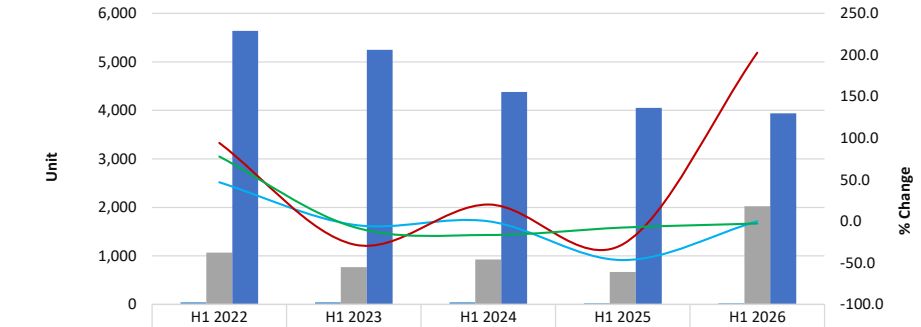
Harga tanah pertanian pada umumnya stabil dengan sedikit pergerakan harga direkod di Kawasan tertentu. Di daerah Tawau, tanah akuakultur di Wakuba/ Inderasabah mencatat peningkatan harga sebanyak 48.3%, daripada RM114,500 kepada RM221,000 sehektar. Bagi transaksi tanah sawit, harga tertinggi dicatat di daerah Tawau, iaitu RM189,000 sehektar lokasi di Off Batu 13 Jalan Apas.

Rental

Agricultural land prices were generally stable, with slight price movements recorded in certain areas. In Tawau district, aquaculture land in Wakuba/ Inderasabah recorded a price increase of 48.3%, from RM114,500 to RM221,000 per hectare. For oil palm land transactions, the highest price was recorded in Tawau district, at RM189,000 per hectare for land located off Batu 13 Jalan Apas.

Chart 19

Agriculture Property Transactions Volume Trend H1 2022 – H1 2026



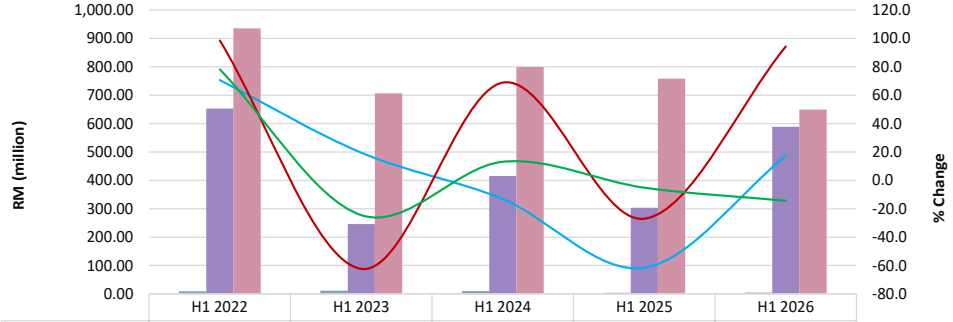
	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
WP Labuan	47	45	45	24	24
Sabah	1,068	770	925	669	2,025
Sarawak	5,641	5,250	4,382	4,050	3,940
WP Labuan (%)	46.9	-4.3	0.0	-46.7	0.0
Sabah (%)	94.2	-27.9	20.1	-27.7	202.7
Sarawak (%)	77.8	-6.9	-16.5	-7.6	-2.7

Dari segi nilai transaksi, subsektor pertanian di Wilayah Malaysia Timur turut menunjukkan peningkatan berbanding H1 2025. Sarawak kekal sebagai penyumbang utama nilai transaksi dengan RM649.46 juta, diikuti Sabah sebanyak RM589.19 juta dan WP Labuan sebanyak RM4.43 juta.

In terms of transaction value, the agricultural sub-sector in East Malaysia also recorded an increase compared to H1 2025. Sarawak remained the largest contributor to transaction value with RM649.46 million, followed by Sabah with RM589.19 million and WP Labuan with RM4.43 million.

Chart 20

Agriculture Property Transactions Value Trend H1 2022 – H1 2026



	H1 2022	H1 2023	H1 2024	H1 2025	H1 2026
WP Labuan	9.47	11.31	9.83	3.78	4.43
Sabah	653.34	245.88	415.31	303.15	589.19
Sarawak	935.95	706.63	799.36	758.16	649.46
WP Labuan (%)	70.7	19.5	-13.1	-61.5	17.2
Sabah (%)	98.5	-62.4	68.9	-27.0	94.4
Sarawak (%)	78.2	-24.5	13.1	-5.2	-14.3

Harga

22 Di Wilayah Malaysia Timur, harga tanah pertanian menunjukkan pergerakan yang bercampur di Sabah dan Sarawak yang dipengaruhi oleh jenis penggunaan tanah, tanaman serta ciri-ciri lokasi. Di Sabah, tanah kelapa sawit di Pulau Sebatik, Tawau (kawasan pedalaman) merekodkan peningkatan harga tertinggi sebanyak 15.9%, meningkat antara RM74,000 hingga RM85,000 kepada RM86,000 sehektar. Peningkatan ini mencerminkan permintaan berterusan terhadap tanah pertanian di kawasan strategik yang berpotensi untuk aktiviti perladangan.

Di Sarawak, tanah pertanian kosong di Riih Mawang, Serian turut mencatatkan peningkatan sebanyak 7.7%, meningkat kepada RM91,000 sehektar.

Price

In the East Malaysia Region, agricultural land prices showed mixed movements at Sabah and Sarawak influenced by land use, crop type and location characteristics. In Sabah, oil palm land at Pulau Sebatik, Tawau (interior area) recorded the highest price increase of 15.9%, rising between RM74,000 and RM85,000 to RM86,000 per hectare. This increase reflected continued demand for agricultural land in strategic areas with potential for plantation activities.

In Sarawak, vacant agricultural land at Riih Mawang, Serian also recorded an increase of 7.7%, rising to RM91,000 per hectare.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	Pan Borneo Highway	WP01 - Upgrading Road from Sindumin to Kampung Melalia • Connecting areas: Sindumin - Sipitang • Length: 29.00 kilometres • Project Cost: RM668,775,508.89	Project status: Under construction. Stage of construction 87.4%.
		WP02 - Upgrading Road from Kampung Melalia to Beaufort • Connecting areas: Sindumin - Sipitang • Length: 31.00 kilometres • Project Cost: RM906,110,188.34 • Expected Completion Date : March 2027	Project status: Under construction. Stage of construction 61.9%.
		WP03 - Upgrading Road from Beaufort to Bongawan • Connecting areas: Beufort - Bongawan • Length: 25.00 kilometres • Project Cost: RM476,541,855.67	Project status: Under construction. Stage of construction 93%.
		WP04 - Upgrading Road from Bongawan to Papar • Connecting areas: Beufort - Bongawan • Length: 25.00 kilometres • Project Cost: RM562,682,691.88 • Expected Completion Date: October 2026	Project status: Under construction. Stage of construction 99.4%.
		WP06 - Upgrading Road from Putatan to Inanam • Connecting areas: Putatan - Inanam • Length: 10.90 kilometres • Project Cost: RM913,519,360.72 • Expected Completion Date: May 2028	Project status: Under construction. Stage of construction 94.2%.
		WP07 - Upgrading Road from Inanam to Sepanggar • Connecting areas: Inanam - Sepanggar • Length: 15.90 kilometres • Project Cost: RM449,547,004.74 • Expected Completion Date: November 2026	Project status: Under construction. Stage of construction 92.3%.
		WP08 - Upgrading Road from Sepanggar to Bulatan Berunggis • Connecting areas: Sepanggar - Tuaran • Length: 13.20 kilometres • Project Cost: RM548,429,956.60 • Expected Completion Date: September 2026	Project status: Under construction. Stage of construction 87.8%.
		WP09 – Development of road from Serusop to Pituru • Connecting areas: Tuaran – Kota Belud • Length: 30.00 kilometres • Project Cost: RM504,651,200.00 • Expected Completion Date: July 2028	Project status: Under construction. Stage of construction 14.2%.
		WP10 – Under Construction from Pituru to Rampayan Laut • Connecting areas: Kota Belud - Kudat • Length: 30.00 kilometres • Project Cost: RM554,627,896.90	Project status: Under construction. Stage of construction 99.9%.
		WP11 – Development of road from Rampayan Laut to Sarang • Connecting areas: Kota Belud - Kudat • Length: 19.40 kilometres • Project Cost: RM167,477,833.75 • Expected Completion Date: September 2026	Project status: Under construction. Stage of construction 87.8%.

No.	Infrastructure Projects	Description	Current Development Status
		WP12 – Development of road from Sarang to Temuno • Connecting areas: Kota Belud - Kudat • Length: 15.60 kilometres • Project Cost: RM316,500,000.00 • Expected Completion Date: Oktober 2027	Project status: Under construction. Stage of construction 31.4%.
		WP13 – Development of road from Temuno to Bingolon • Connecting areas: Kota Belud - Kudat • Length: 20.00 kilometres • Project Cost: 373,600,000.00 • Expected Completion Date: February 2028	Project status: Under construction. Stage of construction 21.9%.
		WP14 – Development of road from Bingolon to Simpang Mengayau • Connecting areas: Kota Belud - Kudat • Length: 20.20 kilometres • Project Cost: RM452,500,000.00 • Expected Completion Date: November 2028	Project status: Under construction. Stage of construction 37.4%.
		WP16 - Upgrading Road from Tawau Airport to Sungai Kalumpang • Connecting areas: Tawau – Lahad Datu • Length: 31.00 kilometres • Project Cost: RM485,500,000.00 • Expected Completion Date: September 2028	Project status: Under construction. Stage of construction 28.3%.
		WP17 - Upgrading Road from Sungai Kalumpang to Madai • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM431,219,934.60 • Expected Completion Date: Januari 2029	Project status: Under construction. Stage of construction 22%.
		WP18 - Upgrading Road from Madai to IGN Estate • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM360,990,023.22 • Expected Completion Date: December 2028	Project status: Under construction. Stage of construction 41%.
		WP19 - Upgrading Road from IGN Estate to Agri Harvest • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM431,139,620.60 • Expected Completion Date: September 2027	Project status: Under construction. Stage of construction 34%.
		WP20 - Upgrading Road from Agri Harvest to Sapagaya • Connecting areas: Tawau – Lahad Datu • Length: 18.00 kilometres • Project Cost: RM428,055,210.00 • Expected Completion Date: March 2028	Project status: Under construction. Stage of construction 18.3%.
		WP22- Upgrading Road from Lahad Datu Bypass to Kampung Sandau • Connecting areas: Tawau – Sandakan M32 • Length: 25.50 kilometres • Project Cost: 635,447,188.87 • Expected Completed Date: July 2029	Project status: Under construction. Stage of construction 17.4%.
		WP23 - Upgrading Road from Kampung Sandau to Sungai Takala • Connecting areas: Tawau – Sandakan M32 • Length: 24.80 kilometres • Project Cost: RM614,677,332.91 • Expected Completion Date: August 2029	Project status: Under construction. Stage of construction 13.9%.

No.	Infrastructure Projects	Description	Current Development Status
		WP24 - Upgrading Road from Sungai Takala to Kampung Perpaduan Datuk Moh • Connecting areas: Tawau – Sandakan M32 • Length: 16.40 kilometres • Project Cost: RM609,000,000.00 • Expectation Completion Date: April 2028	Project status: Under construction. Stage of construction 21.1%.
		WP25 - Upgrading Road from Kampung Perpaduan Datuk Moh to Sukau • Connecting areas: Tawau – Sandakan M32 • Length: 16.80 kilometres • Project Cost: RM485,039,000.00 • Expected Completion Date: February 2028	Project status: Under construction. Stage of construction 14%.
		WP26 - Upgrading Road from Sukau to Kampung Lot M • Connecting areas: Tawau – Sandakan M32 • Length: 18.00 kilometres • Project Cost: RM487,906,953.43 • Expected Completion Date: February 2030	Project status: Under construction. Stage of construction 7.8%.
		WP28 – Upgrading Road from Sandakan Mile 32 to Moynod • Connecting areas: Sandakan M32 – Ranau • Length: 22.00 kilometres • Project Cost: RM351,543,121.30 • Expected Completion Date: September 2027	Project status: Under construction. Stage of construction 40.1%.
		WP29 – Upgrading Road from Moynod ke Sapi Nangoh • Connecting areas: Sandakan M32 – Ranau • Length: 20.00 kilometres • Project Cost: RM341,730,016.18 • Expected Completion Date: November 2026	Project status: Under construction. Stage of construction 90.4%.
		WP30 – Upgrading Road from Sapi Nangoh to Sungai Bauto • Connecting areas: Sandakan M32 – Ranau • Length: 22.70 kilometres • Project Cost: RM262,595,897.60 • Expected Completion Date: September 2026	Project status: Under construction. Stage of construction 69.6%.
		WP31 – Upgrading Road from Sungai Bauto to Telupid • Connecting areas: Sandakan M32 – Ranau • Length: 12.30 kilometres • Project Cost: RM659,101,998.00 • Expected Completion Date: March 2028	Project status: Under construction. Stage of construction 29.6%.
		WP32 – Upgrading Road from Telupid to Kampung Lumou Baru • Connecting areas: Sandakan M32 – Ranau • Length: 18.40 kilometres • Project Cost: RM611,297,998.00 • Expected Completion Date: June 2028	Project status: Under construction. Stage of construction 35.8%.
		WP33 – Upgrading Road from Kampung Lumou Baru to Kampung Toupos • Connecting areas: Sandakan M32 – Ranau • Length: 17.6 kilometres • Project Cost: RM1,333,871,000.00 • Expected Completion Date: June 2030	Project status: Under construction. Stage of construction 12%.
		WP34 – Upgrading Road from Kampung Toupos to Kampung Nabutan • Connecting areas: Sandakan M32 – Ranau • Length: 26.00 kilometres • Project Cost: RM966,447,318.10 • Expected Completion Date: June 2030	Project status: Under construction. Stage of construction 7.5%.

No.	Infrastructure Projects	Description	Current Development Status
		<u>WP35 – Upgrading Road from Kampung Nabutan to Ranau</u> • Connecting areas: Sandakan M32 – Ranau • Length: 31.00 kilometres • Project Cost: RM1,057,414,813.23 • Expected Completion Date: January 2030	Project status: Under construction. Stage of construction 1.4%.
2.	Jalan Utara Baru, Tawau, Sabah	• Upgrading Jalan Utara Baru - Connecting areas: Sandakan M32 – Ranau - Length: 5.40 kilometres - Project Cost: RM206,000,000.00 - Construction period: 2023 – 2026	Project status: Under construction. Stage of construction 78.8%.
3.	Expansion of Tawau Airport in Sabah	• The upgrade will introduce separate facilities for international and domestic passengers, including immigration and quarantine (CIQ) areas, and support scheduled international flights. • Contractor: Pembinaan Azam Jaya Sdn Bhd. • Project cost: RM120,900,000.00. • Expected Completion Date: 2028.	Project Status: Newly launched on 26 September 2025
4.	Second Main Road Project, Sarawak	• Shortening the travel time between Sibu and Kuching (from 6-7 hours to around 3 hours) • Divided into several packages: - Batang Samarahan Road to Batang Sadong (4 lanes/ 13.7 km/ RM530 million) - Batang Sadong Road to Sebuyau/ Batang Lupar Bridge (2 lanes/ 28 km/ RM525 million) including an 800-meter overpass crossing the Sedilu National Park.	Project status: Under construction. Stage of construction 84%. Project status: Under construction. Stage of construction 11.6%.
5.	Batang Lupar 2 Bridge Construction Project, Sarawak	• The longest cable-stayed bridge in Sarawak (870 meters long) and the tallest bridge tower in Malaysia (145 meters high) valued at RM223.6 million • One of the packages of the Second Main Road or Coastal Road connecting Jalan Lingga, Sri Aman, and Lidong, Betong over 28 kilometers.	Project status: Under construction. Stage of construction 91%.
6.	Project to build the Ulu Paku/ Ulu Kota Road, Spaoh, Betong, Sarawak	• New Ulu Paku-Ulu Kota connector road, 20 kilometers long, from the Pan Borneo Highway in Spaoh, Betong to Pakan, Sarikei • Allocation of RM247 million • The construction of the new road will shorten the travel distance by approximately 50 kilometers between the towns of Betong and Sarikei	Project status: Under construction. Stage of construction 20.9%.
7.	North Coastal Highway, Sarawak	• Location: Miri, Limbang, and Lawas • Project Cost: Estimated at RM6.1 billion • Project Duration: 60 months • The project involves the construction of a four-lane highway to connect Miri, Limbang, and Lawas via Brunei	Project status: Under construction.
8.	Bintulu – Jepak Bridge, Sarawak	• Location: Bintulu City Center • Bridge Length: 1,048 meters • Project Cost: RM466 million • Project Duration: 48 months • The bridge will shorten the travel time from Jepak to Bintulu City Center, thereby impacting other development projects and boosting socio-economic activities in the Jepak area	Project status: Completed

No.	Infrastructure Projects	Description	Current Development Status
9.	Sungai Limbang Second Bridge, Sarawak	• Location: Limbang River • Bridge Length: 760 meters • Project Duration: 96 months • Project Cost: RM188 million • The bridge will connect Limbang with Brunei, thereby driving development in the area across the river	Project status: Under construction. Stage of construction 76%.
10.	Ulu Sungai Merah Road Upgrading Project, Sibu, Sarawak	• Location: Traffic lights at Jalan Ling Kai Cheng to Lorong Ulu Sungai Merah 48 • Allocation: RM25.58 million • Construction involves road widening over 2.14 kilometres	Project status: Under construction. Stage of construction 67%.
11.	Phase 1 Project (Jalan Nanga Kabah - SK Beguang - Sungai Song), Sarawak	• Location: From the Nanga Kabah area to any Kapit town. • Phase 1 starts at the intersection of Jalan Sibu and Jalan Nibong, covering approximately 16.35 km • Project Cost: RM145.89 million	Project status: Under construction. Stage of construction 25%.
12.	The Sibu – Tg Manis Road Project, including the Batang Rajang Bridge in Sarikei, Sarawak	• Project Cost: RM321 million • Road Length: 17 km • Bridge Length: 1.4 km	Project status: Completed.
13.	Miri – Marudi – Mulu and Long Panai – Long Lama Road Project	• Investor/Owner: Federal and State Government. • Project Cost: Estimated RM3.8 billion. • Project Duration: 48 months. • Project Scope: **Phase 1:** Construction and upgrading of a 42-kilometer road from Simpang Eastwood in Miri to Marudi, meeting JKR R5 standards. **Phase 2:** Construction and upgrading of a 100-kilometer road from Marudi to Kuala Melinau and Long Panai to Long Lama, adhering to JKR R3 standards. • The project also includes the construction of 23 bridges to facilitate smooth traffic flow in the area.	Project status: Under construction. Stage of construction 10 - 15%.
14.	Sarawak – Sabah Link Road	**Phase 1** • Investor/ Owner: Federal and State Government. • Project Cost: RM1 billion. • Project Duration: 60 months. • Scope: ○ Construction of 76 kilometers of road from Lawas to Long Lopeng Junction. ○ This project will establish a direct road connection between Sarawak and Sabah without passing through Brunei. ○ Approved by the federal government in 2021, it is being implemented in phases. **Phase 2** • Investor/ Owner: Federal and State Government. • Project Cost: RM7.4 billion. • Project Duration: 60 months. • Scope: ○ Construction of new roads and upgrading of existing roads covering a total of 322 kilometers, including: - Mulu to Long Seridan (61 km). - Long Seridan to Nanga Mendamit (101 km). - Long Lopeng to Long Komap, Ba'kalalan (63 km). - Rumah Aling to Long Merarap (97 km). • The project will connect key locations in Sarawak, including Lawas, Limbang, and Mulu, without passing through Brunei. • It aims to enhance accessibility and mobility for local communities and tourists, providing a safer and more comfortable travel experience. • Additionally, the road will act as a catalyst for economic development and eco-tourism in northern Sarawak, particularly in Ba'kalalan and Mulu, which are rich in biodiversity and natural attractions.	Project status: Under construction. Stage of construction 40%. Project status: Under construction.

3.2 Mega Project

No.	Development Project	Descriptions	Current Status
1.	Solar Manufacturing, Sabah	• Kibing Group, through its subsidiary SBH Kibing New Solar Energy (M) Sdn. Bhd. has committed to invest approximately RM7.2 billion in a solar glass manufacturing plant in Sabah. The project will be implemented in three (3) phases and is expected to generate approximately 5,000 employment opportunities for the local population.	Project status: Under construction. Stage of construction is as below: Phase 1C1: Completed. Phase 1C2: Completed. Phase 2: Completed.
2.	Mixed Commercial Development at Jesselton Jetty Terminal, Sabah	• Suria Capital has announced its collaboration with BEDI Development, a subsidiary of EXSIM Development Sdn Bhd, to develop two parcels of land totaling approximately 35.2 acres in Kota Kinabalu, Sabah. These companies will undertake the development, construction, and completion of an integrated mixed-use commercial project on Land 1, covering 6.3 acres held under Town Lease, and Land 2, covering 28.9 acres under Country Lease. • Land 1 encompasses the Jesselton Point Ferry Terminal, which serves as the gateway to nearby islands in the Tunku Abdul Rahman Marine Park, while Land 2, which lies adjacent, comprises 10 acres of the KK Port jetty area and its surrounding waterbody. • The proposed mixed-use commercial development on these lands, alongside existing waterfront developments such as Jesselton Quay, the Sabah International Convention Centre (SICC), and the Kota Kinabalu Convention City (KKCC), will collectively be known as Jesselton Waterfront City. • The estimated gross development value (GDV) for the entire project is approximately RM4.2 billion.	Work Progress: Building Plan approval on 7 October 2025 Project launch on 6 September 2025 Project name: The Bedrock @ Jesselton Docklands. Total units: Tower A 610 units. Tower B 470 units.
3.	New commercial center known as Plaza Semporna	• Location 5km from Semporna Town. • Located at Jalan Bubul. • Total development area 62,466.87 sq. meter. • Proposed development: a. Premium Outlet – 2 storey detached unit consisting of 80 units retail lots with total floor area: 5,884 sq. meter (Building plan approved on 2023). b. Commercial suites – 13 storey building consisting of 196 units – proposed for hotel. c. 22 units - 3 storey shop office. d. 2 units - 1 1/2 storey semi-detached showroom. e. Petrol station.	Work Progress: Under construction 90% for 3 storey shop office only Launch date: 1 March 2023 (only for premium outlet and 3 storey shop office)
4.	Sejati Sentral Sandakan, Sabah	• Location: Batu 7, Off Jalan Airport, Sandakan • Development area: 63,962.68 s.m. • Total build-up area: 32,587.97 s.m. • Land Owner and Project Developer: Sejati Sentral (Sandakan) Sdn. Bhd. • Proposed Development: a. 141 units of 2-storey terrace shop-offices, with a land area of 29,850 s.m. b. 1-storey drive-thru unit, with a land area of 232.45 square meters c. 6 units of 2-storey pavilion-style linked shops, with a land area of 2,401.05 s.m. d. 5-storey hotel, with a total land area of 1,582.38 square meters	Construction Status: Phase 1: 70% complete (69 units) Phase 2: 30% complete (24 units) Estimated Completion Date: Phase 1: 31 October 2026 Phase 2: 31 January 2027

No.	Development Project	Descriptions	Current Status
5.	Taman Seraya, Sandakan, Sabah	• Location: Batu 7, Jalan Merpati, Off Jalan Airport. • Development area: 132,100 square meters. • Landowner: Housing and Town Development Board. • Project developer: KTI Landmark Bhd. • Proposed development: a. 186 units of double-storey terraced houses. a. 124 units of double-storey terraced houses under the Malaysia Civil Servants Housing Programme (PPAM). • Composition of development: a. Phase 1 : 94 units, b. Phase 2 : 53 units. c. Phase 3 : 82 units. d. Phase 4 : 81 units.	Construction Status: Phase 1: 70% complete (94 units) Phase 2: 35% complete (53 units) Phase 3: 35% complete (82 units) Phase 4: 35% complete (81 units) Estimated Completion Date: 2027 – 2028
6.	Wyndham Semporna Resort	• Construction of 188 overwater villas at Wyndham Semporna Resort. Located at Town of Semporna. • Total units: 98 units (1-storey overwater villa). • Built-up area: 46.80 square meters. • Price from RM 323,000 – RM363,000 per unit. • Total units: 90 units (1.5-storey overwater villa). • Built-up area: 83.73 square meters. • Price from RM 600,000 – RM744,000 per unit. • Developer: Goldstone Holdings.	Project status: Under construction. Stage of construction 20%.
7.	Universiti Malaysia Sabah Specialist Hospital (HUMS)	• Capacity: 400 beds. • Land Area: 60 Acres. • Concession Period: 30 Years. • Providing specialist healthcare services. • Progressively expanding towards full operational capacity.	Current Stage: Operational (Phase 1 Operations). Operational Status: Officially commenced operations in January 2026.
8.	Club Med Resort, Kuala Penyu	• 5T Suite (40 Rooms), Deluxe (70 Rooms) & Club Superior (290 Rooms). • Land Area: 170,672.30 square meters. • Developer: Golden Sands Beach Resort City Sdn. Bhd.	Expected to operate on November 2026
9.	Intercontinental Resort, Melinsung, Papar	• Total units: 450 rooms. • Land Area: 141,640.00 square meters. • Developer: Zhancheng Tourism Development Sdn. Bhd. • Estimated Completion Date: November 2026.	Under construction: 2 blocks Waiting for Occupancy Certificate: 1 block
10.	The Ulu Padas Hydroelectric Project	• Alongside the original 187.5 MW dam, developers are adding a 150 MWac floating solar plant, creating a massive clean energy source for the state. • Total Capacity & Output: The dam will generate 1,052 GWh annually, while the floating solar facility will add another 300 GWh. • Concessions: The hybrid setup has split concession tenures: 40 years for the hydroelectric plant and 25 years for the floating solar plant, projecting over RM450 million in annual revenue. • Developer: Upper Padas Power Sdn Bhd—a joint venture between Gamuda Bhd (45%), Sabah Energy Corporation (40%), and Kerjaya Kagum Hitech JV (15%).	Project status: Under construction. Stage of construction 8%. Expected Completion Date: 31 December 2030.

No.	Development Project	Descriptions	Current Status
11.	Springvale Residence	• Location: Jalan Stutong, Kuching. • Property Type: 13 Storey (140 Serviced Apartment Units). • Developer: Tecktonic & Sons Holdings. • Price: Starting from RM382,000. • Size: 562 sq ft – 1,285 sq ft. • Sales Performance: 61.1% (Q2 2026).	Project status: Under construction. Stage of construction 71%.
12.	Teku Hill	• Location: Lot 1359 Seduan Land District, Sibu O.T.3327 & Lot 10100 Block 6 Seduan Land District, Rantau Panjang, Sibu. • Developer: Sung Kiong Realty Sdn Bhd. • Units Launched: 58 units of double-storey terraced houses • House Price: RM475,000 – RM713,000.	Project status: Completed.
13.	Onyx Residence	• Location: Galacity, Jalan Tun Jugah. • Property Type: 19-story building (510 serviced apartment units + retail units). • Developer: Musyati Development Sdn. Bhd. • Price Range: RM477,000 – RM813,000. • Size Range: 527 square feet – 2,164 square feet • Sales Performance: 51.6% (Q2 2026).	Project status: Under construction. Stage of construction 20%.
14.	Summervale Residences	• Location: Jalan Stutong, Kuching. • Property Type: 10-story building (195 serviced apartment units). • Developer: Tecktonic & Sons Holdings. • Price: Starting from RM382,000. • Size Range: 420 square feet – 1,631 square feet • Sales Performance: 80.0% (Q2 2026).	Project status: Under construction. Stage of construction 85%.
15.	IKE Village Phase 3	• Location: Jalan Datuk Mohammad Musa, Kota Samarahan. • Property Type: 8 & 9-story apartment buildings (300 units) – Blocks D, E & F. • Developer: Musyati Ibanco Property Sdn. Bhd. • Price Range: RM259,000 – RM297,000. • Size Range: 850 – 1,150 square feet • Sales Performance: 99.6% (Q2 2026).	Project status: Under construction. Stage of construction 80%.
16.	The Corliss Residence	• Location: The Northbank, Kuching-Samarahan Expressway. • Property Type: 12-story building (330 serviced apartment units). • Developer: Ibraco Berhad. • Price: Starting from RM382,000. • Size Range: 452 – 1,414 square feet • Sales Performance: 43.0% (Q2 2026).	Project status: Under construction. Stage of construction 50%.
17.	Abberton Avenue	• Location: Pines Square, Jalan Batu Kawa. • Property Type: 8-story building (168 serviced apartment units & 14 commercial units). • Developer: Ih Hung Enterprise Sdn. Bhd. • Price Range: RM325,000 – RM575,280. • Size Range: 576 square feet – 1,137 square feet • Sales Performance: 44.0% (Q2 2026).	Project status: Completed.
18.	Avanti	• Location: Jalan Kong Ping. • Property Type: 9-story apartment complex (5 blocks, 360 units). • Developer: Elica Sdn. Bhd. • Price Range: RM638,600 – RM979,602. • Size Range: 1,030 – 1,482 square feet • Sales Performance: 26.4% (Block B).	Project status: Under construction. Stage of construction 80%.

No.	Development Project	Descriptions	Current Status
19.	Neu Pendington	• Location: Jalan Merican Salleh, Pending. • Developer: UDA Land (Sarawak) Sdn. Bhd. & SEDC. • Price Range: RM438,000 – RM815,000 • Sales Performance: 26.8% (Q2 2026). • Property Type: a. Serviced Apartments: 25-story, 2 blocks, 509 units. b. Commercial Units: 6-story shop lots (48 units). 4-story shop lots (184 units). 2-story shop lots (20 units). • Size and Layout: Type A (3 bedrooms) – 102.2 s.m. Type B (3 bedrooms) – 78.95 s.m. Type C (2 bedrooms) – 60.40 s.m.	Project status: Under construction. Stage of construction 30%.
20.	Penyau Heights	• Current Development (Ongoing). • Location: Jalan Bukit Penyau. • Developer: Jiawood Jaya Sdn. Bhd. • Price Range: RM293,000 – RM575,000. • Size Range: 750 square feet – 1,200 square feet • Property Types: 6-story apartment (Block B). 2-story townhouses (26 units). 7-story apartment (Block A - 94 units).	Project status: Under construction. Stage of construction 85%.
21.	Desa Damai	• Location: Lot 8619, Block 11, Kuala Baram Land District, Miri, Sarawak. • Developer: Naim Land Sdn. Bhd. • Total Units: 302 units. • Property Types: Single-Story Terrace Houses: 111 units. Double-Story Terrace Houses: 133 units. Double-Story Semi-Detached Houses: 58 units. Construction Start Date: 1 November 2023. • Price: a. Single-Story Terrace Houses: Intermediate: RM392,888. Corner/End Lot: RM531,888. b. Double-Story Terrace Houses. Intermediate: RM580,888. Corner/End Lot: RM670,000. c. Double-Story Semi-Detached Houses: RM746,888.	Project status: Under construction. Stage of construction 50%.

3.3 State Government Policy

No.	State	Details
1.	**Sabah**	**Rumah Mesra SMJ** • The Sabah State Government will increase the Rumah Mesra SMJ quota from 40 units to 50 units for each state constituency in year 2026. The additional 10 units of Rumah Mesra SMJ are specifically for those aged 40 and below, married and do not own a home.
2.	**Sarawak**	**Housing Developers in Sarawak No Longer Obligated to Build Affordable Homes** • The Sarawak Government has eliminated the requirement for 30% allocation for affordable homes in housing development projects that exceeding 10 acres (4.047 Hectares) and this was already implemented in first quarter of 2024. • The payment quantum is still under discussion, specifically concerning how much the developer needs to pay per acre to the state's trust fund based on the value of the land and the project's location. For example, if 30 per cent involves a total of 50 low-cost housing units, the state will assess it based on the market prices. • The developers that involved in projects that span 10 acres, or more are required to make compensation in lieu of a housing fund which would allow the state government to use these funds for the development of affordable homes on the specific project sites. • The decision for the state government to take control of affordable housing construction was made because some property developers were not serious in developing such projects. By empowering the state government to oversee the construction of low-cost homes, the state hopes to prevent issues of delay in projects such as Sentoria Borneo Samariang Garden which was supposed to be completed in 2020.

CATATAN TEKNIKAL
TECHNICAL NOTES

Catatan Teknikal
Technical Notes

Lampiran I

Appendix I

LAPORAN PASARAN HARTA H1 2026

PROPERTY MARKET REPORT H1 2026

1. **Tempoh Kajian**
Tempoh kajian Laporan Pasaran Harta ini adalah separuh pertama tahun 2026, iaitu Januari hingga Jun.

1. ***Review Period***
The r*eview period for this Property Market Report is the first half of 2026 i.e. January to June.*

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

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

3. **Sektor Harta Tanah**
Pada amnya, kandungan laporan tertumpu kepada subsektor harta tanah berikut:

   (i) Kediaman
   (ii) Komersial
   - Kedai
   - Pangsapuri Khidmat
   - Kompleks Perniagaan
   - Pejabat
   - Harta Tanah Riadah

   (iii) Industri
   (iv) Pertanian
   (v) Tanah Pembangunan

   Klasifikasi kegunaan tanah bagi setiap subsektor harta tanah dinyatakan di Lampiran II.

3. ***Property Sectors***
Generally, the report contents focus on the following property sub-sectors:

   (i) Residential
   (ii) Commercial
   - Shop
   - Serviced Apartment
   - Shopping Complex
   - Office
   - Leisure Property

   (iii) Industrial
   (iv) Agricultural
   (v) Development Land

   Land use classification for each property sub-sector is given in Appendix II.

4. **Stok**
Rujukan stok diperoleh daripada Laporan Stok Harta Kediaman, Laporan Stok Harta Komersial dan Industri, Laporan Stok Harta Riadah dan Laporan Status Pasaran Harta Tanah yang diterbitkan oleh Pusat Maklumat Harta Tanah Negara (NAPIC), Jabatan Penilaian dan Perkhidmatan Harta. Definisi adalah seperti di Lampiran III.

4. ***Stock***
Stock refers to stock as defined in the Residential Property Stock Report, Commercial and Industrial Stock Report, Leisure Property Stock Report and The Property Market Status Report published by the National Property Information Centre (NAPIC),Valuation and Property Services Department. The definition is given in Appendix III.

5. **Definisi**

(i) Saiz Sampel =

Bilangan unit pemerhatian yang akan digunakan untuk analisis adalah jumlah keseluruhan unit yang didapati di sesuatu lokasi ATAU satu sampel yang boleh memberikan gambaran jualan/ sewaan yang ada di lokasi itu.

(ii) Keluasan Purata Tanah =

$$\frac{\text{Jumlah keluasan tanah bagi semua jualan untuk sesuatu lokasi}}{\text{Bilangan jualan terpilih di sesuatu lokasi}}$$

5. ***Definition***

(i) Sample Size =

The number of elementary units that are to be drawn into the analysis are either the total elementary units found in a location OR a sample size which can provide inferences to the total sales/ lettings available.

(ii) Average Land Area =

$$\frac{\textit{Total land area of all sales selected for the location}}{\textit{Number of selected sales for the location}}$$

(iii) Keluasan Purata Lantai/ Plot =

$$\frac{\text{Jumlah keluasan lantai/ plot bagi semua jualan/sewaan terpilih sesuatu lokasi}}{\text{Bilangan jualan terpilih di sesuatu lokasi}}$$

'Keluasan Lantai' untuk pelbagai jenis harta adalah sebagaimana takrif di dalam '*Uniform Method of Measurement of Buildings*' yang diterbitkan oleh Pertubuhan Juruukur Di Raja Malaysia.

iv) Lingkungan Harga/ Sewa = Julat/lingkungan yang menunjukkan harga/sewa terendah hingga tertinggi bagi semua jualbeli terpilih di sesuatu lokasi. Sebagai contoh, sekiranya harga terendah ialah RM18,000 sehektar dan harga tertinggi ialah RM25,000 sehektar, lingkungan harga adalah di antara RM18,000 hingga RM25,000 sehektar.

v) Harga/ Sewa (RM/m.p.) = $\frac{\text{Harga Jualan/Sewa (RM)}}{\text{Keluasan Lantai (m.p.)}}$

Ia adalah harga jualan/sewa individu yang dinyatakan semasa pertukaran hakmilik/sewa di pasaran terbuka.

vi) Perubahan Harga/ Sewa Purata (%) = $\left\{ \frac{\text{harga/ sewa purata 2026 bagi sesuatu lokasi}}{\text{harga/ sewa purata 2025 bagi sesuatu lokasi}} - 1 \right\} \times 100$

vii) Huruf 'NA' menandakan keadaan di mana tiada bukti jualan/ sewa pada sepatuh pertama tahun 2025 yang boleh dibandingkan dengan sampel yang dipilih pada separuh pertama 2026.

viii) Huruf 'ND' menandakan keadaan di mana perubahan harga/ sewa yang dikira tidak dapat memberikan gambaran yang sebenar.

(iii) Average Floor/ Plot =

$$\frac{\textit{Total floor/plot area of all selected sales/ lettings for the location}}{\textit{Number of selected sales/ lettings for the location}}$$

The `Floor Area' for various types of properties is as defined in the 'Uniform Method of Measurement of Buildings' published by the Royal Institution of Surveyors, Malaysia.

iv) Price/ Rental Range = It is a range denoting the lowest to the highest price/rental of all sales selected for a location. For example, if the lowest price is RM18,000 per hectare and the highest price is 25,000 per hectare, the range is between RM18,000 and RM25,000 per hectare.

v) Price/ Rental Range = $\frac{\textit{Sale Price/Rental (RM)}}{\textit{Floor Area (s.m.)}}$

It is the individual sale price/rental declared during the change of ownership/letting in the open market.

vi) Average Price/ Rental Change (%) = $\left\{ \frac{\text{2026 average price/ rental for the location}}{\text{2025 average price/ rental for the location}} - 1 \right\} \times 100$

vii) The letter 'NA' denotes that there are no sale/rental evidences available in first half 2025 which are comparable to the sample selected for first half 2026.

viii) The letter 'ND' denotes that the calculated average price/ rental change is misleading as to the true situation.

Lampiran II

KLASIFIKASI KEGUNAAN TANAH

Berikut adalah klasifikasi kegunaan tanah yang digunakan di dalam Laporan Pasaran Harta Separuh Pertama tahun 2026:

Perihal Harta	Catatan
1. HARTA TANAH KEDIAMAN	
a. Rumah Teres	
(i) Kos rendah satu tingkat	Mengikut bilangan tingkat dan kos pembinaan
(ii) Satu tingkat	
(iii) Kos rendah dua tingkat	
(iv) Kos sederhana dua tingkat	
(v) Dua tingkat	
(vi) 2 hingga 3 tingkat	
b. Berkembar	
(i) Kos rendah	Mengikut bilangan tingkat dan kos pembinaan
(ii) Kos sederhana	
(iii) Satu tingkat	
(iv) Dua tingkat	
(v) 2 hingga 3 tingkat	
c. Sesebuah	
(i) Satu tingkat di kawasan perumahan	
(ii) Dua tingkat di kawasan perumahan	
(iii) Rekabentuk individu	
d. Flat/ Pangsapuri/ Kondominium	
(i) Rumah pangsa kos rendah	Jenis standard dan mewah
(ii) 1 - 2 bilik tidur	
(iii) 3 bilik tidur atau lebih	
e. Tanah Untuk Pembangunan Kediaman	Tanah dengan kelulusan untuk perumahan sahaja
f. Pecahan Lot Untuk Sebuah Rumah	
(i) Plot sesebuah	Suatu lot atau bahagian yang tidak dipecah bahagi untuk tidak melebihi tiga buah rumah
(ii) Tapak kecil	
2. HARTA TANAH KOMERSIAL	
a. Pejabat	
(i) Blok pejabat binaan khas	
(ii) Ruang pejabat di rumah kedai	
b. Kedai	
(i) Kedai sebelum perang	Dengan/tanpa pemilikan kosong
(ii) Kedai selepas perang	Pelbagai tingkat
(iii) Kedai teres 1 hingga 6 tingkat	
(iv) Kedai tanpa inap	Unit kedai di tingkat blok rumah pangsa/ pangsapuri
(v) Plot tanah kosong	

Appendix II

LAND USE CLASSIFICATION

The following are the land use classifications used in the Property Market Report First Half 2026:

Property Description	*Remarks*
1. RESIDENTIAL PROPERTY	
a. Terraced House	
(i) Single storey low-cost	*Subdivided by reference to the number of storeys and cost of construction*
(ii) Single storey	
(iii) Double storey low-cost	
(iv) Double storey medium-cost	
(v) Double storey	
(vi) 2 to 3 storey	
b. Semi-Detached	
(i) Low-cost	*Subdivided by reference to the number of storeys and cost of construction*
(ii) Medium-cost	
(iii) Single storey	
(iv) Double storey	
(v) 2 to 3 storey	
c. Detached	
(i) Single storey within housing area	
(ii) Double storey within housing area	
(iii) Individually-designed	
d. Flat/ Apartment/ Condominium	
(i) Low-cost flat	*Standard and luxury types*
(ii) 1 - 2 bedrooms	
(iii) 3 bedrooms or more	
e. Land For Residential development	*Land with permission for housing only*
f. A Subdivided Lot For One House	
(i) Single plot - Detached Plot	*A lot or undivided share of a lot for up to three houses*
(ii) Small site	
2. COMMERCIAL PROPERTY	
a. Office	
(i) Purpose-built office block	
(ii) Office space in shophouse	
b. Shop	
(i) Pre-war shop	*With/ without vacant possession*
(ii) Post-war shop	*Various storeys*
(iii) Teres shop 1 to 6 storey	
(iv) Lock-up shop	*Shop unit on ground floor or flat/ apartment*
(v) Vacant Plot	

c. Kompleks Perniagaan
   (i) Ruang perniagaan di kompleks perniagaan

d. Pangsapuri Khidmat
   - Satu konsep pembangunan perdagangan yang bercirikan kediaman dengan menyediakan pakej/ kemudahan perkhidmatan tertentu bagi setiap unit.
   - Terdapat kombinasi kegunaan lain seperti kedai/ ruang niaga/ ruang pejabat bagi memenuhi keperluan penghuni.
   - Terdapat tiga jenis klasifikasi pangsapuri khidmat:

     i. Bangunan Tunggal (Free Standing Building);
     ii. Bangunan Bersepadu (Integrated Building); dan
     iii. Hotel Suites/ Studio Suites Berstrata.

   - Ciri-ciri :
     - Pangsapuri khidmat ini dibina di atas tanah berkategori bangunan dengan syarat nyata perniagaan.
     - Tertakluk kepada Akta Pemajuan Perumahan (Kawalan & Perlesenan) 1966 (HDA).

e. Harta Tanah Riadah
   (i) Hotel
   (ii) Motel
   (iii) Tempat peranginan
   (iv) Taman rekreasi
   (v) Padang golf
   (vi) Marina

3. **HARTA TANAH INDUSTRI**

a. Kilang
   (i) Teres
   (ii) Berkembar
   (iii) Sesebuah
   } Reka bentuk untuk proses pembuatan am dan lazimnya untuk jualan/disewa ATAU binaan khas untuk proses pembuatan khusus

b. Gudang
   (i) Teres
   (ii) Berkembar
   (iii) Sesebuah
   } Gudang yang direka untuk tujuan penyimpanan

c. Kompleks Perindustrian } Bangunan direka bentuk khas mengikut kesesuaian proses perindustrian

d. Kilang Bertingkat } Unit industri berstrata di dalam bangunan bertingkat rendah

c. Shopping Complex
   (i) Retail lot in shopping complex

d. Serviced Apartment
   - *A commercial development concept that features residential characteristics by providing specific service packages/facilities for each unit.*
   - *There are other combined uses such as shops/ commercial spaces/office spaces to meet the needs of the residents.*
   - *There are three types of serviced apartment classifications:*
     i. Single Building (Free Standing Building);
     ii. Integrated Building; and
     iii. Strata Hotel Suites/ Studio Suites.

   - *Characteristics:*
     - *This serviced apartment is built on land categorized as a building with "syarat nyata" commercial.*
     - *Subject to the Housing Development (Control & Licensing) Act 1966 (HDA).*

e. Leisure Property
   (i) Hotel
   (ii) Motel
   (iii) Resort
   (iv) Recreation park
   (v) Golf course
   (vi) Marina

3. ***INDUSTRIAL PROPERTY***

a. Factory
   (i) Terrace
   (ii) Semi-detach
   (iii) Detach
   } *Designed for general manufacturing process and normally is for sale/letting OR purpose-built for specialised manufacturing process*

b. Warehouse
   (i) Terrace
   (ii) Semi-detach
   (iii) Detach
   } *Godowns designed for storage use*

c. Industrial Complex } *Individually designed buildings to suit an industrial process*

d. Flatted factory } *Industrial units within a low-rise multi-storey stratified building*

e. Tapak Perindustrian - Plot Perindustrian

4. **HARTA TANAH PERTANIAN**

a. Getah b. Kelapa Sawit c. Padi d. Kelapa e. Koko f. Nenas g. Dusun/Hortikultur	Kategori-kategori ini adalah untuk kebun kecil sahaja
h. Tanah Ladang i. Perhutanan	Tanah yang berkeluasan 40 hektar atau lebih
j. Tanah Kampung	Kebun kecil dengan kegunaan kediaman kampong dan pertanian. Berbeza daripada (a-g) di atas dari segi harga. Tidak dianggap sebagai plot sesebuah, kerana terlalu besar untuk sebuah keluarga. Oleh itu, ia berada di antara harta luar bandar dan harta bandar

5. **TANAH PEMBANGUNAN**

a. Kediaman b. Komersial c. Industri d. Campuran	Termasuk tanah yang belum ditukar syarat atau diluluskan untuk kegunaan lebih tinggi atau telah ditukar syarat tetapi belum dipecah sempadan

e. Industrial Site - Industrial plot

4. ***AGRICULTURE PROPERTY***

a. Rubber *b. Oil palm* *c. Paddy* *d. Coconut* *e. Cocoa* *f. Pineapple* *g. Orchard/Horticulture*	*These categories are for small holdings only*
h. Estate Land	*Land of 40 hectares or more*
i. Forestry *j. Kampung Land*	*Smallholdings with rural residential and agriculture uses. They are distinct from the above mentioned smallholdings (a-g) by their higher land prices. Cannot be regarded as detached plots since they are too large for single family use. Therefore, it falls between rural and urban properties*

5. ***DEVELOPMENT LAND***

a. Residential *b. Commercial* *c. Industrial* *d. Mixed*	Include not converted lands or approved for higher use or converted but not divided

Lampiran III

STOK

1. Tempoh Kajian

Tempoh kajian laporan ini adalah meliputi separuh pertama tahun 2026 berakhir pada **30 Jun 2026.**

2. Peringkat Penyebaran

Laporan terbahagi kepada 3 peringkat pembangunan utama dan subperingkat berpandukan jadual di bawah:

INVENTORI SEDIA ADA
↑
Siap Dibina
↑
PENAWARAN AKAN DATANG
↑
Dalam Pembinaan
↑
Mula Dibina
↑
PENAWARAN DIRANCANG
↑
Penawaran Baharu Dirancang

i) **Inventori Sedia Ada (Stok)**

Inventori sedia ada (stok) adalah unit yang telah memperoleh Sijil Penyiapan Dan Pematuhan (CCC), Sijil Layak Menduduki (CF) atau Sijil Layak Menduduki Sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CCC/CF/TCF dalam tempoh kajian. Angka dalam inventori sedia ada adalah jumlah terkumpul dari suku-suku sebelumnya ditambah dengan suku semasa.

Inventori harta tanah sedia ada yang terdapat dalam laporan terdiri daripada:

a) Suku sebelumnya
Inventori sedia ada pada akhir suku sebelumnya ditambah dengan pelarasan yang berlaku dalam tempoh tersebut tetapi belum dimasukkan dalam laporan sebelumnya.

Appendix III

STOCK

1. ***Review Periods***

The review period *of this report covers of the first half 2026 ending on* ***30th June 2026.***

2. ***Stages of Dissemination***

Information at the 3 main stages of development and their sub-stages according to the chart below:

EXISTING INVENTORY
↑
Completion
↑
INCOMING SUPPLY
↑
Under Construction
↑
Starts
↑
PLANNED SUPPLY
↑
New Planned Supply

i) ***Existing Inventory (Stock)***

Existing inventory (stock) are units that have been issued with the Certificate of Completion and Compliance (CCC), Certificate Of Fitness (CF) or Temporary Certificate Of Fitness (TCF) prior to the review period plus units completed and issued with CCC/CF/TCF within the review period. The figures in the existing inventory are accumulated figures from previous quarters plus the review quarter.

The existing property inventory in the publications comprises of:

a) Previous Quarter
The existing inventory as at the end of the previous quarter plus the adjustments that occurred within that period but was not included in the previous publication.

Pelarasan yang dibuat bagi inventori yang diterbitkan sebelumnya merangkumi:

- **Pertambahan kawasan liputan kajian. Pengiraan inventori adalah berterusan dan belum mencapai liputan 100%,**
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa,**
- **Kesilapan dalam operasi.**

b. Suku Kajian

Inventori sedia ada pada akhir suku sebelumnya (selepas pelarasan) ditambah dengan unit yang siap dibina yang memperoleh CCC/CF/TCF serta sebarang perubahan yang berlaku dalam tempoh kajian. Perubahan termasuk:

- **Sebarang unit yang ditukar kategori kegunaan.**
- **Sebarang unit yang musnah/dibina semula (dan tidak terdapat dalam penawaran baharu dirancang).**
- **Sebarang perubahan dalam ruang yang dihuni.**

(ii) **Siap Dibina**

Siap dibina adalah terma yang digunakan bagi bangunan yang mana kerja pembinaan bangunan telah siap dan CCC/CF/TCF telah diperolehi dalam tempoh kajian. Angka dalam peringkat siap dibina bukan merupakan angka terkumpul dari unit siap dibina suku-suku sebelumnya tetapi mewakili hanya satu suku kajian sahaja.

(iii) **Penawaran Akan Datang**

Penawaran akan datang merangkumi unit yang mana kerja pembinaannya sedang dijalankan termasuk unit mula dibina dan CCC/ CF/ TCF belum dikeluarkan dalam tempoh kajian. Unit dalam penawaran akan datang mewakili jumlah terkumpul yang mana unit dalam pembinaan dalam suku kajian dan suku sebelumnya ditambah dengan unit yang memulakan pembinaan dalam suku kajian. Ianya tidak mengambil kira tanah kosong tetapi termasuk **unit tertangguh.**

Pengiraan penawaran akan datang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran akan datang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran akan datang yang diselaraskan bagi suku sebelumnya dan penawaran akan datang dalam suku kajian. Penawaran akan datang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

- **Pertambahan dalam kawasan liputan kajian**
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa**
- **Kesilapan dalam operasi.**

Unit tertangguh ialah yang mana kerja asas bangunan secara fizikalnya telah dimulakan tetapi belum siap dibina dan tiada aktiviti pembinaan selepas tiga tahun daripada tarikh kelulusan pembangunan.

Adjustments made to previous published inventory include:

- **Increase in coverage. The inventory count is on going and has not reached a 100% coverage,**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

b. Review Quarter

The existing inventory at the end of the previous review period (after the above adjustments) plus completed units issued with CCC/CF/TCF plus any change that occurred within the review period. Change includes:

- **Any unit with a change in the category of use.**
- **Any unit destroyed/rebuilt (and not in the new planned supply).**
- **Any change in the space occupied.**

(ii) ***Completion***

Completion is the term used when the building construction works are completed and a CCC/CF/TCF is issued within the review period. The figures under completion are not accumulated from previous quarter but represent only one review quarter.

(iii) ***Incoming Supply***

Incoming supply comprises units where physical construction works are in progress including starts and CCC/ CF/ TCF have not been issued during the review period. Units in the incoming supply represent accumulative totals where units under construction in the review quarter and from the previous quarter are added to the units that have started construction in the review quarter. It does not include vacant land but includes ***delayed units.***

The calculation of incoming supply is on going and has not reached a total population count. Incoming supply disseminated in any quarter publication includes the adjusted incoming supply for the previous quarter and the incoming supply in the review quarter. Incoming supply of the previous quarter have to be adjusted in the review quarter for the following reasons:

- **An increase in coverage**
- **Delayed data from the previous quarter *but received during the review period,***
- **Operational errors.**

Delayed units *are those where the foundation work has physically started but not completed and no construction activity has taken place for a period of more than 3 years from the date the development was approved.*

(iv) **Mula Dibina**
Mula dibina terdiri daripada bangunan-bangunan yang mana:
- **Kerja asas dan kerja tapak bagi bangunan bertingkat rendah atau kerja bawah paras tanah termasuk cerucuk dan asas bagi bangunan bertingkat tinggi, telah dimulakan,**
- **lanya tidak termasuk kerja-kerja membersih, merata dan menyediakan infrastruktur.**

Angka dalam peringkat mula dibina bukan merupakan angka terkumpul dan mewakili bangunan yang memulakan pembinaan dalam suku kajian sahaja.

(v) **Penawaran Dirancang**
Penawaran dirancang merangkumi unit yang mana kelulusan pelan bangunan telah diperolehi daripada pihak berkuasa tempatan dalam suku kajian. Unit tersebut belum memulakan pembinaan secara fizikalnya. Unit dalam penawaran dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran baharu dirancang dalam suku kajian. Pengiraan penawaran dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran dirancang yang diselaraskan bagi suku sebelumnya dan penawaran baharu dirancang dalam suku kajian. Penawaran dirancang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:
- **Pertambahan kawasan liputan kajian,**
- **Data tertunda daripada suku sebelumnya tetapi diterima dalam suku semasa,**
- **Kesilapan dalam operasi.**

(vi) **Penawaran Baharu Dirancang**
Penawaran baharu dirancang merangkumi unit di mana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian. Angka dalam peringkat penawaran baharu dirancang bukan merupakan angka terkumpul dan mewakili bangunan yang memperoleh kelulusan pelan bangunan dalam suku kajian sahaja.

3. **Penawaran masa depan** yang digunakan dalam laporan ini menunjukkan penawaran akan datang dan penawaran dirancang.

(iv) ***Starts***
Starts comprises buildings where:
- **The foundation and footing works of low-rise buildings or works below ground level including piling and foundation of high-rise buildings have started, and**
- **It does not include site clearing, levelling and laying of infrastructure.**

The figures disseminated under starts are not accumulative and represents buildings that started within a review quarter.

(v) ***Planned Supply***
Planned supply comprises units with building plan approval obtained within a review quarter from the local authority. The units have not started physical construction works. Units in the planned supply include accumulative totals from previous quarters plus units in the new planned supply in the review quarter. The calculation of planned supply is on going and has not reached a total population count. Planned supply disseminated in any quarter publication includes the adjusted planned supply for the previous quarter and the planned supply in the review quarter. Planned supply of the previous quarter has to be adjusted in the review for the following reasons:

- **An increase in coverage,**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

(vi) ***New Planned Supply***
New planned supply comprises units where building plan approval have been obtained within the review period. The figures disseminated under new planned supply are not accumulative and represents buildings that have obtained building plan approval in that review quarter.

3. ***Future supply*** *is a term used in the report to denote incoming supply and planned supply.*

4. **Terma Am**

(i) **Struktur**
Struktur termasuk kekal, separuh kekal dan sementara.

(ii) **Pemilikan**
Termasuk kedai/pejabat binaan khas/kompleks perniagaan milik kerajaan dan swasta. Kerajaan termasuklah kerajaan persekutuan, negeri dan pihak berkuasa tempatan. Swasta juga merangkumi kedai yang dimiliki oleh badan separa kerajaan.

(iii) **Kadar Serapan**
Perubahan dalam ruang dihuni (termasuk ruang siap dibina yang dihuni), dibahagikan dengan jumlah ruang kosong pada suku sebelumnya dan ruang siap dibina pada suku semasa (ataupun ruang boleh dihuni pada suku semasa).

(iv) **Serapan Ruang Baharu**
Ruang dihuni dalam bangunan yang siap dibina dibahagikan dengan jumlah ruang siap dibina pada suku semasa.

(v) **Serapan Ruang Terdahulu**
Perubahan ruang dihuni daripada stok sedia ada pada suku sebelumnya dibahagikan dengan ruang kosong pada suku tersebut (atau ruang boleh dihuni pada suku sebelumnya).

(vi) **Kadar Ambilan**
Perubahan ruang dihuni antara suku semasa dengan suku sebelumnya dan dibahagikan dengan jumlah ruang dalam suku semasa.

(vii) **Kadar Penghunian**
Ruang yang dihuni pada suku semasa dibahagikan dengan jumlah ruang sedia ada pada suku semasa.

(viii) **Tanah Kosong** tidak dikira dalam inventori sedia ada. Setelah ianya memperoleh kelulusan pelan bangunan, ianya dimasukkan dalam penawaran dirancang dan seterusnya memasuki pelbagai peringkat pembinaannya.

(ix) **Harga Jualan** unit adalah balasan yang dinyatakan semasa pindahmilik (Borang 14A Kanun Tanah Negara), yang menggambarkan nilai pasaran.

(x) **Min** ialah purata mudah daripada harga jualan.

4. ***General Term***

(i) ***Structures***
The structures included permanent, semi-permanent and temporary construction.

(ii) ***Ownership***
Include all shops/purpose-built office/shopping complexes owned by government and private sectors. Governments comprise federal, state and local authorities. Private sector embraces private companies and quasi-government agencies.

(iii) ***Absorption Rate***
Change in occupied space including the occupation of completed space divided by the vacant space in the previous quarter plus the completed space that is vacant in the current quarter (or available space in the current quarter).

(iv) ***Absorption of New Space***
The occupied space in completed buildings divided by the total space completed in the current quarter.

(v) ***Absorption of Previous Space***
The change in occupied space in the current quarter from the accumulated space of the previous quarter divided by the vacant space in the previous quarter (or available space in the previous quarter).

(vi) ***Take-up Rate***
The change in occupied space in the review quarter compared to the previous quarter divided with the total space in the review quarter.

(vii) ***Occupancy Rate***
The occupied space in the review quarter divided with the total space in the review quarter.

(viii) ***Vacant Land*** *are not included under existing inventory. When they obtain building plan approval they are included under planned supply and progresses into the construction stages.*

(ix) ***Sale Price*** *of units are declared considerations stated on transfer (Form 14A of the National Land Code), which reflects market value.*

(x) ***Mean*** *is a simple average of sales prices.*

(xi) **Median** ialah harga jualan di mana separuh daripada cerapan akan berada di atas paras harga jualan dan separuh daripada cerapan akan berada di bawahnya.

(xii) **25 percentile** ialah harga jualan di mana 25% daripada cerapan berada di bawah paras tersebut.

(xiii) **75 percentile** ialah harga jualan di mana 25% daripada cerapan berada di atas paras tersebut.

(xiv) **Minimum** ialah harga yang paling rendah bagi beberapa cerapan yang diperolehi.

(xv) **Maksimum** ialah harga yang paling tinggi bagi beberapa cerapan yang diperolehi.

(xi) ***Median*** *is the sales price for which one-half of the observations will lie above that price and one-half will lie below it.*

(xii) ***25 percentile*** *is the sales price for which 25% of the observations fall below that price.*

(xiii) ***75 percentile*** *is the sales price for which 25% of the observations fall above that price.*

(xiv) ***Minimum*** *is the lowest price for a given number of observations.*

(xv) ***Maximum*** *is the highest price for a given number of observations.*

5. HARTA TANAH KEDIAMAN

(i) **Definisi**

Rumah tempat tinggal adalah termasuk mana-mana bangunan yang keseluruhannya atau sebahagian binaannya, disesuaikan atau diniatkan bagi kediaman manusia dan sebahagiannya bagi premis perniagaan. Istilah kediaman manusia adalah termasuk bangunan yang dibina untuk manusia tinggal bersama keluarga. Bagi tujuan laporan ini, rumah kedai, yang mana sebahagiannya digunakan untuk perniagaan dan sebahagian lagi untuk tempat tinggal adalah dikecualikan daripada harta tanah kediaman tetapi dilaporkan sebagai kedai.

Seksyen 3, Akta Pemaju Perumahan 1966 (Kawalan dan Lesen) dan (Pindaan 2002)

Laporan ini termasuk pangsapuri khidmat yang didefinisikan sebagai penginapan jangka pendek samada dimiliki oleh individu sebagai rumah kedua, rumah korporat atau sebagai pelaburan yang dijadikan sebagai hotel. Pangsapuri khidmat yang dimiliki oleh individu mempunyai ciri-ciri berikut:

- **Unit berstrata dengan syarat nyata sebagai kediaman atau komersil.**
- **Unit yang dibina di atas tanah komersial hendaklah diperuntukan sebanyak 15% daripada ruang binaan sebagai kemudahan untuk kegunaan awam. Pangsapuri khidmat yang dibina di atas tanah kediaman memerlukan pengagihan kawasan kemudahan kurang daripada 10% yang mana ianya tidak dibuka kepada orang ramai tetapi bagi kegunaan penduduk setempat sahaja.**
- **Pemilik mungkin mendiaminya sendiri atau melantik syarikat pengurusan untuk menyewakannya secara harian, mingguan, bulanan, tahunan atau pengongsian masa.**

Laporan ini tidak termasuk pangsapuri khidmat yang dijalankan sebagai hotel yang mempunyai lesen hotel dan unit yang dimiliki oleh pengusaha hotel.

5. RESIDENTIAL PROPERTY

(i) ***Definition***

Defines housing accommodation to include any building, which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises. The term human habitation would include buildings constructed for humans to live with their families. For the purpose of this report, shop houses, which is partially used as retail and partially for human habitation is excluded as residential property but reported as shop.

Section 3, The Housing Development Act 1966 (Control and Licensing) and (as amended 2002)

This report included serviced apartments which is defined as short-term accommodation either owned by an individual as a second home, as corporate housing or as an investment that may be run as a hotel.The serviced apartment owned by individuals has the following features:

- ***Stratified units with title condition as residential or commercial use.***
- ***The units that are built upon commercial titled lands are required to allocate more than 15% of the built up space not for supporting facilities that are open to the public. Serviced apartments built upon residential titled lands are required to allocate less than 10% of the built up space to supporting facilities that are not open to the public but facilitate internal residents only.***
- ***The owner may occupy the unit himself or elect a management company to rent the unit on a daily, weekly, monthly, yearly or timesharing basis.***

This report excluded serviced apartments that are run with hoteliers licence and those units owned by hoteliers.

(ii) **Jenis Harta Tanah**

Data diperolehi secara tinjauan dalam kawasan pihak berkuasa tempatan. Jenis harta tanah termasuk teres, berkembar, sesebuah, unit kos rendah, rumah pangsa, pangsapuri/kondominium, unit berkelompok dan rumah bandar di semua peringkat.

Walau bagaimanapun, kuarters institusi dan unit setinggan tidak termasuk dalam laporan ini.

6. **HARTA TANAH KOMERSIAL**

(i) **Kedai**

Definisi

Kedai merangkumi stor kecil di mana barang runcit dan perkhidmatan diniagakan. Barang yang dijual dan perkhidmatan yang disediakan memenuhi keperluan harian pelanggan.

Kedai adalah merangkumi:

- **Rumah kedai/pangsapuri**
- **Pejabat kedai**
- **Kedai dengan kegunaan perniagaan**
- **Kedai makan binaan khas**

Kedai tidak termasuk:

- **Kedai yang telah diubahsuai 75% (menunjukkan penukaran kegunaan kekal) kepada kegunaan perdagangan lain seperti ruang pejabat.**
- **Kedai yang telah ditukar kegunaan secara kekal**

Jenis Harta Tanah

Data berdasarkan lawat periksa dalam kawasan pihak berkuasa tempatan. Jenis harta tanah kedai adalah termasuk teres, berkembar, sesebuah, kedai tanpa inap dan kedai sebelum perang.

(ii) **Pejabat Binaan Khas**

Definisi

Bangunan binaan khas bermaksud satu kegunaan utama yang disokong oleh kegunaan sampingan. Kegunaan utama menggabungkan rekabentuk asal, yang mengoptimumkan ruang bagi manfaatnya. Apabila rekabentuk asal diubahsuai sebanyak 75% bagi memanfaatkan kegunaan lain, kegunaan asalnya akan ditukar dengan kegunaan baru.

Inventori pejabat binaan khas dalam laporan NAPIC termasuk tempat perniagaan berbentuk perkhidmatan dijalankan dan bukannya pembuatan atau penjualan barangan. Ruang pejabat ini diperlukan untuk aktiviti kertas kerja, komunikasi serta lain-lain aktiviti pejabat.

(ii) ***Property Types***

The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, low-cost units, flats, condominium/apartment, clustered units and town houses at various levels.

However, the property excluded from this report are institutional quarters and squatter units.

6. ***COMMERCIAL PROPERTY***

(i) ***Shop***

Definition

Shops are small stores where retail goods and services are sold. The goods and services meet day-to-day needs of customers.

Shops include:

- ***Shop house/apartments***
- ***Shop offices***
- ***Shop with retail use***
- ***Purpose-built eateries***

Shops excluded:

- ***Shops that have been renovated 75% (indicating a permanent change) to other commercial uses like office space.***
- ***Shops that has permanently changed to another use.***

Property Types

The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, lock-up and pre-war.

(ii) ***Purpose-Built Offices***

Definition

Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.

NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork, communication and other office activity.

Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam '*Uniform Methods of Measurement of Buildings*' yang diterbitkan oleh Pertubuhan Juruukur DiRaja Malaysia.

Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

Therefore the term purpose-built office is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net let-table area. Office space information is disseminated based on the net lettable floor area according to the Uniform Methods of Measurement of Buildings published by the Royal Institution of Surveyors Malaysia.

Included within the inventory are:

- *Office space within integrated development*
- *Space with the original use as office but has changed use on a temporary basis*

Excluded from the inventory are:

- *Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use*
- *Office space that has permanently changed from the original use*

(iii) **Kompleks Perniagaan**

Definisi

Kompleks perniagaan termasuk pelbagai unit ruang perniagaan dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar *(stand-alone)*

Pusat membeli-belah ialah ruang perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan terpilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama

(iii) ***Shopping Complex***

Definition

Shopping complexes include multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- *Shopping centres*
- *Shopping arcades*
- *Hypermarkets (stand-alone)*

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- *Outlets within an enclosed climate-controlled and spacious walkway*
- *Retail and service tenants selected for merchandise balance*
- *One or more anchor tenants*
- *A single management company*
- *Common car parks*
- *Central air-conditioning*
- *Central security service*
- *Central fire fighting services*
- *Common lifts and escalators*
- *Common lighting, signage and landscaping*

- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:
- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Inventori arked beli-belah juga merangkumi:
- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk di dalam laporan ini adalah:
- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan perindustrian.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk boling, medan selera, taman tema dan panggung wayang.

- *Unified management policies*
- *Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.*

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:
- *Generally open-sided walkway and few have an enclosed climate-controlled passageway.*
- *Retail and service tenants mix generally unplanned and retail goods are generally similar in kind*
- *No anchor tenants within the arcade*
- *A single management company*
- *Common car parks or public car parks*
- *Generally no air-conditioning, some unit air-conditioning and few with central air conditioning*
- *Central security service generally unavailable*
- *Central fire fighting services*
- *Mostly stairways but some have common lifts and escalators*
- *General minimum common lighting, signage and landscaping*
- *Minimum unified management policies*
- *Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.*

Included within the shopping arcades inventory are:
- *Space with the original use as retail but has changed use on a temporary basis.*

- *Retail space in an integrated development (where various category of use compliment each other).*

Excluded from the inventory are:
- *Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.*

- *Retail space that has permanently changed from the original use.*
- *Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.*

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak. Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/ perbadanan dengan kemudahan umum.
- Bangunan bebas di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- *Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 s.m.*
- *Operated by a single owner/corporation with common facilities/amenities.*
- *A freestanding building under one roof.*

Excluded from publication:

- *Hypermarkets that are an anchor tenant in shopping centres.*

(iv) **Harta Tanah Riadah**

Definisi

Merangkumi hotel yang menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar untuk kemudahan yang disediakan. Bilik yang disediakan adalah lengkap untuk penginapan sementara dan khidmat pembantu hotel.

Termasuk di dalam laporan ini adalah:

- Hotel yang menawarkan 10 bilik dan ke atas yang dikenalpasti oleh Kementerian Pelancongan.
- Motel, rumah tumpangan, chalet, kabin, kotej, rumah kampung, hotel resort.
- Hotel binaan khas dan bangunan pelbagai guna atau bangunan yang diubahsuai yang mempunyai lesen untuk beroperasi sebagai hotel.

Tidak termasuk:

Hostel, pangsapuri khidmat dan rumah rehat kerajaan.

Pangsapuri Khidmat yang dimasukkan dalam Laporan Stok Harta Tanah Riadah merupakan sesebuah bangunan yang turut menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar kemudahan yang disediakan. Setiap unit menyediakan ruang yang lebih besar berbanding dengan bilik hotel dan mempunyai suasana seperti sebuah rumah yang dilengkapi dengan ruang tamu, ruang makan, dapur dan bilik tidur daripada satu hingga empat bilik beserta bilik air. Perkhidmatan yang disediakan sama seperti hotel. Unit-unit ini adalah sebagaimana yang terdapat di dalam stok kediaman kecuali ianya dimiliki oleh pengusaha hotel atau dijalankan oleh mereka sebagai alternatif kepada bilik hotel.

Termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh syarikat yang mengurusnya dengan lesen pengusaha hotel.

Tidak termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh individu tetapi diuruskan oleh pihak pengurusan yang mana unit-unit ini disewakan dalam tempoh mingguan, bulanan atau tahunan. Bagi mereka yang tidak mempunyai lesen hotel tidak termasuk dalam Laporan Stok Harta Tanah Riadah.

(iv) ***Leisure Property***

Definition

Includes hotel with a number of rooms within a building that provides short-term accommodation for hotel guests or travellers who pay for the services provided. The rooms provided are furnished for a short stay and maid service.

Hotel inventory includes:

- *Hotels that offer 10 rooms and above as defined by the Ministry of Tourism·*
- *Motels, lodging homes, chalets, cabins, cottages, kampung houses, resort hotels.*
- *Purpose-built hotels and multi-purpose buildings or modified buildings with a licence to operate as a hotel.*

Excludes:

Hostels, serviced apartments and public operated rest houses.

The Leisure Property Stock Report also includes serviced apartments, which are a number of units within a building that also provides a short-term accommodation for hotel guests and travellers who pay for the services provided. Each unit provides more space compared to a hotel room and has a home atmosphere like a living room, a dining room, a kitchenette and a choice of bedrooms from one to four rooms with attached bathrooms. Services provided are very similar to hotels. These units are similar to those under residential stock except that hoteliers own them or run them as an alternative to hotel rooms.

Included in the leisure property stock report are serviced apartments owned by companies who operate them with a hotel operator's licence.

Excluded from the leisure stock are serviced apartments owned by individuals but managed by corporations who rent out the units on a weekly, monthly or yearly period. They do not have an hotelier's licence and therefore excluded from the leisure property stock report.

Jenis Harta Tanah
Penyebaran NAPIC termasuk semua hotel yang berada di dalam sempadan negeri.

Pengelasan
Penerbitan adalah termasuk hotel yang diberi penarafan atau tidak. Pengelasan hotel ditentukan oleh Kementerian Pelancongan Malaysia berdasarkan standard antarabangsa. Hotel kelas ekonomi diberi penarafan okid (3 peringkat) dan selain itu adalah penarafan bintang (5 peringkat). Penarafan bintang bagi hotel-hotel di Malaysia dikendalikan oleh Kementerian Pelancongan.

Purata Kadar Penginapan
Adalah berdasarkan maklumat yang diterima daripada pengusaha hotel. Maklumat penginapan berdasarkan tempoh kajian yang dinyatakan di atas dan mungkin berbeza dengan suku tahunan kalendar.

Property Types
NAPIC dissemination includes all hotels within the state boundary.

Classification
Both rated and unrated hotels are included within the publication. Hotel rating classification is carried out by the Ministry of Tourism Malaysia based on international standards. Budget hotels are rated by orchid classification (3 levels) and the others are by star classification (5 levels). The rating of hotels in Malaysia is on going and carried out by the Ministry of Tourism.

Average Occupancy Rate
Is based on responses given by the hotel operators. Occupancy data is based on review periods as stated above and may differ from the calendar quarter.

7. HARTA TANAH INDUSTRI

Definisi
Unit bangunan/kilang yang terlibat dalam aktiviti pembuatan dan penyimpanan (gudang). Akta Penyelarasan Perindustrian 1975 (ICA) mendefinisikan "Aktiviti Pengilangan" sebagai membuat, mengubah, mengadun, menghiasi, memperkemas atau dengan cara lain merawat atau menyesuaikan apa-apa barang atau bahan dengan bermaksud penggunaan, penjualan, pengangkutan, penghantaran atau pembuangannya dan merangkumi pemasangan bahagian-bahagian dan pembaikan kapal tetapi tidak termasuk sebarang aktiviti yang biasanya berkaitan dengan perniagaan jual runcit atau borong. Unit perindustrian juga termasuk kemudahan penyimpanan tersendiri atau gudang yang tidak disebut di dalam definisi ICA. Walau bagaimanapun, laporan ini belum mengumpul data bagi kemudahan penyimpanan.

Jenis Harta Tanah
Data adalah berdasarkan lawat periksa dalam dan luar kawasan pihak berkuasa tempatan. Jenis harta tanah industri merangkumi unit teres, berkembar, sesebuah, kompleks perindustrian dan bertingkat.

7. INDUSTRIAL PROPERTY

Definition
Units that are buildings/factories that engage in manufacturing activity and storage (warehouses). The Industrial Co-ordination Act 1975 (ICA) defines industrial activity as the making, altering, blending, ornamenting, finishing or otherwise treating or adapting any article or substance with a view of its use, sale, transport, delivery or disposal; and includes the assembly of parts and ship repairing but shall not include any activity normally associated with retail or wholesale trade. Industrial units also include stand-alone storage facilities or warehouses that is not mentioned in the ICA definition. However this publication has not captured the data on storage facilities.

Property Types
The data is conducted by survey within and outside local authority area. Property types include terraced, semi-detached, detached, industrial complex and flatted units.

Lampiran IV

STATUS

1. **Tempoh kajian** laporan ini adalah meliputi separuh pertama tahun 2026 berakhir pada **30 Jun 2026.**

2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.

3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

   Sekiranya satu skim dilancarkan semula, tarikh baru pelancaran diambilkira. Pelancaran tidak rasmi (soft Launch) adalah peristiwa pemasaran bagi membekalkan maklumat mengenai projek sebelum kelulusan permit iklan dan jualan diperolehi. Tarikh tidak rasmi tidak diambilkira dalam pengumpulan data. Oleh itu, Tarikh pelancaran rasmi akan diambilkira sebagai Tarikh pelancaran.

4. **Pelancaran baharu** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada separuh pertama tahun 2026.

5. **Prestasi jualan** merujuk kepada peratusan bilangan unit yang telah dijual atas jumlah unit yang dilancarkan bagi sesuatu jenis harta tanah dalam tempoh kajian. Dua jenis prestasi jualan telah dikira di dalam laporan ini iaitu prestasi jualan suku tahunan dan prestasi jualan terkumpul.

6. Mulai 1 Januari 2003, "harta tanah siap dibina tidak terjual" telah didefinasikan sebagai unit kediaman, komersial dan industri yang telah siap dibina dan telah mendapat Sijil Penyiapan dan Pematuhan/ Sijl Layak Menduduki Sementara tetapi kekal tidak terjual melebihi tempoh sembilan bulan selepas ianya dilancarkan untuk jualan pada atau selepas 1 Januari 1997.

7. **Harta tanah siap dibina belum terjual** merangkumi unit kediaman, komersial dan industri yang telah siap dibina dan mendapat Sijil Perakuan Siap dan Pematuhan (CCC) dan telah dilancarkan untuk jualan oleh pemaju tetapi belum terjual melebihi sembilan (9) bulan dari tarikh perjanjian jual beli pertama ditandatangani bagi projek atau fasa pelancaran yang sama.

8. **Nilai** harta tanah yang belum terjual diperolehi daripada harga jualan purata oleh pemaju mengikut jenis harta tanah yang ditawarkan untuk jualan dikalikan dengan bilangan harta tanah yang belum terjual pada penghujung tempoh kajian.

Appendix IV

STATUS

1. ***The review period*** *of this report covers of the first half 2026 ending on* ***30th June 2026.***

2. *The coverage of the survey was confined to residential, commercial and industrial units.*

3. ***Launch of Property Sales*** *is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.*

   If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft Launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the official launch date will be the date recorded.

4. ***New launches*** *comprise properties in residential schemes launched in first half 2026.*

5. ***Sales performance*** *refers to the percentage of number of units sold from the total units launched for a specific type of property in the review period. Two types of sales performance are computed in this publication namely quarterly sales performance and accumulated sales performance.*

6. *Starting January 1, 2003 "property overhang" has been defined as residential, commercial and industrial units that have been completed and issued with a Certificate of Completion and Compliance / Temporary Certificate of Fitness for Occupation but remained unsold for more than nine months after it was launched for sales on or after 1st January 1997.*

7. ***Unsold Completed*** *property units that have been completed, have obtained the Certificate of Completion and Compliance (CCC), have been launched for sale by the developer, and have remained unsold for more than nine (9) months from the date of the first Sale and Purchase Agreement (SPA) signed for the respective project or launch phase.*

8. ***The value*** *of unsold completed properties is derived from the average selling price for the particular type of property offered for sale by the developer multiplied by the number of unsold completed property at the end of the review period.*

9. **Harta tanah dalam pembinaan belum terjual** merangkumi unit kediaman, komersial dan industri yang sedang dalam pembinaan, telah dilancarkan untuk jualan oleh pemaju tetapi belum terjual melebihi sembilan (9) bulan dari tarikh perjanjian jual beli pertama ditandatangani bagi projek atau fasa pelancaran yang sama.

10. **Harta tanah belum dibina belum terjual** merangkumi unit kediaman, komersial dan industri yang belum dibina, telah dilancarkan untuk jualan oleh pemaju tetapi belum terjual melebihi sembilan (9) bulan dari tarikh perjanjian jual beli pertama ditandatangani bagi projek atau fasa pelancaran yang sama.

11. **Sebuah skim perumahan** adalah projek perumahan yang mengandungi sekurang-kurang lima atau lebih bangunan yang digunakan untuk tujuan kediaman. Satu skim perumahan adalah satu identiti. Ianya boleh dibangunkan di atas sekeping tanah dengan satu hakmilik, atau banyak tanah dengan hakmilik yang lebih dari satu, serta boleh dibangunkan dalam beberapa fasa. Pembangunan tersebut boleh bercampur dengan bangunan untuk kegunaan lain seperti perniagaan, industri dan institusi.

9. ***Unsold Under Construction property*** *units that are under construction, have been launched for sale by the developer, and have remained unsold for more than nine (9) months from the date of the first Sale and Purchase Agreement (SPA) signed for the respective project or launched phase.*

10. ***Unsold not constructed property*** *units that have not commenced construction, have been launched for sale by the developer, and have remained unsold for more than nine (9) months from the dat eof the first Sale adn Purchase Agreement (SPA) signed for the respective project or launch phase.*

11. ***A residential scheme*** *is a housing project comprised a minimum of five or more buildings mainly used for dwelling purposes. A residential scheme has one identity. It may be developed on a land with a single title or on lands with multiple titles and could be developed in phases. The developments can be mixed with buildings for other uses like retail, industrial or institutional.*

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Ketua Pengarah Penilaian
Jabatan Penilaian dan Perkhidmatan Harta,
Kementerian Kewangan Malaysia,
Aras 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9001

Pengarah
Pusat Maklumat Harta Tanah Negara (NAPIC)
Kementerian Kewangan Malaysia,
Aras 7, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9007

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, 1 Sentral,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Kuala Lumpur
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, 1 Sentral,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Labuan
Jabatan Penilaian dan Perkhidmatan Harta,
No.4(A2), Tingkat 4, Blok 4 Kompleks Ujana Kewangan,
Jalan Merdeka,
87007 Wilayah Persekutuan Labuan
Tel. : 087 - 416 445/ 087 - 416 446
Faks : 087 - 410 337

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5518 4603/ 603- 5519 7825
Faks : 603 - 5510 7397

Penilai Daerah Shah Alam
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3 & 4, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5519 4823
Faks : 603 - 5510 8622

Penilai Daerah Bangi
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 3, Komplek PKNS,
Persiaran Bangi,
43650 Bandar Baru Bangi, Selangor
Tel. : 603 - 8925 5467/ 603 - 8925 5469
Faks : 603 - 8925 1041

Penilai Daerah Gombak
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Wisma SBC,
No. 1, Jalan SBC,
Taman Sri Batu Caves,
68100 Batu Caves, Selangor
Tel. : 603 - 6186 1719/ 603 - 6186 1751
Faks : 603 - 6186 1832

Penilai Daerah Klang
Jabatan Penilaian Dan Perkhidmatan Harta
Tingkat 7, First Tower
Jalan Meru
41050 Klang, Selangor

Tel. : 603 - 3344 1270/ 603 - 3344 1272/
603 - 3344 1263/ 603 - 3344 1264
Faks : 603 - 3344 1275

Penilai Daerah Sepang
Jabatan Penilaian dan Perkhidmatan Harta
d/a Institut Penilaian Negara (INSPEN)
Persiaran INSPEN
43000 Kajang, Selangor
Tel. : 603 - 8922 2482
Faks : 603 - 8920 1755

Pengarah Penilaian Johor
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 223 4266

Penilai Daerah Johor Bahru
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 226 9711

Penilai Daerah Batu Pahat
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Gunasama Persekutuan,
Jalan Bakau Condong,
83000 Batu Pahat, Johor
Tel. : 607 - 431 4315
Faks : 607 - 431 7026

Penilai Daerah Kluang
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Batu Pahat,
86000 Kluang, Johor
Tel. : 607 - 772 3566/ 607 - 773 1110
Faks : 607 - 774 3810

Penilai Daerah Segamat
Jabatan Penilaian dan Perkhidmatan Harta,
No. 49 & 49-1, Tingkat Bawah & 1, Jalan Genuang,
85000 Segamat, Johor
Tel. : 607 - 932 3300/ 607 - 932 1201
Faks : 607 - 932 4322

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Muar
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4 & 5,
Bangunan Muar Trade Centre,
Jalan Petrie,
84000 Muar, Johor
Tel. : 606 - 954 2244/ 606 - 954 3344
Faks : 606 - 954 4499

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang
Tel. : 604 - 261 2607/ 604 - 261 2576
Faks : 604 - 261 5990

Penilai Daerah George Town
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang
Tel. : 604 - 261 2607/ 604 - 261 2576
Faks : 604 - 261 5990

Penilai Daerah Seberang Perai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3-10, Kompleks Sempilai, Jalan Sempilai,
13700 Seberang Perai, Pulau Pinang
Tel. : 604 - 398 8544
Faks : 604 - 398 8533

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan
Tel. : 606 - 763 8600/ 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Seremban
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan
Tel. : 606 - 763 8600/ 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Jempol
Jabatan Penilaian dan Perkhidmatan Harta,
NO. 18, 20 & 22, Jalan Ara 6,
Pusat Perniagaan Ara, Bandar IOI Bahau,
72100 Bahau, Negeri Sembilan
Tel. : 606 - 454 6591
Faks : 606 - 454 6597

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 8, Menara SSM
Jalan Basco Kepayang 1
Basco Avenue@Kepayang
31400 Ipoh, Perak
Tel. : 605 - 543 2800
Faks :

Penilai Daerah Ipoh
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7A, Menara SSM
Jalan Basco Kepayang 1
Basco Avenue@Kepayang
31400 Ipoh, Perak
Tel. : 605 - 543 2800
Faks : 605 - 252 4658

Penilai Daerah Taiping
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 7, Wisma Persekutuan, Jalan Istana Larut
34000 Taiping, Perak
Tel. : 605 - 807 2344/ 605 - 807 2464
Faks : 605 - 806 4206

Penilai Daerah Teluk Intan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 2, Kompleks SKOMK, Jalan Mahkamah,
36000 Teluk Intan, Perak
Tel. : 605 - 622 3711/ 605 - 622 3712
Faks : 605 - 622 7122

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102/ 606 - 232 8104
Faks : 606 - 232 8202

Penilai Daerah Melaka
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102/ 606 - 232 8104
Faks : 606 - 232 8103

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900/ 604 - 700 1901/ 604 - 700 1902
Faks : 604 - 700 1904

Penilai Daerah Alor Setar
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900/ 604 - 700 1901/ 604 - 700 1902
Faks : 604 - 700 1905

Penilai Daerah Sungai Petani
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Ria, Taman Ria
08000 Sungai Petani, Kedah
Tel. : 604 - 421 3024/ 604 - 421 0490
Faks : 604 - 422 0264

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Langkawi
Jabatan Penilaian dan Perkhidmatan Harta,
No. 102 & 103, Jalan Pandak Mayah 5,
Pusat Bandar Kuah,
07000 Langkawi, Kedah
Tel. : 604 - 966 0478
Faks : 604 - 966 8832

Penilai Daerah Kulim
Jabatan Penilaian dan Perkhidmatan Harta,
No. 69 - 70, Jalan Kelang Lama,
Taman Manggis,
09000 Kulim, Kedah
Tel. : 604 - 491 7429/ 604 - 491 7430
Faks : 604 - 490 7362

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5111
Faks : 609 - 571 5112/ 609 - 5715 113

Penilai Daerah Kuantan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat Bawah, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5000
Faks : 609 - 571 5001

Penilai Daerah Temerloh
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Merdeka,
28000 Temerloh, Pahang
Tel. : 609 - 296 1844/ 609 - 296 1850
Faks : 609 - 296 3790

Penilai Daerah Raub
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Tengku Abdul Samad,
27600 Raub, Pahang
Tel. : 609 - 355 1744/ 609 - 355 6700/ 609 - 355 1800
Faks : 609 - 355 7743

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Wisma Persekutuan,
Jalan Sultan Ismail,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 622 1266/ 609 - 622 1305
Faks : 609 - 626 1360

Penilai Daerah Kuala Terengganu
Jabatan Penilaian dan Perkhidmatan Harta,
No. 1118 F & 1118 G, Jalan Pejabat,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 626 4266/ 609 - 626 5266
Faks : 609 - 622 1240

Penilai Daerah Chukai
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Bangunan Persekutuan,
24000 Chukai, Terengganu
Tel. : 609 - 859 2166
Faks : 609 - 859 8296

Penilai Daerah Jertih
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 60086, Jalan Pasar Baru,
22000 Jerteh, Terengganu
Tel. : 609 - 690 3436/ 609 - 690 3293/ 09 - 690 4030
Faks : 609 - 690 3920

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600/ 609 - 748 1670
Faks : 609 - 744 1500

Penilai Daerah Kota Bharu
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600/ 609 - 748 1670
Faks : 609 - 744 1500

Penilai Daerah Kuala Krai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, Bangunan Kerajaan Persekutuan,
18000 Kuala Krai, Kelantan
Tel. : 609 - 966 6757
Faks : 609 - 966 4728

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Persekutuan,
Persiaran Jubli Emas,
01000 Kangar, Perlis
Tel. : 604 - 976 2978/ 604 - 976 2977
Faks : 604 - 976 1010

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 248 328/ 088 - 248 325/ 088 - 248 326
Faks : 088 - 242 328

Penilai Daerah Kota Kinabalu
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 5, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 243 433/ 088 - 243 434
Faks : 088 - 233 435

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Tawau
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 , Wisma Persekutuan,
91000 Tawau, Sabah
Tel. : 089 - 779 823/ 089 - 776 185
Faks : 089 - 770 166

Penilai Daerah Sandakan
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 1 & 2, Tingkat Bawah, Wisma Saban,
Megah Light Industrial Estate,
Batu 7, Jalan Labuk,
90000 Sandakan, Sabah
Tel. : 089 - 675 302/ 089 - 675 352
Faks : 089 - 675 312

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
Tel. : 082 - 221 122
Faks : 082 - 221 101

Penilai Daerah Kuching
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
Tel. : 082 - 221 122
Faks : 082 - 221 102/ 082-221 103

Penilai Daerah Miri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 10, Yu Lan Plaza,
Jalan Brooke,
98000 Miri, Sarawak
Tel. : 085 - 417 226/ 085 - 427 226/ 085 - 437 226
Faks : 085 - 415 226

Penilai Daerah Sibu
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 4160 Blok 7 Sibu Town District
No. 60, Jalan Tiong Hua
96000 Sibu, Sarawak
Tel. : 084 - 327 407/ 084 - 327 063
Faks : 084 - 327 064

Pengarah
Institut Penilaian Negara (INSPEN)
Jabatan Penilaian dan Perkhidmatan Harta
Persiaran INSPEN
43000 Kajang, Selangor
Tel. : 603 - 8911 8800/ 603 - 8911 8888
Faks : 603 - 8925 8100

PUSAT MAKLUMAT HARTA TANAH NEGARA (NAPIC)
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
Aras 7, Perbendaharaan 2,
No. 7 Persiaran Perdana, Presint 2
62592 Putrajaya

Tel. : 03-8886 9000
Faks : 03-8886 9007

www.jpph.gov.my
https://napic.jpph.gov.my/