



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA

Property Market Report

2024



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

LAPORAN PASARAN HARTA
2024

PROPERTY MARKET REPORT
2024

JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
KEMENTERIAN KEWANGAN

VALUATION AND PROPERTY SERVICES DEPARTMENT
MINISTRY OF FINANCE

Diterbitkan oleh

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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 Penghunan Purata (pejabat/kompleks perniagaan)	: Average Occupancy Rate (office/shopping complex)
Kadar Penginapan Purata (hotel)	: Average Occupancy Rate (hotel)
Kadar Pinjaman Purata (ALR)	: Average Lending Rate (ALR)
Kadar Pulangan Kasar Purata	: Average Gross Yield
Kadar Serapan	: Absorption Rate
Kawasan Sekunder Pusat Bandar	: Central Town Secondary Area
Kawasan Sekunder Pinggir Bandar	: Suburban Secondary Area
Kawasan Utama Pusat Bandar	: Central Town Prime Area
Kawasan Utama Pinggir Bandar	: Suburban Prime Area
Kedai	: Shop
Kedai Industri	: Industrial Shop
Kedai Sebelum Perang	: Pre-war Shop
Kedai Tanpa Inap	: Lock-up Shop
Kediaman	: Residential
Kedudukan/lokasi	: Location
Kelapa	: Coconut
Kelapa Sawit	: Oil Palm
Keluaran Dalam Negara Kasar (KDNK)	: Gross Domestic Product (GDP)
Kilang Berkembar/Gudang	: Semi-Detached Factory/Warehouse

GLOSARI GLOSSARY

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

GLOSARI GLOSSARY

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

GAMBARAN KESELURUHAN

OVERVIEW

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH

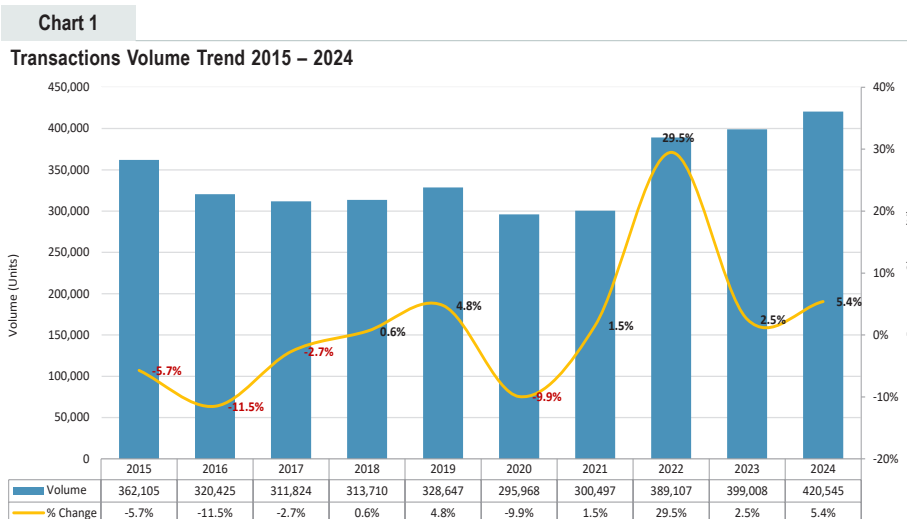
Laporan Pasaran Harta Tanah 2024 menyerlahkan prestasi yang luar biasa, merekodkan bilangan dan nilai transaksi harta tanah tertinggi di Malaysia sepanjang sedekad yang lalu. Pertumbuhan yang memberangsangkan ini didorong oleh pengembangan yang teguh dalam aktiviti pasaran merentasi semua subsektor. Bilangan dan nilai transaksi masing-masing meningkat sebanyak 5.4% dan 18.0%, mencapai 420,545 transaksi bernilai RM232.30 bilion, berbanding 2023 (399,008 transaksi bernilai RM196.83 bilion).

Pencapaian tertinggi pasaran harta tanah ini disokong oleh pertumbuhan kukuh ekonomi Malaysia dan sokongan berterusan kerajaan, termasuk pelaksanaan Pelan Induk Perindustrian Baharu 2030 (NIMP 2030), Pelan Hala Tuju Peralihan Tenaga Nasional, dan Rancangan Malaysia Kedua Belas. Aktiviti pasaran terus disokong oleh bilangan transaksi yang kukuh di hampir semua negeri, khususnya di Kelantan, yang mengalami pertumbuhan ketara melebihi 96%, berikutan pelaksanaan sepenuhnya permohonan dan pembayaran duti setem melalui Sistem Penilaian dan Pembayaran Duti Setem (STAMPS).

1.0 OVERVIEW OF THE PROPERTY MARKET

The Property Market Report 2024 highlights exceptional performance, recorded the highest volume and value of property transactions in Malaysia over the past decade. This impressive growth was fueled by a robust expansion in market activities across all sub-sectors. The volume and value of transactions expanded by 5.4% and 18.0%, respectively, reaching 420,545 transactions worth RM232.30 billion, compared to 2023 (399,008 transactions worth RM196.83 billion).

The highest achievement of the property market was supported by the strong growth of Malaysia's economy and the continuous government support, including the full implementation of the New Industrial Master Plan 2030 (NIMP 2030), the National Energy Transition Roadmap, and the Twelve Malaysia Plan. Market activity was further supported by strong transaction volumes across nearly all states, particularly in Kelantan, which experienced a substantial growth exceeding 96%, following the fully implementation of stamping applications and stamp duty payments through Stamp Duty Assessment and Payment System (STAMPS).

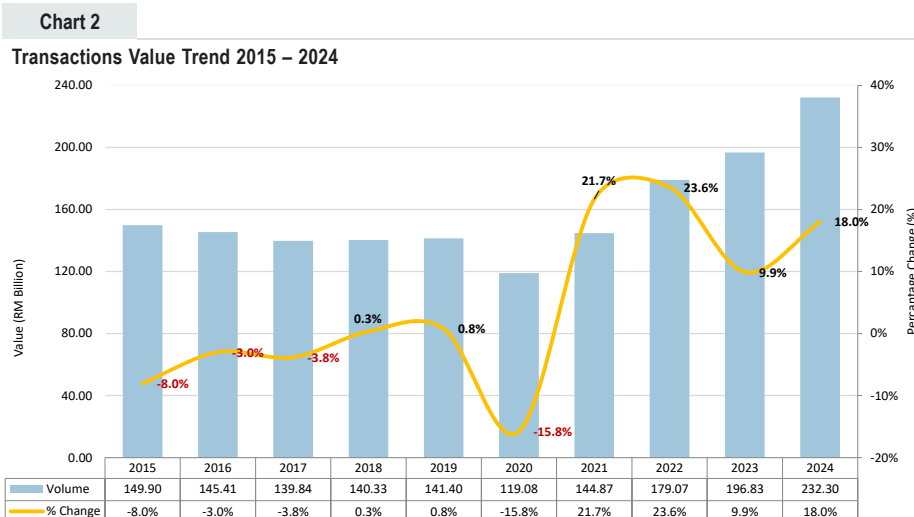


Subsektor kediaman terus berkembang dan mengukuhkan kedudukannya sebagai penyumbang terbesar kepada aktiviti transaksi negara, mencatat pertumbuhan marginal bagi kedua-dua bilangan dan nilai. Mengikut julat harga, segmen harga melebihi RM1.0 juta mencatatkan pertumbuhan tertinggi 15.0%, manakala julat harga yang lain menunjukkan peningkatan lebih sederhana. Pertumbuhan ini boleh dikaitkan dengan inisiatif kerajaan yang digariskan dalam Belanjawan 2024, yang telah meningkatkan keyakinan pasaran

The residential sub-sector sustained its expansion and solidified its position as the largest contributor to the national transaction activity, recording a marginal growth in both volume and value. By price range, the segment above RM1.0 million recorded the highest growth at 15.0%, while other price ranges showed more modest increases. This growth can be attributed to government initiatives outlined in Budget 2024, which increased confidence in the property market, including the easing of requirements for the Malaysia My Second Home

harta tanah, termasuk pelonggaran syarat bagi program Malaysia Rumah Keduaku (MM2H). Sebagai tambahan, prestasi kukuh subsektor komersial berperanan sebagai pemangkin kepada aktiviti transaksi dengan peningkatan ketara bilangan dan nilai masing-masing sebanyak 13.6% dan 51.6%, berbanding tahun sebelumnya.

(MM2H) program. Additionally, strong performance in the commercial sub-sector acted as a catalyst for transaction activity with significant increases of 13.6% and 51.6% in value and volume, respectively, as compared to the previous year.



Pertumbuhan pasaran harta tanah 2024 disokong penuh oleh pelaksanaan pelbagai usaha dan inisiatif kerajaan untuk memacu ekonomi Malaysia dan pada masa yang sama merangsang pengembangan pasaran harta tanah di seluruh negara melalui Kerangka Ekonomi MADANI. Beberapa inisiatif yang digariskan di bawah Bajet 2023 dan 2024 oleh kerajaan menjadi pemangkin kepada aktiviti pasaran harta tanah yang mampan, antaranya adalah:

The growth in 2024 property market is highly supported by the implementation of various government efforts and initiatives to drive Malaysia's economy and simultaneously stimulating the expansion of the property market nationwide through the MADANI Economy Framework. Several initiatives which were outlined under Budget 2023 and 2024 by the government become a catalyst to the sustainable property market activities, among others:

- i. Pengecualian duti setem ke atas surat cara pindah milik dan perjanjian pinjaman untuk pembelian rumah pertama berharga sehingga RM500,000 oleh warganegara Malaysia dikekalkan sehingga 31 Disember 2025.
 - ii. Penubuhan kawasan perindustrian berteknologi tinggi di Kerian, Perak Utara, bagi membina ekosistem lebih luas untuk kluster E&E di Wilayah Utara.
 - iii. Peruntukan RM546 juta bagi meneruskan pelaksanaan 36 Program Perumahan Rakyat (PPR), termasuk projek baharu di Kluang, Johor dan 15 lagi projek PPR dijangka akan siap serta akan memberi manfaat kepada 5,100 bakal penduduk baharu.
 - iv. Peruntukan RM358 juta akan disalurkan untuk meneruskan pembinaan 3,500 unit rumah di bawah 14 Program Rumah Mesra Rakyat.
 - v. Menyediakan jaminan sehingga RM10 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) yang akan memberi manfaat kepada 40,000 peminjam.
- i. *The full stamp duty exemption on the instrument of transfer and loan agreement for the purchase of the first residential home priced up to RM500,000 by Malaysian citizens remained until December 31, 2025.*
 - ii. *Establishment of a high-tech industrial area in Kerian, Northern Perak, to widen the E&E cluster ecosystem in the Northern Region.*
 - iii. *The allocation of RM546 million to continue the implementation of 36 Program Perumahan Rakyat (PPR), including new project in Kluang, Johor, and another 15 PPR projects, is expected to be completed, and this are expected to benefit 5,100 potential new residents.*
 - iv. *The allocation of RM358 million will be channeled to continue the construction of 3,500 housing units under the 14 Program Rumah Mesra Rakyat.*
 - v. *Provide guarantees of up to RM10 billion under Skim Jaminan Kredit Perumahan (SJKP), which will benefit 40,000 borrowers.*

- vi. Mengenakan duti setem dengan kadar rata 4% ke atas transaksi dokumen pemilikan tanah oleh bukan warganegara dan syarikat milik asing, kecuali individu berstatus pemastautin tetap di Malaysia.
- vii. Melonggarkan syarat program Malaysia My Second Home (MM2H) bagi menarik lebih ramai pelancong dan pelabur asing ke dalam negara.

2.0 AKTIVITI PASARAN HARTA TANAH

Prestasi pasaran harta tanah terus kukuh, disokong oleh keadaan ekonomi yang stabil dan inisiatif kerajaan yang bersasar. Sebanyak 420,545 transaksi bernilai RM232.30 bilion direkodkan, meningkat sebanyak 5.4% dan 18.0% dalam bilangan dan nilai transaksi, menunjukkan aktiviti pasaran tertinggi di Malaysia sepanjang sedekad yang lalu. Daripada jumlah transaksi tersebut, 77.7% (326,784 transaksi) adalah transaksi tahun 2024, 19.1% (80,487 transaksi) adalah daripada 2023, dan selebihnya terdiri daripada transaksi tahun sebelumnya.

Prestasi aktiviti pasaran mengikut subsektor meneruskan momentum peningkatan. Semua subsektor mencatat pertumbuhan bilangan transaksi tahun ke tahun. Peningkatan lebih tinggi dicatatkan bagi subsektor komersial (13.6%) dan tanah pembangunan dan lain-lain (9.7%). Sementara itu, subsektor industri juga berkembang pada kadar yang lebih pantas sebanyak 7.7%, didorong oleh permintaan yang mampan bagi tanah industri kosong di seluruh negara. Subsektor kediaman dan pertanian menunjukkan pertumbuhan sederhana masing-masing sebanyak 4.0% dan 4.1%. Dari segi nilai, semua subsektor mencatat pertumbuhan yang lebih tinggi, didahului oleh subsektor komersial (51.6%), tanah pembangunan dan lain-lain (32.7%), industri (16.4%), kediaman (5.9%), dan pertanian (4.8%).

Subsektor kediaman mengekalkan syer terbesar transaksi harta tanah keseluruhan, dengan menyumbang 62.0% bilangan transaksi. Ini diikuti dengan subsektor pertanian (18.7%), komersial (10.9%), tanah pembangunan dan lain-lain (6.3%), dan industri (2.1%). Begitu juga, dari segi nilai, kediaman mendahului dengan 46.0% syer, diikuti oleh komersial (25.0%), industri (12.0%), tanah pembangunan dan lain-lain (8.6%), dan pertanian (8.4%).

- vi. *Impose of a flat rate stamp duty of 4% on the transfer of land ownership documents by non-citizens and foreign-owned companies, except for individuals with permanent residency status in Malaysia.*
- vii. *Ease the requirements of Malaysia My Second Home (MM2H) programme to attract more tourists and foreign investors to Malaysia.*

2.0 PROPERTY MARKET ACTIVITY

The property market performance continues to strengthen, supported by stable economic conditions and targeted government initiatives. A total of 420,545 transactions worth RM232.30 billion were recorded, expanded by 5.4% and 18.0% in volume and value of transactions, showing the highest market activities in Malaysia over the past decade. Of the total transactions, 77.7% (326,784 transactions) were transfers dated in 2024, 19.1% (80,487 transactions) were from 2023, and the remaining share consisted of transfers from previous years.

Sectoral market activity performance continued its upward momentum. All subsectors recorded year-on-year growth in the volume of transactions. Higher increases were observed for the commercial subsector (13.6%) and development land and others (9.7%). Meanwhile, the industrial subsector also grew at a faster pace by 7.7%, driven by sustained demand for vacant industrial land nationwide. The residential and agricultural subsectors show modest growth of 4.0% and 4.1%, respectively. On the value front, all sub-sectors recorded higher growth, led by the commercial sub-sector (51.6%), followed by development land and others (32.7%), industrial (16.4%), residential (5.9%), and agricultural (4.8%).

The residential sub-sector retained the largest share of the overall property transactions, with a 62.0% contribution in volume. This was followed by agriculture (18.7%), commercial (10.9%), development land and others (6.3%), and industrial (2.1%). Similarly, in value, residential took the lead with a 46.0% share, followed by commercial (25.0%), industrial (12.0%), development land and others (8.6%), and agriculture (8.4%).

Chart 3

Contribution to Transaction Volume by Sub-sector 2024

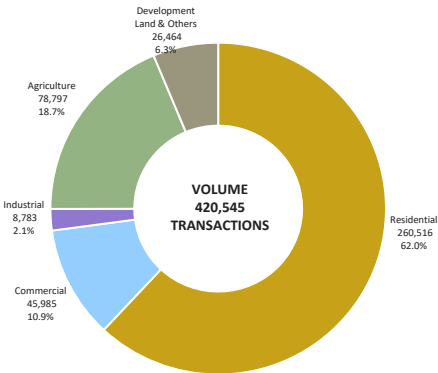


Chart 4

Contribution to Transaction Value by Sub-sector 2024

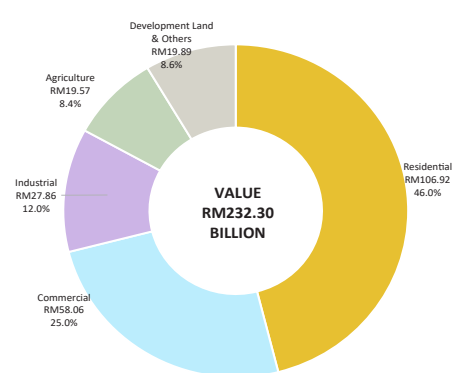


Chart 5

Transactions Volume by Price Range 2020 - 2024

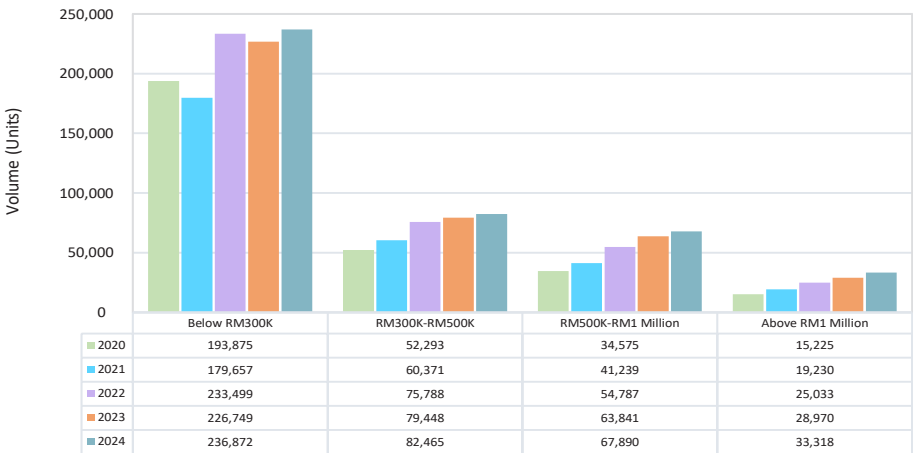


Chart 6

Transaction Volume by Sub-sector 2023 - 2024

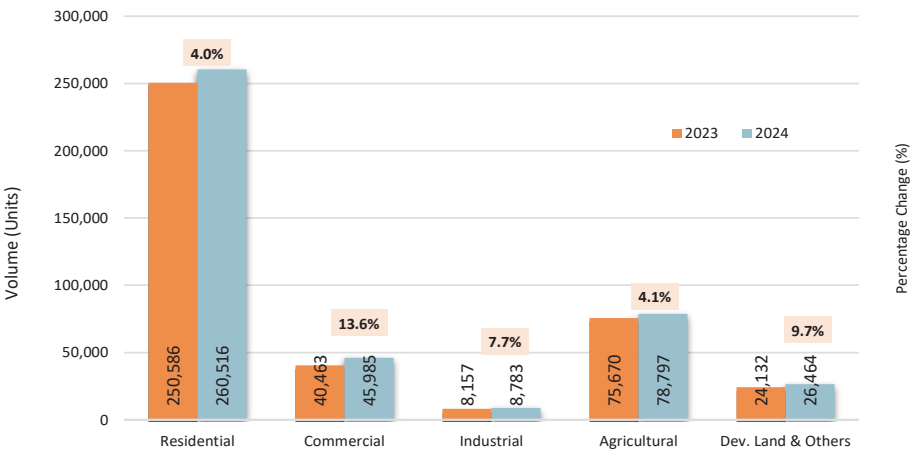


Chart 7

Transaction Value by Sub-sector 2023 – 2024

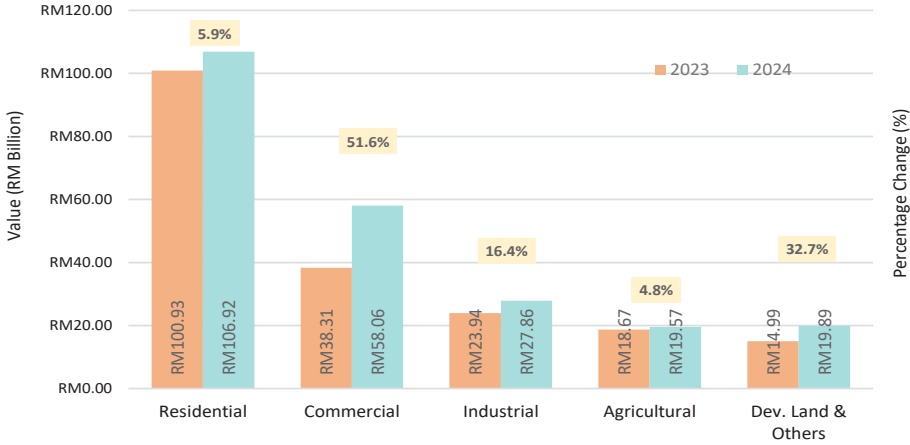


Chart 8

Transactions Volume by State 2023 and 2024

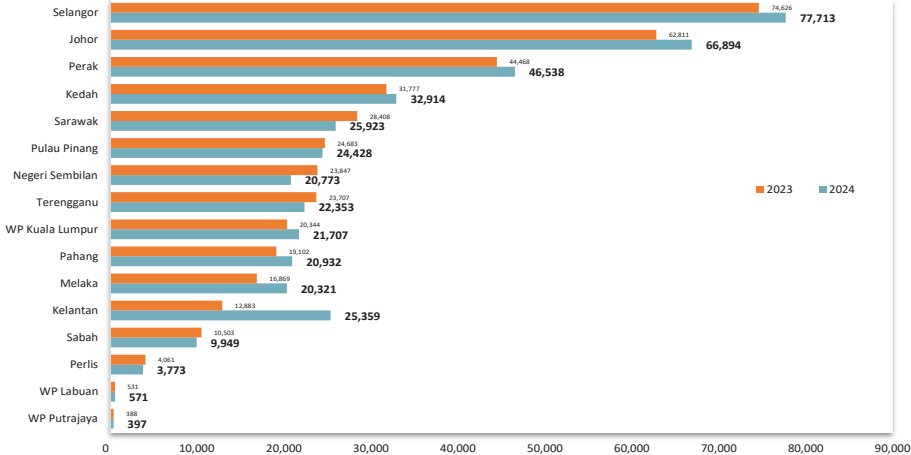


Table 1

Summary of Top Prominent Sales 2024

No	State	Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	1,215,443,191
2	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	762,740,011
3	Selangor	Tropicana Gardens Mail	SS 13, Subang Jaya	2024	680,000,000
4	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	647,865,806
5	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	572,271,169
6	Selangor	Detached Factory	Seksyen 22, Shah Alam	2024	558,800,000
7	WP Kuala Lumpur	Detached Factory	Jalan Kuchai Lama	2023	408,000,000
8	Selangor	D'Pulze	Cyberjaya	2024	320,000,000
9	Johor	Vacant Industrial Plot	Taman Perindustrian Nusa Cemerlang	2023	315,165,649
10	Selangor	Detached Factory & others	Bukit Raja Prime Industrial Park	2024	313,000,000

2.1 HARTA TANAH KEDIAMAN

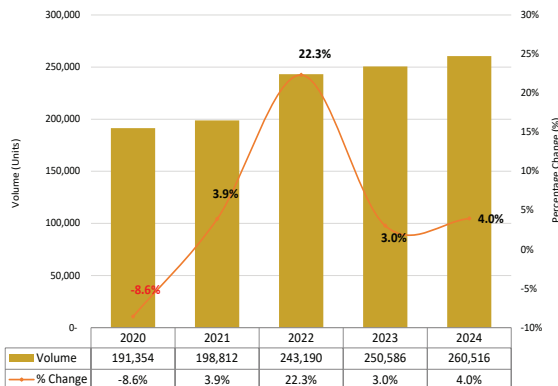
Transaksi

Aktiviti pasaran kediaman terus kukuh, mencatat peningkatan marginal sebanyak 4.0% dalam bilangan dan 5.9% dalam nilai, didorong oleh bilangan transaksi yang lebih tinggi di semua negeri kecuali Pulau Pinang, Sabah, Sarawak, Terengganu dan Perlis. Terdapat 260,516 traksaksi bernilai RM106.92 bilion direkodkan pada tahun 2024 (2023: 250,586 transaksi bernilai RM100.93 bilion). Selangor kekal sebagai penyumbang utama kepada jumlah keseluruhan transaksi kediaman negara, menguasai 21.6% (56,167 transaksi) dalam bilangan dan 29.6% (RM31.68 bilion) dalam nilai transaksi. Johor menduduki tempat kedua tertinggi dengan 16.3% bilangan (42,565 transaksi) dan 19.3% (RM20.64 bilion) dalam nilai. Empat negeri utama, iaitu WP Kuala Lumpur, Johor, Selangor, dan Pulau Pinang, menyumbang lebih 50% daripada bilangan transaksi kediaman negara.

Rumah mampu milik yang berharga RM300,000 dan ke bawah terus menunjukkan permintaan yang tinggi, menyumbang 52.5% daripada jumlah transaksi kediaman keseluruhan. Julat harga RM300,001 hingga RM500,000 menduduki tempat kedua dengan 24.5%, diikuti oleh RM500,001 hingga RM1 juta sebanyak 17.5%, dan rumah berharga melebihi RM1 juta sebanyak 5.5%. Mengikut jenis harta, permintaan kekal kukuh bagi rumah teres, yang menyumbang 43.1% daripada jumlah transaksi kediaman. Ini diikuti dengan plot kosong sebanyak 16.0%, unit bertingkat tinggi (13.9%), rumah/flat kos rendah (10.5%), rumah berkembar (7.7%), dan jenis harta tanah yang lain. Daripada jumlah transaksi harta tanah kediaman, 17.0% adalah daripada transaksi pasaran utama (pembelian terus daripada pemaju), manakala bakinya 83.0% adalah daripada transaksi pasaran sekunder (sub-jualan).

Chart 9

Residential Transactions Volume Trend 2020 – 2024



2.1 RESIDENTIAL PROPERTY

Transaction

Residential market activity continued to strengthen, recording a marginal increase of 4.0% in volume and 5.9% in value, driven by higher transaction volume in all states except Pulau Pinang, Sabah, Sarawak, Terengganu, and Perlis. There were 260,516 transactions worth RM106.92 billion recorded in 2024 (2023: 250,586 transactions worth RM100.93 billion). Selangor sustained as the main contributor to the national total, capturing 21.6% (56,167 transactions) in volume and 29.6% (RM31.68 billion) in value. Johor ranked second highest with 16.3% (42,565 transactions) in volume and 19.3% (RM20.64 billion) in value. The four major states, namely WP Kuala Lumpur, Johor, Selangor, and Pulau Pinang, formed over 50% of the total national residential volume transactions.

Affordable houses priced at RM300,000 and below continued to see strong demand, making up 52.5% of total residential transactions. The RM300,001 to RM500,000 price range ranked second at 24.5%, followed by RM500,001 to RM1 million at 17.5%, and houses priced over RM1 million at 5.5%. By property type, demand remained strongest for terraced houses, which accounted for 43.1% of total residential transactions. This was followed by vacant plots at 16.0%, high-rise units (13.9%), low-cost houses/flats (10.5%), semi-detached houses (7.7%), and other property types. Of the total residential property transactions, 17.0% were from the primary market transactions (purchases directly from developers), while the remaining 83.0% were from the secondary market transactions (sub-sales).

Chart 10

Residential Transactions Value Trend 2020 – 2024

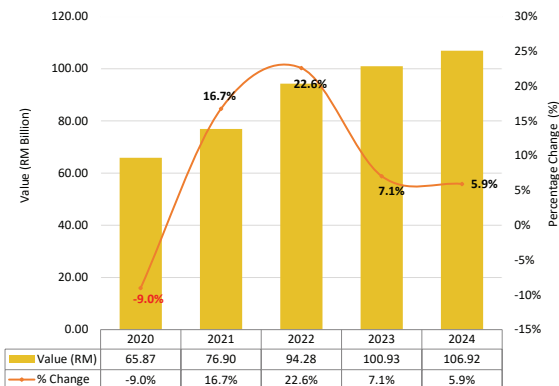


Chart 11

Transactions Volume by Price Range 2020 - 2024

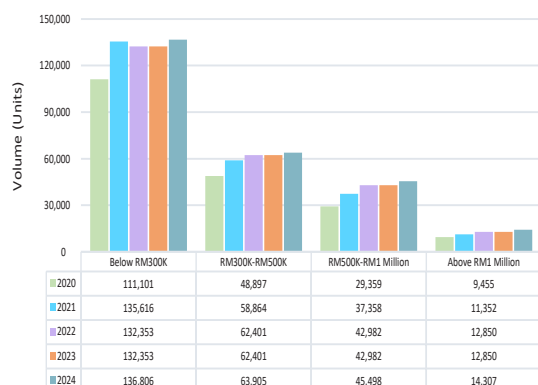


Chart 12

Residential Transactions by Type 2024

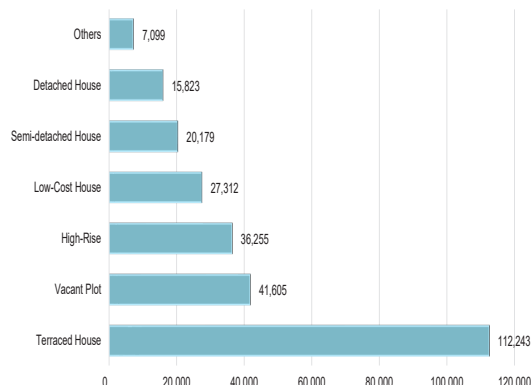
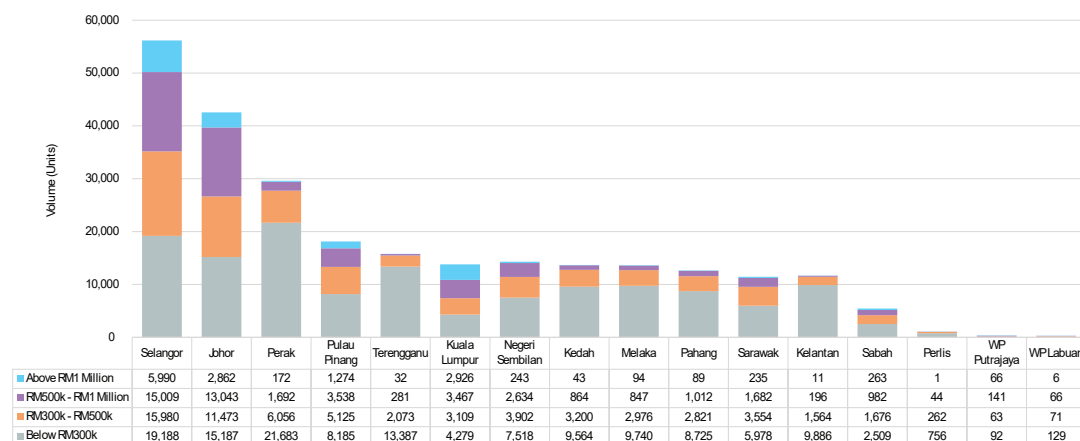


Chart 13

Residential Transactions by State 2024



Pelancaran Baharu

Prestasi pasaran utama semakin kukuh, didorong oleh pertumbuhan positif unit dilancarkan di semua negeri kecuali Perlis. Pada tahun 2024, sejumlah 75,784 unit telah dilancarkan, berbanding 56,526 unit pada tahun 2023. Pertumbuhan ini boleh dikaitkan dengan insentif kerajaan yang berterusan dan sokongan bagi pemilikan rumah, khususnya kepada pembeli kali pertama, serta pertumbuhan ekonomi Malaysia yang kukuh, yang meningkatkan keyakinan dalam pasaran harta tanah. Namun begitu, prestasi jualan menunjukkan sedikit penurunan, dengan kadar jualan 37.3%, berkurangan daripada 40.4% pada tahun 2023.

Selangor mendahului dalam pelancaran baharu, menyumbang 19.6% (14,862 unit) daripada jumlah keseluruhan negara, dengan prestasi jualan 35.1%. Johor mengikuti rapat sebagai penyumbang kedua tertinggi, dengan 18.7% (14,147 unit) dan prestasi jualan yang lebih kukuh sebanyak 53.2%. WP Kuala Lumpur dikedudukan ketiga, dengan 10.3% (7,840 unit) daripada jumlah keseluruhan, mencapai prestasi jualan sebanyak 38.0%.

New Launches

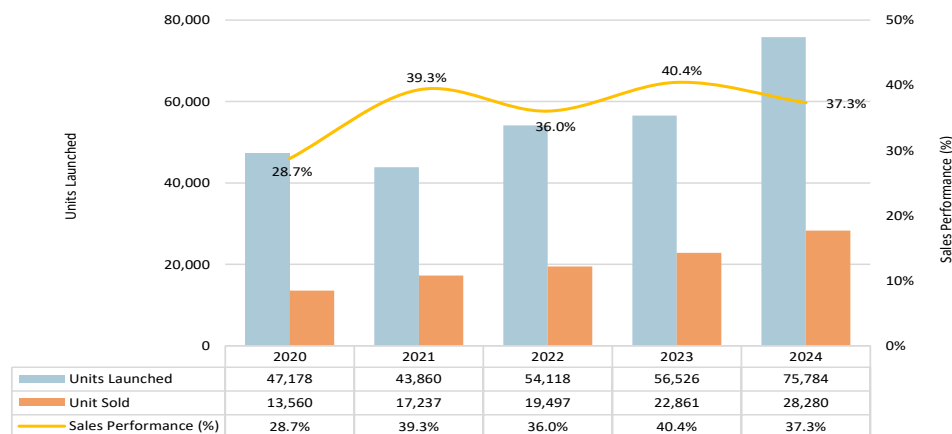
The performance of the primary market strengthened, driven by positive growth in units launched across all states except for Perlis. In 2024, a total of 75,784 units were launched, compared to 56,526 units in 2023. This growth can be attributed to ongoing government incentives and support for homeownership, particularly for first-time buyers, as well as Malaysia's strong economic growth, which boosted confidence in the property market. Nevertheless, sales performance saw a slight decline, with a 37.3% sales rate, down from 40.4% in 2023.

Selangor led in new launches, accounting for 19.6% (14,862 units) of the national total, with a sales performance of 35.1%. Johor followed closely as the second-highest contributor, with 18.7% (14,147 units) and a stronger sales performance of 53.2%. WP Kuala Lumpur ranked third, with 10.3% (7,840 units) of the total, achieving a sales performance of 38.0%.

Rumah teres terus berkembang, kekal sebagai jenis harta tanah yang dominan dalam pelancaran baharu. Teres satu tingkat (16,621 unit) dan teres dua hingga tiga tingkat (23,462 unit) secara keseluruhan menyumbang 52.9% daripada jumlah unit, dengan majoriti terletak di Johor. Unit kondominium/pangsapuri dikedudukan kedua, menyumbang 31.7% lagi (23,995 unit) daripada jumlah unit, kebanyakannya di WP Kuala Lumpur dan Selangor.

Terraced houses continued their expansion, remaining the dominant property type in new launches. Single storey terraces (16,621 units) and two to three storey terraces (23,462 units) collectively made up 52.9% of the total units, with the majority located in Johor. Condominium/apartment units came in second, contributing another 31.7% (23,995 units) of the total units, mostly in WP Kuala Lumpur and Selangor.

Chart 14
New Launches and Sales Performance 2020 – 2024



Status Pasaran

Situasi unit siap dibina tidak terjual bertambah baik pada tahun 2024 apabila jumlahnya berkurangan secara beransur-ansur. Terdapat 23,149 unit siap dibina tidak terjual bernilai RM13.94 bilion direkodkan, menurun sebanyak 10.3% dan 21.2% dalam bilangan dan nilai berbanding tahun 2023 (25,816 unit siap dibina tidak terjual bernilai RM17.68 bilion).

Prestasi mengikut negeri menunjukkan WP Kuala Lumpur mencatat jumlah unit siap dibina tidak terjual tertinggi dalam negara, menyumbang 18.3% (4,234 unit) daripada jumlah keseluruhan. Ianya diikuti Johor (2,964 unit), Perak (2,844 unit), dan Pulau Pinang (2,796 unit). Dari segi nilai, WP Kuala Lumpur mendahului dengan RM3.38 bilion, diikuti oleh Johor (RM2.89 bilion), Pulau Pinang (RM2.09 bilion), dan Selangor (RM1.59 bilion).

Kondominium dan pangsapuri menyumbang hampir 60.0% (13,900 unit) daripada unit siap dibina tidak terjual negara, diikuti rumah teres yang menyumbang 23.5% (5,445 unit). Unit kondominium dan pangsapuri di kawasan utama, terutamanya di Daerah Johor Bahru, Mukim Setapak, Mukim Batu, dan Seksyen 1-100 di WP Kuala Lumpur, mendominasi unit siap dibina terjual, mewakili 27.0% (6,246 unit) daripada jumlah unit siap dibina tidak terjual negara.

Market Status

The residential overhang situation improved in 2024 as the numbers gradually reduced. There were 23,149 overhang units worth RM13.94 billion recorded, decreased by 10.3% and 21.2% in volume and value, respectively, compared to 2023 (25,816 overhang units worth RM17.68 billion).

The performance by state observed WP Kuala Lumpur recorded the highest numbers of overhang units in the country, accounting for 18.3% (4,234 units) of the total. It was followed by Johor (2,964 units), Perak (2,844 units), and Pulau Pinang (2,796 units). In terms of value, WP Kuala Lumpur led with RM3.38 billion, followed by Johor (RM2.89 billion), Pulau Pinang (RM2.09 billion), and Selangor (RM1.59 billion).

Condominiums and apartments accounted for nearly 60.0% (13,900 units) of the national residential overhang, followed by terraced houses, which made up 23.5% (5,445 units). Condominium and apartment units in key areas, particularly in the Johor Bahru District, Mukim Setapak, Mukim Batu, and Section 1-100 in WP Kuala Lumpur, dominated the overhang, representing 27.0% (6,246 units) of the national overhang total.

Mengikut julat harga, rumah dalam julat harga mampu milik di bawah RM300,000 menyumbang 32.9% daripada jumlah keseluruhan. Julat harga antara RM300,001 hingga RM500,000 menduduki tempat kedua, menyumbang 28.4% (6,569 unit). Sementara itu, rumah dalam julat harga RM500,001 hingga RM1 juta menyumbang 28.1% (6,493 unit), diikuti dengan harga melebihi RM1 juta yang menyumbang selebihnya 10.6% (2,463 unit).

Sebaliknya, jumlah unit dalam pembinaan belum terjual dan belum dibina belum terjual kurang menggalakkan apabila jumlahnya meningkat masing-masing sebanyak 19.2% kepada 60,934 unit (2023: 51,132 unit) dan 4.4% kepada 8,274 unit (2023: 7,926 unit). Bagi unit dalam pembinaan belum terjual, kebanyakannya direkodkan di Perak (9,030 unit), Selangor (8,607 unit), dan Pulau Pinang (7,723 unit).

By price range, houses in the affordable price range of below RM300,000 contributed 32.9% of the total. The price range between RM300,001 and RM500,000 came in second, accounting for 28.4% (6,569 units). Meanwhile, those houses in the price range of RM500,001 to RM1 million formed another 28.1% (6,493 units), followed by above RM1.0 million, which contributed the remaining 10.6% (2,463 units).

Contrarily, the unsold under construction and not constructed were less encouraging as the numbers increased by 19.2% to 60,934 units (2023: 51,132 units) and 4.4% to 8,274 units (2023: 7,926 units), respectively. For unsold under construction mostly recorded in Perak (9,030 units), Selangor (8,607 units) and Pulau Pinang (7,723 units).

Chart 15

Residential Overhang Units 2020 - 2024

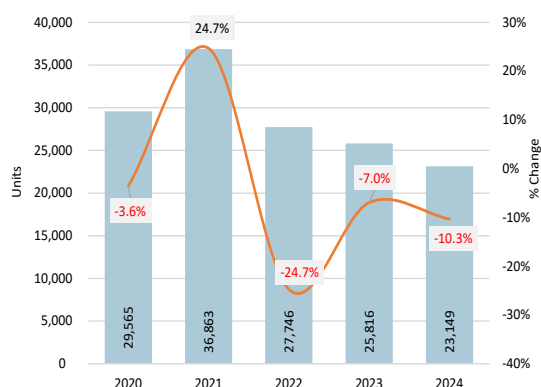


Chart 16

Residential Unsold Units 2020 - 2024

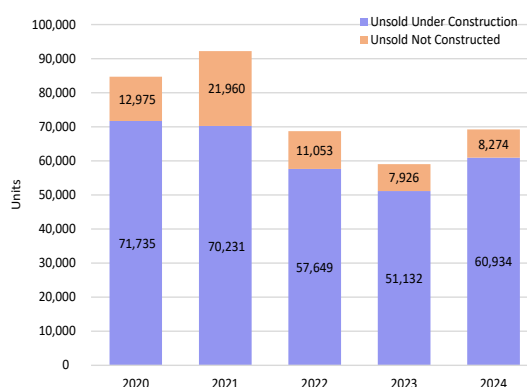
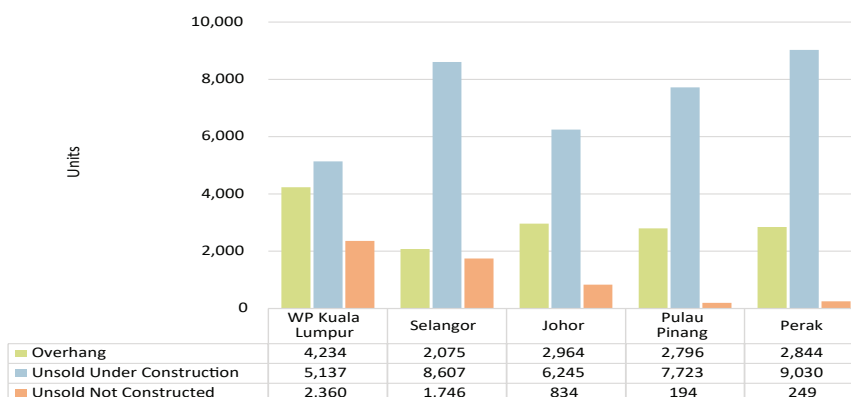


Chart 17

Residential Market Status by Selected States 2024



Aktiviti Pembinaan

Dalam segmen pembinaan, rumah siap dibina menunjukkan pertumbuhan positif, meningkat sebanyak 9.7% kepada 82,135 unit, berbanding 74,893 unit pada tahun 2023. Selangor kekal sebagai penyumbang tertinggi, menguasai 20.5% (16,793 unit), diikuti Pulau Pinang dengan 15.3% (12,539 unit) dan Johor 13.4% (11,031 unit). Mengikut jenis harta tanah, penawaran menukar tumpuan kepada rumah teres, yang membentuk 43.5% (35,745 unit) daripada jumlah keseluruhan negara, diikuti rapat dengan kondominium/pangsapuri yang menyumbang 35.5% lagi (29,118 unit).

Pada perkembangan yang sama, unit mula dibina dan perancangan baharu dirancang menunjukkan peningkatan masing-masing sebanyak 20.6% (106,236 unit) dan 24.1% (100,461 unit). Sehingga akhir tahun, unit kediaman sedia ada melepasi 6.3 juta, penawaran akan datang merekodkan hampir 0.37 juta dan penawaran yang dirancang melebihi 0.38 juta.

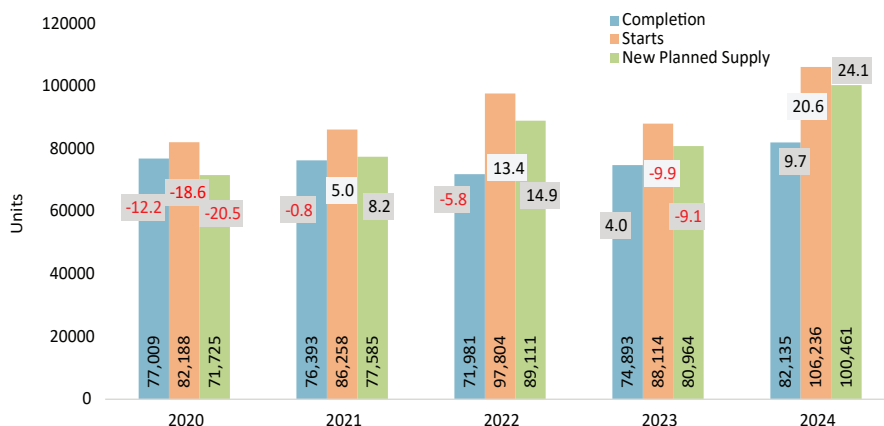
Construction Activity

In the construction segment, housing completions showed positive growth, rising by 9.7% to 82,135 units, compared to 74,893 units in 2023. Selangor sustained as the highest contributor, dominating 20.5% (16,793 units), followed by Pulau Pinang with 15.3% (12,539 units) and Johor at 13.4% (11,031 units). By property type, supply changed the focus to terraced houses, which formed 43.5% (35,745 units) of the national total, followed closely by condominiums/apartments which formed another 35.5% (29,118 units).

On a similar note, starts and new planned supply show increasing numbers by 20.6% (106,236 units) and 24.1% (100,461 units), respectively. As of year-end, the existing residential units surpassed 6.3 million, the incoming supply recorded nearly 0.37 million and the planned supply exceeded 0.38 million.

Chart 18

Residential Construction Activity 2020 – 2024



Pergerakan Harga

Indeks Harga Rumah Malaysia (IHRM) berada pada 225.6 mata (harga purata RM486,678 seunit) pada 2024^P, menunjukkan pertumbuhan tahunan sederhana sebanyak 3.3%. Semua negeri mengalami pertumbuhan tahunan sederhana antara 0.6% dan 5.5%. Kuala Lumpur kekal sebagai pendahulu dengan harga purata RM803,846 seunit, diikuti Selangor pada RM557,425 seunit. Melaka dan Perlis terus mencatatkan purata harga rumah terendah, masing-masing pada RM238,109 dan RM239,872 seunit. Semua jenis rumah menyaksikan momentum pertumbuhan yang positif, dengan rumah

Price Movements

The Malaysian House Price Index (MHPI) stood at 225.6 points (average price RM486,678 per unit) in 2024^P, reflecting moderate annual growth of 3.3%. All states experienced modest annual growth between 0.6% and 5.5%. Kuala Lumpur remained the leader with an average price of RM803,846 per unit, followed by Selangor at RM557,425 per unit. Melaka and Perlis continued to have the lowest average house prices, at RM238,109 and RM239,872 per unit, respectively. All house types saw positive growth momentum, with semi-detached houses leading the way with a 4.1% increase, followed

berkembar mendahului dengan peningkatan 4.1%, diikuti oleh rumah teres (3.6%), rumah berkembar (2.6%) dan bangunan bertingkat tinggi (2.3%).

by terraced houses (3.6%), detached houses (2.6%), and high-rises (2.3%).

Chart 19

MHPI: Index Point, Annual and Quarterly Percentage Change 2018 - 2024^P

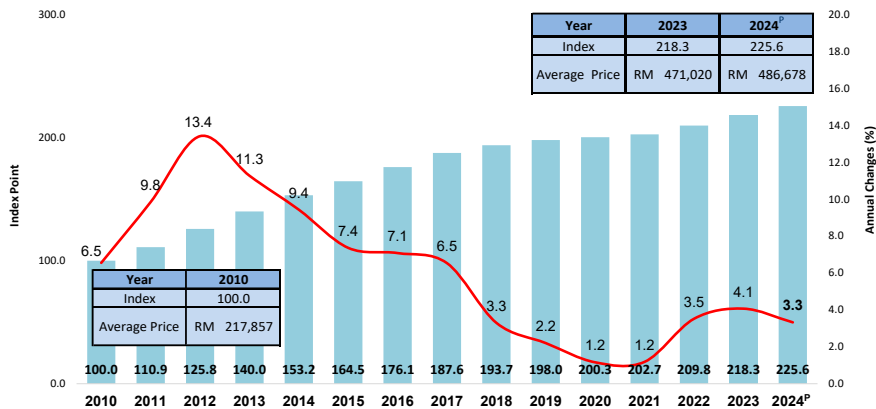


Chart 20

MHPI: Point and Annual Changes by Type Q1 2010 – 2024^P

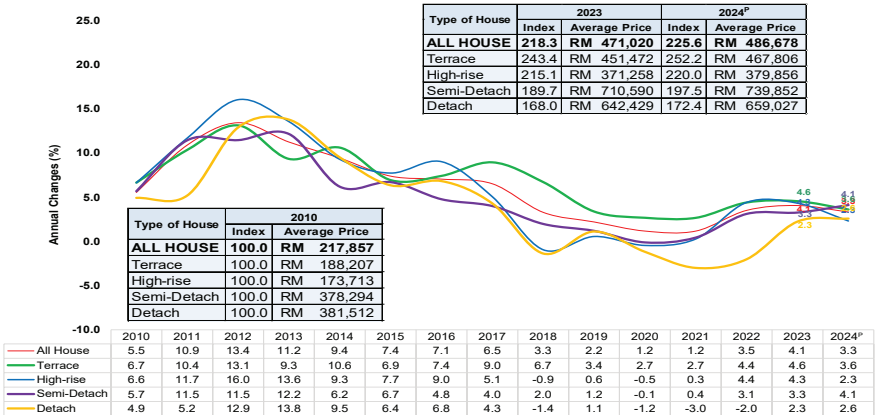
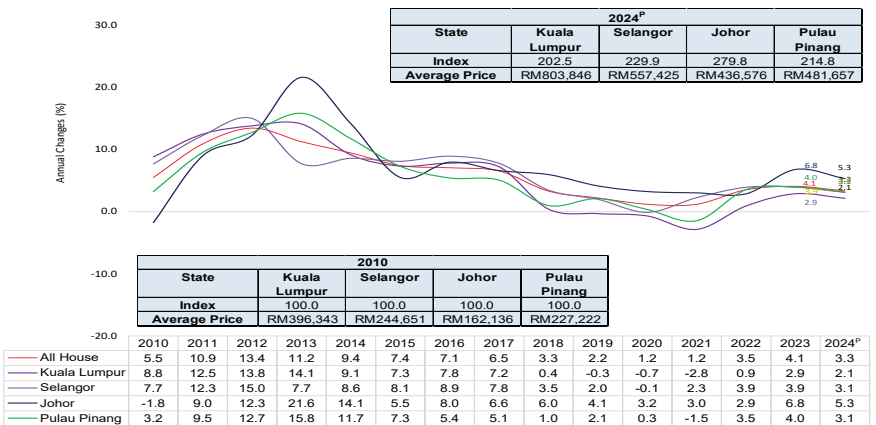


Chart 21

MHPI: Point and Annual Changes in Major States 2010 – 2024^P



Sewa

Pasaran sewa kediaman kekal teguh dengan kadar pulangan kasar yang mampan terutamanya di negeri-negeri utama. Di Wilayah Tengah, pergerakan menaik direkodkan di beberapa kawasan dengan permintaan sewa yang tinggi, terutamanya yang terletak bersebelahan dengan stesen LRT dan MRT, institusi pengajian tinggi berhampiran, dan disediakan dengan jaringan perhubungan yang cekap. Pasaran sewa rumah teres dan unit bertingkat tinggi di beberapa skim di WP Kuala Lumpur memperoleh kadar sewa bulanan tertinggi dalam negara seperti unit kondominium di The Binjai On The Park, The Oval, U Thant Residence, 10 Mont Kiara, Seni Mont Kiara, dan Sunway Vivaldi, dengan sewa mencecah antara RM10,500 dan RM15,000 sebulan. Sementara itu, rumah teres dua tingkat di lokasi terpilih seperti Damansara Heights, Desa Park City (Casaman), dan Desa Sri Hartamas memperoleh kadar sewa lebih tinggi, melepasi RM5,000 sebulan.

Pasaran sewa di Selangor sebahagian besarnya stabil, dengan pertumbuhan sederhana bagi rumah teres dan unit bertingkat tinggi di semua daerah, khususnya di Petaling, Klang, Hulu Langat dan Gombak. Rumah teres dua tingkat dan unit bertingkat tinggi di beberapa skim terutamanya yang terletak di pusat bandar, institusi pengajian tinggi berhampiran, dan dilengkapi dengan jaringan hubungan yang efisien, menikmati peningkatan sewa dua digit.

Di Wilayah Selatan, pasaran sewa di Johor, Melaka dan Negeri Sembilan sebahagian besarnya stabil, dengan harta tanah premium memacu aliran sewa menaik, kebanyakannya merupakan unit bertingkat tinggi dan rumah teres satu dan dua tingkat di Johor Bahru. Teres dua tingkat di Johor Bahru menikmati peningkatan sewa antara 2.6% dan 10.0%, dengan Horizon Hills memperoleh kadar sewa yang lebih tinggi sebanyak RM2,900 sebulan. Di utara, semua negeri menunjukkan pasaran sewa yang stabil dengan beberapa pertumbuhan sewa menaik diperhatikan untuk rumah teres dan kediaman bertingkat tinggi di beberapa daerah seperti Barat Daya dan Seberang Perai di Pulau Pinang dan Bandaraya Ipoh di Perak.

Rental

The residential rental market remained robust with sustained gross yield rates particularly in major states. In the Central Region, upward movements were recorded in several high rental demand areas, particularly those located adjacent to LRT and MRT stations, nearby higher learning institutions, and served with efficient connectivity. The rental market for terraced houses and high-rise units in several schemes in WP Kuala Lumpur obtained the highest monthly rental rates in the country such as condominium units in The Binjai On The Park, The Oval, U Thant Residence, 10 Mont Kiara, Seni Mont Kiara, and Sunway Vivaldi, fetching between RM10,500 and RM15,000 per month. Meanwhile, double storey terrace houses in selected locations such as Damansara Heights, Desa Park City (Casaman), and Desa Sri Hartamas obtained a higher rental rate, surpassing RM5,000 per month.

The rental market in Selangor was largely stable, with modest growth for terraced houses and high-rise units in all districts, particularly in Petaling, Klang, Hulu Langat, and Gombak. Double storey terraced houses and high-rise units in several schemes particularly those located urban centres, nearby higher learning institutions, and served with efficient connectivity, enjoys double digit rental appreciation.

In the Southern Region, the rental market in Johor, Melaka, and Negeri Sembilan was largely stable, with premium properties driving upward trends, mostly high-rise units and single and double storey terraced houses in Johor Bahru. Double storey terraces in Johor Bahru enjoy rental appreciation between 2.6% and 10.0%, with Horizon Hills fetching a higher rental rate of RM2,900 per month. Up north, all states showed a stable rental market with some upward rental growth observed for terraced houses and high-rise residential in several district such as Barat Daya dan Seberang Perai in Pulau Pinang and Ipoh City in Perak.

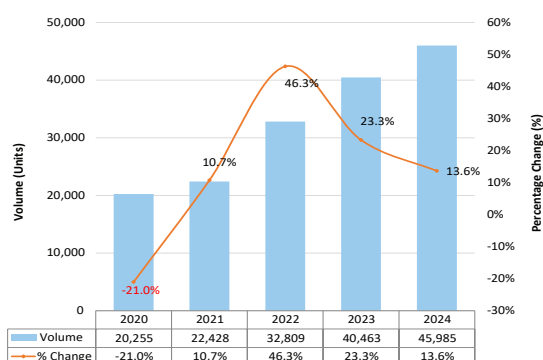
2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial terus mengukuh pada tahun 2024 dan berkembang pada kadar yang lebih pantas, berikutan permintaan kukuh daripada transaksi utama dan plot komersial kosong, terutamanya di negeri-negeri utama. Bilangan dan nilai transaksi meningkat sebanyak 13.6% dan 51.6% kepada 45,985 transaksi bernilai RM58.06 bilion berbanding 2023 (40,463 transaksi bernilai RM38.31 bilion).

Chart 22

Commercial Transactions Volume Trend 2020 – 2024



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

Transaksi

Prestasi pasaran kedai masing-masing berkembang sebanyak 7.2% dan 19.6%, dalam bilangan dan nilai, kepada 19,771 transaksi bernilai RM19.26 bilion (2023: 18,437 transaksi bernilai RM16.10 bilion). Transaksi kedai menguasai 43.0% daripada bilangan transaksi harta tanah komersial dan 33.2% daripada jumlah nilai.

Johor terus mendahului dalam pasaran kedai dengan jumlah transaksi tertinggi, mencakupi 21.2% (4,187 transaksi) daripada jumlah keseluruhan, diikuti rapat oleh Selangor pada 20.0% (3,956 transaksi). Dari segi nilai, Selangor mendahului senarai dengan 30.7% (RM5.91 bilion), manakala Johor mendapat tempat kedua dengan 22.4% (RM4.32 bilion) daripada jumlah nilai.

Mengikut jenis harta tanah, kedai teres dua hingga dua setengah tingkat adalah yang paling aktif dan mendapat permintaan, menyumbang lebih 50.0% (10,781 transaksi) daripada jumlah transaksi kedai. Kedai tiga hingga tiga setengah tingkat mengikuti di kedudukan kedua, membentuk 27.1% (5,349 transaksi).

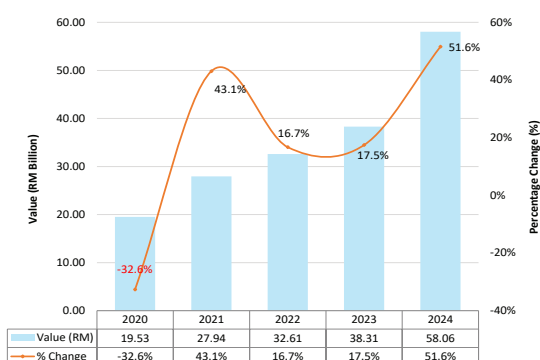
2.2 COMMERCIAL PROPERTY

Transaction

The commercial sub-sector continued to strengthen in 2024 and grew at a faster pace, following strong demand from major sales and vacant commercial plots, particularly in major states. The volume and value of transactions expanded by 13.6% and 51.6% to 45,985 transactions worth RM58.06 billion as compared to 2023 (40,463 transaction worth RM38.31 billion).

Chart 23

Commercial Transactions Value Trend 2020 – 2024



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

Transaction

The shop market performance expanded by 7.2% and 19.6% in volume and value, respectively, to 19,771 transactions worth RM19.26 billion (2023: 18,437 transactions worth RM16.10 billion). The shop transactions dominate 43.0% of the commercial property transaction volume and 33.2% of the total value.

Johor continued to lead in the shop market with the highest transaction volume, accounting for 21.2% (4,187 transactions) of the total, followed closely by Selangor at 20.0% (3,956 transactions). In terms of value, Selangor topped the list with 30.7% (RM5.91 billion), while Johor secured second place with 22.4% (RM4.32 billion) of the total value.

By property type, two to two and a half storey terraced shop were the most active and in demand, accounting for over 50.0% (10,781 transactions) of total shop transactions. Three to three and a half storey shop followed in second place, making up 27.1% (5,349 transactions).

Chart 24

Shop Transactions Volume 2020 – 2024

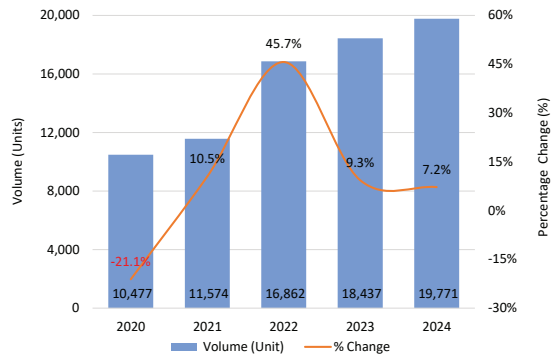
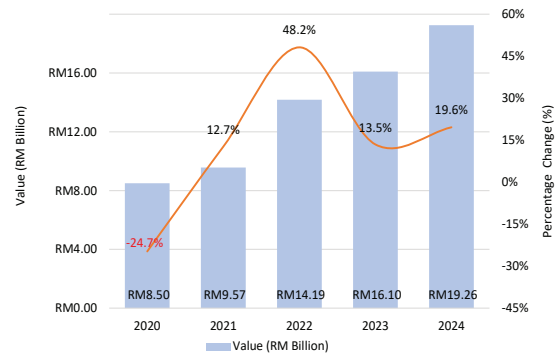


Chart 25

Shop Transactions Value 2020 – 2024



Status Pasaran

Keadaan kedai siap dibina tidak terjual masing-masing bertambah baik apabila jumlah berkurangan, sebanyak 7.3% dan 7.1% dalam bilangan dan nilai, kepada 5,777 unit bernilai RM5.01 bilion. Johor kekal penyumbang tertinggi bilangan dan nilai kepada jumlah keseluruhan nasional, dengan 1,222 unit siap dibina tidak terjual bernilai RM1.27 bilion, mewakili 21.2% dalam bilangan dan 25.4% dalam nilai. Dengan perkembangan lebih baik, keadaan siap dibina tidak terjual di Johor menunjukkan peningkatan secara beransur-ansur, dengan kedua-dua bilangan dan nilai menurun tahun ke tahun (2023: 1,517 unit bernilai RM1.54 bilion; 2022: 1,731 unit bernilai RM1.67 bilion). Selanjutnya, bilangan unit dalam pembinaan belum terjual dan belum dibina belum terjual sebaliknya, meningkat kepada 3,524 unit (2023: 2,852 unit) dan 581 unit (2023: 456 unit).

Market Status

The shop overhang situation showed improved as the numbers reduced by 7.3% and 7.1% in volume and value respectively, to 5,777 units worth RM5.01 billion. Johor remained the highest contribution in volume and value to the national total, with 1,222 overhang units worth RM1.27 billion, representing 21.2% in volume and 25.4% in value. On a better note, the overhang situation in Johor showed gradual improvement, with both volume and value declining year on year (2023: 1,517 units worth RM1.54 billion; 2022: 1,731 units worth RM1.67 billion). Furthermore, the number of unsold under construction and not constructed units reversed course, an increase to 3,524 units (2023: 2,852 units) and 581 units (2023: 456 units).

Chart 26

Shop Overhang Units 2020 – 2024

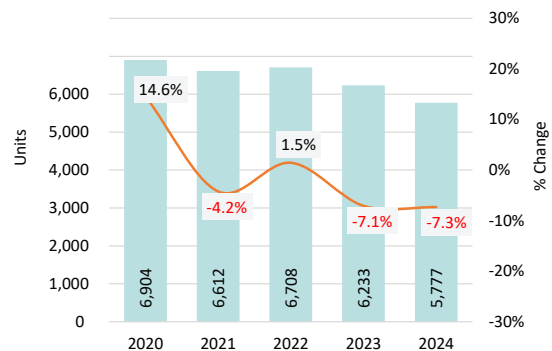
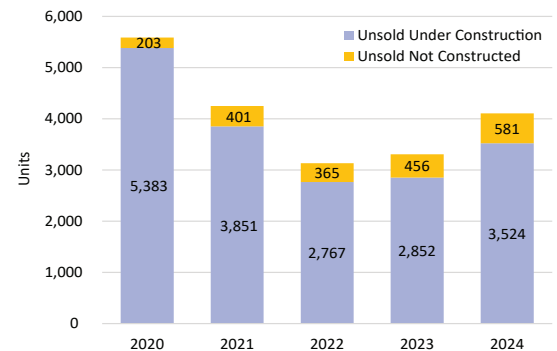


Chart 27

Shop Unsold Units 2020 – 2024



Aktiviti Pembinaan

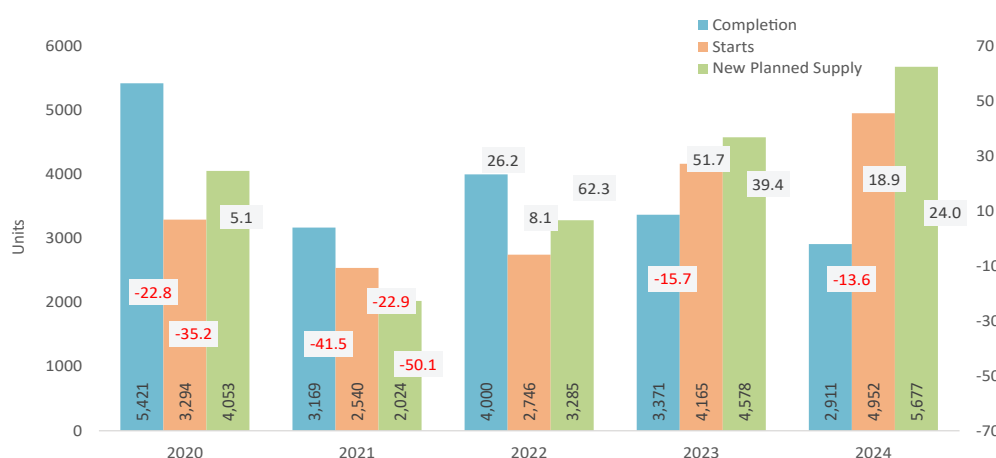
Dari segi penawaran, aktiviti pembinaan adalah sederhana aktif. Mula dibina dan penawaran baharu dirancang masing-masing meningkat 18.9% kepada 4,952 unit dan 24.0% kepada 5,677 unit. Sebaliknya, siap dibina susut sebanyak 13.6% kepada 2,911 unit berbanding 2023 (3,371 unit). Sehingga akhir tahun, kedai sedia ada melebihi 571,000 unit, dengan hampir 24,000 unit dalam akan datang dan hampir 30,000 unit dalam penawaran yang dirancang.

Construction Activity

On the supply front, construction activity was moderately active. Starts and new planned supply increased by 18.9% to 4,952 units and 24.0% to 5,677 units, respectively. On the other hands, completion declined by 13.6% to 2,911 units as compared to 2023 (3,371 units). As of year-end, the existing shops exceeded 571,000 units, with nearly 24,000 units in the incoming supply and almost 30,000 units in the planned supply.

Chart 28

Shop Construction Activity 2020 – 2024



Harga

Harga kedai kekal stabil, dengan beberapa prestasi peningkatan ditunjukkan bagi negeri-negeri utama, terutamanya yang terletak di lokasi strategik dan mantap di WP Kuala Lumpur, Selangor dan Johor. Di Pulau Pinang harga kebanyakannya stabil. Mengikut jenis, kedai tiga tingkat di Desa Business Park dan Desa Kepongi menyaksikan kenaikan harga melebihi 10.0%, dengan transaksi antara RM1.60 juta hingga RM3.28 juta. Kenaikan harga yang sama berlaku di Klang dan Hulu Langat, Selangor, serta di Johor Bahru, Johor. Selain itu, kedai dua tingkat di Johor Bahru, Selangor dan Pulau Pinang mengalami peningkatan harga, terutamanya yang terletak di kawasan komersial yang mantap dengan perhubungan jalan raya yang sangat baik.

Price

The prices of shop remained stable, with several upward performances observed for major states, particularly those located in strategic and established locations in WP Kuala Lumpur, Selangor, and Johor. In Pulau Pinang prices were mostly stable. By type, three story shop in Desa Business Park and Desa Kepongi saw price increases of more than 10.0%, with transactions ranging from RM1.60 million to RM3.28 million. Similar price hikes were observed in Klang and Hulu Langat, Selangor, as well as in Johor Bahru, Johor. Additionally, two-story shops in Johor Bahru, Selangor, and Pulau Pinang experienced price increases, particularly those located in well-established commercial areas with excellent road connectivity.

Sewa

Sewaan bagi kedai tingkat bawah pada umumnya stabil, dengan beberapa pergerakan menaik direkodkan di pusat bandar terpilih. Di Wilayah Tengah, kadar sewa di Jalan Tuanku Abdul Rahman dan Changkat Bukit Bintang, WP

Rental

Rentals for ground floor shops were generally stable, with several upward movements recorded in selected urban centers. In the Central Region, the rental rate at Jalan Tuanku Abdul Rahman and Changkat Bukit

Kuala Lumpur, memperoleh sewa bulanan tertinggi dalam negara, dengan kadar sewa RM17,000 hingga RM30,000 sebulan. Prestasi sewa di kebanyakan daerah di Selangor adalah berbeza-beza, dengan kenaikan sewa marginal dicatatkan di Daerah Petaling, Gombak dan Hulu Langat. Keadaan berbeza bagi sewaan di Bandar Tun Hussein Onn, Hulu Langat yang mengalami peningkatan ketara sebanyak 19.4% dan 21.4% disebabkan oleh pembaharuan sewa. Di Bandar Baru Bangi, sewaan memperoleh kadar lebih tinggi, antara RM3,000 hingga RM5,300 sebulan.

Di Wilayah Selatan, sewa kedai tingkat bawah di Johor Bahru secara amnya stabil, kecuali di Jalan Wong Ah Fook, yang menyaksikan sedikit penurunan sebanyak 3.4%. Namun begitu, sewa bulanan kekal tinggi antara RM7,500 dan RM9,500 sebulan. Beberapa pertumbuhan sewa turut disaksikan di Batu Pahat, Seremban, dan Melaka. Keadaan berbeza di Pulau Pinang, yang mengalami peningkatan kecil di Seberang Perai Utara, Seberang Perai Tengah dan Timur Laut. Kedai baharu dengan reka bentuk moden, seperti Juru Sentral dan Pusat Perniagaan Sentral Jaya, berjaya memperoleh kadar sewa tertinggi, antara RM7,500 hingga RM9,000 sebulan.

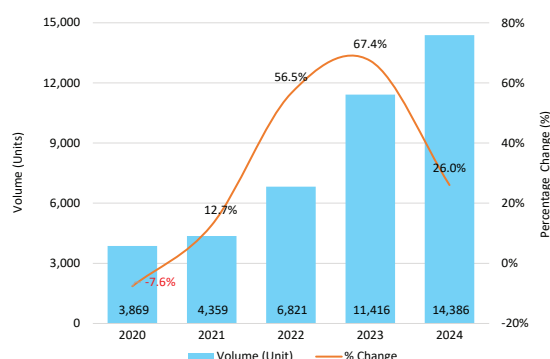
2.2.2 Pangsapuri Khidmat

Transaksi

Prestasi transaksi pangsapuri khidmat mencatat pertumbuhan kukuh pada tahun 2024. Bilangan dan nilai transaksi masing-masing meningkat sebanyak 26.0% kepada 14,386 transaksi dan 39.3% kepada RM10.59 bilion, berbanding 2023 (11,416 transaksi bernilai RM7.60 bilion). Di kalangan harta tanah komersial, pangsapuri khidmat menyumbang masing-masing, 31.3% dan 18.2% daripada bilangan dan nilai transaksi harta tanah komersial. Mengikut negeri, WP Kuala Lumpur dan Johor mendominasi aktiviti pasaran, menguasai 36.2% (4,834 transaksi) dan 33.1% (4,761 transaksi) daripada jumlah keseluruhan negara.

Chart 29

Serviced Apartment Transactions Volume 2020 – 2024



Bintang, WP Kuala Lumpur, secured the highest monthly rental in the country, fetching a rental rate from RM17,000 to RM30,000 per month. Rental performance in most districts in Selangor was varied, with marginal rental increases charted in Petaling, Gombak, and Hulu Langat. The situation differs for rentals at Bandar Tun Hussein Onn; Hulu Langat district experienced a significant increase of 19.4% and 21.4% due to rental renewal. In Bandar Baru Bangi, the rental secured a higher rate, ranging from RM3,000 to RM5,300 per month.

In the Southern Region, rental for ground floor shops in Johor Bahru is generally stable, except at Jalan Wong Ah Fook, which saw a slight decrease of 3.4%. Nevertheless, monthly rental remained high between RM7,500 and RM9,500 per month. Several rental growths were also witnessed in Batu Pahat, Seremban, and Melaka. The situation differs in Pulau Pinang, experiencing a marginal increase in Seberang Perai Utara, Seberang Perai Tengah and Timur Laut. New shops with modern designs, such as Juru Sentral and Pusat Perniagaan Sentral Jaya, manage to secure the highest rental rates, ranging from RM7,500 to RM9,000 per month.

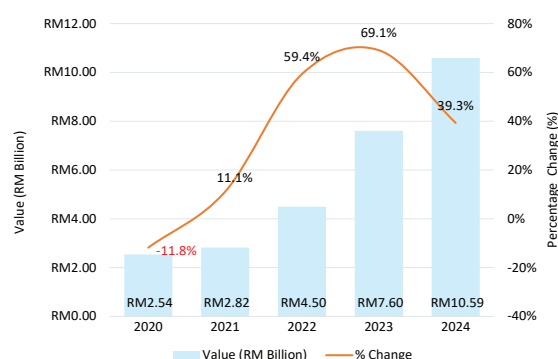
2.2.2 Serviced Apartment

Transaction

The performance of serviced apartments transactions recorded strong growth in 2024. The volume and value of transactions increased by 26.0% to 14,386 transactions and 39.3% to RM10.59 bilion, respectively, as compared to 2023 (11,416 transactions worth RM7.60 bilion). Among the commercial property, serviced apartments contributed 31.3% and 18.2% of the total commercial property transaction volume and value, respectively. By state, WP Kuala Lumpur and Johor dominated the market activity, capturing 36.2% (4,834 transactions) and 33.1% (4,761 transactions) of the national total.

Chart 30

Serviced Apartment Transactions Value 2020 – 2024



Status Pasaran

Pada tahun 2024, prestasi pangsapuri khidmat siap dibina tidak terjual menunjukkan penambahbaikan. Sebanyak 19,564 unit siap dibina tidak terjual direkodkan dengan nilai RM15.70 bilion, menurun sedikit 6.1% dalam bilangan dan 5.6% dalam nilai, berbanding tahun 2023 (20,825 unit siap dibina tidak terjual bernilai RM16.63 bilion). Mengikut julat harga, kebanyakan harga tidak terjual berada dalam lingkungan harga antara RM500,000 dan RM1 juta, mencakupi 59.0% (11,527 unit) daripada jumlah siap dibina tidak terjual, diikuti dengan julat harga melebihi RM1 juta, menyumbang 23.2% (4,542 unit), manakala unit siap dibina tidak terjual RM500,000 dan ke bawah menyumbang 17.8% lagi (3,494 unit).

Mengikut negeri, Johor muncul negeri dengan bilangan unit siap dibina tidak terjual tertinggi, menyumbang lebih 50.0% daripada jumlah keseluruhan, dengan merekodkan 10,624 unit bernilai RM8.97 bilion. Kebanyakan unit siap dibina tidak terjual ini terletak di Daerah Johor Bahru. WP Kuala Lumpur mengikuti sama, menyumbang 21.5% lagi (4,202 unit bernilai RM4.03 bilion). Walau bagaimanapun, keadaan unit siap dibina tidak terjual di Johor semakin bertambah baik, apabila bilangan dan nilai terus menurun sejak 2022 kepada 10,624 unit tahun ini (2022: 14,132 unit; 2023: 11,710 unit).

Sebaliknya, unit dalam pembinaan belum terjual dan belum dibina belum terjual menyaksikan peningkatan bilangan, naik sebanyak 27.2% kepada 30,279 unit (2023: 23,795 unit) dan 45.1% kepada 9,582 unit (2023: 6,604 unit). Selangor kekal sebagai bilangan tertinggi unit dalam pembinaan belum terjual, menyumbang 32.1% syer (9,710 unit) dalam bilangan, diikuti oleh WP Kuala Lumpur dengan 27.0% bahagian (8,166 unit).

Market Status

In 2024, the serviced apartment overhang performance shows improvements. A total of 19,564 overhang units were recorded with a value of RM15.70 billion, a slight decrease of 6.1% in volume and 5.6% in value, compared to 2023 (20,825 overhang units worth RM16.63 billion). By price range, most of the overhang stood in price brackets between RM500,000 and RM1 million, accounting for 59.0% (11,527 units) of the overhang total, followed by the price range above RM1 million, contributing 23.2% (4,542 units), while overhang units below RM500,000 formed another 17.8% (3,494 units).

By state, Johor emerges as the highest number of overhang units, contributing over 50.0% of the total, with 10,624 units valued at RM8.97 billion were recorded. Most of these overhang units were located in the Johor Bahru District. WP Kuala Lumpur follows suit, contributing another 21.5% (4,202 units worth RM4.03 billion). However, the overhang situation in Johor gradually improved, as the numbers and value continued drop since 2022 to 10,624 units this year (2022: 14,132 units; 2023: 11,710 units).

On the other hands, the unsold under construction and unsold not constructed saw increasing numbers, up by 27.2% to 30,279 units (2023: 23,795 units) and 45.1% to 9,582 units (2023: 6,604 units). Selangor sustained as the highest number of unsold under construction units, contributing 32.1% share (9,710 units) in volume, followed by WP Kuala Lumpur with 27.0% share (8,166 units).

Chart 31

Serviced Apartment Overhang Units 2020 - 2024

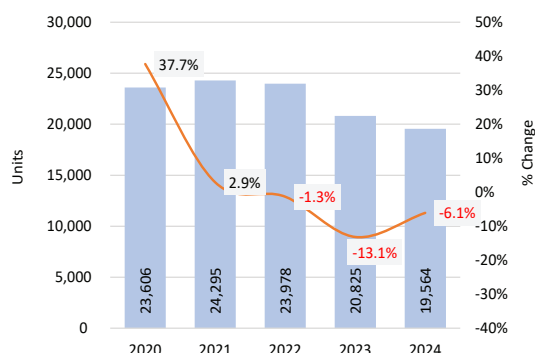
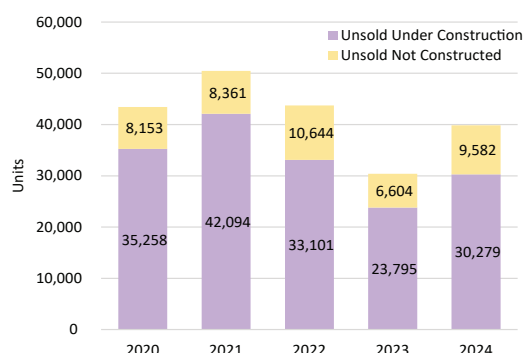


Chart 32

Serviced Apartment Unsold Units 2020 - 2024

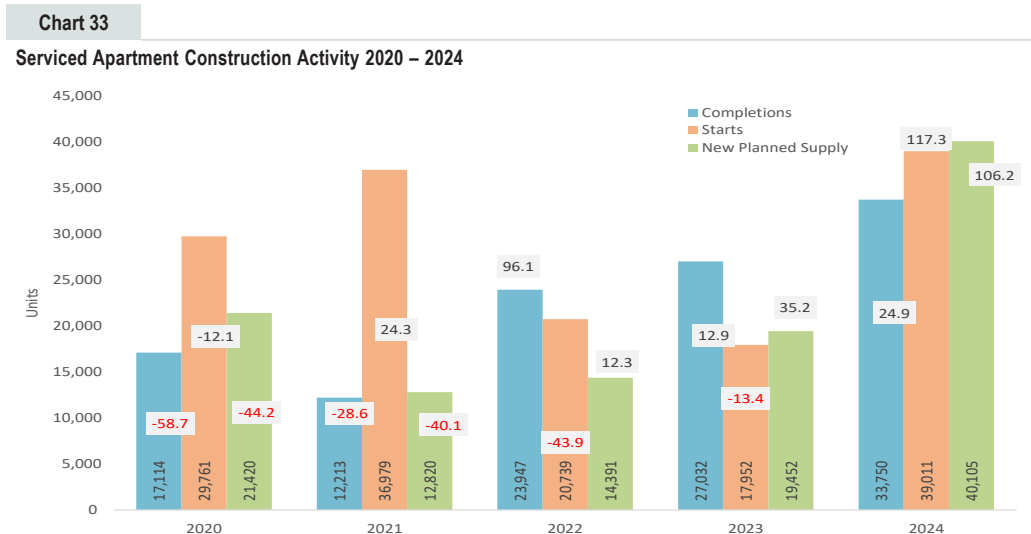


Aktiviti Pembinaan

Dari segi penawaran, aktiviti pembinaan menyaksikan pertumbuhan kukuh, berikutan peningkatan yang ketara di semua peringkat pembangunan, terutamanya bagi mula dibina dan penawaran baharu dirancang. Unit siap dibina meningkat 24.9% kepada 33,750 unit, manakala mula dibina dan penawaran baharu dirancang meningkat lebih dua kali ganda masing-masing kepada 39,011 unit, dan 40,105 unit. Sehingga akhir tahun, jumlah unit pangsapuri khidmat sedia ada melepasi 420,000 unit, dengan hampir 152,000 unit dalam penawaran akan datang dan lebih 146,000 unit dalam penawaran yang dirancang.

Construction Activity

On the supply front, construction activity saw strong growth, following substantial increases in all stages of development, particularly for starts and new planned supply. Completion increased by 24.9% to 33,750 units, while starts and new planned supply rose by more than double to 39,011 units and 40,105 units, respectively. As of year-end, the total of existing serviced apartment units surpassed 420,000 units, with almost 152,000 units in the incoming supply and more than 146,000 units in the planned supply.



Harga

Harga pangsapuri khidmat secara keseluruhan adalah stabil, dengan pertumbuhan positif direkodkan di skim yang strategik dengan disediakan akses yang baik. Harga pangsapuri khidmat di WP Kuala Lumpur berjaya memperoleh harga tertinggi dalam negara, iaitu melebihi RM11.00 juta di Four Seasons Place, manakala Pavilion Residences mencapai harga antara RM4.90 juta dan RM6.70 juta. Harta tanah yang sama di Selangor juga mengalami kenaikan harga di Petaling dan Hulu Langat, dipindahmilik kurang RM1 juta di Petaling, manakala harga bagi Hulu Langat berada dalam julat yang lebih rendah iaitu kurang RM550,000. Di Johor, pergerakan harga ketara diperhatikan terutamanya di Daerah Johor Bahru, di mana harga tertinggi RM2.95 juta direkodkan di The Astaka @ 1 Bukit Senyum.

Price

Prices of serviced apartments were stable on the whole, with positive growth recorded in strategic schemes served with good accessibility. Prices for serviced apartments in WP Kuala Lumpur manage to secure the highest prices in the country, which exceeding RM11.00 million in Four Seasons Place, while Pavilion Residences achieved price ranging between RM4.90 million and RM6.70 million. Similar properties in Selangor also experienced price increases in Petaling and Hulu Langat, transacted below RM1 million in Petaling, while prices for Hulu Langat were in the lower range of below RM550,000. In Johor, notable price movements were primarily observed in Johor Bahru Districts, where the highest price of RM2.95 million was recorded at The Astaka @ 1 Bukit Senyum.

Sewa

Pasaran sewa pada umumnya adalah stabil di semua negeri utama, dengan beberapa trend menaik disaksikan di beberapa skim. Peningkatan dicatatkan di lokasi yang terkenal dan strategik, seperti 188 Suite, Viva Residency dan Vogue Suites One, memperoleh kenaikan sewa dalam lingkungan 10.0%. Namun begitu, keadaan sewa berbeza di Selangor, yang kebanyakannya stabil dan berjaya memperoleh kenaikan marginal di beberapa skim. Begitu juga, di Johor Bahru, beberapa skim menikmati peningkatan sewa yang ketara melebihi 10.0% bagi unit yang terletak berhampiran pusat bandar dan dengan kebolehsampaian yang baik, seperti Citywoods Apartment dan Paragon Residence, manakala skim yang lain kebanyakannya memperoleh pertumbuhan sewa marginal. Pulau Pinang juga mengalami pertumbuhan sewa dua angka yang sama di beberapa skim di Barat Daya dan Seberang Perai.

2.2.3 Kompleks Perniagaan

Transaksi

Tahun kajian merekodkan beberapa transaksi kompleks perniagaan dengan nilai terkumpul RM2.39 bilion; tujuh di Selangor, masing-masing tiga di WP Kuala Lumpur dan Perak, dua di Johor dan masing-masing satu di Pahang dan Pulau Pinang. Antara transaksi utama adalah seperti yang disenaraikan di bawah:

Table 2

Summary of Major Sales 2024

No	State	Property	Location	Transaction Year	Consideration (RM)
1	Selangor	Kelana Jaya Urban Centre	Kelana Jaya Urban Centre, Petaling Jaya	2023	155,000,000
2	Selangor	GIANT Kinrara	Jalan BK 5A/1, Perumahan Kinrara	2023	130,000,000
3	Selangor	GIANT USJ	Persiaran Subang Permai, SS 13, Subang Jaya	2023	80,000,000
4	WP Kuala Lumpur	Brem Mall	Jalan Jambu Mawar, Jalan Kepong	2023	70,000,000
5	Pulau Pinang	Perda City Mall	Jalan Perda Timur, Bandar Perda	2024	160,000,000
6	Pahang	Temerloh Mall	Jalan Jaya, Off Jalan Tok Muda Awang	2023	25,750,000
7	WP Kuala Lumpur	Plaza Anggerik	Bukit Anggerik	2024	19,000,000
8	Johor	Senibong Cove Mall	Bandar Baru Permas Jaya	2024	47,180,000
9	Perak	ECONSAVE Bercham	Jalan Bercham	2024	7,089,900

Rental

The rental market was generally stable in all major states, with some upward trend witnessed in a few schemes. The increases were noted in prominent and strategic locations, such as 188 Suite, Viva Residency, and Vogue Suites One, fetching a rental increase of around 10.0%. Nevertheless, the rental situation differs in Selangor, which is mostly stable and manages to secure marginal increments in a few schemes. Likewise, in Johor Bahru, several schemes enjoy significant rental appreciation of more than 10.0% for those located near urban centers and with good accessibility, such as Citywoods Apartment and Paragon Residence, while others mostly obtained marginal rental growth. Pulau Pinang also experienced similar double-digit rental growth in several schemes in Barat Daya and Seberang Perai.

2.2.3 Shopping Complex

Transaction

The reviewed year recorded several shopping complex transactions with an accumulative worth of RM2.39 billion; seven in Selangor, three each in WP Kuala Lumpur and Perak, two in Johor and one each in Pahang and Pulau Pinang. Among the major transaction are as listed below:

No	State	Property	Location	Transaction Year	Consideration (RM)
10	Perak	GIANT Hypermarket	Medan Bercham Bistari	2023	25,000,000
11	Johor	Kluang Mall	Bandar Kluang	2024	158,000,000
12	WP Kuala Lumpur	Sunway 163 Mall	Jalan Kiara, Mont Kiara	2024	215,000,000
13	Perak	TF Value Mart	D'Gerik Commercial Square	2024	14,800,000
14	Selangor	Tropicana Garden Mall	Persiaran Surian, Tropicana Gardens	2024	680,000,000
15	Selangor	Plaza Alam Sentral	Seksyen 14, Bandar Shah Alam	2023	150,000,000
16	Selangor	NSK Trade City	Klang Sentral	2023	53,550,000
17	Selangor	D'Pulze	Persiaran Multimedia, Cyberjaya	2024	320,000,000

Penghunian dan Ketersediaan Ruang

Prestasi kompleks perniagaan bertambah kukuh dengan kadar penghunian terus meningkat kepada 78.8% (2023: 77.4%), mencerminkan ketahanan pasaran. Sejumlah 17.97 juta m.p. ruang niaga sedia ada direkodkan daripada 1,085 kompleks perniagaan, yang didominasi oleh Selangor, WP Kuala Lumpur, dan Johor. Tujuh negeri mencapai kadar penghunian melebihi 80.0%, manakala Melaka mencatat kadar penghunian terendah dalam negara, iaitu 64.0%.

Sejajar dengan itu, ketersediaan ruang sedia ada berkurang kepada 3.82 juta m.p. (2023: 4 juta m.p.) daripada 836 bangunan di seluruh negara. Kadar ketersediaan ruang sedia ada menurun seiring kepada 21.2%. Berdasarkan ketersediaan ruang sedia ada, Selangor mencatatkan jumlah tertinggi dalam negara, menguasai 20.4% (0.78 juta m.p.) daripada jumlah keseluruhan negara, diikuti Johor dengan 17.5% (0.67 juta m.p.) dan Pulau Pinang dengan 14.1% lagi (0.54 juta m.p.).

Occupancy and Space Availability

The performance of the shopping complex strengthened with the occupancy rate continuing to rise to 78.8% (2023: 77.4%), reflecting market resilience. A total of 17.97 million s.m. of existing retail space was recorded from 1,085 shopping complexes, dominated by Selangor, WP Kuala Lumpur, and Johor. Seven states achieved occupancy rates exceeding 80.0%, while Melaka recorded the lowest occupancy rates in the country, at 64.0%.

Correspondingly, the available space is reduced to 3.82 million s.m. (2023: 4 million s.m.) from the 836 buildings throughout the country. The availability rate decreased in tandem to 21.2%. Based on the availability of space, Selangor recorded the highest number in the country, dominating 20.4% (0.78 million s.m.) of the national total, followed by Johor with 17.5% (0.67 million s.m.) and Pulau Pinang with another 14.1% (0.54 million s.m.).

Chart 34
Supply and Occupancy Rate of Shopping Complex 2020 – 2024

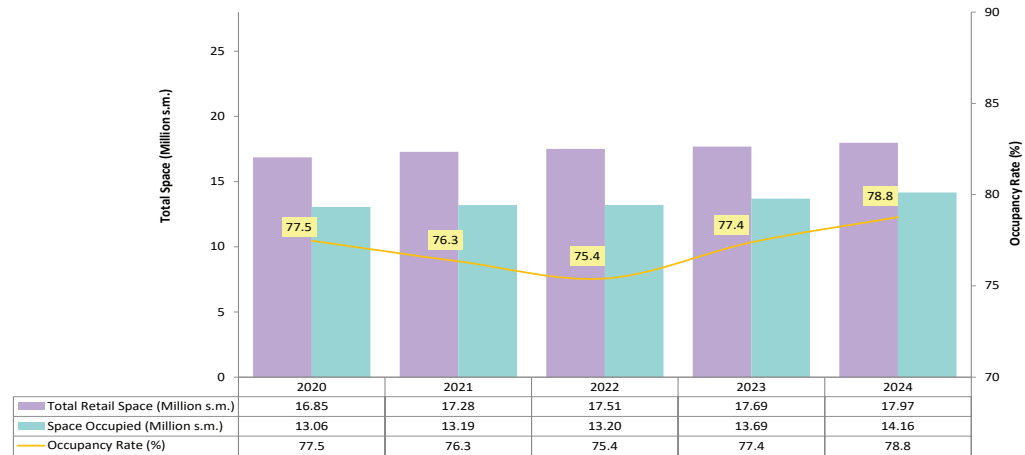


Chart 35

Supply and Occupancy of Shopping Complex by State 2024

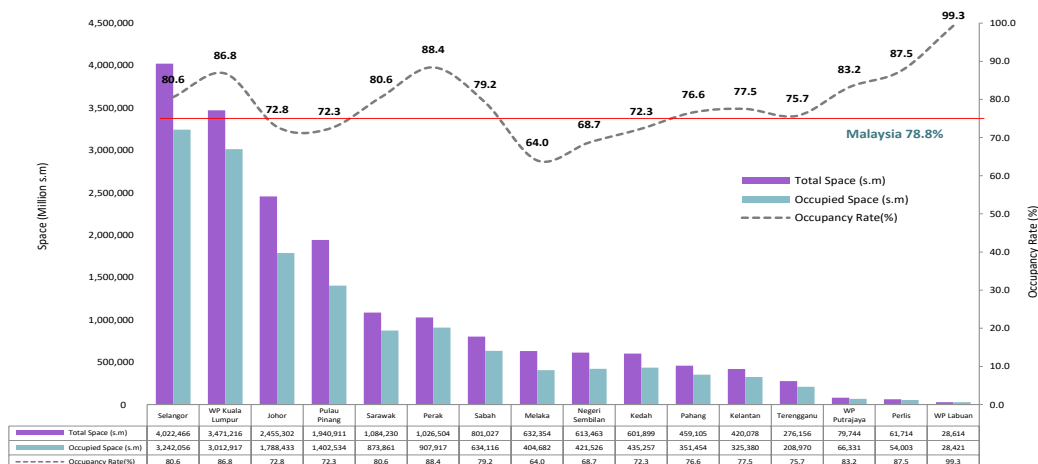
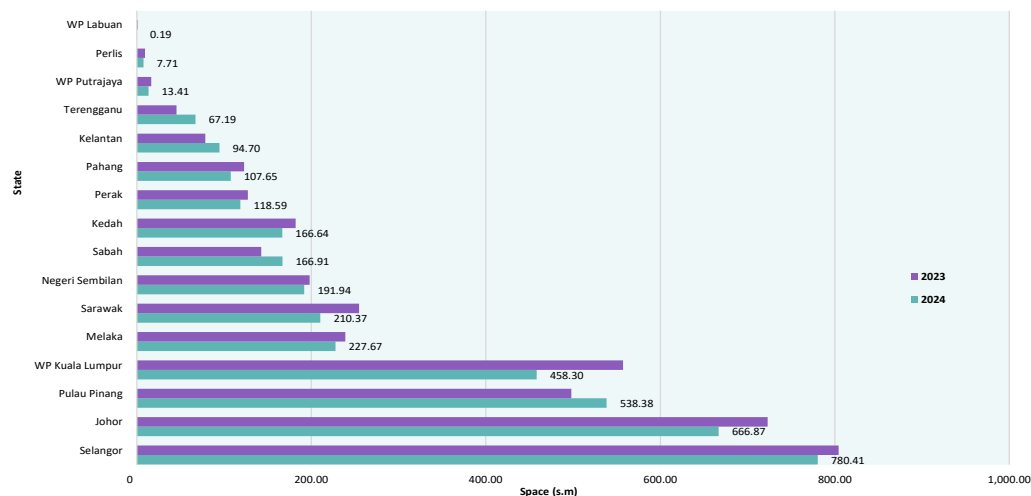


Chart 36

Supply and Availability of Shopping Complexes by State 2024



Aktiviti Pembinaan

Dalam tempoh kajian, sepuluh kompleks perniagaan baharu siap dibina, menambah lebih 270,000 m.p. ruang niaga ke dalam pasaran. Pembangunan yang siap dibina termasuk pusat membeli-belah, pasar raya besar dan arked. Sehingga akhir tahun, jumlah ruang niaga sedia ada berjumlah 17.97 juta m.p. di seluruh 1,085 kompleks perniagaan. Selain itu, 32 lagi kompleks dengan lebih 888,000 m.p. ruang niaga dalam penawaran akan datang, manakala sepuluh lagi kompleks, melebihi 352,000 m.p., berada dalam penawaran yang dirancang. Kompleks perniagaan berikut siap dibina pada tahun 2024:

Construction Activity

In the review period, ten new shopping complexes were completed, adding over 270,000 s.m. of retail space to the market. The completed developments included shopping centers, hypermarkets, and arcades. By year-end, the total existing retail space amounted to 17.97 million s.m. across 1,085 shopping complexes. Additionally, 32 more complexes with over 888,000 s.m. of retail space were in the incoming supply, while another ten complexes, exceeding 352,000 s.m., were in the planned supply. The following shopping complexes were completed in 2024:

Table 3

Summary of Completions 2024

State	Name of Building	Location/ Mukim/ District	Nett Lettable Area (s.m.)
WP Kuala Lumpur	Bloomsvale Mall	Jalan Puchong	27,871
Perak	Econsave Tasek	Jalan Kuala Kangsar, Ipoh	5,310
Terengganu	Pasar Payang Baru (arcade)	Jalan Bandar, Kuala Terengganu	5,724
Terengganu	Mayang Mall	Off Jalan Sultan Zainal Abidin, Kuala Terengganu	65,868
Kelantan	G-Orange Mall	Bandar Gua Musang	16,603
Selangor	Elmina Lakeside Mall	Urban Park, Elmina	18,175
Selangor	168 Retail Park	Persiaran 3, Bandar Baru Selayang	51,000
Pulau Pinang	Sunshine Tower Mall	Jalan Thean Teik, Georgetown	76,772
Negeri Sembilan	BizBox Nilai (arcade)	Putra Nilai	328
Perlis	Padang Besar Street (arcade)	Jalan Kangar – Padang Besar	3,838
Total	10 complexes		271,489

Sewa

Sewaan ruang niaga secara amnya adalah stabil, dengan beberapa pergerakan menaik ditunjukkan di kompleks terpilih, terutamanya di Lembah Klang. Di WP Kuala Lumpur, beberapa pusat perniagaan menikmati peningkatan sewa yang ketara melebihi 11.0%, seperti The Intermark dan Kompleks Wilayah. Sementara itu, Suria KLCC dan Pavilion Kuala Lumpur memperoleh julat sewa sebulan tertinggi, melebihi RM2,100 s.m.p. di beberapa level.

Situasi berbeza di Selangor, yang menunjukkan pertumbuhan sewa sederhana di beberapa kompleks seperti Citta Mall dan Paradigm Mall di Petaling, Klang Parade, Kompleks Shaw Centrepoin, dan GM Klang di Klang dan D'Pulze Cyberjaya. Di Johor dan Pulau Pinang, sewa juga sebahagian besarnya stabil, dengan beberapa kenaikan harga sewa dicatatkan di kompleks terpilih, disebabkan pembaharuan sewa dan lokasi yang strategik. Larkin Sentral memperoleh julat sewaan sebulan tertinggi di Johor, dengan kadar sewa daripada RM371 s.m.p. sehingga hampir RM600 s.m.p. di bahagian tingkat bawah.

Rental

Rentals of retail space were generally stable, with several upward movements shown in selected complexes, particularly in Klang Valley. In WP Kuala Lumpur, several shopping centers enjoy significant rental appreciation of more than 15.0%, namely The Intermark and Kompleks Wilayah. Meanwhile, Suria KLCC and Pavilion Kuala Lumpur fetched the highest rental range per month, exceeded RM2,100 p.s.m. at several levels.

The situations differ in Selangor, which has shown moderate rental growth in several complexes such as Citta Mall and Paradigm Mall in Petaling, Klang Parade, Shaw Centrepoin Complex, and GM Klang in Klang and D'Pulze Cyberjaya. In Johor and Pulau Pinang, rentals were also largely stable, with several rental appreciations charted at selected complexes, due to rental renewal and strategic locations. Larkin Sentral obtained the highest rental range per month in Johor, with rental rates from RM371 p.s.m. to nearly RM600 p.s.m. at their ground floor level.

2.2.4 Pejabat Binaan Khas

Transaksi

Pada tahun 2024, terdapat lapan belas transaksi bangunan pejabat direkodkan dengan nilai terkumpul melebihi RM1.05 bilion. Antara transaksi utama adalah seperti yang disenaraikan di bawah:

2.2.4 Purpose-Built Office

Transaction

In 2024, there were eighteen office building transactions recorded with an accumulated value more than RM1.05 billion. Among the major transaction are as listed below:

Table 4					
Summary of Major Sales 2024					
No	State	Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Southbank Boutique Office	Jalan Klang Lama, Kuala Lumpur	2023	22,137,000
2	WP Kuala Lumpur	Wisma Rapid	Jalan 30/70A, Desa Sri Hartamas, Kuala Lumpur	2023	32,390,000
3	Selangor	Block 3517	Jalan Teknokrat 5, Cyberjaya	2023	22,600,000
4	Selangor	Jaya Square	Jalan SS 17/2, SS 17	2023	28,000,000
5	Selangor	Menara Serba Dinamik	Presint 3.4, Persiaran Perbandaran, Seksyen 14 Shah Alam	2023	38,000,000
6	Selangor	LHDN Building	Lebuh Sungai Pinang, Kawasan Jalan Sungai Pinang	2023	174,099,000
7	Kedah	Serba Wangi Sdn Bhd	Jalan Penjara Lama	2023	4,100,000
8	WP Kuala Lumpur	Menara Tima	Jalan Raja Laut	2022	130,000,000
9	WP Kuala Lumpur	Bar Council Building	Leboh Ampang	2024	16,000,000
10	Perak	M & A Building	Jalan Sultan Idris Shah	2024	13,800,000
11	Selangor	Plaza Perangsang	Seksyen 14, Shah Alam	2024	46,000,000
12	WP Kuala Lumpur	Wisma Semantan	Damansara Heights	2024	304,261,000
13	WP Kuala Lumpur	Averis Avenue 5	Bangsar South	2024	88,700,000
14	WP Kuala Lumpur	Menara R	Jalan Kepong, Jinjang Utama	2024	11,500,000
15	WP Kuala Lumpur	Menara UMW	Jalan Sultan Ismail	2024	70,000,000
16	Negeri Sembilan	Bangunan Akhma	Persiaran Utama S2-1	2024	20,000,000
17	Terengganu	Wisma Kam Choon	Jalan Banggol	2024	5,200,000
18	Selangor	KWSP Damansara Fairway	Tropicana Golf & Country Resort	2023	24,000,000

Kadar Penghunian dan Ketersediaan Ruang

Prestasi keseluruhan segmen pejabat berdaya tahan dengan kadar penghunian yang mapan pada 78.1%, berbanding 78.5% pada tahun 2023. Semua negeri mencatatkan kadar penghunian lebih daripada 80.0%, kecuali Johor, WP Kuala Lumpur, dan Selangor.

Bagi bangunan pejabat milik swasta, kadar penghunian purata adalah 71.7% daripada 1,597 bangunan milik swasta (18.84 juta m.p.). Terengganu mencatatkan kadar penghunian lebih tinggi iaitu 92.0%, manakala Kuala Lumpur dan Johor mencatatkan kadar penghunian lebih rendah daripada paras nasional iaitu masing-masing 70.3% dan 57.5%. Putrajaya merekodkan kadar penghunian terendah dalam negara (52.7%).

Occupancy and Space Availability

The overall performance of the office segment resilience with sustained occupancy rates at 78.1%, as compared to 78.5% in 2023. All states secured a higher occupancy rate of more than 80.0%, except Johor, WP Kuala Lumpur, and Selangor.

As for the privately-owned office buildings, the average occupancy rates stood at 71.7% from 1,597 private-owned buildings (18.84 million s.m.). Terengganu secured a higher occupancy rate at 92.0%, while Kuala Lumpur, and Johor recorded lower occupancy rates than the national level at 70.3% and 57.5% respectively. Putrajaya the lowest occupancy rate in the country (52.7%).

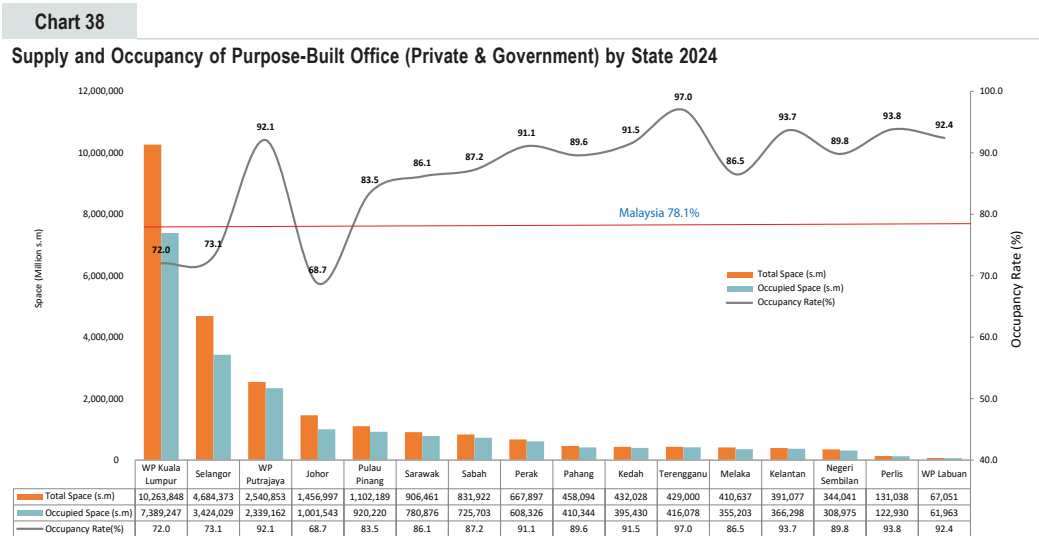
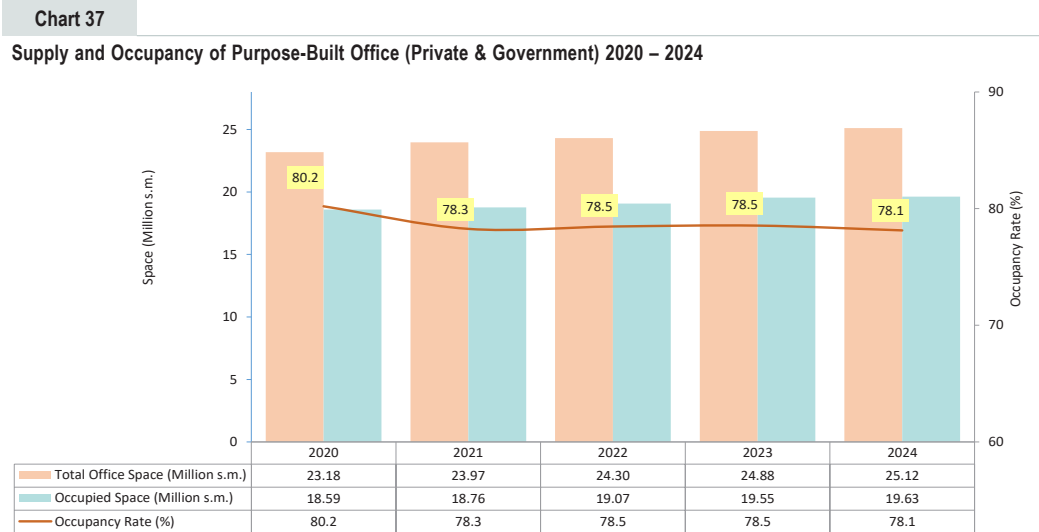
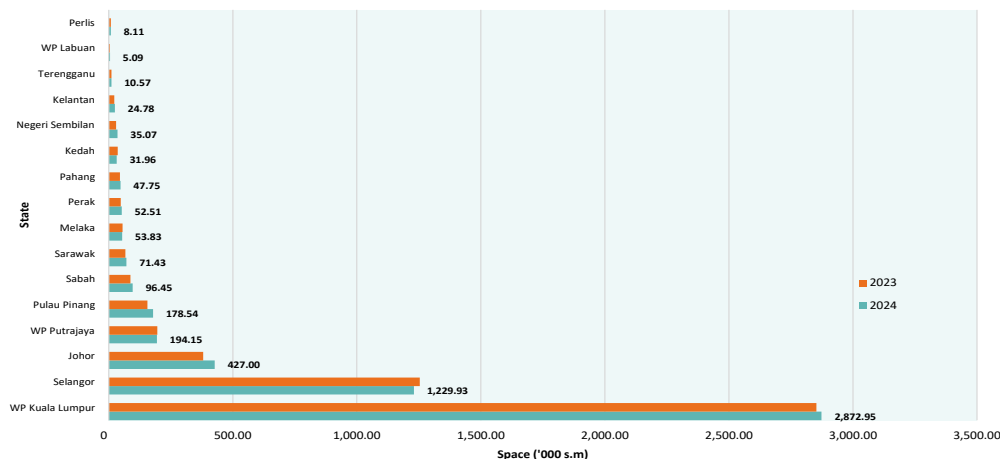


Chart 39

Supply and Availability of Private Purpose-Built Office by State 2024



Aktiviti Pembinaan

Aktiviti pembinaan merekodkan bilangan siap dibina lebih sedikit, seiring dengan penurunan penawaran akan datang. Pada tahun 2024, sebelas bangunan baharu siap dibina telah direkodkan, menawarkan sejumlah 229,270 m.p. ruang pejabat ke dalam pasaran, berbanding 398,735 m.p. yang direkodkan pada tahun 2023. Sehingga hujung tahun, jumlah ruang pejabat sedia ada melebihi 25.00 juta m.p. di 2,613 bangunan. Penawaran akan datang bertambah hampir 1.07 juta m.p. daripada 38 bangunan, manakala penawaran yang dirancang melebihi 0.90 juta m.p. di 27 bangunan. WP Kuala Lumpur kekal sebagai penyumbang terbesar ruang pejabat di negara ini, menyumbang 10.26 juta m.p. (467 bangunan) dalam pasaran sedia ada, dengan tambahan 0.55 juta m.p. (9 bangunan) dan 0.76 juta m.p. (19 bangunan) dalam penawaran akan datang dan penawaran yang dirancang. Bangunan pejabat berikut siap dibina pada 2024.

Construction Activity

The construction activities recorded fewer completions, along with a slowdown in the incoming supply. In 2024, eleven new completions were recorded, offering a total of 229,270 s.m. of office space into the market, compared to 398,735 s.m. recorded in 2023. By year-end, the total existing office space exceeded 25.00 million s.m. across 2,613 buildings. The incoming supply added nearly 1.07 million s.m. from 38 buildings, while the planned supply surpassed 0.90 million s.m. across 27 buildings. WP Kuala Lumpur remained as the highest contributor for office space in the country, contributing 10.26 million s.m. (467 buildings) in the existing market, with another 0.55 million s.m. (9 buildings) and 0.76 million s.m. (19 buildings) in the incoming and planned supply, respectively. The following office buildings were completed in 2024:

Table 5

Summary of Completions 2024

No	State	Name of Building	Location/ Mukim/ District	Category	Nett Lettable Area (s.m.)
1	WP Kuala Lumpur	Menara Felcra @ Semarak 20	Jalan Semarak	Private Building	19,788
2	Johor	Menara Bank Rakyat @ Coronation Square	Jalan Trus, Johor Bahru	Private Building	37,160
3	WP Kuala Lumpur	Bloomsvale Menara Vista	Jalan Puchong	Private Building	7,070
4	Selangor	Atwater Seksyen 13 (Tower A)	Seksyen 13, Petaling Jaya	Private Building	14,683
5	Selangor	Atwater Seksyen 13 (Tower B)	Seksyen 13, Petaling Jaya	Private Building	12,654
6	Selangor	Menara Lembaga Zakat Selangor	Seksyen 14, Shah Alam	Government Building	4,772

No.	State	Name of Building	Location/ Mukim/ District	Category	Nett Lettable Area (s.m.)
7	Johor	UMCITY Corporate Tower	Medini, Iskandar Puteri	Private Building	10,219
8	Pulau Pinang	Sunshine Tower	Jalan Thean Teik, Georgetown	Private Building	20,215
9	Pahang	Pusat Pentadbiran Sultan Haji Ahmad Shah	Bandar Indera Mahkota	Government Building	36,375
10	Sarawak	One Shell Square Building	Jalan Marina 1, Kuching	Private Building	17,398
11	Sarawak	Hikmah Exchange	Jalan Haji Taha, Kuching	Government Building	48,936
Total		11 buildings	229,270		

Harga

Harga unit pejabat berstrata secara amnya adalah stabil di seluruh negeri dengan beberapa pengecualian. Di WP Kuala Lumpur, Bangsar South dan Boulevard berjaya memperoleh harga tertinggi dipindahmilik antara RM9,400 s.m.p. dan RM11,968 s.m.p. Beberapa transaksi di Selangor telah menunjukkan trend yang sama, seperti di 19 Sentral, dan Melawati Corporations memperoleh harga lebih tinggi, dipindahmilik dalam julat harga RM7,796 s.m.p. hingga RM9,464 s.m.p.

Sewa

Pasaran sewa ruang pejabat bertambah baik, dengan momentum positif ditunjukkan di bangunan terpilih, terutamanya pejabat dengan susun atur yang fleksibel, bangunan *green-certified* dan lokasi strategik, manakala sewa bangunan yang lain sebahagian besarnya stabil. Di Wilayah Tengah, pasaran sewa pejabat di WP Kuala Lumpur merekodkan pertumbuhan sewa sederhana melebihi 6.0%, seperti di Menara Prestige, Campbell Complex dan The Horizon Bangsar South. Namun begitu, terdapat beberapa bangunan mengalami penurunan sewa lebih daripada 10.0%, seperti Wisma Boustead dan Bangunan Serbaguna.

Pasaran sewa ruang pejabat di Selangor, Johor dan Pulau Pinang, kekal stabil secara keseluruhan. Beberapa kenaikan sewa lebih 7.0% dicatatkan di lokasi strategik, seperti Medini 6 Iskandar Puteri di Johor Bahru, The Ascent, Paradigm di Selangor, dan masing-masing NB Tower, Kompleks Sempilai dan Wisma KWSP, di Pulau Pinang.

Price

The prices of stratified office units were generally stable across the states with several exceptions. In WP Kuala Lumpur, Bangsar South and Boulevard secured to manage highest prices transacted between RM9,400 p.s.m. and RM11,968 p.s.m. Several transactions in Selangor has shown similar trend, such as in 19 Sentral, and Melawati Corporations obtained higher prices, transacted in the range of RM7,796 p.s.m. to RM9,464 p.s.m.

Rental

The office space rental market improved in rental rates, with positive momentum witnessed in selected buildings, particularly with flexible layouts, green-certified buildings, and strategic locations, while others were largely stable. In Central Region, the office rental market in WP Kuala Lumpur charted modest rent growth of more than 6.0%, such as in Menara Prestige, Campbell Complex, and The Horizon Bangsar South. Nevertheless, several buildings experienced a rental decrease of more than 10.0%, such as Wisma Boustead and Multi-Purpose Buildings.

The office space rental market in Selangor, Johor, and Pulau Pinang, remained stable across the board. Several rental appreciations of more than 7.0% charted in strategic location, such as Medini 6 Iskandar Puteri in Johor Bahru, The Ascent, Paradigm in Selangor, and NB Tower, Kompleks Sempilai and Wisma KWSP in Pulau Pinang, respectively.

2.2.5 Harta Tanah Riadah

Transaksi

Pada tahun 2024, beberapa transaksi harta tanah riadah direkodkan, dengan nilai keseluruhan hampir RM950 juta. Transaksi ini termasuk hotel, pusat peranginan dan chalet. Antara transaksi utama adalah disenaraikan di bawah:

2.2.5 Leisure Property

Transaction

In 2024, several leisure property transactions were recorded, with a total value nearly RM950 million. These transactions included hotels, resorts, and chalets. Among the major transactions are listed below:

Table 6					
Summary of Major Sales 2024					
No	State	Property	Location	Transaction Year	Consideration (RM)
1	Johor	East Mount Hotel	Kukup Laut, Pontian	2023	2,900,000
2	Perak	Syuen Hotel	Jalan Sultan Abdul Jalil,	2024	55,000,000
3	WP Kuala Lumpur	W Hotel	Jalan Ampang	2023	270,000,000
4	Pulau Pinang	Courtyard Hotel	Jalan Macalister	2024	165,000,000
5	Terengganu	Gem Beach Resort	Jalan Kuala Terengganu – Batu Rakit	2023	10,850,000
6	Johor	Desaru Beach Resort	Desaru, Kota Tinggi	2023	19,813,000
7	WP Kuala Lumpur	Hotel Avenue J Central Market	Jalan Pudu	2024	22,000,000
8	WP Kuala Lumpur	Metrostar Hotel	Jalan Masjid India	2024	80,000,000
9	WP Kuala Lumpur	Season View Hotel	Jalan Bukit Bintang	2024	20,000,000
10	Negeri Sembilan	Golden View Hotel	Bandar Baru Nilai	2023	5,000,000
11	Sabah	Royal Spa Hotel	Bandar Lahad Datu	2024	2,000,000
12	Pulau Pinang	Heliconia Hotel	Lorong Kinta, Kawasan Jalan Murmah	2024	11,200,000
13	Kedah	Andaman Resort	Jalan Datai	2024	123,000,000
14	Pulau Pinang	Summit Hotel	Bandar Bukit Mertajam	2023	12,440,000
15	Pulau Pinang	Hotel Jalan Kampung Jawa Baru	Kawasan Jalan Dato Keramat	2024	6,330,000
16	Pulau Pinang	Marriott Hotel	Persiaran Gurney	2023	67,311,000
17	Perak	Sfera Hotel	Taman Samudera	2024	36,000,000
18	Selangor	MTREE Hotel	Bandar Puchong Jaya	2024	40,000,000

Aktiviti Pembinaan

Aktiviti pembinaan semakin kukuh dengan dua belas hotel baharu siap dibina, menawarkan sejumlah 2,390 bilik ke dalam pasaran. Bilangan mula dibina juga meningkat kepada 804 bilik (2023: 690 bilik), manakala penawaran baharu dirancang menurun lebih daripada 40.0% kepada 400 bilik, berbanding 2023 (911 bilik). Sehingga hujung tahun, terdapat 3,564 hotel/resort di seluruh negara yang menawarkan 280,177 bilik dalam penawaran sedia ada, 86 hotel/resort (16,928 bilik) dalam penawaran akan datang, dan 71 hotel/resort di peringkat penawaran yang dirancang, dijangkakan sebanyak 13,369 bilik pada masa hadapan. Hotel/resort baharu yang siap dibina pada tahun 2024 adalah seperti berikut:

Table 7

Summary of Completions 2024

No	State	Name of Hotel	Location	No. of Room
1	WP Kuala Lumpur	Park Hyatt Hotel (PNB 118)	Jalan Hang Tuah	348
2	Johor	Permas City	Bandar Baru Permas, Johor Bahru	150
3	Pulau Pinang	Crowne Plaza Penang Straits City Hotel	Butterworth	364
4	Pulau Pinang	Green City Garden @ Hotel	Jalan Macalister, Georgetown	100
5	Pulau Pinang	Iconic Marjorie Hotel	Bayan Baru	304
6	Pulau Pinang	Sunshine Tower Hotel	Jalan Thean Teik	320
7	Pulau Pinang	The Bagan Suite	Butterworth	92
8	Terengganu	Fairfield By Marriot Kuala Besut (Hotel)	Besut	128
9	Sabah	Citadines Waterfront Kota Kinabalu	Jalan Tun Fuad Stephens	288
10	Sabah	Green World Hotel	Semporna	49
11	Sabah	Hotel Kapalai	Tawau	199
12	Sabah	Lighthouse Hotel	Semporna	48
Total Completion in 2024				2,390

2.3 HARTA TANAH INDUSTRI

Transaksi

Sejumlah 8,783 transaksi bernilai RM27.86 bilion telah direkodkan, menunjukkan peningkatan sebanyak 7.7% dalam bilangan dan kenaikan 16.4% dalam nilai berbanding 2023 (8,157 transaksi bernilai RM23.94 bilion) Subsektor industri menyaksikan pengukuhan yang ketara, didorong oleh pertumbuhan kukuh dalam aktiviti pasaran. Mengikut jenis, plot kosong dan unit industri, masing-masing meningkat sebanyak 19.9% dan 20.3%. Rangka Kerja Ekonomi MADANI, yang memberi tumpuan kepada penstrukturan semula agenda ekonomi Malaysia, seiring dengan pelaksanaan pelan dasar utama seperti Pelan Induk Perindustrian Baharu 2030 (NIMP 2030), telah mula menunjukkan hasil yang positif dan menyokong transaksi sektor harta tanah industri.

Construction Activity

Construction activities were strengthened with the completion of twelve new hotels, offering a total of 2,390 rooms into the market. Starts also increased to 804 rooms (2023: 690 rooms), while the new planned supply declined by more than 40.0% to 400 rooms, compared to 2023 (911 rooms). As of year-end, there were 3,564 hotels/resorts across the country offering 280,177 rooms in the existing stock, 86 hotels/resorts (16,928 rooms) in the incoming supply, and 71 hotels/resorts in the planned supply stage, anticipated by 13,369 rooms in the future. The newly completed hotels/resorts in 2024 are as follows:

2.3 INDUSTRIAL PROPERTY

Transaction

A total of 8,783 transactions worth RM27.86 billion were recorded, reflecting a 7.7% rise in volume and a 16.4% increase in value compared to 2023 (8,157 transactions worth RM23.94 billion) The industrial sub-sector saw significant strengthening, driven by strong growth in market activity. By type, vacant plots and industrial units, which increased by 19.9% and 20.3%, respectively. . The MADANI Economic Framework, which focuses on the restructuring of Malaysia's economic agenda, along with the implementation of key policy plans such as the New Industrial Master Plan 2030 (NIMP 2030), has begun to show positive results and support the industrial property sector transactions.

Dari segi negeri, Selangor terus mendahului pasaran, mencakupi 33.3% (2,923 transaksi) daripada bilangan nasional, diikuti Johor (18.1%) dan Perak (10.5%). Dari segi jenis harta tanah, kilang teres mewakili 32.3% (1,233 transaksi), diikuti dengan plot kosong sebanyak 30.5%, kilang berkembar sebanyak 21.7%, dan jenis lain, membentuk 15.5% daripada jumlah transaksi industri.

Chart 40

Industrial Transactions Volume 2020 - 2024

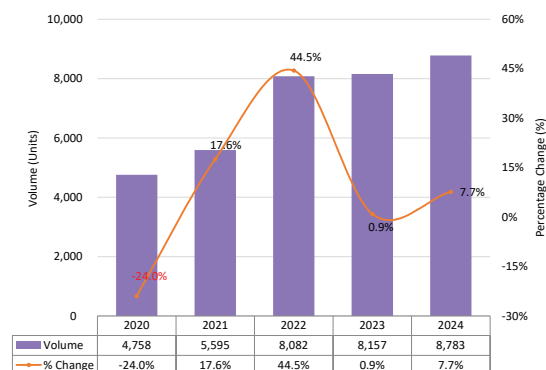


Chart 41

Industrial Transactions Value 2020 - 2024

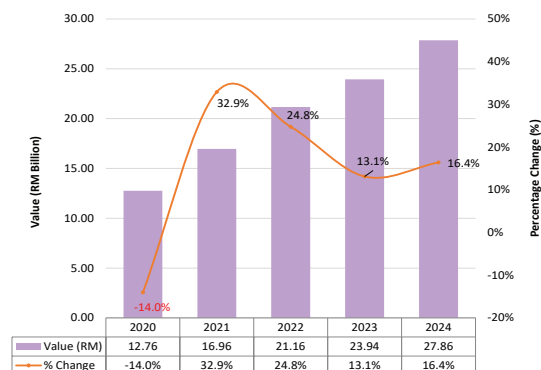
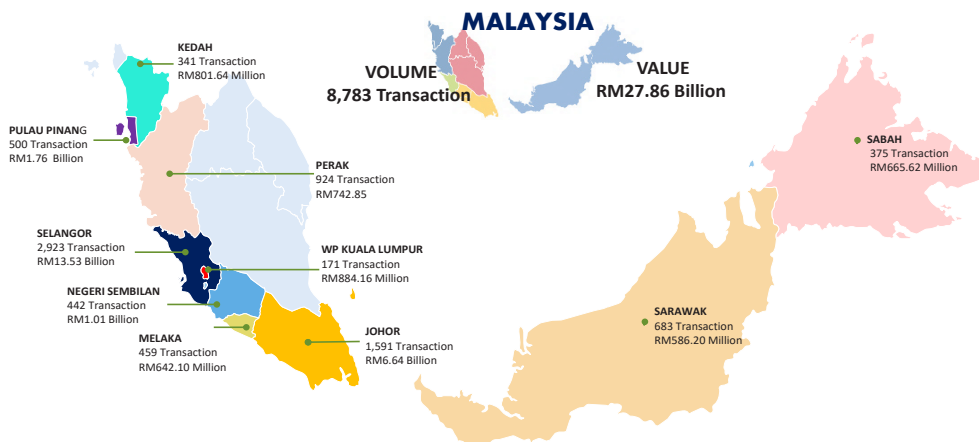


Chart 42

Top 10 List Industrial Transactions by State 2024



Status Pasaran

Situasi bagi industri siap dibina tidak terjual bertambah baik pada tahun 2024, dengan penurunan beransur-ansur dalam bilangan dan nilai unit siap dibina tidak terjual, masing-masing berkurangan 12.7% dan 16.6% kepada 705 unit dengan jumlah nilai RM0.70 bilion (2023: 808 unit siap dibina tidak terjual bernilai RM0.84 bilion). Sebaliknya, unit dalam pembinaan tidak terjual dan belum dibina belum terjual merekodkan bilangan lebih tinggi, masing-masing meningkat kepada 801 unit dan 202 unit.

Market Status

The industrial overhang situation improved in 2024, with a gradual decrease in the number of overhang units and value, reduced by 12.7% and 16.6%, respectively to 705 units with a total value of RM0.70 billion, respectively (2023: 808 overhang units worth RM0.84 billion). In contrast, the unsold under construction and not constructed units recorded higher, increased to 801 units and 202 units, respectively.

Prestasi siap dibina tidak terjual mengikut negeri menyaksikan Sarawak kekal sebagai penyumbang terbesar kepada unit siap dibina tidak terjual, dengan mendominasi hampir 50.0% daripada jumlah keseluruhan. Mengikut jenis harta tanah, kilang teres dan berkembar membentuk sebahagian besar daripada jumlah siap dibina tidak terjual. Kebanyakan unit siap dibina tidak terjual bagi unit teres berada di Kuching, Sarawak, dengan harga masing-masing antara RM300,001 hingga RM400,000 dan dari RM500,001 hingga RM600,000.

Overhang performance by state witnessed Sarawak remained as the largest contributor to the overhang units, dominating with nearly 50.0% of the total. By property type, terraced and semi-detached factories formed the bulk of the overhang total. Most of the overhang for terraced units were in Kuching, Sarawak, with prices ranging from RM300,001 to RM400,000 and from RM500,001 to RM600,000, respectively.

Chart 43

Industrial Overhang Units 2020 – 2024

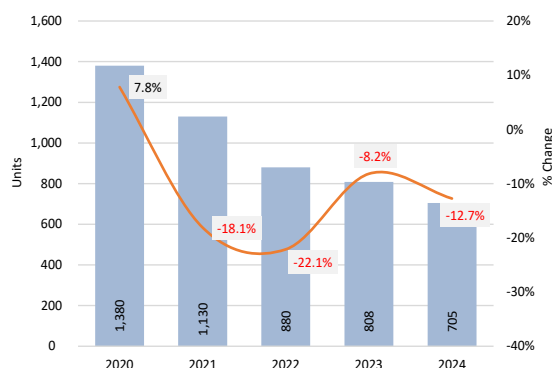
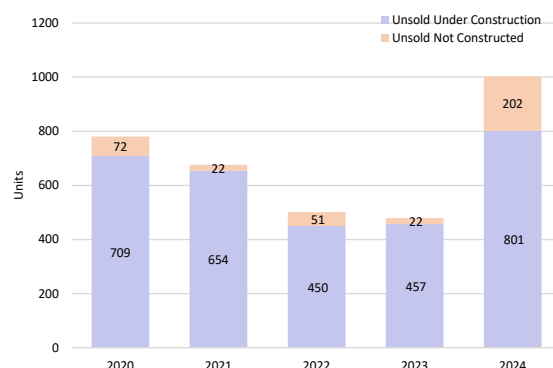


Chart 44

Industrial Unsold Units 2020 – 2024



Aktiviti Pembinaan

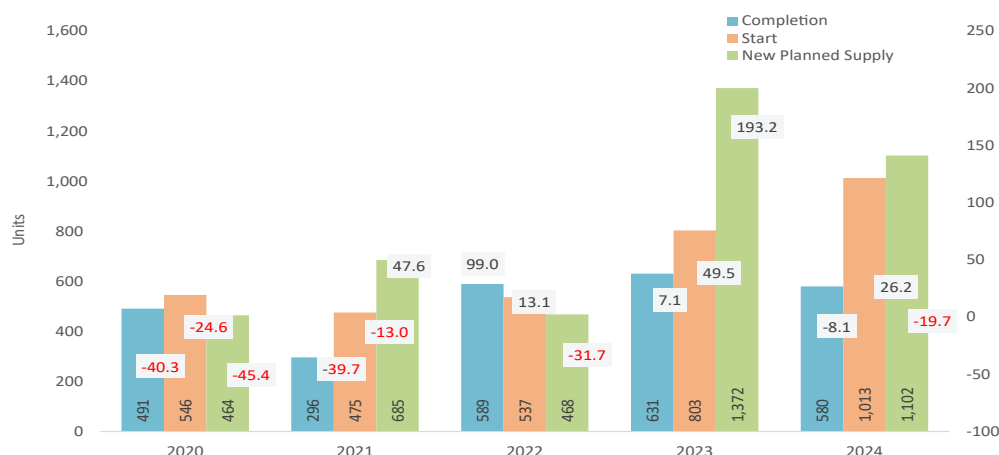
Dari segi pembinaan, subsektor industri kekal minimum. Unit siap dibina menunjukkan prestasi yang lebih baik, meningkat 26.2% kepada 1,013 unit (2023: 803 unit). Sebaliknya, siap dibina dan penawaran baharu dirancang masing-masing merosot kepada 580 unit, dan 1,102 unit, berbanding 2023. Sehingga akhir tahun 2024, penawaran sedia ada unit industri melebihi 123,000 unit, dengan lebih 4,000 unit dalam penawaran akan datang dan hampir 6,000 unit dalam penawaran yang dirancang.

Construction Activity

On the construction front, the industrial sub-sector remained minimal. Starts show better performance, increased 26.2% to 1,013 units (2023: 803 units). In contrast, completions and new planned supply declined to 580 units, and 1,102 units respectively, against 2023. As of year-end 2024, the existing industrial units exceeding 123,000 units, with more than 4,000 units in the incoming supply and nearly 6,000 units in the planned supply.

Chart 45

Industrial Construction Activity 2020 – 2024



Harga

Pasaran industri kekal teguh, dengan beberapa kenaikan harga diperhatikan di lokasi terpilih. Trend kenaikan boleh dikaitkan dengan peningkatan permintaan bagi gudang dan penyimpanan berikutan pengembangan pusat data dan e-dagang, khususnya di Johor dan Selangor. Di Wilayah Selatan, harga bagi kilang teres di Johor Bahru menunjukkan trend kenaikan, meningkat antara 3.5% dan 10.0% di skim yang terpilih.

Di Wilayah Tengah, harga harta tanah industri di Selangor menunjukkan momentum pertumbuhan yang marginal. Di Selangor, kilang teres satu setengah tingkat di Daerah Petaling, Gombak, Klang dan Hulu Langat menikmati peningkatan modal antara 2.4% dan 8.5%, dengan harga ditransaksikan setinggi RM2.78 juta. Begitu juga di Pulau Pinang, jenis harta tanah yang serupa di Seberang Perai Tengah juga merekodkan sedikit pergerakan menaik melebihi 3.5%, ditransaksikan pada harga daripada RM838,000 hingga RM1.17 juta. Kenaikan harga juga diperhatikan bagi kilang berkembar satu setengah tingkat di beberapa skim di semua negeri utama.

2.4 HARTA TANAH PERTANIAN

Transaksi

Prestasi subsektor pertanian kekal dengan pertumbuhan sederhana sebanyak 4.1% dalam bilangan dan 4.8% dalam nilai berbanding 2023. Terdapat 78,797 transaksi bernilai RM19.57 bilion direkodkan (2023: 75,670 transaksi bernilai RM18.67 bilion). Dari segi penglibatan kepada pasaran keseluruhan, subsektor ini dikedudukan kedua, menguasai 18.7% daripada jumlah keseluruhan transaksi. Namun begitu, sumbangan kepada nilai transaksi hanya 8.4% daripada jumlah keseluruhan. Mengikut negeri, bilangan transaksi tertinggi ditunjukkan di Kedah dan Perak, masing-masing menyumbang 17.5% (13,796 transaksi) dan 15.5% (12,225 transaksi), daripada jumlah transaksi subsektor pertanian. Dari segi nilai, Johor mendahului pasaran dengan 25.8%, diikuti Selangor, yang menyumbang sebanyak 15.8%.

Dalam tempoh kajian, sebanyak 64 transaksi tanah ladang telah direkodkan, bernilai RM3.63 bilion. Transaksi tanah ladang ini dikumpul dari pelbagai negeri: 35 di Sabah, enam di Perak, lima di Johor, empat di Selangor, masing-masing tiga di Negeri Sembilan, Kedah, dan Sarawak, masing-masing dua di Pulau Pinang dan Pahang, dan satu di Melaka. Daripada 64 transaksi ini, 37 tanah ladang dijual pada tahun 2024, 22 tanah ladang dimuktamadkan pada tahun 2023, dan lima lagi pada 2022.

Price

The industrial market remains robust, with some price increments observed in selected locations. The upward trend could be attributed to growing demand for warehouses and storage due to the expansion of data centers and e-commerce, particularly in Johor and Selangor. In the Southern Region, prices of terraced factories in Johor Bahru show an upward trend, increasing between 3.5% and 10.0% in the selected scheme.

In the Central Region, prices of industrial property in Selangor showed marginal growth momentum. In Selangor, one and a-half story terraced factories in Petaling, Gombak, Klang, and Hulu Langat Districts enjoy capital appreciation ranging between 2.4% and 8.5%, with prices transacted as high as RM2.78 million. Likewise, in Pulau Pinang, similar property types in Seberang Perai Tengah also recorded a slight upward movement above 3.5%, transacted at prices ranging from RM838,000 to RM1.17 million. Price appreciation was also observed for one and a-half-story semi-detached factories in several schemes in all major states.

2.4 AGRICULTURE PROPERTY

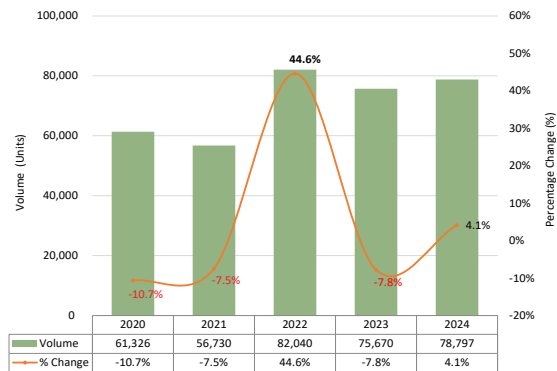
Transaction

The performance of the agriculture sub-sector was sustained with modest growth of 4.1% in volume and 4.8% in value as compared to 2023. There were 78,797 transactions worth RM19.57 billion recorded (2023: 75,670 transactions worth RM18.67 billion). In terms of overall market contribution, the sub-sector ranked second, dominating 18.7% of the total transaction volume. Nevertheless, contribution to the transaction value only 8.4% from national total. By state, the highest transaction volumes were observed in Kedah and Perak, accounting for 17.5% (13,796 transactions) and 15.5% (12,225 transactions), respectively, of the national total agriculture sub-sector. In terms of value, Johor led the market with 25.8%, followed by Selangor, which contributed with 15.8%.

During the review period, a total of 64 estate land transactions were recorded, valued at RM3.63 billion. These transactions were collected across various states: 35 in Sabah, six in Perak, five in Johor, four in Selangor, three each in Negeri Sembilan, Kedah, and Sarawak, two each in Pulau Pinang and Pahang, and one in Melaka. Of these 64 transactions, 37 estate lands were sold in 2024, 22 estate lands were concluded in 2023, and another five in 2022.

Chart 46

Agriculture Transaction Volume Trend 2020 – 2024

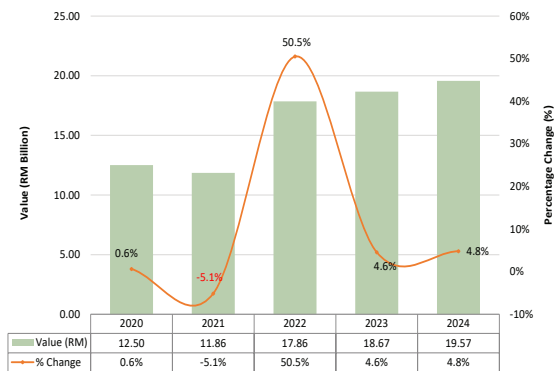


Harga

Harga tanah pertanian secara amnya stabil, dengan kenaikan direkodkan di lokasi strategik yang mempunyai akses yang baik serta yang berdekatan kawasan pembangunan. Di Wilayah Utara, tanah kelapa sawit di Manjung menyaksikan peningkatan yang lebih tinggi melebihi 10.0%, dipindahmilik daripada RM383,000 to RM558,000 sehektar. Di Wilayah Selatan, tanah kelapa sawit juga mencatatkan pergerakan positif di Johor, meningkat antara 2.3% dan 8.6%, kebanyakannya di Muar dan Tangkak. Di Kedah, harga tanah getah secara amnya stabil, dengan harga yang lebih tinggi direkodkan di Kuala Muda iaitu mencapai harga RM667,000 sehektar. Sementara di Johor, tanah getah pedalaman di Segamat meningkat sebanyak 4.5% dan 6.9%, dipindah milik antara RM217,000 dan RM259,000 sehektar. Selanjutnya, tanah padi dua kali tanaman di kawasan pedalaman Kubang Pasu, Pendang dan Kulim mencatatkan pergerakan harga 7.2% hingga 11.6% di beberapa lokasi strategik dengan Kulim memperoleh harga yang lebih tinggi, dipindahmilik antara RM259,000 dan RM444,000 sehektar.

Chart 47

Agriculture Transaction Value Trend 2020 – 2024



Price

Prices of agricultural land were generally stable, with increases recorded in strategic locations with good accessibility as well as those nearby development areas. In the Northern Region, oil palm lands in Manjung witnessed higher increases by more than 10.0%, transacted from RM383,000 to RM558,000 per hectare. In the Southern Region, oil palm lands also recorded a positive movement in Johor, increasing between 2.3% and 8.6%, mostly in Muar and Tangkak. In Kedah, prices of rubber lands were generally stable with higher prices recorded in Kuala Muda transacted as high as RM667,000 per hectare. Meanwhile in Johor, interior rubber lands in Segamat rose by 4.5% and more than 6.9%, transacted between RM217,000 and RM259,000 per hectare. Furthermore, the interior double-cropped paddy lands in Kubang Pasu, Pendang and Kulim recorded price movements of 7.2% to 11.6% in several strategic locations with Kulim secured a higher price, transacted between RM259,000 and RM444,000 per hectare.

3.0 PROSPEK 2025

Ekonomi Malaysia diunjur berkembang antara 4.5% hingga 5.5% pada 2025, menurut Tinjauan Ekonomi 2025, Kementerian Kewangan (MoF), disokong oleh sektor luar negeri yang berdaya tahan berikutan erdagangan global yang bertambah baik. Selain itu, permintaan domestik yang teguh didorong oleh perbelanjaan sektor swasta yang kukuh, akan menyokong pertumbuhan melalui pelaksanaan berterusan pelan induk utama negara dan inisiatif sedia ada. Pelaksanaan inisiatif penting iaitu Program Pengaktifan dan Pembaharuan Reformasi Badan Berkaitan Kerajaan (GeAR-uP), untuk menyepadukan usaha merentasi entiti berkaitan kerajaan untuk memangkin pertumbuhan dalam sektor pertumbuhan tinggi.

3.0 2025 OUTLOOK

Malaysia's economy is forecast to expand by 4.5% to 5.5% in 2025, according to Economic Outlook 2025, Ministry of Finance (MoF), supported by a resilient external sector, benefitting from improved global trade. Additionally, robust domestic demand, fuelled by strong private sector expenditure, will support the expansion, through continued implementation of key national master plans and ongoing initiatives. The implementation of pertinent initiative which is Government-linked Enterprises Activation and Reform Programme (GeAR-uP), will synergise efforts across government-linked entities to catalyse growth in high growth sectors.

MALAYSIA: KEY DATA AND FORECAST

	2023 ⁹		2024 ¹⁰		2025 ¹¹	
DOMESTIC PRODUCTION	RM million	change (%)	RM million	change (%)	RM million	change (%)
Gross Domestic Product (constant 2015 prices)	1,567,974	3.6	1,645,080	4.8 - 5.3	1,724,041	4.5 - 5.5
Agriculture	100,812	0.7	102,780	2.0	104,769	1.9
Mining and quarrying	97,513	0.5	99,706	2.2	98,671	-1.0
Manufacturing	366,694	0.7	381,881	4.1	399,089	4.5
Construction	56,659	6.1	64,672	14.1	70,770	9.4
Services	927,904	5.1	976,966	5.3	1,030,826	5.5
Import duties	18,392	9.6	19,076	3.7	19,916	4.4

Excerpt from Economic Outlook, Ministry of Finance

Sektor pembinaan diunjurkan mencatat pertumbuhan 9.4% pada 2025, sebahagian besarnya didorong oleh pecutan projek infrastruktur strategik. Subsektor bangunan bukan kediaman diunjurkan terus berkembang, disokong oleh permintaan kukuh terhadap kemudahan perindustrian daripada realisasi pelaburan yang diluluskan, ditambah pula dengan pembangunan kawasan perindustrian baharu seperti Taman Perindustrian Hijau Bersepadu Kerian (KIGIP) dan Zon Ekonomi Khas Johor-Singapura (JS-SEZ). Subsektor bangunan kediaman dijangka berkembang, didorong oleh permintaan yang berterusan untuk rumah mampu milik seperti yang digariskan oleh Kerangka Ekonomi MADANI, di samping projek pembangunan baharu sektor swasta.

The constructions sector is forecast to register a growth of 9.4% in 2025, largely driven by the acceleration of strategic infrastructure projects. The non-residential buildings subsector is projected to expand further, supported by strong demand for industrial facilities from the realisation of approved investments, coupled with the development of new industrial areas such as the Kerian Integrated Green Industrial Park (KIGIP) and Johor-Singapore Special Economic Zone (JS-SEZ). The residential buildings subsector is anticipated to expand, driven by sustained demand for affordable housing as underlined by the Economy MADANI Framework, alongside new development projects by the private sector.

Pasaran harta tanah dijangka meneruskan momentumnya disokong oleh pelbagai inisiatif yang digariskan oleh kerajaan di bawah Bajet 2025, antara lain:

- i. Peruntukan RM405 juta untuk meneruskan 48 Program Residensi Rakyat (PRR), termasuk dua PRR di Port Dickson, Negeri Sembilan dan Seberang Perai Tengah, Pulau Pinang. Sebanyak 30 projek PRR dijangka siap menjelang akhir 2025, akan memanfaatkan hampir 17,500 penghuni baharu.
- ii. Peruntukan RM452 juta untuk meneruskan 14 Projek Rumah Mesra Rakyat (RMR) yang melibatkan pembinaan 5,410 unit rumah baharu.
- iii. Menyediakan Jaminan Kerajaan sehingga RM10 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) ke atas pembiayaan perumahan untuk manfaat 20,000 pembeli rumah.
- iv. Menyediakan pelepasan cukai pendapatan individu ke atas pembayaran faedah pinjaman perumahan untuk menggalakkan pemilihan rumah di kalangan pembeli rumah pertama. Pelepasan cukai sehingga RM7,000 untuk rumah kediaman berharga sehingga RM500,000 dan pelepasan cukai sehingga RM5,000 untuk rumah kediaman berharga antara RM500,000 hingga RM750,000.
- v. Skim Step Up Financing di bawah SKJP diperkenalkan sebagai jaminan Kerajaan sehingga RM5 bilion khusus untuk anak muda yang ingin memiliki rumah pertama dengan bayaran balik pinjaman lebih rendah untuk lima tahun pertama.
- vi. Dana RM200 juta melalui UDA untuk pembangunan rumah mampu milik untuk rakyat di atas tanah wakaf.
- vii. Forest City telah diluluskan sebagai Pulau Bebas Cukai untuk meningkatkan aktiviti pelancongan dan ekonomi tempatan. Sebagai tambahan, pakej galakan bagi Zon Kewangan Khas Forest City telah diumumkan pada September 2024 untuk merancakkan aktiviti perkhidmatan kewangan, seperti perkhidmatan perniagaan global kewangan dan teknologi kewangan.
- viii. Kerajaan akan menyediakan insentif khas di bawah Zon Ekonomi Khas Johor-Singapura (JS-SEZ) bagi menarik pelaburan berkualiti tinggi dan pekerjaan bernilai tinggi, yang akan diumumkan menjelang akhir tahun ini.

The property market is expected to continue its momentum supported by various initiatives outlined by the government under Budget 2025, among others:

- i. Allocation of RM405 million to continue 48 Program Residensi Rakyat (PRR), including two new PRR in Port Dickson, Negeri Sembilan and Seberang Perai Tengah, Penang. A total of 30 PRR projects is expected to be completed by end-2025, will benefit nearly 17,500 new residents.*
- ii. Allocation of RM452 million to provide 14 Rumah Mesra Rakyat (RMR) which involves construction of 5,410 unit of new housing units.*
- iii. Provide Government Guarantees of up to RM10 billion under Housing Credit Guarantee Scheme (SJKP) on housing financing for the benefit of 20,000 home buyers.*
- iv. Provide individual income tax relief on housing loan interest payments to encourage home ownership among first-time buyers. Tax relief of up to RM7,000 for residential homes priced up to RM500,000 and tax relief of up to RM5,000 for residential homes priced from RM500,000 ringgit to RM750,000.*
- v. The Step-Up Financing Scheme under SKJP was introduced as a Government guarantee of up to RM5 billion specifically for youngsters seeking to purchase their first home, with a lower instalment rate for the first five years.*
- vi. Funding RM200 million through UDA for the development of affordable housing for rakyat on waqf lands.*
- vii. Forest City has been approved as a Duty Free Island to boost tourism and local economic activities. In addition, an incentive package for the Forest City Special Financial Zone was announced in September 2024 to boost financial services activities, such as global business financial services and fintech.*
- viii. Government will provide special incentives under the Johor-Singapore Special Economic Zone (JS-SEZ) to attract high-quality investments and high-value jobs, which will be announced by the end of this year.*

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

- Projek jalan baharu bagi meningkatkan capaian kemudahan rakyat dan aktiviti perniagaan, antaranya:
 - i. Membina baharu jambatan dan jalan dari Nanga Belawai ke Song-Kapit, Sarawak;
 - ii. Menaik taraf Jalan Bahau-Keratong, Jempol, Negeri Sembilan;
 - iii. Menaik taraf Jalan Persiaran Wawasan, Kangar, Perlis dari dua (2) ke empat (4) Lorong; dan
 - iv. Menaik taraf lorong motosikal Lebuhraya Persekutuan.

Memandangkan ekonomi negara diunjur berkembang sebanyak 4.5% hingga 5.5% pada 2025, pasaran harta tanah dijangka mengekalkan trajektori pertumbuhannya, didorong oleh aktiviti transaksi yang mampan. Pelaksanaan kerangka Ekonomi MADANI, disokong oleh pelancaran strategi daripada dasar dan pelan tindakan yang padu, terutamanya Pelan Hala Tuju Peralihan Tenaga Nasional (NETR) dan Pelan Induk Perindustrian Baharu 2030 (NIMP 2030), akan meningkatkan ekonomi Malaysia dan seterusnya merangsang pengembangan pasaran harta tanah. Selain itu, sokongan berterusan kerajaan, ditambah dengan prestasi ekonomi Malaysia yang kukuh, dijangka akan meneruskan pertumbuhan positif dalam pasaran harta tanah.

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

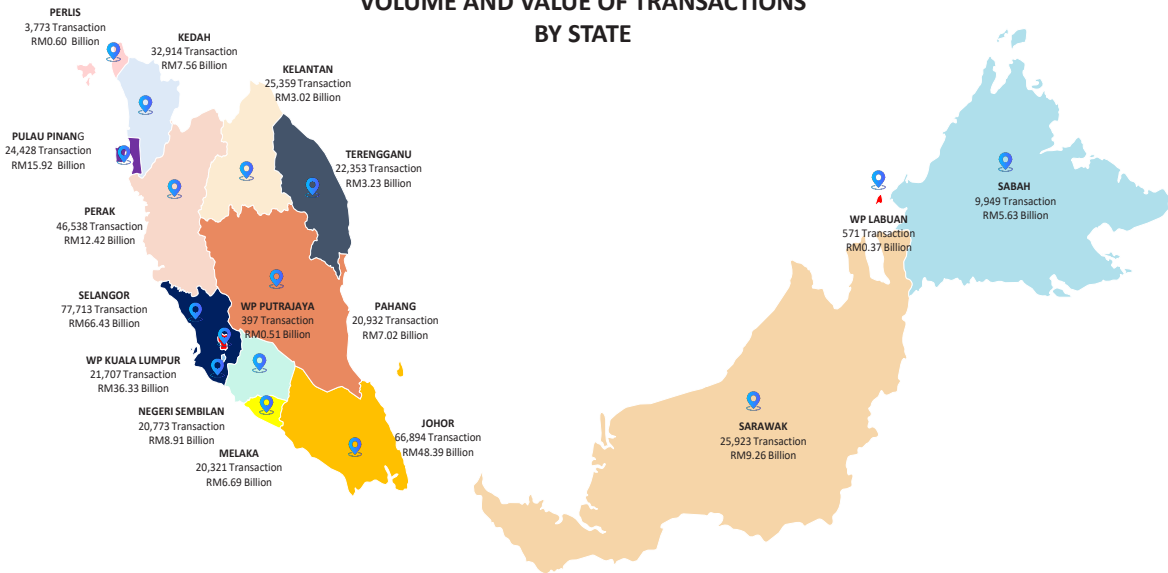
- *The construction of new roads to enhance accessibility, as follows:*
 - i. *Construct bridges and roads from Nanga Belawai to Song-Kapit, Sarawak;*
 - ii. *Upgrade Jalan Bahau-Keratong, Jempol, Negeri Sembilan;*
 - iii. *Upgrade Jalan Persiaran Wawasan, Kangar, Perlis from two to four lanes;*
 - iv. *Upgrade motorcycle lane of Lebuhraya Persekutuan.*

As the national economy is projected to expand by 4.5% to 5.5% in 2025, the property market is expected to maintain its growth trajectory, driven by sustained transaction activity. The implementation of the Ekonomi MADANI framework, supported by the rollout of strategies from a cohesive policy and action plan, notably the National Energy Transition Roadmap (NETR) and the New Industrial Master Plan 2030 (NIMP 2030), will boost Malaysia's economy and further stimulate the expansion of the property market. Furthermore, ongoing government support, coupled with Malaysia's strong economic performance, is expected to continue a positive growth in the property market.

JADUAL GAMBARAN KESELURUHAN
OVERVIEW TABLE

MALAYSIA

VOLUME AND VALUE OF TRANSACTIONS BY STATE



Jadual Gambaran Keseluruhan
Overview Table

Overview 29

MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2024 vs 2023)

▲ 5.4% Volume **420,545** transactions Value **RM232.30** billion ▲ 18.0%

260,516 units RM106.92 billion	45,985 units RM58.06 billion	8,783 units RM27.86 billion	78,797 units RM19.57 billion	26,464 units RM19.89 billion
4.0% 5.9%	13.6% 51.6%	7.7% 16.4%	4.1% 4.8%	7.7% 32.7%



Residential



Commercial



Industrial

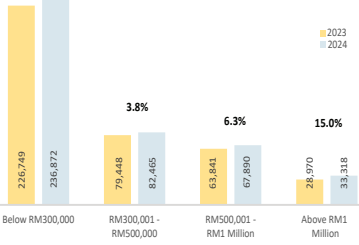


Agriculture



Development Land & Others

TRANSACTIONS VOLUME BY PRICE RANGE



Construction Activity



82,135
Completion

106,236
Starts

100,461
New Planned
Supply



2,911

4,952

5,677



36,802

39,080

42,151



580

1,013

1,102

Unsold Status



23,149 units @
RM13.94 billion

Overhang
60,934
Unsold Under
Construction

8,274
Unsold Not
Constructed



5,777 units @
RM5.01 billion

3,524

581



21,436 units @
RM16.86 billion

35,676

10,790



705 units @
RM0.70 billion

801

202

Jadual II/ Table II

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	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Jan - Mar														
100,000 & Below	8,765	9,771	720	611	91	85	11,589	13,155	3,036	3,231	0	1	24,201	26,854
100,001 - 200,000	10,465	12,095	752	846	75	189	3,492	3,840	1,067	1,130	1	0	15,852	18,100
200,001 - 300,000	10,276	11,633	858	1,106	105	105	1,387	1,574	457	578	0	0	13,083	14,996
300,001 - 400,000	7,760	8,834	873	1,181	96	130	718	825	277	375	0	0	9,724	11,345
400,001 - 500,000	5,559	6,591	985	1,185	80	108	458	546	206	252	0	0	7,288	8,682
500,001 - 600,000	3,089	3,836	742	1,079	85	92	304	294	159	151	0	0	4,379	5,452
600,001 - 700,000	2,261	2,659	716	941	75	78	198	264	107	130	0	1	3,357	4,073
700,001 - 800,000	1,549	1,892	486	794	68	50	131	190	75	90	0	0	2,309	3,016
800,001 - 900,000	939	1,404	362	729	68	65	100	109	76	65	0	0	1,545	2,372
900,001 - 1,000,000	616	906	305	480	47	65	96	94	68	76	0	0	1,132	1,621
1,000,001 & Above	2,582	3,188	1,704	2,385	957	1,029	373	444	534	633	4	4	6,154	7,683
Total	53,861	62,809	8,503	11,337	1,747	1,996	18,846	21,335	6,062	6,711	5	6	89,024	104,194
Apr - Jun														
0 - 100,000	10,413	9,260	561	572	237	131	10,524	10,471	2,456	2,858	1	1	24,192	23,293
100,001 - 200,000	11,081	11,148	1,021	957	180	142	3,134	3,099	967	998	1	0	16,384	16,344
200,001 - 300,000	11,059	10,900	948	1,056	112	93	1,456	1,335	440	516	0	0	14,015	13,900
300,001 - 400,000	8,615	8,059	911	1,151	95	95	740	742	296	278	0	0	10,657	10,325
400,001 - 500,000	6,629	6,193	984	1,122	103	105	465	468	184	212	1	1	8,366	8,101
500,001 - 600,000	3,755	3,870	893	866	86	86	303	314	136	152	0	0	5,173	5,288
600,001 - 700,000	2,817	2,485	753	839	99	59	224	243	94	127	0	0	3,987	3,753
700,001 - 800,000	1,706	1,911	570	594	79	80	165	166	85	100	0	0	2,605	2,851
800,001 - 900,000	1,172	1,320	473	489	67	65	94	116	76	68	0	0	1,882	2,058
900,001 - 1,000,000	836	783	355	350	47	54	76	97	62	87	0	0	1,376	1,371
1,000,001 & Above	3,029	3,226	1,630	2,204	883	916	420	441	515	640	2	1	6,479	7,428
Total	61,112	59,155	9,099	10,200	1,988	1,826	17,601	17,492	5,311	6,036	5	3	95,116	94,712
Jul - Sept														
0 - 100,000	10,194	11,931	837	945	153	153	11,765	11,940	2,996	3,349	1	5	25,946	28,323
100,001 - 200,000	12,547	12,989	961	1,303	175	414	3,651	3,744	1,084	1,114	1	1	18,419	19,565
200,001 - 300,000	13,199	12,681	1,230	1,182	130	130	1,590	1,523	589	527	0	0	16,738	16,043
300,001 - 400,000	9,532	9,395	1,199	1,325	114	133	940	841	325	319	0	0	12,110	12,013
400,001 - 500,000	7,414	7,372	1,236	1,253	111	117	650	580	288	237	0	0	9,699	9,559
500,001 - 600,000	4,259	4,459	1,067	1,053	96	80	378	351	141	160	0	0	5,941	6,103
600,001 - 700,000	3,150	3,061	962	936	95	86	309	305	130	102	0	0	4,646	4,490
700,001 - 800,000	2,200	2,120	748	724	88	84	186	208	117	120	0	0	3,339	3,256
800,001 - 900,000	1,380	1,554	600	535	79	69	126	132	104	84	1	0	2,290	2,374
900,001 - 1,000,000	936	962	339	357	64	65	119	104	69	73	0	1	1,527	1,562
1,000,001 & Above	3,741	3,876	2,229	2,642	1,094	1,164	474	511	734	636	6	2	8,278	8,831
Total	68,552	70,400	11,408	12,255	2,199	2,495	20,188	20,239	6,577	6,721	9	9	108,933	112,119
Oct - Dec														
0 - 100,000	8,811	9,749	788	542	145	215	10,838	11,300	2,864	3,367	1	1	23,447	25,174
100,001 - 200,000	12,394	12,310	871	957	137	210	3,641	3,843	985	1,217	2	2	18,030	18,539
200,001 - 300,000	13,149	12,339	1,136	1,289	103	135	1,581	1,449	473	528	0	1	16,442	15,741
300,001 - 400,000	9,669	9,947	1,198	1,216	94	143	917	902	344	318	0	0	12,222	12,526
400,001 - 500,000	7,223	7,514	1,223	1,410	157	148	568	596	210	246	1	0	9,382	9,914
500,001 - 600,000	4,347	4,410	1,172	1,024	113	102	379	383	163	178	0	0	6,174	6,097
600,001 - 700,000	3,228	3,117	1,010	986	82	98	293	279	130	133	0	0	4,743	4,613
700,001 - 800,000	2,265	2,058	748	848	80	89	173	211	98	104	0	0	3,364	3,310
800,001 - 900,000	1,544	1,698	581	561	81	82	112	139	96	85	0	0	2,414	2,565
900,001 - 1,000,000	933	993	430	423	103	54	110	119	82	76	0	0	1,658	1,665
1,000,001 & Above	3,498	4,017	2,296	2,937	1,128	1,190	423	510	710	719	4	3	8,059	9,376
Total	67,061	68,152	11,453	12,193	2,223	2,466	19,035	19,731	6,155	6,971	8	7	105,935	109,520

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Jan - Jun														
100,000 & Below	19,178	19,031	1,281	1,183	328	216	22,113	23,626	5,492	6,089	1	2	48,393	50,147
100,001 - 200,000	21,546	23,243	1,773	1,803	255	331	6,626	6,939	2,034	2,128	2	0	32,236	34,444
200,001 - 300,000	21,335	22,533	1,806	2,162	217	198	2,843	2,909	897	1,094	0	0	27,098	28,896
300,001 - 400,000	16,375	16,893	1,784	2,332	191	225	1,458	1,567	573	653	0	0	20,381	21,670
400,001 - 500,000	12,188	12,784	1,969	2,307	183	213	923	1,014	390	464	1	1	15,654	16,783
500,001 - 600,000	6,844	7,706	1,635	1,945	171	178	607	608	295	303	0	0	9,552	10,740
600,001 - 700,000	5,078	5,144	1,469	1,780	174	137	422	507	201	257	0	1	7,344	7,826
700,001 - 800,000	3,255	3,803	1,056	1,388	147	130	296	356	160	190	0	0	4,914	5,867
800,001 - 900,000	2,111	2,724	835	1,218	135	130	194	225	152	133	0	0	3,427	4,430
900,001 - 1,000,000	1,452	1,689	660	830	94	119	172	191	130	163	0	0	2,508	2,992
1,000,001 & Above	5,611	6,414	3,334	4,589	1,840	1,945	793	885	1,049	1,273	6	5	12,633	15,111
Total	114,973	121,964	17,602	21,537	3,735	3,822	36,447	38,827	11,373	12,747	10	9	184,140	198,906
Jan - Sept														
100,000 & Below	29,372	30,962	2,118	2,128	481	369	33,878	35,566	8,488	9,438	2	7	74,339	78,470
100,001 - 200,000	34,093	36,232	2,734	3,106	430	745	10,277	10,683	3,118	3,242	3	1	50,655	54,009
200,001 - 300,000	34,534	35,214	3,036	3,344	347	328	4,433	4,432	1,486	1,621	0	0	43,836	44,939
300,001 - 400,000	25,907	26,288	2,983	3,657	305	358	2,398	2,408	898	972	0	0	32,491	33,683
400,001 - 500,000	19,602	20,156	3,205	3,560	294	330	1,573	1,594	678	701	1	1	25,353	26,342
500,001 - 600,000	11,103	12,165	2,702	2,998	267	258	985	959	436	463	0	0	15,493	16,843
600,001 - 700,000	8,228	8,205	2,431	2,716	269	223	731	812	331	359	0	1	11,990	12,316
700,001 - 800,000	5,455	5,923	1,804	2,112	235	214	482	564	277	310	0	0	8,253	9,123
800,001 - 900,000	3,491	4,278	1,435	1,753	214	199	320	357	256	217	1	0	5,717	6,804
900,001 - 1,000,000	2,388	2,651	999	1,187	158	184	291	295	199	236	0	1	4,035	4,554
1,000,001 & Above	9,352	10,290	5,563	7,231	2,934	3,109	1,267	1,396	1,783	1,909	12	7	20,911	23,942
Total	183,525	192,364	29,010	33,792	5,934	6,317	56,635	59,066	17,950	19,468	19	18	293,073	311,025
Jan - Dec														
100,000 & Below	38,183	40,711	2,906	2,670	626	584	44,716	46,866	11,352	12,805	3	8	97,786	103,644
100,001 - 200,000	46,487	48,542	3,605	4,063	567	955	13,918	14,526	4,103	4,459	5	3	68,685	72,548
200,001 - 300,000	47,683	47,553	4,172	4,633	450	463	6,014	5,881	1,959	2,149	0	1	60,278	60,680
300,001 - 400,000	35,576	36,235	4,181	4,873	399	501	3,315	3,310	1,242	1,290	0	0	44,713	46,209
400,001 - 500,000	26,825	27,670	4,428	4,970	451	478	2,141	2,190	888	947	2	1	34,735	36,256
500,001 - 600,000	15,450	16,575	3,874	4,022	380	360	1,364	1,342	599	641	0	0	21,667	22,940
600,001 - 700,000	11,456	11,322	3,441	3,702	351	321	1,024	1,091	461	492	0	1	16,733	16,929
700,001 - 800,000	7,720	7,981	2,552	2,960	315	303	655	775	375	414	0	0	11,617	12,433
800,001 - 900,000	5,035	5,976	2,016	2,314	295	281	432	496	352	302	1	0	8,131	9,369
900,001 - 1,000,000	3,321	3,644	1,429	1,610	261	238	401	414	281	312	0	1	5,693	6,219
1,000,001 & Above	12,850	14,307	7,859	10,168	4,062	4,299	1,690	1,906	2,493	2,628	16	10	28,970	33,318
Total	250,586	260,516	40,463	45,985	8,157	8,783	75,670	78,797	24,105	26,439	27	25	399,008	420,545

Jadual III/ Table III

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

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Jan - Mar														
100,000 & Below	530.38	616.25	35.29	40.43	9.08	3.99	495.89	548.18	135.19	148.88	0.00	0.01	1,205.83	1,357.75
100,001 - 200,000	1,637.19	1,887.09	118.86	132.23	11.57	27.02	506.95	555.69	154.04	163.60	0.13	0.00	2,428.75	2,765.63
200,001 - 300,000	2,628.29	2,975.50	219.95	285.03	28.01	26.19	346.35	392.12	113.75	145.09	0.00	0.00	3,336.34	3,823.92
300,001 - 400,000	2,749.21	3,134.62	313.20	420.07	34.53	46.10	252.59	289.62	97.63	131.97	0.00	0.00	3,447.16	4,022.37
400,001 - 500,000	2,541.25	3,008.40	450.42	540.64	37.29	49.42	207.56	247.61	92.68	114.74	0.00	0.00	3,329.20	3,960.81
500,001 - 600,000	1,717.79	2,126.78	414.93	601.51	46.71	51.87	168.93	161.93	87.59	83.64	0.00	0.00	2,435.95	3,025.74
600,001 - 700,000	1,479.76	1,738.71	469.49	617.46	49.58	51.55	128.96	171.68	69.64	85.73	0.00	0.63	2,197.43	2,665.75
700,001 - 800,000	1,171.67	1,425.56	367.74	601.51	51.33	37.87	98.80	143.22	56.32	67.69	0.00	0.00	1,745.85	2,275.86
800,001 - 900,000	802.21	1,195.77	310.10	614.39	58.74	55.92	84.72	93.20	65.13	55.61	0.00	0.00	1,320.89	2,014.90
900,001 - 1,000,000	591.43	866.44	294.60	463.65	45.10	62.77	91.01	90.04	65.60	73.06	0.00	0.00	1,087.74	1,555.97
1,000,001 & Above	5,014.21	6,268.88	5,788.56	8,936.27	5,147.80	6,642.06	1,421.57	3,549.15	2,194.43	3,582.13	9.54	25.35	19,576.11	29,003.85
Total	20,863.39	25,244.00	8,783.14	13,253.20	5,519.73	7,054.76	3,803.32	6,242.43	3,132.01	4,652.16	9.67	26.00	42,111.26	56,472.54
Apr - Jun														
100,000 & Below	647.49	564.81	36.65	36.17	14.56	7.28	447.32	449.23	111.31	130.11	0.01	0.06	1,257.34	1,187.64
100,001 - 200,000	1,726.48	1,737.39	161.96	146.67	28.93	21.45	452.42	450.02	141.33	143.61	0.11	0.00	2,511.24	2,499.15
200,001 - 300,000	2,819.17	2,789.70	243.05	272.67	28.26	24.27	363.13	333.08	110.36	129.39	0.00	0.00	3,563.97	3,549.11
300,001 - 400,000	3,052.98	2,848.30	326.78	409.92	34.03	34.53	259.31	260.88	103.44	98.17	0.00	0.00	3,776.53	3,651.81
400,001 - 500,000	3,028.53	2,828.47	450.02	513.06	47.52	47.81	211.28	213.40	83.82	95.41	0.44	0.45	3,821.62	3,698.60
500,001 - 600,000	2,085.94	2,147.32	498.90	485.19	48.27	48.40	167.24	173.55	75.47	84.10	0.00	0.00	2,875.81	2,938.56
600,001 - 700,000	1,833.74	1,629.39	492.67	551.15	67.02	38.60	146.95	158.01	61.16	82.66	0.00	0.00	2,601.54	2,459.81
700,001 - 800,000	1,290.09	1,437.92	431.27	449.26	59.99	60.59	124.28	125.00	64.51	76.12	0.00	0.00	1,970.13	2,148.89
800,001 - 900,000	997.85	1,126.10	403.01	417.91	57.47	55.98	80.03	99.65	65.33	58.53	0.00	0.00	1,603.69	1,758.16
900,001 - 1,000,000	801.88	749.04	340.68	337.53	45.55	52.01	72.99	93.06	59.49	83.72	0.00	0.00	1,320.60	1,315.37
1,000,001 & Above	5,632.52	6,329.53	4,591.07	6,833.80	4,987.83	6,056.65	933.70	1,133.51	1,795.82	3,614.96	11.34	1.03	17,952.28	23,969.49
Total	23,916.66	24,187.98	7,976.05	10,453.32	5,419.43	6,447.57	3,258.65	3,489.40	2,672.05	4,596.78	11.91	1.54	43,254.75	49,176.59
Jul - Sept														
100,000 & Below	627.36	753.81	53.24	60.35	8.86	7.62	510.32	514.06	130.03	151.25	0.09	0.22	1,329.91	1,487.32
100,001 - 200,000	1,951.02	2,013.69	149.50	203.31	25.74	66.42	530.64	548.86	158.18	161.48	0.14	0.18	2,815.20	2,993.94
200,001 - 300,000	3,371.81	3,242.47	317.32	303.42	33.54	33.63	396.38	379.72	147.09	131.05	0.00	0.00	4,266.15	4,090.29
300,001 - 400,000	3,375.65	3,328.44	429.07	471.34	40.73	47.72	331.75	307.19	114.53	111.77	0.00	0.00	4,291.73	4,266.46
400,001 - 500,000	3,395.80	3,371.56	564.94	573.43	50.93	54.42	295.33	262.78	130.28	108.34	0.00	0.00	4,437.27	4,370.54
500,001 - 600,000	2,371.60	2,478.98	593.86	588.67	54.41	44.45	208.97	194.83	76.96	88.80	0.00	0.00	3,305.79	3,395.74
600,001 - 700,000	2,059.25	1,999.99	631.40	614.79	62.92	56.91	199.26	199.87	85.05	66.35	0.00	0.00	3,037.88	2,937.91
700,001 - 800,000	1,662.84	1,597.64	564.89	546.26	66.76	64.20	139.61	156.71	87.87	90.46	0.00	0.00	2,521.97	2,455.27
800,001 - 900,000	1,177.07	1,326.66	510.89	457.53	68.01	59.46	108.00	112.09	88.75	72.22	0.89	0.00	1,953.60	2,027.97
900,001 - 1,000,000	899.63	919.88	325.85	344.89	62.12	62.76	114.14	99.63	66.50	70.33	0.00	0.94	1,468.24	1,498.43
1,000,001 & Above	7,469.08	7,652.83	6,389.44	8,319.32	5,416.36	6,662.16	4,852.72	2,124.31	3,498.07	2,938.72	82.16	10.63	27,707.83	27,707.98
Total	28,361.11	28,685.96	10,530.40	12,483.31	5,890.37	7,159.75	7,687.12	4,900.06	4,583.31	3,990.78	83.28	11.98	57,135.58	57,231.84
Oct - Dec														
100,000 & Below	557.73	612.51	48.23	37.01	7.96	11.88	467.26	535.12	124.97	154.53	0.01	0.05	1,206.17	1,351.10
100,001 - 200,000	1,941.14	1,931.32	136.70	152.70	19.97	30.36	528.42	559.47	144.02	176.97	0.27	0.35	2,770.52	2,851.16
200,001 - 300,000	3,362.99	3,179.33	292.45	333.32	26.34	35.41	395.62	362.84	118.48	132.27	0.00	0.24	4,195.88	4,043.41
300,001 - 400,000	3,418.62	3,524.27	428.22	432.19	33.75	50.41	321.36	315.75	120.43	111.15	0.00	0.00	4,322.37	4,433.77
400,001 - 500,000	3,305.58	3,426.54	558.82	644.94	71.89	66.24	257.17	270.15	94.91	111.65	0.46	0.00	4,288.84	4,519.51
500,001 - 600,000	2,420.37	2,450.56	653.48	572.27	63.41	56.82	209.66	211.91	90.21	98.32	0.00	0.00	3,437.13	3,389.88
600,001 - 700,000	2,112.20	2,031.03	662.86	646.34	54.18	65.42	189.59	181.78	85.24	86.95	0.00	0.00	3,104.08	3,011.52
700,001 - 800,000	1,709.54	1,555.54	566.16	642.29	60.68	68.32	130.50	158.79	74.25	77.67	0.00	0.00	2,541.13	2,502.61
800,001 - 900,000	1,316.03	1,448.64	496.04	484.42	69.82	70.61	95.28	118.67	82.21	72.43	0.00	0.00	2,059.38	2,194.77
900,001 - 1,000,000	895.08	951.50	414.79	408.55	98.80	52.14	105.65	113.79	78.42	73.21	0.00	0.00	1,592.75	1,599.19
1,000,001 & Above	6,748.32	7,694.50	6,761.59	17,519.27	6,601.37	6,693.76	1,221.88	2,108.21	3,463.15	5,501.77	16.84	9.53	24,813.15	39,527.04
Total	27,787.61	28,805.76	11,019.36	21,873.28	7,108.17	7,201.37	3,922.38	4,936.47	4,476.29	6,596.91	17.58	10.17	54,331.40	69,423.96

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

JABATAN PENILAIAN &
PERKHIDMATAN HARTA

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Jan - Jun														
100,000 & Below	1,177.87	1,181.06	71.94	76.60	23.64	11.27	943.21	997.40	246.50	278.99	0.01	0.07	2,463.17	2,545.39
100,001 - 200,000	3,363.67	3,624.48	280.83	278.90	40.50	48.48	959.37	1,005.71	295.37	307.22	0.24	0.00	4,939.98	5,264.78
200,001 - 300,000	5,447.46	5,765.20	463.00	557.70	56.27	50.45	709.47	725.20	224.11	274.47	0.00	0.00	6,900.31	7,373.02
300,001 - 400,000	5,802.19	5,982.93	639.98	829.99	68.56	80.63	511.89	550.50	201.07	230.14	0.00	0.00	7,223.69	7,674.19
400,001 - 500,000	5,569.78	5,836.87	900.44	1,053.70	84.81	97.23	418.84	461.01	176.50	210.15	0.44	0.45	7,150.83	7,659.40
500,001 - 600,000	3,803.73	4,274.10	913.83	1,086.70	94.98	100.27	336.17	335.48	163.06	167.75	0.00	0.00	5,311.77	5,964.30
600,001 - 700,000	3,313.50	3,368.10	962.15	1,168.61	116.60	90.14	275.92	329.68	130.80	168.39	0.00	0.63	4,798.97	5,125.56
700,001 - 800,000	2,461.75	2,863.48	799.01	1,050.77	111.31	98.46	223.08	268.23	120.83	143.81	0.00	0.00	3,715.98	4,424.74
800,001 - 900,000	1,800.06	2,321.87	713.10	1,032.30	116.21	111.90	164.75	192.85	130.47	114.14	0.00	0.00	2,924.58	3,773.06
900,001 - 1,000,000	1,393.31	1,615.48	635.28	801.18	90.66	114.78	164.00	183.11	125.10	156.79	0.00	0.00	2,408.34	2,871.34
1,000,001 & Above	10,646.73	12,598.41	10,379.63	15,770.07	10,135.63	12,698.71	2,355.27	4,682.66	3,990.25	7,197.10	20.88	26.38	37,528.38	52,973.34
Total	44,780.05	49,431.98	16,759.19	23,706.51	10,939.17	13,502.33	7,061.97	9,731.83	5,804.06	9,248.94	21.58	27.53	85,366.02	105,649.12
Jan - Sept														
100,000 & Below	1,805.23	1,934.88	125.18	136.95	32.50	18.89	1,453.53	1,511.47	376.53	430.24	0.11	0.29	3,793.08	4,032.71
100,001 - 200,000	5,314.69	5,638.17	430.32	482.22	66.24	114.89	1,490.01	1,554.57	453.55	468.70	0.38	0.18	7,755.19	8,258.73
200,001 - 300,000	8,819.28	9,007.67	780.32	861.12	89.81	84.09	1,105.85	1,104.91	371.19	405.53	0.00	0.00	11,166.46	11,463.31
300,001 - 400,000	9,177.83	9,311.36	1,069.05	1,301.33	109.30	128.35	843.64	857.69	315.60	341.91	0.00	0.00	11,515.42	11,940.64
400,001 - 500,000	8,965.58	9,208.43	1,465.38	1,627.13	135.74	151.65	714.17	723.79	306.78	318.49	0.44	0.45	11,588.10	12,029.94
500,001 - 600,000	6,175.33	6,753.08	1,507.69	1,675.37	149.38	144.72	545.14	530.32	240.02	256.55	0.00	0.00	8,617.56	9,360.03
600,001 - 700,000	5,372.76	5,368.09	1,593.55	1,783.40	179.52	147.05	475.18	529.55	215.85	234.74	0.00	0.63	7,836.85	8,063.47
700,001 - 800,000	4,124.59	4,461.11	1,363.91	1,597.03	178.07	162.67	362.69	424.94	208.70	234.27	0.00	0.00	6,237.95	6,880.01
800,001 - 900,000	2,977.13	3,648.53	1,224.00	1,489.83	184.21	171.36	272.74	304.94	219.22	186.36	0.89	0.00	4,878.18	5,801.02
900,001 - 1,000,000	2,292.94	2,535.36	961.13	1,146.07	152.78	177.55	278.14	282.74	191.60	227.11	0.00	0.94	3,876.58	4,369.77
1,000,001 & Above	18,115.81	20,251.25	16,769.07	24,089.39	15,551.98	19,360.88	7,207.99	6,806.97	7,488.32	10,135.82	103.04	37.01	65,236.21	80,681.32
Total	73,141.16	78,117.94	27,289.59	36,189.83	16,829.54	20,662.08	14,749.09	14,631.89	10,387.37	13,239.72	104.86	39.51	142,501.59	162,880.97
Jan - Dec														
100,000 & Below	2,362.96	2,547.38	173.41	173.96	40.47	30.77	1,920.80	2,046.59	501.50	584.78	0.11	0.34	4,999.25	5,383.81
100,001 - 200,000	7,255.83	7,569.49	567.03	634.91	86.21	145.25	2,018.43	2,114.04	597.57	645.66	0.65	0.54	10,525.71	11,109.89
200,001 - 300,000	12,182.27	12,187.00	1,072.77	1,194.43	116.16	119.50	1,501.47	1,467.75	489.68	537.80	0.00	0.24	15,362.34	15,506.72
300,001 - 400,000	12,596.45	12,835.64	1,497.27	1,733.52	143.05	178.76	1,165.00	1,173.44	436.03	453.06	0.00	0.00	15,837.79	16,374.41
400,001 - 500,000	12,271.16	12,634.97	2,024.20	2,272.06	207.64	217.89	971.34	993.94	401.69	430.14	0.91	0.45	15,876.94	16,549.45
500,001 - 600,000	8,595.70	9,203.64	2,161.17	2,247.64	212.79	201.54	754.80	742.23	330.23	354.86	0.00	0.00	12,054.69	12,749.92
600,001 - 700,000	7,484.96	7,399.13	2,256.41	2,429.74	233.70	212.47	664.77	711.33	301.10	321.70	0.00	0.63	10,940.93	11,074.99
700,001 - 800,000	5,834.13	6,016.66	1,930.07	2,239.32	238.74	230.99	493.18	583.72	282.95	311.94	0.00	0.00	8,779.08	9,382.63
800,001 - 900,000	4,293.16	5,097.17	1,720.04	1,974.24	254.03	241.97	368.02	423.62	301.43	258.79	0.89	0.00	6,937.57	7,995.79
900,001 - 1,000,000	3,188.02	3,486.87	1,375.92	1,554.62	251.58	229.68	383.79	396.53	270.02	300.32	0.00	0.94	5,469.33	5,968.96
1,000,001 & Above	24,864.13	27,945.75	23,530.66	41,608.66	22,153.35	26,054.64	8,429.87	8,915.18	10,951.47	15,637.59	119.88	46.54	90,049.37	120,208.36
Total	100,928.77	106,923.69	38,308.95	58,063.11	23,937.71	27,863.45	18,671.47	19,568.37	14,863.66	19,836.63	122.44	49.68	196,832.99	232,304.93

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

Jadual IV / Table IV
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	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
W.P. Kuala Lumpur														
Jan - Mar	2,863	3,413	1,122	1,868	32	33	0	0	31	52	0	1	4,048	5,367
Apr - June	3,034	3,235	1,234	1,588	33	57	0	0	45	51	1	0	4,347	4,931
Jul - Sept	4,041	3,642	1,949	1,953	46	29	0	0	54	57	1	1	6,091	5,682
Oct - Dec	3,814	3,491	1,948	2,136	40	52	0	0	56	48	0	0	5,858	5,727
Jan - June	5,897	6,648	2,356	3,456	65	90	0	0	76	103	1	1	8,395	10,298
Jan - Sept	9,938	10,290	4,305	5,409	111	119	0	0	130	160	2	2	14,486	15,980
Jan - Dec	13,752	13,781	6,253	7,545	151	171	0	0	186	208	2	2	20,344	21,707
W.P. Putrajaya														
Jan - Mar	68	98	8	3	0	0	0	0	0	0	0	0	76	101
Apr - June	58	90	6	13	0	0	0	0	0	0	0	0	64	103
Jul - Sept	118	86	22	5	1	7	0	0	0	0	0	0	141	98
Oct - Dec	86	88	13	7	8	0	0	0	0	0	0	0	107	95
Jan - June	126	188	14	16	0	0	0	0	0	0	0	0	140	204
Jan - Sept	244	274	36	21	1	7	0	0	0	0	0	0	281	302
Jan - Dec	330	362	49	28	9	7	0	0	0	0	0	0	388	397
W.P. Labuan														
Jan - Mar	72	68	11	14	3	2	33	28	41	44	0	0	160	156
Apr - June	44	55	3	9	2	5	12	17	36	57	0	1	97	144
Jul - Sept	79	75	6	6	5	5	23	18	34	40	1	0	148	144
Oct - Dec	53	74	9	14	5	2	22	8	37	29	0	0	126	127
Jan - June	116	123	14	23	5	7	45	45	77	101	0	1	257	300
Jan - Sept	195	198	20	29	10	12	68	63	111	141	1	1	405	444
Jan - Dec	248	272	29	43	15	14	90	71	148	170	1	1	531	571
Selangor														
Jan - Mar	12,397	14,097	2,139	2,651	547	666	993	1,228	634	657	1	1	16,711	19,300
Apr - June	13,077	13,077	2,451	2,696	616	636	844	953	552	599	0	0	17,540	17,961
Jul - Sept	14,761	14,788	2,770	3,169	758	778	1,218	1,069	657	666	1	3	20,165	20,473
Oct - Dec	14,800	14,205	2,750	3,126	669	843	1,288	1,164	703	640	0	1	20,210	19,979
Jan - June	25,474	27,174	4,590	5,347	1,163	1,302	1,837	2,181	1,186	1,256	1	1	34,251	37,261
Jan - Sept	40,235	41,962	7,360	8,516	1,921	2,080	3,055	3,250	1,843	1,922	2	4	54,416	57,734
Jan - Dec	55,035	56,167	10,110	11,642	2,590	2,923	4,343	4,414	2,546	2,562	2	5	74,626	77,713
Johor														
Jan - Mar	7,497	9,315	1,318	2,662	304	447	2,388	2,498	591	653	1	0	12,099	15,575
Apr - June	10,465	9,333	1,820	2,285	380	285	2,185	1,920	524	554	0	1	15,374	14,378
Jul - Sept	11,832	12,614	2,537	2,616	448	438	2,478	2,544	651	623	1	0	17,947	18,835
Oct - Dec	10,767	11,303	2,366	2,749	441	421	3,012	2,865	805	767	0	1	17,391	18,106
Jan - June	17,962	18,648	3,138	4,947	684	732	4,573	4,418	1,115	1,207	1	1	27,473	29,953
Jan - Sept	29,794	31,262	5,675	7,563	1,132	1,170	7,051	6,962	1,766	1,830	2	1	45,420	48,788
Jan - Dec	40,561	42,565	8,041	10,312	1,573	1,591	10,063	9,827	2,571	2,597	2	2	62,811	66,894
Pulau Pinang														
Jan - Mar	3,975	4,134	958	618	142	112	387	473	279	400	1	0	5,742	5,737
Apr - June	4,195	4,109	442	508	160	108	383	362	363	357	0	0	5,543	5,444
Jul - Sept	5,153	4,967	566	626	145	153	432	493	370	380	1	1	6,667	6,620
Oct - Dec	5,340	4,912	556	664	186	127	328	492	321	431	0	1	6,731	6,627
Jan - June	8,170	8,243	1,400	1,126	302	220	770	835	642	757	1	0	11,285	11,181
Jan - Sept	13,323	13,210	1,966	1,752	447	373	1,202	1,328	1,012	1,137	2	1	17,952	17,801
Jan - Dec	18,663	18,122	2,522	2,416	633	500	1,530	1,820	1,333	1,568	2	2	24,683	24,428

Jadual IV / Table IV														JABATAN PENILAIAN & PERKHIDMATAN HARTA	
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		
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	
Perak															
Jan - Mar	6,118	6,902	650	702	111	122	3,259	3,228	219	164	0	1	10,357	11,119	
Apr - June	6,353	7,585	584	654	163	150	3,086	2,837	108	127	1	0	10,295	11,353	
Jul - Sept	7,486	8,594	667	1,033	106	383	3,403	3,260	125	140	0	2	11,787	13,412	
Oct - Dec	7,862	6,522	751	806	156	269	3,123	2,900	136	156	1	1	12,029	10,654	
Jan - June	12,471	14,487	1,234	1,356	274	272	6,345	6,065	327	291	1	1	20,652	22,472	
Jan - Sept	19,957	23,081	1,901	2,389	380	655	9,748	9,325	452	431	1	3	32,439	35,884	
Jan - Dec	27,819	29,603	2,652	3,195	536	924	12,871	12,225	588	587	2	4	44,468	46,538	
Negeri Sembilan															
Jan - Mar	3,393	3,442	292	378	131	102	940	926	120	184	0	0	4,876	5,032	
Apr - June	4,978	3,010	418	337	174	94	980	833	136	157	0	0	6,686	4,431	
Jul - Sept	4,004	3,772	387	406	86	118	1,066	1,071	203	199	1	0	5,747	5,566	
Oct - Dec	4,734	4,073	489	396	101	128	1,052	937	162	209	0	1	6,538	5,744	
Jan - June	8,371	6,452	710	715	305	196	1,920	1,759	256	341	0	0	11,562	9,463	
Jan - Sept	12,375	10,224	1,097	1,121	391	314	2,986	2,830	459	540	1	0	17,309	15,029	
Jan - Dec	17,109	14,297	1,586	1,517	492	442	4,038	3,767	621	749	1	1	23,847	20,773	
Melaka															
Jan - Mar	2,319	3,358	258	409	88	109	337	448	847	869	1	0	3,850	5,193	
Apr - June	2,244	2,738	321	328	86	111	304	328	566	771	2	0	3,523	4,276	
Jul - Sept	2,968	3,383	367	347	135	116	411	449	831	713	2	1	4,714	5,009	
Oct - Dec	2,988	4,178	417	345	128	123	611	454	638	743	0	0	4,782	5,843	
Jan - June	4,563	6,096	579	737	174	220	641	776	1,413	1,640	3	0	7,373	9,469	
Jan - Sept	7,531	9,479	946	1,084	309	336	1,052	1,225	2,244	2,353	5	1	12,087	14,478	
Jan - Dec	10,519	13,657	1,363	1,429	437	459	1,663	1,679	2,882	3,096	5	1	16,869	20,321	
Kedah															
Jan - Mar	2,934	3,163	334	348	105	68	3,591	3,831	812	923	0	0	7,776	8,333	
Apr - June	3,467	3,200	378	323	59	95	3,145	3,072	595	859	0	0	7,644	7,549	
Jul - Sept	3,478	3,249	355	489	91	85	3,313	3,449	735	886	0	0	7,972	8,158	
Oct - Dec	3,747	4,059	449	300	70	93	3,248	3,444	870	977	1	1	8,385	8,874	
Jan - June	6,401	6,363	712	671	164	163	6,736	6,903	1,407	1,782	0	0	15,420	15,882	
Jan - Sept	9,879	9,612	1,067	1,160	255	248	10,049	10,352	2,142	2,668	0	0	23,392	24,040	
Jan - Dec	13,626	13,671	1,516	1,460	325	341	13,297	13,796	3,012	3,645	1	1	31,777	32,914	
Pahang															
Jan - Mar	2,764	3,084	255	284	29	104	1,324	1,652	238	270	0	1	4,610	5,395	
Apr - June	2,597	2,750	308	231	34	43	1,169	1,267	222	230	0	0	4,330	4,521	
Jul - Sept	3,046	3,414	300	374	52	59	1,506	1,446	289	245	0	0	5,193	5,538	
Oct - Dec	3,013	3,399	377	339	48	81	1,249	1,382	282	277	0	0	4,969	5,478	
Jan - June	5,361	5,834	563	515	63	147	2,493	2,919	460	500	0	1	8,940	9,916	
Jan - Sept	8,407	9,248	863	889	115	206	3,999	4,365	749	745	0	1	14,133	15,454	
Jan - Dec	11,420	12,647	1,240	1,228	163	287	5,248	5,747	1,031	1,022	0	1	19,102	20,932	
Terengganu															
Jan - Mar	3,529	4,195	118	110	7	9	674	782	786	876	0	1	5,114	5,973	
Apr - June	4,732	3,485	126	59	11	3	755	714	950	732	0	0	6,574	4,993	
Jul - Sept	4,409	4,196	111	111	15	15	751	749	1,011	842	1	0	6,298	5,913	
Oct - Dec	3,890	3,897	121	101	35	6	765	652	910	818	0	0	5,721	5,474	
Jan - June	8,261	7,680	244	169	18	12	1,429	1,496	1,736	1,608	0	1	11,688	10,966	
Jan - Sept	12,670	11,876	355	280	33	27	2,180	2,245	2,747	2,450	1	1	17,986	16,879	
Jan - Dec	16,560	15,773	476	381	68	33	2,945	2,897	3,657	3,268	1	1	23,707	22,353	

Jadual Gambaran Keseluruhan
Overview Table

Overview 35

Jadual IV / Table IV
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	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Kelantan														
Jan - Mar	1,541	2,831	112	166	4	5	1,453	2,829	335	583	0	0	3,445	6,414
Apr - June	1,365	2,515	99	182	3	3	1,091	2,314	278	586	0	0	2,836	5,600
Jul - Sept	1,521	3,168	128	239	4	3	1,422	2,720	314	716	0	0	3,389	6,846
Oct - Dec	1,459	3,143	137	177	3	7	1,316	2,498	298	674	0	0	3,213	6,499
Jan - June	2,906	5,346	211	348	7	8	2,544	5,143	613	1,169	0	0	6,281	12,014
Jan - Sept	4,427	8,514	339	587	11	11	3,966	7,863	927	1,885	0	0	9,670	18,860
Jan - Dec	5,886	11,657	476	764	14	18	5,282	10,361	1,225	2,559	0	0	12,883	25,359
Perlis														
Jan - Mar	296	274	55	53	8	2	536	548	116	208	0	0	1,011	1,085
Apr - June	283	201	41	37	5	10	558	432	121	182	0	0	1,008	862
Jul - Sept	391	293	31	28	11	3	454	386	181	182	0	1	1,068	893
Oct - Dec	310	295	32	26	7	0	474	446	151	166	0	0	974	933
Jan - June	579	475	96	90	13	12	1,094	980	237	390	0	0	2,019	1,947
Jan - Sept	970	768	127	118	24	15	1,548	1,366	418	572	0	1	3,087	2,840
Jan - Dec	1,280	1,063	159	144	31	15	2,022	1,812	569	738	0	1	4,061	3,773
Sabah													0	0
Jan - Mar	1,226	1,436	284	357	117	101	421	410	373	249	1	1	2,422	2,554
Apr - June	1,199	1,297	249	311	94	59	349	515	241	187	0	1	2,132	2,370
Jul - Sept	1,723	1,114	416	219	119	88	522	333	408	344	0	0	3,188	2,098
Oct - Dec	1,541	1,583	401	397	143	127	379	443	293	377	4	0	2,761	2,927
Jan - June	2,425	2,733	533	668	211	160	770	925	614	436	1	2	4,554	4,924
Jan - Sept	4,148	3,847	949	887	330	248	1,292	1,258	1,022	780	1	2	7,742	7,022
Jan - Dec	5,689	5,430	1,350	1,284	473	375	1,671	1,701	1,315	1,157	5	2	10,503	9,949
Sarawak														
Jan - Mar	2,869	2,999	589	714	119	114	2,510	2,454	640	579	0	0	6,727	6,860
Apr - June	3,021	2,475	619	639	168	167	2,740	1,928	574	587	1	0	7,123	5,796
Jul - Sept	3,542	3,045	796	634	177	215	3,189	2,252	714	688	0	0	8,418	6,834
Oct - Dec	2,657	2,930	637	610	183	187	2,168	2,046	493	659	2	1	6,140	6,433
Jan - June	5,890	5,474	1,208	1,353	287	281	5,250	4,382	1,214	1,166	1	0	13,850	12,656
Jan - Sept	9,432	8,519	2,004	1,987	464	496	8,439	6,634	1,928	1,854	1	0	22,268	19,490
Jan - Dec	12,089	11,449	2,641	2,597	647	683	10,607	8,680	2,421	2,513	3	1	28,408	25,923
MALAYSIA														
Jan - Mar	53,861	62,809	8,503	11,337	1,747	1,996	18,846	21,335	6,062	6,711	5	6	89,024	104,194
Apr - June	61,112	59,155	9,099	10,200	1,988	1,826	17,601	17,492	5,311	6,036	5	3	95,116	94,712
Jul - Sept	68,552	70,400	11,408	12,255	2,199	2,495	20,188	20,239	6,577	6,721	9	9	108,933	112,119
Oct - Dec	67,061	68,152	11,453	12,193	2,223	2,466	19,035	19,731	6,155	6,971	8	7	105,935	109,520
Jan - June	114,973	121,964	17,602	21,537	3,735	3,822	36,447	38,827	11,373	12,747	10	9	184,140	198,906
Jan - Sept	183,525	192,364	29,010	33,792	5,934	6,317	56,635	59,066	17,950	19,468	19	18	293,073	311,025
Jan - Dec	250,586	260,516	40,463	45,985	8,157	8,783	75,670	78,797	24,105	26,439	27	25	399,008	420,545

Jadual V / Table V												JABATAN PENILAIAN & PERKHIDMATAN HARTA				
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			
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024		
W.P. Kuala Lumpur																
Jan - Mar	2,344.73	2,796.01	1,089.97	4,724.24	108.78	518.35	0.00	0.00	169.59	281.31	0.00	12.69	3,713.06	8,332.61		
Apr - Jun	2,614.36	2,873.51	1,486.84	2,727.27	101.56	134.04	0.00	0.00	313.59	211.40	5.49	0.00	4,521.84	5,946.22		
Jul - Sept	3,327.99	3,148.73	2,736.79	3,280.78	158.25	88.84	0.00	0.00	433.38	438.31	70.17	2.13	6,726.58	6,958.79		
Oct - Dec	3,094.33	3,219.47	2,751.17	11,239.87	174.01	142.92	0.00	0.00	434.20	485.96	0.00	0.00	6,453.72	15,088.21		
Jan - Jun	4,959.09	5,669.52	2,576.80	7,451.52	210.34	652.39	0.00	0.00	483.18	492.71	5.49	12.69	8,234.90	14,278.83		
Jan - Sept	8,287.09	8,818.25	5,313.60	10,732.29	368.59	741.24	0.00	0.00	916.55	931.02	75.66	14.82	14,961.49	21,237.62		
Jan - Dec	11,381.42	12,037.71	8,064.76	21,972.16	542.60	884.16	0.00	0.00	1,350.76	1,416.98	75.66	14.82	21,415.20	36,325.83		
W.P. Putrajaya																
Jan - Mar	174.27	63.88	54.24	3.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228.50	67.54		
Apr - Jun	60.87	70.17	12.04	33.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.91	103.42		
Jul - Sept	95.27	217.99	24.65	27.63	1.22	3.44	0.00	0.00	0.00	0.00	0.00	0.00	121.13	249.05		
Oct - Dec	150.53	80.22	353.41	11.48	4.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	508.58	91.70		
Jan - Jun	235.14	134.05	66.28	36.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	301.42	170.95		
Jan - Sept	330.41	352.04	90.92	64.53	1.22	3.44	0.00	0.00	0.00	0.00	0.00	0.00	422.55	420.01		
Jan - Dec	480.94	432.26	444.33	76.00	5.86	3.44	0.00	0.00	0.00	0.00	0.00	0.00	931.13	511.71		
W.P. Labuan																
Jan - Mar	25.45	23.47	5.67	16.29	3.74	7.94	9.16	3.37	10.81	88.42	0.00	0.00	54.82	139.48		
Apr - Jun	12.61	21.03	3.27	14.13	5.20	20.67	2.15	6.46	8.15	44.84	0.00	1.03	31.39	108.17		
Jul - Sept	25.01	31.89	5.91	9.15	5.70	10.17	6.57	4.25	10.36	6.86	1.98	0.00	55.53	62.32		
Oct - Dec	22.31	27.81	6.42	17.05	8.70	1.65	2.96	2.42	6.90	11.15	0.00	0.00	47.28	60.07		
Jan - Jun	38.05	44.50	8.94	30.43	8.94	28.60	11.31	9.83	18.97	133.26	0.00	1.03	86.21	247.65		
Jan - Sept	63.06	76.38	14.85	39.58	14.64	38.78	17.89	14.07	29.32	140.12	1.98	1.03	141.74	309.96		
Jan - Dec	85.37	104.19	21.26	56.63	23.34	40.42	20.85	16.49	36.22	151.26	1.98	1.03	189.02	370.03		
Selangor																
Jan - Mar	6,537.73	7,787.81	1,911.02	3,167.30	2,677.49	3,216.35	369.60	1,453.73	592.36	955.24	1.23	7.66	12,089.44	16,588.10		
Apr - Jun	7,189.46	7,358.39	2,524.10	2,865.35	2,743.40	3,333.82	289.22	298.29	556.04	1,191.68	0.00	0.00	13,302.24	15,047.53		
Jul - Sept	8,182.98	8,349.22	3,199.29	3,760.04	2,841.90	3,545.84	564.76	582.35	807.69	671.51	1.23	0.18	15,597.86	16,909.13		
Oct - Dec	8,344.99	8,189.03	3,097.12	4,832.08	3,427.44	3,430.83	385.38	760.32	902.12	677.51	0.00	0.20	16,157.05	17,889.97		
Jan - Jun	13,727.19	15,146.20	4,435.13	6,032.65	5,420.89	6,550.17	658.83	1,752.02	1,148.41	2,146.92	1.23	7.66	25,391.68	31,635.63		
Jan - Sept	21,910.17	23,495.42	7,634.42	9,792.70	8,262.80	10,096.01	1,223.59	2,334.37	1,956.10	2,818.43	2.46	7.84	40,989.53	48,544.77		
Jan - Dec	30,255.16	31,684.46	10,731.53	14,624.78	11,690.24	13,526.83	1,608.97	3,094.68	2,858.22	3,495.94	2.46	8.04	57,146.58	66,434.73		
Johor																
Jan - Mar	3,184.07	4,412.11	1,009.05	2,306.48	1,041.14	1,678.60	768.56	1,880.77	497.79	1,420.87	1.48	0.00	6,502.09	11,698.82		
Apr - Jun	4,667.73	4,607.86	1,624.60	1,839.39	1,068.18	1,549.58	742.63	690.03	337.63	1,188.28	0.00	0.45	8,440.77	9,875.59		
Jul - Sept	5,246.74	5,814.84	1,735.14	2,622.06	1,250.36	1,686.16	3,855.45	1,135.91	453.69	936.49	1.03	0.00	12,542.41	12,195.46		
Oct - Dec	5,020.95	5,807.19	1,780.33	2,674.96	1,316.29	1,729.34	963.82	1,338.44	1,313.02	3,069.06	0.00	0.05	10,394.40	14,619.04		
Jan - Jun	7,851.80	9,019.96	2,633.65	4,145.86	2,109.32	3,228.19	1,511.19	2,570.80	835.42	2,609.15	1.48	0.45	14,942.86	21,574.42		
Jan - Sept	13,098.54	14,834.80	4,368.79	6,767.92	3,359.68	4,914.35	5,366.64	3,706.72	1,289.11	3,545.64	2.51	0.45	27,485.27	33,769.88		
Jan - Dec	18,119.49	20,641.99	6,149.12	9,442.88	4,675.97	6,643.69	6,330.46	5,045.16	2,602.13	6,614.71	2.51	0.50	37,879.67	48,388.92		
Pulau Pinang																
Jan - Mar	1,745.01	1,881.91	3,175.18	617.57	397.77	512.79	285.82	228.58	515.13	380.72	0.13	0.00	6,119.04	3,621.57		
Apr - Jun	1,746.29	1,863.28	340.90	951.28	305.15	338.62	150.35	156.10	244.36	354.19	0.00	0.00	2,787.04	3,663.46		
Jul - Sept	2,413.81	2,398.14	464.88	495.83	633.14	380.34	191.70	670.85	599.84	298.19	0.09	0.00	4,303.46	4,243.34		
Oct - Dec	2,302.31	2,231.01	455.69	831.72	719.04	526.72	105.06	291.28	277.45	515.28	0.00	0.24	3,859.56	4,396.26		
Jan - Jun	3,491.29	3,745.19	3,516.08	1,568.85	702.92	851.41	436.17	384.67	759.49	734.91	0.13	0.00	8,906.08	7,285.03		
Jan - Sept	5,905.10	6,143.33	3,980.96	2,064.68	1,336.05	1,231.75	627.87	1,055.52	1,359.34	1,033.10	0.22	0.00	13,209.54	11,528.37		
Jan - Dec	8,207.41	8,374.34	4,436.65	2,896.40	2,055.10	1,758.47	732.93	1,346.80	1,636.79	1,548.38	0.22	0.24	17,069.10	15,924.63		

Jadual V / Table V
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	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Perak														
Jan - Mar	1,435.30	1,866.01	301.04	474.24	185.60	126.99	448.77	499.45	62.58	47.10	0.00	0.63	2,433.29	3,014.43
Apr - June	1,582.94	1,783.10	273.52	314.34	131.66	160.85	487.56	528.11	21.64	102.12	0.01	0.00	2,497.33	2,888.52
Jul - Sept	1,906.53	1,950.10	330.36	430.35	170.67	192.14	612.92	634.27	79.64	82.98	0.00	0.22	3,100.12	3,290.07
Oct - Dec	1,980.29	1,834.49	382.10	498.83	232.43	262.87	588.88	571.04	103.64	62.21	1.75	2.52	3,289.09	3,231.95
Jan - June	3,018.24	3,649.11	574.56	788.58	317.26	287.84	936.33	1,027.56	84.22	149.23	0.01	0.63	4,930.62	5,902.95
Jan - Sept	4,924.77	5,599.21	904.92	1,218.93	487.93	479.98	1,549.25	1,661.83	163.86	232.21	0.01	0.85	8,030.74	9,193.02
Jan - Dec	6,905.05	7,433.70	1,287.02	1,717.76	720.36	742.85	2,138.12	2,232.88	267.50	294.42	1.76	3.37	11,319.83	12,424.97
Negeri Sembilan														
Jan - Mar	1,168.08	1,233.37	192.45	268.69	362.68	195.05	339.41	201.89	114.10	94.34	0.00	0.00	2,176.72	1,993.34
Apr - June	1,485.12	1,036.76	362.92	299.41	263.81	209.16	224.29	242.09	115.96	354.66	0.00	0.00	2,452.10	2,142.09
Jul - Sept	1,466.73	1,256.49	289.85	254.78	156.02	307.05	533.64	359.14	365.05	133.93	0.89	0.00	2,812.17	2,311.39
Oct - Dec	1,630.77	1,423.63	493.04	305.93	349.17	298.16	260.12	234.95	137.41	197.89	0.00	0.15	2,870.50	2,460.72
Jan - June	2,653.20	2,270.13	555.38	568.10	626.48	404.22	563.70	443.98	230.06	449.00	0.00	0.00	4,628.82	4,135.43
Jan - Sept	4,119.93	3,526.62	845.23	822.88	782.50	711.27	1,097.34	803.12	595.10	582.94	0.89	0.00	7,441.00	6,446.82
Jan - Dec	5,750.71	4,950.25	1,338.26	1,128.81	1,131.68	1,009.43	1,357.46	1,038.07	732.51	780.83	0.89	0.15	10,311.50	8,907.54
Melaka														
Jan - Mar	635.78	833.49	147.29	312.23	84.08	121.44	55.99	147.84	174.23	161.70	5.65	0.00	1,103.02	1,576.71
Apr - June	672.55	738.99	319.53	289.14	74.70	193.64	60.07	81.07	150.48	175.55	0.55	0.00	1,277.88	1,478.39
Jul - Sept	842.58	962.06	257.26	406.00	147.81	130.65	360.09	100.98	179.47	193.46	5.79	0.94	1,792.99	1,794.09
Oct - Dec	871.01	1,180.35	250.89	205.08	221.91	196.37	102.08	121.44	173.52	140.93	0.00	0.00	1,619.41	1,844.17
Jan - June	1,308.32	1,572.48	466.82	601.38	158.79	315.08	116.06	228.92	324.71	337.24	6.20	0.00	2,380.90	3,055.10
Jan - Sept	2,150.91	2,534.54	724.08	1,007.38	306.60	445.73	476.14	329.89	504.18	530.70	11.99	0.94	4,173.89	4,849.19
Jan - Dec	3,021.92	3,714.88	974.96	1,212.47	528.51	642.10	578.22	451.33	677.70	671.63	11.99	0.94	5,793.30	6,693.36
Kedah														
Jan - Mar	761.54	814.48	100.84	164.00	338.15	139.81	297.31	294.67	207.50	207.23	0.00	0.00	1,705.34	1,620.19
Apr - June	862.78	763.27	178.33	237.26	200.86	160.25	321.83	315.53	194.45	214.01	0.00	0.00	1,758.25	1,690.31
Jul - Sept	1,103.94	891.70	165.82	388.85	111.89	360.75	340.09	324.15	482.22	302.64	0.00	0.00	2,203.97	2,268.08
Oct - Dec	1,020.77	1,036.09	345.51	154.19	164.49	140.83	564.03	327.84	302.84	320.87	4.26	1.74	2,401.91	1,981.57
Jan - June	1,624.32	1,577.75	279.18	401.26	539.01	300.06	619.14	610.20	401.95	421.24	0.00	0.00	3,463.59	3,310.50
Jan - Sept	2,728.26	2,469.45	445.00	790.10	650.90	660.81	959.23	934.35	884.17	723.88	0.00	0.00	5,667.56	5,578.59
Jan - Dec	3,749.03	3,505.54	790.51	944.29	815.40	801.64	1,523.26	1,262.19	1,187.01	1,044.75	4.26	1.74	8,069.47	7,560.16
Pahang														
Jan - Mar	640.10	836.23	157.15	403.71	20.47	242.82	583.24	636.57	101.79	118.20	0.00	2.90	1,502.75	2,240.43
Apr - June	634.26	728.18	200.98	192.05	252.92	25.65	310.79	329.60	109.30	106.82	0.00	0.00	1,508.25	1,382.30
Jul - Sept	827.10	893.74	256.44	228.85	129.46	128.99	343.61	352.54	103.79	160.51	0.00	0.00	1,660.41	1,764.64
Oct - Dec	808.35	851.70	311.08	270.58	55.45	69.19	277.35	308.38	180.92	133.04	0.00	0.00	1,633.15	1,632.89
Jan - June	1,274.36	1,564.41	358.13	595.76	273.39	268.47	894.03	966.17	211.08	225.02	0.00	2.90	3,011.00	3,622.73
Jan - Sept	2,101.47	2,458.15	614.57	824.61	402.86	397.47	1,237.64	1,318.71	314.87	385.54	0.00	2.90	4,671.40	5,387.37
Jan - Dec	2,909.82	3,309.85	925.65	1,095.19	458.31	466.65	1,514.99	1,627.09	495.79	518.57	0.00	2.90	6,304.55	7,020.26
Terengganu														
Jan - Mar	505.79	616.27	48.69	76.24	12.94	10.75	52.26	67.23	79.36	88.18	0.00	2.10	699.04	860.77
Apr - June	599.98	499.72	100.90	29.06	9.36	3.05	57.69	62.22	84.15	67.48	0.00	0.00	852.08	661.53
Jul - Sept	632.53	658.31	76.10	49.28	11.94	24.86	71.69	69.11	94.00	92.79	2.10	0.00	888.36	894.34
Oct - Dec	595.48	607.25	69.74	53.11	9.98	10.43	63.31	63.02	76.29	78.00	0.00	0.00	814.80	811.80
Jan - June	1,105.77	1,115.99	149.59	105.30	22.30	13.80	109.95	129.45	163.50	155.66	0.00	2.10	1,551.12	1,522.31
Jan - Sept	1,738.30	1,774.30	225.69	154.58	34.24	38.65	181.64	198.56	257.50	248.45	2.10	2.10	2,439.47	2,416.65
Jan - Dec	2,333.78	2,381.54	295.42	207.69	44.22	49.08	244.95	261.58	333.79	326.45	2.10	2.10	3,254.27	3,228.45

Jadual V / Table V												JABATAN PENILAIAN & PERKHIDMATAN HARTA		
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	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Kelantan														
Jan - Mar	256.57	421.73	38.59	69.63	1.82	7.55	91.93	169.83	31.17	50.05	0.00	0.00	420.07	718.79
Apr - June	237.60	383.55	38.12	72.90	9.98	0.83	75.06	142.05	36.60	59.21	0.00	0.00	397.37	658.54
Jul - Sept	266.17	496.39	216.86	69.79	11.85	4.22	91.20	173.34	28.56	64.91	0.00	0.00	614.64	808.64
Oct - Dec	249.22	520.00	55.00	73.92	1.48	22.05	82.15	157.02	33.14	65.02	0.00	0.00	421.00	838.02
Jan - June	494.17	805.28	76.71	142.53	11.80	8.38	166.98	311.88	67.77	109.26	0.00	0.00	817.43	1,377.33
Jan - Sept	760.35	1,301.67	293.57	212.32	23.65	12.59	258.19	485.22	96.33	174.17	0.00	0.00	1,432.07	2,185.98
Jan - Dec	1,009.57	1,821.67	348.57	286.25	25.13	34.65	340.34	642.24	129.47	239.19	0.00	0.00	1,853.07	3,024.00
Perlis														
Jan - Mar	54.53	67.93	31.30	49.49	4.85	0.98	42.04	44.69	10.35	30.97	0.00	0.00	143.08	194.06
Apr - June	65.25	48.54	18.50	20.50	2.55	6.62	43.73	37.00	17.21	15.58	0.00	0.00	147.23	128.23
Jul - Sept	77.86	60.65	15.73	14.69	5.32	0.61	36.97	33.93	20.56	20.83	0.00	8.50	156.44	139.21
Oct - Dec	79.95	71.90	16.94	13.86	6.71	0.00	37.69	37.27	16.40	20.39	0.00	0.00	157.69	143.42
Jan - June	119.78	116.46	49.80	69.98	7.40	7.60	85.77	81.69	27.56	46.56	0.00	0.00	290.30	322.29
Jan - Sept	197.64	177.12	65.53	84.68	12.72	8.21	122.74	115.62	48.11	67.39	0.00	8.50	446.74	461.51
Jan - Dec	277.59	249.01	82.48	98.54	19.43	8.21	160.42	152.90	64.51	87.78	0.00	8.50	604.43	604.93
Sabah														
Jan - Mar	481.40	589.92	188.44	224.27	146.32	188.97	134.51	276.79	244.73	253.25	1.18	0.01	1,196.59	1,533.21
Apr - June	481.13	556.61	158.82	228.38	164.82	149.30	111.37	138.52	171.31	152.79	0.00	0.06	1,087.45	1,225.66
Jul - Sept	773.36	457.00	309.01	129.98	114.58	124.01	243.67	156.01	246.87	252.64	0.00	0.00	1,687.48	1,119.63
Oct - Dec	636.15	672.76	218.84	295.84	288.65	203.34	166.71	403.14	172.34	172.24	2.81	0.00	1,485.50	1,747.32
Jan - June	962.53	1,146.53	347.27	452.65	311.14	338.27	245.88	415.31	416.04	406.04	1.18	0.07	2,284.04	2,758.87
Jan - Sept	1,735.89	1,603.53	656.28	582.63	425.72	462.27	489.54	571.31	662.91	658.68	1.18	0.07	3,971.52	3,878.50
Jan - Dec	2,372.04	2,276.30	875.12	878.47	714.37	665.62	656.25	974.45	835.25	830.92	3.99	0.07	5,457.01	5,625.83
Sarawak														
Jan - Mar	913.06	999.40	332.22	375.15	133.91	86.34	324.72	337.03	320.52	474.55	0.00	0.00	2,024.42	2,272.47
Apr - June	1,003.72	855.01	332.67	339.60	85.28	161.51	381.92	462.33	311.18	358.17	5.85	0.00	2,120.63	2,176.63
Jul - Sept	1,172.51	1,098.72	446.31	315.25	140.25	171.69	434.76	303.23	678.21	334.74	0.00	0.00	2,872.04	2,223.64
Oct - Dec	980.19	1,052.87	432.09	394.80	127.77	166.65	322.86	319.90	346.09	647.35	8.76	5.27	2,217.77	2,586.84
Jan - June	1,916.78	1,854.41	664.90	714.75	219.19	247.85	706.63	799.36	631.70	832.73	5.85	0.00	4,145.05	4,449.10
Jan - Sept	3,089.29	2,953.14	1,111.21	1,030.00	359.44	419.55	1,141.39	1,102.59	1,309.91	1,167.46	5.85	0.00	7,017.08	6,672.74
Jan - Dec	4,069.48	4,006.00	1,543.30	1,424.81	487.21	586.20	1,464.25	1,422.49	1,656.00	1,814.81	14.62	5.27	9,234.85	9,259.58
MALAYSIA														
Jan - Mar	20,863.39	25,244.00	8,783.14	13,253.20	5,519.73	7,054.76	3,803.32	6,242.43	3,132.01	4,652.16	9.67	26.00	42,111.26	56,472.54
Apr - June	23,916.66	24,187.98	7,976.05	10,453.32	5,419.43	6,447.57	3,258.65	3,489.40	2,672.05	4,596.78	11.91	1.54	43,254.75	49,176.59
Jul - Sept	28,361.11	28,685.96	10,530.40	12,483.31	5,890.37	7,159.75	7,687.12	4,900.06	4,583.31	3,990.78	83.28	11.98	57,135.58	57,231.84
Oct - Dec	27,787.61	28,805.76	11,019.36	21,873.28	7,108.17	7,201.37	3,922.38	4,936.47	4,476.29	6,596.91	17.58	10.17	54,331.40	69,423.96
Jan - June	44,780.05	49,431.98	16,759.19	23,706.51	10,939.17	13,502.33	7,061.97	9,731.83	5,804.06	9,248.94	21.58	27.53	85,366.02	105,649.12
Jan - Sept	73,141.16	78,117.94	27,289.59	36,189.83	16,829.54	20,662.08	14,749.09	14,631.89	10,387.37	13,239.72	104.86	39.51	142,501.59	162,880.97
Jan - Dec	100,928.77	106,923.69	38,308.95	58,063.11	23,937.71	27,863.45	18,671.47	19,568.37	14,863.66	19,836.63	122.44	49.68	196,832.99	232,304.93

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

Jadual VII/ Table VI

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	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
KEDIAMAN																		
Perseorangan & Perseorangan % Syer	10,456	10,704	169	192	215	236	41,155	40,712	26,738	25,239	13,184	12,810	14,976	14,595	8,090	7,587	6,450	6,449
Pemaju & Perseorangan	76.0	77.7	51.2	53.0	86.7	86.8	74.8	72.5	65.9	59.3	70.6	70.7	53.8	49.3	47.3	53.1	61.3	47.2
	1,151	1,026	133	131	19	19	9,989	9,852	10,953	13,485	3,457	3,714	9,958	10,811	6,453	5,266	3,655	6,496
	8.4	7.4	40.3	36.2	7.7	7.0	14.5	17.5	27.0	31.7	18.5	20.5	35.8	36.5	37.7	36.8	34.7	47.6
Syarikat & Perseorangan	1,623	1,599	19	31	8	14	4,713	3,791	1,845	1,898	1,420	1,218	1,210	994	820	818	303	354
	11.8	11.6	5.8	8.6	3.2	5.1	8.6	6.7	4.5	4.5	7.6	6.7	4.3	3.4	4.8	5.7	2.9	2.6
Syarikat & Syarikat	224	161	4	4	3	0	784	1,395	891	1,828	332	156	1,408	2,993	1,538	490	46	320
	1.6	1.2	1.2	1.1	1.2	0	1.4	2.5	2.2	4.3	1.8	0.9	5.1	10.1	9.0	3.4	0.4	2.3
Lain-lain	298	291	5	4	3	3	394	417	134	115	270	224	267	210	208	136	65	38
	2.2	2.1	1.5	1.1	1.2	1.1	0.7	0.7	0.3	0.3	1.4	1.2	1.0	0.7	1.2	1.0	0.6	0.3
Jumlah	13,752	13,781	330	362	248	272	55,035	56,167	40,561	42,565	18,663	18,122	27,819	29,603	17,109	14,297	10,519	13,657
KOMERSIL																		
Perseorangan & Perseorangan % Syer	2,109	2,250	6	4	22	18	4,582	5,192	2,900	3,346	942	1,226	1,505	1,552	759	743	592	714
Pemaju & Perseorangan	33.7	29.8	12.2	14.3	75.9	41.9	45.3	44.6	36.1	32.4	37.4	50.7	56.7	48.6	47.9	49.0	43.4	50.0
	1,573	1,748	3	1	0	0	1,285	1,631	2,781	3,733	158	157	224	379	222	156	311	245
	25.2	23.2	6.1	3.6	0	0	12.7	14.0	34.6	36.2	6.3	6.5	8.4	11.9	14.0	10.3	22.8	17.1
Syarikat & Perseorangan	1,769	2,332	8	8	6	13	2,802	3,025	1,298	1,786	615	644	552	570	314	331	235	236
	28.3	30.9	16.3	28.6	20.7	30.2	27.7	26.0	16.1	17.3	24.4	26.7	20.8	17.8	19.8	21.8	17.2	16.5
Syarikat & Syarikat	743	1,114	27	14	1	12	1,362	1,694	1,023	1,414	775	359	293	648	262	249	193	214
	11.9	14.8	55.1	50.0	3.4	27.9	13.5	14.6	12.7	13.7	30.7	14.9	11.0	20.3	16.5	16.4	14.2	15.0
Lain-lain	59	101	5	1	0	0	79	100	39	33	32	30	78	46	29	38	32	20
	0.9	1.3	10.2	3.6	0	0	0.8	0.9	0.5	0.3	1.3	1.2	2.9	1.4	1.8	2.5	2.3	1.4
Jumlah	6,253	7,545	49	28	29	43	10,110	11,642	8,041	10,312	2,522	2,416	2,652	3,195	1,586	1,517	1,363	1,429
INDUSTRI																		
Perseorangan & Perseorangan % Syer	37	57	0	0	5	8	654	700	268	250	126	97	148	198	152	134	111	96
Pemaju & Perseorangan	24.5	33.3	0	0	33.3	57.1	25.3	23.9	17.0	15.7	19.9	19.4	27.6	21.4	30.9	30.3	25.4	20.9
	1	0	0	0	0	0	13	28	141	112	2	5	6	20	41	18	41	23
	0.7	0	0	0	0	0	0.5	1.0	9.0	7.0	0.3	1.0	1.1	2.2	8.3	4.1	9.4	5.0
Syarikat & Perseorangan	47	46	3	0	3	3	735	864	306	319	135	137	158	180	87	79	81	113
	31.1	26.9	33.3	0	20.0	21.4	28.4	29.6	19.5	20.1	21.3	27.4	29.5	19.5	17.7	17.9	18.5	24.6
Syarikat & Syarikat	66	68	0	0	7	3	1,160	1,291	852	902	356	250	209	499	199	183	195	208
	43.7	39.8	0	0	46.7	21.4	44.8	44.2	54.2	56.7	56.2	50.0	39.0	54.0	40.4	41.4	44.6	45.3
Lain-lain	0	0	6	7	0	0	28	40	6	8	14	11	15	27	13	28	9	19
	0	0	66.7	100.0	0	0	1.1	1.4	0.4	0.5	2.2	2.2	2.8	2.9	2.6	6.3	2.1	4.1
Jumlah	151	171	9	7	15	14	2,590	2,923	1,573	1,591	633	500	536	924	492	442	437	459
PERTANIAN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	89	64	3,826	3,815	9,317	8,867	1,361	1,389	11,952	11,298	3,638	3,509	1,367	1,349
Pemaju & Perseorangan	ND	ND	ND	ND	98.9	ND	88.1	ND	92.6	ND	89.0	ND	92.9	ND	90.1	ND	82.2	ND
	0	0	0	0	1	0	1	6	1	0	2	0	6	18	16	13	0	1
	ND	ND	ND	ND	1.1	ND	0.0	ND	0.0	ND	0.1	ND	0.0	ND	0.4	ND	0	ND
Syarikat & Perseorangan	0	0	0	0	0	3	399	473	633	754	119	292	598	574	284	176	249	273
	ND	ND	ND	ND	0	ND	9.2	ND	6.3	ND	7.8	ND	4.6	ND	7.0	ND	15.0	ND
Syarikat & Syarikat	0	0	0	0	0	4	95	108	83	166	19	105	229	264	82	53	38	48
	ND	ND	ND	ND	0	ND	2.2	ND	0.8	ND	1.2	ND	1.8	ND	2.0	ND	2.3	ND
Lain-lain	0	0	0	0	0	0	22	12	29	40	29	34	86	71	18	16	9	8
	ND	ND	ND	ND	0	ND	0.5	ND	0.3	ND	1.9	ND	0.7	ND	0.4	ND	0.5	ND
Jumlah	0	0	0	0	90	71	4,343	4,414	10,063	9,827	1,530	1,820	12,871	12,225	4,038	3,767	1,663	1,679
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan % Syer	116	107	0	0	134	149	2,069	2,039	2,132	2,074	936	1,044	388	474	430	597	2,653	2,833
Pemaju & Perseorangan	62.4	51.4	ND	ND	90.5	87.6	81.3	79.6	82.9	79.9	70.2	66.6	66.0	80.7	69.2	79.7	92.1	91.5
	0	0	0	0	0	0	8	3	7	1	3	0	2	2	11	0	0	0
	0	1.0	ND	1.0	0	1.0	0	1.0	0.1	1.0	0.1	1.0	0	1.0	0.3	1.0	0	1.0
Syarikat & Perseorangan	32	43	0	0	14	9	328	339	293	328	235	324	168	83	94	88	155	202
	17.2	20.7	ND	ND	9.5	5.3	12.9	13.2	11.4	12.6	17.6	20.7	28.6	14.1	15.1	17.1	5.4	6.5
Syarikat & Syarikat	35	53	0	0	12	135	155	124	180	138	151	29	25	87	44	59	46	46
	18.8	25.5	ND	ND	0	7.1	5.3	6.0	4.8	6.9	10.4	9.6	4.9	4.3	14.0	5.9	2.0	1.5
Lain-lain	3	5	0	0	0	0	14	21	19	8	23	46	3	3	8	9	15	15
	1.6	2.4	ND	ND	0	0	0.5	0.8	0.7	0.3	1.7	2.9	0.5	0.5	1.3	1.2	0.5	0.5
Jumlah	186	208	0	0	148	170	2,546	2,562	2,571	2,597	1,333	1,568	588	587	621	749	2,882	3,096
LAIN-LAIN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	0	0	0	0	0	0	0	0	1	3	0	1	2	1
Pemaju & Perseorangan	0	ND	ND	ND	0	ND	0	ND	0	ND	0	ND	50.0	ND	0	ND	40.0	ND
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	ND	ND	ND	0	ND	0	ND	0	ND	0	ND	0	ND	0	ND	0	ND
Syarikat & Perseorangan	0	1	0	0	0	0	0	1	2	0	0	0	1	0	0	0	2	0
	0	ND	ND	ND	0	ND	0	ND	100.0	ND	0	ND	50.0	ND	0	ND	40.0	ND
Syarikat & Syarikat	0	0	0	0	1	0	0	0	0	0	1	0	0	1	0	0	1	0
	0	ND	ND	ND	100.0	ND	0	ND	0	ND	50.0	ND	0	ND	0	ND	20.0	ND
Lain-lain	2	1	0	0	0	1	2	4	0	2	1	2	0	0	1	0	0	0
	100.0	50.0	ND	ND	0	100.0	100.0	80.0	0	100.0	50.0	100.0	0	0	100.0	0	0	0
Jumlah	2	2	0	0	1	1	2	5	2	2	2	2	2	4	1	1	5	1
JUMLAH																		
Perseorangan & Perseorangan % Syer	12,718	13,118	175	196	465	475	52,286	52,458	41,355	39,776	16,549	16,566	28,970	28,120	13,069	12,571	11,175	11,442
Pemaju & Perseorangan	62.5	60.4	45.1	49.4	87.6	83.2	70.1	67.5	65.8	59.5	67.0	67.8	65.1	60.4	54.8	60.5	66.2	56.3
	2,725	2,774	136	132	20	19	9,288	11,525	13,879	17,337	3,620	3,879	10,194	11,230	6,734	5,464	4,007	6,765
	13.4	12.8	35.1	33.2	3.8	3.3	12.4	14.8	22.1	25.9	14.7	15.9	22.9	24.1	28.2	26.3	23.8	33.3
Syarikat & Perseorangan	3,471	4,021	30	39	31	42	8,977	8,493	4,377	5,085	2,524	2,615	2,687	2,401	1,599	1,492	1,025	1,178
	17.1	18.5	7.7	9.8	5.8	7.4	12.0	10.9	7.0	7.6	10.2	10.7	6.0	5.2	6.7	7.2	6.1	5.8
Syarikat & Syarikat	1,068	1,396	31															

Jadual VI / Table VI
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
2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	
8,931	8,770	7,262	7,463	13,789	14,288	5,293	10,937	725	653	4,993	4,896	10,458	9,799	172,884	175,330	RESIDENTIAL Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
65.5	64.2	63.6	59.0	83.3	90.6	89.9	93.8	56.6	61.4	87.8	90.2	86.5	85.6	69.0	67.3	
3,413	3,076	2,724	3,119	874	645	444	455	305	243	51	75	498	505	52,077	58,918	
25.0	22.5	23.9	24.7	5.3	4.1	7.5	3.9	23.8	22.9	0.9	1.4	4.1	4.4	20.8	22.6	
327	441	715	922	836	497	99	136	99	13	443	362	956	921	15,436	14,009	
2.4	3.2	6.3	7.3	5.0	3.2	1.7	1.2	7.7	1.2	7.8	6.7	7.9	8.0	6.2	5.4	
732	821	507	579	111	65	1	7	101	2	143	33	87	158	6,912	9,012	
5.4	6.0	4.4	4.6	0.7	0.4	0.0	0.1	7.9	0.2	2.5	0.6	0.7	1.4	2.8	3.5	
223	563	121	564	950	278	49	122	50	152	59	64	90	66	3,277	3,247	
1.6	4.1	1.9	4.5	5.7	1.8	0.8	1.0	3.9	14.3	1.0	1.2	0.7	0.6	1.3	1.2	
13,626	13,671	11,420	12,647	16,560	15,773	5,886	11,657	1,280	1,063	5,689	5,430	12,089	11,449	250,586	260,516	
690	761	684	677	305	273	343	563	88	72	804	758	1,687	1,503	18,018	19,652	COMMERCIAL Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
45.5	52.1	55.2	55.1	64.1	71.7	72.1	73.7	55.3	50.0	59.6	59.0	63.9	57.9	44.5	42.7	
148	51	97	128	22	10	56	72	11	12	16	9	91	130	6,998	8,462	
9.8	3.5	7.8	10.4	4.6	2.6	11.8	9.4	6.9	8.3	1.2	0.7	3.4	6.0	17.3	18.4	
224	306	247	211	47	54	37	41	40	27	380	351	573	666	9,147	10,601	
14.8	21.0	19.9	17.2	9.9	12.8	7.8	5.4	25.2	18.8	28.1	27.3	21.7	25.6	22.6	23.1	
432	310	150	155	72	24	34	25	9	29	133	153	252	255	5,782	6,673	
28.5	21.2	12.1	12.6	15.1	7.3	3.1	3.3	5.7	20.1	9.9	11.9	9.5	9.8	14.2	14.5	
28	32	62	57	30	16	6	63	11	4	16	13	38	43	538	597	
1.5	2.2	5.0	4.6	6.3	4.2	1.3	8.2	6.9	2.8	1.2	1.0	1.4	1.7	1.3	1.3	
1,516	1,460	1,240	1,228	476	381	476	764	159	144	1,350	1,284	2,641	2,597	40,463	45,985	
57	62	57	86	16	20	2	6	3	1	170	153	315	316	2,121	2,184	INDUSTRIAL Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
17.5	18.2	35.0	30.0	23.5	60.6	14.3	33.3	9.7	6.7	35.9	40.8	48.7	46.3	26.0	24.9	
9	11	4	4	0	0	0	1	5	2	0	1	16	34	279	259	
2.8	3.2	2.5	1.4	0	0	0	5.6	16.1	13.3	0	0.3	2.5	5.0	3.4	2.9	
81	91	47	85	10	4	3	2	11	8	152	115	208	212	2,067	2,258	
24.9	26.7	28.8	29.6	14.7	12.1	21.4	11.1	35.5	53.3	32.1	30.7	32.1	31.0	25.3	25.7	
174	171	36	93	40	8	9	8	4	3	147	106	105	118	3,559	3,911	
53.5	50.1	22.1	32.4	58.8	24.2	64.3	44.4	12.9	20.0	31.1	28.3	16.2	17.3	43.6	44.5	
4	6	19	19	2	1	0	1	8	1	4	0	3	3	131	171	
1.2	1.8	11.7	6.6	2.9	3.0	0	5.6	25.8	6.7	0.8	0	0.5	0.4	1.6	1.9	
325	341	163	287	68	33	14	18	31	15	473	375	647	683	8,157	8,783	
12,971	13,487	4,754	5,098	2,900	2,861	5,229	10,280	2,003	1,795	1,304	1,290	9,855	7,955	70,566	73,057	AGRICULTURE Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
97.5	ND	90.6	ND	98.5	ND	99.0	ND	99.1	ND	78.0	ND	92.9	ND	93.3	92.7	
4	1	11	20	2	0	1	0	1	0	0	2	4	3	50	64	
0.0	ND	0.2	ND	0.1	ND	0.0	ND	0.0	ND	0	ND	0	ND	0.1	0.1	
235	206	358	397	32	22	13	12	5	7	251	252	651	615	3,827	4,056	
1.8	ND	6.8	ND	1.1	ND	0.2	ND	0.2	ND	15.0	ND	6.1	ND	5.1	5.1	
33	44	54	147	1	5	0	0	1	0	59	153	61	70	755	1,167	
0.2	ND	1.0	ND	0.0	ND	0	ND	0.0	ND	3.5	ND	0.6	ND	1.0	1.5	
54	58	71	85	10	9	39	69	12	10	57	4	36	37	472	453	
0.4	ND	1.4	ND	0.3	ND	0.7	ND	0.6	ND	3.4	ND	0.3	ND	0.6	0.6	
13,297	13,796	5,248	5,747	2,945	2,897	5,282	10,361	2,022	1,812	1,671	1,701	10,607	8,680	75,670	78,797	
2,767	3,298	803	847	3,556	3,196	1,220	2,553	548	720	1,121	951	1,752	1,861	20,625	22,743	DEVELOPMENT LAND Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
91.9	90.5	77.9	82.9	97.2	97.8	99.6	99.8	96.3	97.6	85.2	82.2	72.4	74.1	85.6	86.0	
7	0	2	1	0	0	0	0	0	0	0	0	0	2	15	34	
0.2	1.0	0.2	1.0	0	1.0	0	0	0	0	0	0	0	0	0.1	0.1	
136	252	172	126	63	55	1	5	11	5	147	164	574	532	2,423	2,555	
4.5	6.9	16.7	12.3	1.7	1.7	0.1	0.2	1.9	0.7	11.2	14.2	23.7	21.2	10.1	9.7	
43	55	49	40	4	7	1	0	0	3	42	40	78	100	824	911	
1.4	1.5	4.8	3.9	0.1	0.2	0.1	0	0	0.4	3.2	3.5	3.2	4.0	3.4	3.4	
59	40	5	8	34	10	3	1	10	10	5	2	17	18	218	196	
2.0	1.1	0.5	0.8	0.9	0.3	0.2	0.0	1.8	1.4	0.4	0.2	0.7	0.7	0.9	0.7	
3,012	3,645	1,031	1,022	3,657	3,268	1,225	2,559	569	738	1,315	1,157	2,421	2,513	24,105	26,439	
0	0	0	0	0	0	0	0	0	0	1	1	0	0	4	6	OTHERS Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
0	ND	ND	ND	0	ND	ND	ND	ND	ND	20.0	ND	0	ND	14.8	24.0	
0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	
0	ND	ND	ND	0	ND	ND	ND	ND	ND	0	ND	0	ND	0	4.0	
0	0	0	0	0	0	0	0	0	0	0	0	1	0	6	2	
0	ND	ND	ND	0	ND	ND	ND	ND	ND	0	ND	33.3	ND	22.2	8.0	
1	0	0	0	1	1	0	0	0	0	3	1	0	0	8	3	
100.0	ND	ND	ND	100.0	ND	ND	ND	ND	ND	60.0	ND	0	ND	29.6	12.0	
0	1	0	1	0	0	0	0	0	0	1	0	2	1	9	13	
0	100.0	ND	100.0	0	0	ND	ND	ND	0	20.0	0	66.7	100.0	33.3	52.0	
1	1	0	1	1	1	0	0	0	1	5	2	3	1	27	25	
25,416	26,378	13,560	14,171	20,566	20,638	12,087	24,339	3,367	3,241	8,393	8,049	24,067	21,434	284,218	292,972	TOTAL Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
80.0	80.1	71.0	67.7	86.8	92.3	93.8	96.0	82.9	85.9	79.9	80.9	84.7	82.7	71.2	69.7	
3,581	3,139	2,838	3,272	898	655	501	528	322	258	67	87	609	674	59,419	67,738	
11.3	9.5	14.9	15.6	3.8	2.9	3.9	2.1	7.9	6.8	0.6	0.9	2.1	2.6	14.9	16.1	
1,003	1,296	1,539	1,741	988	632	153	196	166	60	1,373	1,244	2,963	2,946	32,906	33,481	
3.2	3.9	8.1	8.3	4.2	2.8	1.2	0.8	4.1	1.6	13.1	12.5	10.4	11.4	8.2	8.0	
1,415	1,401	796	1,014	229	114	45	40	115	37	528	486	583	701	17,820	21,677	
4.5	4.3	4.2	4.8	1.0	0.5	0.3	0.2	2.8	1.0	5.0	4.9	2.1	2.7	4.5	5.2	
362	700	369	734	1,026	314	97	256	91	177	142	83	186	168	4,645	4,677	
1.1	2.1	1.9	3.5	4.3	1.4	0.8	1.0	2.2	4.7	1.4	0.8	0.7	0.6	1.2	1.1	
31,777	32,914	19,102	20,932	23,707	22,353	12,883	25,359	4,061	3,773	10,503	9,949	28,408	25,923	399,008	420,545	

Jadual VII/ Table VII
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	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
KEDIAMAN																		
Perseorangan & Perseorangan	7,312.11	8,060.92	123.93	122.47	65.76	87.28	20,146.92	20,553.13	10,185.38	10,391.22	5,309.40	5,311.35	3,285.32	3,264.83	2,160.55	2,129.01	1,655.60	1,673.08
% Syer	64.25	66.96	25.77	28.33	77.03	83.77	66.59	64.87	56.21	50.34	64.69	63.42	47.58	43.92	37.57	43.01	54.79	45.04
Pemaju & Perseorangan	1,201.17	1,191.55	126.52	127.04	10.80	12.08	5,985.89	7,157.61	6,531.70	8,533.71	1,665.36	1,847.24	2,932.37	3,454.85	3,051.28	2,506.21	1,131.40	1,784.90
	10.55	9.90	26.31	29.39	12.65	11.60	19.78	22.59	36.05	41.34	20.29	22.06	42.47	46.48	53.06	50.63	37.44	48.05
Syarikat & Perseorangan	2,024.68	2,013.60	20.70	24.13	7.44	4.43	3,046.55	2,628.22	1,106.30	1,174.24	856.67	989.13	420.27	288.88	275.28	234.30	138.47	139.51
	17.79	16.73	4.30	5.58	8.71	4.25	10.07	8.29	6.11	5.69	10.44	11.81	6.09	3.89	4.79	4.73	4.58	3.76
Syarikat & Syarikat	636.51	601.60	10.31	11.28	0.94	0.00	831.58	1,178.24	262.49	522.83	117.75	166.29	212.67	229.26	191.77	55.32	78.23	95.63
	5.59	5.00	2.14	2.61	1.10	0.00	2.75	3.72	1.45	2.53	1.43	1.99	3.08	3.08	3.33	1.12	2.59	2.57
Lain-lain	206.96	170.04	199.47	147.35	0.44	0.40	244.22	167.26	33.62	19.99	258.24	60.33	54.43	195.88	71.83	25.41	18.20	21.75
	1.82	1.41	41.48	34.09	0.52	0.38	0.81	0.53	0.19	0.10	3.15	0.72	0.79	2.63	1.25	0.51	0.60	0.59
Jumlah	11,381.42	12,037.71	480.94	432.26	85.37	104.19	30,255.16	31,684.46	18,119.49	20,641.99	8,207.41	8,374.34	6,905.05	7,433.70	5,750.71	4,950.25	3,021.92	3,714.88
KOMERSIAL																		
Perseorangan & Perseorangan	1,698.90	1,942.00	8.88	2.28	14.99	14.00	2,765.55	3,321.60	1,496.57	1,923.84	517.43	680.31	549.90	594.56	309.57	320.50	236.82	283.36
% Syer	21.07	8.84	2.00	3.00	70.51	24.72	25.77	22.71	24.34	20.37	11.66	23.49	42.73	34.61	23.13	28.39	24.29	23.37
Pemaju & Perseorangan	1,547.05	1,987.20	8.51	0.57	0.00	0.00	938.93	1,184.49	2,103.66	2,921.96	98.18	123.65	125.62	176.02	224.47	146.88	168.37	139.42
	19.18	9.04	1.92	0.75	0.00	0.00	8.75	8.10	34.21	30.94	2.21	4.27	9.76	10.25	16.77	13.01	17.27	11.50
Syarikat & Perseorangan	1,950.21	3,064.63	17.77	15.03	5.38	16.97	2,633.88	3,476.06	1,033.55	1,619.18	461.13	588.54	321.56	306.40	272.91	259.21	140.34	129.34
	24.18	13.95	4.00	19.77	25.31	29.97	24.54	23.77	16.81	17.15	10.39	20.32	24.99	17.84	20.39	22.96	14.39	10.67
Syarikat & Syarikat	2,619.98	14,175.63	293.79	36.49	0.89	25.66	4,272.34	6,377.69	1,485.30	2,947.19	3,308.68	1,218.79	256.45	610.95	508.56	352.33	406.08	651.55
	32.49	64.52	66.12	48.01	4.19	45.31	39.81	43.61	24.15	31.21	74.58	42.08	19.93	35.57	38.00	31.21	41.65	53.74
Lain-lain	248.62	802.70	115.37	21.64	0.00	0.00	120.83	264.94	30.05	30.71	51.23	285.11	33.49	29.82	22.74	49.89	23.35	8.80
	3.08	3.65	25.96	28.47	0.00	0.00	1.13	1.81	0.49	0.33	1.15	9.84	2.60	1.74	1.70	4.42	2.39	0.73
Jumlah	8,064.76	21,972.16	444.33	76.00	21.26	56.63	10,731.53	14,624.78	6,149.12	9,442.88	4,436.65	2,896.40	1,287.02	1,717.76	1,338.26	1,128.81	974.96	1,212.47
INDUSTRI																		
Perseorangan & Perseorangan	44.00	71.80	0.00	0.00	3.96	11.36	652.74	751.89	229.57	249.46	91.43	73.31	71.18	86.71	74.45	71.82	58.90	45.58
% Syer	8.11	8.12	0.00	0.00	16.97	28.09	5.58	5.56	4.91	3.75	4.45	4.17	9.88	11.67	6.58	7.12	11.14	7.10
Pemaju & Perseorangan	6.00	0.00	0.00	0.00	0.00	0.00	46.02	47.21	263.23	230.01	5.13	14.15	4.29	24.36	58.80	37.02	30.94	25.59
	1.11	0.00	0.00	0.00	0.00	0.00	0.39	0.35	5.63	3.46	0.25	0.80	0.60	3.28	5.20	3.67	5.85	3.98
Syarikat & Perseorangan	94.86	85.09	3.58	0.00	5.58	15.84	1,649.02	1,870.55	503.98	615.68	334.59	266.26	152.72	175.36	134.66	80.15	91.71	117.95
	17.48	9.62	61.14	0.00	23.92	39.18	14.11	13.83	10.78	9.27	16.28	15.14	21.20	23.61	11.90	7.94	17.35	18.37
Syarikat & Syarikat	397.74	727.27	0.00	0.00	13.83	13.23	9,313.35	10,604.18	3,676.24	5,496.92	1,454.10	1,316.33	488.45	440.60	844.58	761.04	344.31	445.72
	73.30	82.26	0.00	0.00	59.11	32.73	79.67	78.39	78.62	82.74	70.76	74.86	67.81	59.31	74.63	75.39	65.15	69.42
Lain-lain	0.00	0.00	2.28	3.44	0.00	0.00	29.10	253.00	2.95	51.62	169.85	88.42	3.71	15.83	19.19	59.40	2.66	7.26
	0.00	0.00	38.86	100.00	0.00	0.00	0.25	1.87	0.06	0.78	8.26	5.03	0.52	2.13	1.70	5.88	0.50	1.13
Jumlah	542.60	884.16	5.86	3.44	23.34	40.42	11,690.24	13,526.83	4,675.97	6,643.69	2,055.10	1,758.47	720.36	742.85	1,131.68	1,009.43	528.51	642.10
PERTANIAN																		
Perseorangan & Perseorangan	0.00	0.00	0.00	0.00	20.76	12.18	1,001.56	1,002.85	2,541.41	2,484.40	389.16	366.91	1,487.24	1,489.91	678.81	702.01	225.05	264.69
% Syer	ND	ND	ND	ND	99.6	73.8	62.2	32.4	40.1	49.2	53.1	27.2	69.6	66.7	50.0	67.6	38.9	58.6
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.05	7.55	0.50	0.00	0.57	0.00	1.22	13.39	10.51	21.52	0.00	0.71
	ND	ND	ND	ND	0.4	0.00	0.0	0.2	0.0	0.00	0.1	0.00	0.1	0.6	0.8	2.1	0.00	0.2
Syarikat & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.56	291.67	333.14	628.91	581.41	141.85	296.77	365.31	390.91	179.68	154.60	60.09	113.64
	ND	ND	ND	ND	ND	3.4	18.1	10.8	9.9	11.5	19.4	22.0	17.1	17.5	13.2	14.9	10.4	25.2
Syarikat & Syarikat	0.00	0.00	0.00	0.00	0.00	3.76	311.62	1,749.01	3,153.39	1,972.26	191.85	667.90	278.30	324.83	473.07	132.19	291.04	71.52
	ND	ND	ND	ND	ND	22.8	19.4	56.5	49.8	39.1	26.2	49.6	13.0	14.5	34.9	12.7	50.3	15.8
Lain-lain	0.00	0.00	0.00	0.00	0.00	4.07	2.13	6.25	7.09	9.50	15.22	6.05	13.84	15.38	27.76	2.05	0.77	
	ND	ND	ND	ND	ND	0.00	0.3	0.1	0.1	1.3	1.1	0.3	0.6	1.1	2.7	0.4	0.2	
Jumlah	0.00	0.00	0.00	0.00	20.85	16.49	1,608.97	3,094.68	6,330.46	5,045.16	732.93	1,346.80	2,138.12	2,232.88	1,357.46	1,038.07	578.22	451.33
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan	269.28	219.75	0.00	0.00	31.71	29.36	1,047.73	949.23	934.74	900.47	381.72	375.26	90.56	104.72	211.63	256.35	368.82	405.12
% Syer	19.94	15.51	ND	ND	87.54	19.41	36.66	27.15	35.92	13.61	23.32	24.24	33.85	35.57	28.89	32.83	54.42	60.32
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59.25	4.25	6.72	1.52	1.56	0.00	5.15	1.45	15.89	0.00	0.00
	0.00	0.00	ND	ND	0.00	0.00	0.00	1.69	0.16	0.10	0.09	0.10	0.00	1.75	0.20	2.03	0.00	0.00
Syarikat & Perseorangan	234.60	223.36	0.00	0.00	4.51	6.26	863.00	849.53	507.15	731.80	413.18	445.98	47.86	86.78	153.86	135.38	191.39	129.25
	17.37	15.76	ND	ND	12.46	4.14	30.19	24.30	19.49	11.06	25.24	28.80	17.89	29.48	21.00	17.34	28.24	19.24
Syarikat & Syarikat	751.76	741.07	0.00	0.00	0.00	115.65	904.92	1,382.79	1,140.47	4,970.94	822.88	525.33	123.69	96.27	336.95	366.96	108.39	131.19
	55.65	52.30	ND	ND	0.00	76.46	31.66	39.55	43.83	75.15	50.27	33.93	46.24	32.70	46.00	47.00	15.99	19.53
Lain-lain	95.12	232.80	0.00	0.00	0.00	0.00	42.58	255.14	15.52	4.78	17.48	200.25	5.39	1.49	28.62	6.24	9.10	6.07
	7.04	16.43	ND	ND	0.00	0.00	1.49	7.30	0.60	0.07	1.07	12.93	2.01	0.51	3.91	0.80	1.34	0.90
Jumlah	1,350.76	1,416.98	0.00	0.00	36.22	151.26	2,858.22	3,495.94	2,602.13	6,614.71	1,636.79	1,548.38	267.50	294.42	732.51	780.83	677.70	671.63
LAIN-LAIN																		
Perseorangan & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0						

Jadual VII / Table VII
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
2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	
2,228.00	2,283.16	1,670.65	1,770.90	1,950.04	2,073.81	846.20	1,661.52	173.14	165.28	1,976.73	1,992.43	3,341.09	3,279.33	62,430.81	64,819.73	RESIDENTIAL
59.43	65.13	57.41	53.50	83.56	87.08	83.82	91.21	62.37	66.38	83.33	87.53	82.10	81.86	61.86	60.62	Individual & Individual
1,182.37	1,022.92	829.05	1,056.54	187.60	134.06	127.71	125.72	85.89	63.12	28.55	29.23	170.64	169.74	25,248.29	29,216.52	% Share Developer & Individual
31.54	29.18	28.49	31.92	8.04	5.63	12.65	6.90	30.94	25.35	1.20	1.28	4.19	4.24	25.02	27.32	Company & Individual
97.06	109.30	226.97	252.93	108.44	85.36	24.76	19.09	9.59	4.84	223.25	199.71	396.54	412.72	8,982.97	8,580.39	Company & Company
2.59	3.12	7.80	7.64	4.65	3.58	2.45	1.05	3.45	1.94	9.41	8.77	9.74	10.30	8.90	8.02	Others
216.10	52.02	100.76	164.02	11.83	35.06	0.40	2.88	6.23	0.14	125.07	25.75	132.53	71.81	2,935.19	3,212.13	
5.76	1.48	3.46	4.96	0.51	1.47	0.04	0.16	2.24	0.06	5.27	1.13	3.26	1.79	2.91	3.00	
25.51	38.15	82.39	65.45	75.87	53.26	10.49	12.45	2.75	15.63	18.44	29.18	28.67	72.40	1,331.52	1,094.93	
0.68	1.09	2.83	1.98	3.25	2.24	1.04	0.68	0.99	6.28	0.78	1.28	0.70	1.81	1.32	1.02	
3,749.03	3,505.54	2,909.82	3,309.85	2,333.78	2,381.54	1,009.57	1,821.67	277.59	249.01	2,372.04	2,276.30	4,069.48	4,006.00	100,928.77	106,923.69	Total
236.68	255.00	332.80	326.94	117.94	102.27	107.85	189.22	36.26	35.54	370.56	367.53	658.80	590.49	9,459.52	10,949.45	COMMERCIAL
29.94	27.00	35.95	29.85	39.92	49.24	30.94	66.10	43.96	36.07	42.34	41.84	42.69	41.44	24.69	18.86	Individual & Individual
82.88	36.41	68.81	99.83	6.52	5.91	30.36	31.10	8.98	12.69	8.63	7.65	49.51	61.01	5,470.48	6,934.80	% Share Developer & Individual
10.48	3.86	7.43	9.11	2.21	2.85	8.71	10.87	10.89	12.88	0.99	0.87	3.21	4.28	14.28	11.94	Company & Individual
105.84	162.34	171.20	168.88	37.51	37.15	24.23	29.72	22.33	13.84	281.40	266.94	362.58	402.66	7,841.82	10,556.88	Company & Company
13.39	17.19	18.50	15.42	12.70	17.89	6.95	10.38	27.07	14.04	32.16	30.39	23.49	28.26	20.47	18.18	
331.64	469.37	253.19	441.07	112.37	49.41	181.91	14.45	11.55	21.70	204.90	202.40	437.34	335.07	14,684.99	27,929.73	
41.95	49.71	27.35	40.27	38.04	23.79	52.19	5.05	14.01	22.02	23.41	23.04	28.34	23.52	38.33	48.10	
33.47	21.18	99.64	58.47	21.08	12.94	4.21	21.76	3.36	14.77	9.63	33.96	35.07	35.57	852.15	1,692.25	Others
4.23	2.24	10.76	5.34	7.14	6.23	1.21	7.60	4.08	14.99	1.10	3.87	2.27	2.50	2.22	2.91	
790.51	944.29	925.65	1,095.19	295.42	207.69	348.57	286.25	82.48	98.54	875.12	878.47	1,543.30	1,424.81	38,308.95	58,063.11	Total
35.14	36.51	26.89	41.75	3.18	29.10	0.32	13.51	0.83	0.45	104.14	89.95	107.87	112.79	1,504.58	1,685.99	INDUSTRIAL
4.31	4.55	5.87	8.95	7.20	59.28	1.25	38.99	4.25	5.51	14.58	13.51	22.14	19.24	6.29	6.05	Individual & Individual
5.73	8.02	1.99	2.56	0.00	0.00	0.00	0.47	2.60	1.98	0.00	4.17	7.54	18.85	432.27	414.39	% Share Developer & Individual
0.70	1.00	0.43	0.55	0.00	0.00	0.00	1.36	13.38	24.13	0.00	0.63	1.55	3.22	1.81	1.49	Company & Individual
82.60	88.08	43.89	108.53	10.60	4.51	1.59	1.24	3.75	4.35	185.43	147.05	136.86	146.90	3,435.44	3,727.54	Company & Company
10.13	10.99	9.58	23.26	23.97	9.19	6.33	3.58	19.31	52.99	25.96	22.09	28.09	25.06	14.35	13.38	
682.43	660.29	285.62	260.22	29.38	14.99	23.22	19.32	5.18	1.33	422.81	424.45	225.87	304.26	18,207.07	21,490.15	
83.69	82.37	62.32	55.76	66.44	30.55	92.42	55.76	26.66	16.25	59.19	63.77	46.36	51.90	76.06	77.13	
9.50	8.74	99.92	53.60	1.06	0.48	0.00	0.11	7.07	0.09	2.00	0.00	9.08	3.39	358.35	545.38	Others
1.16	1.09	21.80	11.49	2.39	0.98	0.00	0.31	36.40	1.12	0.28	0.00	1.86	0.58	1.50	1.96	
815.40	801.64	458.31	466.65	44.22	49.08	25.13	34.65	19.43	8.21	714.37	665.62	487.21	586.20	23,937.71	27,863.45	Total
1,020.27	1,049.91	879.02	931.92	227.73	247.47	335.06	637.68	157.47	148.94	269.32	254.88	1,151.18	905.91	10,384.04	10,499.63	AGRICULTURE
67.0	83.2	58.0	57.3	93.0	94.6	98.4	99.3	98.2	97.4	41.0	26.2	78.6	63.7	55.6	53.7	Individual & Individual
15.55	0.16	6.07	6.34	0.01	0.00	0.02	0.00	0.44	0.00	0.00	0.91	0.72	1.29	35.74	51.87	% Share Developer & Individual
1.0	0.0	0.4	0.4	0.0	0.00	0.0	0.00	0.3	0.00	0.00	0.1	0.0	0.1	0.2	0.3	Company & Individual
142.75	111.27	234.03	246.03	9.63	8.60	2.85	1.78	0.72	2.54	123.26	148.00	197.91	238.77	2,378.66	2,628.00	
9.4	8.8	15.4	15.1	3.9	3.3	0.8	0.3	0.4	1.7	18.8	15.2	13.5	16.8	12.7	13.4	
330.31	95.29	359.50	426.50	6.50	4.52	0.00	0.00	0.51	0.00	235.12	544.77	103.20	269.17	5,734.43	6,261.72	Company & Company
21.7	7.5	23.7	26.2	2.7	1.7	0.00	0.00	0.3	0.00	35.8	55.9	7.0	18.9	30.7	32.0	
14.38	5.57	36.37	16.31	1.08	1.00	2.41	2.78	1.29	1.42	28.54	25.90	11.24	7.36	138.60	127.15	Others
0.9	0.4	2.4	1.0	0.4	0.4	0.7	0.4	0.8	0.9	4.3	2.7	0.8	0.5	0.7	0.6	
1,523.26	1,262.19	1,514.99	1,627.09	244.95	261.58	340.34	642.24	160.42	152.90	656.25	974.45	1,464.25	1,422.49	18,671.47	19,568.37	Total
426.59	451.39	236.07	269.44	311.28	287.73	128.34	238.69	52.55	77.73	280.81	265.59	720.36	723.41	5,492.19	5,554.26	DEVELOPMENT LAND
35.94	43.21	47.61	51.96	93.26	88.14	99.13	99.79	81.46	88.56	33.62	31.96	43.50	39.86	36.95	28.00	Individual & Individual
1.93	0.00	2.59	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	11.73	90.02	% Share Developer & Individual
0.16	0.00	0.52	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.08	0.45	
258.42	275.18	141.47	138.54	16.04	26.15	0.11	0.49	11.46	2.59	236.77	305.22	495.49	482.23	3,575.30	3,838.74	Company & Individual
21.77	26.34	28.53	26.71	4.81	8.01	0.09	0.20	17.76	2.95	28.35	36.73	29.92	26.57	24.05	19.35	
454.09	304.63	99.66	58.42	3.49	11.28	0.80	0.00	0.00	2.59	309.50	259.74	434.30	587.45	5,490.90	9,554.33	Company & Company
38.26	29.16	20.10	11.27	1.04	3.46	0.62	0.00	0.00	2.96	37.05	31.26	26.23	32.37	36.94	48.17	
45.98	13.55	16.01	50.86	2.98	1.28	0.22	0.02	0.51	4.86	8.18	0.36	5.85	21.57	293.54	799.28	Others
3.87	1.30	3.23	9.81	0.89	0.39	0.17	0.01	0.79	5.54	0.98	0.04	0.35	1.19	1.97	4.03	
1,187.01	1,044.75	495.79	518.57	333.79	326.45	129.47	239.19	64.51	87.78	835.25	830.92	1,656.00	1,814.81	14,863.66	19,836.63	Total
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	11.32	3.85	OTHERS
0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	0.0	0.00	0.13	20.29	0.00	0.00	9.25	7.74	Individual & Individual
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.850	0.00	0.00	0.00	0.00	0.00	8.50	% Share Developer & Individual
0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	0.0	100.00	0.00	0.00	0.00	0.00	0.00	17.11	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	5.00	12.89	

Jadual VIII / Table VIII
Bilangan dan Nilai Transaksi Harta Tanah Kediaman mengikut Negeri dan Kumpulan Etnik, Malaysia, 2024
Transaction and Value of Residential Property Transaction by State and Ethnic Group, Malaysia, 2024

Negeri State	2024									
	Bilangan Transaksi Harta Tanah Kediaman Transaction of Residential Property Transaction					Nilai Transaksi Harta Tanah Kediaman (RM Juta) Value of Residential Property Transaction (RM MILL)				
	Jumlah Total	Warganegara Citizens			Bukan Warganegara Non-citizens	Jumlah Total	Warganegara Citizens			Bukan Warganegara Non-citizens
		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others			Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others	
W.P. Kuala Lumpur	13,781	3,881	8,741	429	730	12,037.71	2,051.15	6,965.10	1,070.62	1,950.85
W.P. Putrajaya	362	331	24	7	0	432.26	255.11	19.55	157.60	0.00
W.P. Labuan	272	134	135	3	0	104.19	46.12	56.37	1.71	0.00
Selangor	56,167	26,703	27,106	2,298	60	31,684.46	11,841.22	17,937.47	1,804.54	101.23
Johor	42,565	13,822	26,111	2,174	458	20,641.99	4,478.53	14,718.98	746.43	698.05
Pulau Pinang	18,122	5,489	12,057	443	133	8,374.34	1,684.69	6,065.34	393.88	230.42
Perak	29,603	13,069	12,945	3,580	9	7,433.70	3,056.88	3,860.36	512.76	3.70
Negeri Sembilan	14,297	7,299	6,289	707	2	4,950.25	2,350.73	2,499.64	98.88	0.99
Melaka	13,657	8,650	4,591	406	10	3,714.88	2,078.15	1,493.35	136.47	6.91
Kedah	13,671	8,386	4,265	1,020	0	3,505.54	2,098.48	1,312.11	94.95	0.00
Pahang	12,647	8,242	3,394	1,011	0	3,309.85	1,958.94	1,117.69	233.22	0.00
Terengganu	15,773	15,168	361	244	0	2,381.54	2,223.50	87.19	70.85	0.00
Kelantan	11,657	11,103	389	165	0	1,821.67	1,714.56	92.75	14.36	0.00
Perlis	1,063	853	185	25	0	249.01	193.04	54.45	1.53	0.00
Sabah	5,430	2,048	3,213	132	37	2,276.30	677.45	1,441.61	109.67	47.58
Sarawak	11,449	3,569	7,489	372	19	4,006.00	999.60	2,746.17	246.18	14.05
MALAYSIA	260,516	128,747	117,295	13,016	1,458	106,923.69	37,708.14	60,468.14	5,693.64	3,053.77

Nota. / Note.

*Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaui 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 IX/ Table IX
Bilangan dan Nilai Transaksi Harta Tanah Komersial mengikut Negeri dan Kumpulan Etnik, Malaysia, 2024
Transaction and Value of Commercial Property Transaction by State and Ethnic Group, Malaysia, 2024

2024										
Negeri State	Bilangan Transaksi Harta Tanah Komersial Transaction of Commercial Property Transaction						Nilai Transaksi Harta Tanah Komersial (RM Juta) Value of Commercial Property Transaction (RM MILL)			
	Jumlah Total	Warganegara Citizens			Jumlah Total	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	7,545	725	4,481	1,608	731	731	543.32	4,100.20	15,734.31	1,594.32
W.P. Putrajaya	28	5	3	20	0	0	6.80	1.53	67.67	0.00
W.P. Labuan	43	5	21	17	0	0	7.87	18.61	30.16	0.00
Selangor	11,642	1,710	7,123	2,789	20	20	1,004.29	5,596.78	7,978.33	45.37
Johor	10,312	682	6,795	1,968	867	867	361.79	4,591.46	3,672.65	816.97
Pulau Pinang	2,416	105	1,563	721	27	27	58.71	963.15	1,834.79	39.75
Perak	3,195	217	1,978	999	1	1	72.61	853.86	790.98	0.30
Negeri Sembilan	1,517	155	917	442	3	3	84.76	537.66	504.97	1.42
Melaka	1,429	165	923	331	10	10	57.36	435.23	715.45	4.42
Kedah	1,460	182	734	544	0	0	86.16	261.38	596.75	0.00
Pahang	1,228	143	790	295	0	0	64.57	451.93	578.69	0.00
Terengganu	381	240	72	69	0	0	79.97	49.05	78.67	0.00
Kelantan	764	562	122	80	0	0	203.54	45.70	37.01	0.00
Perlis	144	36	60	48	0	0	18.47	37.35	42.72	0.00
Sabah	1,284	102	858	311	13	13	55.85	434.85	379.61	8.17
Sarawak	2,597	127	1,894	573	3	3	73.14	769.25	578.68	3.74
MALAYSIA	45,985	5,161	28,334	10,815	1,675	1,675	2,779.20	19,148.00	33,621.45	2,514.46

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 X / Table X
Bilangan dan Nilai Transaksi Harta Tanah Industri mengikut Negeri dan Kumpulan Etnik, Malaysia, 2024
Transaction and Value of Industrial Property Transaction by State and Ethnic Group, Malaysia, 2024

JABATAN PENILAIAN & PERKHIDMATAN HARTA

2024										
Negeri State	Bilangan Transaksi Harta Tanah Industri Transaction of Industrial Property Transaction					Nilai Transaksi Harta Tanah Industri (RM Juta) Value of Industrial Property Transaction (RM MILL)				
	Jumlah Total	Warganegara 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	171	0	77	94	0	884.16	0.00	100.73	783.43	0.00
W.P. Putrajaya	7	0	0	7	0	3.44	0.00	0.00	3.44	0.00
W.P. Labuan	14	1	7	6	0	40.42	0.56	10.79	29.07	0.00
Selangor	2,923	48	1,097	1,771	7	13,526.83	61.01	1,599.79	11,849.54	16.49
Johor	1,591	16	501	1,067	7	6,643.69	16.64	681.70	5,920.29	25.05
Pulau Pinang	500	5	150	345	0	1,758.47	8.64	145.38	1,604.45	0.00
Perak	924	6	281	637	0	742.85	4.17	151.61	587.07	0.00
Negeri Sembilan	442	7	173	262	0	1,009.43	5.96	127.83	875.64	0.00
Melaka	459	12	151	296	0	642.10	10.21	130.08	501.81	0.00
Kedah	341	7	97	235	2	801.64	2.02	76.94	697.28	25.40
Pahang	287	11	112	164	0	466.65	12.65	71.57	382.43	0.00
Terengganu	33	18	5	10	0	49.08	28.23	4.92	15.93	0.00
Kelantan	18	7	3	8	0	34.65	11.74	3.59	19.32	0.00
Perlis	15	1	8	6	0	8.21	0.45	6.24	1.52	0.00
Sabah	375	13	186	176	0	665.62	5.74	130.71	529.17	0.00
Sarawak	683	21	424	238	0	586.20	3.64	187.49	395.06	0.00
MALAYSIA	8,783	173	3,272	5,322	16	27,863.45	171.67	3,429.39	24,195.45	66.94

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 XI / Table XI
Bilangan dan Nilai Transaksi Harta Tanah Pertanian mengikut Negeri dan Kumpulan Etnik, Malaysia, 2024
Transaction and Value of Agriculture Property Transaction by State and Ethnic Group, Malaysia, 2024

2024										
Negeri State	Bilangan Transaksi Harta Tanah Pertanian Transaction of Agriculture Property Transaction					Nilai Transaksi Harta Tanah Pertanian (RM Juta) Value of Agriculture Property Transaction (RM MILL)				
	Jumlah Total	Warganegara 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	0.00	0.00	0.00	0.00	0.00	0.00
W.P. Putrajaya	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00
W.P. Labuan	71	43	22	5	16.49	6.89	5.00	3.86	0.74	0.74
Selangor	4,414	2,931	1,054	429	3,094.68	480.31	630.59	1,983.78	0.00	0.00
Johor	9,827	5,409	3,615	801	5,045.16	855.73	1,741.22	2,447.54	0.66	0.66
Pulau Pinang	1,820	1,104	394	322	1,346.80	156.85	262.89	927.07	0.00	0.00
Perak	12,225	8,676	2,820	729	2,232.88	639.10	941.28	652.50	0.00	0.00
Negeri Sembilan	3,767	2,710	844	213	1,038.07	303.36	438.87	295.85	0.00	0.00
Melaka	1,679	1,004	384	291	451.33	115.29	168.71	167.32	0.00	0.00
Kedah	13,796	12,745	788	263	1,262.19	840.53	233.50	188.16	0.00	0.00
Pahang	5,747	3,855	1,406	486	1,627.09	359.14	621.94	646.02	0.00	0.00
Terengganu	2,897	2,806	66	25	261.58	231.49	18.52	11.58	0.00	0.00
Kelantan	10,361	10,059	236	66	642.24	611.74	26.53	3.97	0.00	0.00
Perlis	1,812	1,732	69	11	152.90	130.69	19.57	2.64	0.00	0.00
Sabah	1,701	502	831	363	974.45	67.38	219.25	686.64	1.17	1.17
Sarawak	8,680	3,131	4,987	562	1,422.49	281.28	667.03	474.17	0.00	0.00
MALAYSIA	78,797	56,707	17,516	4,566	19,568.37	5,079.80	5,994.90	8,491.09	2.58	2.58

Jadual XII / Table XII Penawaran Unit Kediaman di Malaysia Supply of Residential Units in Malaysia															
State	Existing Stock			Completion		Incoming Supply		Starts		Planned Supply		New Planned Supply			
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
W.P. Kuala Lumpur	544,892	561,102	3.0	7,516	10,712	42.5	48,395	53,654	10.9	14,996	18,903	26.1	58,465	65,437	11.9
W.P. Putrajaya	18,396	20,251	10.1	500	463	-7.4	2,512	685	-72.7	0	0	0.0	3,252	3,224	-0.9
W.P. Labuan	13,217	14,039	6.2	43	500	1062.8	953	373	-60.9	34	18	-47.1	216	196	-9.3
Selangor	1,695,545	1,727,701	1.9	21,448	16,793	-21.7	87,946	85,085	-3.3	19,865	19,322	-2.7	79,672	62,546	-21.5
Johor	911,355	928,421	1.9	10,456	11,031	5.5	37,893	36,121	-4.7	9,892	14,505	46.6	42,173	45,462	7.8
Pulau Pinang	549,799	565,105	2.8	5,599	12,539	124.0	30,685	28,853	-6.0	6,379	11,121	74.3	14,207	21,447	51.0
Perak	529,293	542,826	2.6	7,212	6,401	-11.2	40,446	39,042	-3.5	8,224	8,623	4.9	37,231	41,449	11.3
Negeri Sembilan	304,202	311,209	2.3	4,511	3,562	-21.0	19,178	18,768	-2.1	4,011	5,968	48.8	24,839	26,928	8.4
Melaka	215,732	223,469	3.6	1,437	3,269	127.5	24,562	24,279	-1.2	5,126	7,397	44.3	20,740	23,977	15.6
Kedah	352,419	356,692	1.2	2,020	1,949	-3.5	16,006	18,709	16.9	3,347	3,146	-6.0	12,401	15,458	24.7
Pahang	303,814	310,143	2.1	3,801	3,786	-0.4	15,323	14,226	-7.2	4,412	5,037	14.2	32,644	35,129	7.6
Terengganu	115,564	119,376	3.3	2,030	985	-51.5	12,436	12,277	-1.3	1,161	2,568	121.2	9,515	7,844	-17.6
Kelantan	90,546	93,675	3.5	1,155	1,921	66.3	11,240	9,876	-12.1	1,692	1,661	-1.8	3,725	3,889	4.4
Perlis	27,436	27,978	2.0	238	318	33.6	1,180	964	-18.3	203	186	-8.4	1,993	2,206	10.7
Sabah	243,010	245,690	1.1	3,128	2,205	-29.5	18,281	18,885	3.3	3,230	2,529	-21.7	22,060	21,178	-4.0
Sarawak	288,814	296,310	2.6	3,799	5,701	50.1	17,965	16,553	-7.9	5,542	5,252	-5.2	7,158	7,126	-0.4
MALAYSIA	6,204,034	6,343,987	2.3	74,893	82,135	9.7	385,001	378,350	-1.7	88,114	106,236	20.6	370,291	383,496	3.6
													80,964	100,461	24.1

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

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

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

Jadual XIII / Table XIII Penawaran Unit Kedai di Malaysia Supply of Shop Units in Malaysia																		
State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
W.P. Kuala Lumpur	32,613	33,432	2.5	0	193	0.0	1,107	301	-72.8	35	7	-80.0	1,609	1,087	-32.4	11	27	145.5
W.P. Putrajaya	538	538	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
W.P. Labuan	1,049	1,051	0.2	16	0	-100.0	50	50	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Selangor	113,923	115,315	1.2	301	261	-13.3	6,178	5,127	-17.0	932	1,077	15.6	3,341	3,454	3.4	988	1,510	52.8
Johor	98,103	99,646	1.6	1,355	818	-39.6	5,091	4,802	-5.7	688	1,433	108.3	4,623	5,113	10.6	1,097	1,290	17.6
Pulau Pinang	40,069	41,159	2.7	346	535	54.6	1,084	1,057	-2.5	219	398	81.7	1,882	2,085	10.8	169	225	33.1
Perak	64,128	64,288	0.2	194	100	-48.5	2,198	2,178	-0.9	400	212	-47.0	3,048	3,399	11.5	153	364	137.9
Negeri Sembilan	27,501	27,553	0.2	53	5	-90.6	926	1,166	25.9	218	341	56.4	2,278	2,438	7.0	194	226	16.5
Melaka	23,501	23,518	0.1	68	8	-88.2	1,241	1,719	38.5	108	495	358.3	1,560	1,777	13.9	406	334	-17.7
Kedah	32,910	33,240	1.0	211	163	-22.7	911	686	-24.7	197	51	-74.1	806	1,157	43.5	121	458	278.5
Pahang	26,309	26,486	0.7	202	141	-30.2	1,281	1,345	5.0	331	262	-20.8	3,200	3,483	8.8	118	349	195.8
Terengganu	8,841	9,048	2.3	62	33	-46.8	842	659	-21.7	85	23	-72.9	635	620	-2.4	23	17	-26.1
Kelantan	14,606	14,877	1.9	127	173	36.2	1,108	894	-19.3	242	186	-23.1	725	497	-31.4	216	57	-73.6
Perlis	5,828	5,842	0.2	12	14	16.7	317	300	-5.4	36	13	-63.9	805	838	4.1	62	6	-90.3
Sabah	34,709	35,454	2.1	146	72	-50.7	1,774	2,271	28.0	164	256	56.1	2,075	2,269	9.3	94	398	323.4
Sarawak	40,172	40,519	0.9	278	395	42.1	1,345	1,249	-7.1	510	198	-61.2	1,318	1,062	-19.4	926	416	-55.1
MALAYSIA	564,800	571,966	1.3	3,371	2,911	-13.6	25,453	23,804	-6.5	4,165	4,952	18.9	27,905	29,279	4.9	4,578	5,677	24.0

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

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

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

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
W.P. Kuala Lumpur	3,443,345	3,471,216	181,537	27,871	2,885,989	3,012,917	83.8	86.8	199,262	126,928	253,781	225,910	0	0	196,691	196,691	0	0
W.P. Putrajaya	79,744	79,744	0	0	63,131	66,331	79.2	83.2	07,753	3,200	29,277	29,277	0	0	0	0	0	0
W.P. Labuan	28,614	28,614	0	0	27,649	28,421	96.6	99.3	94	772	0	0	0	0	0	0	0	0
Selangor	3,953,291	4,022,466	0	69,175	3,148,989	3,242,056	79.7	80.6	79,391	93,067	331,202	280,202	0	0	0	0	0	0
Johor	2,455,302	2,455,302	5,852	0	1,732,338	1,788,433	70.6	72.8	41,065	56,095	3,716	17,716	0	14,000	0	0	0	0
Pulau Pinang	1,864,139	1,940,911	0	76,772	1,366,074	1,402,534	73.3	72.3	27,594	36,460	190,552	107,123	0	0	96,421	96,421	0	0
Perak	1,026,479	1,026,504	9,119	5,310	899,251	907,917	87.6	88.4	64,939	8,666	14,443	15,572	0	3,549	3,549	0	0	0
Negeri Sembilan	613,611	613,463	8,155	328	415,428	421,526	67.7	68.7	11,953	6,098	0	7,345	0	7,345	0	0	0	0
Melaka	635,622	632,354	0	0	396,668	404,682	62.4	64.0	8,067	8,014	57,245	57,245	0	0	0	0	0	0
Kedah	601,899	601,899	0	0	419,823	435,257	69.7	72.3	03,726	15,434	0	0	0	0	15,045	20,031	0	4,986
Pahang	459,105	459,105	9,894	0	335,049	351,454	73.2	76.6	11,936	15,405	0	6,276	0	6,276	15,373	15,373	0	0
Terengganu	204,564	276,156	0	71,592	159,122	208,970	77.8	75.7	03,007	49,848	126,520	7,845	0	0	0	0	0	0
Kelantan	403,475	420,078	0	16,603	325,048	325,380	80.6	77.5	05,331	332	0	0	0	0	0	0	0	0
Perlis	60,692	61,714	4,271	3,838	51,402	54,003	84.7	87.5	4,356	2,601	34,256	30,418	0	0	0	0	0	0
Sabah	774,292	801,027	0	0	631,807	634,116	81.6	79.2	63,083	2,309	44,470	61,415	0	0	23,509	23,509	0	0
Sarawak	1,084,230	1,084,230	0	0	829,417	873,861	76.5	80.6	04,932	44,444	41,676	41,676	0	0	0	0	0	0
MALAYSIA	17,688,404	17,974,783	218,828	271,489	13,688,185	14,157,858	77.4	78.8	487,001	469,673	1,127,138	888,020	0	31,170	350,588	352,025	0	4,986

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

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

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

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.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
W.P. Kuala Lumpur	10,236,990	10,263,848	339,804	28,868	7,382,703	7,389,247	72.1	72.0	145,355	6,544	716,580	551,461	0	0	761,621	761,621	0	0
W.P. Putrajaya	2,540,853	2,540,853	0	0	2,337,762	2,339,162	92.0	92.1	12,100	1,400	59,940	59,940	0	0	39,875	39,875	8,330	0
W.P. Labuan	67,051	67,051	0	0	62,365	61,963	93.0	92.4	155	-402	0	0	0	0	0	0	0	0
Selangor	4,659,431	4,684,373	0	32,109	3,383,345	3,424,029	72.6	73.1	248,362	40,684	60,243	123,160	0	40,180	0	0	0	0
Johor	1,409,618	1,456,997	15,792	47,379	1,000,482	1,001,543	71.0	68.7	21,660	1,061	181,641	134,262	0	0	33,817	33,817	0	0
Pulau Pinang	1,081,974	1,102,189	15,433	20,215	922,666	920,220	85.3	83.5	578	-2,446	76,693	58,031	0	1,545	28,975	0	0	0
Perak	667,897	667,897	14,407	0	617,571	608,326	92.5	91.1	17,116	-9,245	8,767	20,072	0	11,305	11,305	0	0	0
Negeri Sembilan	344,041	344,041	1,606	0	314,506	308,975	91.4	89.8	3,253	-5,531	8,831	8,831	0	0	0	0	0	0
Melaka	410,637	410,637	0	0	353,682	355,203	86.1	86.5	1,408	1,521	0	0	0	0	0	0	0	0
Kedah	432,028	432,028	0	0	391,669	395,430	90.7	91.5	1,784	3,761	0	0	0	0	0	0	0	0
Pahang	421,719	458,094	0	36,375	376,828	410,344	89.4	89.6	5,709	33,516	36,375	0	0	0	4,911	4,911	0	0
Terengganu	429,000	429,000	0	0	415,470	416,078	96.8	97.0	1,557	608	9,704	9,704	0	0	31,760	31,760	0	0
Kelantan	391,077	391,077	0	0	368,804	366,298	94.3	93.7	202	-2,506	0	46,988	0	0	0	0	0	0
Perlis	131,038	131,038	0	0	122,930	122,930	93.8	93.8	-3,660	0	25,085	25,085	0	0	0	0	0	0
Sabah	831,922	831,922	3,677	0	734,232	725,703	88.3	87.2	8,695	-8,529	11,067	11,067	0	0	37,498	37,498	0	0
Sarawak	828,753	906,461	8,016	66,334	759,519	780,876	91.6	86.1	11,239	21,357	55,925	17,517	0	0	0	0	0	0
MALAYSIA	24,884,029	25,117,506	398,735	229,270	19,544,534	19,626,327	78.5	78.1	475,513	81,793	1,250,851	1,066,118	0	53,030	949,762	909,482	8,330	0

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

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

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

Jadual XVI / Table XVI Penawaran unit SOHO di Malaysia Supply of SOHO units in Malaysia																		
State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	% Change	
W.P. Kuala Lumpur	9,069	9,800	8.1	1,110	66	-94.1	4,313	3,582	-16.9	0	0	0.0	5,247	5,585	6.4	300	12.7	
W.P. Putrajaya	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.0	
W.P. Labuan	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.0	
Selangor	43,177	47,472	9.9	319	2,547	698.4	19,298	15,726	-18.5	5,114	0	-100.0	4,084	4,379	7.2	891	-100.0	
Johor	3,269	3,269	0.0	120	0	-100.0	1,486	1,486	0.0	640	0	-100.0	1,015	2,349	131.4	0	0.0	
Pulau Pinang	4,257	4,696	10.3	0	439	0.0	1,863	1,524	-18.2	0	0	0.0	626	1,267	102.4	0	0.0	
Perak	577	1,043	80.8	0	0	0.0	1,078	617	-42.8	424	69	-83.7	2,737	3,052	11.5	0	0.0	
Negeri Sembilan	104	104	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.0	
Melaka	0	0	0.0	0	0	0.0	352	352	0.0	0	0	0.0	0	0	0.0	0	0.0	
Kedah	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.0	
Pahang	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.0	
Terengganu	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	53	53	0.0	0	0.0	
Kelantan	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.0	
Perlis	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.0	
Sabah	467	467	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0.0	
Sarawak	563	563	0.0	0	0	0.0	72	72	0.0	0	0	0.0	0	11	0.0	0	0.0	
MALAYSIA	61,483	67,414	9.6	1,549	3,052	97.0	28,462	23,359	-17.9	6,178	69	-98.9	13,762	16,696	21.3	1,191	71.8	

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

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

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

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
W.P. Kuala Lumpur	116,013	134,788	16.2	13,185	8,865	-32.8	55,746	41,859	-24.9	6,137	4,871	-20.6	49,514	56,989	15.1	5,612	9,095	62.1
W.P. Putrajaya	1,204	1,204	0.0	458	0	-100.0	323	323	0.0	0	0	0.0	940	940	0.0	0	0	0.0
W.P. Labuan	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Selangor	111,852	130,439	16.6	8,345	13,358	60.1	57,140	57,515	0.7	5,261	10,367	97.1	21,814	29,283	34.2	6,103	11,550	89.3
Johor	93,747	108,449	15.7	1,070	8,901	731.9	20,561	23,759	15.6	2,013	16,383	713.9	26,917	27,852	3.5	1,639	12,407	657.0
Pulau Pinang	8,189	9,711	18.6	0	1,591	0.0	6,478	8,523	31.6	1,930	2,818	46.0	7,480	9,008	20.4	1,905	1,116	-41.4
Perak	1,567	1,567	0.0	253	0	-100.0	710	710	0.0	535	0	-100.0	1,257	1,096	-12.8	408	0	-100.0
Negeri Sembilan	14,498	14,498	0.0	3,213	0	-100.0	2,462	2,657	7.9	546	195	64.3	460	598	30.0	0	0	0.0
Melaka	8,850	9,688	9.5	0	0	0.0	5,698	7,538	32.3	723	2,678	270.4	6,218	5,488	-11.7	2,480	0	-100.0
Kedah	637	637	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Pahang	7,464	9,767	30.9	0	1,035	0.0	731	3,323	354.6	519	42	-91.9	6,338	6,736	6.3	705	456	-35.3
Terengganu	143	276	93.0	0	0	0.0	0	33	0.0	0	33	0.0	132	132	0.0	0	33	0.0
Kelantan	1,694	1,694	0.0	0	0	0.0	0	0	0.0	0	0	0.0	1,358	1,358	0.0	0	0	0.0
Perlis	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Sabah	2,716	2,716	0.0	508	0	-100.0	1,886	2,033	7.8	0	0	0.0	2,378	2,729	14.8	0	0	0.0
Sarawak	1,436	1,447	0.8	0	0	0.0	1,750	3,494	99.7	288	1,624	463.9	431	4,328	904.2	600	5,448	808.0
MALAYSIA	370,010	426,881	15.4	27,032	33,750	24.9	153,485	151,767	-1.1	17,952	39,011	117.3	125,237	146,537	17.0	19,452	40,105	106.2

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

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

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

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
W.P. Kuala Lumpur	47,177	47,525	0.7	674	348	-48.4	3,646	3,636	-0.3	0	0	0.0	983	1,432	45.7	432	0	-100.0
W.P. Putrajaya	1,769	1,769	0.0	0	0	0.0	0	0	0.0	0	0	0.0	270	270	0.0	0	0	0.0
W.P. Labuan	1,697	1,697	0.0	0	0	0.0	116	116	0.0	0	0	0.0	0	0	0.0	0	0	0.0
Selangor	24,965	26,089	4.5	364	0	-100.0	514	0	-100.0	0	0	0.0	200	200	0.0	0	0	0.0
Johor	31,184	31,971	2.5	0	150	0.0	3,087	2,300	-25.5	0	0	0.0	3,133	3,196	2.0	0	0	0.0
Pulau Pinang	24,034	25,389	5.6	697	1,180	69.3	3,324	2,415	-27.3	690	533	-22.8	1,266	1,471	16.2	0	0	0.0
Perak	16,450	16,429	-0.1	0	0	0.0	685	1,106	61.5	0	271	0.0	361	363	0.6	301	303	0.7
Negeri Sembilan	9,536	9,607	0.7	0	0	0.0	1,546	1,498	-3.1	0	0	0.0	358	406	13.4	0	0	0.0
Melaka	18,223	18,268	0.2	0	0	0.0	336	336	0.0	0	0	0.0	1,558	1,558	0.0	0	0	0.0
Kedah	13,154	13,154	0.0	0	0	0.0	756	756	0.0	0	0	0.0	430	430	0.0	178	0	-100.0
Pahang	25,624	25,624	0.0	0	0	0.0	0	0	0.0	0	0	0.0	677	770	13.7	0	87	0.0
Terengganu	11,139	11,487	3.1	102	128	25.5	538	410	-23.8	0	0	0.0	280	352	25.7	0	0	0.0
Kelantan	4,360	4,360	0.0	0	0	0.0	144	144	0.0	0	0	0.0	0	10	0.0	0	10	0.0
Perlis	1,245	1,285	3.2	0	0	0.0	120	120	0.0	0	0	0.0	120	120	0.0	0	0	0.0
Sabah	23,420	24,329	3.9	0	584	0.0	3,328	4,091	22.9	0	0	0.0	3,258	2,791	-14.3	0	0	0.0
Sarawak	21,142	21,194	0.2	388	0	-100.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0
MALAYSIA	275,119	280,177	1.8	2,225	2,390	7.4	18,140	16,928	-6.7	690	804	16.5	12,894	13,369	3.7	911	400	-56.1

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

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

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

Jadual XX / Table XX

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

State	Newly Launched		Completed		Under Construction		Not Constructed	
	2023 ^a	2024 ^p	2023	2024	2023	2024	2023	2024
Malaysia								
Units Launched	56,526	75,784						
Units Sold	22,861	28,280	25,816	23,149	51,132	60,934	7,926	8,274
Sales Performance	40.4	37.3	17,680.39	13,935.10	NA	NA	NA	NA
W.P. Kuala Lumpur								
Units Launched	5,927	7,840						
Units Sold	1,700	2,979	3,535	4,234	6,128	5,137	2,714	2,360
Sales Performance	28.7	38.0	3,632.51	3,377.50	NA	NA	NA	NA
W.P. Putrajaya								
Units Launched	338	0						
Units Sold	90	0	137.00	352	424	18	0	0
Sales Performance	26.6	0.0	277.01	306.06	NA	NA	NA	NA
W.P. Labuan								
Units Launched	55	0						
Units Sold	18	0	42	41	89	93	18	0
Sales Performance	32.7	0.0	13.73	13.41	NA	NA	NA	NA
Selangor								
Units Launched	11,542	14,862						
Units Sold	6,348	5,216	3,405	2,075	6,068	8,607	2,090	1,746
Sales Performance	55.0	35.1	3,632.28	1,594.17	NA	NA	NA	NA
Johor								
Units Launched	12,390	14,147						
Units Sold	5,320	7,532	4,228	2,964	4,817	6,245	57	834
Sales Performance	42.9	53.2	3,396.10	2,485.39	NA	NA	NA	NA
Pulau Pinang								
Units Launched	5,208	6,381						
Units Sold	2,148	2,586	3,001	2,796	5,093	7,723	126	194
Sales Performance	41.2	40.5	2,607.96	2,087.63	NA	NA	NA	NA
Perak								
Units Launched	5,443	6,970						
Units Sold	1,797	2,305	4,598	2,844	6,841	9,030	299	249
Sales Performance	33.0	33.1	1231.53	855.30	NA	NA	NA	NA
Negeri Sembilan								
Units Launched	3,060	6,226						
Units Sold	1,086	1,802	1,177	1,623	1,978	2,507	651	1,011
Sales Performance	35.5	28.9	473.48	598.69	NA	NA	NA	NA
Melaka								
Units Launched	2,706	5,751						
Units Sold	1,050	2,174	532	605	3,123	3,970	633	138
Sales Performance	38.8	37.8	216.81	194.58	NA	NA	NA	NA
Kedah								
Units Launched	437	2,218						
Units Sold	228	389	199	701	3,090	1,808	119	197
Sales Performance	52.2	17.5	87.26	254.04	NA	NA	NA	NA
Pahang								
Units Launched	4,074	4,624						
Units Sold	1,592	1,268	492	1,267	1,845	2,517	306	191
Sales Performance	39.1	27.4	212.98	478.12	NA	NA	NA	NA
Terengganu								
Units Launched	190	328						
Units Sold	31	53	308.00	173	445	741	0	0
Sales Performance	16.3	16.2	119.36	61.99	NA	NA	NA	NA
Kelantan								
Units Launched	840	934						
Units Sold	153	130	360	393	3,342	3,379	109	16
Sales Performance	18.2	13.9	112.91	117.85	NA	NA	NA	NA
Perlis								
Units Launched	372	206						
Units Sold	173	50	6	45	338	269	0	0
Sales Performance	46.5	24.3	2.16	11.89	NA	NA	NA	NA
Sabah								
Units Launched	1,852	2,743						
Units Sold	620	1,041	2068	1,524	3,928	4,727	101	756
Sales Performance	33.5	38.0	934.66	754.52	NA	NA	NA	NA
Sarawak								
Units Launched	2,092	2,554						
Units Sold	507	755	1,728	1,512	3,583	4,163	703	582
Sales Performance	24.2	29.6	729.63	743.98	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 XXI / Table XXI
Bilangan Unit Kedai yang Tidak Terjual di Malaysia
Number of Unsold Shop Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	2023	2024	2023	2024	2023	2024
Malaysia						
Unsold Units	6,233	5,777	2,852	3,524	456	581
Value (RM Million)	5,393.32	5,009.47	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	23	11	0	22	0	0
Value (RM Million)	8.05	3.85	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	9	8	0	0	0	0
Value (RM Million)	34.33	30.52	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	374	397	461	465	16	26
Value (RM Million)	439.14	454.85	NA	NA	NA	NA
Johor						
Unsold Units	1,517	1,222	1,036	1,032	30	65
Value (RM Million)	1,537.28	1,272.64	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	94	86	44	79	0	0
Value (RM Million)	53.84	49.14	NA	NA	NA	NA
Perak						
Unsold Units	613	571	97	224	92	106
Value (RM Million)	299.63	255.94	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	411	381	30	160	6	88
Value (RM Million)	258.13	248.19	NA	NA	NA	NA
Melaka						
Unsold Units	192	192	25	0	19	52
Value (RM Million)	162.42	161.21	NA	NA	NA	NA
Kedah						
Unsold Units	356	296	131	142	0	6
Value (RM Million)	249.25	190.06	NA	NA	NA	NA
Pahang						
Unsold Units	349	374	172	194	231	129
Value (RM Million)	224.32	236.51	NA	NA	NA	NA
Terengganu						
Unsold Units	104	82	20	30	0	8
Value (RM Million)	104.39	79.74	NA	NA	NA	NA
Kelantan						
Unsold Units	403	333	163	221	8	26
Value (RM Million)	267.60	219.28	NA	NA	NA	NA
Perlis						
Unsold Units	32	22	38	41	0	0
Value (RM Million)	23.36	12.98	NA	NA	NA	NA
Sabah						
Unsold Units	739	636	391	536	54	49
Value (RM Million)	505.69	439.99	NA	NA	NA	NA
Sarawak						
Unsold Units	1,017	1,166	244	378	0	26
Value (RM Million)	1,225.89	1,354.58	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 Tidak Terjual di Malaysia
Number of Unsold SOHO Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	2023	2024	2023	2024	2023	2024
Malaysia						
Unsold Units	1,686	1,872	5,061	5,397	61	1,208
Value (RM Million)	1,130.15	1,160.10	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	709	645	987	911	0	0
Value (RM Million)	663.76	570.39	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	429	490	2,772	3,382	61	1,208
Value (RM Million)	188.21	224.41	NA	NA	NA	NA
Johor						
Unsold Units	347	383	166	143	0	0
Value (RM Million)	207.95	251.52	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	35	210	1,065	825	0	0
Value (RM Million)	19.20	68.98	NA	NA	NA	NA
Perak						
Unsold Units	28	6	0	65	0	0
Value (RM Million)	7.02	0.80	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Melaka						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Terengganu						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	138	138	71	71	0	0
Value (RM Million)	44.01	44.01	NA	NA	NA	NA

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

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

Jadual XXIII / Table XXIII
Bilangan Pangsapuri Khidmat yang Tidak Terjual di Malaysia
Number of Serviced Apartment Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	2023	2024	2023	2024	2023	2024
Malaysia						
Unsold Units	20,825	19,564	23,795	30,279	6,604	9,582
Value (RM Million)	16,628.43	15,696.11	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	4,806	4,202	8,974	8,166	4,004	5,987
Value (RM Million)	4,587.14	4,034.19	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	84	81	0	0	0	0
Value (RM Million)	31.62	30.49	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	2,065	2,638	6,774	9,710	1,738	784
Value (RM Million)	1,154.98	1,537.29	NA	NA	NA	NA
Johor						
Unsold Units	11,710	10,624	4,722	4,651	0	1,762
Value (RM Million)	9,717.69	8,972.49	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	311	339	453	1,620	35	0
Value (RM Million)	420.81	414.38	NA	NA	NA	NA
Perak						
Unsold Units	0	124	234	0	0	0
Value (RM Million)	0.00	64.01	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	1,348	865	546	464	0	0
Value (RM Million)	553.77	356.64	NA	NA	NA	NA
Melaka						
Unsold Units	24	0	340	1,401	0	0
Value (RM Million)	11.63	0.00	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	80	402	1,448	2,576	827	102
Value (RM Million)	36.32	218.44	NA	NA	NA	NA
Terengganu						
Unsold Units	92	16	0	0	0	0
Value (RM Million)	39.80	7.45	NA	NA	NA	NA
Kelantan						
Unsold Units	225	225	0	0	0	437
Value (RM Million)	42.30	42.30	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	80	48	304	1,691	0	510
Value (RM Million)	32.37	18.43	NA	NA	NA	NA

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

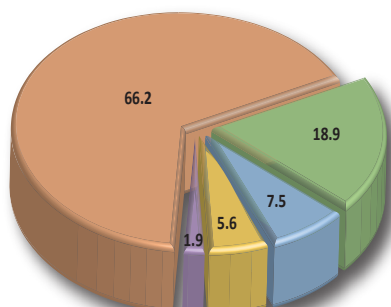
Jadual XXIV / Table XXIV
Bilangan Unit Industri yang Tidak Terjual di Malaysia
Number of Unsold Industrial Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	2023	2024	2023	2024	2023	2024
Malaysia						
Unsold Units	808	705	457	801	22	202
Value (RM Million)	838.80	699.82	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	0	8	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	45	45	155	216	0	0
Value (RM Million)	105.81	105.81	NA	NA	NA	NA
Johor						
Unsold Units	173	88	126	212	0	0
Value (RM Million)	216.78	116.03	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	7	26	18	0	0	0
Value (RM Million)	22.40	44.69	NA	NA	NA	NA
Perak						
Unsold Units	78	78	12	12	0	0
Value (RM Million)	59.63	59.63	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	41	40	40	105	0	122
Value (RM Million)	22.75	22.23	NA	NA	NA	NA
Melaka						
Unsold Units	9	9	0	75	0	48
Value (RM Million)	8.72	8.72	NA	NA	NA	NA
Kedah						
Unsold Units	20	14	0	20	0	0
Value (RM Million)	9.98	6.99	NA	NA	NA	NA
Pahang						
Unsold Units	51	44	0	0	0	32
Value (RM Million)	39.24	31.18	NA	NA	NA	NA
Terengganu						
Unsold Units	14	14	0	0	0	0
Value (RM Million)	4.95	4.95	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	26	26	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	32	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	47	35	0	45	22	0
Value (RM Million)	128.67	85.20	NA	NA	NA	NA
Sarawak						
Unsold Units	323	312	80	50	0	0
Value (RM Million)	219.87	214.39	NA	NA	NA	NA

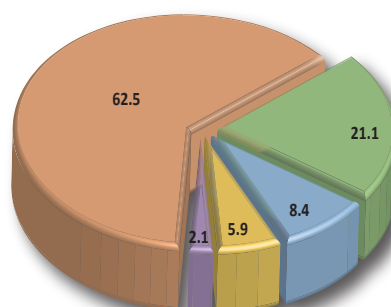
Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

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

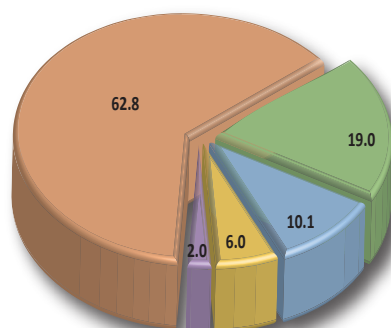
Carta 1 / Chart 1
Jumlah dan Peratus Pecahan Transaksi Harta Tanah Mengikut Subsektor
Total and Percentage Share of Properties Transacted by Sub-Sector



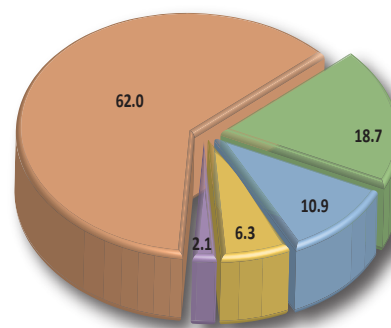
2021 Jumlah/ Total : 300,497



2022 Jumlah/ Total : 389,107



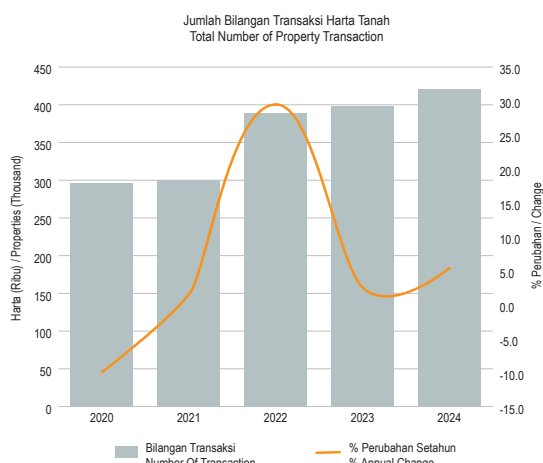
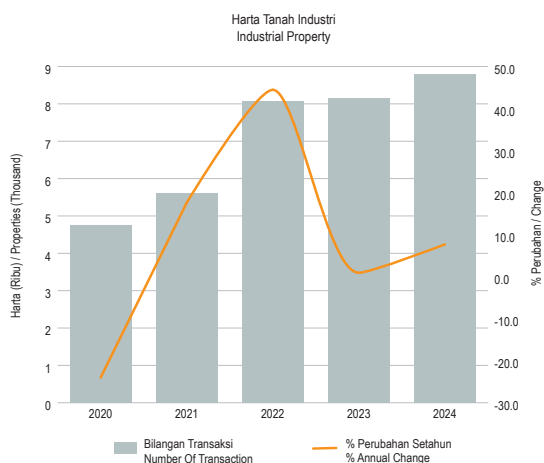
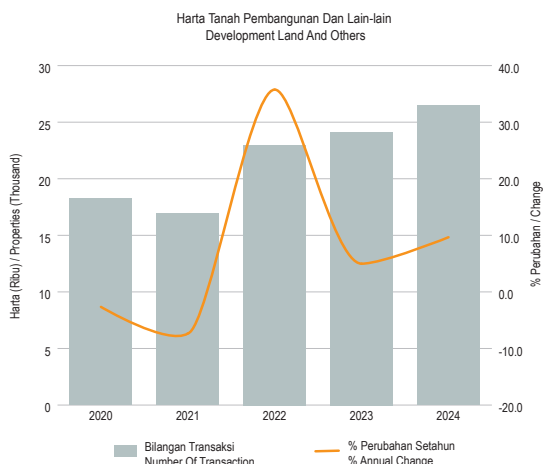
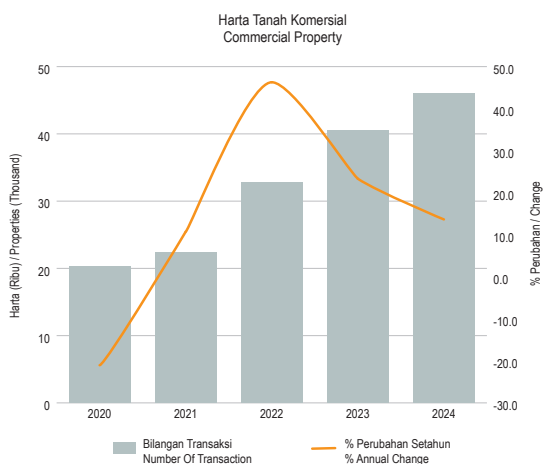
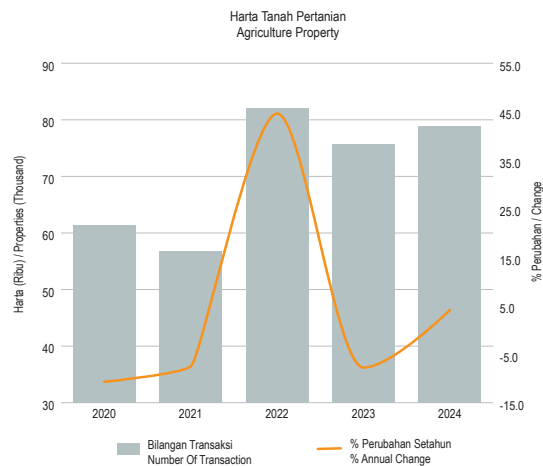
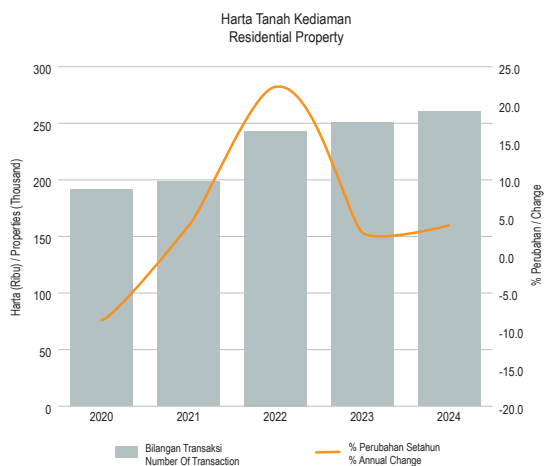
2023 Jumlah/ Total : 399,008



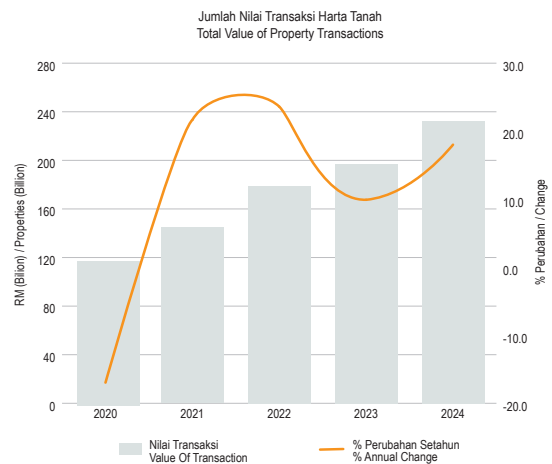
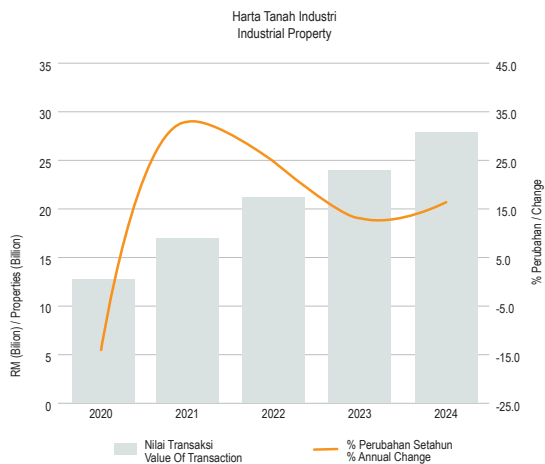
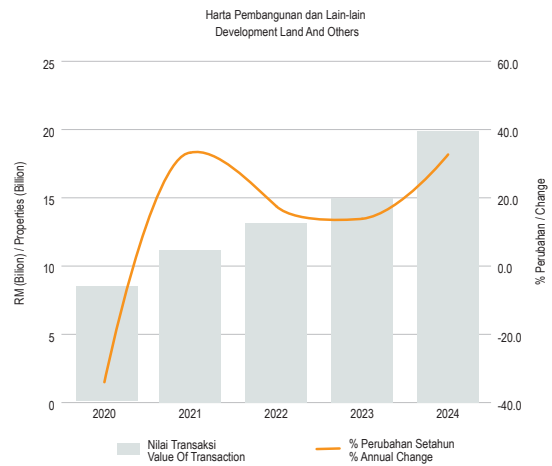
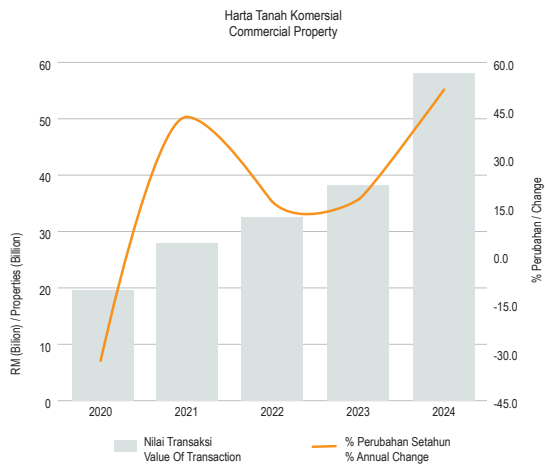
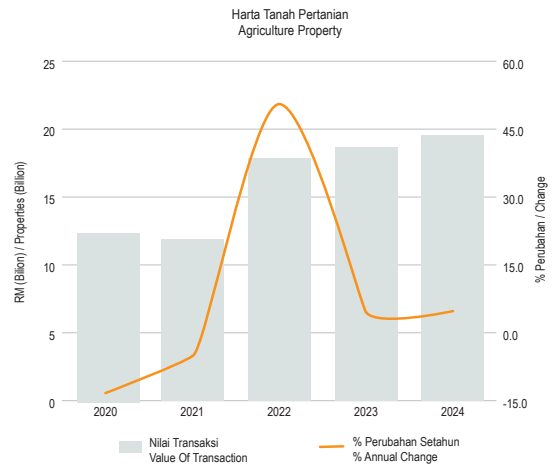
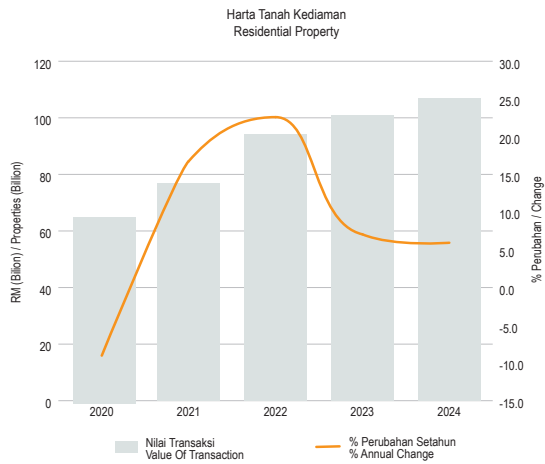
2024 Jumlah/ Total : 420,545

Subsektor/ Sub-sector	Bilangan Harta/ Number of Properties				% Pecahan/ Share			
	2021	2022	2023	2024	2021	2022	2023	2024
Kediaman/ Residential	198,812	243,190	250,586	260,516	66.2	62.5	62.8	62.0
Pertanian/ Agriculture	56,730	82,040	75,670	78,797	18.9	21.1	19.0	18.7
Komersial/ Commercial	22,428	32,809	40,463	45,985	7.5	8.4	10.1	10.9
Tanah Pembangunan Dan Lain-lain/ Development Land and Others	16,932	22,986	24,132	26,464	5.6	5.9	6.0	6.3
Industri/ Industrial	5,595	8,082	8,157	8,783	1.9	2.1	2.0	2.1
Jumlah/ Total	300,497	389,107	399,008	420,545	100	100	100	100

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



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





LAPORAN PASARAN HARTA WILAYAH TENGAH 2024

CENTRAL REGION PROPERTY MARKET REPORT 2024



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

CONTENTS

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



CENTRAL REGION



MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2024 vs 2023)

▲ 4.7% Volume **99,817** transactions Value **RM103.27** billion ▲ 29.9%

70,310 units RM44.15 billion	1.7% 4.8%	19,215 units RM36.67 billion	17.1% 90.6%	1,392 units RM7.20 billion	13.4% 27.9%	4,414 units RM3.10 billion	1.6% 92.3%	2,777 units RM4.94 billion	1.5% 15.1%
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Residential



Commercial



Industrial

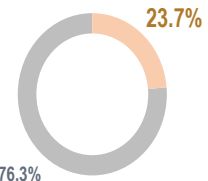


Agriculture



Development Land & Others

Market Share between
Regions (Volume)



Central Region Other Regions

Construction Activity



27,968
Completion

38,225
Starts

41,075
New Planned
Supply



454

1,084

1,537



22,223

15,238

20,645



230

549

204

Unsold Starts



6,661 units @
RM5.28 billion

Overhang
13,762
Unsold Under
Construction

4,106
Unsold Not
Constructed



416 units @
RM0.49 billion

487

26



6,921 units @
RM5.60 billion

17,876

6,771



45 units @
RM0.01 billion

216

0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

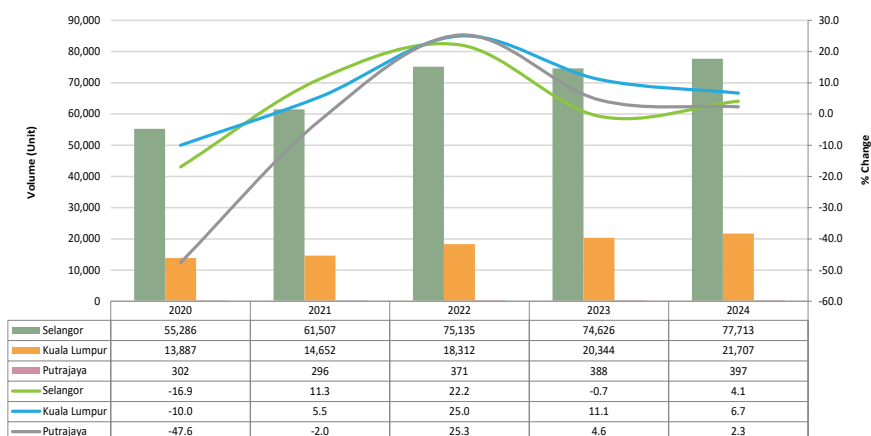
Pasaran harta tanah Wilayah Tengah bertambah baik dalam tempoh kajian. Terdapat 99,817 transaksi bernilai RM103.27 bilion telah direkodkan, menunjukkan peningkatan 4.7% dalam bilangan dan 29.9% dalam nilai berbanding dengan tahun sebelumnya (2023: 95,358 transaksi bernilai RM79.49 bilion). Subsektor kediaman terus menguasai syer pasaran keseluruhan dengan 70.4% syer, diikuti dengan subsektor komersial (19.3%), pertanian (4.4%), industri (3.1%) dan tanah pembangunan & lain-lain (2.8%).

1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

The Central Region property market performance improved in the review period. There were 99,817 transactions worth RM103.27 billion recorded, indicating increase of 4.7% in volume and 29.9% in value as compared to previous year (2023: 95,358 transactions worth RM79.49 billion). Residential sub-sector continued to dominate the overall market share with 70.4% share, followed by commercial (19.3%), agriculture (4.4%), industrial (3.1%) and development land & others (2.8%).

Chart 1

Overall Property Transactions Volume Trend 2020 – 2024

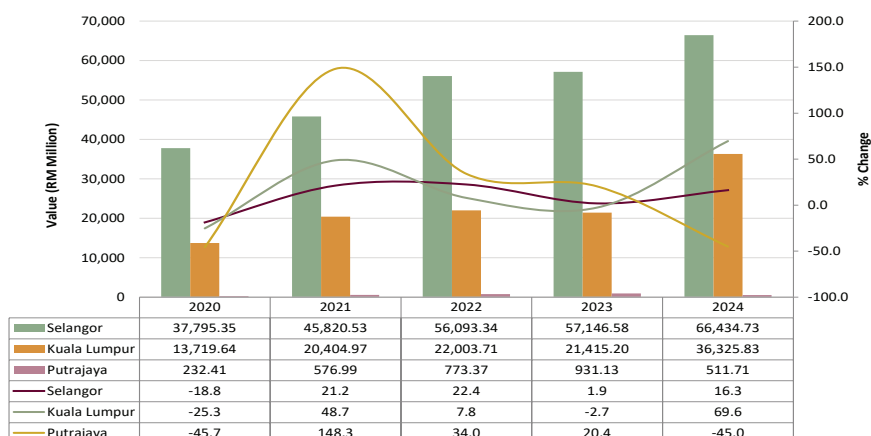


Aktiviti pasaran menunjukkan prestasi lebih baik secara keseluruhan dengan peningkatan di semua subsektor. Subsektor komersial mendahului dengan peningkatan 17.1%, diikuti industri (12.8%), kediaman (1.7%), pertanian (1.6%) dan tanah Pembangunan & lain-lain (1.5%). Sejalan dengan pergerakan aktiviti pasaran, nilai transaksi semua subsektor juga menunjukkan peningkatan.

Market activity showed better performance across the board with improvements in all subsectors. The commercial subsector lead the growth with 17.1%, followed industrial (12.8%), residential (1.7%), agriculture (1.6%) and development land & others (1.5%). Correspondingly with the market activity movement, transaction value for all sub-sectors also showed an increase.

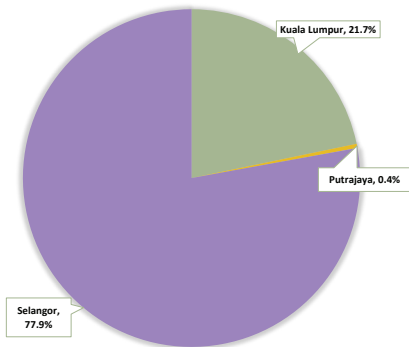
Chart 2

Overall Property Transactions Value Trend 2020 – 2024



Dari segi nilai transaksi, Kuala Lumpur dan Selangor menunjukkan peningkatan masing-masing sebanyak 69.6% dan 16.3%, manakala Putrajaya menurun sebanyak 45.0% berbanding tempoh yang sama tahun lalu.

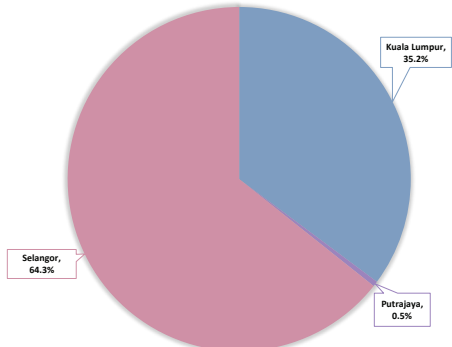
Chart 3
Overall Property Transactions Volume Breakdown by State 2024



Mengikut negeri, Selangor menguasai keseluruhan transaksi harta tanah dengan 77.9% dalam bilangan (77,713 transaksi) dan 64.3% dalam nilai (RM66.43 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

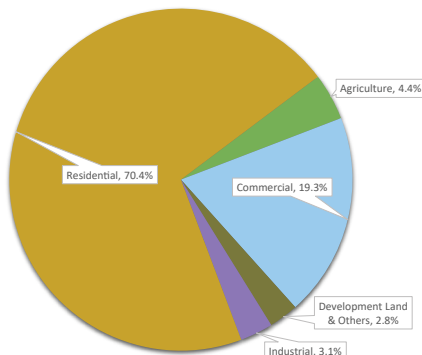
In terms of transaction value, Kuala Lumpur and Selangor showed an increase of 69.6% and 16.3% respectively, while Putrajaya decreased by 45.0% compared to the same period last year.

Chart 4
Overall Property Transactions Value Breakdown by State 2024



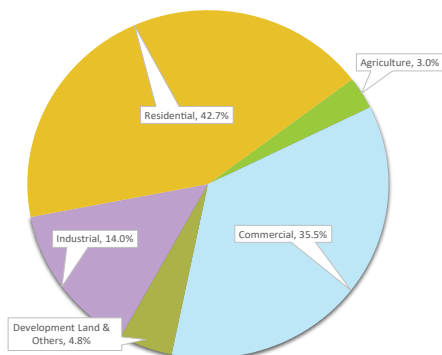
By state, Selangor dominated the region's overall property transactions with 77.9% in volume (77,713 transactions) and 64.3% in value (RM66.43 billion) of the total transactions in the Central Region.

Chart 5
Overall Property Transactions Volume Breakdown by Sub-sector 2024



Mengikut subsektor, kediaman terus mendominasi transaksi harta tanah dalam wilayah, menyumbang 70.4% (70,310 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan wilayah dengan syer 42.7%.

Chart 6
Overall Property Transactions Value Breakdown by Sub-sector 2024



By sub-sector, residential continued to dominate the region's property transactions, contributing 70.4% (70,310 transactions) of the total. Likewise, the residential sub-sector dominated the region's overall property transaction value, with a 42.7% share.

Table 1

Summary of Prominent Sales in 2024

No.	Property	Location	Transaction Year	Consideration (RM)
PURPOSE-BUILT OFFICE (PBO)				
1.	Bangunan Majlis Peguam @ Bar Council	No. 13, 15 & 17, Leboh Pasar Besar, Leboh Ampang	2024	16,000,000
2.	Wisma Semantan	Jalan Semantan, Damansara Heights	2024	304,262,000
3.	Averis Avenue 5	Jalan Kerinchi, Bangsar South	2024	88,700,000
4.	Menara R	Jalan Kepong, Kampung Baru Jinjang Utara	2024	11,500,000
5.	Menara UMW	Jalan Puncak, Off Jalan P. Ramlee	2024	70,000,000
6.	Plaza Perangsang	Persiaran Perbandaran, Sek. 14 Shah Alam	2024	46,000,000
7.	Southbank Boutique Office	Blok 3, Jalan Klang Lama	2023	22,137,000
8.	Wisma Rapid	Jalan 30/70A, Desa Sri Hartamas	2023	32,390,000
9.	Blok 3517	Blok 3517, Jalan Tenokrat 5, Cyberjaya, Selangor	2023	22,600,000
10.	Jaya Square	Jaya Square, Jln SS 17/2, SS 17, Selangor	2023	28,000,000
11.	Menara Serba Dinamik	Precint 3.4, Persiaran Perbandaran, Sek. 14 Shah Alam, Selangor	2023	38,000,000
12.	KWSP Damansara Fairway	Persiaran Tropicana, Tropicana Golf & Country Resort	2023	24,000,000
13.	Menara Tima	Jalan Raja Laut, Kuala Lumpur	2022	130,000,000
SHOPPING COMPLEX (SC)				
14.	Plaza Anggerik	Jalan 3/154, Bukit Anggerik	2024	19,000,000
15.	Sunway 163 Mall	Jalan Kiara, Mont Kiara	2024	215,000,000
16.	Tropicana Garden Mall	Persiaran Surian, Tropicana Gardens	2024	680,000,000
17.	D'Pulze	Persiaran Multimedia, Cyberjaya	2024	320,000,000
18.	Brem Mall	Brem Mall, Jalan Kepong, Kuala Lumpur	2023	70,000,000
19.	Kelana Jaya Urban Centre	Kelana Jaya Urban Centre, Petaling Jaya, Selangor	2023	155,000,000
20.	GIANT Kinrara	Perumahan Kinrara, Selangor	2023	130,000,000
21.	GIANT USJ	Persiaran Subang Permai, Ss 13 Subang Jaya, Selangor	2023	80,000,000
22.	Plaza Alam Sentral	Seksyen 14 Shah Alam	2023	150,000,000
23.	NSK Klang Sentral	Klang Sentral	2023	53,550,000
HOTEL				
24.	Hotel Avenue J	Leboh Pasar Besar, Jalan Pudu	2024	22,000,000
25.	Metrostar Hotel	Jalan Dang Wangi	2024	80,000,000
26.	Season View Hotel	Jalan Bukit Bintang	2024	20,000,000
27.	MTree Hotel	Jalan Kenari 12, Bandar Puchong Jaya	2024	40,000,000
28.	W Hotel	Jalan Ampang, Kuala Lumpur	2023	270,000,000
ESTATE				
29.	Java Selangor Estate	Batang Berjuntai, Jalan Bukit Badong	2024	335,680,000
30.	Estate Land	Kampung Ladang Batu, Kuala Langat	2023	40,870,000
31.	Estate Land	Kampung Sri Cheeding, Kuala Langat	2023	165,014,000
OTHERS				
32.	16 Vacant Commercial Plot (1,942,995 s.q.m)	Jalan Sungai Besi	2024	4,000,000,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Prestasi pasaran subsektor kediaman Wilayah Tengah bertambah baik pada 2024, ditunjukkan oleh peningkatan aktiviti pasaran. Wilayah ini mencatatkan 70,310 transaksi bernilai RM44.15 bilion, masing-masing meningkat 1.7% dan 4.8% berbanding 2023.

Prestasi semua negeri merekodkan peningkatan. Putrajaya, Selangor dan Kuala Lumpur mencatatkan peningkatan bilangan transaksi masing-masing 9.7%, 2.1% dan 0.2%.

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

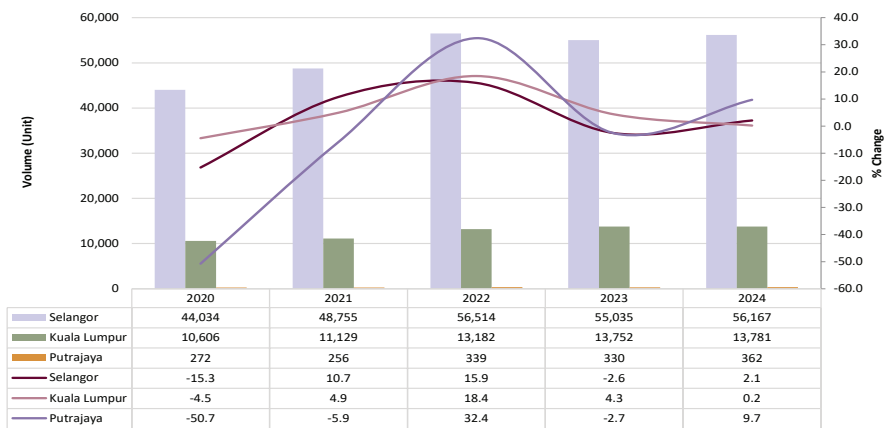
Transaction

The Central Region residential property market performance improved in 2024, indicated by increased in market activities. The region registered 70,310 transactions worth RM44.15 billion, increased by 1.7% and 4.8% in volume and value respectively as compared to 2023.

The performance of all states recorded an improvement. Putrajaya, Selangor and Kuala Lumpur recorded increasing of transactions volume by 9.7%, 2.1% and 0.2% respectively.

Chart 7

Residential Property Transactions Volume Trend 2020 – 2024

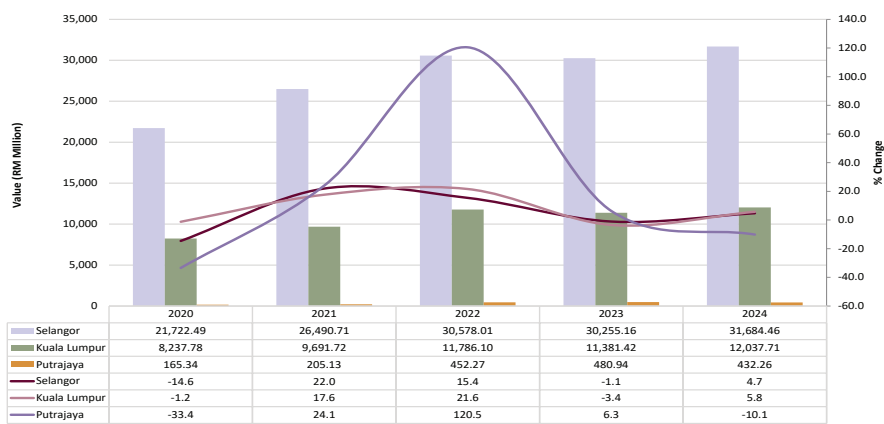


Daripada segi nilai transaksi, Kuala Lumpur dan Selangor menunjukkan trend meningkat, masing-masing 5.8% dan 4.7%, manakala Putrajaya menurun 10.1%.

In terms of transaction value, Kuala Lumpur and Selangor showed an increasing trend 5.8% and 4.7% respectively, while Putrajaya declined by 10.1%.

Chart 8

Residential Property Transactions Value Trend 2020 – 2024



Pelancaran Baharu

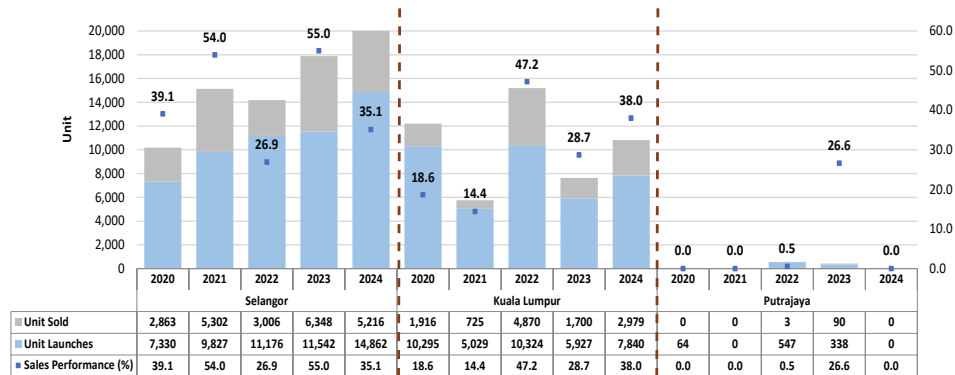
Pasaran utama di Wilayah Tengah menyaksikan trend meningkat bagi pelancaran baharu di Kuala Lumpur dan Selangor, dengan peningkatan masing-masing sebanyak 32.3% (7,840 unit) berbanding 2023 (5,927 unit) dan 28.8% (14,862 unit) daripada 11,542 unit. Putrajaya tiada pelancaran baharu direkodkan dalam tempoh kajian.

New Launches

The Central Region primary market shows an upward trend for new launches in Kuala Lumpur and Selangor, with an increase of 32.3% (7,840 units) compared to 2023 (5,927 units) and 28.8% (14,862 units) from 11,542 units, respectively. Putrajaya has no new launches recorded in the review period.

Chart 9

Residential Newly Launch and Sales Performance 2020 – 2024



Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Selangor mencatatkan penurunan 39.1% (2024: 2,075 unit) berbanding 3,405 unit pada tahun 2023. Sebaliknya, Kuala Lumpur dan Putrajaya mencatatkan peningkatan pada tempoh kajian.

Market Status

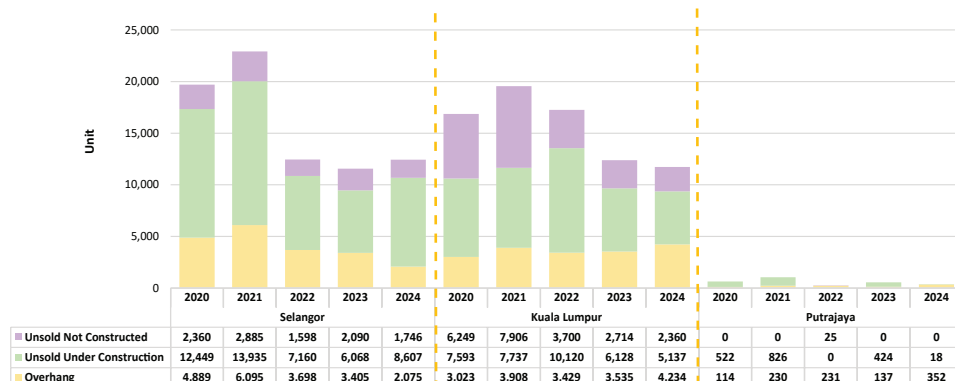
The residential overhang situation saw mixed movements in the review period. Selangor reduced by 39.1% (2024: 2,075 units) compared to 3,405 units in 2023. Contrarily, Kuala Lumpur and Putrajaya recorded an increase in the review period.

Unit dalam pembinaan belum terjual di Wilayah Tengah meningkat 9.0% (13,762 unit) berbanding 2023 (12,620 unit). Sementara itu, unit belum dibina belum terjual pula menurun 14.5% (4,106 unit) berbanding 2023 (4,804 unit).

The unsold under construction unit in the Central Region increased by 9.0% (13,762 units) compared to 2023 (12,620 units). Meanwhile, the unsold not constructed decreased by 14.5% (4,106 units) compared to 2023 (4,804 units).

Chart 10

Residential Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Unit siap dibina di Wilayah Tengah merekodkan penurunan 5.1% pada tahun 2024 (27,968 unit) berbanding 2023 (29,464 unit). Mengikut negeri, aktiviti pembinaan di Kuala Lumpur mengukuh apabila semua peringkat menunjukkan pertumbuhan positif. Siap dibina di Kuala Lumpur menunjukkan peningkatan 42.5%, manakala Selangor dan Putrajaya sebaliknya, masing-masing mencatatkan penurunan 21.7% dan 7.4%, berbanding 2023.

Unit mula dibina di Kuala Lumpur merekodkan peningkatan, naik sebanyak 26.1%, sementara Selangor menurun 2.7%. Walaubagaimanapun, penawaran baharu dirancang di Kuala Lumpur dan Selangor masing-masing menunjukkan peningkatan 48.0% dan 8.6% berbanding 2023.

Kedua-dua unit mula bina dan penawaran baharu dirancang di Putrajaya kekal tiada pada tahun 2024.

Construction Activity

Central Region completion recorded a 5.1% decrease in 2024 (27,968 units) compared to 2023 (29,464 units). By state, construction activities in Kuala Lumpur strengthened as all stages showed positive growth. Completion in Kuala Lumpur increased by 42.5%, while Selangor and Putrajaya on the contrary, decreased by 21.7% and 7.4%, respectively, compared to 2023.

Starts in Kuala Lumpur recorded a marginal increase, up by 26.1%, while Selangor decreased by 2.7%. However, new planned supply in Kuala Lumpur and Selangor showed increased by 48.0% and 8.6% respectively against 2023.

Both starts and new planned supply in Putrajaya remained nil in 2024.

Chart 11

Residential Construction Activity Trend 2020 – 2024

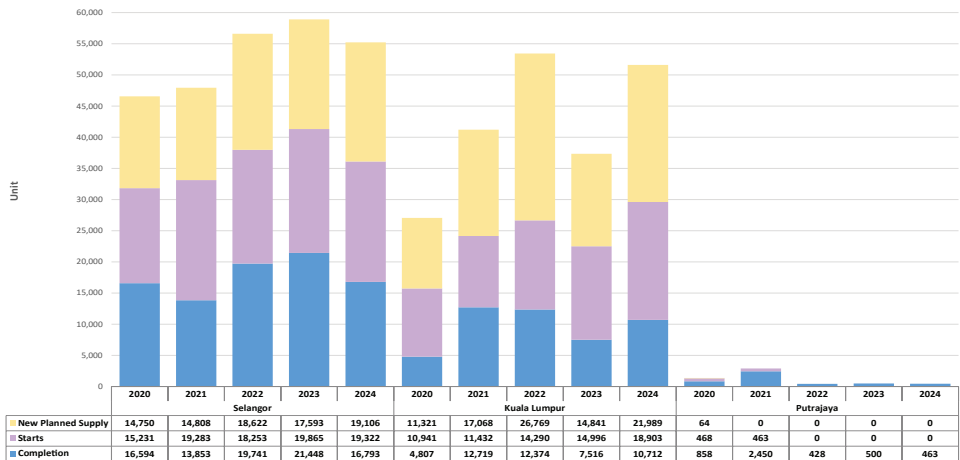


Table 2

Construction Activity of Residential in Central Region 2024

Stage of Development \ State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	1,727,701	561,102	20,251
Incoming Supply (units)	85,085	53,654	685
Planned Supply (units)	62,546	65,437	3,224

Harga

Harga harta tanah kediaman dalam tahun 2024 menunjukkan pergerakan bercampur-campur secara keseluruhan. Rumah teres dua tingkat di yang mantap seperti Perumahan Kinrara, Elmina West, SS 2 @ Petaling

Price

The residential property price in 2024 showed mixed movements across the board. Double storey terraced houses in established schemes such as Perumahan Kinrara, Elmina West, SS 2 @ Petaling Jaya, Bandar Utama

Jaya, Bandar Utama Damansara, Eco Ardence dan SS 20 @ Damansara Utama di Daerah Petaling, Selangor masing-masing menikmati peningkatan 7.0%, 6.7%, 6.6%, 6.5%, 6.4% dan 6.0% dipindahmilik antara RM0.72 juta hingga RM1.77 juta. Bagi jenis harta tanah yang sama di Kuala Lumpur, peningkatan modal dua digit direkodkan di Taman Rainbow (14.1%) dan Desa Park City (14.0%) yang dipindahmilik antara RM0.76 juta hingga RM3.12 juta.

Di segmen kediaman bertingkat tinggi menunjukkan prestasi yang kukuh. Di Kuala Lumpur, kondominium/ pangsapuri yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan, antaranya 18 Madge (12.6%), Prisma Cheras (11.6%), Kondominium Pantai Estet (10.8%), Residensi 333 Kepong / Three33 Residensi (9.7%) dan Kondominium Rimbun (9.5%).

Sementara itu, kondominium/ pangsapuri di Selangor iaitu Pangsapuri Sri Penaga@Pusat Bandar Puchong, Taman Pandan Indah, Pangsapuri Putra Impian, Juta Mines Kondominium dan Taman Kajang Utama, masing-masing menyaksikan peningkatan 9.7%, 9.7%, 9.2%, 9.0% dan 9.0%. Walau bagaimanapun, terdapat beberapa penurunan bagi rumah teres dan kondominium/ pangsapuri direkodkan di beberapa skim terpilih dalam wilayah ini.

Indeks Harga Rumah

Indeks Harga Rumah bagi Kuala Lumpur dan Selangor masing-masing berada pada 202.5 mata dan 229.9 mata. Harga purata semua rumah di Selangor adalah RM557,425 pada 2024^p, meningkat daripada RM540,704 pada 2023, manakala di Kuala Lumpur harga purata meningkat kepada RM803,846 pada 2024^p, berbanding RM787,069 pada tahun 2023.

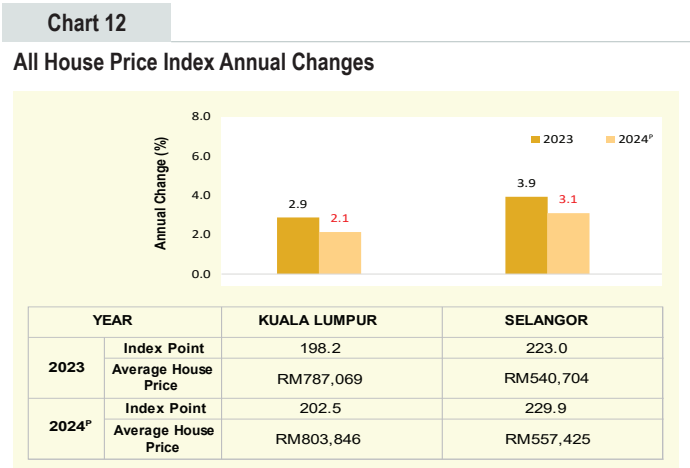
Damansara, Eco Ardence and SS 20 @ Damansara Utama in District of Petaling, Selangor enjoyed an increase of 7.0%, 6.7%, 6.6%, 6.5%, 6.4% and 6.0% respectively which transacted between RM0.72 million and RM1.77 million. Similar double storey terrace in Kuala Lumpur recorded double-digit capital appreciation were recorded in Taman Rainbow (14.1%) and Desa Park City (14.0%) which transacted between RM0.76 million and RM3.12 million.

In the high-rise residential segment saw strong performances. In Kuala Lumpur, condominium/apartment located in prominent areas served with efficient road linkages indicating an increase, including 18 Madge (12.6%), Prisma Cheras (11.6%), Kondominium Pantai Estet (10.8%), Residensi 333 Kepong / Three33 Residensi (9.7%) and Kondominium Rimbun (9.5%).

Meanwhile, condominium/ apartment in Selangor namely Pangsapuri Sri Penaga@Pusat Bandar Puchong, Taman Pandan Indah, Pangsapuri Putra Impian, Juta Mines Kondominium and Taman Kajang Utama, witnessed an increase of 9.7%, 9.7%, 9.2%, 9.0% and 9.0% respectively. However, some declines were recorded in selected schemes for terraced houses and condominium/ apartment in the region.

House Price Index

All House Price Index for Kuala Lumpur and Selangor stood at 202.5 points and 229.9 points respectively. The average all house price for in Selangor stood at RM557,425 in 2024^p, increased from RM540,704 in 2023, while in Kuala Lumpur the house price rise to RM803,846 in 2024^p to RM787,069 in 2023



Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil. Kadar pulangan purata untuk rumah teres dua tingkat di Wilayah Tengah diperolehi antara 1.5% hingga 9.2%. Di Selangor, teres dua tingkat menyaksikan peningkatan sewa dua digit masing-masing di Bandar Rimbayu (16.4%), Bandar Tropicana Aman (15.5%), Bandar Mahkota Banting (Brooklands) (12.5%), Taman Seri Jarum (12.1%), Taman Cheras Perdana (10.7%) dan Taman Sri Jaromas (Tamera) (10.3%) dengan sewa mencecah antara RM1,000 hingga RM2,000 sebulan. Harta tanah yang sama di Kuala Lumpur menunjukkan sewa tertinggi di Damansara Heights dan diikuti Desa Park City (Casaman) dengan kadar sewa sebulan masing-masing RM8,500 hingga RM12,500 sebulan dan RM8,000 hingga RM10,000 sebulan

Sementara itu bagi kondominium/ pangsapuri, kadar pulangan purata di seluruh wilayah berada dalam lingkungan 1.5% hingga 8.9%.

Rental

The residential rental market in the Central Region was generally stable. Average rental yield for double storey terraced houses in the Central Region obtained between 1.5% and 9.2%. In Selangor, double storey terraced houses saw double-digit rental increases in Bandar Rimbayu (16.4%), Bandar Tropicana Aman (15.5%), Bandar Mahkota Banting (Brooklands) (12.5%), Taman Seri Jarum (12.1%), Taman Cheras Perdana (10.7%) and Taman Sri Jaromas (Tamera) (10.3%), with a rental fetching ranging from RM1,000 to RM2,000 per month. Similar property type in Kuala Lumpur showed the highest rental rate in Damansara Heights and Desa Park City (Casaman), with a monthly rental rate of RM8,500 to RM12,500 per month and RM8,000 to RM10,000 per month, respectively.

Meanwhile, for condominium/ apartment, average rental yield for across the region was in the range of 1.5% to 8.9%.

2.2 HARTA TANAH KOMERSIAL

2.2 COMMERCIAL PROPERTY

8

Transaksi

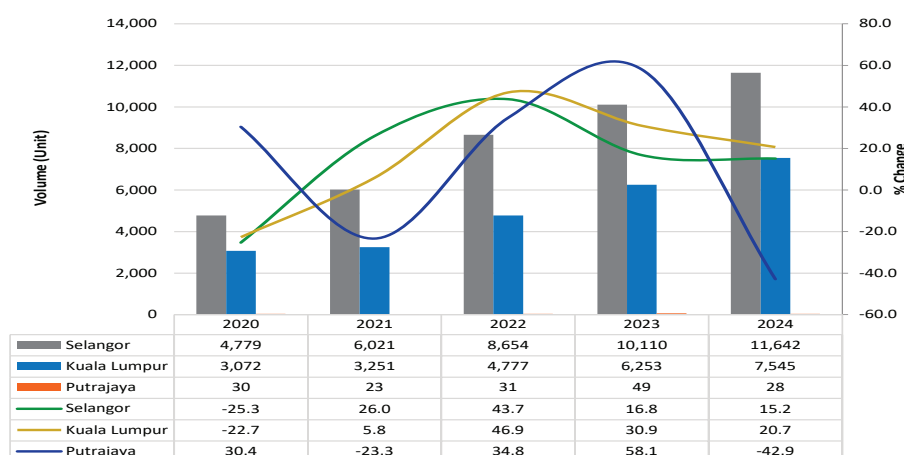
Transaction

Harta tanah komersial di Wilayah Tengah merekodkan 19,215 transaksi bernilai RM36.67 bilion, meningkat sebanyak 17.1% dalam bilangan dan 90.6% dalam nilai berbanding 2023. Pertumbuhan ini didorong oleh peningkatan 20.7% jumlah transaksi di Kuala Lumpur dan 15.2% kenaikan di Selangor. Walau bagaimanapun, Putrajaya menunjukkan penurunan 42.9%.

The commercial property in the Central Region recorded 19,215 transactions worth RM36.67 billion, increased by 17.1% in volume and 90.6% in value against 2023. The growth was driven by a 20.7% increase in transaction volume in Kuala Lumpur and a 15.2% rise in Selangor. Meanwhile, Putrajaya saw a decline of 42.9%.

Chart 13

Commercial Property Transactions Volume Trend 2020 – 2024

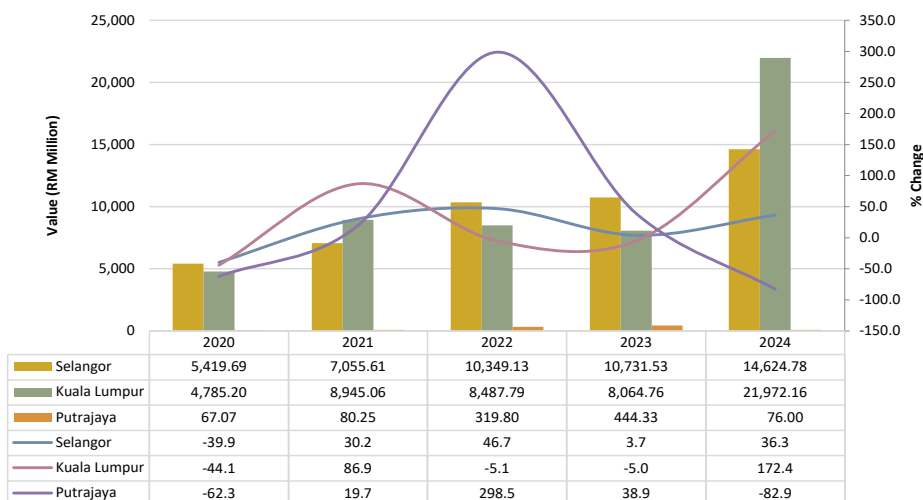


Daripada segi nilai transaksi, Kuala Lumpur dan Selangor menunjukkan trend peningkatan masing-masing sebanyak lebih dua kali ganda dan 36.3%. Sebaliknya, Putrajaya menurun 82.9% berbanding tahun to 2023.

In terms of transaction value, Kuala Lumpur and Selangor states showed upward trend by more than double and 36.3% respectively. In contrast, Putrajaya declined by 82.9% as compared to 2023.

Chart 14

Commercial Property Transactions Value Trend 2020 – 2024



a. Kedai

Transaksi

Subsektor kedai merekodkan 4,723 transaksi bernilai RM8.06 bilion pada 2024, mencakupi 24.6% dalam bilangan dan 22.0% dalam nilai transaksi harta tanah komersial dalam wilayah ini.

Selangor terus memacu subsektor kedai dengan 3,956 transaksi bernilai RM5.91 bilion, masing-masing menyumbang 83.8% dan 73.3% daripada bilangan dan nilai transaksi kedai. Kuala Lumpur menguasai 16.0% syer bilangan transaksi dan 26.3% nilai transaksi kedai, diikuti Putrajaya menyumbang sedikit syer 0.2% dan 0.5% dalam bilangan dan nilai transaksi.

Status Pasaran

Kedadaan unit kedai siap dibina tidak terjual bertambah baik di Wilayah Tengah. Kuala Lumpur merekodkan penurunan tertinggi 52.2% (11 unit) berbanding 23 unit pada 2023, di ikuti oleh Putrajaya sebanyak 8 unit (2023: 9 unit). Walaubagaimanapun, Selangor mencatatkan sedikit peningkatan sebanyak 6.1% (397 unit) berbanding 374 unit pada 2023. Nilai juga menurun seiring, Kuala Lumpur dan Putrajaya masing-masing menurun 52.2% (2023: RM8.05 juta) dan 11.1% (2023: RM34.33 juta). Sebaliknya, Selangor meningkat 3.6% (2023: RM439.14 juta).

a. Shop

Transaction

Shop sub-sector recorded 4,723 transactions worth RM8.06 billion in 2024, accounting for 24.6% in volume and 22.0% in value of commercial property transactions in the region.

Selangor continued to drive the sub-sector with 3,956 transaction worth RM5.91 billion, accounting for 83.8% and 73.3% respectively of the shop transactions volume and value. Kuala Lumpur took up 16.0% market share in transactions volume and 26.3% in transactions value, followed by Putrajaya contribute a slight share of 0.2% and 0.5% in transactions volume and value.

Market Status

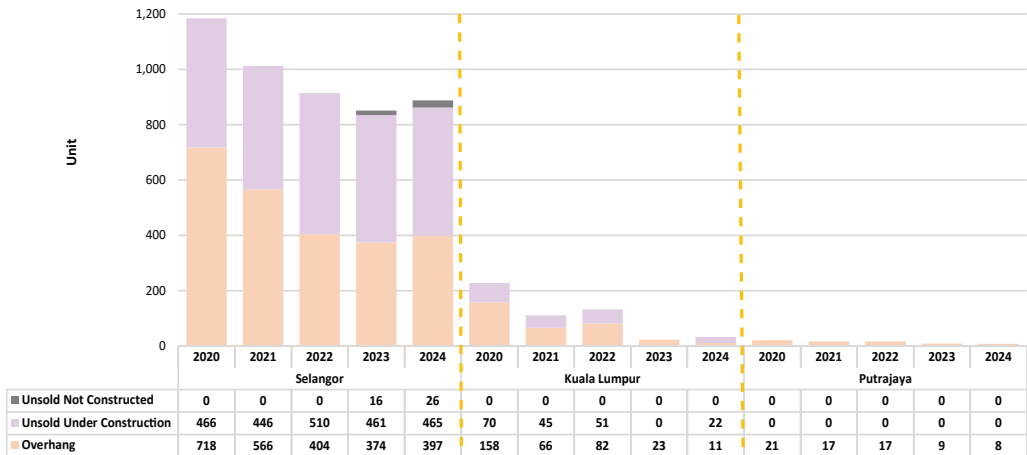
The shop overhang situation in Central Region has shown an increase in numbers. Kuala Lumpur recorded the highest declined 52.2% (11 units) compared 23 units in 2023, followed by Putrajaya by 8 units (2023: 9 units). However, Selangor recorded a slight increase of 6.1% (397 units) compared to 374 units in 2023. Value also declined in tandem, Kuala Lumpur and Putrajaya decreased by 52.2% (2023: RM8.05 million) and 11.1% (2023: RM34.33 million, respectively). Contrarily, Selangor increased by 3.6% (2023: RM439.14 million).

Unit dalam pembinaan belum terjual mencatatkan peningkatan di Kuala Lumpur dan Selangor iaitu 22 unit (2023: 0 unit) dan 465 unit (2023: 461 unit). Bagi unit belum dibina belum terjual hanya Selangor mencatatkan peningkatan kepada 26 unit berbanding 16 unit pada tahun 2023. Putrajaya masih mengekalkan kedudukannya dengan tidak dibebani dengan mana-mana unit dalam pembinaan belum terjual dan belum dibina belum terjual.

Unsold under construction units recorded an increase in Kuala Lumpur and Selangor which are 22 units (2023: 0 units) and 465 units (2023: 461 units). For unsold not constructed stage, only Selangor recorded an increase to 26 units, compared to 16 units in 2023. Putrajaya remains unencumbered with any unsold units under construction and unsold not constructed.

Chart 15

Shop Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah menunjukkan trend meningkat berbanding tahun sebelumnya. Unit siap dibina di Kuala Lumpur meningkat kepada 193 unit, berbanding 2023 (tiada). Sementara itu, Selangor menunjukkan penurunan, dengan 261 unit, menurun daripada 301 pada tahun 2023, manakala Putrajaya kekal tiada pada 2024.

Construction Activity

Generally, construction activities in Central Region showed an upward trend against the preceding year. Completion in Kuala Lumpur increased to 193 units, compared to 2023 (nil). Meanwhile, Selangor saw a decline, with 261 units, decreased from 301 units in 2023, while Putrajaya remained nil in 2024.

Mula dibina di Selangor merekodkan bilangan tertinggi iaitu 1,077 unit (2023: 932 unit), diikuti Kuala Lumpur 7 unit dan Putrajaya kekal tiada pada 2024.

Starts in Selangor recorded the highest volume by 1,077 units (2023: 932 units), followed by Kuala Lumpur with 7 units, and Putrajaya remained nil in 2024.

Begitu juga di peringkat penawaran baharu dirancang, Selangor menunjukkan peningkatan bilangan tertinggi sebanyak 1,510 unit (2023: 988 unit). Manakala, Kuala Lumpur merekodkan 27 unit (2023: 11 unit) dan Putrajaya kekal tiada pada 2024.

Likewise, in the new planned supply stage, Selangor showed the highest increase of 1,510 units (2023: 988 units). While Kuala Lumpur recorded 27 units (2023: 11 units) and Putrajaya remained nil in 2024.

Chart 16

Shop Construction Activity Trend 2020 – 2024

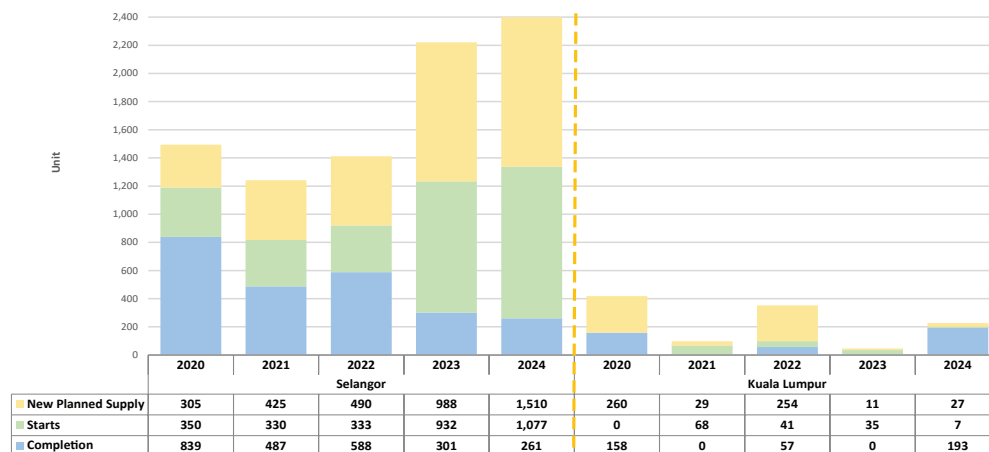


Table 3

Construction Activity of Shop in Central Region 2024

Stage of Development \ State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	115,315	33,432	538
Incoming Supply (units)	5,127	301	0
Planned Supply (units)	3,454	1,087	0

Harga

Harga kedai menunjukkan pergerakan bercampur-campur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Di Kuala Lumpur, harga kedai tiga tingkat di Desa Business Park dan Taman Sri Rampai, Setapak merekodkan peringkatan masing-masing 13.2% dan 6.7%, dipindahmilik antara RM2.0 juta hingga RM2.3 juta dan RM1.6 juta hingga RM1.8 juta. Manakala kedai tiga tingkat di Mukim Petaling Kuala Lumpur merekodkan penurunan antara 7.0% hingga 8.8%.

Di Selangor, kenaikan harga bagi kedai tiga tingkat direkodkan di beberapa skim iaitu Pelabuhan Klang, Dataran Sunway dan Taman Kenanga @ Salak Perdana Business Park masing-masing sebanyak 5.0%, 4.4% dan 3.8% dengan lingkungan harga RM0.68 juta hingga setinggi RM3.8 juta.

Sewa

Sewa tingkat bawah kedai secara umumnya adalah stabil dengan beberapa kenaikan di kawasan komersial terpilih. Di kawasan pusat bandar Kuala Lumpur, sewa tertinggi direkodkan di Jalan Tuanku Abdul Rahman dan diikuti kawasan Changkat Bukit Bintang dengan kadar

Price

Prices of shop showed mixed movement with increases and decreases charted in several areas. In Kuala Lumpur, three storey shops in Desa Business Park and Taman Sri Rampai, Setapak recorded an increase of 13.2% and 6.7% respectively, transacted between RM2.0 million to RM2.3 million and RM1.6 million to RM1.8 million. While three-storey shops in Mukim of Petaling Kuala Lumpur recorded a decrease between 7.0% and 8.8%.

In Selangor, price increases for three storey shops were recorded in several scheme namely Pelabuhan Klang, Dataran Sunway and Taman Kenanga @ Salak Perdana Business Park by 5.0%, 4.4% and 3.8% respectively, with price ranges from RM0.68 million to as high as RM3.8 million.

Rental

Rental of ground floor shop were generally stable with several increases in selected commercial areas. In central town area of Kuala Lumpur, highest rental was recorded in Jalan Tuanku Abdul Rahman and followed by the Changkat Bukit Bintang area with a monthly rental rate of RM17,000

sewa sebulan masing-masing RM17,000 hingga RM34,000 sebulan dan RM22,000 hingga RM32,000 sebulan. Di Selangor, sewa tingkat bawah kedai di Daerah Petaling direkodkan antara RM2,500 hingga RM8,000 sebulan. Peningkatan sewa juga direkodkan di beberapa kawasan lain di Selangor antaranya Taman Saujana Puchong, Taman Balakong Jaya, Taman Melawati, Bandar Banting dan Bandar Rimbayu, masing-masing meningkat 13.2%, 10.2%, 8.8%, 8.7% dan 8.1%.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO di Wilayah Tengah merekodkan 9,676 transaksi bernilai RM7.74 bilion, membentuk 50.4% daripada jumlah transaksi dan 21.1% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Prestasi pasaran wilayah merekodkan peningkatan 17.7% dalam bilangan (2023: 8,221 transaksi) dan 35.8% dalam nilai (2023: RM5,698.63 juta). Mengikut negeri, Kuala Lumpur menyumbang bilangan tertinggi kepada jumlah keseluruhan wilayah dengan 53.0% (5,132 transaksi) syer pasaran.

Status Pasaran

Keadaan unit pangsapuri khidmat/ SOHO siap dibina tidak terjual, dalam pembinaan belum terjual dan unit belum dibina belum terjual masih stabil di Wilayah Tengah. Kuala Lumpur and Putrajaya merekodkan siap dibina tidak terjual lebih rendah masing-masing pada 12.1% (4,847 unit) dan 3.6% (81 unit). Sebaliknya, Selangor merekodkan 3,128 unit siap dibina tidak terjual pada tahun 2024.

Begitu juga bagi unit dalam pembinaan belum terjual di Kuala Lumpur menunjukkan penurunan 8.9%, manakala Selangor dengan kenaikan 37.1%. Walaubagaimanapun, belum dibina belum terjual di Wilayah Tengah menunjukkan peningkatan masing-masing 49.5% dan 10.7%. Putrajaya kekal tiada data pada tahun 2024.

to RM34,000 per month and RM22,000 to RM32,000 per month respectively. In Selangor, rental of ground floors shop in District of Petaling recorded ranging from RM2,500 to RM8,000 per month. Positive rental growth also recorded in several other areas in Selangor including Taman Saujana Puchong, Taman Balakong Jaya, Taman Melawati, Bandar Banting and Bandar Rimbayu, which increased by 13.2%, 10.2%, 8.8%, 8.7% and 8.1% respectively.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartment/ SOHO in the Central Region recorded 9,676 transactions worth RM7.74 billion, formed 50.4% in volume and 21.1% in value of commercial property transactions in the region.

The Region's market performance recorded an increase of 17.7% in volume (2023: 8,221 transactions) and 35.8% in value (2023: RM5,698.63 million). By state, Kuala Lumpur contributed a higher market volume to the region total with 53.0% (5,132 transactions) market share.

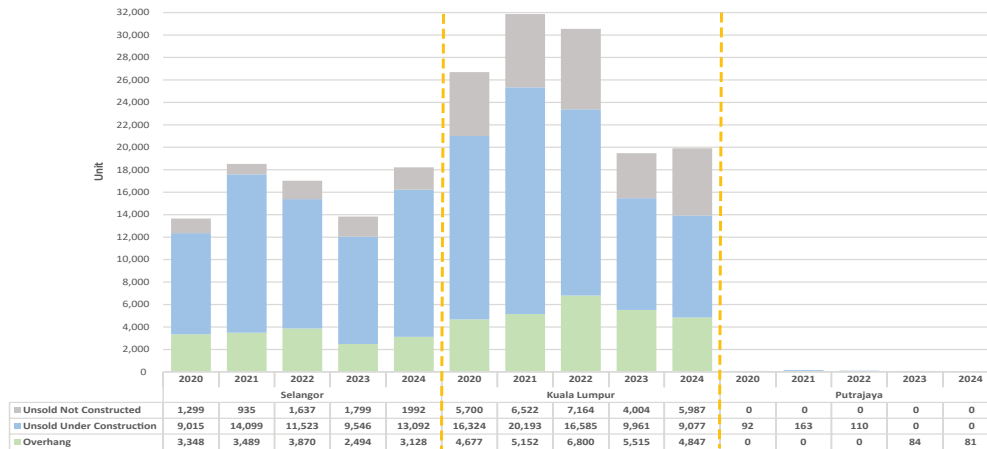
Market Status

The serviced apartment/SOHO overhang, unsold under construction, and unsold not constructed situation is stable in the Central Region. Kuala Lumpur and Putrajaya recorded lower overhangs at 12.1% (4,847 units) and 3.6% (81 units), respectively. Contrarily, Selangor recorded 3,128 overhang units in 2024.

Similarly, unsold under construction in Kuala Lumpur showed a decrease of 8.9%, while Selangor increased by 37.1%. However, unsold not constructed in the Central Region shows an increase of 49.5% and 10.7% respectively. Putrajaya remained nil in 2024.

Chart 17

Serviced Apartment / SOHO Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Secara umumnya, aktiviti pembinaan di Wilayah Tengah menunjukkan trend positif berbanding 2023. Dalam tempoh kajian menyaksikan unit siap dibina meningkat 6.1% (24,836 unit) berbanding 2023 (23,417 unit). Selangor merupakan penyumbang terbesar dengan peningkatan 83.6% (15,905 unit) berbanding 2023 (8,664 unit).

Wilayah ini merekodkan penurunan sebanyak 7.7% (15,238 unit) berbanding 16,512 unit pada 2023 dalam mula dibina. Manakala mencatatkan sebaliknya di perancangan baharu dirancang dengan peningkatan sebanyak 62.6% (20,983 unit) berbanding 12,906 unit pada 2023. Tiada rekod di Putrajaya dalam tempoh kajian.

Construction Activity

Generally, construction activities in the Central Region show a positive trend compared to 2023. The review period witnessed completion units increased by 6.1% (24,836 units) as compared to 2023 (23,417 units). Selangor is the biggest contributor, with an increase of 83.6% (15,905 units) compared to 2023 (8,664 units).

The region recorded a decrease of 7.7% (15,238 units) compared to 16,512 units in 2023 in starts. While recording the opposite in the new planned supply with an increase of 62.6% (20,983 units) compared to 12,906 units in 2023. There were no records in Putrajaya during the review period.

Chart 18

Serviced Apartment / SOHO Construction Activity Trend 2020 – 2024

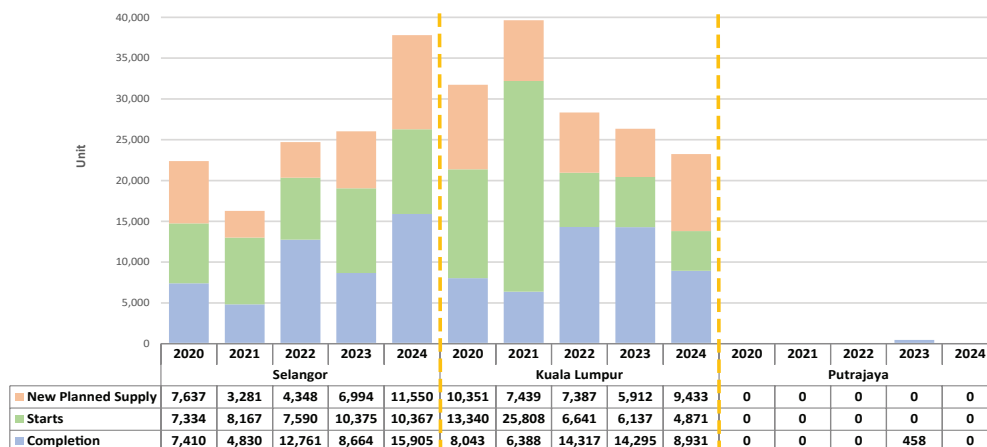


Table 4

Construction Activity of Serviced Apartment/ SOHO in Central Region 2024

Stage of Development \ State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	177,911	144,588	1,204
Incoming Supply (units)	73,241	45,441	323
Planned Supply (units)	33,662	62,574	940

Harga

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur-campur secara keseluruhan. Pangsapuri khidmat seperti K Residence (Avenue K), 10 Stonor, Four Seasons Place dan Vogue Suites One di Pusat Bandar Kuala Lumpur (Seksyen 1-100) masing-masing meningkat 14.7%, 11.5%, 8.5% dan 8.0%.

Begitu juga di Selangor, jenis harta tanah yang sama di Verde Residence, Setia City Residences dan Sk One Residence di Daerah Petaling masing-masing meningkat 6.5%, 6.1% dan 5.6%.

Price

Prices of serviced apartments and SOHO in the Central Region saw mixed movement across the board. In Kuala Lumpur City Centre (section 1-100), serviced apartments namely K Residence (Avenue K), 10 Stonor, Four Seasons Place and Vogue Suites One increased by 14.7%, 11.5%, 8.5% and 8.0% respectively.

Similarly, in Selangor, similar property types in Verde Residence, Setia City Residences and Sk One Residence in the district of Petaling also witnessed a marginal increase of 9.5%, 8.0% and 7.7% respectively.

Sewa

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Kenaikan sewa dilihat di Residensi Xtreme Meridian di Gombak (9.1%), Menara Eclipse 2 di Cyberjaya (8.4%), 188 Suite di Pusat Bandar Kuala Lumpur (10.6%) dan Vogue Suites One juga di Pusat Bandar Kuala Lumpur (10.3%); masing-masing dengan sewa bulanan mencecah antara RM2,200 hingga RM2,700, RM1,100 hingga RM1,500, RM2,900 hingga RM4,000 dan RM2,200 hingga RM3,600 sebulan. Sementara itu unit SOHO Marc Residences, di Kuala Lumpur mencatatkan kadar sewa tertinggi RM3,500 hingga RM4,200 sebulan, menurun 4.3% berbanding RM4,000 hingga RM4,200 yang direkodkan tahun lalu.

Rental

The serviced apartment's rental market was generally stable. The increment in rental was seen at Residensi Xtreme Meridian in Gombak (9.1%), Menara Eclipse 2 in Cyberjaya (8.4%), 188 Suite in Kuala Lumpur City Centre (10.6%), and Vogue Suites One also in Kuala Lumpur City Centre (10.3%), fetching a monthly rental of RM2,200 to RM2,700, RM1,100 to RM1,500, RM2,900 to RM4,000 and RM2,200 to RM3,600 per month, respectively. Meanwhile SOHO units at Marc Residences, in Kuala Lumpur, recorded the highest rental rate at RM3,500 to RM4,200 per month, decreased slightly by 4.3% compared to RM4,000 to RM4,200 recorded last year.

c. Kompleks Perniagaan**Transaksi**

Dalam tempoh kajian, lapan transaksi direkodkan di Selangor dan dua di Kuala Lumpur. Empat daripada perjanjian jualbeli ini ditandatangani dan disempurnakan dalam tempoh kajian iaitu Plaza Anggerik, Tropicana Garden Mall, dan D'Pulze di Selangor, serta Sunway 163 Mall, di Kuala Lumpur.

c. Shopping Complex**Transaction**

The review period recorded eight transactions in Selangor and two in Kuala Lumpur. Four of these sale and purchase agreements were signed and concluded in the review period, namely Plaza Angerik, Tropicana Garden Mall, and D'Pulze in Selangor, as well as Sunway 163 Mall, in Kuala Lumpur.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang lebih tinggi dalam tempoh kajian. Kesemua negeri mencatatkan kadar penghunian yang lebih tinggi di mulai dengan Kuala Lumpur, Putrajaya dan Selangor, masing-masing pada 86.8%, 83.2%, dan 80.6% berbanding 2023 (Kuala Lumpur: 83.8%, Putrajaya: 79.2% dan Selangor: 79.7%).

Occupancy and Space Availability

The performance of the retail sub-sector in the Central Region remained stable with a higher overall occupancy rates in the review period. All states recorded higher occupancy rate starting with Kuala Lumpur, Putrajaya, and Selangor at 86.8%, 83.2%, and 80.6%, respectively, compared to 2023 (Kuala Lumpur: 83.8%, Putrajaya: 79.2% and Selangor: 79.7%).

Chart 19
Supply and Occupancy of Shopping Complex 2020 – 2024

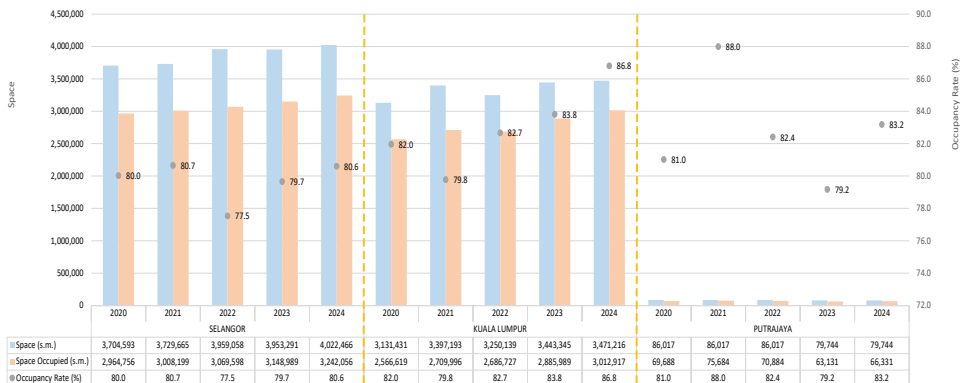


Table 5
Pertinent Movements in Shopping Complex 2024

No.	Shopping Complex	Estimated Space (s.m.)	Tenant
1.	AEON Rawang	837	Move In
2.	Alamanda	21,636	Move In
3.	Anggerik Mall	771	Move In
4.	Evo Mall	531	Move In
		852	Move Out
5.	Klang Parade	1,109	Move Out
6.	Plaza Low Yat	806	Move In
7.	SACC	627	Move In
8.	SB Mall	12,986	Move In
		1,933	Move Out
9.	Suria KLCC	528	Move In
10.	The Curve	1,018	Move In
		1,296	Move Out
11.	The Gardens Mall	1,557	Move In
12.	Viva Shopping Mall	612	Move In

Aktiviti Pembinaan

Tiga bangunan baru siap dibina direkodkan dalam tempoh kajian iaitu satu di Kuala Lumpur dan dua di Selangor. Perinciannya adalah seperti di bawah:

Table 6

Completion of Shopping Complex in Central Region 2024

State	Name of Building	Location	Property Type	Net Lettable Area (sq. metre)
WP WPKL	Bloomsvale Mall	Jalan Puchong	Shopping Centre	27,871
Selangor	Elmina Lakeside Mall	Urban Park, Elmina	Shopping Centre	18,175
Selangor	168 Retail Park	Persiaran 3, Baru Selayang	Shopping Centre	51,000

Table 7

Construction Activity of Shopping Complex in Central Region 2024

Stage of Development	State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply		157 complexes (4,022,466 s.m)	114 complexes (3,471,216 s.m)	3 complexes (79,744 s.m)
Incoming Supply		4 complexes (280,202 s.m)	6 complexes (225,910 s.m)	2 complexes (29,277 s.m)
Planned Supply		0	3 complexes (196,691 s.m)	0

Sewa

Secara umumnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks perniagaan. Suria KLCC di Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi dari RM388 s.m.p hingga RM2,227 s.m.p sebulan. Di Kawasan Utama Pusat Bandar, pertumbuhan sewa yang positif direkodkan antaranya di Kompleks Wilayah dan Intermark. Pertumbuhan positif juga direkodkan di beberapa kawasan lain di Kuala Lumpur, antaranya di Shaw Parade, NU Sentral@KL Sentral, MyTown Shopping Centre, KL East Mall, Setapak Central, dan Ikon Connaught.

Sementara itu, di Selangor menyaksikan pertumbuhan sewa yang positif antaranya di Citta Mall, Paradigm Mall, Klang Parade, Shaw Centrepoint Complex, D'Pulze Cyberjaya dan GM Klang kerana penyewaan baru dan pembaharuan sewa.

d. Pejabat Binaan Khas

Transaksi

Dalam tempoh kajian, 13 transaksi direkodkan di Wilayah Tengah. Perjanjian jualbeli kebanyakannya ditandatangani dan disempurnakan pada 2023 kecuali beberapa bangunan telah ditandatangani pada tahun sebelumnya tetapi disempurnakan dalam tempoh kajian. Pada tempoh kajian, lima bangunan terletak di Kuala Lumpur dipindahmilik iaitu Bangunan Majlis Peguam @ Bar Council, Wisma

Construction Activity

Three new completion were in the review period which, one in Kuala Lumpur and two buildings in Selangor. The details are as below:

Rental

Generally, rental of retail space was stable for most shopping complexes. Suria KLCC in Kuala Lumpur sustained its prominence, fetching the highest rental range from RM388 p.s.m. to as high as RM2,227 p.s.m. per month. In Central Town Prime Area, positive rental growth was recorded at Kompleks Wilayah and Intermark. Positive growth was also recorded in several other areas in Kuala Lumpur, including Shaw Parade, NU Sentral@KL Sentral, MyTown Shopping Centre, KL East Mall, Setapak Central, and Ikon Connaught.

Meanwhile, Selangor witnessed positive rental growth in Citta Mall, Paradigm Mall, Klang Parade, Shaw Centrepoint Complex, D'Pulze Cyberjaya, and GM Klang due to new tenancy and rental renewals.

d. Purpose-built Office

Transaction

The review period recorded 13 transactions in the Central Region. The sale and purchase agreement mostly signed and concluded in 2023 except a few buildings were signed in previous years but concluded in the review period. During the review period, five buildings in Kuala Lumpur were transacted, namely Majlis Peguam @ Bangunan Majlis Peguam, Wisma Semantan, Averis Avenue 5, Menara R

Semantan, Averis Avenue 5, Menara R dan Menara UMW. Selain itu, satu bangunan terletak di Selangor iaitu Plaza Perangsang, juga sebahagian daripada transaksi.

and Menara UMW. Additionally, one building in Selangor, which is Plaza Perangsang, also part of the transactions.

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas di Wilayah Tengah kekal stabil. Putrajaya dan Selangor tetap teguh dengan kadar penghunian meningkat sedikit, masing-masing kepada 92.1% dan 73.1% berbanding 2023 (Putrajaya: 92.0% dan Selangor: 72.6%). Walau bagaimanapun, Kuala Lumpur mencatatkan penghunian rendah sedikit pada 72.0% berbanding 2023 (72.1%).

Occupancy and Space Availability

The performance of purpose-built offices in the Central Region remained stable. Putrajaya and Selangor remained firm as the occupancy rate slightly increased to 92.1% and 73.1% respectively, compared to 2023 (Putrajaya: 92.0% and Selangor: 72.6%). However, Kuala Lumpur recorded just a slightly lower at 72.0% compared to 2023 (72.1%).

Chart 20

Supply and Occupancy of Purpose-built Office



Table 8

Pertinent Movements in Purpose-built Office

No.	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Hampshire Place Office	1,629	Move Out
2.	Menara Perak	1,942	Move In
		1,044	Move Out
3.	Wisma Genting	2,055	Move In
4.	Menara Dato' Onn	13,216	Move Out
5.	Menara BRDB	2,212	Move In
6.	The Horizon, Bangsar South (Tower 5, Avenue 7)	5,997	Move In
7.	UOA Corporate Tower	4,571	Move In
8.	Wisma UOA Damansara	1,645	Move In
9.	Wisma UOA Damansara II	1,809	Move In
		2,073	Move Out
10.	Ideal Convention Centre (IDCC Shah Alam)	2,367	Move In
11.	Puchong Financial Corporate Centre Tower 4 (PFCC)	2,434	Move out
12.	8 First Avenue	4,091	Move in
13.	Menara Lembaga Zakat Selangor	4,772	Move in
14.	Wisma Consplant 1 Suabang Jaya	2,930	Move in
15.	Plaza Flamingo	1,855	Move In
16.	Quill 9	1,891	Move out
17.	First Tower (Plaza Metro Klang)	2,811	Move Out
18.	Bangunan Contraves, Cyberjaya	6,969	Move Out

Aktiviti Pembinaan

Lima bangunan baru siap dibina direkodkan dalam tempoh kajian di Wilayah Tengah. Dua bangunan di Kuala Lumpur dan tiga bangunan di Selangor. Perincian seperti di bawah:

Construction Activity

Five new completion was recorded in the review period in the Central Region. Two buildings in Kuala Lumpur and three buildings in Selangor. The details are as below:

Table 9 Completion of Purpose-Built Office in Central Region				
State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
WP WPKL	Menara Felcra @ Semarak20	Jalan Semarak	Private Building	19,788
WP WPKL	Bloomsville Menara Vista	Jalan Puchong, Off Jalan Klang Lama	Private Building	7,070
Selangor	Atwater Seksyen 13 (Tower A)	Seksyen 13, Petaling Jaya	Private Building	14,683
Selangor	Atwater Seksyen 13 (Tower B)	Seksyen 13, Petaling Jaya	Private Building	12,654
Selangor	Menara Lembaga Zakat Selangor	Seksyen 14, Shah Alam	Government Building	4,772

Table 10 Construction Activity of Purpose-built Office in Central Region 2024				
Stage of Development	State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply		280 units (4,684,373 s.m.)	467 units (10,263,848 s.m.)	47 units (2,540,853 s.m.)
Incoming Supply		3 units (123,160 s.m.)	11 units (564,971 s.m.)	3 units (59,940 s.m.)
Planned Supply		0	19 units (761,621 s.m.)	3 units (39,875 s.m.)

Sewa

Secara amnya, sewa ruang pejabat kekal stabil di Selangor dan Putrajaya. Walau bagaimanapun, pergerakan bercampur direkodkan di Kuala Lumpur. Di kawasan segitiga emas, Kuala Lumpur, Menara Prestige, Plaza See Hoy Chan, Wisma Genting dan Menara AIA Sentral mencatat pertumbuhan sewa tertinggi masing-masing pada 14.8%, 8.3%, 8.1% dan 7.0% dengan julat kadar sewa masing-masing daripada RM70.83 hingga RM99.03 s.m.p, RM43.59 hingga RM53.82 s.m.p, RM57.37 hingga RM89.34 s.m.p dan RM53.28 hingga RM84.50 s.m.p.

Di Selangor, kebanyakan kadar sewa ruang pejabat kekal stabil dengan pertumbuhan sewa positif direkodkan di The Ascent (Paradigm) dan Wisma Consplant 1. Kadar sew ruang pejabat tertinggi direkodkan di Damansara Uptown julat sewa daripada RM40.90 s.m.p hingga RM138.89 s.m.p.

Rental

Generally, rentals of office space remained stable in Selangor and Putrajaya. However, mixed movement were recorded in Kuala Lumpur. In the golden triangle area of Kuala Lumpur, Menara Prestige, Plaza See Hoy Chan, Wisma Genting and Menara AIA Sentral recorded the highest rental growth at 14.8%, 8.3%, 8.1%, and 7.0%, respectively, with rental ranging from RM70.83 p.s.m. to RM99.03 p.s.m., RM43.59 to RM53.82 p.s.m., RM57.37 to RM89.34 p.s.m. and RM53.28 to RM84.50 p.s.m.

In Selangor, most of office space rental rates remained stable with positive rental growth recorded in The Ascent (Paradigm) and Wisma Consplant 1. The highest rental rate was recorded in Damansara Uptown, ranging from RM40.90 p.s.m. to RM138.89 p.s.m.

e. Harta Tanah Riadah

Dalam tempoh kajian, empat transaksi direkodkan, tiga di Kuala Lumpur iaitu Hotel Avenue J di Leboh Pasar Besar, Jalan Pudu, Metrostar Hotel di Jalan Dang Wangi, Season View Hotel di Jalan Bukit Bintang dan satu di Selangor iaitu MTree Hotel di Jalan Kenari 12, Bandar Puchong Jaya.

Aktiviti pembinaan baharu di Wilayah Tengah menyaksikan sebuah hotel siap dibina dalam tempoh kajian iaitu Park Hyatt Hotel di Jalan Hang Tuah, Kuala Lumpur yang menawarkan 348 bilik.

Sehingga penghujung tahun, terdapat 471 hotel (75,383 bilik) penawaran sedia ada dengan 16 lagi hotel (3,636 bilik) dalam penawaran akan datang dan 11 hotel (1,902 bilik) dalam penawaran yang dirancang.

e. Leisure Property

The review period four transactions were recorded, three in Kuala Lumpur namely Hotel Avenue J in Leboh Pasar Besar, Jalan Pudu, Hotel Metrostar in Jalan Dang Wangi, Hotel Season View in Jalan Bukit Bintang and another one in Selangor namely Hotel MTree in Jalan Kenari 12, Bandar Puchong Jaya.

New construction activity in the central region saw a hotel completed during the review period, which is the Park Hyatt Hotel in Jalan Hang Tuah, Kuala Lumpur, which offers 348 rooms.

As at year-end, there were 471 hotels (75,383 rooms) in the existing supply with another 16 hotels (3,636 rooms) in the incoming supply and 11 hotels (1,902 rooms) in the planned supply.

2.3 HARTA TANAH INDUSTRI

Transaksi

Subsektor industri menyumbang 3.1% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini merekodkan peningkatan dalam bilangan 12.8% kepada 3,101 transaksi (2023: 2,750 transaksi) dan nilai 17.8% kepada RM14.41 billion (2023: RM12.24 billion).

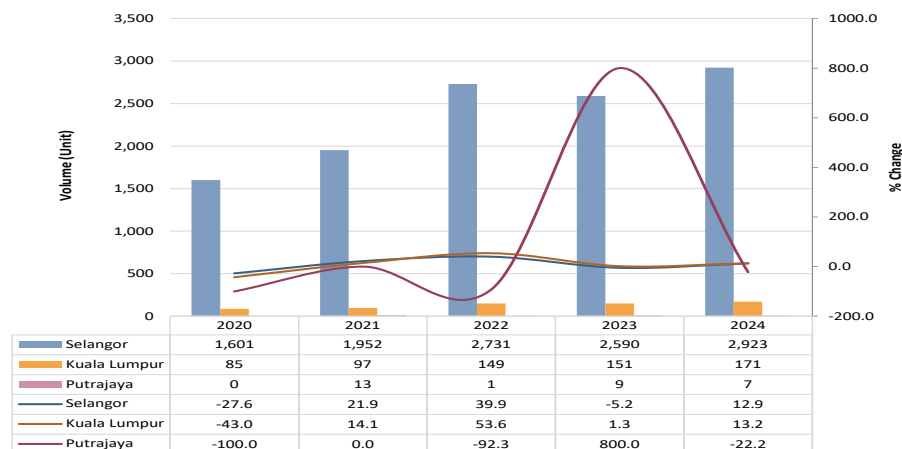
2.3 INDUSTRIAL PROPERTY

Transaction

The industrial sub-sector contributed a marginal portion of 3.1% to the overall market activity in the Central Region. The region's market performance recorded an increase of 12.8% in volume to 3,101 transaction (2023: 2,750 transactions) and a 17.8% increase in value to RM14.41 billion (2023: RM12.24 billion).

Chart 21

Industrial Property Transactions Volume Trend 2020 – 2024

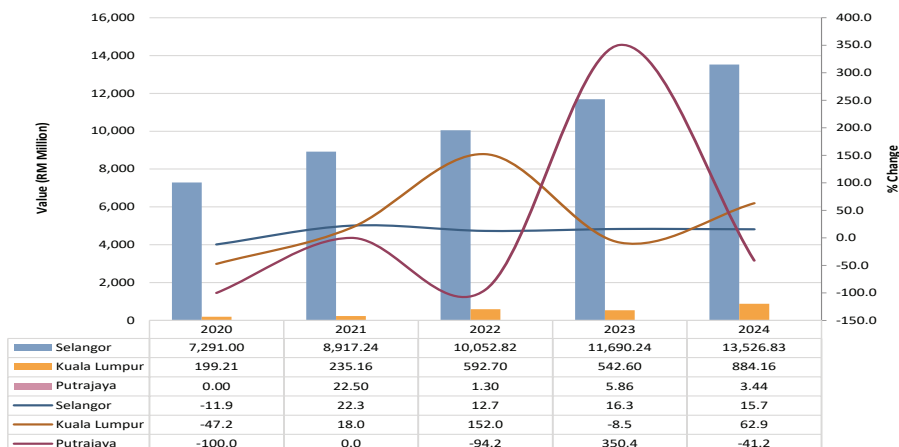


Daripada segi nilai transaksi, Kuala Lumpur dan Selangor masing-masing meningkat 62.9% dan 15.7%, manakala Putrajaya menurun 41.2%.

In terms of transaction value, Kuala Lumpur and Selangor increase by 62.9% and 15.7% respectively, while Putrajaya decreased by 41.2%.

Chart 22

Industrial Property Transactions Value Trend 2020 – 2024



Status Pasaran

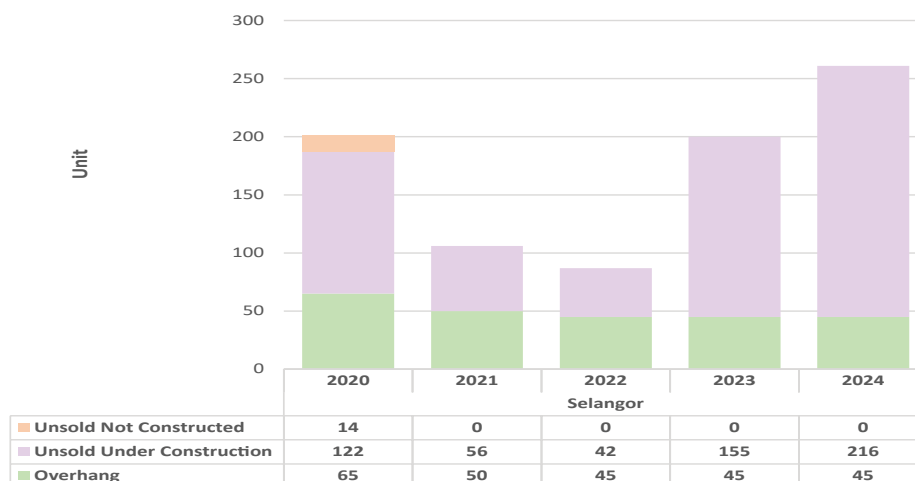
Market Status

20 Wilayah Tengah mengekalkan bilangan unit siap dibina tidak terjual dan unit belum dibina belum terjual sama seperti tahun yang lalu kecuali unit dalam pembinaan belum terjual di Selangor menunjukkan peningkatan sebanyak 39.6% (216 unit) berbanding 155 unit pada 2023. Sementara itu, Kuala Lumpur dan Putrajaya tiada perubahan, kekal sebagai sifar.

Central Region maintained its number of overhang units and unsold not constructed units as of last year, except for The unsold under construction in Selangor showed an increase of 39.6% (216 units), compared to 155 units in 2023. Meanwhile, Kuala Lumpur and Putrajaya no changes, remained as nil.

Chart 23

Industrial Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Unit siap dibina dan mula dibina di Selangor menunjukkan trend yang positif, masing-masing meningkat sebanyak 71.6% kepada 230 unit (2023: 134 unit) dan dua kali ganda kepada 549 unit (2023:158 unit) Walaubagaimanapun, penawaran baharu dirancang mengalami penurunan sebanyak 65.4% (204 unit) daripada 590 pada 2023. Tiada aktiviti pembinaan direkodkan di Kuala Lumpur dan Putrajaya.

Construction Activity

Completion and starts in Selangor showed a positive trend, increased by 71.6% to 230 units (2023: 134 units) and more than two-fold to 549 units (2023: 158 units) respectively. However, new planned supply decreased by 65.4% (204 units) from 590 in 2023. There was no construction activity recorded in Kuala Lumpur and Putrajaya.

Chart 24

Industrial Construction Activity Trend 2020 – 2024

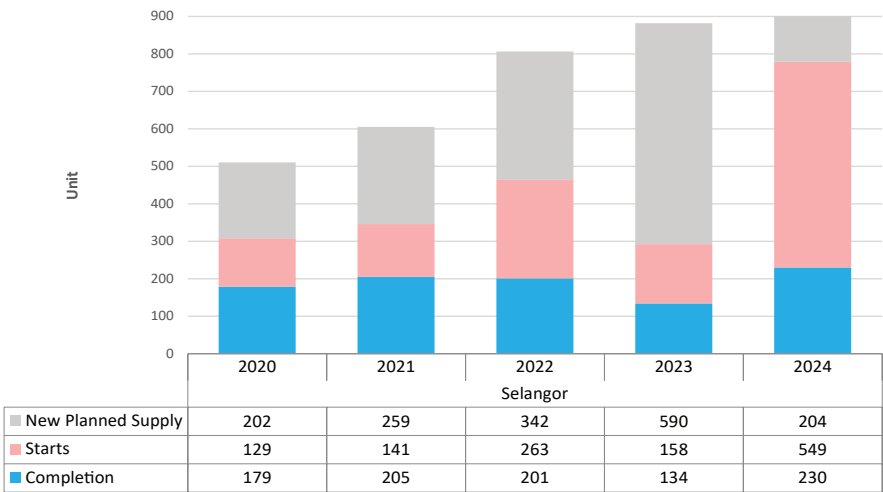


Table 11

Construction Activity of Industrial in Central Region 2024

Stage of Development \ State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	43,133	5,138	48
Incoming Supply (units)	1,651	0	0
Planned Supply (units)	898	37	0

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Descriptions	Current Development Status
1.	Light Rail Transit (LRT3)	- Total Length - 37.0 km - Link Bandar Utama with Johan Setia in Klang - Travel Time: 60 minutes - No. of stations: 20 - Expected to be completed by March 2025	Under Construction: 97% completed
2.	East Coast Rail Link (ECRL)	- This east and west coast rail network connecting Kota Bharu, Kelantan to Port Klang, Selangor. - The new ECRL alignment for Section C commences from Mentakab, Gombak, Serendah, Puncak Alam, Kapar to Port Klang. - The distance from Mentakab to Port Klang is 204 km. - The project expected to be completed by December 2026	Stage of completion: 72% completed (Overall construction) and 40% for Selangor
3.	Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE)	- The West Coast Expressway (WCE). - Involves the Selangor State Line of 93.8 kilometers and the Perak State line 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 Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers). - Package 7 is expected to be completed by 2026.	Under Construction: Package 7A: 100% completed Package 7B: 44% completed (Expected to be completed on March 2026)
4.	East Klang Valley Expressway (EKVE)	- The EKVE starts from Sg 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; - Sg. Long Interchange - Bandar Mahkota Cheras Interchange - Hulu Langat Interchange - Ampang Interchange - Ukay Perdana Interchange - The project was delayed due to several legal and civil disputes and is expected to be fully completed by end of 2025.	Under Construction: 91% completed
5.	Sungai Lemas Flood Mitigation Plan Project, Kampung Sungai Ramal Dalam	- Sungai Lemas Flood Mitigation Plan Project located at Kampung Sungai Ramal Dalam, Mukim Kajang, Daerah Hulu Langat. - The purpose and objective of this project is to reduce the risk of narrow river flow leading to river overflow and flash floods. - Involved area approximately 15,924.387 square meter involve 19 lots of land title and 6 lots of government land. - The project was gazetted under Section 8 dated on 14th November 2024.	In the evaluation process (Site visited on 9 th December 2024)
6.	Flood Mitigation Projects in Sungai Langat	- The flood mitigation project in Sungai Langat involves two phases; - Flood Mitigation Plan for Sungai Langat Phase 1; in the process of acquiring land and is expected to be completed in 2027. - Flood Mitigation Plan for Sungai Langat Phase 2; the project is expected to begin this year and be fully completed in 2030.	Under Construction: Site clearing - constructed by phase

No.	Infrastructure Projects	Descriptions	Current Development Status
7.	Construction of New Water Plant Facility	- To ensure adequate reserve margin for clean water supply in Selangor, several new plants will be constructed, including: - Rasau Water Supply Scheme - Phase 1 – expected to be completed by 2025. Expected to produce clean water supply to Pulau Indah, Port Klang Free Zone (PKFZ), Pulau Ketam, Taman Bukit Lipat Kajang, Seksyen 16, Bukit Rajah Industrial - North Port, Bukit Tinggi & Botanik, Bandar Puteri & Putera 2, Taman Sri Andalas, Taman Sentosa, Bayu Perdana, Bandar Klang, Teluk Gedung, Persiaran Raja Muda Musa, Sobena Jaya, Pandamaran, Jalan Tengku Badar and up to Sijangkang (Kuala Langat). - Stage 2 is to produce clean water supply to Klang and Petaling regions. Expected to be completed by 2028. - Langat Water Supply Scheme Phase 2 – expected to be completed by 2030. - Labohan Dagang Water Supply Scheme Phase 2 – expected to be completed by 2029. - Pulau Ketam Desalination Plant – expected to be completed by 2026.	Under Construction: Site clearing - constructed by phase
8.	Integrated Development Region in South Selangor (IDRISS) Project	- 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 installment payment for development charges, tax exemption for vacant land assessment tax, a 50% discount on the vacant building assessment tax, and business license fee exemption.	Under construction: Site clearing & Land conversion process
9.	NCT Smart Industrial Park (NSIP)	- The NCT Group of Companies (NCT Group) has introduced the NCT Smart Industrial Park (NSIP), a significant initiative within the South Selangor Integrated Regional Development (IDRISS), with an estimated Gross Development Value (GDV) reaching up to RM10 billion. - Spanning 296.43 hectares, NSIP is set to showcase cutting-edge infrastructure, artificial intelligence (AI), Internet of Things (IoT) technology, advanced data analytics, and other advancements in digitalization and automation, all planned over a 10-year development period. - The park is expected to become a central hub for the electrical and electronics (E&E) sector, semiconductors, smart logistics, transportation, and industries driven by the Fourth Industrial Revolution (4IR).	Under construction
10.	MRT Circle Line (MRT 3)	- Total Length: 50.8 km - No of Stations: 33 (26 elevated and 7 underground) - The circle line is from Bukit Kiara to PPUM - Link densely populated areas such as Mont Kiara, Segambut, KL Metropolis, Titiwangsa, Setapak, Setiawangsa, Ampang, Salak South, Pandan Indah, Pantai Dalam, Cheras and University Malaya.	Land Acquisition Process

No.	Infrastructure Projects	Descriptions	Current Development Status
11.	Kompleks Sukan Shah Alam (KSSA)	- 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 Development phases: First phase: - The construction of the stadium, parking plaza and integrated terminal is expected to be completed by end of 2026 Second phase: - Includes commercial development such as sports. Indoor theatre, commercial space and recreation area that will be completed in 2028. Third phase - 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. - KSSA is expected to be fully completed in 2030	In process of demolition stadium (45% completed)
12.	Flood Mitigation Projects - DBKL	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.
13.	DBKL Traffic Congestion and Safety Management programme	- Build a connection road from Jalan 2/76 to Kg. Pandan - Road improvement and widening project on Jalan Yew and Jalan Sungai Besi (between Kampung Pandan Roundabout, Sungai Besi Expressway and KL – Seremban Expressway).	Completed

3.2 Mega Project

Nos.	Development Project	Descriptions	Current Development Status
1.	SA Sentral (Shah Alam Sentral)	- 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
2.	Central Park Damansara, Damansara Perdana	- Location: Jalan PJU 8/8, Damansara Perdana - Total land area: 10.687 acres (4.3249 hectares) - The detail of development is as below: - D'Clover Residences @ Central Park Damansara - land area: 3.27 acres 1 block of 46 storey building with 593unit services residence. - Selling price starting at RM918,500 to RM1,130,360 - Expected to be completed by 2027 - 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 - Expected to be completed by January 2027 - 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 - D'Vene Residences @ Central Park Damansara - Land area: 2.54 acres 1 block of 46 storey building with 1,450 units Affordable Service Apartment - Selling price at RM270,000 - Expected to be completed by September 2026	Phase 1 Under construction 60% Phase 2 Under construction 40% Phase 3 Under construction 35% Phase 5 Under construction 60%

Nos.	Development Project	Descriptions	Current Development Status
3.	Suria Garden @ Puchong	- Location: Jalan Puchong Utama 2, Taman Puchong Utama, Puchong, Selangor - Land area: 5.69 acres - Consists of 3 towers of multi-storey service apartments with a total of 972 units. - The detail total units per block are as below : - Tower 1 - 444 units of 28 storey service apartment, - Tower 2 - 374 units of 27 storey service apartment, - Tower 3 - 146 units of 14 storey affordable service apartment (RSKU) and 8 units service apartment. - Built up area : - Type A - 81.38 sqm - Type B - 85.18 sqm - RSKU - 51.65 sqm - Selling price starts from RM516,800 to RM657,556 and RSKU at RM270,000. - Estimated completion phase 1: May 2027	Under construction 98%
4.	Residensi Damansara Avenue 1 (Blok A & B)	- Location: Persiaran Perdana Bandar Sri Damansara, Mukim Sungai Buloh, District of Petaling, Selangor Darul Ehsan. - Land Area: 6.015 hectares - Gross Development Value: RM 3 billion - Developer: Indo Aman Bina Sdn. Bhd. - Descriptions: Mixed development located at Damansara Avenue, Petaling Jaya, Selangor. - Detail of Development: 2 blocks of 55-storey Residential Tower including 2-storey of facilities; on 14-storey podium car park including 1-storey of facilities. 1 block of 40-storey Office Towers including 5-storey of facilities. 6-storey of retail podium including 3-storey of Medical Center. 2 levels of basement carpark. Vehicular ramp to Ativo Plaza. Pedestrian Link Bridge to Ativo Plaza and Ativo Suites. - Number of units; - Block A - 634 Unit - Block B - 634 Unit - Built up area: - Block A: 554 s.f. – 1,230 s.f. - Block B: 539 s.f – 1,181 s.f. - Selling Price: - Block A: RM650,000 – RM1,467,000 - Block B: RM663,000 – RM1,471,000 - Estimated completion Q1 2028.	Under construction 20%
5.	Astrum Shah Alam	- Location: Pusat Bandar Shah Alam, Jalan 14/2, Shah Alam - Land area: 3.487 Ekar - Gross Development Value: RM550 Million - Developer: Setia Awan Land Sdn Bhd - Detail of Development: 3 Block Services Apartment 32 storey (1,252 Units) and 2 and 3 store shophouses (24 Units). - Built up area: 570 s.f - 1,065 s.f - Selling Price: RM270,000 - RM 951,600 - Date of Launching: Phase 1A & 1B (12/7/2024) - Estimated completion 28/5/2027.	Under construction: 10% completed

Nos.	Development Project	Descriptions	Current Development Status
6.	Serasi Residence (Block 1/2/3)	- Location: Jalan Putra Indah 5, Putra Heights - Total of Land Area: 6.99 ekar - Gross Development Value: RM455 million - Developer: Sime Darby Property (Bukit Raja) Sdn Bhd - Detail of Development: - Numbers of Units: - Block 1: 507 units of 31 storey service apartment - Block 2: 419 units of 33 storey service apartment & SAMM (Service Apartment Mampu Milik) - Block 3: 502 units of 28 storey service apartment & SAMM (Service Apartment Mampu Milik) - Built up area: 51 - 79 s.m. - Selling Price: RM250,000 – RM619,000 - Date of Launching: 22/12/2022. - Estimated completion: 21/12/2025.	Under construction: 50% completed
7.	Gravit8, Klang	- Gravit8 is a mixed development project involving apartments, corporate offices, a shopping mall and a hotel which is estimated to cover approximately 15 acres of freehold land in Kota Bayu Emas, South Klang. - The development phase includes: - First Phase: 22 office shop units with the size of 4,909 to 18,190 s.f. - Second Phase - Two tower buildings called Nordica and Andria. - A total of 374 units serviced apartments. - Price: RM510,883 - RM787,606 - Built-up area: 952 to 1,206 s.f. - There are also 42 affordable housing units with an area of 551 s.f. which will be sold at a price of RM270,000.00 per unit. - Third Phase - Development such as offices, boutique hotels, grocery stores, shopping mall.	Phase 1: Completed Phase 2: Phase 2A & 2B Completed Phase 2C The Tresor Stage of completion: 100% CCC: 1 April 2024 Phase 3: Future Project
8.	Bandar Bukit Raja, Klang	- The scheme located in Bandar Bukit Raja which offers easy access to major highways such as West Coast Expressway, NKVE, Shahpadu Highway and Federal Highway. - Located in a strategic location close to BBR Townpark, Columbia Asia Hospital, AEON Bukit Raja, Terminal Bus Klang Central, schools, commercial centre (Taipan BBR) and other facilities. - Details of development: i. Bandar Bukit Raja 2 Fasa R1A (Nadira) - Nadira is divided into two phases namely Phase R1A-1 and Phase R1A-2. - The development consists of 242 units of two-storey terrace houses - Phase R1A-1 – 119 units, - Phase R1A-2 – 123 units, - Built up area: 177 - 207 square meter - Price starts from RM783,888 – RM1,067,888. ii. Bandar Bukit Raja Fasa R11B2 (Lyra) - Lyra development consists of 156 units of 2-storey terrace houses. - Built up area: 161 - 213 square meter	Under construction: 100% completed (CCC: 10 May 2024) Under construction: 100% completed (CCC dated 23 October 2023)

Nos.	Development Project	Descriptions	Current Development Status
9.	Interpoint, Bandar Bukit Tinggi	- 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: - Serviced apartment consisting of 998 units, 36 shop units and 30 units office. - Divided into 3 blocks: - Tower A: 332 unit (35 floors) - Tower B: 344 unit (34 floors) - Tower C: 322 unit (33 floors) - Serviced Apartment - Built up area: 722 - 1,207 s.f. - Price: RM 423,800 – RM 841,850 - Shop units: - Built up area: 1,690 – 2,917 s.f. - Price: RM1,288,500– RM2,553,088 - Office: - Built up area: 667 – 850 s.f. - Price: RM 386,860 – RM 495,000 - Expected to be completed by Mac, 2027.	Under construction: 40% completed
10.	FerFerrous Fasa A10-01, Alam Impian	- The Alam Impian plan provides convenient access highways, including the Federal Highway, KESAS Highway, Elite Highway, and Lebuhraya Kemuning – Shah Alam (LKSA). - Details of development: 136 units of 2-storey terrace houses. - Built up area: 1,897 - 2,146 s.f.. - Price: RM 843,800 – RM 1,283,800. - Expected to be completed by October 2025	Under construction: 35% completed
11.	Desa Arowana, Jeram	- Located at Pekan Kuala Sungai Buloh, Kuala Selangor. Access is available via the Klang-Teluk Intan, LATAR, and WCE highways. - Details of development: - Phase 1: 106 units of single storey terraced house 254 units of 2-storey terrace house - Phase 2: 175 units of 2-storey terrace house. - Single storey terraced house: - Price: RM368,000 – RM 529,000 - Land area 130.06 s.m. - Floor area: 105.07 s.m. 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 May 2026.	Under construction: Phase 1 - 40% completed Phase 2 - 10% completed
12.	Astrum Jelatek/ Ampang	- 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 a price at RM230,000 per unit. - Floor area: 26.02 square meters (280 square feet) (Studio type). - Expected to be completed by October 2026.	Under construction: 35% completed

Nos.	Development Project	Descriptions	Current Development Status
13.	Selayang Mutiara Residensi	- 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: 10% completed
14.	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: 15% completed
15.	Traders Park @ Cheras Selatan 2	- Location: Bandar Cheras, Hulu Langat - Land area: 2.2267 hectares. - Developer: SCP Balakong Sdn Bhd - Consists of 3 blocks of 27-storey serviced apartments with a total of 899 units. The detail total units per block are as below: - Blok A – 297 units, - Blok B – 297 units, - Blok C – 305 units. - Size unit: 51.28 – 79.80 square meters. - Price Launch: RM314,000 and above - Expected to be completed in 2025.	Under construction: 95%
16.	Mutiara Hills, Semenyih	- The total project area covers 485.60 hectares which consists of mixed development which is divided into 3 development sectors, consisting of residential, Rumah Selangorku residential program as well as business hubs. - Pearl Hills is also equipped with the development of recreation areas, school complexes, synagogues, halls and petrol stations. - Details of development: - Residential - Involves 5 phases in stages - Double storey terrace houses: 814 units - Rumah Selangorku: 810 units - Business - Shop/office 2 & 3 Floors: 33 units - Petrol Station	Phase 1A: Completion 100% completed (30 April 2024)
17.	Residensi Begonia Selangorku @ Eco Majestic	- Location: This project is part of the development of the existing project scheme at Eco Majestic, which is located near the Kajang-Seremban Highway and connects the LEKAS Highway to Jalan Semenyih. - Land area: 3.440 hectares - Development consists of 3 blocks of 30 storey with the total units are 933 condominium units. - Details of development: - Block A – 317 units - Block B – 308 units - Block C – 308 units - This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. - Built up area: 1,045 square feet - Price: RM250,000	Under Construction: 35% completed Expected to be completed in 2026

Nos.	Development Project	Descriptions	Current Development Status
18.	Residensi Oleander Selangorku @ Eco Majestic	- Location: Selangorku Oleander Residency @ Eco Majestic is part of the development in the existing project scheme at Eco Majestic. - Land area: 48,563.50 meter squares - Development consists of 4 blocks of 30 storey with the total unit is 1,200 units condominium. - This project also provides facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. - Built up area: 1,045 square feet - Price: RM250,000.	Under Construction: 35% completed Expected to be completed in 2026
19.	Se'Duduk D'Kajang	- Location: Semenyih, Hulu Langat - Land area: 6.92 acres - Details of development: 1,220 units Serviced Apartment and 25 commercial units. - Type A - Built up area 1,000 square feet - Three bedrooms and two bathrooms - Launch price @ RM 400,000 - Type B - Studio unit - Built up area 550 square feet - Launch price @ RM 270,000. - Expected to be completed in 2027.	Under construction: 25% completed (Clearing Site & Piling)
20.	Anja Residence, Bangi	- Location: Bandar Baru Bangi, Hulu Langat - Land area: 4.02 acres - Details of development: 900 units Serviced Apartment and 37 commercial units - Built up area from 550 – 1,019 square feet - Price @ RM 490,000 – RM 600,000. - Expected to be completed in 2027.	Stage of Completions 25% (Clearing Site & Piling)
21.	Monkey Canopy Resort	- Location: Sg. Long Hill Cheras, Hulu Langat - Land area: 177.707 hectare - Developer: Tiara Assets Sdn Bhd - Monkeys Canopy resort is a top family – friendly destination in Malaysia, Offering exciting waterparks, theme parks and luxurious accommodations; - Resort - Ballroom - Safari escape - Playland - Restaurant - Conquer indoor extreme park - E-sport Virtual Arena (EVA) - Water Theme Park - Dino Desert - LYL International Karting Circuit - Spa - Accommodation: - Deluxe Room – 120 units - Premium Deluxe Room – 60 units - Junior Suite – 24 units	Under construction: Expected to be completed 2025

Nos.	Development Project	Descriptions	Current Development Status
23.	Anyra Hills, Ulu Semenyih	- Location: Ulu Semenyih, Hulu Langat - Land area: 236.544 hectares - Developer: Goldhill Fortune Sdn Bhd) - Description: - This new development style of agricultural with bungalow lots. The development will be carried out by phases involving more than 300 lots. - Sales prices: more than RM4 million per acre	Under construction: 25% completed (Clearing Site & Piling)
24.	Off Bandar Tasik Kesuma, Semenyih	- Location: Off Bandar Tasik Kesuma, Semenyih - Land area: 202.35 hectares - Developer: Mah Sing Group Berhad - Description: - Details of development: a. 180-unit Double Storey Terrace House (20'X60') b. 366-unit Double Storey Terrace House (20'X65') c. 189-unit Double Storey Terrace House (20'X70') d. 82-unit Double Storey Superlink House (24'X70') e. 190-unit Strata Landed: Double Storey Terrace House (20'X70') f. 118-unit Strata Landed: g. 3-Storey Town House (22'X70') h. Rumah Selangorku (RSKU): 375-unit (Trio) - 750 sq. ft 375-unit (Quad) - 900 sq. ft - Commercial plot - 4.906 acres.	The stamp duty valuation and conversion were carried out by JPPH.
25.	Serenia City	- This project consists of 3 new phases that is Serenia Amalia, Serenia Aiora and Serenia Ariya. - Location: Jalan Pintas Dengkil - Putrajaya (FT29), Bandar Serenia, Sepang. - Developer: Sime Darby Property (Serenia City) Sdn Bhd. - Details of development: Serenia Amalia: 202 units of town house and 230 units single storey terrace house. - Price: - RM250,000.00 – RM300,000.00 for terrace house. - RM42,000.00 – RM100,000.00 for town house - Built up area: - Terrace house: 65.03 square meters - Town house 65.03 – 69.68 square meters - This phase is under the initiative project of affordable housing Rumah Selangorku. Serenia Aiora: 273 units of double storey terrace house. - Land area: - Intermediate/end lot: 6.10 x 21.34 meter - Cornet lot: 6.60 x 21.33 meter - Built up area: - Intermediate unit: 173.36 square meters - End unit: 179.95 square meters - Corner unit: 198.07 square meters - Price: - Intermediate unit: RM702,888 – RM745,888 - End unit: RM869,888 - RM910,888 - Corner unit: RM1,121,888 - RM1,162,888 Serenia Ariya: 324 units of double storey terrace house. - Land area: 6.10 x 21.33 meter - Built up area: 147.62 – 207.63 square meters - Price: RM750,888.00 - RM1,501,888.00.	100% completed: (June 2024) 100% completed: (November 2023) 100% completed: (June 2024)

Nos.	Development Project	Descriptions	Current Development Status
		• Serenia Anisa: ○ 408 units of double storey terrace house. ○ Land area: (6.70 meter x 21.33) meter – (10.66 meter x 21.33 meter) ○ Built up area: 181.24 – 287.24 square meters ○ Price: RM805,888 – RM2,407,888. • Serenia Aqila: ○ 72 units of double storey semi-detached house. ○ Land area: 12.19 meter x 24.38 meter ○ Built up area: 281.47 square meters ○ Price: RM1,712,888 – RM2,760,888.	Expected to be completed in February 2025 100% completed: (22 October 2024)
26.	Compass, Kota Seri Langat	• 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 square meters to 92,903.00 square meters. • The following is a brief description of the development, namely: ○ 80.93 hectares for the Integrated Industrial Park ○ Easy access via direct junction to the West Coast Expressway (WCE) ○ Permanent Tenure Land ○ Location close to cities, ports and major airports ○ 24-hour security control system	Under Construction: 78% completed Expected to be completed in May 2025
27.	M Senyum @ Salak Tinggi	• M Senyum is 40.5 hectares (100 acres) landed residential development located at Salak Tinggi. • The development comprising a total of 1,176 units of double storey terrace which are: - Residential: Camellia, Camellia 2, Rosalia, Rosalia 2, Wisteria and Wisteria 2 - Shop lot: Coming soon Camellia (Phase 1A) ○ 262 units. ○ Land Area: 6.096 meter x 18.28 meter ○ Selling Price: RM546,000 – RM731,000. ○ Expected Date of Completion: May 2025 Camellia 2 (Phase 1B) ○ 270 units. ○ Land Area : (6.09 x 18.28 meter) and (6.09 x 21.33 meter) ○ Selling Price: RM592,000 – RM837,000 ○ Expected completion by August 2025 Rosalia (Phase 2A) ○ 139 units. ○ Land Area: (6.096 x 21.33 m) ○ Selling Price: RM719,000 – RM925,000. ○ Expected completion by Dec 2025 Rosalia 2 (Phase 2B) ○ 270 units. ○ Land Area : (6.096 x 18.28 m) and (6.096 m x 21.33 m) ○ Selling Price: RM672,000 – RM929,000 ○ Expected Date of Completion: April 2026	Phase 1A Under Construction: 99% completed Phase 1B Under Construction: 86% completed Phase 2A Under Construction: 89% completed Phase 2B Expected completion by April 2026

Nos.	Development Project	Descriptions	Current Development Status
		<u>Wisteria (Phase 3A)</u> 150 units. - Land Area: (6.096 m x 18.28 m) - Selling Price: RM551,000 – RM766,000 - Expected Date of Completion: September 2026 <u>Wisteria (Phase 3B)</u> 195 units. - Land Area: (6.096 m x 18.28 m) - Selling Price: RM555,000 – RM780,000 - Expected Date of Completion: December 2026	<u>Phase 3A</u> Under Construction: 42% completed <u>Phase 3B</u> Under Construction: 16% completed
28.	Tropicana Aman	• <u>Gemala Residence</u> - Development type: 116 units of double storey terrace house (superlink). - Land area: (9.75 x 22.86 meter) – (9.75 meter x 26.51) - Built up area: 245.99 – 265.69 square meters - Price: RM1,540,800 – RM2,055,800.	100% with CCC dated 29 May 2024
29.	Gamuda Cove	• <u>Maya Bay</u> - Development type: 972 units of service apartment. - Built up area: 51.09 – 89.92 square meters - Price: RM465,800 – RM731,800. • <u>Mio Spring</u> - The scheme development consists of 2 phases of 618 units double-storey terrace houses. The composition is divided into: - Phase 1E-1: 296 Units - Phase 1E-2: 322 Units - Land area: (6.096 x 19.81 meter) – (10.36 x 18.28 meter) - Built up area: 171.59 – 257.99 square meters - Price: RM780,000 – RM2,501,952. - Project status: 30 % - Expected completion: January 2026 (1E-1) - Expected completion: February 2026 (1E-2).	100% completed: (CCC on 2 February 2024) Development Stage: 33% completed
30.	Sejati Lakeside 2	• <u>Sejati Lakeside 2</u> - Sejati Lakeside 2 is another project after completion of Sejati Lakeside (418 units of 2 storey terrace and 2 storey semi-detached in 3 phase) under Paramount Property Sdn. Bhd. - Development type: 234 units of double storey semi-detached house. - Development type: consists of 2 phases of 234 units double-storey semi-detached houses. The composition is divided into: - Phase 1 – 122 units, - Phase 2 – 112 units, - Land area: (10.972 x 22.860 meter) – (10.972 x 24.382 meter) - Built up area: 223.62 – 284.19 square meters - Price: RM1,484,400 – RM2,082,800.	Development stage: Phase 1: 100% completed (CCC on 12 October 2024) Phase 2: 80% completed Expected completion: June 2025
31.	Senai	• 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: - Phase 1: 341 Units - Phase 2: 217 Units (Not yet launched) - Land area: (6.10 meter x 40.49 meter) - Built up area: 180.97 s.m. – 239.04 s.m. - Price: RM1,211,800 – RM2,709,800 - Project status: 0 % (Phase 1) - Expected completion: April 2028	Expected completion in April 2028 (Phase 1)

Nos.	Development Project	Descriptions	Current Development Status
32.	Urban Renewal Program - Kampung Sungai Baru Redevelopment Project	- Land Acquisition Under the Land Acquisition Act 1960 (Act 486) for the Kampung Sungai Baru Redevelopment Project, Bandar 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, Kuala Lumpur.	Land acquisition process: Completed Construction stage: Expected to start in the first quarter of 2025.
33.	Urban Renewal Program - Flat Rajawali, Jalan Desa Aman	- 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 square feet with 3 bedrooms, 2 bathrooms and 1 carpark bay. - With luxurious condominium facilities such as recreation spaces, sports venues, swimming pools, community halls and others.	Land acquisition process: Completed
34	Merdeka 118	- Location: Jalan Hang Jebat, Kuala Lumpur - Land area: 7.6 hectares - The development was divided into three phases. Phase 1 : Iconic Merdeka towers with 118 floors and the surrounding infrastructure; Phase 2 : 118 Mall and Merdeka Boulevard @ 118 linear park; Phase 3 : Three residential towers. - Upon completion, the Merdeka 118 tower will be the region's tallest at 678.90 meter. 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: Under Construction - 75% completed
35.	Pavilion Damansara Heights	- Location: Jalan Damanlela, Damansara Heights, 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 square feet retail mall. Phase 1 : 533,361 s.f net lettable area; Phase 2 : 529,353 s.f net lettable area; - Luxurious residences, new podium office block and hotel is under construction.	Phase 1: Completed Phase 2: under construction - 75% com-pleted
36.	Tun Razak Exchange	- Location: Jalan Tun Razak, 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 square feet 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 - Land area: 17 acres - The development consists a hotel, an office building, a two million square foot shopping mall (The Exchange TRX), and six residential towers with a combined 3,800 residential units (known as TRX Residences).	Completed; - Menara Exchange 106 - TRX Residence A - TRX Residence B - TRX Mall - Menara Affin - Menara TS Law - Menara IQ - Menara Prudential Under Construction: - Menara Golden Eagle - Kimpton Hotel - TRX Office Block (Lot C7-10)

Nos.	Development Project	Descriptions	Current Development Status
		➤ The Exchange 106 ○ Height: 445.5 meter ○ The tallest building in TRX and one of the tallest in Malaysia; ○ It has 106 floors with massive column-free floor plates ranging from 28,000 to 34,000 square feet; ○ Phase 1 of The Exchange TRX is made up of the retail podium, which comprises two levels and roughly 70 retail shops. ○ Phase 1 will be focused on food and beverage (F&B), and service-related offerings and combined with The Exchange TRX, will create over 1.5 million square feet of retail space within the TRX master plan.	
37.	Bukit Bintang City Centre (BBCC)	• 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 ○ Lifestyle mall; ○ 43-storey strata office tower; ○ An entertainment hub; ○ Hotel; ○ A live event hall that can accommodate about 2,500 people; and ○ Two towers of serviced apartments; Phase 2 ○ One office tower; and ○ Three residential suite towers; Phase 3 ○ BBCC signature tower.	Phase 1 (Completed): ▪ Lalaport BBCC ▪ Lucentia Residence ▪ SWNK Houze ▪ The Stride @BBCC Phase 2 and 3: Under construction and expected completion by 2025.
38.	Terra @ Precinct 8	• Location: Precinct 8, Putrajaya • A lakeside mixed development with component of luxury apartment, services apartment, waterfront retail, retail mall including offices and event hall • Expected completion - 2024	Development Stage: 70% completion
39.	Residensi Sakura	• Located at Precinct 11, Putrajaya • Tenure: Freehold • The project comprises 463 units of condominium with the size ranging from 828 - 2,120 square feet • Price ranging ○ Block 1: RM350,000.00-RM980,000.00 ○ Block 2: RM457,000.00- RM978,000.00 • Expected date of completion by January 2026.	Development Stage: Completed
40.	Teja (Fasa 1)	• Located at Precinct 16, Putrajaya • The project comprises 28 units of 2½ storey terraced strata house with freehold tenure. ○ Type A: 16 units ○ Type B: 12 units • Land Area from 1,432 - 3,563 square feet • Build up area from 2,944 – 3,753 square feet • Selling priced start from RM1,386,000.00 to RM2,981,000.00	Development Stage: 30% completion

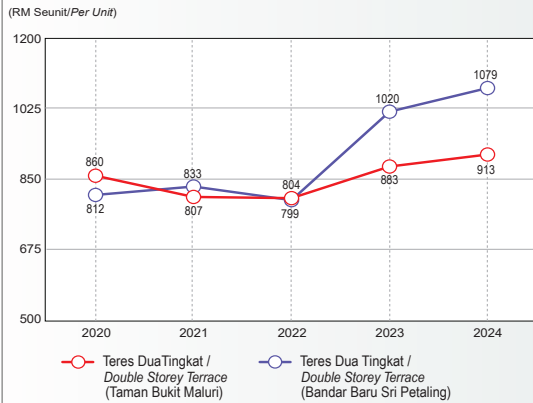
State	Details
Selangor	6. Housing Quota for Single Mother - Selangor State Government provides a special quota for single mother to own a property via Rumah Selangorku scheme. - This will be realised between the cooperation of Lembaga Perumahan Hartanah Selangor (LPHS) and the developer. 7. Restoration Of Abandoned Housing Projects - The Selangor State Government through the Selangor Housing and Property Board (LPHS) has taken proactive steps in overcoming abandoned projects problem by ensuring the restoration of abandoned housing projects with the establishment of the Jawatankuasa Pemulihan Projek Terbengkalai (JPPT) for the purpose of discussion and cooperation of all parties involved. - A total of 178 abandoned projects involving 36,342 buyers were recorded to date. The Selangor State Government has successfully completed as many as 101 housing projects in the State of Selangor involving 39,476 housing units since 2007. - In 2024, the State Government has also allocated RM18 million into the Selangor State Tabung Pemulihan Projek Terbengkalai (TEPAT) to accelerate the restoration of abandoned housing projects. - The State Government expects to restore more abandoned projects in Selangor. For example, the state government has spent approximately RM11.4 million to develop infrastructure facilities in the Projek Pembesaran Kampung Koskan in Serendah and Desa Mawar in Kuala Selangor which has been abandoned for more than 20 years. The infrastructure repair works have been fully completed and the residents of the village can now enjoy the new infrastructure facilities. - In addition to using the available remaining TEPAT Fund, the State Government with the cooperation of the Ministry of Housing and Local Government (KPKT) has agreed to restore three (3) abandoned projects in Selangor under the provisions of the Inisiatif Belanjawan 2023 Pemulihan Projek Perumahan Swasta Terbengkalai amounting to RM7.25 million. It consists of two projects i.e. one at Taman Meru Makmur in Klang and another at Pangsapuri Impian Meru, Klang. 8. 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) and given an allocation of RM200,000 from the State Government to resolve issues related to the issuance of strata title. 9. Strata Community Rewang Programme, Empowering the PPR Community and Smart Rental Scheme (Program Rewang Komuniti Strata, Memperkasakan Komuniti PPR dan Skim Smart Sewa) - The Strata Community Rewang Programme is a programme that strengthens the role of the community among the residents in the apartments. An estimated RM500,000 will be allocated for this programme. This programme is expected to last for two (2) days and one (1) night with maximum community participation through various events such as gotong royong, sports, cultural performances and so on. - A provision of RM300,000 under the Baikpulih Projek Perumahan Rakyat will be allocated for programmes that are capable for empowering the PPR community and Smart Rent Scheme as well as promotions related to affordable housing. 10. 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 <i>Program Bantuan Rumah Kerajaan Prihatin</i>. 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. - In 2023, the Selangor State Government will have spent RM1.994 million to help 38 families. This programme continues in 2024 with an allocation of RM2 million and is 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.

State	Details										
Wilayah Persekutuan	11. Dasar Residensi Wilayah (RW) • Dasar Rumah Mampu Milik Wilayah Persekutuan (RUMAWIP) was launched by the Ministry of Federal Territories (KWP) on 8 April 2013. However, from 1 February 2019, RUMAWIP was rebranded as Residensi Wilayah (RW) in line with the Government's aspirations to provide and popularize housing affordability that is more comfortable for Federal Territories citizens. • There are 2 types of affordable houses under Dasar Residensi Wilayah which are: ○ Residensi Wilayah – Houses priced below RM300,000. Gross income of RM15,000 or below (working husband and wife) or RM10,000 (single) ○ Residensi Prihatin Madani – Houses priced below RM200,000. The applicant's household gross income must not be more than RM8,000 per month. • This policy is special for applicants born, living or working in the Federal Territories. • At least one (1) percent of the entire RW unit must be allocated to the disabled on the ground floor with all the costs of providing disabled facilities included in the residential units fully borne by the developer.										
Wilayah Persekutuan	12. 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 border="1"> <thead> <tr> <th>% Residensi Wilayah</th><th>% of Development Caj Exemption</th></tr> </thead> <tbody> <tr> <td>30%</td><td>30%</td></tr> <tr> <td>50%</td><td>50%</td></tr> <tr> <td>70%</td><td>70%</td></tr> <tr> <td>100%</td><td>100%</td></tr> </tbody> </table> • 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).	% Residensi Wilayah	% of Development Caj Exemption	30%	30%	50%	50%	70%	70%	100%	100%
% Residensi Wilayah	% of Development Caj Exemption										
30%	30%										
50%	50%										
70%	70%										
100%	100%										
Kuala Lumpur	13. Rumah Majlis (Council Home), DBKL • Rumah Majlis (Council Home) with a minimum area of 750 square feet 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: ○ Jalan Selimang / Jalan Siakap. ○ Taman Desa ○ Alam Damai ○ Sungai Besi ○ Tasik Permaisuri; dan ○ Kuarters DBKL Sentul										
Putrajaya	14. 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 Putrajaya gives Civil Service Members the opportunity to own a house in Putrajaya with a 25% price discount.										

State	Details
Kuala Lumpur	15. Implementation of the 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; ○ Promote sustainable urban land use ○ Increase the value of city real estate ○ Improve the quality of the appearance and image of the city ○ Create habitable elements ○ Improve the quality of life • Among the areas involved in this Renewal program are Seri Labuan Public Housing, Negeri Sembilan Seri Cloud Housing, Kampung Sungai Baru Flats, Taman Segar Flats and Taman Rajawali Flats. Through this program the residents will get a more comfortable and quality replacement house with sufficient facilities.

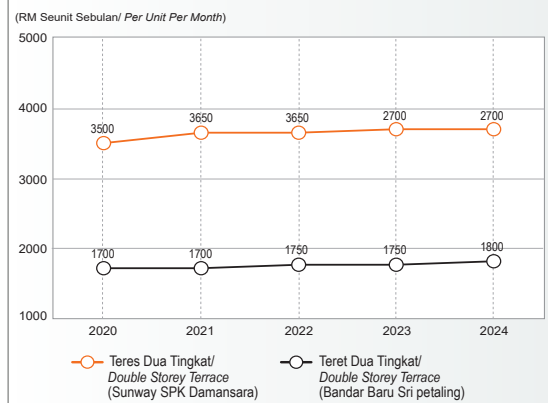
KUALA LUMPUR 1.1

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



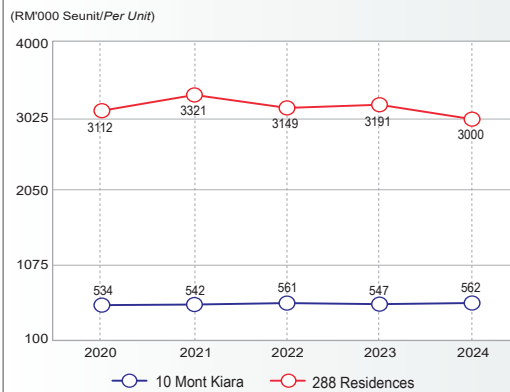
KUALA LUMPUR 1.2

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



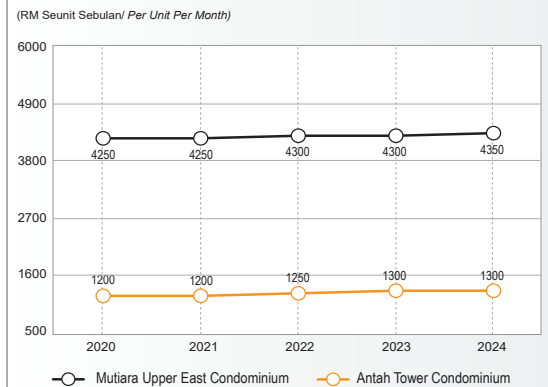
KUALA LUMPUR 1.3

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



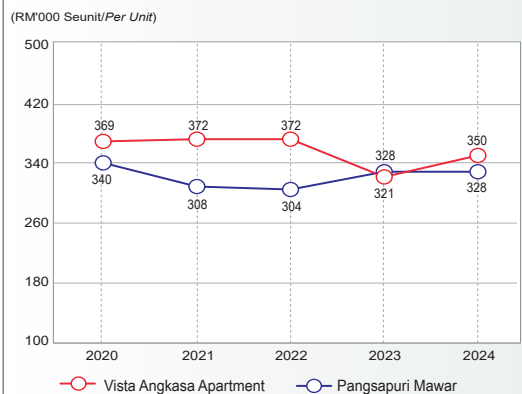
KUALA LUMPUR 1.4

Pergerakan Sewaan Purata Kondominium di Kuala Lumpur
Average Rental Movements of Condominium in Kuala Lumpur



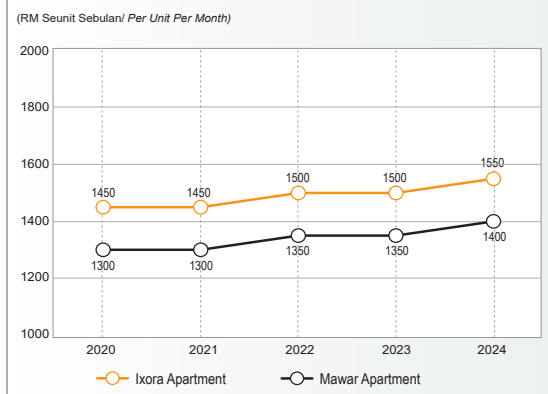
KUALA LUMPUR 1.5

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



KUALA LUMPUR 1.6

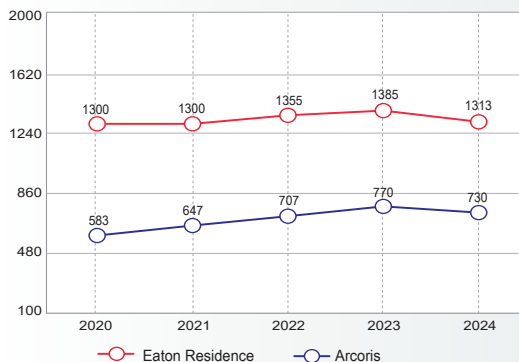
Pergerakan Sewaan Purata Pangsapuri di Kuala Lumpur
Average Rental Movements of Apartment in Kuala Lumpur



KUALA LUMPUR 1.7

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

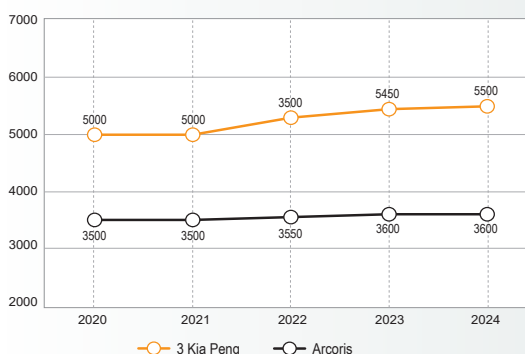
(RM'000 Seunit/Per Unit)



KUALA LUMPUR 1.8

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

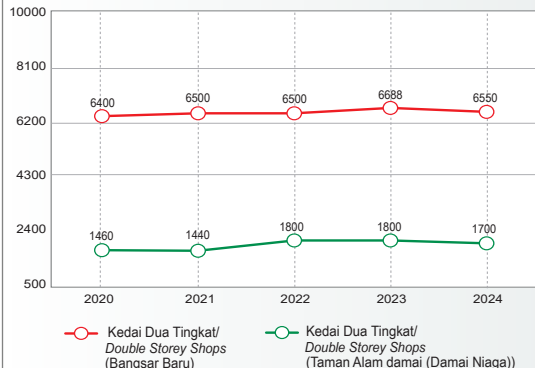
(RM Seunit Sebulan/ Per Unit Per Month)



KUALA LUMPUR 1.9

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

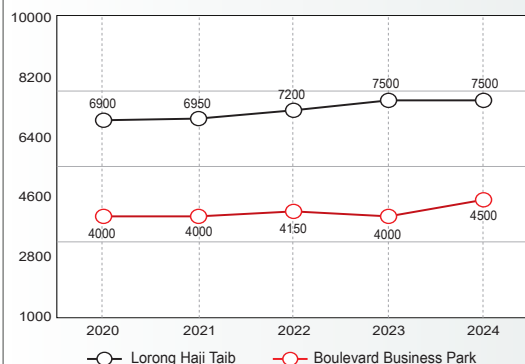
(RM Seunit/Per Unit)



KUALA LUMPUR 1.10

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

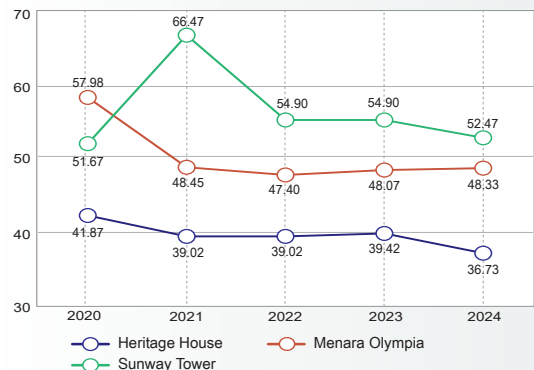
(RM Seunit Sebulan/ Per Unit Per Month)



KUALA LUMPUR 1.11

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

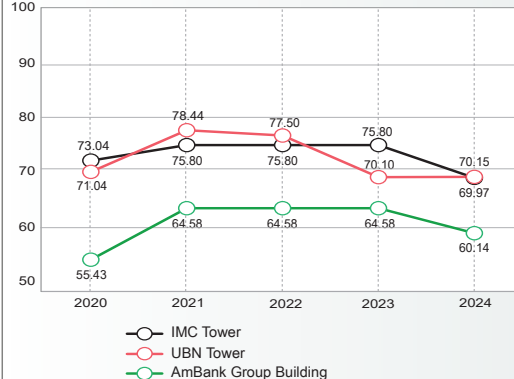
(RM Semeter Persegi/Per Square Meter)



KUALA LUMPUR 1.12

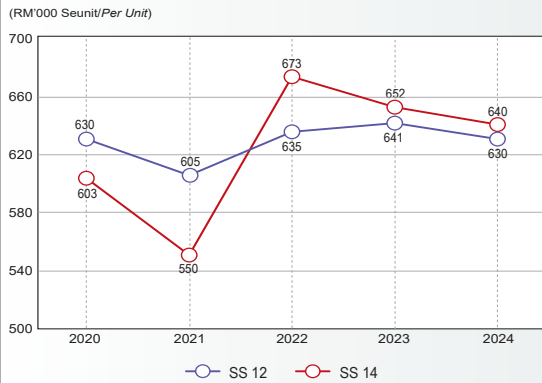
Pergerakan Sewaan Purata Pejabat Binaan Khas di Kawasan Segi Tiga Emas, Kuala Lumpur
Average Rental Movements of Purpose-Built in the Golden Triangle Area, Kuala Lumpur

(RM Semeter Persegi/ Per Square Meter)



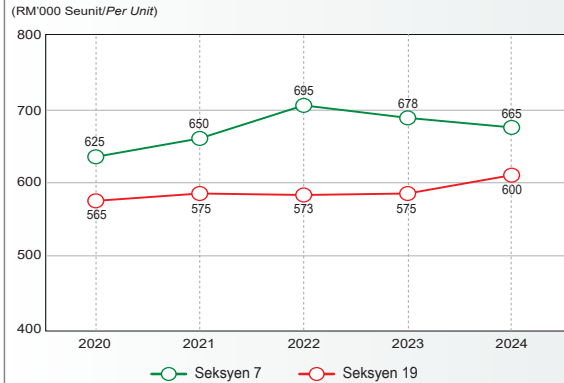
SELANGOR 4.1

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



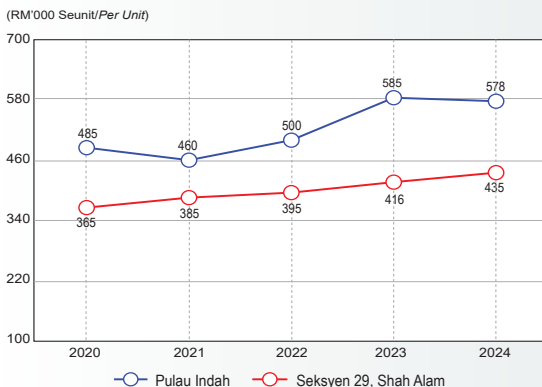
SELANGOR 4.2

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



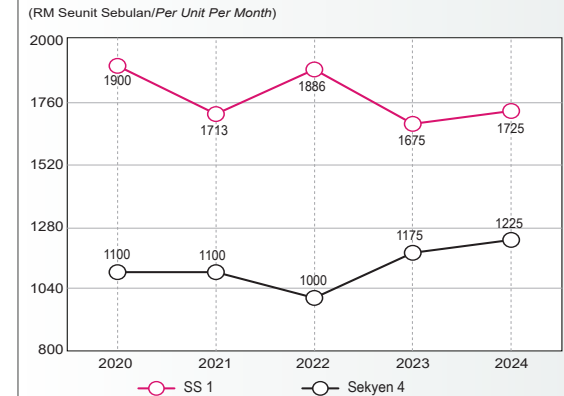
SELANGOR 4.3

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



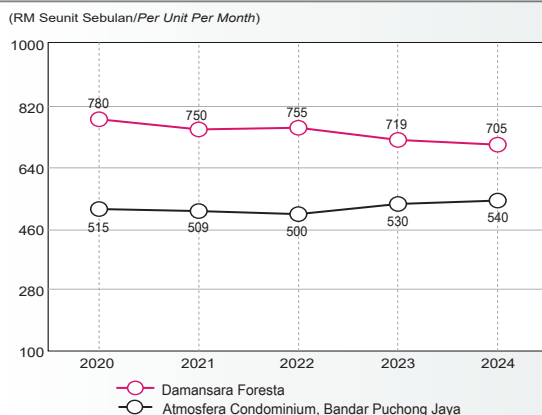
SELANGOR 4.4

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



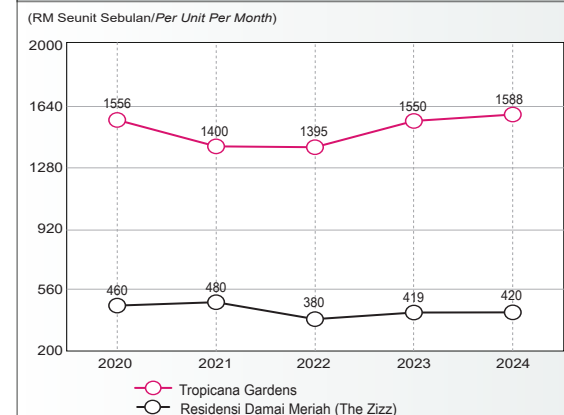
SELANGOR 4.5

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



SELANGOR 4.6

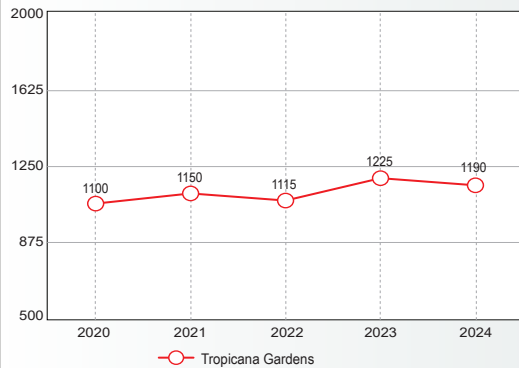
Pergerakan Harga Purata Apartment Servis di Petaling Jaya
Average Price Movements of Serviced Apartment in Petaling Jaya



SELANGOR 4.7

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

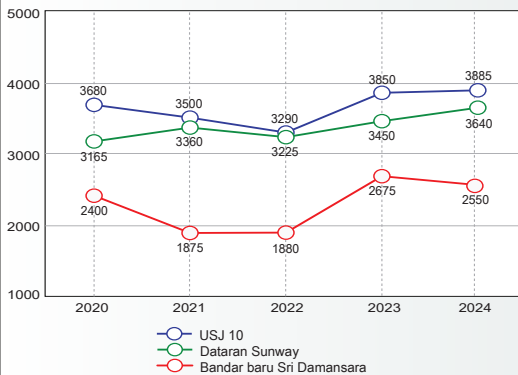
(RM'000 Seunit/Per Unit)



SELANGOR 4.8

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

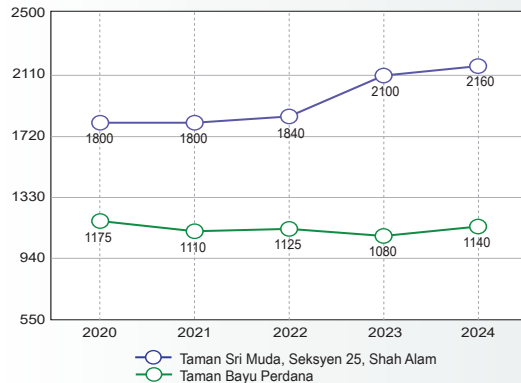
(RM'000 Seunit/Per Unit)



SELANGOR 4.9

Pergerakan Harga Purata Kedai Empat Tingkat di Klang
Average Price Movements of Four Storey Shop in Klang

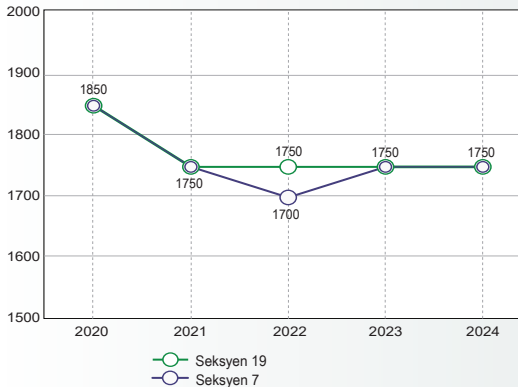
(RM'000 Seunit/Per Unit)



SELANGOR 4.10

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

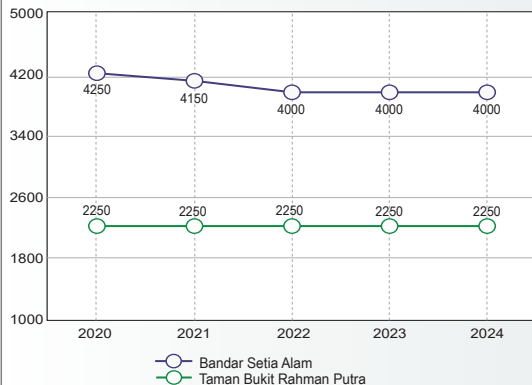
(RM Semeter Persegil/Per Square Meter)



SELANGOR 4.11

Pergerakan Sewaan Purata Rumah Berkembar Dua Tingkat di Petaling
Average Rental Movements of Double Storey Semi-Detached Houses in Petaling

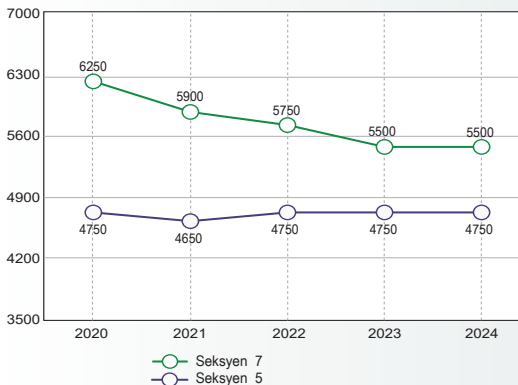
(RM Seunit Sebulan/ Unit Per Month)



SELANGOR 4.12

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

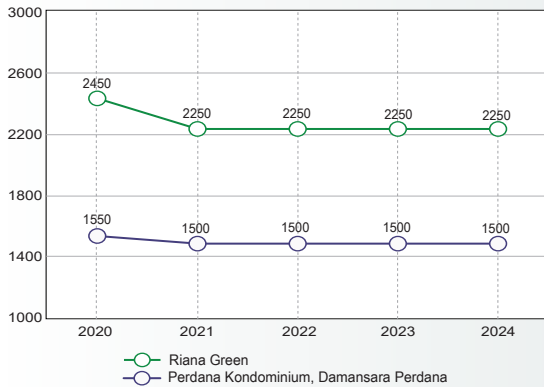
(RM Semeter Persegil/Per Square Meter)



SELANGOR 4.13

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

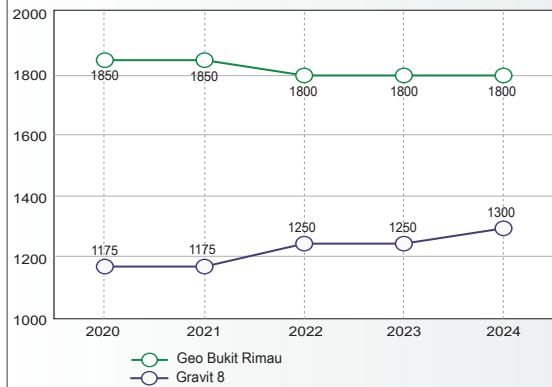
(RM Semeter Persegi/Per Square Meter)



SELANGOR 4.14

Pergerakan Sewaan Purata Servis Apartment di Klang
Average Rental Movements of Serviced Apartment in Klang

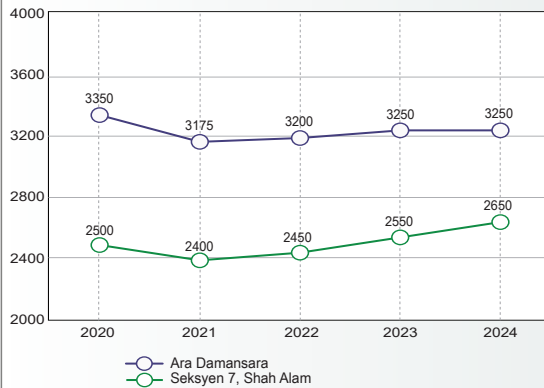
(RM Semeter Persegi/Per Square Meter)



SELANGOR 4.15

Pergerakan Sewaan Purata Kedai Teres (Tingkat Bawah) di Petaling
Average Rental Movements of Terraced Shop (Ground Floor) in Petaling

(RM Semeter Persegi/Per Square Meter)





LAPORAN PASARAN HARTA WILAYAH SELATAN 2024

SOUTHERN REGION PROPERTY MARKET REPORT 2024



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

CONTENTS

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



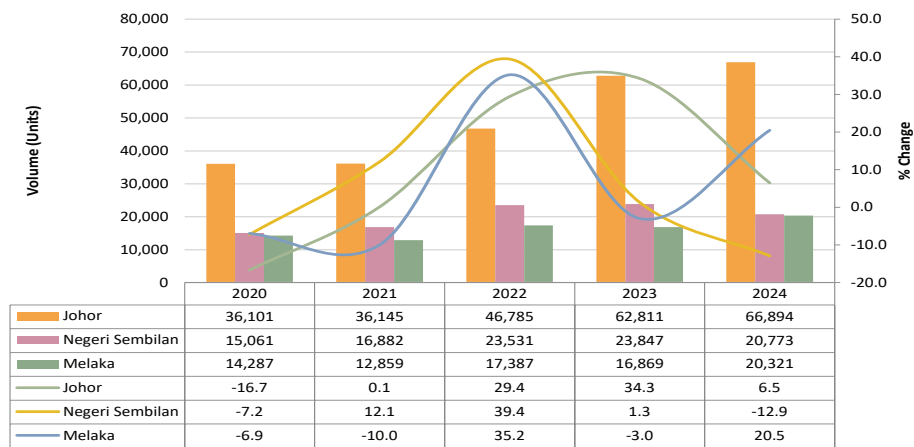
1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 107,988 transaksi bernilai RM63.99 bilion, masing-masing meningkat 4.3% dan 18.5% dalam bilangan dan nilai berbanding 2023.

1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market performance registered 107,988 transactions worth RM63.99 billion, increased by 4.3% and 18.5% in volume and value respectively as compared to 2023.

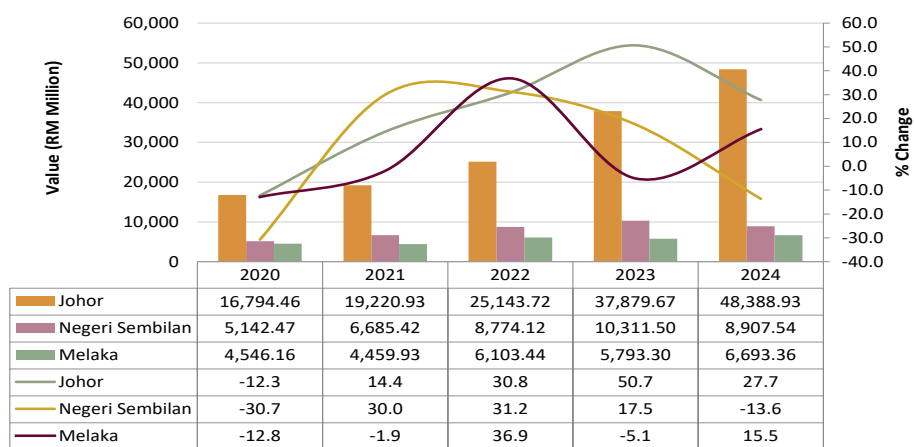
Chart 1
Overall Property Transactions Volume Trend 2020 –2024



Prestasi pasaran harta tanah di Melaka meningkat sebanyak 20.5%, diikuti oleh Johor 6.5%, manakala Negeri Sembilan mengalami penurunan sebanyak 12.9%.

Property market performance in Melaka increased by 20.5%, followed by Johor at 6.5%, while Negeri Sembilan saw a decrease of 12.9%.

Chart 2
Overall Property Transactions Value Trend 2020 - 2024

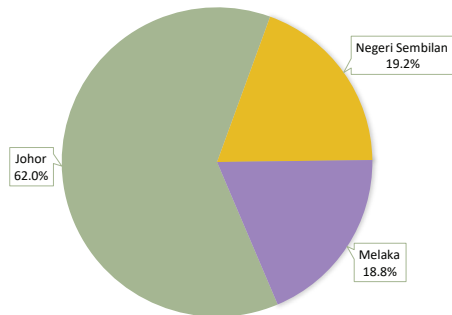


Trend yang serupa dilihat pada nilai transaksi. Johor mengalami kenaikan sebanyak 27.7% diikuti oleh Melaka 15.5%. Sebaliknya, Negeri Sembilan menunjukkan penurunan sebanyak 13.6%.

A similar trend was seen in transaction value. Johor increased by 27.7%, followed by Melaka at 15.5%. Contrarily, Negeri Sembilan has shown a decrease of 13.6%.

Chart 3

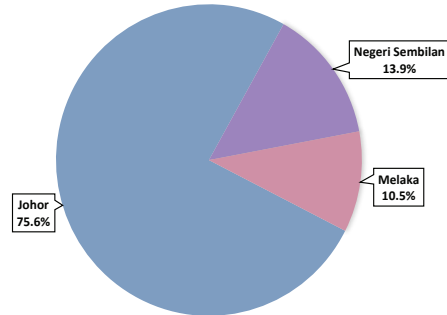
Overall Property Transactions Volume Breakdown by State 2024



Johor menguasai keseluruhan transaksi harta tanah dengan 62.0% dalam bilangan (66,894 transaksi) dan 75.6% dalam nilai (RM48.39 bilion) daripada jumlah transaksi.

Chart 4

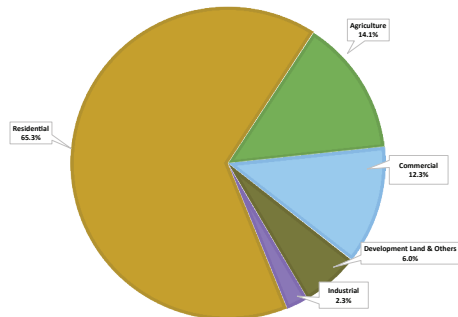
Overall Property Transactions Value Breakdown by State 2024



Johor dominated the region's overall property transaction with 62.0% in volume (66,894 transactions) and 75.6% in value (RM48.39 billion) of the total transactions.

Chart 5

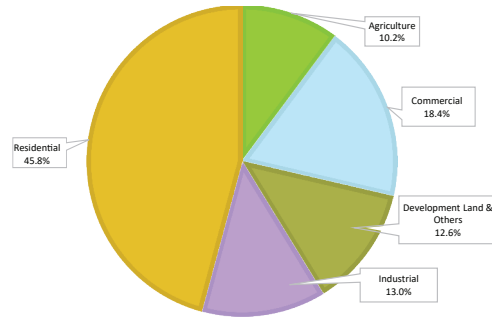
Overall Property Transactions Volume Breakdown by Sub-sector 2024



Berdasarkan subsektor, kediaman terus menguasai transaksi harta tanah di wilayah ini, menyumbang 65.3% (70,519 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman menguasai nilai transaksi harta tanah keseluruhan dengan syer 45.8% (RM29.31 bilion).

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2024



By sub-sector, residential continued to dominate the region's property transactions, contributing 65.3% (70,519 transactions) of the total. Likewise, the residential sub-sector dominated the region's overall property transaction value with a 45.8% share (RM29.31 billion).

Table 1

Summary of Prominent Sales Recorded in 2024

No.	Property	Location/Mukim	Transaction Year	Consideration Price (RM)
PURPOSE BUILT OFFICE				
1.	Bangunan Akhma	Persiaran Utama S2-1	2024	20,000,000
SHOPPING COMPLEX				
1.	Senibong Cove Mall	Bandar Baru Permas Jaya, Plentong	2024	47,180,000
2.	Kluang Mall	Bandar Kluang, Jalan Rambutan, Kluang Johor	2024	158,000,000
HOTEL				
1.	East Mount Hotel	Kukup Laut, Pekan Kukup, Serkat, Pontian	2023	2,900,000
2.	Desaru Beach Resort	Desaru, Kota Tinggi, Johor	2023	19,813,000
3.	Golden View Hotel	Bandar Baru Nilai, Nilai, Negeri Sembilan	2023	5,000,000
INDUSTRIES				
1.	Industrial Land (102,558.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang, Pulaui	2024	132,471,000
2.	Industrial Land (244,000.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang, Pulaui	2023	315,166,000
3.	Detached Factory (109,095.00 square metres)	Jalan SILC 1/5, SILC Nusajaya, Jelutong	2024	162,000,000
4.	Detached Factory (77,880.00 square metres)	Jalan Persiaran Teknologi, Taman Teknologi Johor	2023	125,100,000
5.	Detached Factory (28,328.00 square metres)	Jalan Bayu, Perindustrian Tampoi	2023	146,000,000
6.	Detached Factory (77,880.00 square metres)	Jalan Persiaran Teknologi, Taman Teknologi, Johor	2023	125,100,000
7.	Industrial Land (110,200.01 square metres)	Jalan Bioteknologi 1, SILC Nusajaya, Jelutong	2023	102,685,000
8.	Detached Factory (4,5680.00 square metres)	Jalan Permata 1/6, Arab Malaysian Industrial Park (Nilai)	2024	90,348,000
9.	Industrial Land (67,306.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang, Pulaui	2023	86,940,000
10.	Industrial Land (121,405.64 square metres)	Jalan I-Park Sac 7, I-Park Senai Airport City (SAC), Tebrau	2023	71,874,000
11.	Industrial Land (100,160.00 square metres)	Jalan Kargo 1, I-Park Senai Airport City (SAC), Tebrau	2023	62,532,000
12.	Industrial Land (43,711.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang, Pulaui	2023	59,713,000
13.	Industrial Land (80,940.00 square metres)	Kawasan Perindustrian Tanjung Langsat, Perindustrian Tanjung Langsat	2023	44,880,000
ESTATE LAND				
1.	Yong Peng River Estate (558.53 hectares)	Off Jalan Parit Sulong - Yong Peng, Tanjong Sembrong	2024	222,000,000
2.	Muar Itam Estate (335,918.21 Hectares)	Jalan Muar-Parit Sulong, Parit Jawa, Muar	2024	200,000,000
3.	Lot 6229 & 58 other lots (116.07 Hectares)	Off Batu 7, Jalan Tanjung Laboh, Minyak Beku, Batu Pahat	2024	83,709,000
4.	Ladang Fok Bee (162.99 Hectares)	Jalan Bangas - Bukit Bujang	2024	32,125,000
5.	Lot 2185 (200.00 Hectares)	Jalan Dangi, Bahau, Johol, Kuala Pilah	2024	26,000,000

No.	Property	Location/Mukim	Transaction Year	Consideration Price (RM)
6.	Stan Plantations (758.75 hectares)	Off Lebuhraya Segamat – Kuantan, Sermin, Segamat	2023	239,028,000
7.	Lot 31870 (445.40 Hectares)	Off Jalan Senawang - Pedas	2023	64,000,000
8.	Lian Seng Estate (202.62 hectares)	Kampung Maju, Pondok Batang, Rim, Jasin, Melaka	2023	61,627,000
9.	Taipan Plantation (105.17 hectares)	Jalan Ayer Kuning/ Batang Melaka, Air Kuning, Tampin	2022	19,677,000
BULK TRANSFER				
1.	Five Lots of Commercial Land (53,314.00 square metres)	Jalan Melaka Raya, Bandar Melaka, Seksyen 43, Melaka Tengah	2024	36,180,000
2.	Eight Lots of Agriculture Land (106,205.00 square metres)	Jalan Kampung Asahan – Relau, Tangkak	2024	6,270,000
OTHERS				
1.	Eight Lots of Commercial Land (3,883,864.00 square metres)	Jalan Sungai Tiram, Johor Bahru	2024	528,200,000
2.	Commercial Land (26,329.00 square metres)	Jalan Serampang Off Jln Tebrau, Taman Sri Tebrau	2004	167,000,000
3.	Commercial Land (95,872.79 square metres)	Jalan Tun Razak - Jalan Kolam Air, Kawasan Jalan Kolam Air	2004	151,316,000
4.	Six Lots of Mixed Development Land (3,037,187.00 square metres)	Estate Linsum, Jalan Seremban - Tampin (Next to Taman Tuanku Jaafar dan Taman Pinggiran Senawang)	2023	215,500,000
5.	Mixed Use Development Land (3,037,187.00 square metres)	Jalan Seremban – Tampin, Seremban	2023	210,272,000
6.	Building Category Land with Commercial Zoning (95,872.79 square metres)	Jalan Tun Razak – Jalan Kolam Air, Johor Bahru, Johor	2023	151,316,000
7.	Six Lots of Mixed Development Land (358,301.00 square metres)	Estate Linsum, Jalan Seremban - Tampin (Next to Taman Tuanku Jaafar dan Taman Pinggiran Senawang)	2023	90,400,000
8.	Commercial Land (95,660.00 square metres)	Jalan Mutiara, Kawasan Perindustrian Nilai	2023	56,400,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Harta tanah kediaman adalah subsektor utama bagi wilayah ini. Terdapat 70,519 transaksi bernilai RM29.31 bilion, ini menunjukkan kenaikan 3.4% dalam bilangan dan 9.0% dalam nilai berbanding 2023. Melaka dan Johor mencatatkan kenaikan dalam bilangan masing-masing 29.8% dan 4.9% serta 22.9% dan 13.9% dalam nilai. Negeri Sembilan merekodkan sebaliknya, menunjukkan sedikit penurunan dalam bilangan dan nilai sebanyak 16.4% dan 13.9% berbanding 2023.

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

Transaction

Residential property was the main sub-sector for the region. There were 70,519 transactions worth RM29.31 billion, increased by 3.4% in volume and 9.0% in value against 2023. Melaka and Johor recorded an increase of 29.8% and 4.9% in volume as well as 22.9% and 13.9% in value, respectively. Negeri Sembilan recorded the reverse, seeing a slight decrease in volume and value of 16.4% and 13.9% compared to 2023.

Chart 8

Residential Property Transactions Volume Trend 2020 – 2024

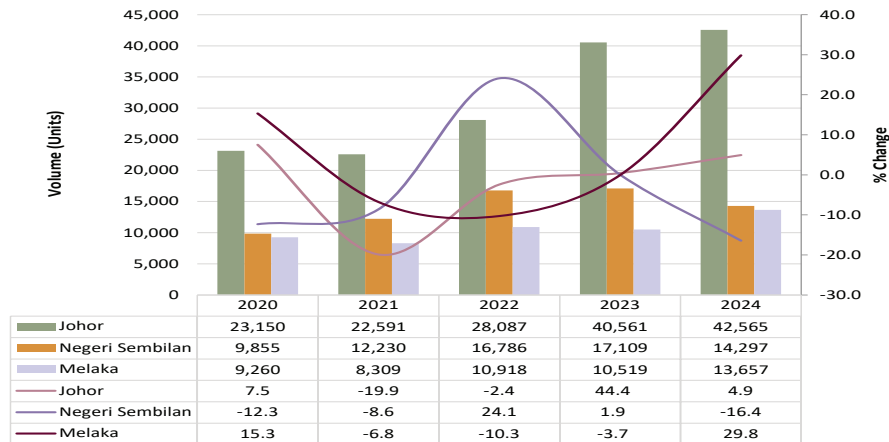
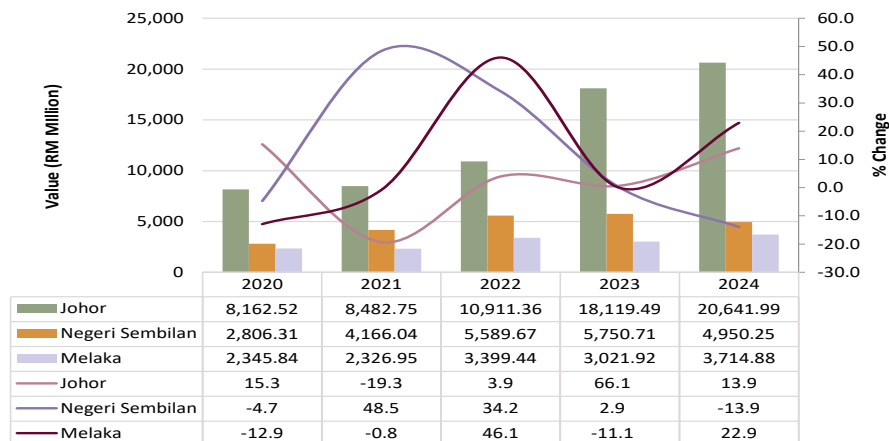


Chart 8

Residential Property Transactions Value Trend 2020 – 2024



Pelancaran Baharu

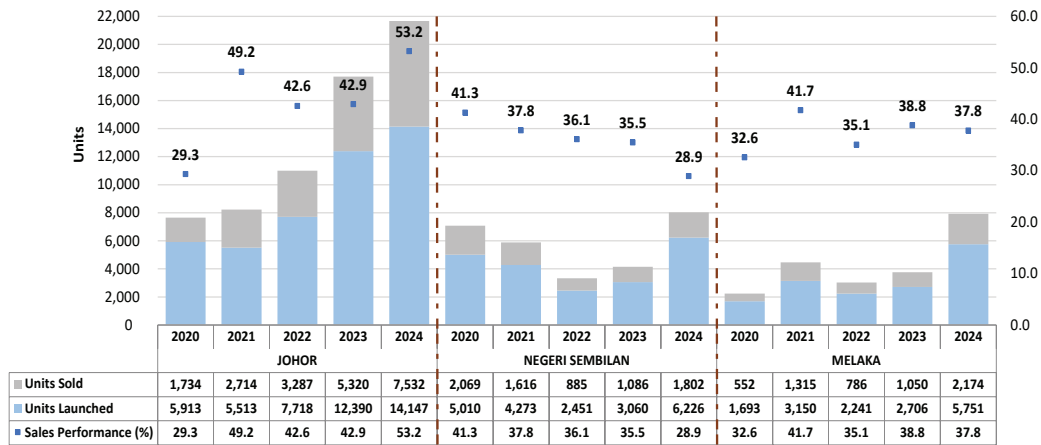
Keseluruhan pasaran utama di Wilayah Selatan adalah bertambah baik apabila bilangan pelancaran baharu meningkat 43.9% berbanding 2023. Johor merupakan penyumbang terbesar terhadap peningkatan tersebut dengan mencatatkan peningkatan prestasi jualan 53.2% (2023: 42.9%). Manakala, Negeri Sembilan dan Melaka masing-masing mencatatkan sedikit penurunan 28.9% (2023: 35.5%) dan 37.8% (2023: 38.8%) dalam tempoh kajian.

New Launches

The overall primary market in the Southern Region improved as the number of new launches increased 43.9% as compared to 2023. Johor was the largest contributor to the increase recorded with 53.2% (2023: 42.9%) in sales performance. While Negeri Sembilan and Melaka recorded a slight decrease of 28.9% (2023: 35.5%) and 37.8% (2023: 38.8%), respectively, in the review period.

Chart 9

Residential Newly Launch and Sales Performance 2020 to 2024



Status Pasaran

Situasi kediaman siap dibina tidak terjual di wilayah ini bertambah baik dengan penurunan sebanyak 12.5%. Johor mencatatkan pengurangan 29.9% (2,964 unit) berbanding siap dibina tidak terjual pada tahun 2023 (4,228 unit).

Market Status

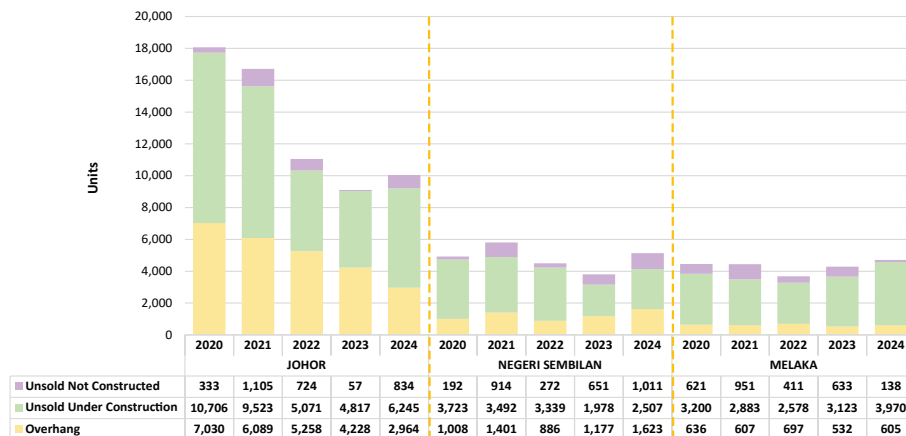
The overhang housing situation in this region improved with a 12.5% decrease. Johor recorded a decrease of 29.9% (2,964 units) compared to the overhang in 2023 (4,228 units).

Situasi dalam pembinaan belum terjual bagi semua negeri di wilayah ini mencatatkan peningkatan sebanyak 28.3%. Keadaan yang sama bagi belum dibina belum terjual dengan peningkatan 47.9%. Johor dan Negeri Sembilan masing-masing mencatatkan peningkatan kepada 834 unit (2023: 57 unit) dan 1,011 unit (2023: 651 unit) berbanding 2023. Manakala Melaka menyaksikan penurunan 78.2% iaitu 138 unit (2023: 633 unit) pada tahun kajian.

Unsold under construction situation in all states recorded an increase of 28.3%. The same situation for unsold not constructed with an increase of 47.9%. Johor and Negeri Sembilan recorded an increase to 834 units (2023: 57 units) and 1,011 units (2023: 651 units) compared to 2023, respectively. While Melaka recorded a decrease of 78.2% to 138 units (2023: 633 units) in the review year.

Chart 10

Residential Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Aktiviti pembinaan menyaksikan prestasi positif dalam tempoh kajian. Siap dibina, mula dibina, dan penawaran baharu dirancang masing-masing merekodkan pertumbuhan positif 8.9%, 46.5%, dan 22.1% berbanding 2023.

Construction Activity

Construction activity saw a positive performance in the review period. Completion, starts, and new planned supply recorded a positive growth of 8.9%, 46.5%, and 22.1%, respectively, against 2023.

Chart 11
Residential Construction Activity Trend 2020 – 2024

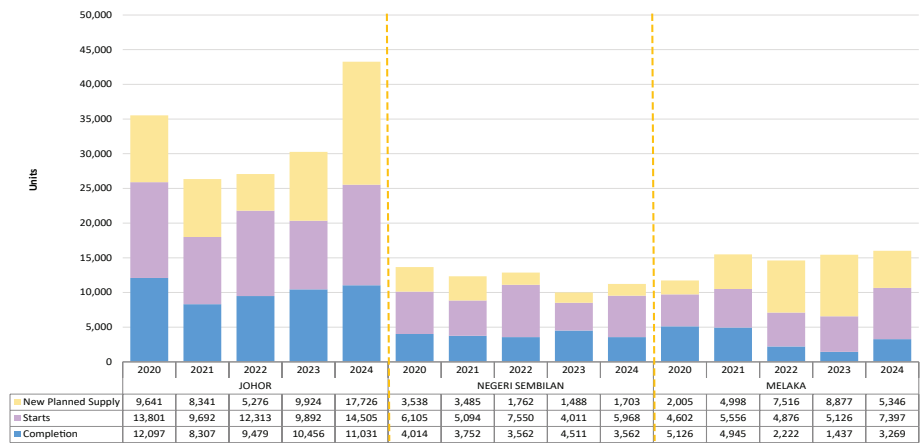


Table 2
Residential Construction Activity in Southern Region 2024

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	928,421	311,209	223,469
Incoming Supply (units)	36,121	18,768	24,279
Planned Supply (units)	45,462	26,928	23,977

Harga

Harga amnya stabil dengan pertumbuhan marginal diperhatikan di lokasi terpilih. Teres satu tingkat kos rendah di Taman Saujana, Pontian, Johor mencatatkan peningkatan tertinggi di wilayah ini sebanyak 15.0%. Ini disebabkan permintaan yang tinggi terhadap kediaman jenis ini dengan kedudukannya yang strategik serta kemudahan fasiliti yang baik.

Walaupun bagaimanapun, bagi jenis kediaman yang sama di Rumah Rakyat Batu 10, Seremban mencatatkan penurunan tertinggi sebanyak 11.1% disebabkan kawasan yang kurang aktif dan merupakan perumahan lama.

Price

Prices were generally stable with marginal growth observed in selected locations. Single storey low-cost terrace in Taman Saujana, Pontian, Johor recorded the highest increase in this region at 15.0%. This is due to the high demand for this type with its strategic location and good facilities.

However, for the same type of houses in Rumah Rakyat Batu 10, Seremban recorded the highest decrease of 11.1% due to the less active area and being an old housing scheme.

Indeks Harga Rumah

Indeks Harga Rumah di Johor, Negeri Sembilan dan Melaka masing-masing mencatatkan 279.8 mata, 238.0 mata dan 215.9 mata. Semua negeri mencatatkan pertumbuhan marginal dalam Indeks Harga Rumah antara 0.7% hingga 5.3% berbanding 2023.

Purata semua harga rumah mengikut negeri yang direkodkan untuk Johor ialah RM436,576 (2023: RM414,586), diikuti Negeri Sembilan pada RM319,406 (2023: RM317,353) dan Melaka pada RM238,109 (2023: RM230,109).

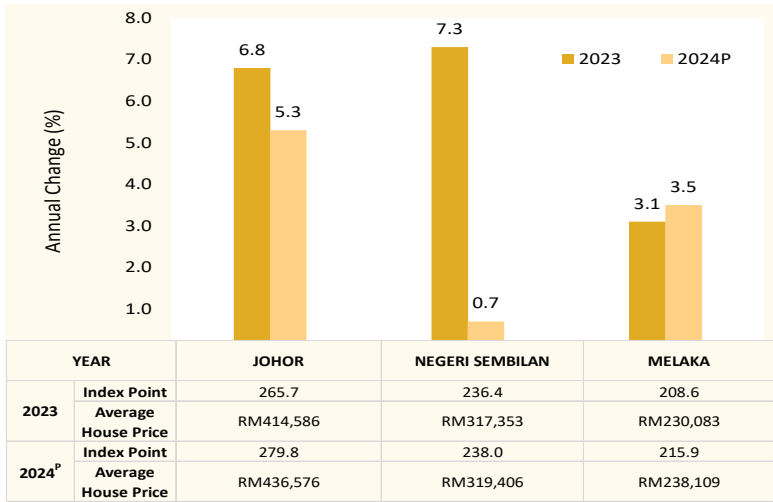
House Price Index

House Index for Johor, Negeri Sembilan and Melaka stood 279.8 points, 238.0 points and 215.9 points, respectively. All states recorded marginal growth in the House Price Index, ranging between 0.7% and 5.3% compared with 2023.

The average all house price by states recorded for Johor stood at RM436,576 (2023: RM414,586), followed by Negeri Sembilan at RM319,406 (2023: RM317,353) and Melaka at RM238,109 (2023: RM230,109).

Chart 12:

All House Price Index Annual Changes 2023 & 2024^P



Sewa

Sewa pasaran kediaman di Wilayah Selatan umumnya stabil dengan peningkatan direkodkan di kawasan terpilih. Sewa yang kukuh di lokasi pilihan utama disebabkan pembaharuan penyewaan, semakin sewa serta kemudahan infrastruktur dan fasiliti yang baik.

Di Melaka, rumah berkembar satu tingkat di Taman Bukit Melaka, Melaka Tengah mencatatkan peningkatan tertinggi purata perubahan sewa sebanyak 29.4% kepada RM1,100 sebulan (2023: RM850 sebulan). Kenaikan ini disebabkan lokasi skim berdekatan dengan kemudahan dan fasiliti seperti Universiti Multimedia (MMU), Bukit Beruang, dan Pusat Perdagangan Antarabangsa Melaka (Melaka International Trade Centre -MITC), serta skim baharu yang sedang dibangunkan berdekatan.

Rental

The residential rental market in the Southern Region was generally stable with some improvement recorded in selected areas. Rental firmed up in prominent choice locations mainly due to tenancy renewals, rental reviews, and good infrastructure and amenities.

In Melaka, single-storey semi-detached houses in Taman Bukit Melaka, Melaka Tengah recorded the highest increase in average rental change of 29.4% to RM1,100 per month (2023: RM850 per month). This increase is due to the scheme's location being close to amenities and facilities such as Multimedia University (MMU), Bukit Beruang, and Melaka International Trade Centre (MITC), as well as new schemes being developed nearby.

Begitu juga bagi Wadihana Kondominium di Johor Bahru mencatatkan kenaikan purata perubahan sewa sebanyak 20.6%. Kadar sewa meningkat kepada antara RM1,500 hingga RM2,300 sebulan (2023: RM1,500 hingga RM1,650 sebulan) juga disebabkan faktor yang sama serta kedudukannya berhampiran dengan kawasan pembinaan Rapid Transit System Link Johor-Singapura

Similarly, Wadihana Condominium in Johor Bahru recorded an average rental change increase of 20.6%. The rental rate increased to RM1,500 and RM2,300 per month (2023: RM1,500 and RM1,650 per month) also due to the same factors and its location being close to the Johor-Singapore Rapid Transit System Link construction area.

2.2 HARTA TANAH KOMERSIAL

Transaksi

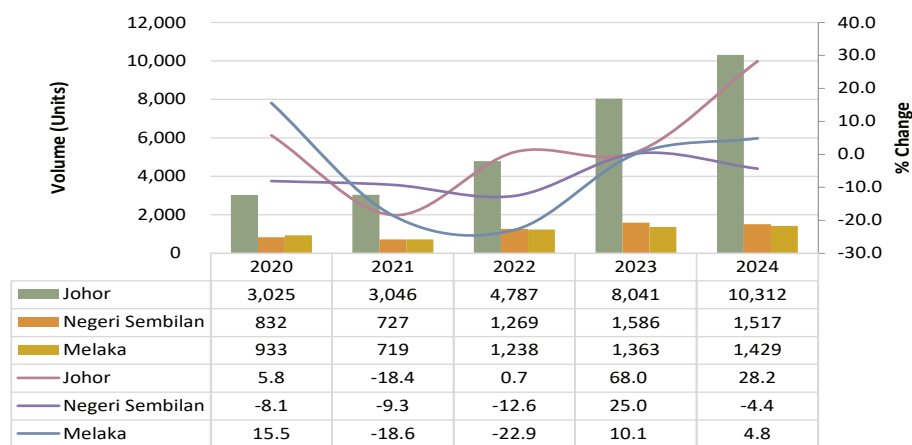
Harta tanah komersial di Wilayah Selatan merekodkan 13,258 transaksi bernilai RM11.78 bilion, meningkat sebanyak 12.3% dalam bilangan dan 18.4% dalam nilai berbanding 2023. Bilangan transaksi di Johor dan Melaka masing-masing meningkat 28.2% dan 4.8%. Sebaliknya Negeri Sembilan menurun sedikit 4.4% dalam tempoh kajian.

2.2 COMMERCIAL PROPERTY

Transaction

The commercial property in the Southern Region recorded 13,258 transactions worth RM11.78 billion, increased by 12.3% in volume and 18.4% in value against 2023. Transaction volume in Johor and Melaka increased 28.2% and 4.8%, respectively. Contrarily, Negeri Sembilan slightly decreased by 4.4% in review period.

Chart 13
Commercial Property Transactions Volume Trend 2020 – 2024

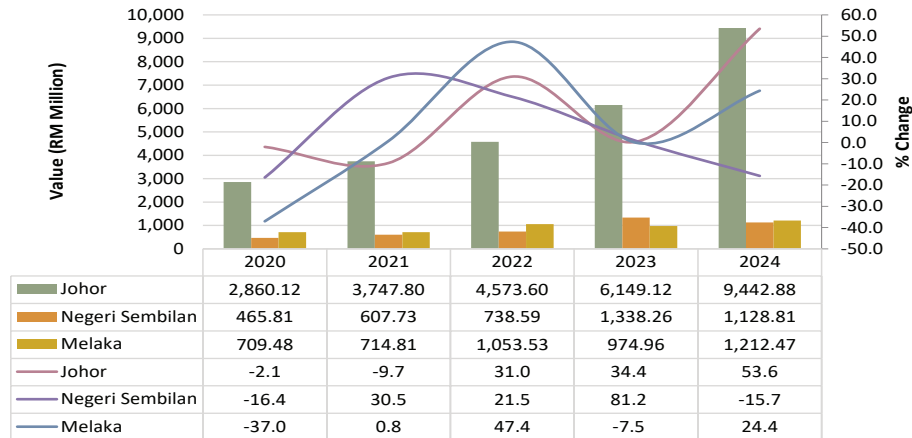


Situasi yang sama dari segi nilai, Johor menunjukkan peningkatan nilai 53.6%, diikuti dengan Melaka 24.4%. Sebaliknya, Negeri Sembilan menunjukkan sedikit penurunan nilai 15.7% berbanding 2023.

Similar situations in value, Johor has shown an increase of 53.6% followed by Melaka 24.4%. Contrarily, Negeri Sembilan showed a slight decrease of 15.7% compared to 2023.

Chart 14

Commercial Property Transactions Value Trend 2020 – 2024



a. Kedai

Transaksi

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada tahun 2024 dengan 45.9% syer pasaran. Johor penyumbang transaksi tertinggi dengan 4,187 transaksi bernilai RM4.32 bilion berbanding 2023 (3,821 transaksi bernilai RM3.35 bilion). Negeri Sembilan menyusul dengan jumlah 1,054 transaksi bernilai RM779.74 juta (2023: 1,126 transaksi bernilai RM913.05 juta) dan Melaka dengan 842 transaksi bernilai RM488.28 juta (2023: 862 transaksi bernilai RM507.02 juta).

Status Pasaran

Kedai siap dibina tidak terjual di Wilayah Selatan bertambah baik apabila bilangannya berkurangan pada tahun 2024. Johor turun kepada 1,222 unit (2023: 1,517 unit), diikuti Negeri Sembilan turun kepada 381 unit (2023: 411 unit). Sebaliknya Melaka kekal sama 192 unit (2023: 192 unit).

Prestasi kedai dalam pembinaan belum terjual dan belum dibina belum terjual bagi wilayah ini masing-masing menyaksikan peningkatan sebanyak 9.3% dan hampir tiga kali ganda berbanding 2023.

a. Shop

Transaction

Shop sub-sector dominated the volume of the Southern Region commercial market in 2024 with 45.9% market share. Johor contributed the highest number of transactions with 4,187 transactions worth RM4.32 billion, compared to 2023 (3,821 transaction worth RM3.35 billion). Negeri Sembilan followed with a total of 1,054 transaction worth RM779.74 million (2023: 1,126 transactions worth RM913.05 million) and Melaka with 842 transactions worth RM488.28 million (2023: 862 transactions worth RM507.02 million).

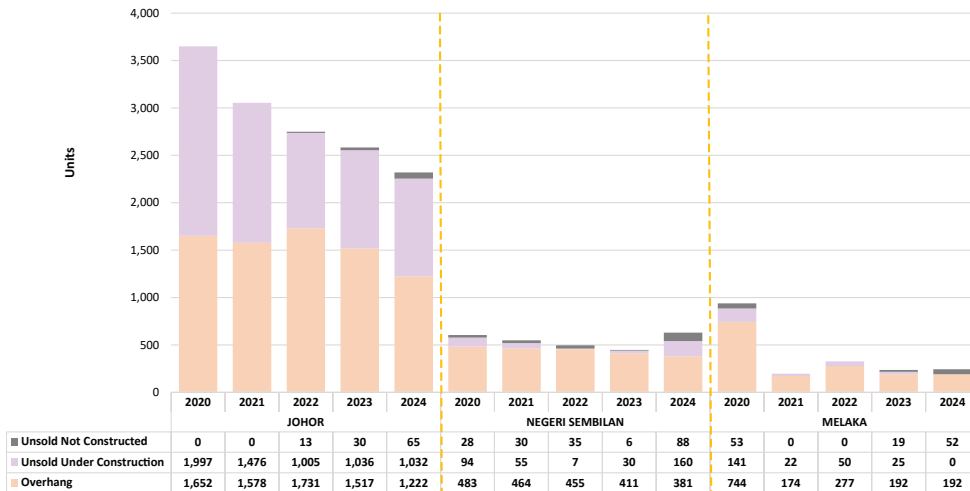
Market Status

Shop overhang in Southern Region improved as the numbers decreased in 2024. Johor dropped to 1,222 units (2023: 1,517 units), followed by Negeri Sembilan down to 381 units (2023: 411 units). Contrarily, Melaka remains 192 units (2023: 192 units).

Unsold under construction and unsold not construction shop for this region saw an increased of 9.3% and nearly three-fold respectively, against 2023.

Chart 15

Shop Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Aktiviti pembinaan di Wilayah Selatan menyaksikan trend bercampur. Siap dibina menyaksikan penurunan sebanyak 44.0%, manakala mula dibina dan penawaran baharu dirancang masing-masing mencatatkan peningkatan lebih dua kali ganda dan 9.0% berbanding 2023.

Construction Activity

Construction activities in the Southern Region experienced a mixed trend. Completion showed a decrease of 44.0%, while starts and new planned supply recorded an increase of more than two-fold and 9.0% respectively, against 2023.

Chart 16

Shop Construction Activity Trend 2020 – 2024

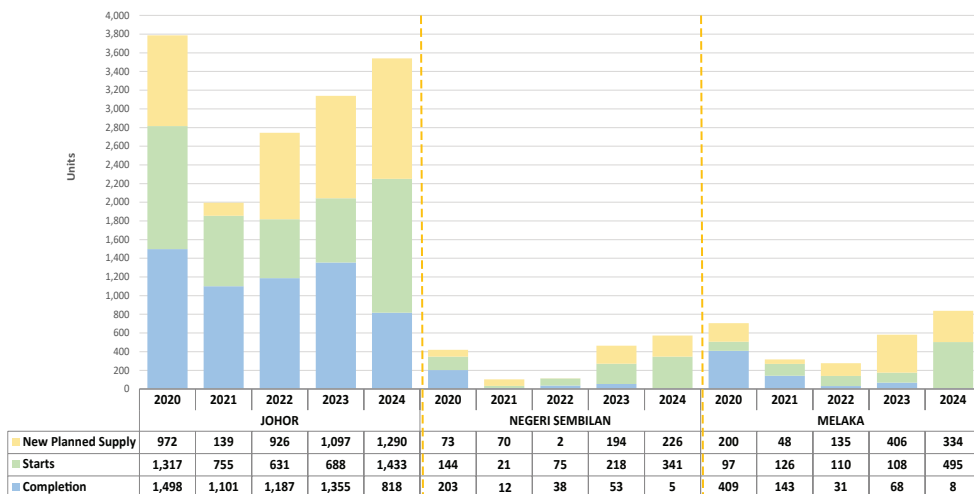


Table 3

Shop Construction Activity in Southern Region 2024

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	99,646	27,553	23,518
Incoming Supply (units)	4,802	1,166	1,719
Planned Supply (units)	5,113	2,438	1,777

Harga dan Sewa

Dalam subsektor komersial, harga kedai secara keseluruhan bagi wilayah ini menunjukkan pergerakan stabil di mana purata perubahan harga berada dalam lingkungan 10%. Pengecualian bagi kedai teres dua tingkat di Taman Desaru Utama, Kota Tinggi, Johor dengan kenaikan harga 13.1% disebabkan oleh kepesatan skim baharu di kawasan tersebut, menjadi tumpuan perniagaan bagi Bandar Penawar dan kawasan sekitarnya.

Sewaan tingkat bawah kedai di wilayah ini juga umumnya stabil. Peningkatan sewa dicatatkan di Taman Tasik Indah, Kluang, Johor 20.8% dengan sewa antara RM1,300 hingga RM1,600 sebulan (2023: RM1,100 hingga RM1,300 sebulan) disebabkan berpunca daripada kepesatan pembangunan di kawasan tersebut dengan kemunculan skim perumahan baru seperti Taman Kluang Perdana dan Taman Bukit Perdana.

b. Pangsapuri Khidmat/ SOHO

Transaksi

- 60 Pangsapuri khidmat/SOHO di Wilayah Selatan merekodkan 5,132 transaksi bernilai RM3.10 bilion, membentuk 38.7% daripada bilangan transaksi dan 26.3% daripada jumlah nilai keseluruhan harta tanah komersial. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dalam syer pasaran dengan 93.2% (4,781 transaksi).

Status Pasaran

Secara amnya, situasi pangsapuri khidmat/SOHO siap dibina tidak terjual dalam wilayah menunjukkan pergerakan menurun sebanyak 11.6% berbanding 2023.

Sebaliknya dalam pembinaan belum terjual dan belum dibina belum terjual pula menyaksikan trend meningkat. Johor merupakan penyumbang tertinggi bagi pertambahan unit di peringkat jualan dengan 4,794 unit (2023: 4,888 unit) bagi pembinaan belum terjual dan 1,762 (2023: 0 unit) dalam belum dibina belum terjual.

Aktiviti Pembinaan

Aktiviti pembinaan pangsapuri khidmat/SOHO di wilayah ini menunjukkan petanda yang baik di semua peringkat pembangunan berbanding 2023. Johor bertambah kukuh dengan mencatatkan lebih banyak unit siap dibina, mula dibina dan penawaran baharu dirancang. Begitu juga, Melaka mencatat lebih banyak unit mula dibina dalam tempoh kajian.

Price and Rental

In the commercial sub-sector, shop prices as a whole for this region show a stable movement where the average price change is in the range of 10%. An exception for two storey terrace shops in Taman Desaru Utama, Kota Tinggi, Johor, with an increase in price of 13.1% due to the rapid development of new schemes in the area, has become a business focus for Bandar Penawar and the surrounding area.

Rental of ground floor shop in the region also was generally stable. Taman Tasik Indah, Kluang, Johor recorded increased 20.8% with a rental between RM1,300 and RM1,600 per month (2023: RM1,100 hingga RM1,300) due to rapid development in the area with the emergence of new housing schemes such as Taman Kluang Perdana and Taman Bukit Perdana.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartment/SOHO in the Southern Region recorded 5,132 transaction worth RM3.10 billion, formed 38.7% of transactions volume and 26.3% of the total value commercial property. By state, Johor contributed the highest market volume market share with 93.2% (4,781 transactions).

Market Status

Generally, the serviced apartments/SOHO overhang and unsold situations showed downtrend movement across the region by 11.6% as compared to 2023.

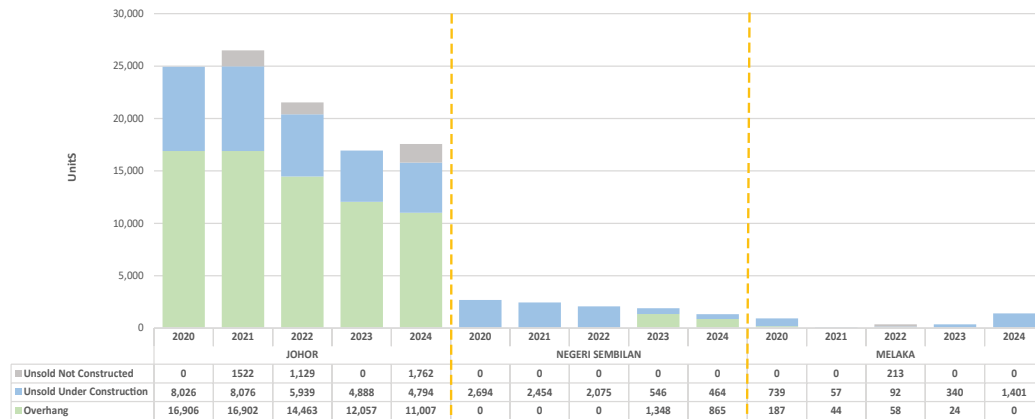
Contrarily, unsold under constructions and unsold not constructions showed upward trend. Johor was the highest contributor to the increase in units at the sales with 4,794 units (2023: 4,888 units) in unsold under constructions and 1,762 (2023: 0 units) in unsold not constructions.

Construction Activity

Construction activities of serviced apartments/SOHO in the region showed a good sign in all stages of development as compared to 2023. Johor strengthened with more completions, starts, and new planned supply recorded. Similarly, Melaka charted more starts in the review period.

Chart 17

Serviced Apartment/ SOHO Overhang and Unsold Units 2020 – 2024



Harga dan Sewa

Harga pangsapuri khidmat/SOHO di Wilayah Selatan sebahagian besarnya stabil dengan beberapa pergerakan bercampur-campur di lokasi terpilih. Purata perubahan peratusan harga menurun bagi wilayah antara lingkungan 2.2% hingga 8.0%, manakala kenaikan adalah daripada 2.6% hingga 7.2%.

Price and Rental

Prices of serviced apartments/SOHO in the Southern Region are largely stable with several mixed movements in selected locations. The average percentage changes for prices decreased for this region, ranged from 2.2% to 8.0%, while the increases were ranged from 2.6% to 7.2%.

Chart 18

Serviced Apartment/ SOHO Construction Activity Trend 2020 – 2024

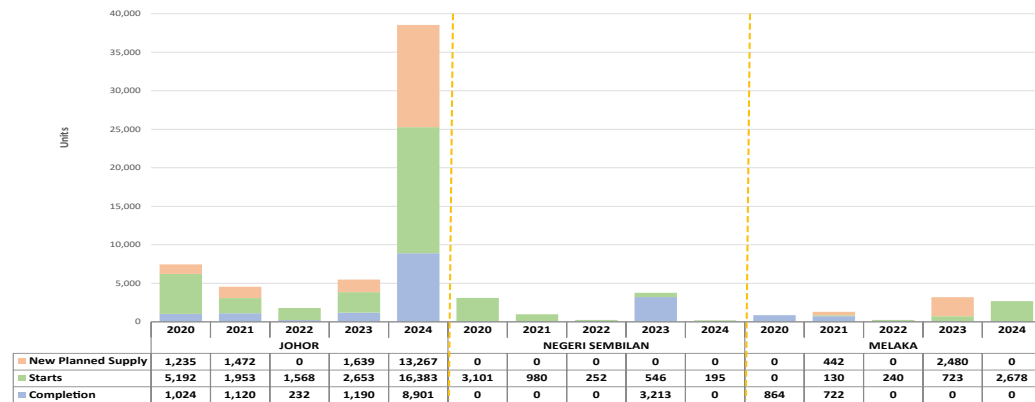


Table 4

Serviced Apartment/ SOHO Construction Activity in Southern Region 2024

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)		111,718	14,602	9,688
Incoming Supply (units)		25,245	2,657	7,890
Planned Supply (units)		30,201	598	5,488

Pasaran sewa wilayah pada umumnya stabil. Pangsapuri khidmat Citywoods di Johor Bahru mencatatkan kenaikan tertinggi sebanyak 11.8% disebabkan kedudukan yang strategik dan berhampiran dengan bandar Johor Bahru.

c. Kompleks Perniagaan

Transaksi

Terdapat dua transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini iaitu Senibong Cove Mall di Bandar Permas Jaya dipindahmilik RM47,180,000 dan Kluang Mall di Bandar Kluang, Kluang yang dipindahmilik RM158,000,000. Kedua-duanya terletak di Johor dan dipindahmilik pada 2024.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga berada dalam trend yang positif. Kadar penghunian semua negeri di Wilayah Selatan menunjukkan peningkatan. Johor mendahului dengan 72.8% (2023: 70.6%), Negeri Sembilan dengan 68.7% (2023: 67.7%) dan Melaka dengan 64.0% (2023: 62.4%).

The region’s rental market was generally stable. Citywood service apartment in Johor Bahru recorded the highest increase of 11.8%, due to its strategic location and nearby Johor Bahru City Centre.

c. Shopping Complex

Transaction

There were two transactions recorded in the Southern Region during the review period, namely Senibong Cove Mall in Bandar Permas Jaya transacted at RM47,180,000 and Kluang Mall di Bandar Kluang, Kluang at RM158,000,000. Both are located in Johor and the sale and purchase agreement was completed in 2024.

Occupancy and Space Availability

The performance of the retail space subsector is in a positive trend. The occupancy rate of all states of the Southern Region showed an increase. Johor lead with 72.8% (2023: 70.6%), Negeri Sembilan with 68.7% (2023: 67.7%) and Melaka with 64.0% (2023: 62.4%).

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Table 5			
Pertinent Movements in Shopping Complex 2024			
Nos.	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Kluang Junction	11,584.21	Move In

Aktiviti Pembinaan

Hanya terdapat satu bangunan kompleks perniagaan yang siap dibina dalam tempoh kajian di Wilayah Selatan iaitu BizBox Nilai (Arcade) di Putra Nilai, Negeri Sembilan.

Construction Activity

Only one complex building that have been completed during the review period in the Southern Region, namely Bizbox Nilai (Arcade) in Putra Nilai, Negeri Sembilan.

Table 6				
Shopping Complex Construction Activity in Southern Region 2024				
Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		156 buildings (2,455,302 s.m.)	95 buildings (613,463 s.m.)	31 buildings (632,254 s.m.)
Incoming Supply		2 buildings (17,716 s.m.)	1 building (7,345 s.m.)	2 buildings (57,245 s.m.)
Planned Supply		0	0	0

Sewa

Sewaan ruang niaga di wilayah ini sebahagian besarnya stabil. Peratusan penurunan purata perubahan sewa bagi wilayah adalah antara 2.4% hingga 7.4%, manakala kenaikan adalah antara 2.4% hingga 9.9%.

Mengikut negeri, Bangunan Larkin Sentral di Johor Bahru mengekalkan catatan kadar sewaan tertinggi bagi tingkat bawah dengan lingkungan antara RM375.40 m.p. hingga RM559.57 m.p. sebulan (Luas Lantai: 5 m.p. hingga 6 m.p.).

Bagi tingkat yang sama di Negeri Sembilan, Giant Hypermarket, Senawang, Seremban mencatatkan sewaan tertinggi dalam lingkungan sewa antara RM117.86 m.p. hingga RM265.65 m.p. sebulan (Luas Lantai: 8 m.p. hingga 15 m.p.).

Manakala di Melaka, Mahkota Parade, Bandar Hilir mencatatkan sewaan tertinggi antara RM180.00 s.m hingga RM392.00 s.m. sebulan (Luas lantai: 24 s.m. hingga 171 s.m.)

Rental

Rentals of retail space in this region were largely stable across the board . The average percentage decrease in rental changes for this region ranged from 2.4% to 7.4%, while the increase ranged from 2.4% to 9.9%.

According to the state, the Larkin Sentral Building in Johor Bahru remains the record for the highest rental rate for the ground floor with a range of RM375.40 s.m. to RM559.57 s.m. per month (Floor Area: 5 s.m. to 6.s.m.).

For the same floor in Negeri Sembilan, Giant Hypermarket, Senawang, Seremban recorded the highest rental rate between RM117.86 s.m. to RM265.65 s.m. per month (Floor Area: 8 s.m. to 15 s.m.).

While in Melaka, Mahkota Parade, Bandar Hilir recorded the highest rental rates between RM180.00 s.m to RM392.00 s.m. per month (Floor area: 24 s.m. to 171 s.m.)

d. Pejabat Binaan Khas

Transaksi

Hanya satu transaksi pejabat binaan khas direkodkan di Wilayah Selatan dalam tempoh kajian iaitu Bangunan Akhma, Persiaran Utama S2-1, Negeri Sembilan. Pindahmilik ini disempurnakan dalam tempoh kajian dengan harga balasan berjumlah RM20,000,000.

d. Purpose-built Office

Transaction

Only one transaction of purpose-built office recorded in the Southern Region during the review period namely Akhma Building, Persiaran Utama S2-1, Negeri Sembilan. The transactions completed in the review period with consideration price of RM20,000,000.

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas di Wilayah Selatan menunjukkan prestasi yang bercampur-campur. Kadar penghunian bagi Negeri Sembilan dan Johor masing-masing menurun sedikit kepada 89.8% (2023: 91.4%) dan 68.7% (2023: 71.0%). Manakala, Melaka meningkat sedikit kepada 86.5% (2023: 86.1%).

Occupancy and Space Availability

The purpose-built office segment in the Southern Region showed a mixed performance. The occupancy rate for Negeri Sembilan and Johor slightly decrease to 89.8% (2023: 91.4%) and 68.7% (2023: 71.0%), respectively. Meanwhile, Melaka slightly increased to 86.5% (2023: 86.1%).

Chart 20
Supply and Occupancy of Purpose-built Office 2024

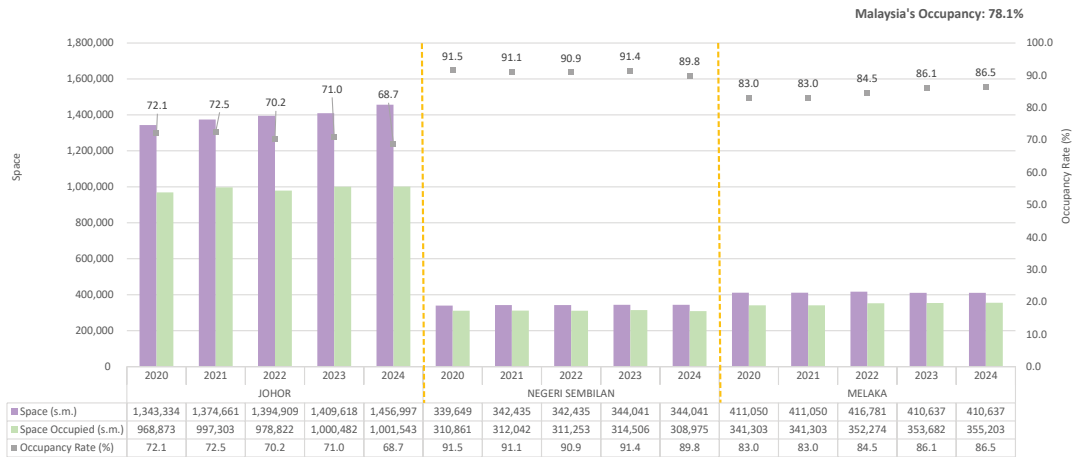


Table 7
Pertinent Movements in Purpose-built Office 2024

Nos.	Purpose- Built Office	Estimated Space (s.m.)	Tenant Movement
1.	Wisma Sunway, Iskandar Puteri	4,065	Move In
2.	Wisma Sunway, Iskandar Puteri	1,585	Move In
3.	Wisma Sunway, Iskandar Puteri	1,585	Move In
4.	Wisma Sunway, Iskandar Puteri	1,585	Move In
5.	Medini 9	1,276	Move In

Aktiviti Pembinaan

Terdapat dua bangunan pejabat binaan khas yang siap dibina dalam tempoh kajian bagi wilayah ini iaitu Menara Bank Rakyat @ Coronation Square di Jalan Trus, Johor Bahru (37,160 m.p.) dan UMCITY Corporate Tower di Medini, Iskandar Puteri, Johor (10,219 m.p.).

Construction Activity

There were two purpose-built office buildings completed during the review period, namely Menara Bank Rakyat @ Coronation Square in Jalan Trus, Johor Bahru (37,160 s.m.) and UMCITY Corporate Tower in Medini, Iskandar Puteri, Johor (10,219 s.m.)

Table 8
Purpose-built Office Construction Activity in Southern Region 2024

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		222 buildings (1,456,997 s.m.)	109 buildings (344,041 s.m.)	82 buildings (410,637 s.m.)
Incoming Supply		4 buildings (134,262 s.m.)	3 buildings (8,831 s.m.)	0
Planned Supply		1 building (33,817 s.m.)	0	0

Sewa

Secara amnya, sewaan ruang pejabat sebahagian besar di wilayah ini 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. Tingkat bawah Bangunan Tabung Haji Kuala Pilah di Negeri Sembilan dengan keluasan 269 meter persegi mencatatkan peningkatan tertinggi sebanyak 10.4% dengan sewaan RM14.35 semeter persegi sebulan (2023: RM13.01 semeter persegi sebulan).

Sementara itu, sewa bagi tingkat dua Wisma Lim Chin Yong, Batu Pahat, Johor, menunjukkan penurunan sebanyak 8.9% kepada RM4.92 s.m.p. sebulan (2023: RM5.40 s.m.p. sebulan).

e. Riadah

Transaksi

Dua transaksi harta tanah riadah di rekodkan dalam tempoh kajian iaitu East Mount Hotel di Kukup Laut, Pontian, Johor (RM2,900,000) dan Desaru Beach Resort di Desaru, Kota Tinggi, Johor (RM19,813,000). Kedua-dua harta tanah ini merupakan pindahmilik tahun 2023.

Rental

Generally, rental of office space in this region largely was stable. Investment-grade buildings in good locations with proximity or within town centres are amongst those with a competitive edge and fetched higher rental. The ground floor of the Tabung Haji Kuala Pilah Building in Negeri Sembilan with an average area 269 s.m. recorded the highest increase of 10.4% with rental RM14.35 p.s.m. per month (2023: RM13.01 p.s.m. per month).

Meanwhile, rental for the second floor of Wisma Lim Chin Yong, Batu Pahat, Johor, saw a decline of 8.9%, to RM4.92 p.s.m. per month (2023: RM5.40 p.s.m. per month).

e. Leisure

Transaction

There were two leisure property transactions recorded during the review period, namely East Mount Hotel in Kukup Laut, Pontian, Johor (RM2,900,000) and Desaru Beach Resort in Desaru, Kota Tinggi, Johor (RM19,813,000). Both property were transactions in 2023.

Table 9

Leisure Construction Activity in Southern Region 2024

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply	488 buildings (31,971 rooms)	145 buildings (9,607 rooms)	177 buildings (18,268 rooms)
Incoming Supply	9 building (2,300 rooms)	4 buildings (1,498 rooms)	1 building (336 rooms)
Planned Supply	9 building (3,196 rooms)	4 buildings (406 rooms)	5 buildings (1,558 rooms)

2.3 HARTA TANAH INDUSTRI

Transaksi

Prestasi pasaran harta tanah industri merekodkan penurunan sedikit 0.4% dalam bilangan kepada 2,492 transaksi (2023: 2,502 transaksi) dan peningkatan 30.9% dalam nilai (2023: RM6.34 bilion). Johor mendahului dengan 1,591 transaksi, mencakupi 63.8% daripada jumlah keseluruhan transaksi industri wilayah, diikuti Melaka dengan 459 transaksi (18.4% syer pasaran) dan Negeri Sembilan sebanyak 442 transaksi (17.7% syer pasaran).

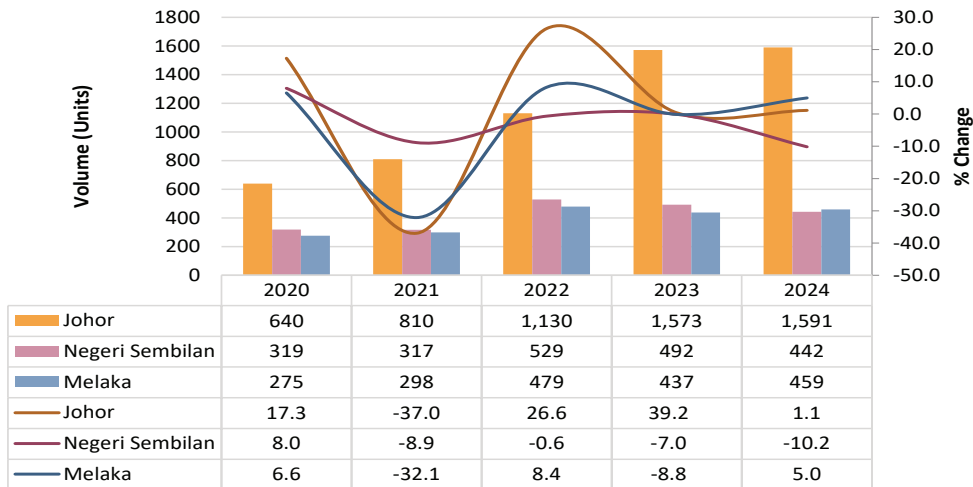
2.3 INDUSTRIAL PROPERTY

Transaction

The performance of the industrial property market recorded a decrease of 0.4% in the volume of transactions to 2,492 transactions (2023: 2,502 transactions), and 30.9% in value (2023: RM6.34 bilion). Johor leads with 1,591 transactions, accounted for 63.8% of the total industrial transactions in the region, followed by Melaka with 459 transactions (18.4% market share) and Negeri Sembilan with 442 transactions (17.7% market share).

Chart 21

Industrial Property Transactions Volume Trend 2020 – 2024



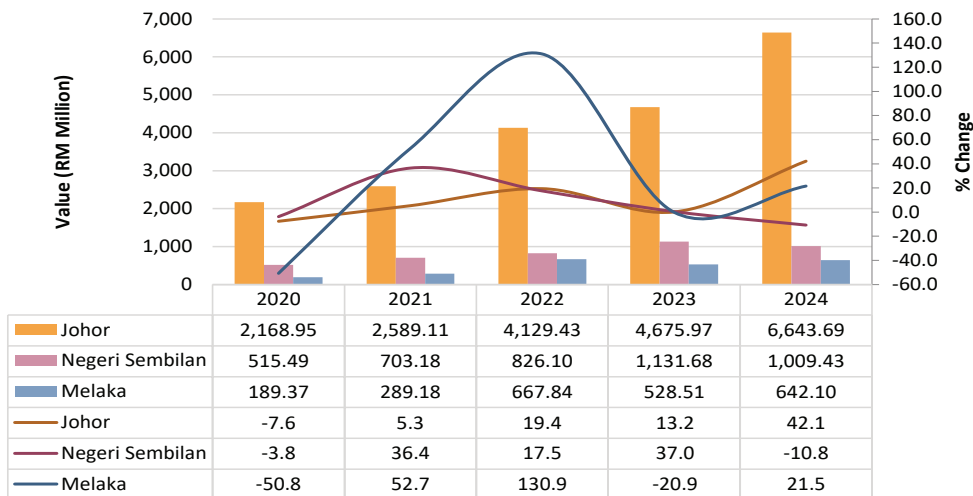
Dari segi nilai transaksi, Johor juga mendahului dengan menunjukkan peningkatan tertinggi sebanyak 42.1% dan diikuti oleh Melaka 21.5%. Namun begitu, Negeri Sembilan menunjukkan penurunan sebanyak 10.8% berbanding 2023.

In terms of transactions value, Johor also leads with the highest increase of 42.1%, followed by Melaka 21.5%. However, Negeri Sembilan showed a decrease of 10.8% as compared 2023.

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Chart 22

Industrial Property Transactions Value Trend 2020 – 2024



Status Pasaran

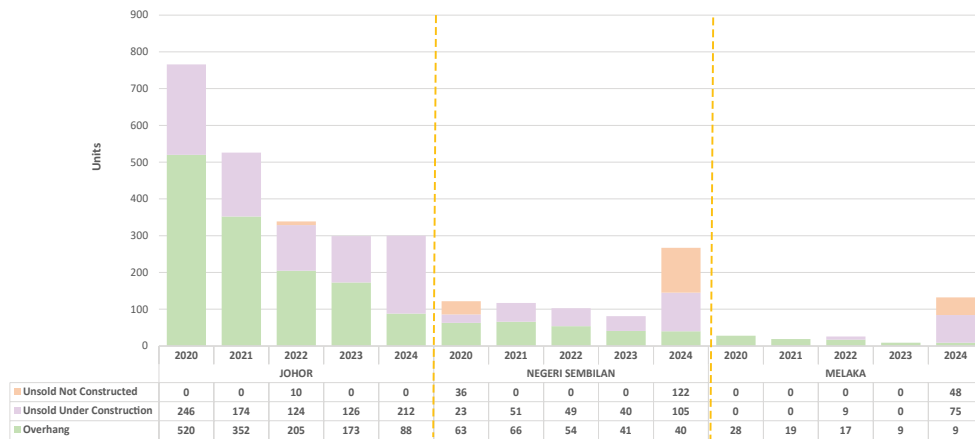
Wilayah Selatan menyaksikan trend pasaran harta tanah industri yang bercampur. Bilangan unit siap dibina tidak terjual menunjukkan pengurangan 38.6%. Manakala, pembinaan belum terjual dan belum dibina belum terjual masing-masing meningkat lebih daripada dua kali ganda dalam tempoh kajian.

Market Status

The Southern Region showed a mixed trend industrial property market. Overhang volume was declined by 38.6%. While unsold under constructions and unsold not constructions increase more than two-fold respectively in the review period.

Chart 23

Industrial Property Transactions Value Trend 2020 – 2024



Aktiviti Pembinaan

Aktiviti pembinaan harta tanah industri di wilayah ini menunjukkan trend positif. Melaka merupakan penyumbang bilangan tertinggi dalam siap dibina dengan catatan kepada 75 unit (2023: 30 unit). Negeri Sembilan mendominasi di peringkat mula dibina dengan mencatatkan kenaikan kepada 114 unit (2023: 14 unit). Manakala Johor pula mendahului di peringkat penawaran baharu dirancang dengan 271 unit (2023: 45 unit).

Construction Activity

Construction activity for industrial property in this region shows a positive trend. Melaka is the highest contributor in completed units with a record 75 units (2023: 30 units). Negeri Sembilan dominates the start stage by recording an increase to 114 units (2023: 14 units). Meanwhile, Johor leads in the stage of new planned supply with 271 units (2023: 45 units).

Chart 24

Industrial Construction Activity Trend 2020 – 2024

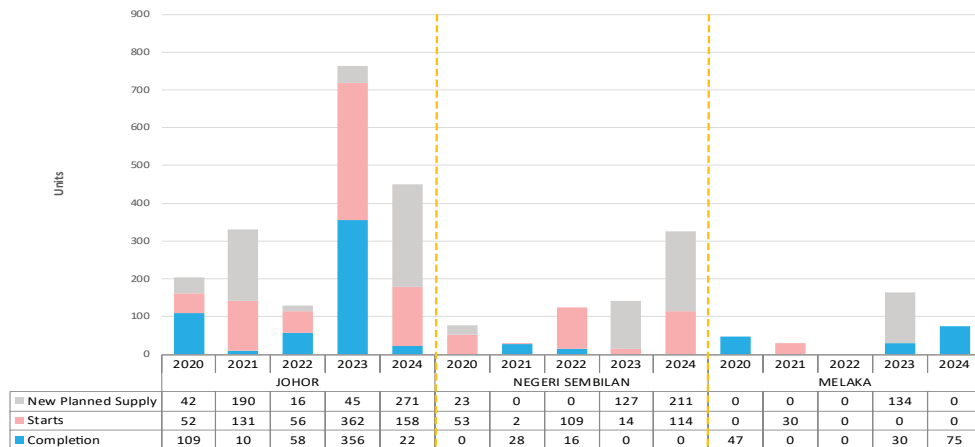


Table 10

Industrial Activity in Southern Region 2024

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	19,290	5,574	7,289
Incoming Supply (units)	591	298	716
Planned Supply (units)	303	766	1,899

Harga

Harga harta tanah industri kebanyakannya stabil di seluruh wilayah. Kilang satu setengah tingkat yang terletak di bandar dan mempunyai kemudahan infrastruktur yang baik menunjukkan nilai yang agak tinggi.

Di Negeri Sembilan, kilang satu setengah tingkat dengan keluasan tanah 178 m.p. di Taman Perindustrian Sri Lukut, Port Dickson menunjukkan peningkatan iaitu 11.8% dengan harga dipindahmilik RM190,000 (2023: RM170,000).

Begitu juga jenis harta tanah yang sama dengan luas tanah purata 362 meter persegi di Taman Universiti, Johor Bahru mencatatkan peningkatan harga purata di Johor sebanyak 10.0% kepada antara RM1,350,000 hingga RM1,400,000 (2023: antara RM1,220,000 hingga RM1,280,000).

Price

Industrial property prices were mostly stable throughout the region. One and a-half storey factory located in the city and having good infrastructure facilities showed a relatively high value.

In Negeri Sembilan, one and a-half storey factory with an average land area of 178 s.m. in Taman Perindustrian Sri Lukut, Port Dickson showed price increase of 11.8% with price transacted at RM190,000 (2023: RM170,000).

Likewise, the same property type with an average land area of 362 square meters in Taman Universiti, Johor Bahru recorded the average price increase in Johor by 10.0% to between RM1,350,000 and RM1,400,000 (2023: between RM1,220,000 and RM1,280,000).

2.4 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian menyumbangkan syer sebanyak 14.1% kepada jumlah keseluruhan pasaran di Wilayah Selatan. Terdapat 15,273 transaksi bernilai RM6.53 bilion, menurun 3.1% dalam bilangan dan 20.9% berbanding 2023.

Aktiviti transaksi menunjukkan trend yang menurun. Negeri Sembilan mencatatkan penurunan 6.7%, di ikuti Johor 2.3%. Manakala Melaka sedikit menaik sebanyak 1.0% dibanding pada tahun 2023. Selari dengan ini, segmen nilai juga memaparkan trend menurun bagi kesemua negeri dengan didahului oleh Negeri Sembilan (23.5%), Melaka (21.9%) dan Johor (20.3%).

2.4 AGRICULTURE PROPERTY

Transaction

The agriculture sub-sector contributed a share of 14.1% to the total Southern Region market. There were 15,273 transactions worth RM6.53 billion recorded, a decrease of 3.1% in volume dan 20.9% as compared to 2023.

Transaction activity shows a downward trend. Negeri Sembilan recorded a decrease of 6.7%, followed by Johor at 2.3%. While, Melaka slightly increased by 1.0% as compared to 2023. On similar note, the value segment also shows decreasing trend for all states led by Negeri Sembilan (23.5%), Melaka (21.9%) and Johor (20.3%).

Chart 25

Agriculture Property Transactions Volume Trend 2020 – 2024

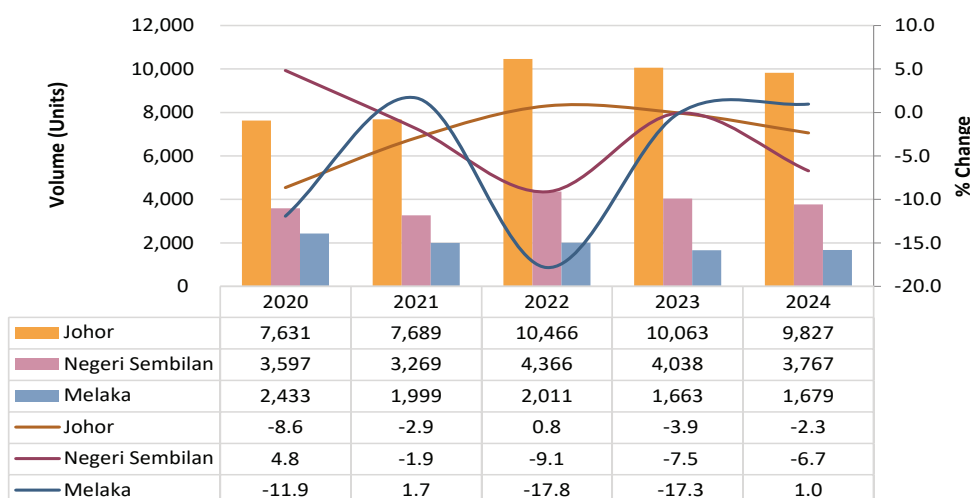
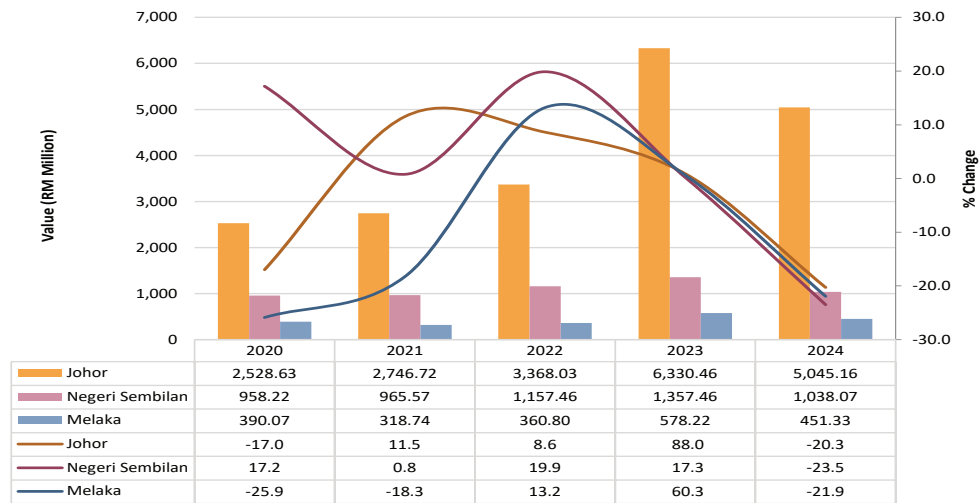


Chart 26

Agriculture Property Transactions Value Trend 2020 – 2024



3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	Electric Double Tracking Project (EDTP), Johor	- The 192-kilometre track from Gemas in Negeri Sembilan to Johor Bahru Sentral in Johor. - Commenced construction since 2016. - Estimating Cost: RM9.55 billion - Descriptions: • The line will provide Malaysia with electrified tracks that connect Johor Bahru in Johor to Padang Besar in Perlis. • 13 stations, connecting from Gemas – Segamat – Genuang – Labis – Bekok – Paloh – Kluang – Mengkibol – Renggam – Layang-Layang – Kulai – Kempas Baru – Johor Sentral	Under Construction Project status: 97.0% completed (The project is expected to be complete in 2026)
2.	Rail 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 is to reduce traffic congestion on the Johor Embankment by at least 35%. • Estimated 10,000 passengers/ hour in each direction. • The groundbreaking ceremony was held at the Bukit Chagar station construction site on 22 November 2020. Completed the land acquisition process in April 2021. • 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 complete in 2026)
3.	Maharani Energy Gateway	- Located in the waters of the Straits of Malacca approximately 1 to 3 nautical miles from Jeti Parit Unas, Jeti Parit Bakar, Jeti Parit Kedondong and Tanjung Toho, Muar - Land area: 3,250 acres (1,315.228 hectares) - Project status: Initial stage for sea reclamation works and Hydrology Survey. Ship-to-ship transfer has operations starting 2022. - Descriptions: • The project known as a deep sea port and energy hub involving the creation of three man-made islands and a Liquefied Natural Gas (LNG) Terminal. a) Plot A: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. b) Plot B: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. c) Plot C: with an area of 200 acres (80.9371 hectares) that will be used for ship repair operations (Ship Repair & Facilities). d) Plot D: with an area of 40.038 acres (16.2028 hectares) for Heavy Industrial site for Regas Station Site for gas storage and Trestle Site for gas pipeline from Floating LNG Terminal.	Under Construction Project status: 40% completed (Developing a Ship Bunker Center along the Malacca Straits) (The project is expected to be complete in 2030)

No.	Infrastructure Projects	Description	Current Development Status
4.	Upgrading Jalan Batu Pahat – Ayer Hitam – Kluang FT 050 Phase 3A (U-Turn Median And Related Works)	- Location: Jalan Batu Pahat – Ayer Hitam. - The project starts from Parit Sempadan, Batu Pahat (Section 21) to the bridge across Lebuhraya Plus (Section 34.5). - Estimated cost: RM250 million (RMK 11) - Project has commenced on 26 October 2021 - Descriptions: • Construction of a 13.5-kilometer road divider with 3 U-turns, widening of existing road shoulders, upgrading of intersections and construction of 3 new overpasses.	Under Construction Project status: 76.0% completed (The project is expected to be complete in 2024)
5.	Upgrading Jalan Muar – Tangkak – Segamat	- Location: Shortcut lane from 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 and also become the main link between Muar, Tangkak and Segamat.	Under Construction Project status: 10% completed (Site clearing) (The project is expected to be complete in 2025)
6.	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: 25.0% completed (The project is expected to be complete in 2025)
7.	Mukim 6 and Mukim 7 Road Project (Phase 2), Linau in Mukim Tanjung Sembrong	- Location: Jalan Yong Peng – Ayer Hitam - The project starts from Jalan Kampung Seri Mendapat, Parit Raja to Kampung Haji Ghaffar - Length: 6.2 kilometre - Developer: Ministry of Rural Development	Under Construction Project status: 10% completed (Site cleaning and road construction by JKR) (The project is expected to be complete in 2024 - Extended)
8.	PLUS Highway Widening Project (North Senai - Sedenak)	• 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 on Jun 2017 ➢ Estimated cost: RM525 million • Phase 2 ➢ Project length: 16.6 kilometers ➢ From North from Sedenak to Simpang Renggam ➢ Has started the ground work/ clearing site on Q1 2025 dan expected completions on Q4 2028	Under Construction Project status: Phase 1 – 45% completed Phase 2: 10% completed

No.	Infrastructure Projects	Description	Current Development Status
9.	Solok Ayer Limau - Kampung Jeram Masjid Tanah road project	• Construction of a new road from Solok Ayer Limau to Kampung Jeram Masjid Tanah • Total length: 3 kilometres • Estimated cost: RM36.0 million • Developer: Jabatan Kerja Raya (JKR) Malaysia • Descriptions: - Project has commenced on 2021	Under Construction Project status: 100% completed (The project is expected to be complete in 2024)
10.	Sungai Duyong Flood Mitigation Plan Project	• This project has involved 225 individual lot • Project length: Jajaran Sungai Duyong (8.1 kilometres), Sungai Ayer Molek (5.0 kilometres) and Sungai Ayer Panas (6.0 kilometres) • Estimated cost: RM117.0 million	Under Construction Project status: 52% completed (The project is expected to be complete in 2024)
11..	Alor Gajah Flood Mitigation Plan Project Phase 1	- This project located at Mukim Kelemak, Alor Gajah District - Estimated cost: RM17.015 million	Under Construction Project status: 83% completed (The project is expected to be complete in 2024)
12.	New Road Project from the Rim Junction (M27) to Kampung Ulu Jasin Junction (M2), Mukim Jasin	- Locations: Mukim Jasin, Jasin District - Project length: 3.45 kilometres - Estimated cost: RM35.2 million	Under Construction Project status: 69% completed (The project is expected to be complete in 2025)
13.	Water Reservoir Project on the banks of the TAPS Jernih River, Alor Gajah District	- This project located along the banks of the TAPS Jernih River in Alor Gajah, Melaka - Estimated cost: RM124.9 million - Project has commenced on Jun 2022 and expected completion on December 2024 (Extended)	Under Construction Project status: 67% completed
14.	New Road Project from Nilai-Labu to Bandar Enstek	- 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, street lights 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: 80% completed. (Expected to be complete by 2025)
15.	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.	Under Construction Project status: 90% completed (Expected to be complete by 2025)

No.	Infrastructure Projects	Description	Current Development Status
16.	Sungai Chempedak Flood Miligation Plan, Jelebu, Negeri Sembilan	- Locations: Sungai Chempedak, Jelebu - 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 river bank 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: 15% completed (Preliminary work is in progress)
17.	Jalan Baharu New Project from Kampung Gagu to Ulu Beranang, Seremban District	- This project will connect new road from kampung Gagu to Ulu Beranang. - Length: 14 kilometres - Estimated cost: RM25 million. - Project status: The land acquisition process has been completed and the project is in the tender process. - 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.	Pre - Construction Project status: 15% completed

3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status								
1.	Paragon Gateway	- 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: 45% • Phase 2 ➤ Launched: Mac 2024 ➤ Total unit: 738 units ➤ Selling performance: 15% • Unit types<table><tr><td>Type</td><td>Area (Square feet)</td></tr><tr><td>Type A</td><td>499 s.f.</td></tr><tr><td>Type B</td><td>649 s.f.</td></tr><tr><td>Type D</td><td>915 s.f.</td></tr></table>	Type	Area (Square feet)	Type A	499 s.f.	Type B	649 s.f.	Type D	915 s.f.	
Type	Area (Square feet)										
Type A	499 s.f.										
Type B	649 s.f.										
Type D	915 s.f.										

No.	Infrastructure/ Mega Projects	Description	Current Development Status																																																																																																																																																									
2.	Coronation Square, Johor	- This project is located between Jalan Trus and Jalan Abdullah Ibrahim, Mukim Bandar Johor Bahru, Johor Bahru - Land area: 9.58 acres (3.88 hectares) - Estimating cost: RM4 billion - Developer: Coronade Properties Sdn Bhd - Descriptions: • First project under the Ibrahim International Business District (IIBD) transformation plan. Developed by Johor Corporation (JCorp) and the Johor State Government. Has been launch on November 2015 by DYMM Sultan Ibrahim Almarhum Sultan Iskandar. • Comprise six towers; a hotel, a residences, an office, medical suites, two serviced apartment towers and a shopping mall. • Phase 1 a) Bank Rakyat Tower ➢ Owned by Bank Rakyat. ➢ Has 39 floors. ➢ 100% completed and CCC on 26 June 2024 ➢ Intended as a digital business hub for banking and entrepreneurial transactions. b) Medical Suites ➢ Operated by KPJ Healthcare Berhad. ➢ Has 25 floors. ➢ 75% completed and expected to be fully completed by the end of 2024.	Under Construction Project status: 96% completed (Bank Rakyat Tower) & 75% completed (Medical Suites) (The project is expected to be complete in 2028)																																																																																																																																																									
3.	Taman Pulau Mutiara 2	- This project is located next to Taman Pulau Mutiara (New Township) which is approximately 2 km from Jalan Johor Bahru - Pontian and 28 kilometers from Johor Bahru city center. - Land area: 136 hectares - Developer: Amber Land Berhad - Description: • This project has been launches on October 2019 and focus on affordable landed properties. • This project involves the construction of 4,500 residential units but a total of 2,663 new units are launched according to the following phases; <table><tr><th>No</th><th>Phase</th><th>Type of Building</th><th>Date of Launch</th><th>Total Launched</th><th>Price (RM) From</th><th>Land Area (s.q.)</th><th>Built-up Area (s.q.)</th><th>Status Construction</th></tr><tr><td>1.</td><td>A1A</td><td>2/T</td><td>12/2019</td><td>392</td><td>379,780</td><td>1,170</td><td>1,670</td><td>CCC</td></tr><tr><td>2.</td><td>A2A</td><td>2 ½ /T</td><td>10/2019</td><td>199</td><td>433,500</td><td>1,170</td><td>1,998</td><td>CCC</td></tr><tr><td>3.</td><td>A1B</td><td>2/T</td><td>6/2020</td><td>163</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr><tr><td>4.</td><td>A2B</td><td>2 ½ /T</td><td>6/2020</td><td>201</td><td>433,500</td><td>1,170</td><td>1,998</td><td>CCC</td></tr><tr><td>5.</td><td>A1C</td><td>2/T</td><td>10/2020</td><td>184</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr><tr><td>6.</td><td>A1D</td><td>2/T</td><td>2/2021</td><td>184</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr><tr><td>7.</td><td>A2C</td><td>2 ½ /T</td><td>8/2021</td><td>177</td><td>433,500</td><td>1,170</td><td>1,998</td><td>UC</td></tr><tr><td>8.</td><td>A5</td><td>2/ISO</td><td>7/2021</td><td>104</td><td>568,480</td><td>1,540</td><td>3,080</td><td>UC</td></tr><tr><td>9.</td><td>A6A</td><td>2/T</td><td>11/2021</td><td>214</td><td>395,675</td><td>1,170</td><td>1,670</td><td>UC</td></tr><tr><td>10.</td><td>A6B</td><td>2/T</td><td>3/2022</td><td>236</td><td>395,675</td><td>1,170</td><td>1,670</td><td>UC</td></tr><tr><td>11.</td><td>A6C</td><td>2/T</td><td>11/2022</td><td>175</td><td>530,000</td><td>1,170</td><td>1,670</td><td>UC</td></tr><tr><td>12.</td><td>A8A</td><td>2/T Kluster</td><td>11/2022</td><td>254</td><td>663,390</td><td>2,240</td><td>2,076</td><td>UC</td></tr><tr><td>13.</td><td>A9</td><td>2/ISO</td><td>12/2022</td><td>142</td><td>828,800</td><td>1,540</td><td>3,080</td><td>UC</td></tr><tr><td>14.</td><td>A3</td><td>Apartment (RMBC)</td><td>12/2022</td><td>609</td><td>150,000</td><td>-</td><td>1,000</td><td>UC</td></tr><tr><td>15.</td><td>A8B</td><td>2/T Kluster</td><td>5/2023</td><td>256</td><td>631,800</td><td>2,240</td><td>2,076</td><td>UC</td></tr><tr><td colspan="4">Total Unit</td><td>3,490</td><td colspan="4"></td></tr></table> Nota: CCC - Certificate of completion and compliance UC - Under Construction	No	Phase	Type of Building	Date of Launch	Total Launched	Price (RM) From	Land Area (s.q.)	Built-up Area (s.q.)	Status Construction	1.	A1A	2/T	12/2019	392	379,780	1,170	1,670	CCC	2.	A2A	2 ½ /T	10/2019	199	433,500	1,170	1,998	CCC	3.	A1B	2/T	6/2020	163	395,675	1,170	1,670	CCC	4.	A2B	2 ½ /T	6/2020	201	433,500	1,170	1,998	CCC	5.	A1C	2/T	10/2020	184	395,675	1,170	1,670	CCC	6.	A1D	2/T	2/2021	184	395,675	1,170	1,670	CCC	7.	A2C	2 ½ /T	8/2021	177	433,500	1,170	1,998	UC	8.	A5	2/ISO	7/2021	104	568,480	1,540	3,080	UC	9.	A6A	2/T	11/2021	214	395,675	1,170	1,670	UC	10.	A6B	2/T	3/2022	236	395,675	1,170	1,670	UC	11.	A6C	2/T	11/2022	175	530,000	1,170	1,670	UC	12.	A8A	2/T Kluster	11/2022	254	663,390	2,240	2,076	UC	13.	A9	2/ISO	12/2022	142	828,800	1,540	3,080	UC	14.	A3	Apartment (RMBC)	12/2022	609	150,000	-	1,000	UC	15.	A8B	2/T Kluster	5/2023	256	631,800	2,240	2,076	UC	Total Unit				3,490					Under Construction Project status: 65% completed (The project is expected to be complete in 2024)
No	Phase	Type of Building	Date of Launch	Total Launched	Price (RM) From	Land Area (s.q.)	Built-up Area (s.q.)	Status Construction																																																																																																																																																				
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No.	Infrastructure/ Mega Projects	Description	Current Development Status
6.	Primer City (Formerly 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 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 operate 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: 95.0% completed c) Kluang District and Land Office ➢ Planning approval: 26 September 2019 ➢ Project status: Initial stage for earthworks 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 – 95% completed ➢ Phase B: 114 units – 73% completed ➢ Phase C: 70 units - 35% completed f) Resort Hotel and Service Apartment ➢ Not constructed yet Phase 2: 156.62 acres (63.382 hectares) ➢ Still in the planning stage	Under Construction

No.	Infrastructure/ Mega Projects	Description	Current Development Status
7.	Ibrahim Technopolis (IBTEC)	- 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)
8.	Pasir Gudang Hospital	- LocationL Bandar Seri Alam, Pasir Gudang - Description: - This hospital will be equipped with: ➤ 304 beds ➤ 8 operating rooms and outpatient treatment ➤ 65 consultation rooms ➤ Daily treatment center ➤ 30 dialysis chairs ➤ Drive-thru pharmacy ➤ 16 delivery rooms ➤ 34 nurse's quarters ➤ Almost 1,000 car parking spaces	Under Construction Project status: 83.6% completed (The project is expected to be complete in 2025)
9.	Affordable House Project – Malaysia House (For Rent)	- Location: PTD 9400, Sungai Srpuloh, 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 ➤ Project status: 45% completed b) 2 storey Shop (20' x 70') ➤ 5 unit ➤ Project status: 5% completed	

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	Melaka Waterfront Economic Zone (M-WEZ)	- The project has an area of 25,000 acres along 33 kilometers (17,500 acres: Development Zone and 7,500 acres: Control Zone) - The development composition of this project consists of five major developments: a) Melaka Harbourfront • Ports • Trade • Hydropiant Center b) Smart Logistic Nucleus • Logistics Hub • Container and Cargo Management Office c) Digital Satellite Township • M-WEZ Tower • Hotels and Offices • Housing and Business d) Central Eco Business Park • Free Trade Zone • CIQ complex • Customs and Immigration Management Office e) Trade Nucleus New Township • Mixed Trade Hub • Maritime Activities • Research Development Center (R&D Center) 4r - M-WEZ will comprise the Kuala Linggi International Port (KLIP) as the oil and gas industry services hub, the Tanjung Bruas Port as the container port and Melaka Gateway as the Melaka.	Under Construction (In reclamation phases)
11.	The Sail Melaka	- 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 meter; • 3,259 units of high-end condotels; • Three hotel towers; 61-storey, 5-star and 6- with a total of 2,584 units; • A million square feet luxury shopping mall; • One block of business suites as well as Melaka-Nanjing themed cultural square with 65 shop lots; • 330 meter (internal perimeter) sky ring that will connect the nine towers; • A four-million-sq-meter convention and exhibition centre; • An Illuminating Sky Garden; and • The Moon, a 360° elliptical-shaped experiential centre. • 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.	Under Construction Project status: 45% completed (The project is expected to be complete in 2024)
	Scientex Jasin Mutiara	- Location: In Mukim Ayer Panas, Jasin and can be reached through Off Jalan Bemban-Jasin, Melaka. - Land area: 63.87 hectares - Descriptions: • Consists of 3 phases as below; ➤ Phase 1 a) Phase 1A1: 291 units 2 storey terrace house (18' x 65') b) Phase 1A2: 231 units 2 storey terrace house (18' x 65') c) Phase 1A3: 211 units 2 storey terrace house (16' x 60') d) Phase 1B1: 204 units 2 storey terrace Affordable house (16' x 60') e) Phase 1B2: 188 units 2 storey medium cost terrace RMM house (16' x 60') f) Phase 1B3: 235 units 2 storey terrace house (16' x 60')	Under Construction Project status: Phase 1A1: 72% completed Phase 1A2 : 72% completed Phase 1A3 : 23.7% completed Phase 1B1 : 85% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		➤ Phase 2 a) Phase 2A1: 244 units 2 storey terrace house (18' x 65') b) Phase 2A2: 281 units 2 storey terrace house (18' x 65') c) Phase 2B: 206 units 2 storey medium cost terrace house (16' x 60') ➤ Phase 3 a) Phase 3A1: 63 units 2 storey shop (20'x70')	Phase 2A1: 45% completed Phase 2A2 : 5% completed
13.	Scientex 2, Durian Tunggal	- Location: Mukim Durian Tunggal which can be reached via Jalan Durian Tunggal - Simpang Gading - Land area: 65.82 hectares - Descriptions: • Elements of development: a) Phase 1A1 - 234 units 2 storey terrace (18' x 65') b) Phase 1A2 - 196 units 2 storey terrace (18'x 65') c) Phase 1B1 – 331 units 2 storey RMM (16' x 60') d) Phase 1B2 – 192 units 2 storey RMM (16' x 60') e) Phase 1B3 – 128 units 2 storey RMM (16' x 60') f) Phase 2B1 – 15 units 2 storey terrace Low Cost (16' x 60') g) Phase 2B2 – 212 units 2 storey terrace Medium Cost (16' x 60') h) Phase 2A1 – 271 units 2 storey terrace (18' x 65') i) Phase 3A – 39 units Shop office (20' x 70')	Under Construction Project status: Phase 1 & 2: 100% completed Phase 3: 70% completed (The project is expected to be completed in 2024)
14..	Scientex Bandar Jasin	- 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')	

No.	Infrastructure/ Mega Projects	Description	Current Development Status
15.	Harbour City	- 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
16.	Taman Anjung, Sungai Petai	- Location: • Taman Anjung Sungai Petai is located in Mukim Sungai Petai which can be reached via Lebu AMJ - Land area: 57.55 hectares - Developer: TEOBROS Development Sdn. Bhd. - Project status: 65% completed (Phase 1), 20% completed (Phase 2 – 138 units of 1 storey terrace house) and 55% completed for shops & 1 storey terrace house, 20% completed for detached & Semi Detached house, also 35% completed for 1 storey terrace house (Phase 3) Descriptions: • Consists 4 phases as follows: - 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') - 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') - Phase 3 ➢ 16 units: 2 storey shop office (22'x 70') ➢ 57 units: 2 storey terrace house (22'x70') ➢ 200 units: 1 storey terrace house (22'x70') ➢ 32 units: 2 storey twin house (40'x80') ➢ 70 units: 1 storey twin house (40'x80') ➢ 1 unit: 1 storey detached house (5,000 sq ft) ➢ 50 units: 1 storey affordable house (20'x65') ➢ 93 units: 1 storey terrace house (22'x65') - 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')	Under Construction Project status: Phase 1: 65% completed Phase 2: 20% completed (2 storey terrace - 138 units) Phase 3: 55% completed (2 storey Shop) 20% completed (2 storey terrace house) 55% completed (1 storey terrace house) 20% completed (1 storey semi-detached house) 20% completed (1 storey detached house) 20% completed (1 storey Affordable house) 35% completed (1 storey terrace house) Phase 4: 20% completed (1 storey terrace house)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
16.	Molek Residence	- Locations: Ayer Molek which can be reached via Lebuah Jalan Tun Kudu - Developer: Paduwan Realty Sdn. Bhd. - Descriptions: • Consists 15 phases as follows: a) Phase 1 ➢ 1 unit 2 storey detached house ➢ 82 units: 2 storey terrace house (22' x 75') ➢ 147 units: 2 storey terrace house (22' x 70') ➢ 52 units: 2 storey terrace house (20' x 70') ➢ 26 units: 2 storey semi-detached house (40' x 105') ➢ 2 units: 2 storey detached house (22' x 75') ➢ 83 units: 2 storey terrace house (22' x 75') ➢ 179 units: 2 storey terrace house (22' x 70') ➢ 34 units: 2 storey semi-detached house (40' x 105') b) Phase 2 ➢ 152 units: 2 storey terrace house (20' x 70') ➢ 126 units: 2 storey terrace house (20' x 70') c) Phase 3: Future development ➢ 82 units: 2 storey terrace house (22' x 75') ➢ 26 units: 2 storey semi-detached house (40' x 105') ➢ 1 units: 2 storey detached house d) Phase 4: Future development ➢ 147 units: 2 storey terrace house (22' x 70') e) Phase 5: Future development ➢ 52 units: 2 storey terrace house (22' x 70') f) Phase 6: Future development ➢ 83 units: 2 storey terrace houses (22' x 75') ➢ 34 units: 2 semi-detached house (40' x 105') ➢ 2 units: 2 storey detached houses g) Phase 7 – 12: Future development ➢ 179 units: 2 storey terrace house (22' x 70') h) Phase 13 – 14: Future development ➢ 2 storey shop office i) Phase 15: Future development ➢ 2 storey shop office ➢ 1 unit commercial building	Under Construction Project status: 100% 62.5% 100% 100% 72.5% 100% 62.5% The project is expected to be completed in 2030) The project is expected to be completed in 2030)
18.	Botani Parkland City	- Locations: Located in Mukim Jasin which can be reached via Lebuah 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') - Project status: 100% completed ➢ 2 storey shop office: 102 units (22'x70') - Project status: 95.0% completed	Under Construction

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		• Phase 1B ➤ 1 storey terrace house: 16 units (22'x70') - Project status: 50.0% completed ➤ 1 storey Cluster house: 4 units (22'x70') - Project status: 70.0% completed ➤ 2 storey terrace house: 263 units (22'x70') - Project status: 60.0% completed ➤ 2 storey Cluster house 115 units - Project status: 70.0% completed ➤ 2 storey semi detached house: 24 units (40 x 75) - Project status: 55.0% completed ➤ 2 storey detached house: 4 units - Project status: 35% completed b) Presint 2 • Phase 3A ➤ 1 storey Cluster House, Type A: 120 units - Project status: 60.0% completed ➤ 1 storey Cluster House, Type A1: 8 units - Project status: 40.0% completed ➤ 1 storey Cluster House, Type A2: 4 units - Project status: 50.0% completed ➤ 1 storey detached house, Type A: 1 unit - Project status: 20.0% completed ➤ 1 storey detached house, Type B: 3 units - Project status: 10.0% completed 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') - Project status: 50.0% completed d) Presint 4 • Phase 2A ➤ 1 storey affordable terrace house: 218 units (20'x65') - Project status: 75.0% completed ➤ 1 storey medium terrace house: 175 units (20'x60') - Project status: 75.0% completed ➤ 1 storey detached house: 1 unit - Project status: 75.0% completed • Phase 2B ➤ 1 storey affordable house: 171 units (20'x65') ➤ 1 storey medium cost: 211 units (20'x60') - Project status: 60.0% completed	
19.	Nexus Seremban 2	- 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.	Under Construction Project status: 45% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
20.	Upgrading Hospital Tuanku Ampuan Najihah (HTAN)	- Location: Hospital Tuanku Ampuan Najihah, Kuala Pilah - Land area: 1.7 hectare - Estimated cost: RM27 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.	Under Construction Project status: 80% completed (The project is expected to be complete in August 2024)
21.	Hamilton City	- Location: Nilai, Negeri Sembilan - Land area: 2,723 acre - Project status: In the process of site clearance - Description: - 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 - Phases 1, 2 and 4 - Focusing on medium and heavy industrial activities. - 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. - Project status: Preparing & clearing site	Under Construction (The project is expected to be complete)
22.	Scientex Seremban	- Location: Jalan Labu Lama, about 6 kilometre from Seremban City - Land area: 43.926 hectares - Developer : Scientex Park (M) Sdn Bhd - Descriptions: 365 units of double storey terrace house 233 units of one storey affordable house	Under Construction Project status: 80% completed (2 storey terrace house – Tulip Type)
23.	Sutera Aman @ S2 Heights	- 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 house: 308 units	Under Construction Project status: 55% completed
24.	Kelisa Luxury Industrial Area	- This project is located in Jalan Tampin – Sungai Gadut, about 10 kilometres from Seremban City - Developer: AZZA Mewah Development Sdn Bhd - Descriptions: - This project consist 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 factory Phase 3 18 detached factory	Under Construction Project status: 45% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
25.	Lexis Hibiscus 2	- 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: 10% completed (The project is expected to be complete in 2029)

3.3 State Government Policy and initiative

No.	State	Details
1.	Johor	• Special Economic Zone (SEZ) Johor - Singapore • This package has launched by the Federal Government on 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 (6) local authorities (PBT) namely Johor Bahru, Iskandar Puteri, Pasir Gudang, Kulai and Kota Tinggi. • It involves the electricity and electronics sector, medicine, pharmaceutical, aviation, specialty chemicals, logistics, health, education, financial sector and business services, energy, digital economy, tourism, food, agricultural technology, creative industry, halal industry and manufacturing. • The Johor Government and the Federal Government are very committed to ensure that this JS-SEZ agreement can be finalized and signed with Singapore at the end of 2024. It also functions as a facilitator between state and federal government agencies and investors to discuss and resolve issues and matters arising. It is expected that more than 100,000 job opportunities will be generated. • The State Government will introduce the Johor Super Lane or JSL at IMFC-J as a platform to standardize processes and improve the ease of doing business at JS-SEZ. • JSL is a manifestation of improvements to the Kulai Fast Lane (KFL) initiative, which has become a benchmark, reference and follow-up for other PBTs in Johor and also PBTs in several other states such as Melaka and Selangor. Among the significant improvements through the implementation of JSL is a time saving of 2 years for the land development process that does not yet have a Layout Planning Permission which was shortened from 37 months to 13 months only. • The JS-SEZ agreement can be finalized and signed with Singapore on 6 January 2025.

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; 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																																												
2.	Melaka	• Malay Quota Maintenance Policy, Code A in the State of Melaka - This policy was enforced on 01 April 2024 through the implementation of Melaka State Land Development Circular Number 1/2024. - Among the contents found in the policy are as follows: a) General Application Conditions ➤ Allowed Development Components for Malay quota release (Code A) are the following categories: <table><tr><th>Nos</th><th>a) CATEGORY: RESIDENTIAL GENERAL CONDITIONS</th></tr><tr><td>1</td><td>All open quota residential building lots (Code B) have been sold out</td></tr><tr><td>2</td><td>Residential building components in the category of Happy Homes, Prosperous Homes and Affordable Homes (Type A) are not allowed</td></tr><tr><td>3</td><td>Quota Lot of Malays (Code A) who wish to apply for relief have been registered with the Malacca Housing Authority not less than six (6) months from the application being submitted to the JKBB secretariat</td></tr><tr><td>4</td><td>The Residential Building has been 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		<table><tr><th>Development Component</th><th>Stages and General Conditions</th><th>Unit Rates Can Apply for Exemption (%)</th><th>Remaining Quota Must Be Maintained (%)</th></tr><tr><td rowspan="2">Industrial Lots</td><td>Industrial Lot Building Construction Status 75% completed</td><td rowspan="2">100%</td><td rowspan="2">Subject to PBN</td></tr><tr><td>Industrial Lot (Land Only) after individual/ strata title is issued</td></tr></table> - The percentage release rate of the remaining unsold Malay quota (Code A) is requested in stages as per the table below: b) Quota Release Contribution Charge Rate - The Quota Release Contribution charge rate (CSPK) is as follows: <table><tr><th>Development Component</th><th>General Conditions</th><th>Charge Fii (CSPK) (%)</th></tr><tr><td rowspan="2">Residential Building</td><td>Current Market Value per unit is RM400,000.00 and below</td><td>10%</td></tr><tr><td>Current Market Value per unit is RM400,001.00 and above</td><td>8%</td></tr><tr><td rowspan="2">Commercial Building</td><td>The Property Holding Period does not exceed than 5 years from the receipt of the CCC certificate</td><td>10%</td></tr><tr><td>The Property Holding Period does not less than 5 years from the receipt of the CCC certificate</td><td>8%</td></tr><tr><td rowspan="2">Industrial Lots</td><td>The Property Holding Period does not exceed than 5 years from the individual/ strata title being received</td><td>10%</td></tr><tr><td>The Property Holding Period does not less than 5 years from the individual/ strata title being received</td><td>8%</td></tr></table> - Melaka Car Free Zone - It involves a 2.3 kilometer route in the area around Bandar Hilir which involves the route at Bangunan Merah, in front of Menara Taming Sari and the Declaration of Independence Memorial which will be closed to vehicles from 6 pm to 12 midnight every Saturday. - Melaka Car Free Zone has received the Gold Award and the Excellence Award for the Health and Wellbeing category related to Relaxation @ Bandar Hilir.	Development Component	Stages and General Conditions	Unit Rates Can Apply for Exemption (%)	Remaining Quota Must Be Maintained (%)	Industrial Lots	Industrial Lot Building Construction Status 75% completed	100%	Subject to PBN	Industrial Lot (Land Only) after individual/ strata title is issued	Development Component	General Conditions	Charge Fii (CSPK) (%)	Residential Building	Current Market Value per unit is RM400,000.00 and below	10%	Current Market Value per unit is RM400,001.00 and above	8%	Commercial Building	The Property Holding Period does not exceed than 5 years from the receipt of the CCC certificate	10%	The Property Holding Period does not less than 5 years from the receipt of the CCC certificate	8%	Industrial Lots	The Property Holding Period does not exceed than 5 years from the individual/ strata title being received	10%	The Property Holding Period does not less than 5 years from the individual/ strata title being received	8%							
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3.	Negeri Sembilan	- Implementation of Negeri Sembilan Housing Policy Improvements (DPNS) Year 2024 The Negeri Sembilan Government meeting which convened on 28 September 2022 and 31 May 2023 has decided to amend the Land Tax Rate Schedule, Negeri Sembilan Land Rules (Tax Review 2006) related to land tax rates for Malay Reserve Land and Customary Land as follows; a) Designation for Affordable Housing (RMM) Type A with the following improvements: <table><tr><th rowspan="2">Nos.</th><th rowspan="2">Items</th><th colspan="2">RMM Type A</th></tr><tr><th>Landed and Mixed Housing</th><th>Multi-storey Strata Housing</th></tr><tr><td>1.</td><td>Percentage of Build</td><td>20%</td><td>20%</td></tr><tr><td>2.</td><td>Price per unit</td><td>Until RM110,000.00</td><td>Until RM80,000.00</td></tr><tr><td>3.</td><td>Land Area</td><td>20' x 60'</td><td>-</td></tr><tr><td>4.</td><td>Built-Up Area</td><td>Minimum 900 sqft (including parking space with maximum area 100 sqft or 10 feet x 10 feet)</td><td>Minimum 850 sqft (including parking space with maximum area 100 sqft atau 10 feet x 10 feet)</td></tr><tr><td>5.</td><td>Built Width</td><td>Minimum 20 feet</td><td>-</td></tr><tr><td>6.</td><td>Residential Building Type</td><td>One (1) storey terrace only</td><td>-</td></tr><tr><td>7.</td><td>Number of Bedrooms</td><td>3 bedrooms</td><td>3 bedrooms</td></tr></table>	Nos.	Items	RMM Type A		Landed and Mixed Housing	Multi-storey Strata Housing	1.	Percentage of Build	20%	20%	2.	Price per unit	Until RM110,000.00	Until RM80,000.00	3.	Land Area	20' x 60'	-	4.	Built-Up Area	Minimum 900 sqft (including parking space with maximum area 100 sqft or 10 feet x 10 feet)	Minimum 850 sqft (including parking space with maximum area 100 sqft atau 10 feet x 10 feet)	5.	Built Width	Minimum 20 feet	-	6.	Residential Building Type	One (1) storey terrace only	-	7.	Number of Bedrooms	3 bedrooms	3 bedrooms
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3.4 State Government Current Issues of Property

No.	State	Details
1.	Johor	• Johor Affordable Housing Policy • In addition to affordable housing and PPR, one of the state government's efforts to ensure that housing developers can provide homes at affordable prices to the people of Johor is the provision of affordable housing for the people of Johor, whether through ownership or rental. • In order to ensure that housing developers can provide homes at affordable prices to the people of the state of Johor, the State Government has already introduced the Johor Affordable Housing Policy which requires developers to implement the construction of 60% of the free market housing component which is equivalent to building 40% of their affordable housing. • These Affordable Homes are also sold at prices starting from RM50,000 up to RM300,000 and this figure is much cheaper when compared to the price that should be sold at the market price. • In conclusion, the types of housing construction projects that the Johor nation can afford include: - Component 40 % of Affordable Homes built by developers - Affordable houses built by the Johor State Government through the State GLC - Houses built by Central Government GLCs such as PR1MA and SPNB - Transit houses or Government rental houses under the Johor State Government as well as the People's Housing Project or PPR under the KPKT - Aid schemes to build new houses, namely the Poor People's Housing Program (PPRT) under the Ministry of Rural and Regional Development and SPNB's People Friendly Houses under the Ministry of Local Government Development. Rumah Kasih Johor Program under the Johor State Government. - The relaxation of Malaysia My Second home-MM2H conditions and the increase in rental rates in Singapore • This program has had a positive impact on the Johor state economy, especially in the property sector. The following are some of the effects of the implementation of the program in the Johor property sector: - Increased in volume of the property sales - Since the relaxation of MM2H conditions and the increase in rental rates in Singapore, property sales in Johor have increased. Many workers from Singapore and Singaporeans themselves buy property in this state. It is expected to further stimulate the property sector and help solve the problem of unsold properties. - High demand for property: With the recent revision to MM2H which reduced the minimum age limit to 30 years and relaxed the financial condition of the state of Johor it is expected that there will be this higher demand. This means more investment activities and property purchases in the state of Johor - Encouragement to the Property Industry: The announcement of the relaxation of MM2H conditions was welcomed by the state government, especially in helping to overcome the problem of unsold properties. With this, the property sector in Johor will continue to grow and benefit the state's economy. • In conclusion, the relaxation of MM2H conditions and the increase in rental rates in Singapore have had a positive effect on real estate sales in Johor and the tourism sector in general. - Property Overhang 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 the area of Johor Bahru City Council and Iskandar Putri City Council, but its position is only in certain areas, namely in the International Zone Area as much as 11,029 units (contributing 25% of the units launched) and outside the International Zone as many as 1,617 units (contributing 11.9% of the units launched). Therefore, this shows that the demand in the state of Johor for service apartments is still high with a percentage of almost 80%. (Source: Overhang 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
		- Affordable houses in Johor • The State Government has targeted for 30 thousand units of affordable houses to be built by 2026 where a total of 13,461 units of Rumah Mampu Milik Johor (RMMJ) have been completed from 2022 to November 2024 • The State Government will implement the following initiatives: ➢ A total of 8,021 units of JOHOR AFFORDABLE HOMES (RMMJ) are targeted to be built in 2025 in all districts through the cooperation of the State Government and private developers ➢ As much as RM 225 million is allocated for the development of RUMAH BANGSA JOHOR (RBJ) covering 432 units in Jalan Ibrahim, Pontian and 257 units in Sri Menanti, Muar in collaboration with PIJH • The State Government through the Johor State Housing Development Corporation (PKPJ) will continue to improve the quality of life of PPR communities and public flats, through: ➢ An allocation of RM 41.6 million for MAINTENANCE OF HOUSING FACILITIES involving more than 14,000 units in 12 PPR and 7 RSK ➢ An allocation of RM 14 million for FACILITY AGENT MANAGEMENT to improve management and maintenance efficiency ➢ An allocation of RM 10 million for JOHOR STATE PUBLIC FLAT REJUVENATION at Bandar Penggaram Flats, Batu Pahat as well as EDL Apartments and Saujana Apartments, Johor Bahru ➢ An allocation of a total of RM 6.65 million for the JOHOR NATIONAL TRANSIT HOUSE (RTBJ) involving 60 units in Taman Penawar, Kota Tinggi and 71 units in Taman Nusa Sentral, Johor Bahru ➢ An allocation of RM 36.15 million for the DEVELOPMENT OF RUMAH KASIH JOHOR (RKJ) with the provision of 328 new housing units by PKPJ, MAIJ, Waqaf An-Nur and KKDW ➢ An allocation of RM 2.24 million for the JOHOR CARE HOME PROGRAM (RPJ). A total of 112 RPJ units will be built at a cost of between RM 75 to 95 thousand per unit. To complete this initiative, PKPJ will cover the additional cost of infrastructure provision up to RM 20 thousand per unit. At the same time, SPNB will provide a subsidy of RM 20 thousand per unit. This makes the selling price of RPJ only RM 55 thousand per unit. ➢ An allocation of RM 14.15 million for the HOME REPAIR PROGRAM that will benefit 795 poor and severely poor families. ➢ An allocation of RM 2 million for the ORGANIZATION OF JOHOR PROPERTY EXPO (JPEX). ➢ An allocation of RM 600 thousand for the PKPJ PROPERTY ROADSHOW PROGRAM. This program is expected to help people get information, open registration of e-home accounts, direct offers for property purchases and developer consultations.
2.	Melaka	• Sufficient water supply project until 2050 through the following projects: a) The Jernih Riverside Water Reservoir (TAPS) construction project in Alor Gajah District with a total reservoir capacity of 13,000 million liters. b) Melaka TAPS Construction Project in Tasik Biru Chinchin, Jasin District with a reservoir capacity of 25,000 liters. This project will be started in September 2023 and will be completed in 2026 which is abstracted through Sungai Kesang to Tasik Biru with estimated cost of RM350 million. c) The Project to Upgrade the Krubong Flood Mitigation Pool – Durian Tunggal as a Dual-Function Pool for Flood Mitigation and State Water Resources with a project cost of RM603.7 million. d) Groundwater Resource Mapping and Development Project with a project cost of RM3.8 million. • Land, Air and Water Links • The Melaka State Government continues to improve road, water and air links as follows: a) Build a new road from Solok Ayer Limau to Kampung Jeram, Masjid Tanah, Alor Gajah, Melaka at a cost of RM19.9 million ringgit which is expected to be completed in 2024. b) Construct a new road from Rim Junction (M27) to Kampung Ulu Jasin Junction (M2), Jasin District, Malacca at a cost of RM35.2 million ringgit which is expected to be completed in 2025. c) Build a road from Simpang Jalan Serkam – Bemban to Simpang Jalan Kandang (Kampung Bukit Kajang) Jasin at a cost of RM20.2 million ringgit and is expected to be completed in November 2025. d) Built a Coastal Road at the Main Campus of the Technical University of Malaysia Melaka (UTeM) Alor Gajah District with a project cost of RM49 million e) Upgrading the Road from the Simpang Ampat Toll Roundabout to the Alor Gajah District AMJ Expressway with a project cost of approximately 30 million

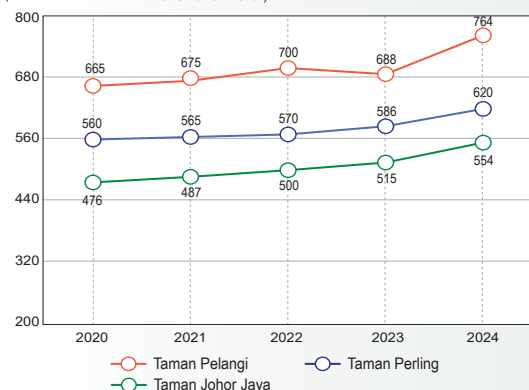
No.	State	Details																
		• Sustainable Township • The State Government always encourages home ownership among the people of Malacca. Thereby, the State Government has provided and designed various types of housing for their people including Affordable Housing Scheme, Projek Program Perumahan Rakyat (PPR), Melaka RumahKu Program dan Care Cinta – House Scheme for Newly Married Couples. • Effective Telecommunications System • Free wi-fi connection at 20 public hotspots with a fee RM500 thousand ringgit for a period of 2 years. Focus areas include Taming Sari Tower, Klebang Square, Ayer Keroh Leypark Station, Sungai Melaka Square, Melaka Zoo, Selat Mosque and others. • The State Government also obliges housing developers to provide telecommunications sites in their respective project areas. • Economy development • The State Government has also identified 7 high potential development proposals namely: i) Development of a duty-free industrial area in Tanjung Beruas with an area of 1,000 acres; ii) Construction of 1,140 acres south of M-Wez Port and Industrial Area; iii) Construction of M-WEZ Iconic Tower; iv) Development of a water chalet project in Malacca Island; v) Proposal to create a Duty-Free Shop zone in Malacca Island; vi) Development of a Cruise Terminal that has the potential to become a tourism hub; vii) The Sail project is a high-value real estate project that offers hotel room accommodation, condotels, shopping spaces and cultural centers. • Tourist Attraction Program • Tourism product development includes a) Javanese Heritage House in Kampung Paya Dalam, DUN Ayer Molek to highlight the heritage of the Javanese community b) The Melaka State Government is actively trying to get recognition as an Aspiring Melaka Geopark under the National Geopark Development Plan 2021-2030. This initiative involves the recognition of 29 potential geosites that have high geological and environmental value. Among the identified geosites are Tanjung Tuan, Pulau Besar Aplite, and Pulau Upeh Laterite c) The Glamping and Caravan Park concept will be expanded in selected locations in each district including Chinchin Lake Extreme Park which has the potential to be developed as a world-class destination.																
3.	Negeri Sembilan	• Implementation of Negeri Sembilan Land Rules (Tax Revision 2006) (Amendment, 2022) • The amendment is related to the land tax rate for Malay Reserve Land and Customary land as follows: a) Malay Reserve Land From:<table><tr><th>Category/ Land Use</th><th>Annual Tax Rate</th></tr><tr><td>Malay Reserve Land</td><td>½ of annual tax rate for residential building</td></tr></table>To:<table><tr><th>Category/ Land Use</th><th>Annual Tax Rate</th></tr><tr><td>Malay Reserve Land</td><td>½ of any of the above annual taxes as applicable</td></tr></table> b) Customary land From:<table><tr><th>Category/ Land Use</th><th>Annual Tax Rate</th></tr><tr><td>Customary land</td><td>½ of annual tax rate for residential building</td></tr></table>To:<table><tr><th>Category/ Land Use</th><th>Annual Tax Rate</th></tr><tr><td>Customary land</td><td>½ of any of the above annual taxes as applicable</td></tr></table>	Category/ Land Use	Annual Tax Rate	Malay Reserve Land	½ of annual tax rate for residential building	Category/ Land Use	Annual Tax Rate	Malay Reserve Land	½ of any of the above annual taxes as applicable	Category/ Land Use	Annual Tax Rate	Customary land	½ of annual tax rate for residential building	Category/ Land Use	Annual Tax Rate	Customary land	½ of any of the above annual taxes as applicable
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Customary land	½ of annual tax rate for residential building																	
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No.	State	Details
		• 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. • Review of the premium payment rate after the approval of the application to change the express conditions of the land in the agricultural category under Section 124(1), National Land Code (ACT 828) • The premium rate is set at a nominal rate of RM500.00 per lot. • The premium payment rate on approval to change the express conditions of land in the agricultural category is RM100.00 per acre. The premium rates are as follows: i) The premium rate for applications to change the express conditions of land in the agricultural category under section 124(1) KTN or other land development approvals under sections 124A, 204A-H and 197 & 76 of the KTN that causes the change of express conditions of land in the agricultural category is RM 100.00 an acre ii) The premium payment rate on the approval of land development applications under sections 124A, 204A-H and 197 & 76 KTN, which maintains the express conditions in the agricultural category is set at a nominal rate of RM500.00 per lot. iii) Exempted premium payment on the approval of the application to place the category and the express conditions of the land in the agricultural category under section 124(1) of KTN or the approval of other land development under sections 124A, 204A-H and 197 & 76 of the KTN which causes the occurrence of placing the category and real conditions of land in the agricultural category.

JOHOR 5.1

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

(RM'000 Seunit Sebulan/ Per Unit Per Month)



JOHOR 5.2

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

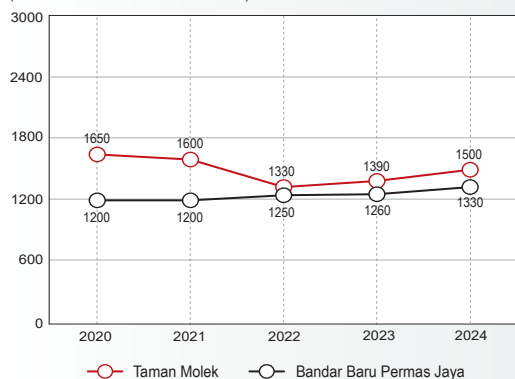
(RM'000 Seunit/ Per Unit)



JOHOR 5.3

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

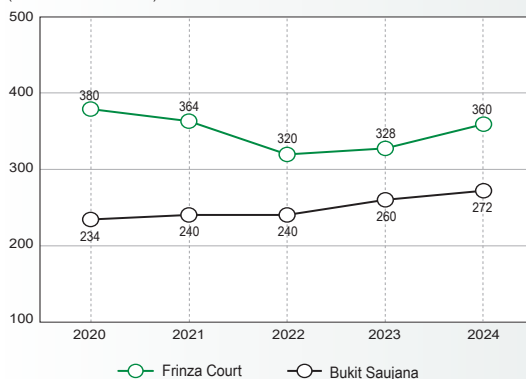
(RM Sebulan Seunit/ Per Unit Per Month)



JOHOR 5.4

Pergerakan Harga Purata Kondominium / Pangsapuri di Johor Bahru
Average Price Movements of Condominium / Apartments in Johor Bahru

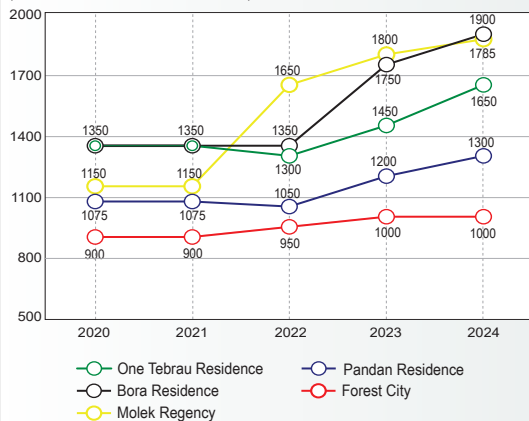
(RM'000 Seunit/ Per Unit)



JOHOR 5.5

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

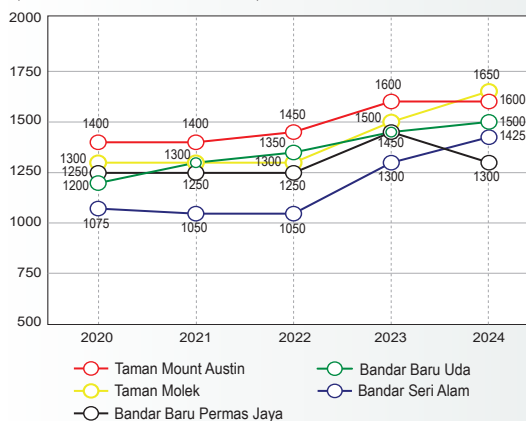
(RM Sebulan Seunit / Per Unit Per Month)



JOHOR 5.6

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

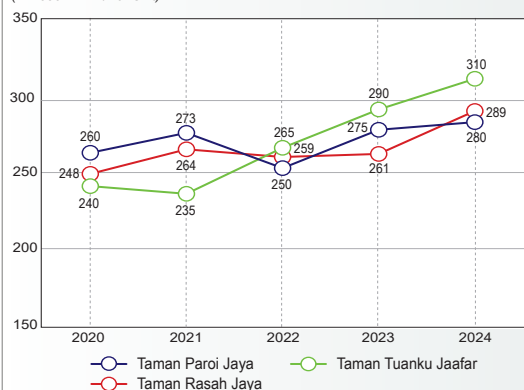
(RM Sebulan Seunit / Per Unit Per Month)



NEGERI SEMBILAN 8.1

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

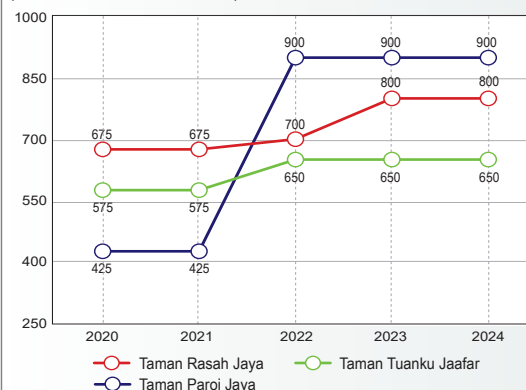
(RM'000 Seunit/Per Unit)



NEGERI SEMBILAN 8.2

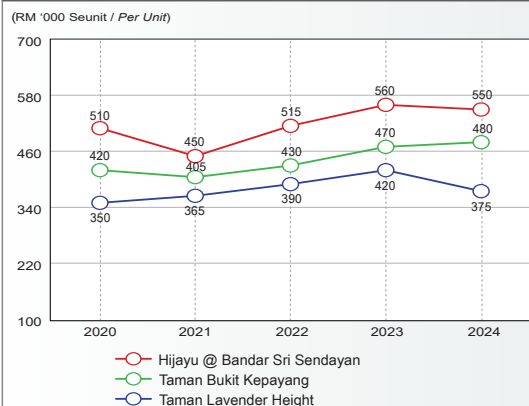
Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Seremban
Average Rental Movements of Single Storey Terraced Houses in Seremban

(RM Seunit Sebulan/Per Unit Per Month)



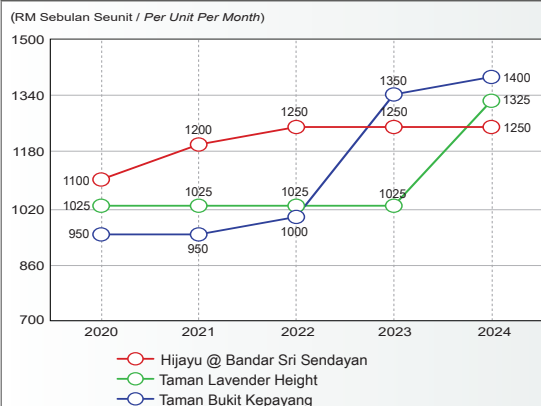
NEGERI SEMBILAN 8.3

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



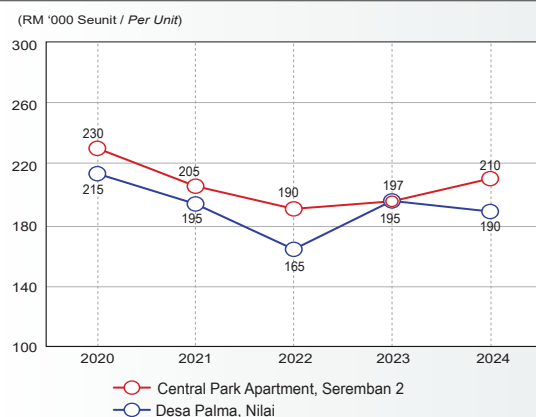
NEGERI SEMBILAN 8.4

Pergerakan Sewaan Median Rumah Teres Satu Tingkat di Seremban
Median Rental Movements of Single Storey Terraced in Seremban



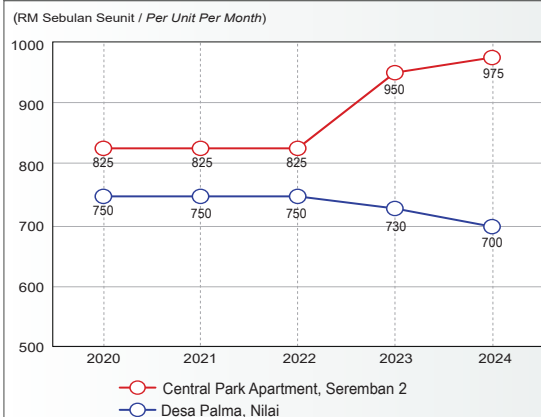
NEGERI SEMBILAN 8.5

Pergerakan Harga Median Condominium di Seremban
Median Price Movements of Condominium in Seremban



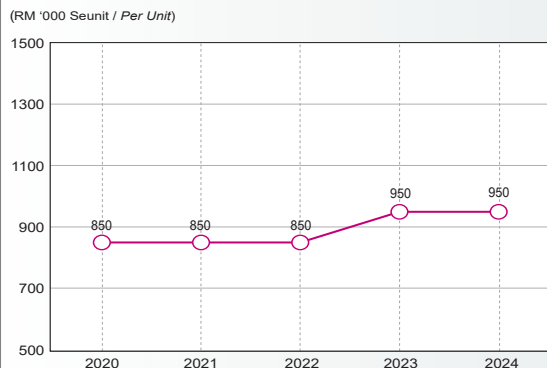
NEGERI SEMBILAN 8.6

Pergerakan Sewaan Median Condominium di Seremban
Median Rental Movements of Condominium in Seremban



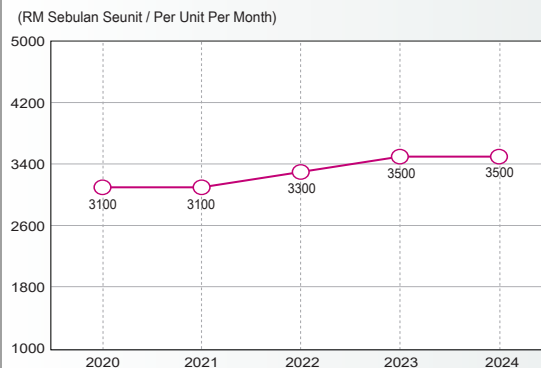
NEGERI SEMBILAN 8.7

Pergerakan Harga Purata Rumah Kedai Dua Tingkat Sebelum Perang di Jalan Dato Bandar Tunggal
Average Price Movements of Double Storey Prewar Shophouses in Jalan Dato Bandar Tunggal



NEGERI SEMBILAN 8.8

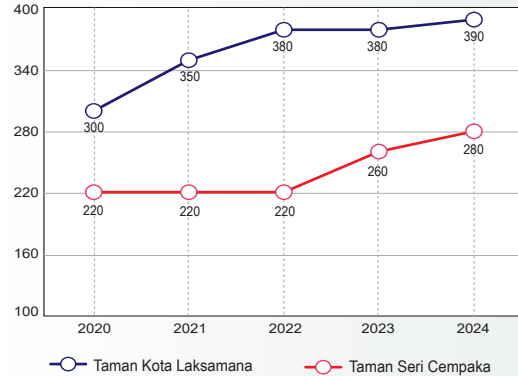
Pergerakan Sewaan Purata Tingkat Bawah Rumah Kedai Dua Tingkat Sebelum Perang di Jalan Dato Bandar Tunggal
Average Price Movements of Ground Floor Of Double Storey Prewar Shophouses in Jalan Dato Bandar Tunggal



MELAKA 7.1

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

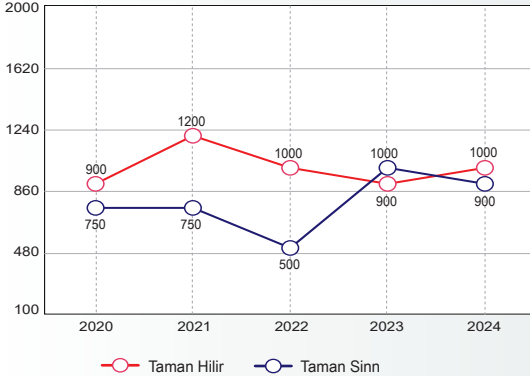
(RM'000 Seunit/Per Unit)



MELAKA 7.2

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

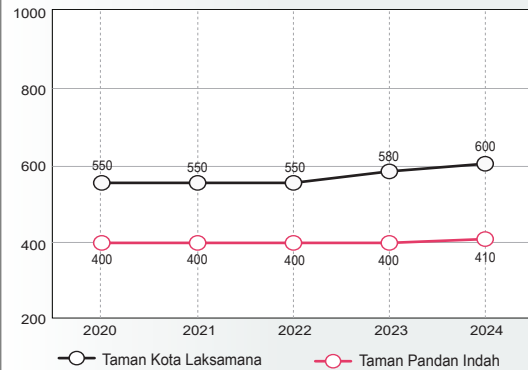
(RM'000 Seunit/Per Unit)



MELAKA 7.3

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

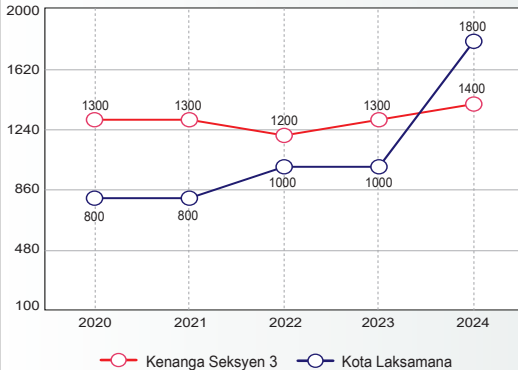
(RM'000 Seunit/Per Unit)



MELAKA 7.4

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

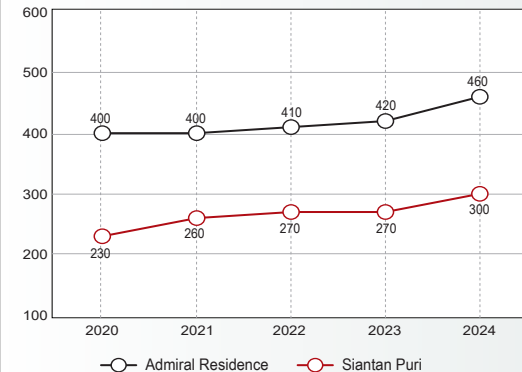
(RM'000 Seunit/Per Unit)



MELAKA 7.5

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

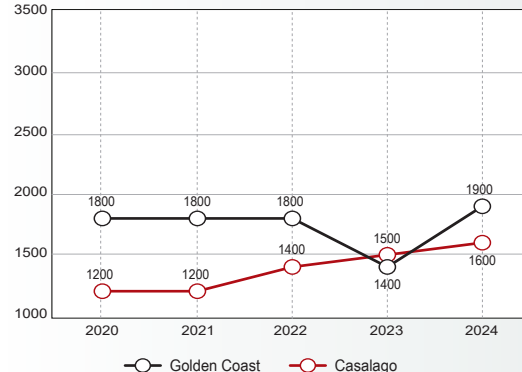
(RM Seunit Sebulan/Per Unit Per Month)



MELAKA 7.6

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

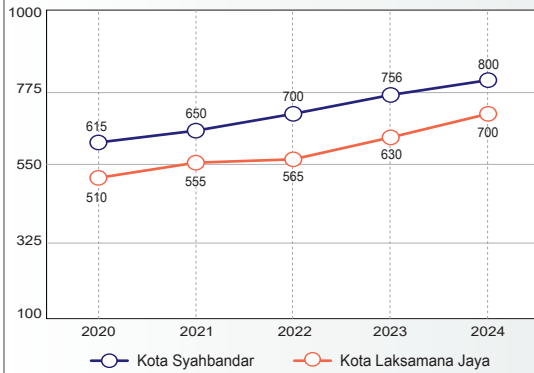
(RM Seunit Sebulan/Per Unit Per Month)



MELAKA 7.7

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

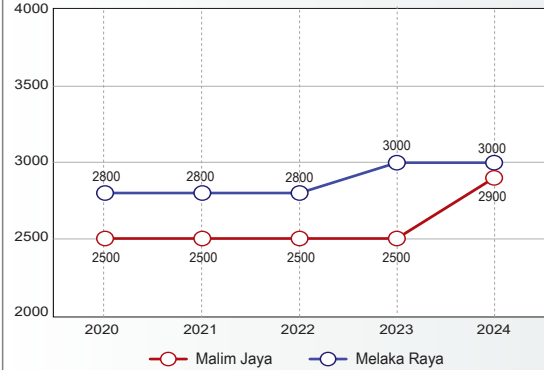
(RM'000 Seunit/Per Unit)



MELAKA 7.8

Pergerakan Sewaan Purata Kedai Dua Tingkat di Melaka
Average Rental Movements of Double Storey Shop in Melaka

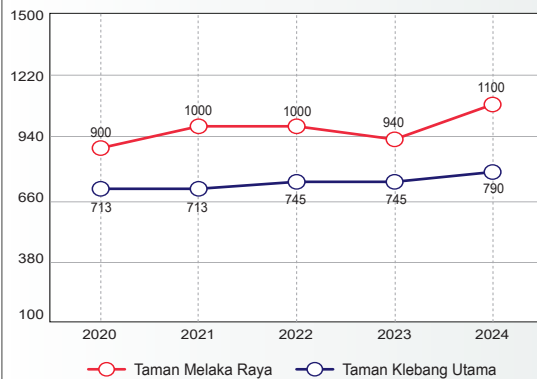
(RM Seunit Sebulan/Per Unit Per Month)



MELAKA 7.9

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

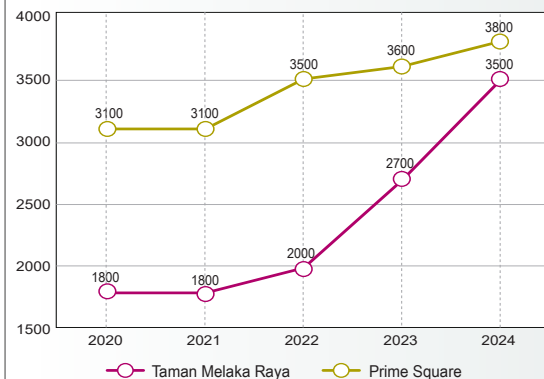
(RM'000 Seunit/Per Unit)



MELAKA 7.10

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

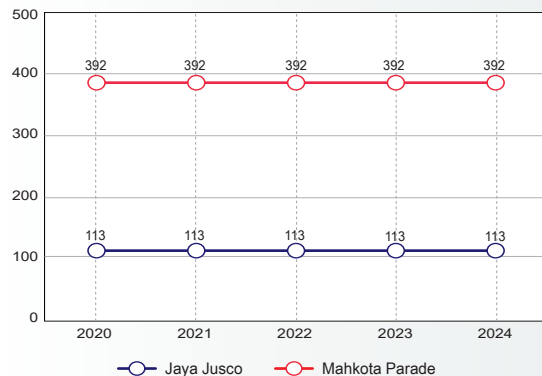
(RM Seunit Sebulan/Per Unit Per Month)



MELAKA 7.11

Pergerakan Sewaan Purata Ruang Niaga di Kompleks Membeli-belah di Melaka
Average Rental Movements of Retail Space in Shopping Complexes in Melaka

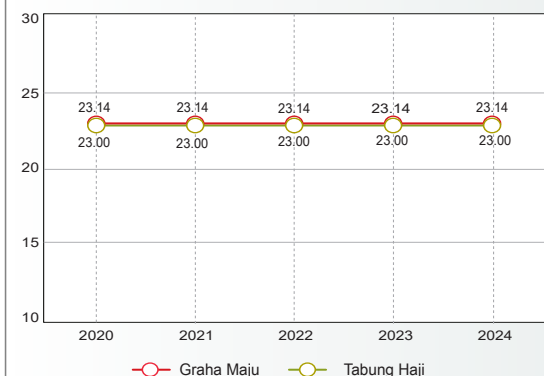
(RM Semeter Persegi/Per Square Meter)



MELAKA 7.12

Pergerakan Sewaan Purata Pejabat Binaan Khas di Melaka
Average Rental Movements of Purpose-Built Office in Melaka

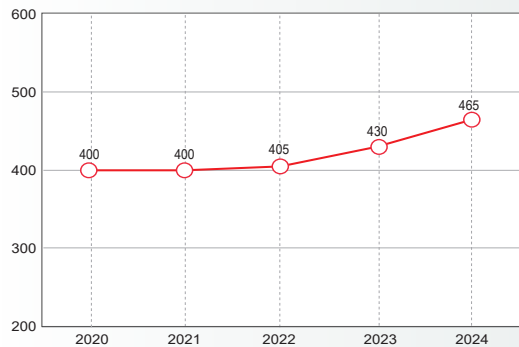
(RM Semeter Persegi/Per Square Meter)



MELAKA 7.13

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

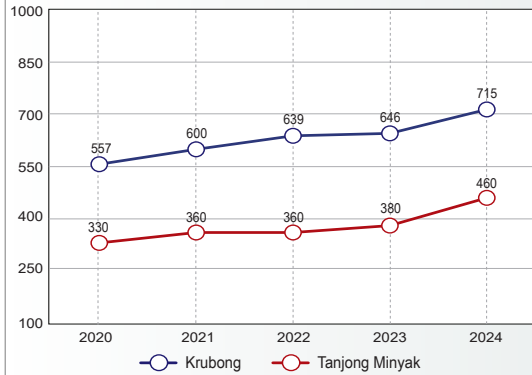
(RM'000 Seunit/Per Unit)



MELAKA 7.14

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

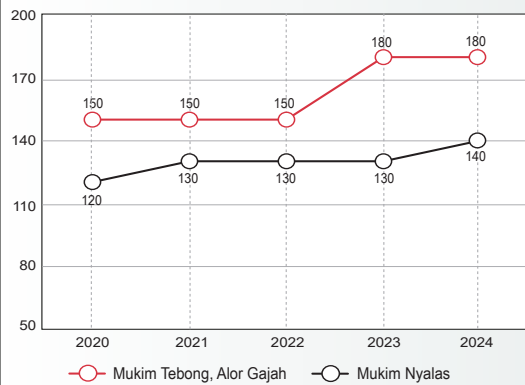
(RM Semeter Persegi/Per Square Meter)



MELAKA 7.15

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

(RM'000 Sehektar/Per Hectare)





LAPORAN PASARAN HARTA WILAYAH UTARA 2024

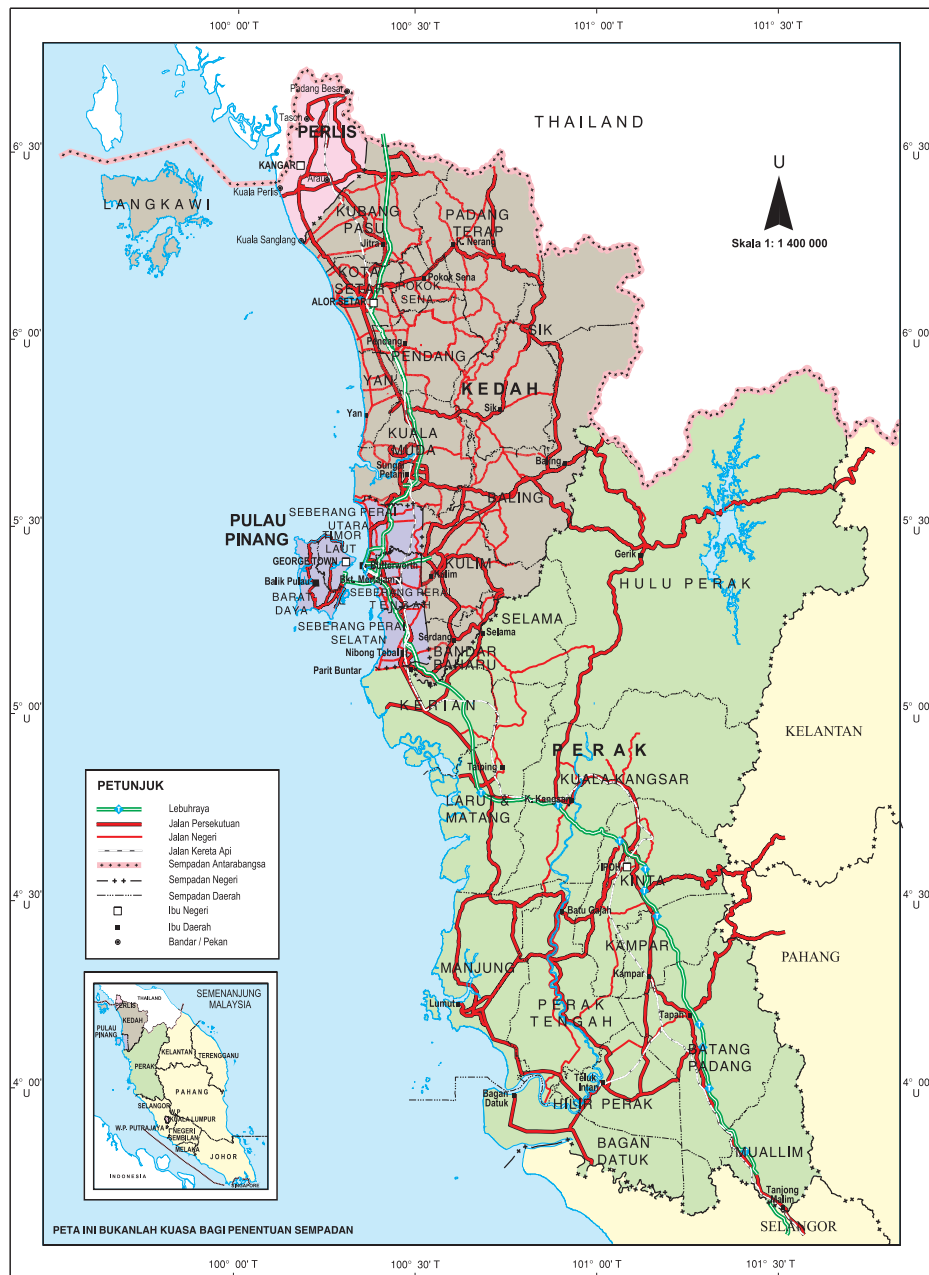
NORTHERN REGION PROPERTY MARKET REPORT 2024



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

CONTENTS

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

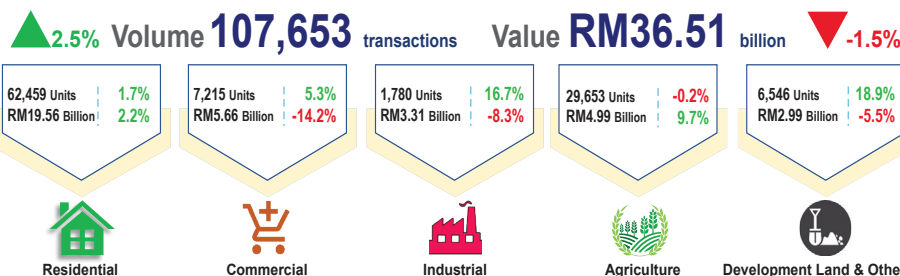


NORTHERN REGION

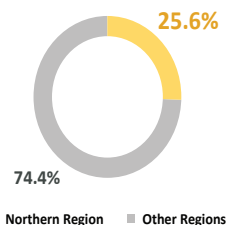


MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2024 vs 2023)



Market Share between
Regions (Volume)



Construction Activity

Residential	Commercial	Industrial	Agriculture
21,207 Completions	812	2,030	127
23,076 Starts	674	2,887	148
17,503 New Planned Supply	1,053	1,953	305

Unsold Status

Residential	Commercial	Industrial	Agriculture
6,386 units @ RM3.21 billion Overhang	975 units @ RM0.51 billion	679 units @ RM0.55 billion	118 units @ RM0.11 billion
18,830 Unsold Under Construction	486	2,510	64
640 Unsold Not Constructed	112	0	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH UTARA

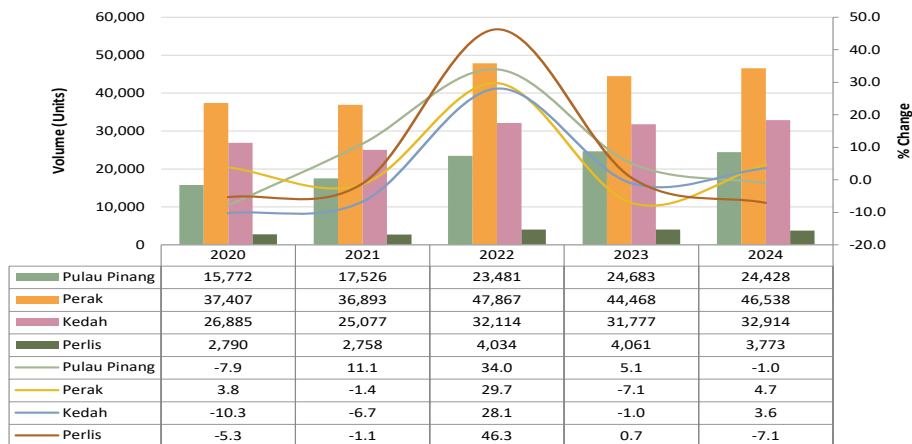
Prestasi pasaran harta tanah Wilayah Utara adalah sederhana pada tahun 2024. Bilangan dan nilai transaksi menunjukkan prestasi bercampur - campur berbanding tahun 2023. Wilayah ini mencatatkan 107,653 transaksi bernilai RM36.51 bilion, menunjukkan peningkatan 2.5% dalam bilangan berbanding tahun 2023 tetapi nilai menurun 1.5%. Digabungkan, keempat-empat negeri dalam wilayah ini membentuk 25.6% dan 15.7% daripada bilangan dan nilai transaksi negara.

1.0 NORTHERN REGION PROPERTY MARKET OVERVIEW

The performance of the Northern Region property market was moderate in 2024. The volume and value of transactions showed a mixed performance compared to 2023. The region registered 107,653 transactions worth RM36.51 billion, showing a 2.5% increase in volume compared to 2023 but value decreased by 1.5%. Combined, these four states within the region formed 25.6% and 15.7% of the national volume and value transactions.

Chart 1

Overall Property Transactions Volume Trend 2020 – 2024

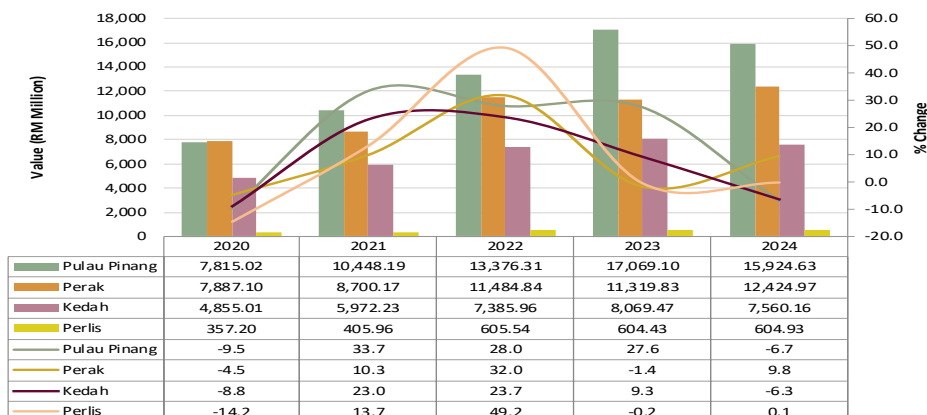


Aktiviti pasaran harta tanah di dua buah negeri menunjukkan trend kenaikan pada tempoh kajian, didahului oleh Perak (4.7%) dan diikuti Kedah (3.6%) manakala dua buah negeri menunjukkan trend sebaliknya didahului Perlis (7.1%) dan diikuti Pulau Pinang (1.0%).

The property market activity for two states showed an upward trend in the review period, led by Perak (4.7%) followed by Kedah (3.6%), while two states showed the opposite trend, led by Perlis (7.1%) and followed by Pulau Pinang (1.0%).

Chart 2

Overall Property Transactions Value Trend 2020 – 2024



Dalam catatan yang sama, nilai transaksi di dua buah negeri menunjukkan trend kenaikan pada tempoh kajian, didahului oleh Perak (9.8%), diikuti Perlis (0.1%) manakala dua buah negeri lagi menunjukkan trend sebaliknya, penurunan sebanyak 6.7% dan 6.3% masing-masing di Pulau Pinang dan Kedah.

On a similar note, transaction values for two states showed an upward trend in the review period, led by Perak (9.8%), followed by Perlis (0.1%), while two other states showed the opposite, a decline of 6.7% and 6.3% in Pulau Pinang and Kedah respectively.

Chart 3
Overall Property Transactions Volume Breakdown by State 2024

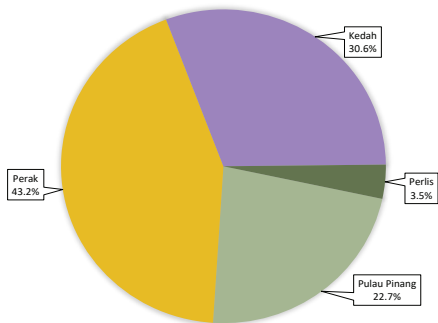
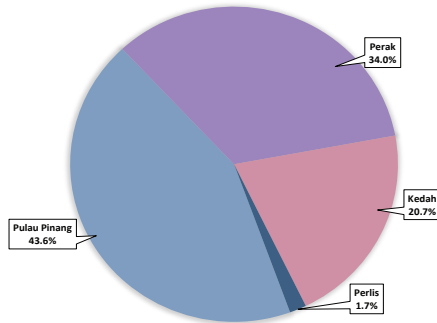


Chart 4
Overall Property Transactions Value Breakdown by State 2024



Mengikut negeri, Perak mencatatkan bilangan transaksi harta tanah tertinggi (46,538 transaksi) iaitu menyumbang 43.2% daripada bilangan keseluruhan transaksi di Wilayah Utara. Walau bagaimanapun, dari segi nilai transaksi, Pulau Pinang mendahului wilayah ini dengan 43.6% (RM15.92 bilion) daripada jumlah keseluruhan.

By state, Perak recorded the highest volume of transactions (46,538 transactions), which contributed 43.2% of the total transactions of the Northern Region. However, in terms of transactions value, Pulau Pinang led the region with 43.6% (RM15.92 billion) of the total.

Chart 5
Overall Property Transactions Volume Breakdown by Sub-sector 2024

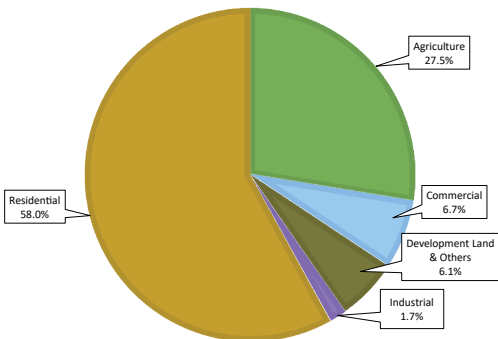
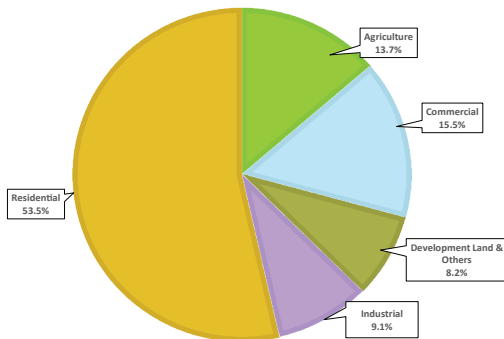


Chart 6
Overall Property Transactions Value Breakdown by Sub-sector H1 2024



Di Wilayah Utara, transaksi bagi subsektor kediaman merupakan pindahtanah paling aktif, mencatatkan 58.0% (62,459 transaksi) daripada jumlah keseluruhan transaksi. Penyumbang utama transaksi kediaman adalah negeri Perak, Pulau Pinang dan Kedah. Begitu juga, subsektor kediaman menguasai nilai transaksi harta tanah keseluruhan dengan syer 53.5%.

For the Northern Region, residential property continued to be the most actively transacted sub-sector, representing 58.0% (62,459 transactions) of the total transactions. Main contributors of residential transactions were Perak, Pulau Pinang, and Kedah. Likewise, the residential sub-sector dominated the region's overall property transactions value with a 53.5% share.

1.1 PROMINENT SALES

Table 1				
Summary of Prominent Sales Recorded in 2024				
No.	Property	Location	Transaction Year	Consideration (RM)
Purpose-Built Office				
1.	LHDN Building	Lebuh Sungai Pinang, George Town, Pulau Pinang	2023	174,099,000
2.	M&A Building	Jalan Sultan Idris Shah, Kinta, Perak	2024	13,800,000
3.	Serba Wangi Sdn. Bhd. Building	Jalan Raja, Bandar Alor Setar, Kedah	2023	4,100,000
Shopping Complex				
4.	Perda City Mall	Jalan Perda Timur, Bandar Perda, Seberang Perai Tengah, Pulau Pinang	2024	160,000,000
5.	Econsave Bercham	Off Lebuh Bercham Timur, Kinta, Perak	2024	7,089,900
6.	GIANT Hypermarket	Medan Bercham Bistari, Kinta, Perak	2023	25,000,000
7.	TF Value Mart	D'Gerik Commercial Square, Hulu Perak, Perak	2023	14,800,000
Estate Land				
8.	Estate Land (286.71 hectares)	Off Jalan Sungai Kecil, Seberang Perai Selatan, Pulau Pinang	2024	462,497,000
9.	Estate Land (41.89 hectares)	Off Jalan Kampung Besar, Seberang Perai Selatan, Pulau Pinang	2024	41,805,000
10.	Estate Land (128.69 hectares)	Kheng Hooi Plantations Bhd, Hilir Perak, Perak	2024	25,450,000
11.	S Nadarajah Estate (112.23 hectares)	Sungai Ipil, Bagan Datuk, Perak	2023	23,650,000
12.	Estate Land (44.77 hectares)	Sungai Limau, Jalan Selama, Selama, Perak	2023	16,357,000
13.	Estate Land (57.78 hectares)	Off Jalan Padang Pusing, Pendang, Kedah	2023	14,156,000
14.	Estate Land (53.38 hectares)	Changkat Lada, Jalan Air Kuning/ Kampar, Batang Padang, Perak	2023	12,540,000
15.	Estate Land (47.99 hectares)	Jalan Kampung Baru Kejai, Baling, Kedah	2023	11,620,000
16.	Estate Land (58.23 hectares)	RTP Langkor, Kuala Kangsar, Perak	2023	8,770,000
17.	Estate Land (52.81 hectares)	Off Jalan Serdang – Lubuk Buntar, Bandar Baru, Kedah	2023	6,264,000
18.	Estate Land (60.70 hectares)	Off Jalan Changkat Petai – Tapah Road, Batang Padang, Perak	2024	6,000,000
Commercial				
19.	Vacant Plot (33,217 square metres)	Jalan Pantai Sinaran, Georgetown, Pulau Pinang	2023	210,069,000
20.	Vacant Plot (522,000 square metres)	Jalan Lencongan Timur, Bandar Amanjaya, Kuala Muda, Kedah	2024	95,999,000
21.	Vacant Plot (39,879 square metres)	Jalan Teluk Burau, Langkawi, Kedah	2024	90,100,000
22.	Commercial Building	Jalan Perniagaan Seri Tambun, Seberang Perai Selatan, Pulau Pinang	2023	81,000,000

No.	Property	Location	Transaction Year	Consideration (RM)
Industrial				
23.	Vacant Plot (269,105 square metres)	Jalan Bukit Karangan, Kulim, Kedah	2023	163,865,000
24.	Detached Factory	Jalan Perusahaan, Seberang Perai Tengah, Pulau Pinang	2023	66,790,000
25.	Detached Factory	Jalan Kikik 7, Seberang Perai Utara, Pulau Pinang	2024	61,495,000
26.	Vacant Plot (43,250 square metres)	Jalan Perindustrian Valdor 1, Seberang Perai Selatan, Pulau Pinang	2023	60,520,000
Hotel/ Leisure				
27.	Hotel	Jalan Macalister, Georgetown, Pulau Pinang	2024	165,000,000
28.	Andaman Resort	Jalan Datai, Langkawi, Kedah	2024	123,000,000
29.	Marriot Hotel	Persiaran Gurney, Georgetown, Pulau Pinang	2023	67,311,000
30.	Syuen Hotel	Jalan Sultan Abdul Jalil, Kinta, Perak	2024	55,000,000
31.	Sfera Hotel	Taman Samudera, Perak	2024	36,000,000
32.	Summit Hotel	Bandar Bukit Mertajam	2023	12,440,000
33.	Heliconia Hotel	Lorong Kinta, Kawasan Jalan Murmah	2024	11,220,000
34.	Hotel Jalan Kampung Jawa Baru	Kawasan Jalan Dato Keramat, Pulau Pinang	2024	6,330,000

2.0 AKTIVITI PASARAN HARTA

2.1 HARTA TANAH KEDIAMAN

Transaksi

Bilangan transaksi subsektor kediaman bertambah baik bagi negeri Perak yang meningkat 6.4%, diikuti Kedah (0.3%), manakala Perlis mengalami penurunan 17.0%, diikuti Pulau Pinang (2.9%).

Dari segi nilai transaksi, dua buah negeri menunjukkan trend kenaikan pada tempoh kajian, didahului oleh Perak (7.7%), diikuti Pulau Pinang (2.0%) manakala dua buah negeri lagi menunjukkan trend sebaliknya, penurunan sebanyak 10.3% dan 6.5% masing-masing di Perlis dan Kedah.

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

Transaction

The transaction volume for the residential sub-sector improved for Perak which saw transaction increased by 6.4%, followed by Kedah (0.3%), while Perlis experienced a drop of 17.0%, followed by Pulau Pinang (2.9%).

In terms of transaction value, two states showed upward trend in the review period, led by Perak (7.7%), followed by Pulau Pinang (2.0%), while two other states showed the opposite, a decline of 10.3% and 6.5% in Perlis and Kedah respectively.

Chart 7

Residential Property Transactions Volume Trend 2020 – 2024

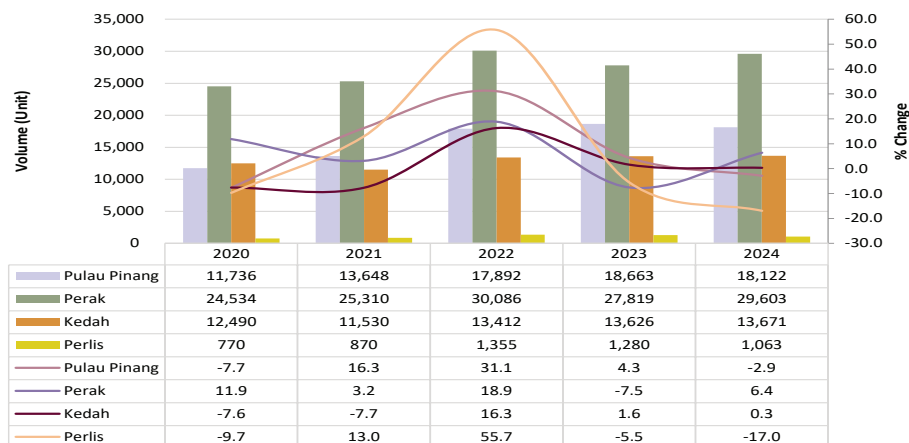
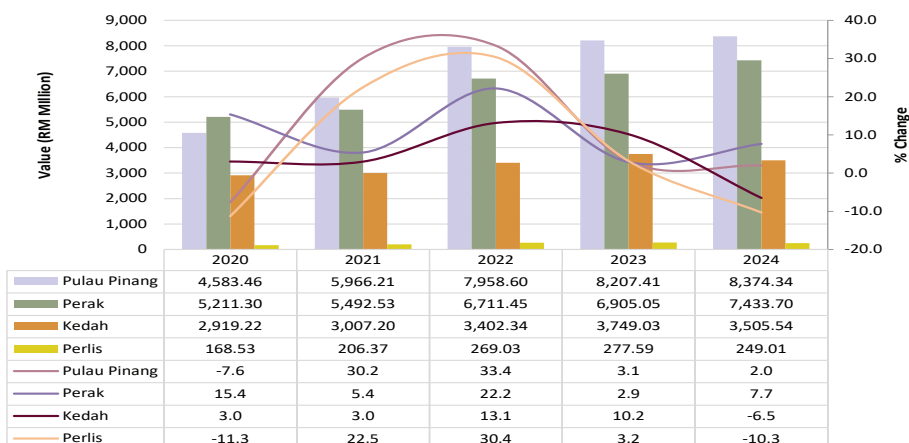


Chart 8

Residential Property Transactions Value Trend 2020 – 2024



Pelancaran Baharu

Prestasi pasaran utama di wilayah ini adalah aktif dan didapati hampir kesemua negeri mencatatkan peningkatan pelancaran baharu kecuali Perlis menurun sebanyak 44.6%, berbanding 2023. Pelancaran baharu di Kedah merekodkan peningkatan lebih empat kali ganda diikuti Perak (28.1%), dan Pulau Pinang (22.5%) dalam tempoh kajian. Secara keseluruhan, Wilayah Utara mengalami peningkatan pelancaran baharu sebanyak 37.7%.

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

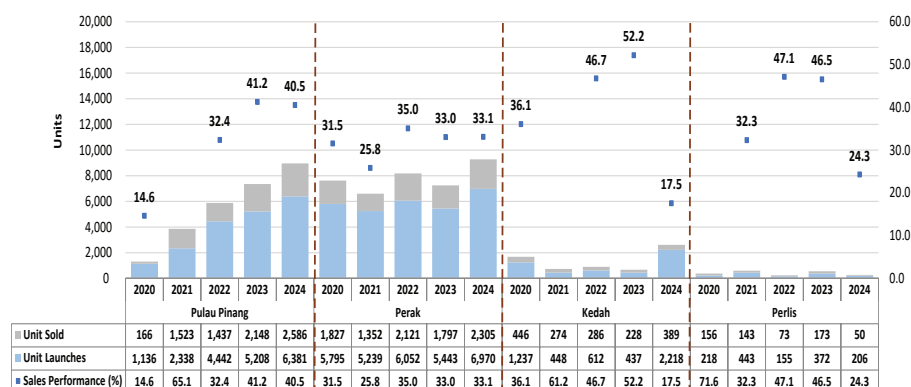
New Launches

The primary market in the region was active and almost all states recorded an increase in new launches except for Perlis dropped by 44.6%, compared to 2023. New launches in Kedah recorded more than four-fold increase followed by Perak (28.1%), and Pulau Pinang (22.5%) in the review period. Overall, the Northern Region experienced a 37.7% increase in new launches.

By property type, single storey terraced houses formed the bulk of the new launches in Kedah. Meanwhile, single storey semi-detached house was the main contributors to Perlis newly launched units, while condominium/ apartment were the main contributors to the newly launched units in Perak and Pulau Pinang.

Chart 9

Residential Newly Launch and Sales Performance 2020 – 2024



Status Pasaran

Keadaan unit kediaman siap dibina tidak terjual di Kedah dan Perlis kekal mencabar kerana bilangan unit dan nilai siap dibina tidak terjual terus meningkat pada tempoh kajian. Sebaliknya, Perak dan Pulau Pinang menunjukkan prestasi yang lebih baik dengan pengurangan unit dan nilai siap dibina tidak terjual. Namun begitu, bilangan dan nilai siap dibina tidak terjual bagi kedua-dua negeri tersebut merupakan antara yang tinggi dalam wilayah ini.

Market Status

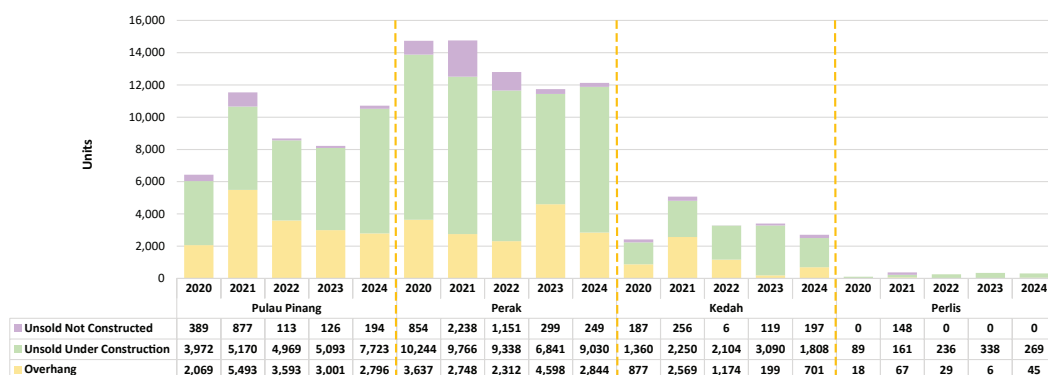
The residential overhang situation remained challenging in Kedah and Perlis as the number and value of overhang continued to increase in the review period. In contrast, Perak and Pulau Pinang showed better performance with the reduction of overhang units and value. Nevertheless, the overhang numbers and value for both states are among the highest in the region.

Unit dalam pembinaan belum terjual di Kedah dan Perlis masing-masing menurun kepada 1,808 unit dan 269 unit berbanding tahun 2023. Walau bagaimanapun, unit tidak terjual di Pulau Pinang dan Perak masing-masing meningkat 51.6% dan 32.0%, antara yang tertinggi dalam negara. Situasi unit belum dibina belum terjual bertambah baik di Perak apabila merekodkan bilangan yang lebih rendah berbanding tahun 2023. Sebaliknya, unit belum dibina belum terjual di Kedah dan Pulau Pinang meningkat berbanding tahun 2023 manakala tiada unit belum terjual di Perlis.

Unsold under construction in Kedah and Perlis reduced to 1,808 and 269 units, respectively, compared to 2023. However, unsold unit in Pulau Pinang and Perak has increased by 51.6% and 32.0% respectively, among the highest in the country. Unsold not constructed situation improved in Perak as the state recorded lower number of units compared to 2023. On the other hand, unsold not constructed in Kedah and Pulau Pinang increased compared to 2023, while there were no unsold units in Perlis.

Chart 10

Residential Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Aktiviti pembinaan adalah berbeza-beza antara negeri-negeri di Wilayah Utara. Unit siap dibina di Pulau Pinang dan Perlis meningkat kecuali Perak dan Kedah yang menurun 11.2% dan 3.5% berbanding tahun 2023. Mula dibina di Pulau Pinang dan Perak masing-masing mencatat peningkatan sebanyak 74.3% and 4.9%, manakala Perlis dan Kedah masing-masing mencatatkan penurunan sebanyak 8.4% dan 6.0% pada tempoh kajian. Penawaran baharu dirancang bagi negeri Pulau Pinang meningkat sebanyak dua kali ganda diikuti Kedah (19.4%) manakala Perlis dan Perak masing-masing menurun 26.7% dan 22.5%.

Construction Activity

The construction activities were varied among the states in the Northern Region. Completion units in Pulau Pinang and Perlis increased, except Perak and Kedah dropped by 11.2% and 3.5% as compared to 2023. Starts in Pulau Pinang and Perak recorded an increase of 74.3% and 4.9%, respectively, while Perlis and Kedah recorded a drop of 8.4% and 6.0%, respectively, during the review period. New planned supply for Pulau Pinang increased by two-fold, followed by Kedah (19.4%), while Perlis and Perak dropped by 26.7% and 22.5%, respectively.

Chart 11
Residential Construction Activity Trend 2020 – 2024

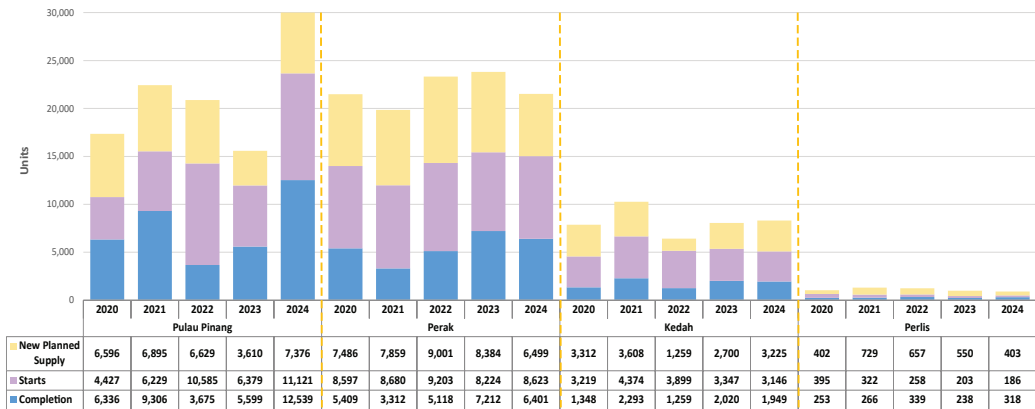


Table 2
Construction Activity of Residential in Northern Region 2024

State of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)		565,105	542,826	356,692	27,978
Incoming Supply (units)		28,853	39,042	18,709	964
Planned Supply (units)		21,447	41,449	15,458	2,206

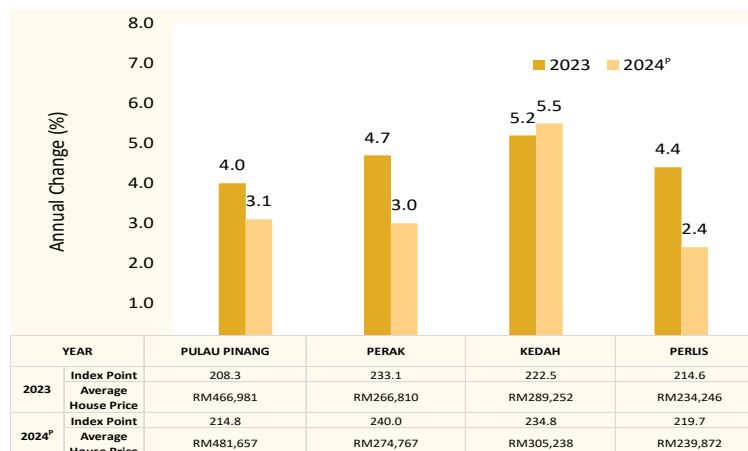
Indeks Harga Rumah

Secara keseluruhan, Indeks Harga Rumah di Wilayah Utara menunjukkan trend positif pada tahun 2024^P. Kedah menunjukkan kenaikan tertinggi iaitu sebanyak 5.5% diikuti Pulau Pinang (3.1%), Perak (3.0%) dan Perlis (2.4%). Pulau Pinang mencatatkan harga purata semua rumah tertinggi pada RM481,657, diikuti Kedah pada RM305,238, Perak pada RM274,767 dan Perlis pada RM239,872.

House Price Index

Overall, the All House Price Index in the Northern Region shows a positive trend in 2024^P. Kedah showed the highest increase of 5.5%, followed by Pulau Pinang (3.1%), Perak (3.0%), and Perlis (2.4%). Penang recorded the highest average house price at RM481,657, followed by Kedah at RM305,238, Perak at RM274,767, and Perlis at RM239,872.

Chart 12

All House Price Index Annual Changes 2023 & 2024^P**Sewa**

Pasaran sewa kediaman untuk harta tanah bertanah di kawasan utama iaitu Alor Setar dan Kangar dilihat stabil secara umumnya. Di Ipoh dan Georgetown, sewa meningkat dalam lingkungan 2.3% hingga 22.5% dan 3.5% hingga 10.0% bergantung kepada lokasi skim perumahan.

Bagi pasaran sewa kediaman bertingkat tinggi, Ipoh menunjukkan trend meningkat dalam lingkungan 2.9% hingga 9.8%. Walau bagaimanapun, didapati beberapa skim strata di Pulau Pinang menunjukkan trend yang bercampur-campur pada tempoh kajian.

Rental

The residential rental market for landed properties in city areas such as Alor Setar and Kangar were generally stable. In Ipoh and Georgetown, the rental increased in the range of 2.3% to 22.5% and 3.5% to 10.0% depending on the location of the housing schemes.

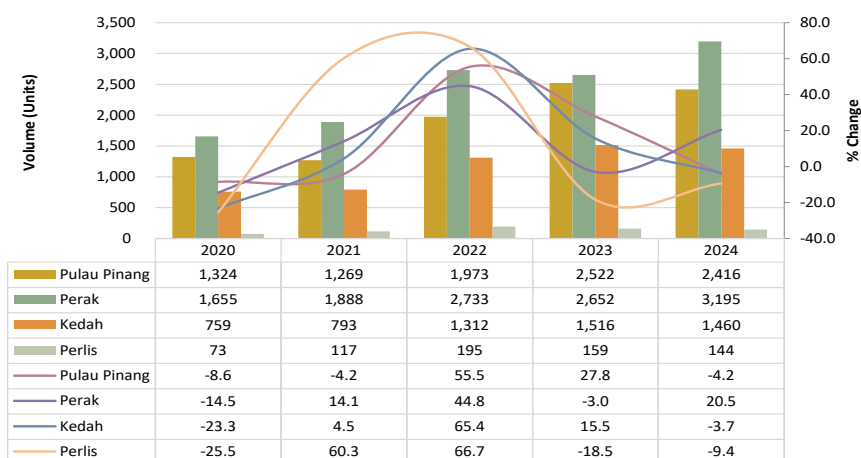
Whereas for high-rise properties, Ipoh showed an upward trend in the range of 2.9% to 9.8%. However, stratified units in several schemes located in Pulau Pinang showed mixed trends in the review period.

2.2 HARTA TANAH KOMERSIAL**Transaksi**

Subsektor komersial mencatatkan 7,215 transaksi bernilai RM5.7 bilion pada tempoh kajian. Jumlah transaksi meningkat sebanyak 5.3%, berbanding dengan tahun 2023, manakala jumlah nilai transaksi menurun sebanyak 14.2%.

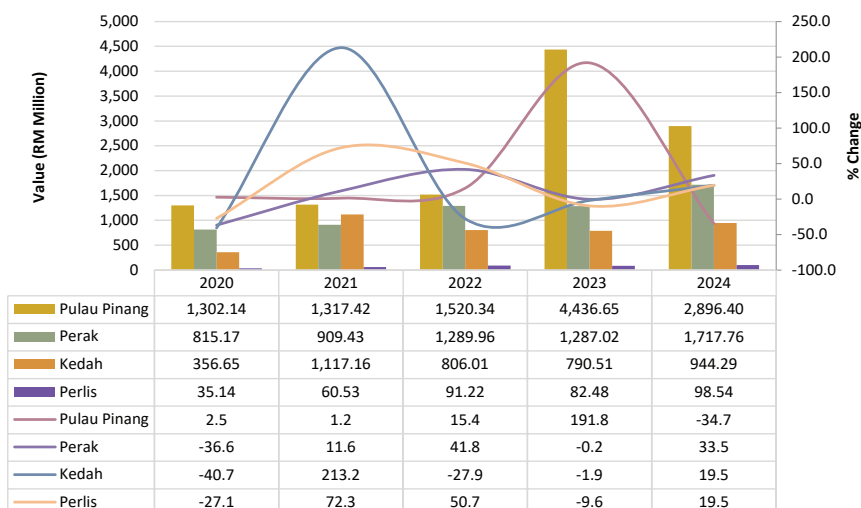
2.2 COMMERCIAL PROPERTY**Transaction**

The commercial sub-sector recorded 7,215 transactions worth RM5.7 billion in the review period. The transaction volume increased by 5.3%, as compared to 2023, while the transaction value dropped by 14.2%.

Chart 13
Commercial Property Transactions Volume Trend 2020 – 2024


Mengikut negeri, nilai transaksi bagi Perak, Kedah dan Perlis masing-masing meningkat 33.5%, 19.5% dan 19.5%, manakala Pulau Pinang mencatat penurunan sebanyak 34.7% pada tempoh kajian.

By state, transaction value for Perak, Kedah and Perlis increased by 33.5%, 19.5% and 19.5%, respectively, while Pulau Pinang recorded a drop of 34.7% in the review period.

Chart 14
Commercial Property Transactions Value Trend 2020 – 2024


a. Kedai

Transaksi

Subsektor kedai kekal sebagai penyumbang utama dalam pasaran harta tanah komersial di Wilayah Utara, merangkumi 66.6% (4,808 transaksi bernilai RM3.03 bilion) daripada jumlah transaksi harta tanah komersial

a. Shop

Transaction

Shop sub-sector remained as key contributor to the commercial property market in the Northern Region, accounting for 66.6% (4,808 transactions worth RM3.03 bilion) of the total commercial property transactions

(7,215 transaksi bernilai RM5.7 bilion). Mengikut negeri, Perak mendahului pasaran dengan syer 44.4%, diikuti Pulau Pinang (29.1%), Kedah (23.7%) dan Perlis (2.8%). Daripada segi nilai transaksi, Pulau Pinang memacu pasaran dengan syer 43.4%, diikuti Perak (37.9%), Kedah (16.0%) dan Perlis (2.7%).

Status Pasaran

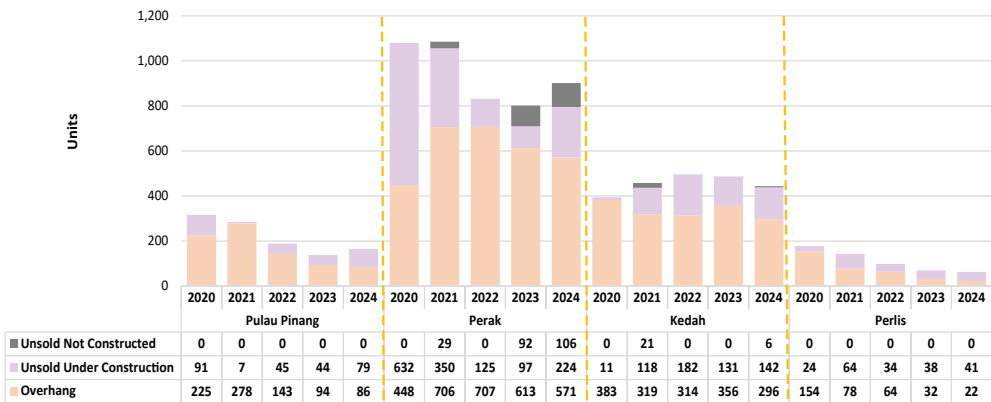
Berbanding tahun 2023, unit kedai siap dibina tidak terjual menurun di Wilayah Utara sebanyak 11.0%. Sejarar dengan itu, nilai siap dibina tidak terjual di Wilayah Utara turut menurun. Selain itu, unit kedai dalam pembinaan belum terjual di wilayah ini mencatatkan peingkatan sebanyak 56.8%. Pulau Pinang dan Perlis tidak dibebani dengan sebarang unit siap dibina tidak terjual pada tempoh kajian, kecuali Perak dan Kedah masing-masing sebanyak 106 unit dan 6 unit.

(7,215 transactions worth RM5.7 billion). By state, Perak led the market with 44.4% share, followed by Pulau Pinang (29.1%), Kedah (23.7%) and Perlis (2.8%). In terms of transaction value, Pulau Pinang drove the market with a 43.4% share, followed by Perak (37.9%), Kedah (16.0%) and Perlis (2.7%).

Market Status

Against 2023, the shop overhang decreased in Northern Region by 11.0%. Correspondingly, the overhang value in the Northern Region also decreased. Additionally, unsold under construction in this region recorded an increase of 56.8%. Pulau Pinang and Perlis unencumbered with any overhang units in the review period, except for Perak and Kedah with 106 units and 6 units, respectively.

Chart 15
Shop Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Aktiviti pembinaan berbeza-beza antara negeri-negeri di Wilayah Utara. Bilangan siap dibina bagi Pulau Pinang meningkat sebanyak 54.6% dan diikuti Perlis (16.7%) berbanding tahun 2023. Mula dibina di Pulau Pinang meningkat sebanyak 81.7% manakala Kedah, Perlis dan Perak menurun sebanyak 74.1%, 63.9% dan 47.0%. Penawaran baharu dirancang bagi semua negeri meningkat kecuali Perlis menurun sebanyak 90.3%.

Construction Activity

The construction activities varied among the states in the Northern Region. Pulau Pinang Completion for Pulau Pinang increased by 54.6% followed by Perlis (16.7%), compared to 2023. Starts in Pulau Pinang increased by 81.7% except for Kedah, Perlis and Perak, which decreased by 74.1%, 63.9% and 47.0%. New planned supply for all states increased except Perlis, which decreased by 90.3%.

Chart 16

Shop Construction Activity Trend 2020 – 2024

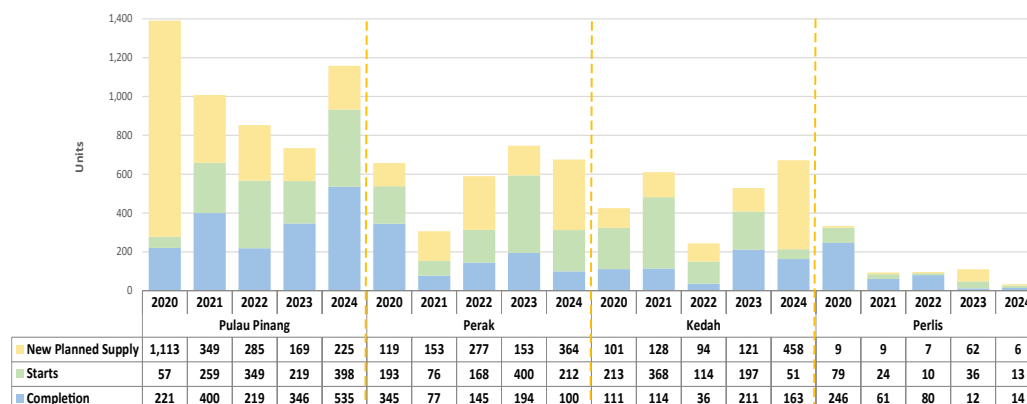


Table 3

Construction Activity of Shop in Northern Region 2020 – 2024

State of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)		41,159	64,288	33,240	5,842
Incoming Supply (units)		1,057	2,178	686	300
Planned Supply (units)		2,085	3,399	1,157	838

Harga dan Sewa

Di Pulau Pinang, kedai tiga tingkat dipindah milik pada harga RM1,470,000 hingga RM2,250,000 bergantung kepada lokasi dan saiz tanah. Beberapa skim di Seberang Perai Tengah mengalami peningkatan harga, antaranya Bandar Perai Jaya (21.6%), Taman Asas Murni (9.7%) dan Taman Kelasah (7.1%). Di Kedah, trend menaik bagi harga kedai dapat dilihat di Taman Ria sebanyak 9.8%, Taman Intan (9.0%) dan Taman Tunku Haminah (5.1%) manakala harga kedai di Perak dan Perlis secara amnya adalah stabil.

Sewa kedai tingkat bawah adalah stabil kecuali di luar pusat bandar yang menunjukkan pergerakan bercampur-campur. Kedai baharu dengan reka bentuk moden seperti Pusat Perniagaan Sentral Jaya dan Juru Sentral mencatatkan harga sewa yang tinggi di antara RM7,500 hingga RM9,000 sebulan.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Terdapat 391 transaksi pangsapuri khidmat/ SOHO bernilai RM216.15 juta direkodkan di Wilayah Utara. Bilangan dan nilai transaksi menurun sebanyak 1.8% dan 11.4% berbanding dengan tahun 2023 (398 transaksi bernilai RM244.05 juta).

Price and Rental

In Pulau Pinang, three storey shop transacted prices ranged from RM1,470,000 to RM2,250,000 depending on location and land size. There were few areas in Seberang Perai Tengah that experienced price increment, namely Bandar Perai Jaya (21.6%), Taman Asas Murni (9.7%), and Taman Kelasah (7.1%). In Kedah, an upward trend for shop prices was seen at Taman Ria (9.8%), Taman Intan (9.0%), and Taman Tunku Haminah (5.1%), while prices of shops in Perak and Perlis were generally stable.

In Pulau Pinang, ground floor shop rents were stable except outside the city center, showing a mixed movement. New shops with modern designs such as the Pusat Perniagaan Sentral Jaya and Juru Sentral recorded high rental rates ranging from RM7,500 to RM9,000 per month.

b. Serviced Apartment/ SOHO

Transaction

There were 391 transactions worth RM216.15 million of serviced apartment/ SOHO recorded in the Northern Region. The transaction volume and value decreased by 1.8% and 11.4% compared to 2023 (398 transactions worth RM244.05 million).

Status Pasaran

Prestasi unit siap dibina tidak terjual kurang menggalakkan apabila bilangannya terus meningkat. Unit siap dibina tidak terjual bagi pangsapuri khidmat/ SOHO di Pulau Pinang meningkat kepada 549 unit bernilai RM483.35 juta, berbanding 2023 (346 unit bernilai RM440.01 juta). Di Perak, unit siap dibina tidak terjual bagi pangsapuri khidmat/ SOHO meningkat kepada 130 unit bernilai RM64.81 juta (2023: 28 unit bernilai RM7.02 juta). Berbanding Pulau Pinang dan Perak, didapati tiada unit siap dibina tidak terjual di Kedah dan Perlis. Unit dalam pembinaan belum terjual di Pulau Pinang meningkat 61.1% kepada 2,445 unit, manakala Perak mengalami penurunan 72.2% kepada 65 unit. Semua negeri tidak dibebani dengan unit belum dibina belum terjual.

Aktiviti Pembinaan

Aktiviti pembinaan baharu adalah sederhana aktif pada tempoh kajian. Pulau Pinang dan Perak merekodkan 1,757 unit dan 196 unit dalam penawaran baharu dirancang. Negeri-negeri lain tidak merekodkan aktiviti baharu.

Market Status

Performance of overhang units was less encouraging as the numbers continued to rise. The overhang for serviced apartments/SOHO in Pulau Pinang increased to 549 units worth RM483.35 million, against 2023 (346 units worth RM440.01 million). In Perak, the overhang for serviced apartments/SOHO increased to 130 units worth RM64.81 million (2023: 28 units worth RM7.02 million). Compared to Pulau Pinang and Perak, there were no overhang in Kedah and Perlis. Unsold under construction in Pulau Pinang increased by 61.1% to 2,445 units, meanwhile Perak experienced a decrease of 72.2% to 65 units. All states were unencumbered with any unsold not constructed.

Construction Activity

The new construction activity was moderately active in the review period. Pulau Pinang and Perak recorded 1,757 and 196 units in the new planned supply. Other states did not record any new activity.

Table 4

Construction Activity of Service Apartment/ SOHO in Northern Region 2024

State of Development \ State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	14,407	2,610	637	0
Incoming Supply (units)	10,047	1,327	0	0
Planned Supply (units)	10,275	4,148	0	0

c. Kompleks Perniagaan

Transaksi

Tempoh kajian mencatatkan empat transaksi kompleks perniagaan di Wilayah Utara, iaitu Perda City Mall di Bandar Perda, Seberang Perai Tengah, Pulau Pinang; Pasaraya Econsave Bercham di Jalan Bercham, Kinta, Perak; Arked di Pekan Parit, Perak Tengah, Perak; Pasaraya GIANT di Medan Bercham Bistari, Kinta, Perak; dan TF Value Mart di D’Gerik Commercial Square, Hulu Perak, Perak.

c. Shopping Complex

Transaction

The review period recorded four transactions of shopping complexes in the Northern Region, namely Perda City Mall in Bandar Perda, Seberang Perai Tengah, Pulau Pinang; Bercham Econsave Hypermarket at Jalan Bercham, Kinta, Perak; Arked in Pekan Parit, Perak Tengah, Perak; GIANT Hypermarket in Medan Bercham Bistari, Kinta, Perak; and TF Value Mart in D’Gerik Commercial Square, Hulu Perak, Perak.

Penghunian dan Ketersediaan Ruang

Kadar penghunian keseluruhan kompleks perniagaan di Wilayah Utara mencatat 77.1%, iaitu mengalami pertumbuhan 0.1% berbanding 2023. Mengikut negeri, Perak mengalami peningkatan kadar penghunian kepada 88.4%, diikuti Perlis (87.5%) dan Kedah sebanyak (72.3%) manakala Pulau Pinang mengalami penurunan 1.0% kepada 72.3%.

Occupancy and Space Availability

The overall occupancy rate for shopping complexes in the Northern Region recorded 77.1%, a growth of 0.1% compared to 2023. By state, Perak experienced an increase in occupancy rate to 88.4%, followed by Perlis (87.5%) and Kedah (72.3%) while Pulau Pinang experienced a drop of 1.0% to 72.3%.

Chart 17

Supply and Occupancy of Shopping Complex 2024



Aktiviti Pembinaan

Tiga bangunan baru siap dibina di rekodkan di Wilayah Utara pada tempoh kajian, iaitu Sunshine Tower Mall di Georgetown, Pulau Pinang; Pasaraya Econsave Tasek di Ipoh, Perak; dan Padang Besar Street di Padang Besar, Perlis. Perincian bangunan adalah seperti di bawah:

Table 5

Completion of Shopping Complex in Northern Region 2024

State	Name of Building	Location	Property Type	Net Lettable Area (sq. metre)
Pulau Pinang	Sunshine Tower Mall	Georgetown	Shopping Centre	76,772
Perak	Tasek Econsave Hypermarket	Ipoh	Hypermarket	5,310
Perlis	Padang Besar Street	Padang Besar	Arcade	3,838

Table 6

Construction Activity of Shopping Complex in Northern Region 2024

State of Development	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply	107 complexes (1,940,911 s.m.)	83 complexes (1,026,504 s.m.)	60 complexes (601,899 s.m.)	24 complexes (61,714 s.m.)
Incoming Supply	2 complexes (107,123 s.m.)	3 complexes (15,572 s.m.)	0	3 complexes (30,418 s.m.)
Planned Supply	2 complexes (96,421 s.m.)	0	2 complexes (20,031 s.m.)	0

Sewa

Pergerakan sewa ruang perniagaan adalah bercampur-campur bergantung kepada jenis dan lokasi harta tanah. Di Pulau Pinang, 1st Avenue, Penang Plaza, Mydin Bertam, NB Plaza dan AEON Mall Bukit Mertajam merekodkan peningkatan sewa dalam lingkungan 3.1% hingga 17.8%, manakala di Perak pula, Mydin Mall Meru Jaya, TF Value Mart Sunway City Tambun dan AEON Seri Manjung merekodkan peningkatan sewa dalam lingkungan 2.1% hingga 11.9%. Di Kedah dan Perlis, didapati kebanyakan kadar sewa masih kekal sama.

Construction Activity

Three new completion were recorded in the Northern Region during the review period, namely Sunshine Tower Mall in Georgetown, Pulau Pinang; Tasek Econsave Hypermarket in Ipoh, Perak; and Padang Besar Street in Padang Besar, Perlis. The details are as below:

Rental

Rental movement of retail space showed mixed performance, depending on the type and location of the property. In Pulau Pinang, 1st Avenue, Penang Plaza, Mydin Bertam, NB Plaza and AEON Mall Bukit Mertajam recorded a growth in rental ranging from 3.1% to 17.8%, while in Perak, Mydin Mall Meru Jaya, TF Value Mart Sunway City Tambun and AEON Seri Manjung recorded a growth in rental ranging from 2.1% to 11.9%. In Kedah and Perlis, the rental rates still remain the same for most of the retail space.

Table 7

Pertinent Tenant Movements in Shopping Complex

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Pulau Pinang	Penang Times Square	716	Move In
2.		Gurney Paragon	3,853	Move In
3.		1 st Avenue	2,351	Move In
4.		Island Plaza	704	Move In
5.		Straits Quay Mall	2,602	Move In
6.		Sunshine Tower Mall	43,186	Move In
7.		1 st Avenue	-534	Move Out
8.		Island Plaza	-1,390	Move Out
9.		Sunshine Farlim Shopping Mall	-13,987	Move Out

d. Pejabat Binaan Khas

Transaksi

Tempoh kajian merekodkan tiga transaksi pejabat binaan khas di Wilayah Utara, iaitu Bangunan LHDN di George Town, Pulau Pinang; Bangunan Serba Wangi Sdn. Bhd. di Bandar Alor Setar, Kedah; dan Bangunan M&A di Ipoh, Perak.

d. Purpose-Built Office

Transaction

The review period recorded three transactions of purpose-built office in the Northern Region, namely LHDN Building in George Town, Pulau Pinang; Serba Wangi Sdn Bhd Building in Bandar Alor Setar, Kedah; and M&A Building in Ipoh, Perak.

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas menunjukkan prestasi bercampur-campur pada tempoh kajian. Kadar penghunian keseluruhan Kedah mencatatkan peningkatan sebanyak 0.8%, sementara negeri-negeri lain menunjukkan trend penurunan didahului oleh Pulau Pinang (1.8%) dan diikuti Perak (1.4%) manakala Perlis tidak berubah.

Occupancy and Space Availability

The purpose-built office segment showed a mixed performance within the review period. The overall occupancy rate in Kedah increased by 0.8%, while other states showed a downward trend, led by Pulau Pinang (1.8%) and followed by Perak (1.4%), meanwhile, Perlis remained unchanged.

Chart 18

Supply and Occupancy of Purpose-Built Office 2024



Aktiviti Pembinaan

Aktiviti pembinaan baru adalah kurang aktif. Hanya satu bangunan siap dibina direkodkan, iaitu Sunshine Tower di George Town, Pulau Pinang yang menawarkan 20,215 m.p. ruang pejabat.

Construction Activity

The new construction activity was less active. Only one completion was recorded, namely Sunshine Tower in George Town, Pulau Pinang offering 20,215 s.m. of office space.

Table 8

Construction Activity of Purpose-Built Office in Northern Region 2024

Stage of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply		209 buildings (1,102,189 s.m.)	226 buildings (667,897 s.m.)	110 buildings (432,028 s.m.)	52 buildings (131,038 s.m.)
Incoming Supply		4 building (58,031 s.m.)	4 buildings (20,072 s.m.)	0	2 buildings (25,085 s.m.)
Planned Supply		0	0	0	0

Sewa

Sewa bangunan pejabat binaan khas sebahagian besarnya stabil di Wilayah Utara dengan beberapa pengecualian. Di Pulau Pinang, peningkatan sewa berlaku di Bangunan NB Tower (5.0% - 18.7%), diikuti Kompleks Sempilai (5.7% - 15.0%) dan Wisma KWSP (2.6% - 10.0%), manakala di Perak pula, kenaikan sewa berlaku di Bangunan Lembaga Tabung Haji (10.2%), Bangunan KWSP (2.2% - 6.4%) dan Plaza Teh Teng Seng (1.4% - 6.8%). Hunza Tower Gurney Paragon merekodkan sewa tertinggi di wilayah ini iaitu RM56.03 s.m.p.

Rental

Rentals of purpose-built offices were largely stable across the board with a few exceptions. In Pulau Pinang, rental growth was observed in the NB Tower Building (5.0% - 18.7%), followed by Kompleks Sempilai (5.7% - 15.0%) and Wisma KWSP (2.6% - 10.0%), while in Perak, rental increment was captured at Lembaga Tabung Haji Building (10.2%), KWSP Building (2.2% - 6.4%), and Plaza Teh Teng Seng (1.4% - 6.8%). Hunza Tower Gurney Paragon recorded the highest rental in the Northern Region at RM56.03 p.s.m.

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

Table below showed the list of some pertinent tenant movements recorded in Pulau Pinang.

Table 9

Tenant Movements in Purpose-Built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Pulau Pinang	Bangunan Hasil	7,717	Move In
2.		MARA	1,906	Move In
3.		Bangunan KWSP	-1,455	Move Out
4.		MARA	-1,835	Move Out
5.		Wisma MTT	-3,265	Move Out
6.		Burma Place	-1,249	Move Out
7.		Dewan Perniagaan Melayu Building	-5,927	Move Out

e. Harta Tanah Riadah

e. Leisure Property

Transaksi

Transaction

Tempoh kajian menyaksikan lapan transaksi di Wilayah Utara, lima hotel di Pulau Pinang (Hotel Courtyard, Hotel Marriot, Hotel Summit, Hotel Heliconia dan Hotel di Jalan Kampung Jawa Baru; dua hotel di Perak (Syuen Hotel and Sfera Hotel di Manjung); dan satu hotel di Langkawi, Kedah (Resort Andaman).

The review period saw eight transactions in the Northern Region, five in Pulau Pinang (Courtyard Hotel, Marriot Hotel, Summit Hotel, Heliconia Hotel and Hotel in Jalan Kampung Jawa Baru); two in Perak (Syuen Hotel and Hotel Sfera in Manjung); and one in Langkawi, Kedah (Andaman Resort).

Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Utara menyaksikan lima hotel siap dibina, iaitu Hotel Crowne Plaza Penang Straits City, Hotel Green City Garden, Hotel Iconic Marjorie, Hotel Sunshine Tower dan Hotel The Bagan Suite, masing-masing menawarkan 364 bilik, 100 bilik, 304 bilik, 320 bilik dan 92 bilik. Wilayah Utara turut merekodkan sebuah hotel dalam penawaran baharu dirancang, iaitu Hotel Sunway di Ipoh, Perak. Hotel tersebut akan menawarkan 303 bilik apabila siap dibina.

Construction Activity

In the leisure sub-sector, the Northern Region saw five new completions, namely Crowne Plaza Penang Straits City Hotel, Green City Garden Hotel, Iconic Marjorie Hotel, Sunshine Tower Hotel and The Bagan Suite Hotel, offers 364 rooms, 100 rooms, 304 rooms, 320 rooms and 92 rooms, respectively. The Northern Region also recorded one hotel under new planned supply, which is Sunway Hotel in Ipoh, Perak. The hotels will be offering 303 rooms in total once completed.

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian kekal sebagai subsektor kedua terbesar selepas kediaman dengan 29,653 transaksi, merangkumi 27.5% daripada transaksi harta tanah di wilayah ini. Kedah merupakan penyumbang utama dalam aktiviti pasaran pertanian dengan 13,796 transaksi, diikuti Perak (12,225 transaksi), Pulau Pinang (1,820 transaksi) dan Perlis (1,812 transaksi).

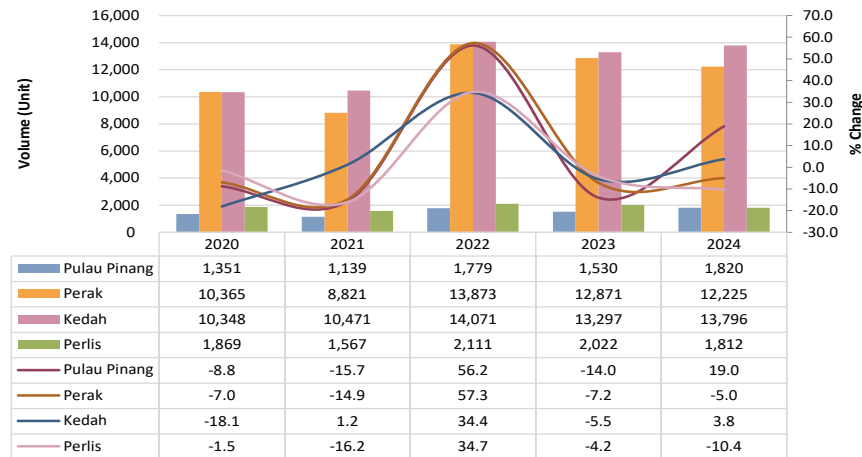
2.3 AGRICULTURAL PROPERTY

Transaction

The agricultural sub-sector remains the second leading sub-sector after residential with 29,653 transactions, accounting for 27.5% of the region's property transactions. Kedah was the main contributor to agriculture market activity with 13,796 transactions, followed by Perak (12,225 transactions), Pulau Pinang (1,820 transactions) and Perlis (1,812 transactions).

Chart 19

Agriculture Property Transactions Volume Trend 2020 – 2024

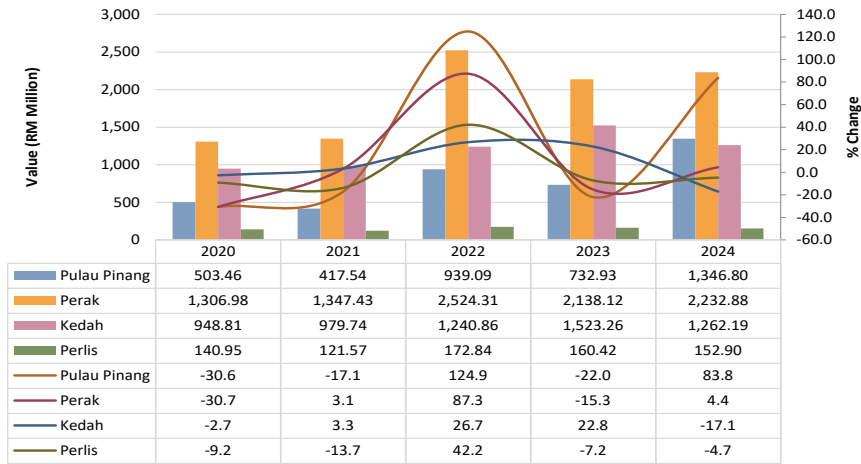


Subsektor pertanian merekodkan RM4.99 bilion nilai transaksi bersamaan 13.7% daripada jumlah nilai transaksi di wilayah ini. Pulau Pinang dan Perak mencatat peningkatan nilai transaksi sebanyak 83.8% dan 4.4%, manakala Kedah dan Perlis mencatatkan penurunan sebanyak 17.1% dan 4.7%.

The agriculture sub-sector recorded RM4.99 billion in transaction value, equivalent to 13.7% of total transactions value in the region. Pulau Pinang and Perak recorded an increase of value by 83.8% and 4.4%, while Kedah and Perlis recorded a drop of 17.1% and 4.7%.

Chart 20

Agriculture Property Transactions Value Trend 2020 – 2024



Harga

Harga tanah pertanian pada umumnya stabil dengan sedikit pergerakan harga direkod di kawasan tertentu. Di Perlis, transaksi tanah padi kelas 1 dan kelas 2 kekal aktif dan mencatatkan kenaikan harga dalam lingkungan 2.6% hingga 22.9% berbanding tahun 2023. Transaksi tanah kelapa sawit di Perak dan transaksi tanah getah di Kedah adalah aktif dan mencatatkan pergerakan harga yang bercampur-campur bergantung kepada lokasi tanah.

Price

Prices of agricultural property were stable overall with marginal price movement recorded in certain areas. In Perlis, paddy class 1 and class 2 remained active with price appreciation recorded in the range of 2.6% to 22.9% compared to 2023. Oil palm land's transaction in Perak and rubber land's transaction in Kedah were active and recorded mixed price movement depending on the location of the land.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	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
2.	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 Q3 2026.
3.	Penang International Airport (PIA) Expansion	- Location: Bayan Lepas, Penang - Project cost/ Estimating cost: RM1.5 billion - Descriptions: 3 Packages – a) Package 1 covers ancillary buildings and associated works. b) Package 2 is for apron and airside facilities. c) Package 3 is works on the main terminal building.	Under construction and expected to be completed by 2028.
4.	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 2029.
5.	Batu Kawan Industrial Park (BKIP)	- Location: Batu Kawan Industrial Area, Seberang Perai Selatan, Penang - Land area: 622.61 acres - Development Cost: RM2.2 billion - Descriptions: - The BKIP3 project site is the 3rd major industrial park in the state with an area of 622.61 acres. - 54% (339 acres): industrial areas; - 11% (67.6 acres): logistics hubs; - 6% (37.04 acres): commercial areas; - 1% (8.4 acres): workers' dormitories; - 27% (170.17 acres): major infrastructure.	Expected to be completed in by 2031.
6.	Lumut Maritime Terminal (LMT 2)	- Location: Batu Undan, Segari, Lumut, Perak - Land Area: 90 hectares - Gross development value: RM282 million. - Developer: Perbadanan Kerajaan Negeri Perak - Descriptions: - Lumut Maritime Terminal (LMT 2) 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. - Provide various services such as warehousing, customs clearance, and freight forwarding to support the shipping process.	Under Construction and expected to be completed by 2025

No.	Infrastructure	Description	Current Development Status
7.	Taiping Solar PV Park II	- Location: Taiping, Perak - Land area: 96,000 square metres - Gross Development Value: RM30 million - Developer : Toyo Tyre Malaysia Sdn. Bhd. - Descriptions: - The installation of solar panels on the roof of Toyo Tyre Factory in this industrial area is a significant step towards promoting the adoption of renewable energy. - By incorporating 26,044 solar panels covering an area of 96,000 s.m., this initiative serves as part of the state of Perak's efforts to achieve its goal of reducing carbon emissions by 2030. - This endeavour is in line with the global commitment to decrease carbon footprints and increase the use of eco-friendly energy sources, such as solar power, which will help reduce dependence on fossil fuels. - This initiative not only benefits the factory in reducing energy costs, but also has a positive impact on the environment, placing Perak at the forefront of the green and sustainable development agenda.	Under construction and expected to be completed by 2025
8.	By Pass from Pelubang Water Treatment Plant (Piping)	- Location: Pelubang, Kubang Pasu, Kedah - Connecting areas: LRA Pelubang to Kuala Kedah (Kampung Tepi Laut, Kampung Tengku Laksamana, Taman Bersatu, Pekan Kuala Kedah and other residential schemes). - Project cost/ Estimating Cost: RM431 million - Descriptions: - Part of upgrading Pelubang Water Treatment Plant.	Under construction Project status: 40% completed
9.	Bukit Selambau Water Treatment Plant Upgrading Project	- Location: Kuala Muda District - Land area: 9.054 hectare (Bukit Lembu) & 0.512 hectare (Merbok) - Gross Development Value: RM129.4 million - Descriptions: Upgrade from 30 MLd to 70.0 MLd	Under construction Project status: 30% completed.
10.	Upgrading Laluan 7 from Persimpangan Lencongan Barat to Persimpangan Tiga Kemboja	- Location : Kota Setar and Kubang Pasu District - Connecting areas : From Persimpangan Lencongan Barat to Persimpangan Tiga Kemboja (14 kilometres) - Project Cost/ Estimating Cost : RM263,000,000.00 - Contractor : Mangkubumi Sdn Bhd - Consultant : GPC Integrated Sdn Bhd - Descriptions: i) Components: - Upgrade the road from 2 lane to 4 lane from Persimpangan Lencongan Barat to Persimpangan Simpang Tiga Kemboja - Upgrade 5 exits - Replaced 4 originals bridges and construct 3 bridges to replace box culvert	Under construction
11.	Perlis Inland Port – Bonded Road (CVIA)	- Location: Padang Besar / Chuping, Perlis - Land area: 2,482 acres - Project cost/ Estimating Cost: RM103.82 million - Developer: The Northern Implementation Authority (NCIA) - Descriptions: Bonded Road	Under construction Project status: 20% completed

No.	Infrastructure	Description	Current Development Status
12.	Kangar Sentral	- Location: Seriab, Perlis - Land area: 5.41 acres - Project Cost/ Estimating Cost: RM32 million - Descriptions: A new integrated bus terminal with facilities for the public such as food stalls, waiting area, public toilet and more.	Under construction
13.	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

3.2 Mega Project

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Development Projects

No.	Development	Description	Current Development Status
1.	Andaman Island	- Location: Seri Tanjung Pinang, Tanjung Tokong - Land area: 760 acres - Estimated Gross Development Value: RM17 billion - Developer: Eastern & Oriental Bhd (E&O) - Descriptions: - Adaman Island is named after the surrounding sea. - The masterplan reflects over 30 years of vision to create a vibrant, eco-conscious island township that harmonizes Penang's heritage with future-ready urban design.	Under Construction
2.	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: - This integrated development will feature a mix of residential and commercial development including office space, a trade centre, warehouses, a technological hub, shopping centres, F&B, a convention centre, a hotel, and a leisure area.	Under construction

No.	Development	Description	Current Development Status
3.	The Light Waterfront Penang	• Location: Penang Island • Land area: 152 acres • Estimated Gross Development Value: RM6.5 billion • Developer: IJM Perennial Development Sdn Bhd • Descriptions: - The Light Waterfront Penang development, which was first launched in 2009 and comprises three phases. - It will have residential, recreational, business, entertainment, retail, hospitality and commercial components. - Phase 1 comprises 42 acres of residential development in which a total of 1,177 units of high-end residential units have been completed. - Phase 2 is a 103-acre mixed-use development. - Phase 3 is a 7-acre Seafront Park.	Under Construction
4.	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. - Located strategically off the primary interchange linking the 2nd Penang Bridge to the North South Highway.	Under Construction
5.	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 launch of the largest housing project, Rumah Bakat Baru MADANI, which will provide more than 35,000 housing units for the B40 and M40 groups. The prices offered are between RM225,000 to RM420,000, starting in 2026 and expected to be completed within 10 years. This project is a collaboration between Penang Development Corporation (PDC), its subsidiary PDC Properties and Sky World Development Berhad which provides the people of Penang with the opportunity to own a home in line with the goals of the 12th Malaysia Plan.	Proposed Development
6.	Piccadilly @ Greentown	• Location: Ipoh, Perak; • Land area: 4.64 acres; • Developer: Luxe Properties Sdn. Bhd. • Descriptions: - Piccadilly @ Greentown is mixed development ultra-hub, situated right in the heart of Greentown – a matured central business district. - Consist of 3-storey shop lot (24 units), 6-storey office complex and 20-storey apartment (399 units).	Under construction and expected to be completed by 2025.

No.	Development	Description	Current Development Status
7.	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 and expected to be completed by 2026.
8.	Sidam Logistics, Aerospace & Manufacturing Hub (SLAM) Development Project	- Location: Mukim of Sidam Kiri, Kedah - Land area: 1,300 acres - Project Cost/ Estimating Cost: RM782 million - Developer: The Northern Corridor Implementation Authority (NCIA) - Descriptions: - Component: - Logistic - Aerospace - Manufacturing	Proposed Development
9.	Hospital Sultanah Maliha, Langkawi	- Location: Bukit Tekoh, Kuah - Land area: 53 hectares - Gross Development Value: RM429 million - Descriptions: - Additional of building in Hospital Sultanah Maliha with capacity 220 beds includes: - Medical and non-medical equipment - ICT equipment 40 units of staff quarters (Class G) - Multi Storey Parking	Under construction and expected to be completed in Q3 2025
10.	Sekolah Menengah Kebangsaan Bohor Jaya	- Location: Bukit Kemboja - Gross Development Value: RM59 million - Descriptions: - A 3-storey Administration Building - A 30 classroom Academic Building	Under construction and expected to be completed in Q1 2025
11	Pusat Kanser Wilayah Utara	- Location: Aman Jaya, Sungai Petani - Land area: 60 acres - Project cost/ Estimating Cost: RM500 million - Descriptions: - Pusat Cancer Wilayah Utara with capacity 200 beds includes: Radiotherapy and Oncology (56 beds - male and 56 beds - female) - Pediatric / adolescent (28 beds) - Palliative / MDC (10/10) (20 beds) - Nuclear Medicine (12 beds) - First Class (multidiscipline) (20 beds) - ICU/HDW (8 beds)	Expected to be completed in Q2 2025
12.	Chuping Valley Industrial Area (CVIA)	- Location: Chuping, Perlis - Land area: - Phase 1: 440 acres (State lands) - Phase 2: 2,042 acres (State lands) - Development Cost: RM200.98 million (Phase 1) - Developer: The Northern Corridor Implementation Authority (NCIA) - Descriptions: - Phase 1: 2 – new commercial plot, detached factory and green manufacturing.	Under construction

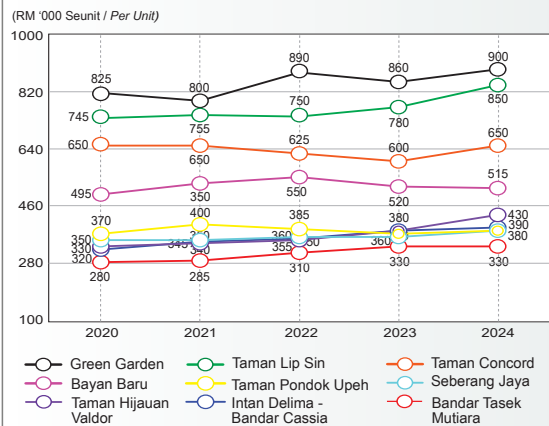
No.	Development	Description	Current Development Status
13.	Chuping Agro Valley – Integrated Dairy Farm	- Location: Chuping, Perlis - Land area: 3,258 hectares - Gross Development Value: RM2.0 billion - Developer: FGV Holdings Bhd & FELCRA - Descriptions: - Consists of 2,800 hectares corn field, 300 hectares cattle farm and milking parlor and 30 hectares milk factory. - Listed in the NCER Strategic Development Plan by Northern Corridor Implementation Authority.	Proposed Development
14.	Kangar Jaya Mall (C-Mart 3)	- Location: Lot 20683, Mukim Seriab, Bandar Baru Kangar Jaya, Perlis. - Land area: 5.0818 Hektar - Developer: C-Mart 3 Sdn. Bhd. - Descriptions: - The construction of a 3 storey supermarket consisting of a multi-storey car park, a theatre, a multi-purpose hall and other facilities. - Project status: 55% completion.	Under construction Project status: 55% completion.

3.3 State Government Policy

No	State	Description
1.	Penang	In 2025, Penangites have been granted a 100% waiver on overdue penalties for quit rent and parcel quit rent from 2nd January 2025 until 8th Feb 2025. The Government agreed to a 50% waiver for payments made from 1st March 2025 until 31st May 2025. The incentive aims to reduce the burden on land and parcel owners, with 107,908 accounts late on payments. The waivers apply to all land and parcel owners, including those with penalty notices under Sections 6A and 11.
2.	Perak	Garis Panduan Piawaian Perumahan Negeri Perak has been reissued again after the year 2019. Its purpose is to assist the Local Authorities and technical agencies of Perak in planning and regulating the development of all types of housing. Furthermore, it also facilitates developers in designing layout and providing public amenities and infrastructure.
3.	Kedah	1) Blueprint The Greater Kedah The blueprint was launched in 27th October 2024. It is a big idea in developing the state which involves all aspects of interest. The planning of development for the state will focuses more on economic and social aspects. 2) Major State Development driven by high impact - Koridor Bandar Sempadan, in the district of Kubang Pasu and Padang Terap - Kedah Aerotropolis, in the district of Kuala Muda - Bandar Technology, in the district of Kulim - Pembangunan Tenaga dan Pelabuhan, in the district of Yan.
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:- - The selling price of affordable houses (landed) is between RM80,000.00 to RM180,000.00 - The sale price of affordable houses (strata) is between RM80,000.00 to RM150,000.00 - Construction of affordable houseing is 30% of the total land area developed or levy payment (affordable housing replacement money) of RM75,000.00 per unit. - The selling price of affordable shops is below RM200,000.00 per unit (20% of the number of shop units built).

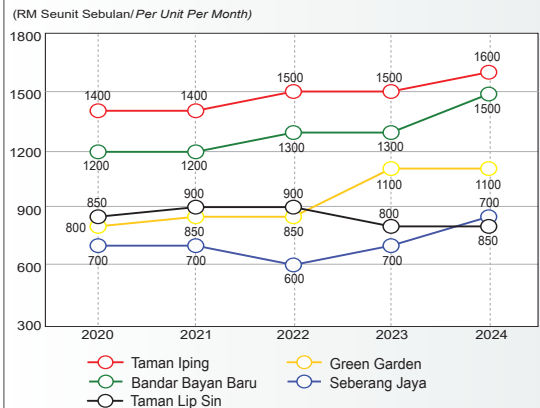
PULAU PINANG 6.1

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



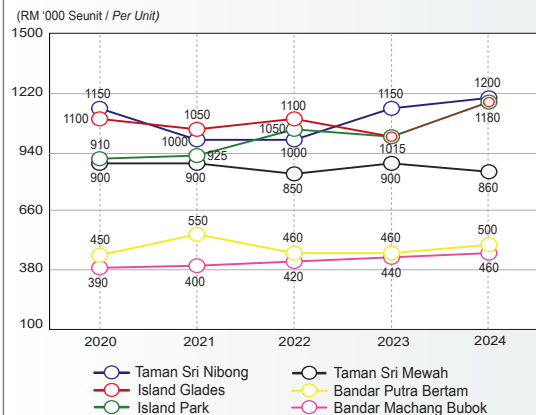
PULAU PINANG 6.2

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



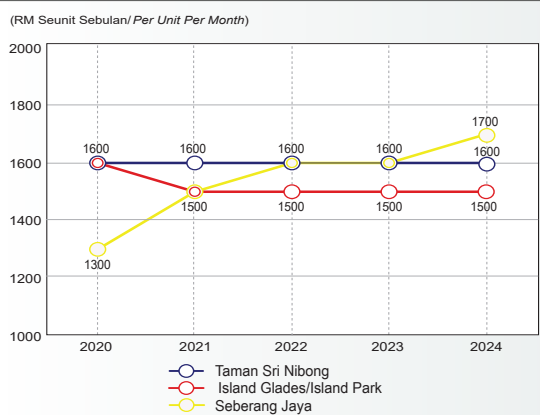
PULAU PINANG 6.3

Pergerakan Harga Purata Rumah Teres Dua Tingkat di Pulau Pinang
Average Price Movements of Double Storey Terrace Houses in Pulau Pinang



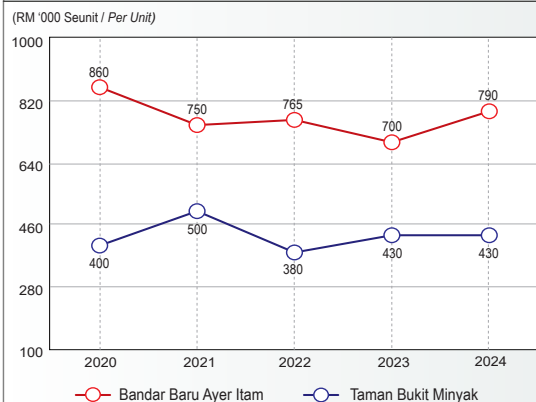
PULAU PINANG 6.4

Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Pulau Pinang
Average Rental Movements of Double Storey Terrace Houses in Pulau Pinang



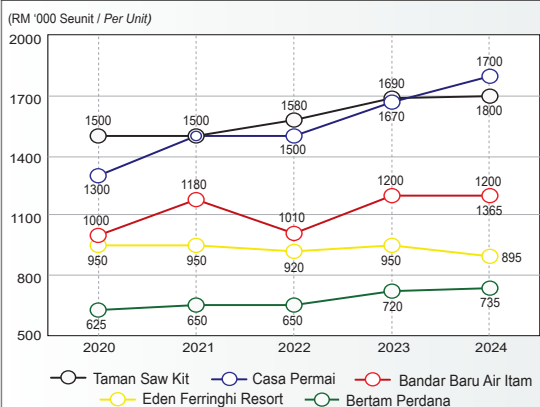
PULAU PINANG 6.5

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



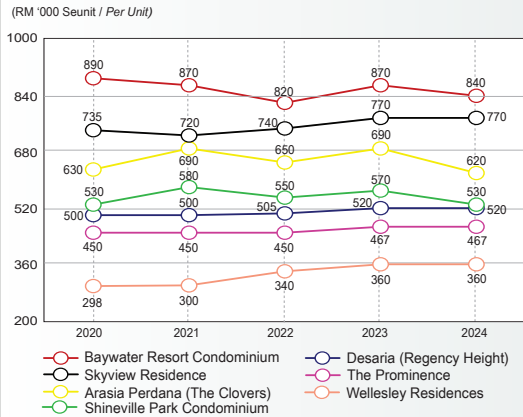
PULAU PINANG 6.6

Pergerakan Harga Purata Rumah Berkembar Dua Tingkat di Pulau Pinang
Average Price Movements of Double Storey Semi- Detached in Pulau Pinang



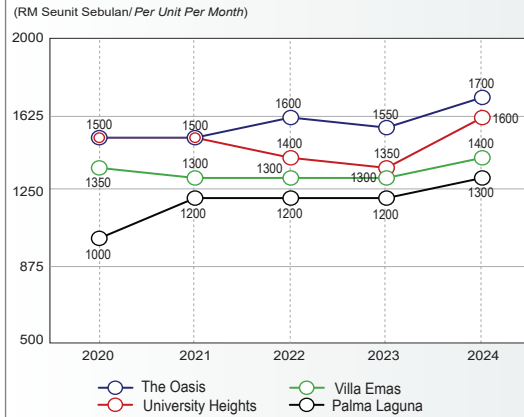
PULAU PINANG 6.7

Pergerakan Harga Purata Kondominium di Pulau Pinang
Average Price Movements of Condominium in Pulau Pinang



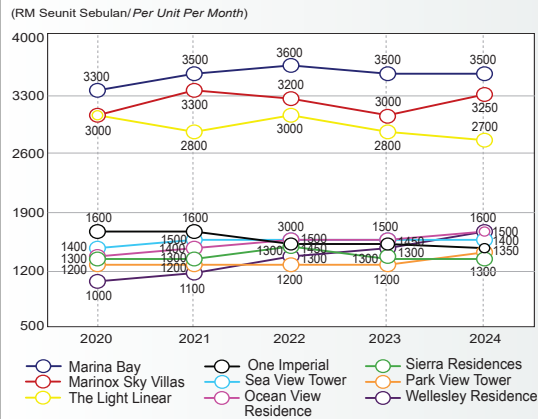
PULAU PINANG 6.8

Pergerakan Sewaan Purata Pangsapuri di Pulau Pinang
Average Rental Movements of Apartments in Pulau Pinang



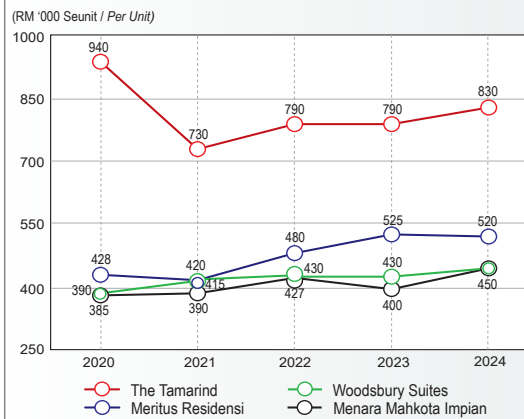
PULAU PINANG 6.9

Pergerakan Sewaan Purata Kondominium di Pulau Pinang
Average Rental Movements of Condominium in Pulau Pinang



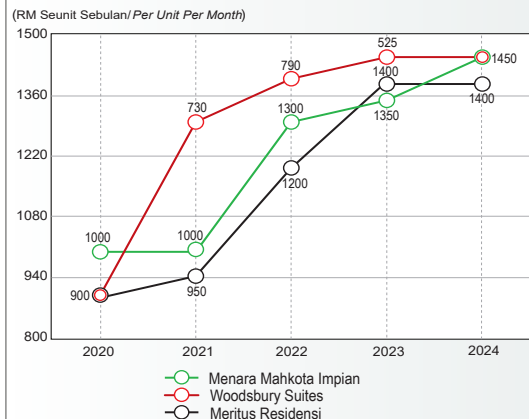
PULAU PINANG 6.10

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



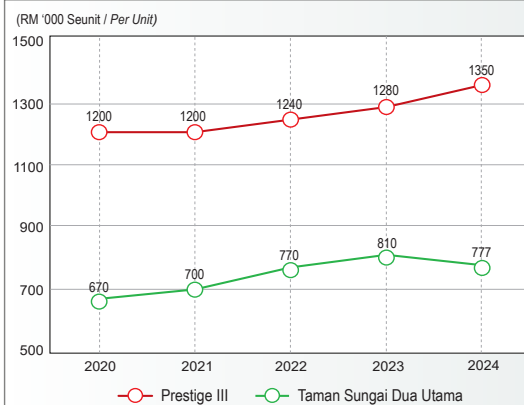
PULAU PINANG 6.11

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



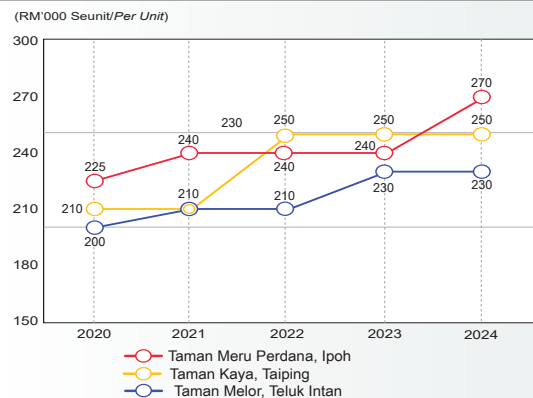
PULAU PINANG 6.12

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



PERAK 7.1

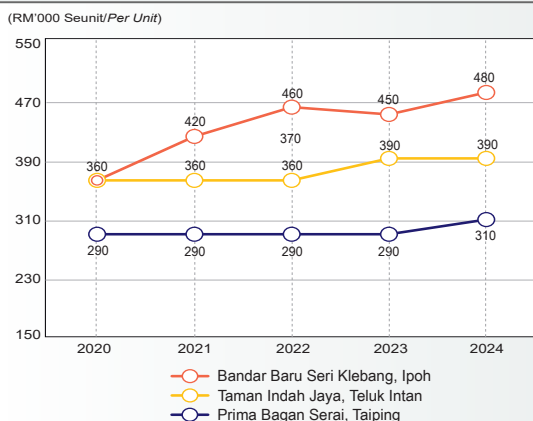
Pergerakan Harga Purata Rumah Teres Satu Tingkat di Perak
Average Price Movements of Single Storey Terraced Houses in Perak

**PERAK 7.2**

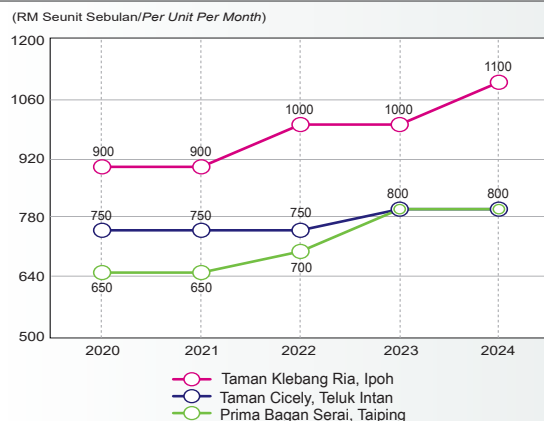
Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Perak
Average Rental Movements of Single Storey Terraced Houses in Perak

**PERAK 7.3**

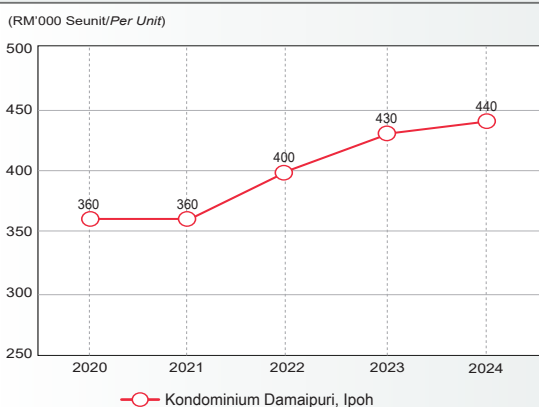
Pergerakan Harga Purata Rumah Teres Dua Tingkat di Perak
Average Price Movements of Double Storey Terraced Houses in Perak

**PERAK 7.4**

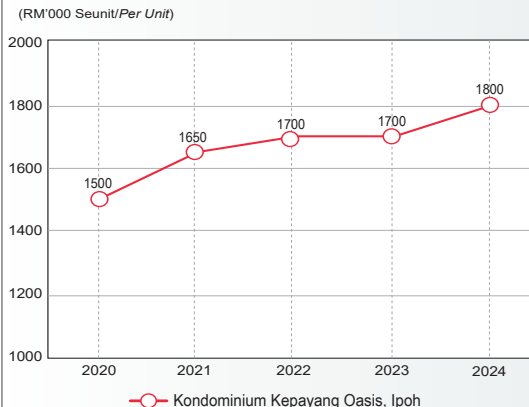
Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Perak
Average Rental Movements of Double Storey Terraced Houses in Perak

**PERAK 7.5**

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

**PERAK 7.6**

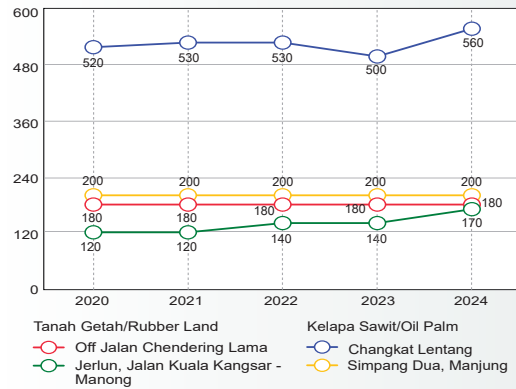
Pergerakan Sewaan Purata Kondominium di Perak
Average Rental Movements of Condominium in Perak



PERAK 7.7

Pergerakan Harga Purata Tanah Kelapa Sawit dan Getah di Perak
Average Price Movements of Oil Palm and Rubber Lands in Perak

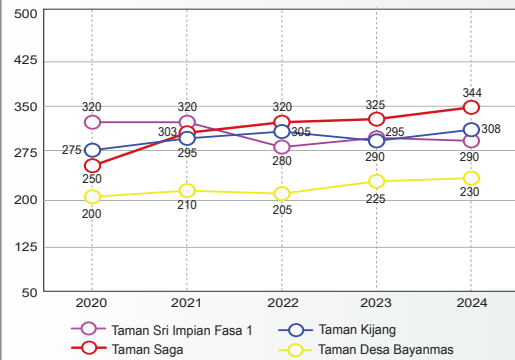
(RM'000 Sehektar/Per Hectare)



KEDAH 10.1

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

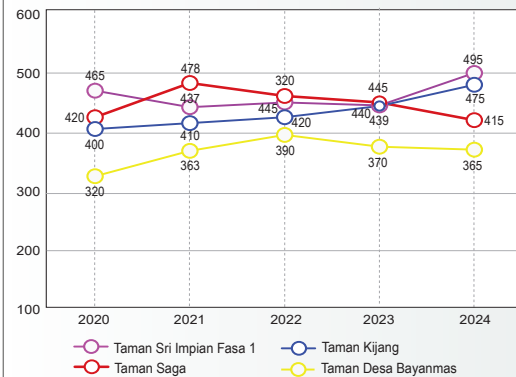
(RM Seunit/ Per Unit)



KEDAH 10.2

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

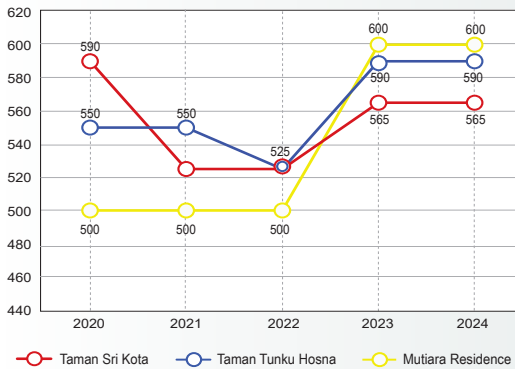
(RM'000 Seunit/ Per Unit)



KEDAH 10.3

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

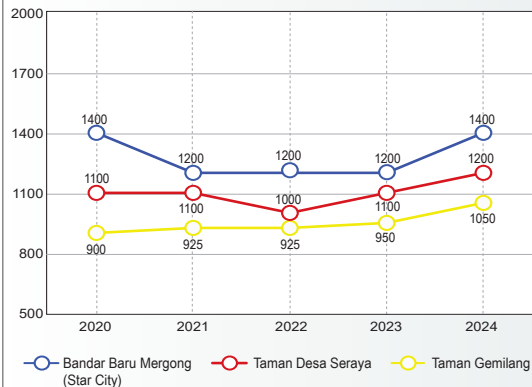
(RM Seunit Sebulan/ Per Unit Per Month)



KEDAH 10.4

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

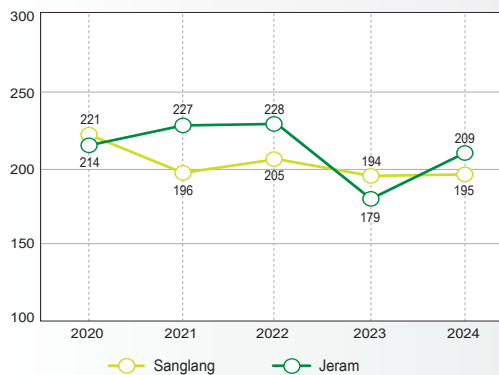
(RM Seunit Sebulan/ Per Unit Per Month)



KEDAH 10.5

Pergerakan Harga Purata Tanah Padi di Kedah
Average Price Movements of Paddy Land in Kedah

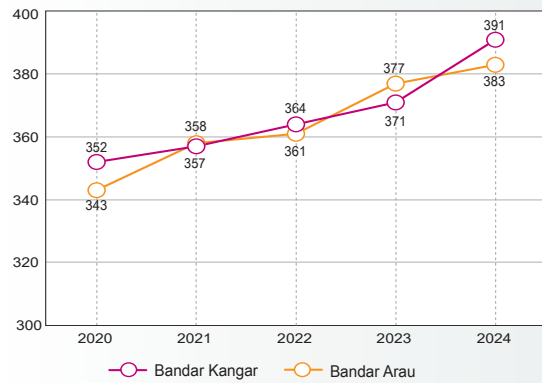
(RM'000 Sehektar/ Per Hectare)



PERLIS 14.1

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

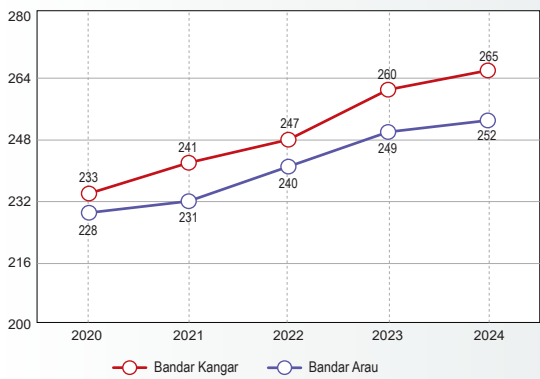
(RM'000 Seunit/ Per Unit)



PERLIS 14.2

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

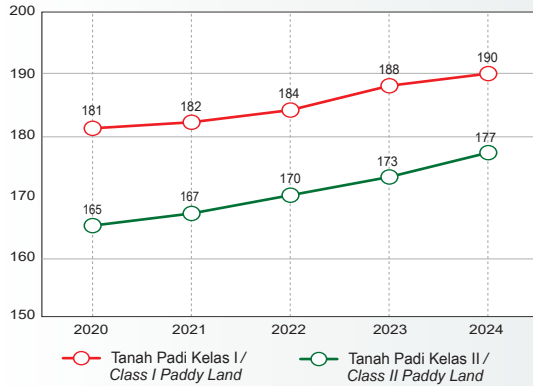
(RM'000 Seunit/Per Unit)



PERLIS 14.3

Pergerakan Harga Purata Tanah Padi di Perlis
Average Price Movements of Paddy Land in Perlis

(RM'000 Sehektar/ Per Hectare)





KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR 2024

EAST COAST REGION PROPERTY MARKET REPORT 2024



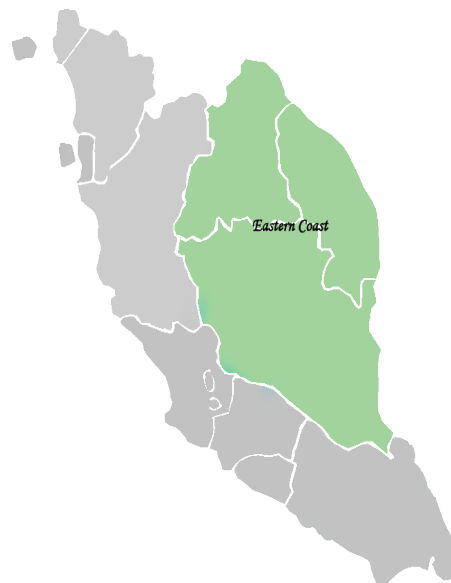
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

CONTENTS

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



EAST COAST REGION



MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2024 vs 2023)

▲ 23.3% Volume **68,644** transactions Value **RM13.27** billion ▲ 16.3%

40,077 units
RM7.51 billion



Residential

2,373 units
RM1.59 billion



Commercial

338 units
RM0.55 billion



Industrial

19,005 units
RM2.53 billion



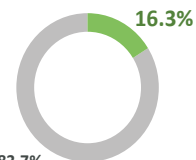
Agriculture

6,851 units
RM1.09 billion



Development Land & Others

Market Share between
Regions (Volume)



■ East Coast Region ■ Other Regions

Construction Activity



6,692
Completions

9,266
Starts

10,021
New Planned
Supply



347

471

423



1,035

75

489



7

44

8

Unsold Status



1,833 units @
RM0.66 billion
Overhang

6,637
Unsold Under
Construction

207
Unsold Not
Constructed



789 units @
RM0.54 billion

445

163



643 units @
RM0.27 billion

14,361

2,546



58 units @
RM0.04 billion

26

32

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

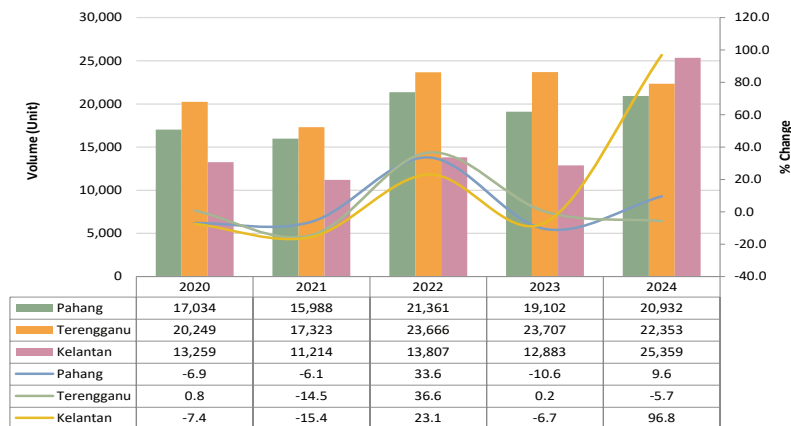
Prestasi pasaran harta tanah di Wilayah Pantai Timur merekodkan 68,644 transaksi bernilai RM13.27 bilion, masing-masing meningkat sebanyak 23.3% dan 16.3% dalam bilangan dan nilai berbanding 2023 (55,692 transaksi bernilai RM11.41 bilion). Gabungan ketiga-tiga negeri dalam region ini menyumbang 16.3% dan 5.7% daripada bilangan dan nilai transaksi nasional.

1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of the East Coast Region property market recorded 68,644 transactions worth RM13.27 billion, marking an increase of 23.3% in volume and 16.3% in value compared to 2023 (55,692 transactions worth RM11.41 billion). The combined total of the three states in this region accounted for 16.3% and 5.7% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend 2020 – 2024

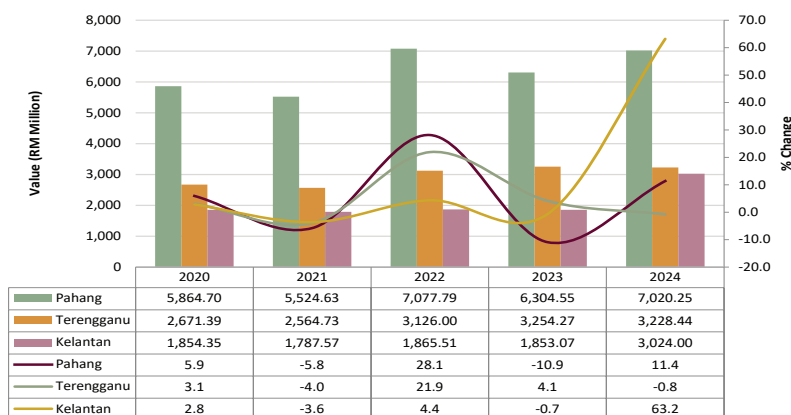


Prestasi aktiviti pasaran di Kelantan mengalami pertumbuhan kukuh, meningkat sebanyak 96.8%, diikuti oleh Pahang dengan 9.6%. Sebaliknya, Terengganu mencatat sedikit penurunan kepada 5.7%.

The performance of market activity in Kelantan witnessed strong growth, increased by 96.8%, followed by Pahang with 9.6%. Contrarily, Terengganu recorded a slight decline to 5.7%.

Chart 2

Overall Property Transactions Value Trend 2020 – 2024

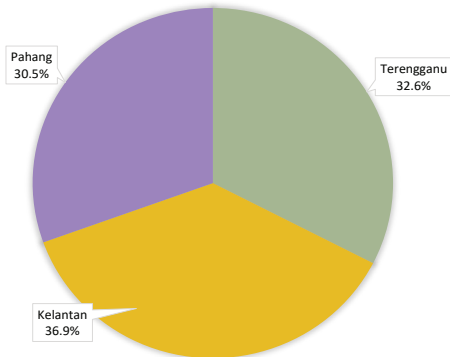


Trend peningkatan yang serupa dilihat pada nilai transaksi. Kelantan mengalami kenaikan sebanyak 63.2%, diikuti oleh Pahang 11.4%, manakala Terengganu mencatatkan sedikit penurunan kepada 0.8%.

A similar upward trend was observed in transaction values. Kelantan experienced an increase of 63.2%, followed by Pahang at 11.4%, while Terengganu recorded a slight decline to 0.8%.

Chart 3

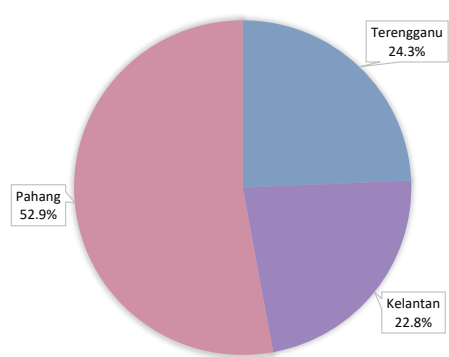
Overall Property Transactions Volume Breakdown by State 2024



Mengikut negeri, Kelantan mendominasi jumlah transaksi dalam wilayah dengan 36.9% (25,359 transaksi). Daripada segi nilai, Pahang mendahului dalam wilayah dengan 52.9% (RM13.27 bilion) daripada jumlah nilai transaksi.

Chart 4

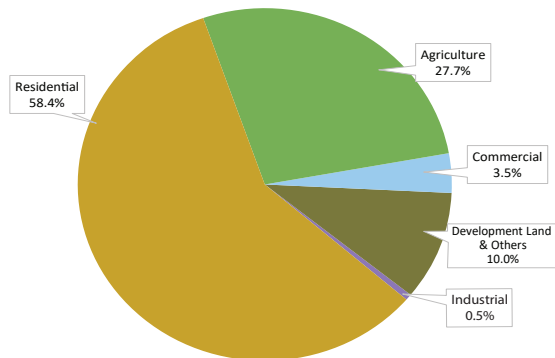
Overall Property Transactions Value Breakdown by State 2024



By state, Kelantan dominated the region's overall property transaction volume with 36.9% (25,359 transactions). In terms of value, Pahang led the region with 52.9% (RM13.27 billion) of the total value transactions.

Chart 5

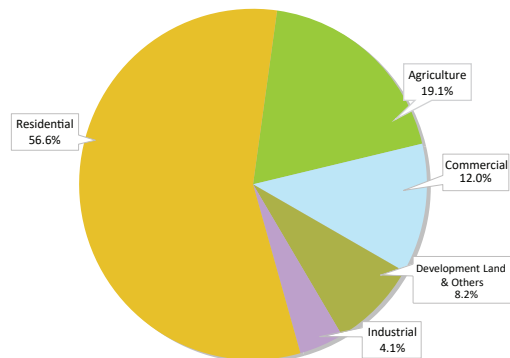
Overall Property Transactions Volume Breakdown by Sub-sector 2024



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 58.4% (40,077 transaksi) dalam bilangan dan 56.6% (RM7.51 bilion) dalam nilai daripada jumlah keseluruhan.

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2024



By sub-sector, the residential sub-sector continued to dominate the region's property activity by contributing 58.4% (40,077 transactions) in volume and 56.6% (RM7.51 billion) in value from the total transaction.

1.1 PROMINENT SALES

Table 1

Summary of Prominent Sales Recorded in 2024

No.	Property	Location	Transaction Year	Consideration Price
SHOPPING COMPLEX				
1.	Temerloh Mall	Jalan Jaya, Off Jalan Tok Muda Awang	2023	RM25,750,000
LEISURE PROPERTY				
2.	Gem Beach Resort	Jalan Kuala Terengganu – Batu Rakit	2023	RM10,850,000
PURPOSE-BUILT OFFICE				
3.	Wisma Kam Choon	Jalan Banggol	2024	RM5,200,000
DEVELOPMENT LAND				
4.	Commercial Development Land (118,853 s.m.)	Tanarimba Janda Baik, Pahang	2024	RM17,744,000
5.	Residential Development Land (5,852 s.m.)	Kompleks Kampung Tiong, Terengganu	2024	RM22,500,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman merupakan segmen utama untuk semua negeri. Prestasi pasaran subsektor kediaman Wilayah Pantai Timur bertambah baik pada 2024, dengan merekodkan 40,077 transaksi, meningkat 18.3% dalam bilangan berbanding 2023. Kelantan dan Pahang, masing-masing mencatat kenaikan dalam bilangan sebanyak 98.0% dan 10.7%. Sebaliknya, Terengganu merekodkan penurunan sedikit dalam bilangan sebanyak 4.8%.

2.0 PROPERTY MARKET ACTIVITY

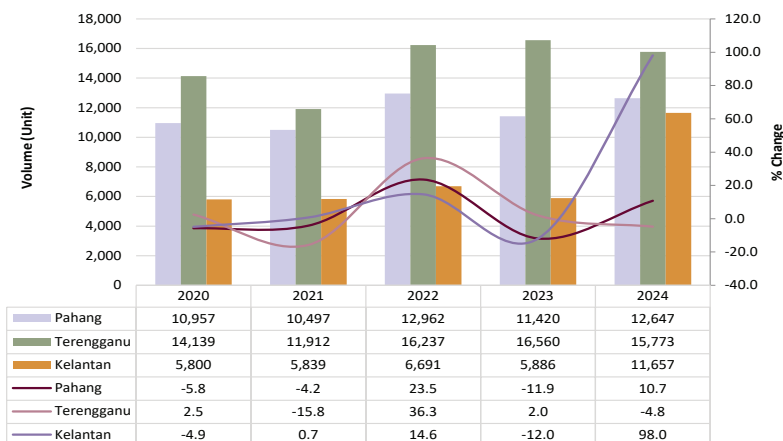
2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector was the main segment across all states. The residential sub-sector's in the East Coast Region improved in 2024, with 40,077 transactions recorded, an increase of 18.3% in volume compared to 2023. Kelantan and Pahang saw increases in volume by 98.0% and 10.7%, respectively. Contrarily, Terengganu recorded a slight decline in volume by 4.8%.

Chart 7

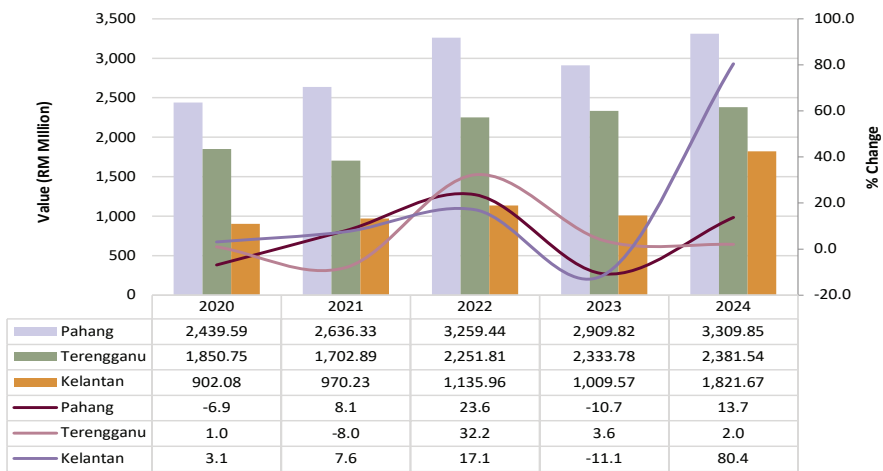
Residential Property Transactions Volume Trend 2020 – 2024



Dari segi nilai transaksi, semua negeri menunjukkan kenaikan masing-masing sebanyak 80.4%, 13.7% dan 2.0%.

In terms of the transaction value, all states showed increases of 80.4%, 13.7%, and 2.0%, respectively.

Chart 8
Residential Property Transactions Value Trend 2020 – 2024



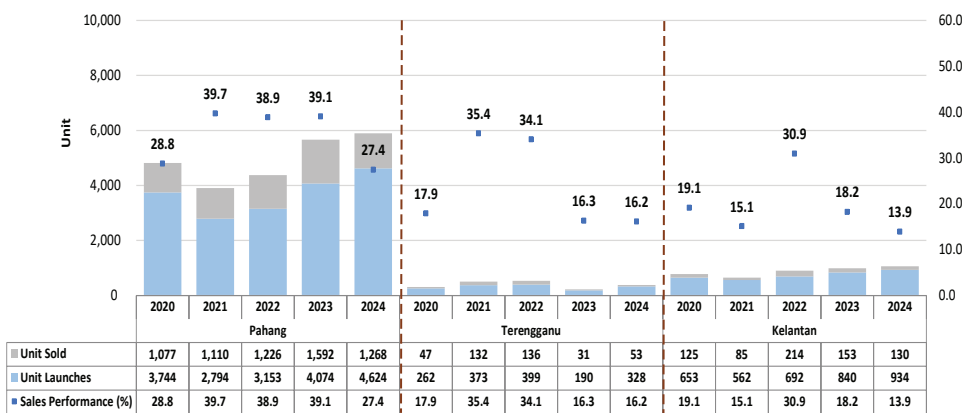
Pelancaran Baharu

Pasaran utama di Wilayah Pantai Timur menyaksikan prestasi meningkat bagi pelancaran baharu di semua negeri. Terengganu merekodkan kenaikan sebanyak 72.6% (2023: 190 unit), Pahang naik 13.5% (2023: 4,074 unit) dan Kelantan 11.2% (2023: 840 unit).

New Launches

The primary market in the East Coast Region saw growth in new launches across all states. Terengganu recorded an increase of 72.6% (2023: 190 units), Pahang rose by 13.5% (2023: 4,074 units), and Kelantan 11.2% increase (2023: 840 units).

Chart 9
Residential Newly Launch and Sales Performance 2020 – 2024



Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Pahang dan Kelantan masing-masing mencatat 1,267 unit dan 393 unit,

Market Status

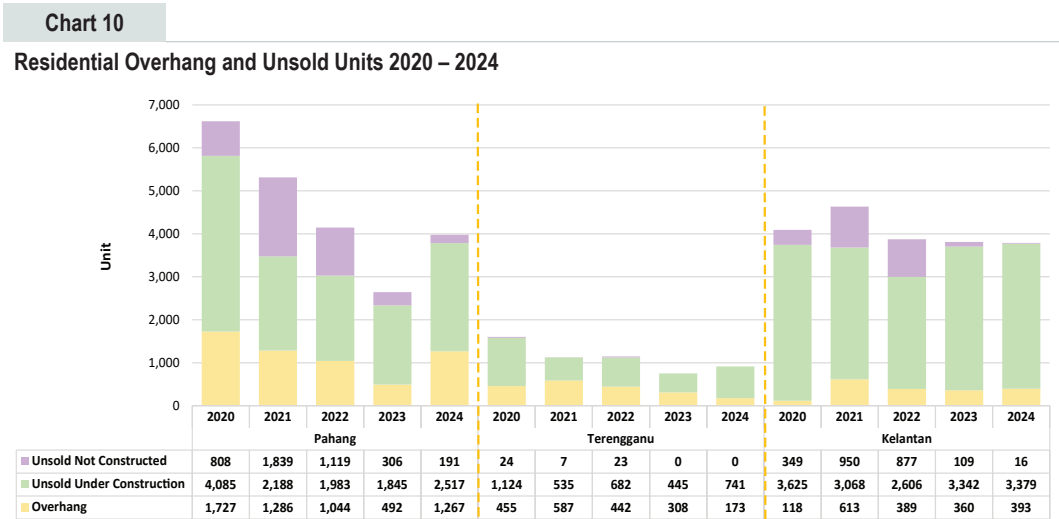
The residential overhang situation saw mixed movements in the review period. Pahang and Kelantan charted 1,267 units and 393 units, increased more than double and 9.2%

meningkat lebih dua kali ganda dan 9.2% berbanding 2023 (Pahang 492 unit; Kelantan 360 unit). Sementara, unit siap dibina tidak terjual di Terengganu bertambah baik, menurun 43.8% kepada 173 unit berbanding 2023 (308 unit).

Unit dalam pembinaan belum terjual di Wilayah Pantai Timur meningkat 17.8% (6,637 unit) berbanding 2023 (5,632 unit). Sementara unit belum dibina belum terjual menurun 50.1% (207 unit) berbanding 2023 (415 unit).

compared to 2023 (Pahang 492 units; Kelantan 360 units) respectively,. Meanwhile, the overhang unit in Terengganu improved, decreased by 43.8% to 173 units compared to 2023 (308 units).

The unsold under construction units in the East Coast Region increased by 17.8% (6,637 units) compared to 2023 (5,632 units). Meanwhile, the unsold not constructed units decreased by 50.1% (207 units), compared to 2023 (415 units).



Aktiviti Pembinaan

Terdapat penurunan dalam aktiviti pembinaan di seluruh wilayah ini. Unit siap dibina di Wilayah Pantai Timur merekodkan penurunan 4.2% pada 2024 (6,692 unit) berbanding 2023 (6,986 unit). Mengikut negeri, Terengganu dan Pahang masing-masing menunjukkan penurunan 51.5% dan 0.4%. Pada catatan lebih baik, Kelantan meningkat 66.3% berbanding 2023.

Sebaliknya, unit mula dibina di Terengganu meningkat lebih dua kali ganda dan Pahang meningkat 14.2%. Manakala, Kelantan merekodkan penurunan 1.8% berbanding 2023.

Penawaran baharu dirancang di Pahang dan Kelantan masing-masing menunjukkan peningkatan 45.2% dan 26.2%, berbanding 2023, sementara Terengganu merekodkan penurunan 6.8%.

Construction Activity

There was a decline in construction activity across the entire region. The East Coast Region completion recorded a 4.2% decline in 2024 (6,692 units) compared to 2023 (6,986 units). By state, Terengganu and Pahang recorded declines of 51.5% and 0.4%, respectively. On a better note, Kelantan recorded a 66.3% increase compared to 2023.

Contrarily, starts in Terengganu increased more than double, while Pahang recorded a 14.2% increase. Meanwhile, Kelantan saw a 1.8% decline compared to 2023.

New planned supply in Pahang and Kelantan showed an increase of 45.2% and 26.2%, respectively, compared to 2023, while, Terengganu recorded a decline of 6.8%.

Chart 11

Residential Construction Activity 2020 – 2024

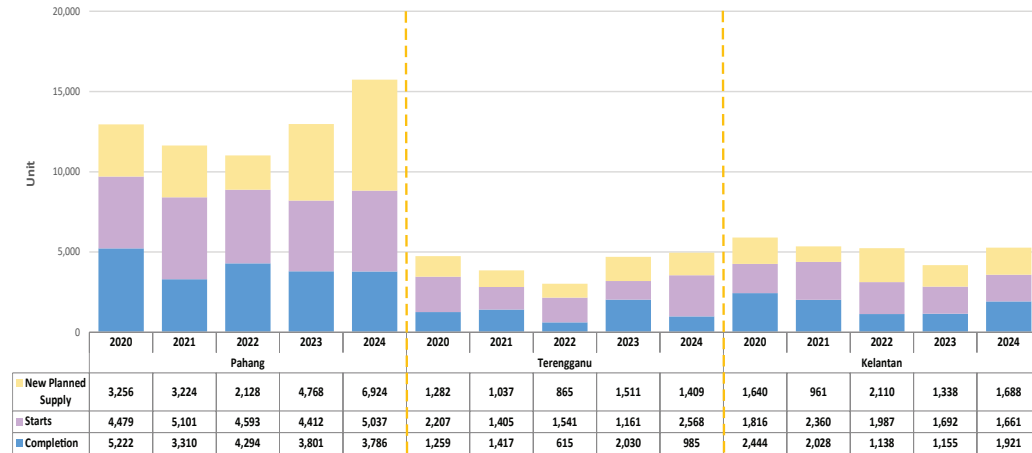


Table 2

Supply of Residential Units in East Coast Region 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	310,143	119,376	93,675
Incoming Supply (units)	14,226	12,277	9,876
Planned Supply (units)	35,129	7,844	3,889

Harga

Harga harta tanah kediaman dalam 2024 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah di kawasan utama dan stabil menyaksikan peningkatan modal marginal. Teres dua tingkat di skim yang mantap seperti Seri Teruntum dan Indera Mahkota 1–2 di Daerah Kuantan, Pahang masing-masing menikmati peningkatan 6.2% dan 8.1%. Begitu juga bagi harta tanah yang sama di Terengganu, peningkatan 2.6% dan 8.4% direkodkan, masing-masing di Bandar Baru Sri Kertih dan Geliga Besar, Daerah Kemaman.

Price

In overall 2024, residential property prices showed mixed movements. Landed residential properties in prime and stable areas experienced marginal capital gains. Double storey terraced houses in established schemes such as Seri Teruntum and Indera Mahkota 1-2 saw increases of 6.2% and 8.1%, respectively. Similarly, for the similar type of property in Terengganu, increases of 2.6% and 8.4% were recorded in Bandar Baru Sri Kertih and Geliga Besar, Kemaman District, respectively.

Indeks Harga Rumah

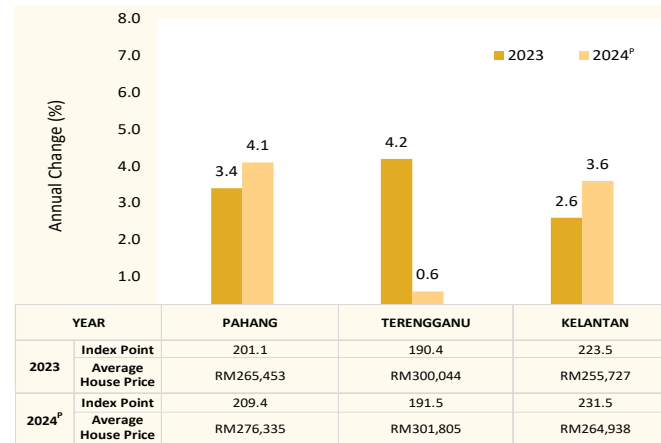
Indeks Harga Rumah pada 2024^P bagi Pahang, Terengganu dan Kelantan masing-masing berada pada 209.4 mata, 191.5 mata dan 231.5 mata. Harga purata semua rumah di Pahang adalah RM276,335, meningkat daripada RM265,453 pada 2023, Bagi Terengganu harga purata berada pada RM301,805 meningkat daripada RM300,044 pada 2023 dan Kelantan dengan RM264,938, meningkat daripada RM255,727 pada 2023.

House Price Index

The House Price Index in 2024^P for Pahang, Terengganu, and Kelantan stood at 209.4 points, 191.5 points, and 231.5 points, respectively. The average price of all houses in Pahang was RM276,335, slightly up from RM265,453 in 2023. In Terengganu, the average price was RM301,805, up from RM300,044 in 2023, and Kelantan RM264,938, an increase from RM255,727 in 2023.

Chart 12

All House Price Index Annual Changes 2023 & 2024^P



Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Kelantan, rumah teres setingkat di Jajahan Pasir Mas iaitu Taman Sri Naim dan Taman Rantau Baru masing-masing meningkat 5.6% dan 6.7%. Sewa bulanan masing-masing mencecah daripada RM350 hingga RM500 sebulan.

Rental

The rental market showed mixed performance across the board, with upward movements recorded in several areas, particularly for terraced houses. In Kelantan, single-storey terraced houses in the Jajahan Pasir Mas, specifically in Taman Sri Naim and Taman Rantau Baru, saw increases of 5.6% and 6.7%, respectively. Monthly rental reached from RM350 to RM500.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Pantai Timur merekodkan 2,373 transaksi bernilai RM1.59 bilion, meningkat sebanyak 8.3% dalam bilangan dan 1.2% dalam nilai berbanding 2023. Mengikut negeri, bilangan transaksi di Terengganu dan Pahang menurun sebanyak 20.0% dan 1.0%, manakala Kelantan merekodkan kenaikan sebanyak 60.5%.

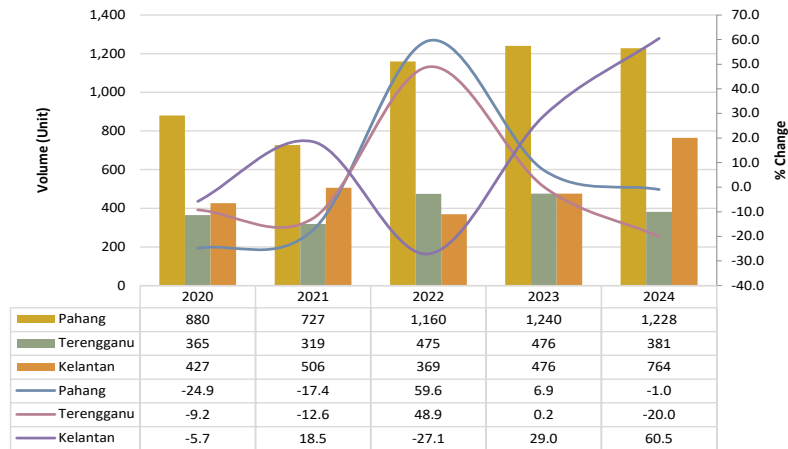
2.2 COMMERCIAL PROPERTY

Transaction

Commercial property in the East Coast Region recorded 2,373 transactions worth RM1.59 billion, an increase of 8.3% in volume and 1.2% in value compared to 2023. By state, the number of transactions in Terengganu and Pahang decreased by 20.0% and 1.0%, respectively, while Kelantan recorded an increase of 60.5%.

Chart 13

Commercial Property Transactions Volume Trend 2020 – 2024



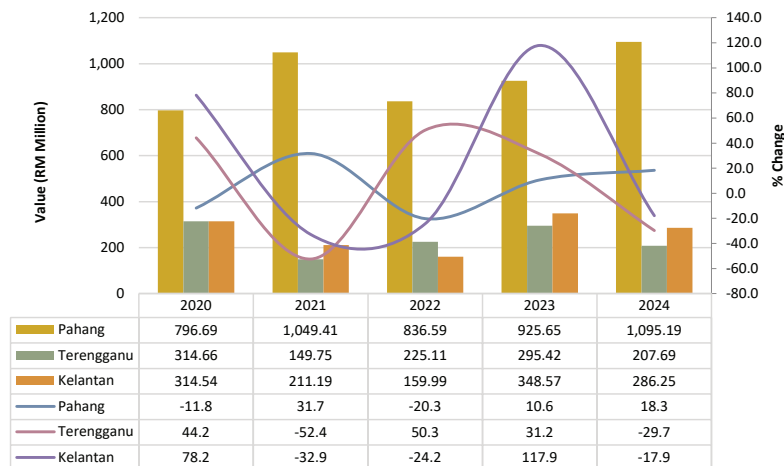
Dari segi nilai transaksi, Pahang menunjukkan peningkatan nilai sebanyak 18.3%. Sementara itu, Terengganu dan Kelantan masing-masing mencatat penurunan sebanyak 29.7% dan 17.9%.

In terms of transaction value, Pahang showed an increase of 18.3%. Meanwhile, Terengganu and Kelantan recorded decreases of 29.7% and 17.9%, respectively.

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Chart 14

Commercial Property Transactions Value Trend 2020 – 2024



a. Kedai

Transaksi

Subsektor kedai di Wilayah Pantai Timur merekodkan 1,304 transaksi dengan nilai RM891.25 juta pada 2024, mencakupi 55.0% dalam bilangan dan 56.1% dalam nilai transaksi harta tanah komersial dalam wilayah ini. Pahang terus memacu pasaran kedai di wilayah ini dengan 777 transaksi bernilai RM562.51 juta, masing-masing menyumbang 59.6% dan 63.1% daripada bilangan dan nilai transaksi kedai. Pahang

a. Shop

Transaction

Shop sub-sector recorded 1,304 transactions worth RM891.25 million in 2024, accounting for 55.0% in volume and 56.1% in value of commercial property transactions in the region. Pahang continued to drive the sub-sector with 777 transactions worth RM562.51 million, accounting for 59.6% and 63.1%, respectively, of the shop transaction volume and value. Pahang took up 3.9% of the market share in transaction volume, and 2.9% of the transactions

mengambil syer pasaran sebanyak 3.9% bagi bilangan transaksi dan 2.9% bagi nilai transaksi, diikuti Kelantan dengan syer sebanyak 1.6% bagi bilangan transaksi dan 1.0% bagi nilai transaksi.

Status Pasaran

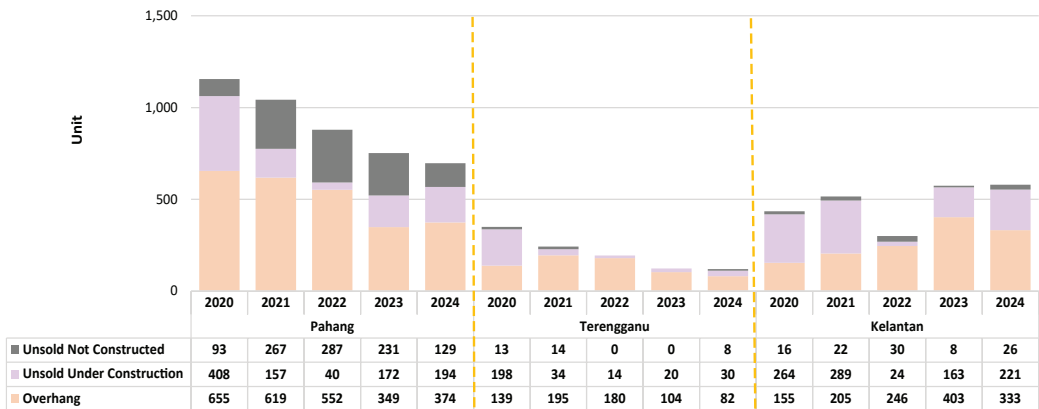
Keadaan unit kedai siap dibina tidak terjual bertambah baik di Terengganu dan Kelantan, kecuali Pahang merekodkan sedikit peningkatan. Terengganu (82 unit) dan Kelantan (333 unit), kedua-dua negeri menurun 21.2% (2023: 104 unit) dan 17.4% (2023: 403 unit). Sementara itu, Pahang (374 unit) mengalami peningkatan 7.2% (2023: 349 unit). Bagi unit dalam pembinaan belum terjual, ketiga-tiga negeri mencatatkan peningkatan. Terengganu meningkat 50.0% berbanding 2023 (2023: 20 unit), Kelantan meningkat 35.6% berbanding 2023 (2023: 163 unit) dan Pahang meningkat 12.8% berbanding 2023 (2023: 172 unit).

value, followed by Kelantan with a market share of 1.6% in transaction volume and 1.0% in terms of the transaction value.

Market Status

The shop overhang situation improved in Kelantan and Terengganu, except for Pahang, which recorded a slight increase. Terengganu (82 units) and Kelantan (333 units), both states decreased by 21.2% (2023: 104 units) and 17.4% (2023: 403 units). Meanwhile, Pahang (374 units) experienced a 7.2% increase (2023: 349 units). For unsold under construction units, all three states recorded increases. Terengganu increased by 50.0% (2023: 20 units), Kelantan increased by 35.6% (2023: 163 units), and Pahang saw a 12.8% increase (2023: 172 units).

Chart 15
Shop Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Unit siap dibina di Kelantan meningkat sebanyak 36.2%, 173 unit (2023: 127 unit). Sementara itu, Terengganu (33 unit) dan Pahang (141 unit) menurun sebanyak 46.8% (2023: 62 unit) dan 30.2% (2023: 202 unit).

Mula dibina di semua negeri merekodkan penurunan. Pahang merekodkan 262 unit diikuti Kelantan 186 unit dan Terengganu 23 unit pada 2024.

Penawaran baharu dirancang di Pahang merekodkan peningkatan ketara melebihi dua kali ganda kepada 349 unit berbanding dengan 2023 (118 unit). Sementara itu, Kelantan dan Terengganu mencatat penurunan masing-masing sebanyak 73.6% kepada 57 unit (2023: 216 unit) dan 26.1% kepada 17 unit (2023: 23 unit).

Construction Activity

Completion units in Kelantan increased by 36.2%, 173 units (2023: 127 units). Meanwhile, Terengganu (33 units) and Pahang (141 units) saw decreases of 46.8% to 33 units (2023: 62 units) and 30.2% (2023: 202 units).

Starts decline across all states. Pahang, recorded 262 units, followed by Kelantan with 186 units and Terengganu with 23 units in 2024.

The new planned supply in Pahang recorded a significant increase of more than two fold to 349 units compared to 2023 (118 units). Meanwhile, Kelantan and Terengganu saw declines of 73.6% to 57 units (2023: 216 units) and 26.1% to 17 units (2023: 23 units), respectively.

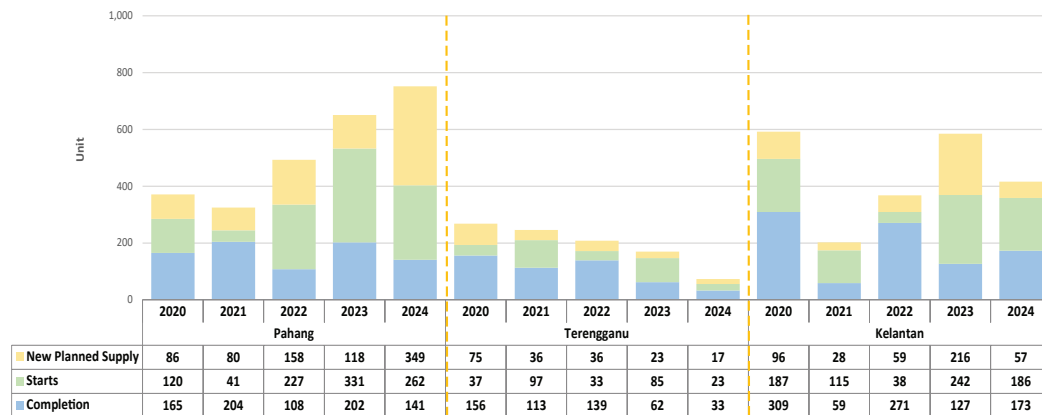
Table 3

Construction Activity of Shop in East Coast Region 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	26,486	9,048	14,877
Incoming Supply (units)	1,345	659	894
Planned Supply (units)	3,483	620	497

Chart 16

Shop Construction Activity Trend 2020 – 2024



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Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Harga kedai dua tingkat di Bukit Setongkol, Bandar Kuantan, Pahang dan Sentral Triang, Daerah Raub masing-masing meningkat 4.5% dan 8.6%. Manakala harga kedai dua tingkat di Pusat Perniagaan KM 2, Daerah Raub, Pahang mencatatkan penurunan 2.3% dengan harga balasan RM760,000.00.

Di Terengganu, harga kedai dua tingkat di Pekan Jerteh, Mukim Besut merekodkan kenaikan 8.7% dengan harga balasan RM500,000.00 hingga RM515,000.00.

Sewa

Sewaan tingkat bawah kedai umumnya stabil. Taman Kirana dan Jalan Banggol, Kuala Terengganu masing-masing meningkat sebanyak 2.7% dan 3.6%. Walaubagaimanapun, trend penurunan direkodkan di Perumahan Desa MPKT Cendering, Kuala Terengganu sebanyak 5.0% dengan sewa antara RM1,800 hingga RM2,000 sebulan (2023: RM2,000 sebulan).

Price

Shop prices showed mixed movements, with both increases and decreases recorded in several areas. Prices for double storey shops in Bukit Setongkol, Bandar Kuantan and Sentral Triang, Daerah Raub, Pahang, increased by 4.5% and 8.6%, respectively. However, prices for double storey shops in Pusat Perniagaan KM 2, Daerah Raub, Pahang, decreased by 2.3%, with a transaction price of RM760,000.00.

In Terengganu, the price of two-story shop units in Pekan Jerteh, Mukim Besut recorded an 8.7% increase, with transaction prices ranging from RM500,000.00 to RM515,000.00.

Rental

Rental of the ground floor shops was generally stable. Increases were recorded in Taman Kirana and Jalan Banggol, Kuala Terengganu, which rose by 2.7 and 3.6%, respectively. However, a downward trend was recorded in Perumahan Desa MPKT Cendering, Kuala Terengganu, dropped by 5.0% with rental range of RM1,800 to RM2,000 per month (2023: RM2,000 per month).

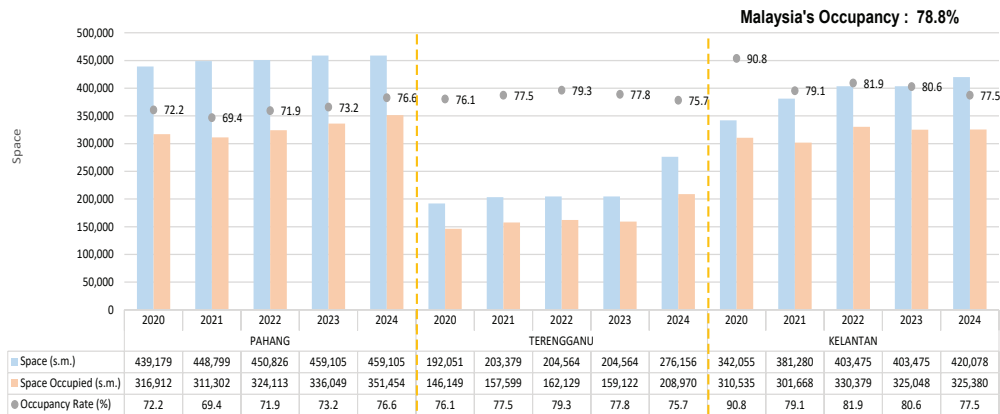
b. Kompleks Perniagaan

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di Pahang mencatat peningkatan kepada 76.6% (2023: 73.2%), manakala Terengganu dan Kelantan masing-masing mengalami penurunan kepada 75.7% (2023: 77.8%) dan 77.5% (2023: 80.6%).

Chart 17

Supply and Occupancy of Shopping Complex



Aktiviti Pembinaan

Tiga bangunan baru siap dibina di rekodkan di Wilayah Pantai Timur pada tempoh kajian, iaitu Pasar Payang Baru dan Mayang Mall di Kuala Terengganu serta G-Orange Mall di Bandar Gua Musang. Perincian bangunan adalah seperti di bawah:

Table 4

Completion of Shopping Complex in East Coast Region 2024

State	Name of Building	Location	Property Type	Net Lettable Area (sq. metre)
Terengganu	Pasar Payang Baru	Kuala Terengganu	Arcade	5,724
Terengganu	Mayang Mall	Kuala Terengganu	Hypermarket	65,868
Kelantan	G-Orange Mall	Bandar Gua Musang	Hypermarket	16,603

Table 5

Construction Activity of Shopping Complex in East Coast Region 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	44 complexes (459,105 s.m.)	42 complexes (276,156 s.m.)	31 complexes (420,078 s.m.)
Incoming Supply	1 complex (6,276 s.m.)	1 complex (7,845 s.m.)	0
Planned Supply	2 complexes (15,373 s.m.)	0	0

b. Shopping Complex

Occupancy and Space Availability

The performance of the retail sub-sector showed mixed movements. Pahang's occupancy rate increased to 76.6% (2023: 73.2%), while Terengganu and Kelantan recorded declines to 75.7% (2023: 77.8%) and 77.5% (2023: 80.6%), respectively.

Sewa

Pergerakan sewa ruang perniagaan adalah bercampur-campur bergantung kepada jenis dan lokasi harta tanah. Di Pahang, kompleks perniagaan seperti Berjaya Megamall Kuantan merekodkan peningkatan sewa dalam lingkungan 3.7% hingga 8.6%. Di Terengganu, Giant Hypermarket Kuala Terengganu merekodkan penurunan sewa dalam lingkungan 6.9% hingga 11.1% manakala di Kelantan pula, AEON Mall Kota Bharu merekodkan peningkatan sewa dalam lingkungan 6.3% hingga 23.7%.

Rental

Rental movement of retail space showed mixed performance depending on the type and location of the property. In Pahang, shopping complexes such as Berjaya Megamall Kuantan recorded a growth in rental ranging from 3.7% to 8.6%. In Terengganu, Giant Hypermarket Kuala Terengganu recorded a decline in rental ranging from 6.9% to 11.1% while in Kelantan, AEON Mall Kota Bharu recorded a growth in rental ranging from 6.3% to 23.7%.

Table 6

Pertinent Tenant Movements in Shopping Complex

Bil	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Pahang	Berjaya Megamall	5,531	Move In
2	Terengganu	Paya Bunga Square	70	Move In
3		Mydin Mall	74	Move In
4		Mydin Gong Badak	83	Move In
5		KTCC Mall	779	Move In
6		Giant Hypermarket	140	Move In
7		Jertih Square	167	Move In
8		Bazar MDB	38	Move In
9		Paya Bunga Square	-308	Move Out
10		Paya Bunga Sentral	-70	Move Out
11		Mydin Mall	-37	Move Out
12		Mydin Gong Badak	-166	Move Out
13		KTCC Mall	-278	Move Out
14		Casa Limbong	-2,966	Move Out
15		Jerteh Square	-65	Move Out
16		Jerteh Souq	-543	Move Out
17	Kelantan	Giant Superstore Tunjung	663	Move In
18		KB Mall	1,600	Move In
19		Aeon Mall	1,376	Move In
20		Lotus	520	Move In
21		Giant Superstore Tunjung	-265	Move Out
22		KB Mall	-5,336	Move Out
23		Aeon Mall	-1,993	Move Out
24		Lotus	-1,800	Move Out

BII	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
17	Kelantan	Giant Superstore Tunjung	663	Move In
18		KB Mall	1,600	Move In
19		Aeon Mall	1,376	Move In
20		Lotus	520	Move In
21		Giant Superstore Tunjung	-265	Move Out
22		KB Mall	-5,336	Move Out
23		Aeon Mall	-1,993	Move Out
24		Lotus	-1,800	Move Out

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi subsektor pejabat binaan khas adalah pelbagai. Terengganu dan Pahang merekodkan peningkatan kadar penghunian, masing-masing sebanyak 97.0% (2023: 96.8%) dan 89.6% (2023: 89.4%). Sementara Kelantan mencatat penurunan kadar penghunian iaitu 93.7% (2023: 94.3%).

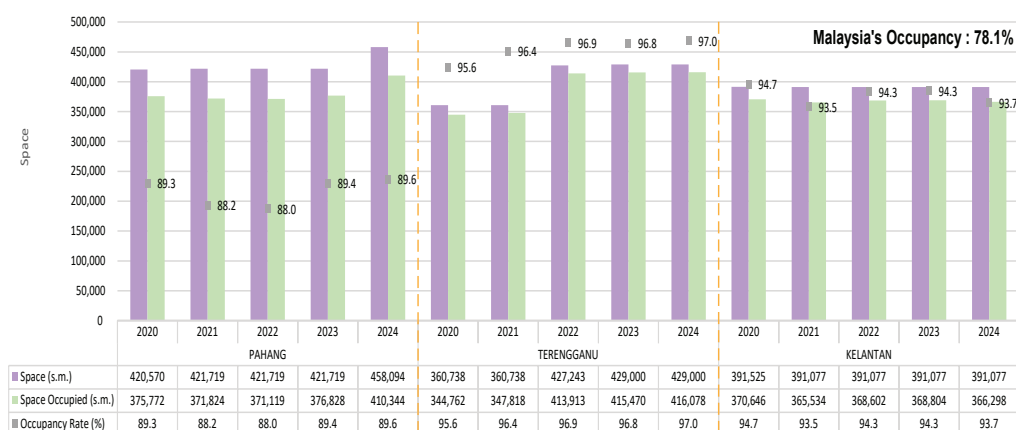
c. Purpose-Built Office

Occupancy and Space Availability

The performance of the purpose-built office sub-sector varied. Terengganu and Pahang recorded increases in occupancy rates, reaching 97.0% (2023: 96.8%) and 89.6% (2023: 89.4%), respectively. Meanwhile, Kelantan saw a decline in occupancy to 93.7% (2023: 94.3%).

Chart 18

Supply and Occupancy of Purpose-Built Office 2024



Aktiviti Pembinaan

Satu bangunan baru siap dibina di rekodkan di Wilayah Pantai Timur pada tempoh kajian, iaitu Pusat Pentadbiran Sultan Haji Ahmad Shah, Bandar Indera Mahkota, Pahang. Perincian bangunan adalah seperti di bawah:

Construction Activity

A newly completed building was recorded in the East Coast Region during the review period, namely the Sultan Haji Ahmad Shah Administrative Centre, Bandar Indera Mahkota, Pahang. The building details are as follows:

Table 7

Completion of Purpose-Built Office in East Coast Region 2024

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
Pahang	Pusat Pentadbiran Sultan Haji Ahmad Shah	Bandar Indera Mahkota	Government Building	36,375

Table 8

Construction Activity of Purpose-Built Office in East Coast Region 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	155 complexes (458,094 s.m.)	124 complexes (429,000 s.m.)	289 complexes (391,077 s.m.)
Incoming Supply	0	1 complex (9,704 s.m.)	1 complex (46,988 s.m.)
Planned Supply	1 complex (4,911 s.m.)	1 complex (31,760 s.m.)	0

Sewa

Pasaran sewa bangunan pejabat binaan khas kekal stabil di Wilayah Pantai Timur. Di Pahang, peningkatan kadar sewa berlaku di Menara Zenith (2.8%). Begitu juga di Terengganu, kenaikan sewa berlaku di Wisma Sri Amar (4.9% - 5.5%), Bangunan Lembaga Tabung Haji (3.6%) dan Darul Takaful Kuala Terengganu (8.7%). Di Kelantan, Bangunan KWSP mencatat peningkatan sewa dalam lingkungan 10.4% hingga 35.9%.

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

Rental

The rental rates market for purpose-built office buildings remained stable in the East Coast Region. In Pahang, rental rates increased at Menara Zenith (2.8%). Likewise, in Terengganu, rental increases were recorded at Wisma Sri Amar (4.9% - 5.5%), Bangunan Lembaga Tabung Haji (3.6%), and Darul Takaful Kuala Terengganu (8.7%). In Kelantan, Bangunan KWSP recorded a rental increase ranging from 10.4% to 35.9%.

Table below showed the list of some pertinent tenant movements recorded in Pahang and Kelantan.

Table 9

Pertinent Tenant Movements in Purpose-Built Office

Bil	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Pahang	Kompleks Teruntum	2,317	Move In
2		Mahkota Square	558	Move In
3	Kelantan	Wisma Ilmu Tabung Haji	-55	Move Out
4		Kompleks Niaga Luth	-809	Move Out
5		Kelantan Trade Centre	-7,450	Move Out
6		Wisma Yakin	-74	Move Out

d. Harta Tanah Riadah

Transaksi

Hanya satu transaksi riadah direkodkan dalam tempoh kajian iaitu Gem Beach Resort, Kuala Terengganu telah dipindahmilik pada tahun 2023 dengan harga balasan RM10.85 juta.

d. Leisure Property

Transaction

Only one leisure transaction recorded during the review period, namely Gem Beach Resort, Kuala Terengganu, was transferred in 2023 with a consideration price of RM10.85 million.

Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Pantai Timur menyaksikan satu hotel siap dibina dalam tempoh kajian iaitu Hotel Fairfield By Marriot, di Kuala Besut, Terengganu yang menawarkan 128 bilik.

Construction Activity

In the leisure sub-sector, the East Coast Region saw the completion of one hotel during the review period, namely Hotel Fairfield by Marriott, in Kuala Besut, Terengganu, offering 128 rooms.

Table 10
Leisure Construction Activity in The East Coast Region 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	303 buildings (25,624 rooms)	250 buildings (11,487 rooms)	91 buildings (4,360 rooms)
Incoming Supply	0	2 buildings (410 rooms)	1 building (144 rooms)
Planned Supply	8 buildings (770 rooms)	3 building (352 rooms)	1 building (10 rooms)

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian telah menyumbangkan sebanyak 27.7% syer kepada jumlah keseluruhan pasaran di Wilayah Pantai Timur. Terdapat 19,005 transaksi bernilai RM2.53 bilion, meningkat sebanyak 41.0% dalam bilangan dan 20.5% dalam nilai berbanding 2023.

Aktiviti transaksi menunjukkan trend bercampur-campur. Kelantan mencatat peningkatan hampir dua kali ganda, diikuti Pahang sebanyak 9.5%, manakala Terengganu mencatatkan sedikit penurunan 1.6%. Bagi segmen nilai transaksi, Kelantan mencatat peningkatan sebanyak 88.7%, diikuti oleh Pahang dan Terengganu masing-masing sebanyak 7.4% dan 6.8%.

2.3 AGRICULTURE PROPERTY

Transaction

The agricultural sub-sector contributed 27.7% to the total market in the East Coast Region. There were 19,005 transactions worth RM2.53 billion, marking an increase of 41.0% in volume and 20.5% in value compared to 2023.

Transaction activity showed mixed trends, with Kelantan recorded nearly double the transactions, followed by Pahang with a 9.5% increase, while Terengganu saw a slight decline of 1.6%. In terms of transaction value, Kelantan recorded an 88.7% increase, followed by Pahang 7.4% and Terengganu 6.8%, respectively.

Chart 19
Agriculture Property Transactions Volume Trend 2020 – 2024

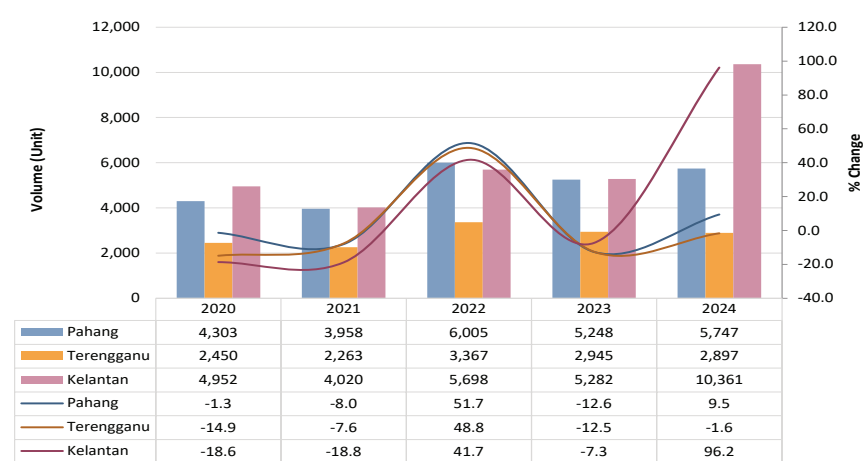
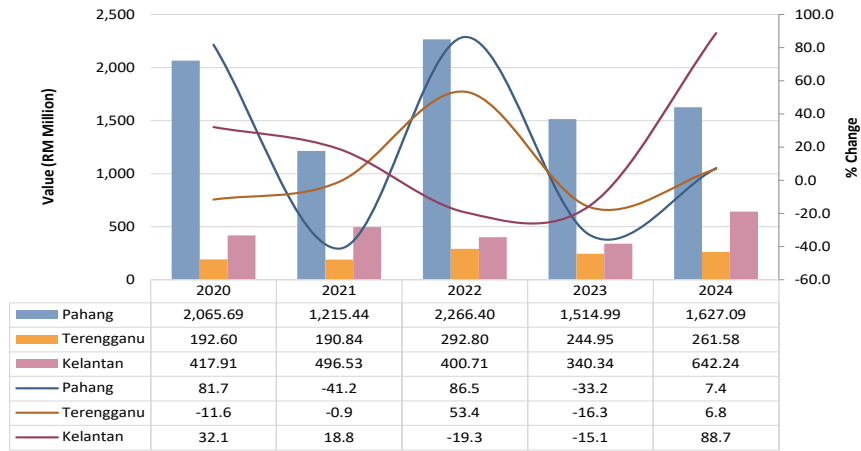


Chart 20

Agriculture Property Transactions Value Trend 2020 – 2024



No.	Infrastructure Projects	Description	Current Development Status																																						
		<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> <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> *Project status until November 2024 as been reported in the Pahang State Coordination Meeting of the East Coast Rail Link (ECRL) Project	Section/ Phase	District	Lot Nos.	Section B (Phase 2C)	Kecil Gebeng	7	Kuantan	20	Maran	100	Temerloh	6	Total		133	Section/ Phase	District	Lot Nos.	Phase 3	Kuantan	2	Maran	7	Total		9	Section/ Phase	District	Lot Nos.	Fasa 2A	Kuantan	5	Fasa 2B	Kuantan	2	Total		7	19 lots postponed hearing by MRL while others land acquisition process have been settled Land acquisition process by JKPTG Land hearing for withdrawal of Fasa 2B is completed while Fasa 2A is under land hearing by JKPTG
Section/ Phase	District	Lot Nos.																																							
Section B (Phase 2C)	Kecil Gebeng	7																																							
	Kuantan	20																																							
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Fasa 2A	Kuantan	5																																							
Fasa 2B	Kuantan	2																																							
Total		7																																							
		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 Jerleh 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	Project Start: February 2019 Expected Completion Date: Completed in 2026 Project Status: Under construction • 76.1% (overall project) • 89.5% (Terengganu) completion stage																																						
		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)	The Second Phase of Land Acquisition has been completed Under construction about 84.6% progress Expected to be completed in September 2027																																						
2.	Road Upgrading Project from Felda Terapai, Pekan to Felda Mayam, Bera, Pahang	• Involves upgrading a 13.65 kilometres long road worth RM85 million • This project was started on 14/02/2022 and is expected to be completed within 3 years which is on 13/02/2025	Land acquisition process settled. Under construction Stage of construction 65.0%																																						

No.	Infrastructure Projects	Description	Current Development Status
3	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: i. Upgrade the existing road to a 4-lane dual carriageway. ii. Raise the road level in flooded areas. iii. Upgrading 3 bridges and 3 intersections - Installation of streetlights and traffic lights.	Land acquisition process settled. Under construction Stage of construction 20% and estimated completion in year 2025
4.	Project to Build Kampung Mat Daling Jerantut road to Pahang / Terengganu Border (Phase 3B)	Involved 16 lots located in Mukim Tembeling, Jerantut district. Note : The original proposal was 40 kilometer but has been cancelled. Latest construction involved only 3 kilometer for 15 lots only. 1 lot has been cancelled. The expected completion is July 2025.	Land acquisition process settled Under construction and progress development is at 25.0%
5.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District	Land acquisition process involving 34 individual lots	Land acquisition process settled Under construction and progress development is at 40.0%
6.	Central Spine Road (CSR) Highway Project FT 34 Kota Bharu to Simpang Pelangai, Bentong	Package 4C – Segu Lama to Kuala Dong (5.8 km) Package 4D – Kuala Dong to Tanah Berchangkul (13.6 km) Package 5A – Raub to Bentong Package 4C – Kampung Relong to Raub Package 4B – Kampung Relong to Raub Package 4A – Kampung Relong to Raub Package 4C – Kampung Relong to Raub (Amendment 1) Package 4B – Ladang Jerkoh to Segu Lama Benta Interchange (32 Additional Lots) Package 4A – Kampung Relong to Ladang Jerkoh (5 Additional Lots)	Under construction Under construction Partial opening of Package 5A (Raub Bypass) as far as 6.4 kilometres on 08 March 2024 Under construction Under construction Under construction Under construction Land acquisition process settled Not constructed Land acquisition process settled Not constructed
7.	Project to upgrade Lubuk Kulit – Sungai Ular Road, Lipis District, Pahang	Involved 32 lots located in Mukim Telang and Mukim Batu Yon, Lipis District	Land acquisition process settled Not constructed

No.	Infrastructure Projects	Description	Current Development Status
8.	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	2 nd hearing has been completed on 26 – 27 September 2024
9.	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 Start : 9 December 2021 Expected Completion Date: The project will be expected to be completed and fully operational by October 2025 Project Status: Under construction 39.5%
10.	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 Start: July 2023 Expected Completion Date: September 2026 Project Status: Under construction 20.7%
11.	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
12.	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: RM25,295,605.00 - The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others.	Project Start: July 2022 Expected Completion Date: July 2025 Project Status: Under construction 30.0%
13.	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
14..	Maktab Rendah Sains Mara (MRSM) Dungun project	- Location: Dungun, Terengganu - The project aims to provide a campus with the best infrastructure covering an area of 68 acres. - Project cost/ Estimating Cost: RM97.4 million	Project Start: 29 March 2021 Expected Completion Date: 14 July 2025 Project Status: Under construction 79.3%

No.	Infrastructure Projects	Description	Current Development Status
15..	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 Start: 27 November 2017 Expected Completion Date: August 2024 (delayed) Project Status: Under construction 75.0%
16..	Kemasik Flood Mitigation Plan (RTB) Project	- Location : Sungai Kemasik, T13 Kampung Baru, Kemasik. - Contractor : Iswarabena Sdn.Bhd - Project cost/ Estimating Cost: RM 60,000,000.00	Project Start: 28 March 2022 Expected Completion Date: 23 March 2025 Project Status: Under construction 90.0%
17..	The Besut River Estuary Conservation Project	- Location: Muara Sungai Besut, Kuala Besut, Besut, Terengganu - Contractor : Perbudi Sdn. Bhd. - The project scope includes the construction of breakwater forts in the northern and southern parts of the estuary measuring 1.3 kilometers and 1.85 kilometers long respectively. - The project Department of Irrigation and Drainage (JPS) involving an expenditure of RM250 million is expected to be completed in December 2025. - The project involved the construction of a cliff protection at Kampung Sungai Nail, work to deepen the bot passage and beach nourishment along the north shore of the Sungai Besut.	Project Start: 17 May 2023 Expected Completion Date: 12 November 2024 (delayed) Project Status: Under construction 43.8%
18.	Road Construction From Jalan Pantai Dendong to Bukit Keluang, Besut	- Location: Bukit Keluang, Besut, Terengganu - Construction of a three kilometres road with two bridges crossing the Bukit Keluang river. - Bridge 1 spans 100 meters over Sungai Keluang Besar and Bridge 2 crosses Sungai Keluang Kecil with a length of 40 meters. - Project cost/ Estimating Cost: RM 47.05 million - Contractor : MK Services Sdn. Bhd.	Project Start: 22 August 2021 Expected Completion Date: 14 June 2025 Project Status: Under construction 85.4%
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	Under construction
20.	Palekbang - Kota Bharu Bridge Construction Project	- Location: Palekbang, Tumpat to Penambang, Kota Bharu - Project cost: RM440 million - Location: Kota Bharu - Project cost: RM2 million - Involved 146 lots	Under construction

No.	Infrastructure Projects	Description	Current Development Status
21..	Sultan Ismail Petra Airport Expansion and Upgrading Project	- Location: Kota Bharu - Project cost: RM2 million	Apart of the building has been completed on 1 May 2024 Phase 2 is under construction
22.	Proposed Construction of Kota Bharu to Kuala Krai Highway, Kelantan	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 dan Keroh to Kg Berangan Mek Nab - Length: 9.78 kilometres - Project cost: RM244.2 million - Gazetted under Sec. 8, Land Acquisition Act 1960 on 12 Januari 2023. - Involved 66 lots 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	Under construction 40.0% A part of project has been Noticed of Possession (Form K). Under construction
23	Sungai Golok Integrated River Basin Development Project, Kelantan	- Location: Tumpat and Pasir Mas. - Length: i) Sungai Golok Flood Bann: 26.2 kilometres ii) Sungai Lemal Lancang Bann: 19.84 kilometres iii) Sungai Mentua Bunding Bann: 8.1 kilometres - Project cost: RM501 million Phase 1 a) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund - C (LA 1 – LA 25), 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 - (LA 2 - LA 25), Tumpat District. ➤ Project area: 28.3304 hectares ➤ Involved 355 lots c) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Bund D, Pasir Mas District ➤ Project area: 0.7259 hectares ➤ Involved 37 lots d) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Sungai Mentua, Tumpat District ➤ Project area: 0.8271 hectares ➤ Project area: 14.0879 hectares ➤ Involved 109 lots	A part of project has been Noticed of Possession (Form K). A part of project has been Noticed of Possession (Form K). Under construction Under construction

No.	Infrastructure Projects	Description	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	Under construction
25.	Ulu Nenggiri Hydroelectric Power Plant Project	- Location: Ulu Nenggiri, Gua Musang - Project cost: RM5 billion 300 MW	Under construction. Expected to be completed in 2027
26.	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, Tjong - Project area: 64.76 hectares - Project cost: RM51 million - PLSB Bandar Baru Tunjong have divided by two (2) Project: - PLSB Seri Bong - PLSB Kolam KADA	Under construction
27.	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	Under construction Expected to be completed in 2026
28.	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	Under construction. Expected to be completed in December 2024
29.	Pantai Cahaya Bulan Development for Public Recreation Park and Tourism	- Location: Pantai Cahaya Bulan, Mukim Badang, District Kota Bharu - Project cost: RM11.5 million	Land acquisition process have been completed
30.	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	Land acquisition process
31.	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	Land acquisition process.
32.	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	Under construction
33.	Proposed Con-struction of Cen-tral Spine Road (Kuala Krai to Gua Musang)	Package 1: Kuala Krai to Lakit River Bridge ➤ Length: 47 kilometers ➤ Involved 386 lots Section 1A: Kg. Rahmat ke Sungai Peria - Length: 11.05 kilometers - Involved 73 lots Section 1B: Kg Sungai Peria ke Kg Lalah - Length: 14.75 kilometers - Involved 172 lots Section 1C: Kg Lalah to FT66 - Length: 11.05 kilometers - Involved 141 lots Section 1D: FT66 to Lakit River Bridge - Length: 12.10 kilometers	Under construction Under construction Under construction Under construction

No.	Infrastructure Projects	Description	Current Development Status
		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(Package 2C, Package 2D and Package 2E) - Project cost: RM365.8 million - Package 2C: Has been gazetted under Section 8 on 30 March 2023, Land Acquisition Act 1960. - Package 2D: Has been gazetted under Section 8 on 16 February 2023, Land Acquisition Act 1960. - Package 2E: Has been gazetted under Section 8 on 4 August 2022, Land Acquisition Act 1960. 3. Section 2C: Bukit Sejuk to Bandar Baru Gua Musang (Package 2F and Package 2G) • Project cost: RM371.5 million Package 2F: Has been gazetted under Section 8 on 16 October 2023, Land Acquisition Act 1960. Package 2G: Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960. Package 3: Gua Musang to Kg. Relong - Length: 17.5 kilometres 4. Section 3B & 3C: KM 180.5 FT08 ke Bulatan Gua Musang - Project cost: RM181.96 million 5. Section 3D: Bulatan Gua Musang to Mentara - Project cost: RM288.0 million	Under construction A part of Section 2B is under construction, about 36.0% Land acquisition process Land acquisition process Under construction Under construction Under construction Under construction Land acquisition process Under construction, about 62.0% Under construction, about 56.0%

3.2 Mega Project

No.	Development	Description	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 has been inspiration based on state coat of arms of Pahang. - Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) will replace Wisma Sri Pahang located at Jalan Gambut, Kuantan.	Current development progress for Block A & B has completed and obtained CCC on 25th June 2024 while Block C & D still under construction
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 worshippers. - The design has been inspiration based on "tanza" and a spear based on Pahang state coat of arms. This new Pahang City Mosque will replace Sultan Ahmad Shah Mosque 1 located at Jalan Mahkota, Kuantan.	Under Con-struction: Current development progress as at November 2024 is 45.0%.
3.	Miracle Sentral, Bandar Tun Razak Jengka	- Location: Bandar Tun Razak Jengka, Pahang - Total land area: 122 acres - Developer: Angsanapuri Development - Development Components: Shopping center, hyper market, jengka venice & jengka walk, green park and lake with jogging track, restaurants, petrol station, hotel, food court, 2 and 3 storey shop office, affordable housing (PRIMA Pahang and Makmur).	Development of PRIMA, Makmur houses and shop offices are under construction with progress development between 45.0% to 85.0%
4.	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). - Estimated will be completed by December 2023	Under construction: - Felda Bukit Sagu : progress 65.0% - Felda Jengka 1 : (progress 50.0%) - Felda Jengka 6 : (progress 20.0%) - Felda Jengka 11 : (progress 65.0%) - Felda Kampung Awah : (progress 35.0%) - Felda Bukit Tajau : (progress 50.0%) - Felda Keratong 7 : (progress 50.0%)

No.	Development	Description	Current Status
5.	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 sq. metres) - Developer: Kuantan Waterfront Resort City Sdn. Bhd. - Expected Completion : End of 2028 - Descriptions: 2 tower service apartments as high as 21 levels and 31 levels that offer 456 serviced apartment units with spacious ranging from 506 sq. feet to 1,012 sq. feet 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 service apartment – 821 lots +16 (OKU) and for retails – 92 lots + 2 OKU.	Not constructed
6.	Project Development of Women & Childen Block, Hospital Tengku Ampuan Afzan at Tanjung Lumpur, Pahang	- 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 involve the addition of 376 beds and several key facilities such as the Pediatric Intensive Care Unit (PICU), Neonatal Intensive Care Unit (NICU), Intensive Care Unit (ICU), High Dependency Ward (HDW), specialist clinic, operating theater, Sterile Supply Center (CSSD) and various other support facilities.	Under construction which involved site and land improvement
7.	Mayang Mall, Kuala Terengganu	- Location: Kuala Terengganu, Terengganu - Land area: 10.8 hectares - Gross Development Value: RM450 million - Developer: Pelaburan Hartanah Berhad (PHB) - Descriptions: - A 7-storey shopping mall including sub-basement (1 floor) complete with 10-storey podium parking with a net lettable area of 715,000 s.f. - Mayang Mall has started operating on 5 December 2024 and the official opening ceremony will be held in January 2025.	Project Start: 8 January 2018 CCC Obtained: 15 July 2024 Project Status: 100% completed
8.	Tenaga Nasional Berhad Terengganu Headquarters Project	- 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..	Project Start: 7 February 2022 Expected Completion Date: February 2026 Project Status: Under construction 25.0%
9.	Kompleks Pasar Bas Dan Terminal (Cukai Sentral), Mukim Cukai, Kemaman.	- 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.	Project Start: 23 November 2020 Expected Completion Date: 2026 Project Status: Under construction 66.0%

No.	Development	Description	Current Status
10.	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 RM410,000.00 – RM500,000.00. 60 units of double storey terrace shop-house with a price RM630,000.00 8 units of three storey terrace shop-office with a price RM1,350,000.00.	Project Start: 16 July 2017 Expected Completion Date: March 2025 Project Status: Under construction 95.0%
11.	Taman Rawai Perdana Project	- Location: Taman Rawai Perdana, Mukim Alur Limbat, about 21 kilometres from Kuala Terengganu City Centre via Jalan Kuala Berang. - Land area: 8.37 hectares (20.69 ekar) - Developer: Pasir Delima Sdn Bhd - Composition of development is including: 141 units of single storey terrace house with a price range RM273,000.00 to RM296,000.00.	Project Start: 1 June 2022 Expected Completion Date: November 2024 Project Status: Under construction 95.0%
12.	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 Start: 3 July 2022 Expected Completion Date: January 2025 Project Status: Under construction 80.0% completion stage
13.	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: 14 units of double storey terrace house with a price range between RM260,000.00 and RM310,000.00.	Project Start: 1 March 2023 Expected Completion Date: March 2025 Project Status: Under construction 65.0% completion stage
14.	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: 82 units of single storey terrace house (Package 1) with a price RM242,000.00 – RM270,000.00.	Project Start: 15 July 2022 Expected Completion Date: July 2025 Project Status: Under Construction 80.0% completion stage

No.	Development	Description	Current Status
15.	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 Start: 2 November 2023 Expected Completion Date: November 2025 Project Status: Under Construction 65.0% completion stage
16.	Desa Koperat Idaman	- Location: Tok Jembal, Kuala Nerus - Land area: 0.87 hectare - Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd. - Composition of development is including: • 7 units of double storey terrace house with a price RM410,000.00 • 7 units of double storey terrace shop with a price RM520,000.00	Project Start: 1 December 2022 Expected Completion Date: February 2025 Project Status: Under Construction 95.0% completion stage
17.	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 Start: 2 September 2022 Expected Completion Date: May 2025 Project Status: Under Construction 85.0% completion stage
18.	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 Start: 8 November 2023 Expected Completion Date: February 2026 Project Status: Under Construction 65.0% completion stage
19.	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 – RM350,000.00 • 6 units of detached house with a price range between RM385,000.00 – RM390,000.00 • 4 units of single storey semi-detached with a price range between RM275,000.00 – RM290,000.00	Project Start: 1 February 2022 Expected Completion Date: 1 June 2025 Project Status: Under Construction 90% completion stage
20.	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.	Project Start: 1 November 2019 Expected Completion Date: 10 May 2025 Project Status: Under Construction 90.0% completion stage

No.	Development	Description	Current Status
21.	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 Start: 1 March 2023 Expected Completion Date: 10 May 2025 Project Status: Under Construction 80.0% completion stage
22.	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 Start: 09 October 2023 Expected Completion Date: 08 October 2025 Project Status: Under construction 55.0% completion stage
23.	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	Land Acquisition process have been completed Land acquisition processes have been completed
24.	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	Under construction Expected to be completed in December 2026
25.	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 2 blocks Apartment with 632 units with the composition of development: - Built -up area: - Type A - 850 s.f. @ 78.97 s.m. - Type B - 950 s.f. @ 88.26 s.m. - Type C1 & C2 - 1,050 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: Februari 2024 - Developer: AUEI Teras Holdings Sdn Bhd	Under construction Expected to be completed in December 2026

No.	Development	Description	Current Status
26.	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 s.m. - Type B - 823 s.f. @ 76.46 s.m. - Type C - 818 s.f. @ 75.99 s.m. - Price from RM345,600.00 - RM384,210.00 - Facilities: - Children's playground, Nursery & Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security - Expected completion: 1 Januari 2025 - Developer: BBGM Wangsa Development Sdn Bhd	Under construction and expected to be completed in October 2026
27.	PPAM Sireh Residence	- Location: Mukim Kampong Sireh, Kota Bharu District, nearby Aeon Mall, and Lotus's Hypermarket, Educational Institute, Integrated Transport Terminal and recreational areas along the river. - Land area: 9.37 hectares (on Lot PT 90, PT 91 and 123 more lot) 8 blocks of the apartment with 2,160 units with the components of development: - Built-up area: - Type A - 1,058.32 s.f. @ 98.32 s.m. - Type B - 1,154.00 s.f. @ 107.20 s.m. - Price from RM 274,600.00 – RM 299,500.00 - Facilities: - Children's playground, Nursery & Kindergarten, Prayer rooms, Swimming pool, Gymnasium, 24 hours security, Convenience Store, Multipurpose Hall - Expected completion: January 2024 - Developer: Liziz Standaco Sdn Bhd	Under construction. The progress of construction is about 95.0% and waiting approval for Certificate of Completion and Compliance (CCC) for 3 blocks
28.	Residensi Tok Bali, Housing Development	- Location: Off Pasir Puteh – Tok Bali Road in Mukim Gong Kulim and Semerak, Pasir Puteh. - Land area: 15.312 hectares (on Lot 701,447,446,44 5,650,651,2193,2195,1563,1656,1657). - 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: November 2022 (Phase 1) - Developer: BBGM Tok Bali Development Sdn Bhd	Under construction Expected to be completed in December 2025 (Phase 1B) CCC is under process for Phase 1A
29.	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 stesen bus, 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	Under construction Expected to be completed in December 2025

No.	Development	Description	Current Status
30.	New Complex Development Project for the Hospital Bachok	- Location: Kampung Teratak Pulau, 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	Completed Get the CCC date on 10 October 2024
31.	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 - 260 s.f. @ 24.15 s.m. - Type A1 - 364 s.f. @ 33.82 s.m. - Type A2 - 300 s.f. @ 27.87 s.m. - Type B, B4, B5, C - 520 s.f. @ 48.31 s.m. - Type B1 - 590 s.f. @ 54.81 s.m. - Type B2 - 599 s.f. @ 55.65 s.m. - Type B3 - 679 s.f. @ 63.08 s.m. - Type C1 - 555 s.f. @ 51.56 s.m. - Type D, E - 798 s.f. @ 74.13 s.m. - Type F - 1040 s.f. @ 96.62 s.m. - Type G - 357 s.f. @ 33.17 s.m. - Price from RM229,000.00 – RM1,305,000.00 - Developer: Seruan Mewah Sdn Bhd.	Under construction Expected to be completed in February 2027
32.	Kota Seribong Fasa 3B	- Developed on Lot PT 1773 - PT 1830 and PT 1857 - PT 1949 Mukim Padang Enggang, Section 62, Daerah Kota, Kota Bharu - Located near to the Kota Bharu – Kuala Krai Highway and 4.3 miles to Kota Bharu City Centre - Total units: 151 units (2-storey Terrace Houses) - Land area: 1302 s.f. (121 s.m.) - Built-up area: 137.86 s.m. – 140.46 s.m. - Price from RM 470,000 – RM 865,000 per unit - Expected Completion Date: Disember 2023 - Developer: SENSATIMUR Sdn. Bhd.	Under construction Expected to be completed in December 2023
33.	Bangunan Gun-asama 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 staff - Developer: PDM Builders Sdn. Bhd. - Government purpose built office	Under construction Expected to be complete September 2025
34.	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	Under construction for the fourth and fifth phases Expected to be completed in July 2026

No.	Development	Description	Current Status
35.	Taman Cinta Lagenda	- Developed on Lot PT 6058 - PT 6149 and PT 6155 – PT 6186 , Mukim Gual Nering, Jajahan Pasir Mas. - Located 7 kilometres to the Pekan Rantau Panjang. - Total units: 124 units (Single storey terrace) with 3 bedrooms, 2 bathrooms. - Land area: 1,356.25 square feet (126 s.m.) – 3,552.09 square feet (330 s.m.) - Built-up area: 94.54 s.m. - Developer: Lagenda Armada Sdn Bhd	Undeveloped and still vacant land
36.	Saujana Har-moni Fasa 2A, Residential De-velopment	- Developed on Lot PT 7117 - PT 7354, Mukim Pulau, District of Gua Musang - Located near the Jalan Merapoh – Gua Musang and 8 km from Gua Musang City Centre - Total units: 238 units (1-storey Terrace Houses) - Land area: 135 s.m. - Built-up area: 102 s.m. - Price from RM 250,000 – RM 330,000 per unit - Developer: ML Synergy Sdn. Bhd	Under construction Expected to be completed in June 2026
37.	Residensi Intan @ Green Muti-ara (Fasa 2), Residential De-velopment	- Location: Jalan Kuala Krai Machang Mukim Kuala Nal, Kuala Krai District - Developed on Lot 1020 & 1021, Mukim Nal, District of Kuala Krai - Located near to Bandar Kuala Krai (8km) - Total units: 143 units (1-storey Terrace Houses) - Land area: 1291 s.f. (120 s.m.) - Built-up area: 92 s.m. – 120. s.m. - Price from RM 260,000 – RM 280,000 per unit 84 units (1 storey Semi Detached) - Land area: 3000 s.f. (278 s.m.) - Built up area: 1,232s.f. @ 114 s.m. - Price from RM 370,000 – RM 380,000 per unit - Developer: Fajar Baru Real Development Sdn. Bhd.	Under construction Expected to be completed in December 2025
38.	Taman Sutera, Residential De-velopment	- 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.	Under construction Expected to be completed in October 2028
39.	Hillview Resi-dence	- Location at Jalan Gua Musang - Kuala Krai near MRSM Kuala Krai, Mukim Batu Mengkebang Dis-trict of Kuala Krai - Total unit: 30 unit one storey terrace house - Land area 130 s.m. - Built up area 93 s.m. - Price from RM250,000 - RM300,000 per unit - Developer: Dyanabarat Sdn Bhd.	Under construction Expected to be completed in November 2026
40.	Taman Nibong Az Zahra	- Location at Pekan Bukit Bunga Mukim Nibong District of Tanah Merah - Total unit: 112 unit one storey terrace - Land area 143 s.m. - Built up area 93 s.m. - Price from RM149,000 - Developer: Bukit Home Sdn Bhd	Under construction Expected to be completed in October 2027

No.	Development	Description	Current Status
41.	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.	Under construction Expected to be completed in 2026

3.3 State Government Policy

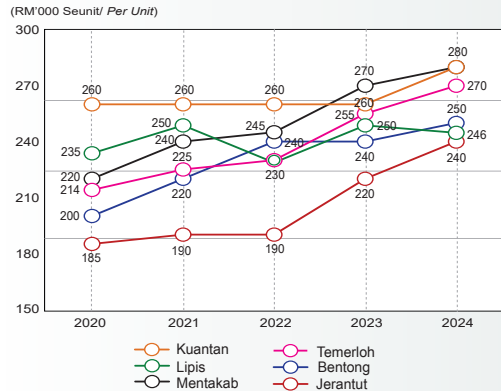
No.	State	Details
1.	Pahang	1. Tourism Sector ❖ Pahang State Government has agreed to provide allocation of RM7.07 million to Tourism Pahang for boost tourism activities un the state. ❖ The State Government has allocated RM7 million for tourism promotion programs, organizing and participating in programs and events in the country and international as well as the organization of Malaysia International Tourism Pahang (MIT Pahang). ❖ The State Government also agreed to continue the Train Tourism Program on the route of the West Pahang Economic Region Plus with an allocation of RM400 thousand. ❖ RM3 million will be allocated for the purpose of preparation touris infrastructure and facilities in the state tourism area Pahang. ❖ In order to boost tourism activities on Pulau Tioman, an allocation of RM300 thousand is allocated for the program promotion and organization of tourism events on the island. ❖ The State Government also allocated RM2 million to Pahang State Park Corporation to manage, implement initiatives, programs and studies related to State Parks involve the Study and Development of Maran – Chini Geopark and Lipis Geopark Gallery towards UNESCO Global Geopark recognition as well as strengthening enforcement in State Parks Pahang. ❖ Pahang State Meseum Corporation will be allocated as much as RM19.96 million for managing grants and development. ❖ Pahang State Government also allocated RM190 thousand to continue activities at the Village Complex Betau Indigenous Culture, Lipis. 2. Development of Sustainable Mineral Industry ❖ Pahang State Government through an allocation of RM1.6 million contributed by Pahang Mining Corporation Sdn Bhd will implement the Project Development of the Pahang Mining Industry includes Projects Pahang State Mineral Deposit and Potential Study, Pre-Study Project Feasibility of New Methods of Mineral Transport and Mine Waste Management Project. ❖ The State Government also allocates as much as RM1.61 million for the purpose of continuing the implementation development of Malaysia Mineral Academy Pahang in Lipis. 3. Improve Water Supply Services ❖ Pahang State Government through Pengurusan Air Pahang Berhad (PAIP) has allocating RM91.97 million for improve water supply services in the state ❖ This project is a continuation of the State Governmet's effort in solve 90% of water supply issues by the end of the year 2026. ❖ The projects include : i. Build and complete the Hill Water Treatment Plant Puling in Kuantan with an allocation of RM40 million ii. Build and complete the balance tank at Gebeng Industrial Area, Kuantan with an allocation of RM45 million iii. Build and complete a new Water Treatment Plant at Karak, Bentong with an allocation of RM500 thousand iv. Allocate RM570 thousand for construction suction tank and pump house ath the Barley Water Treatment Plant and pipe installation from the Barley Water Treatment Plant to Bukit Bius tank. v. Provide an allocation of RM3.5 million for continue the Nenasi water supply project, Pekan. vi. Continue the Raub water supply project with allocation of RM600 thousand. vii. Continue the water distribution pipe construction projevt from Kemaman to Gebeng has a capacity of 90 million liters per day in Kuantan with an allocation of RM1.8 million ❖ State Government also allocated RM235 thousand to the Water Regulatory Agency for the maintenance of an online water quality monitoring system for the Cameron Highlands, Raub, Lipis and Jerantut district.

No.	State	Details						
		4. Maintenance of State Roads and Infrastructure ❖ Federal Government has approved road infrastructure projects through the Rolling Plan 4 The 12th Malaysia Plan with amount of RM645.74 million. ❖ This provision is approved through 2 ministries namely the Ministry of Works amounting RM179.92 million dan Ministry of Rural and Regional Development totaled RM465.82 million. ❖ Pahang State Government through State Public Works Department also allocated RM94.60 million to implement the project includes road upgrading as well as repairs and upgrades the level of government office complex in this state. ❖ The State Government also allocated RM300 thousand for the Pahang State Integrated Safe Ops Campaign and Road Safety Program for the year 2025 ❖ The State Government also allocated RM500 thousand to Tioman Development Board for card implementation Tioman Ferry Transportation dedicated to residents Tioman Island. 5. Flood Management ❖ Pahang State Government allocated RM19.89 million for the purpose implementation of related programs, initiatives and projects among other Flood Mitigation Plan, Coastal Erosion Control Project and Reapir River Estuary and Urban Drainage System throughout this country. 6. Housing Facilities Initiatives ❖ To guarantee 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 implementation of Rumah Rakyat Pahang in 2025 to help poor or hard poor people to have a comfortable home for free. ❖ The State Government agreed to improve its implementation by covering the increase in the construction cost of each house from RM75 thousand to RM80 thousand. ❖ Following that, the construction of 350 units of Rumah Rakyat Pahang Phase 6 will be implemented which involves construction costs as much as RM28.7 million through the Board's allocation Pahang Housing and Real Estate with the support of allocations as much as RM9.45 million from the State Government. ❖ The State Government will also provide an allocation amounting to RM9.84 million for the purpose 26 implementation of the construction of 120 units of Rumah Rakyat Pahang Phase 6 specifically for the Orang Asli community in Pahang. </td></tr><tr><td>Pangsapuri Pahang</td><td> ❖ The State Government is proactive in ensuring every layer of the people this state can own real estate including young people. ❖ Aware of economic challenges and financial constraints faced with this group, the State Government will launch one The Pahang Apartment Project is especially for the young people low income. ❖ State Government concern in ensure that the welfare of all generations in this state continues to be preserved and the implementation of the project will be developed in each district Pahang state </td></tr></table>	Programs	Details	Rumah Rakyat Pahang (RRP)	❖ The State Government will continue the implementation of Rumah Rakyat Pahang in 2025 to help poor or hard poor people to have a comfortable home for free. ❖ The State Government agreed to improve its implementation by covering the increase in the construction cost of each house from RM75 thousand to RM80 thousand. ❖ Following that, the construction of 350 units of Rumah Rakyat Pahang Phase 6 will be implemented which involves construction costs as much as RM28.7 million through the Board's allocation Pahang Housing and Real Estate with the support of allocations as much as RM9.45 million from the State Government. ❖ The State Government will also provide an allocation amounting to RM9.84 million for the purpose 26 implementation of the construction of 120 units of Rumah Rakyat Pahang Phase 6 specifically for the Orang Asli community in Pahang.	Pangsapuri Pahang	❖ The State Government is proactive in ensuring every layer of the people this state can own real estate including young people. ❖ Aware of economic challenges and financial constraints faced with this group, the State Government will launch one The Pahang Apartment Project is especially for the young people low income. ❖ State Government concern in ensure that the welfare of all generations in this state continues to be preserved and the implementation of the project will be developed in each district Pahang state
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No.	State	Details
2.	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) Felda Land Issue : Terengganu Demands People's Rights - This issue was highlighted by Dr. Azman Ibrahim, Chairman of the Terengganu Agriculture, Agro-based Industry, Food Security, and Commodities Committee, during the Felda Land Issues Coordination Meeting between the State Government and Felda representatives last March. - This issue concerns 13,686 hectares of land owned by the state government, which has been cultivated by Felda since 1985 without a legal title, with the state government receiving no benefits as the landowner. The land was also included in the assets transferred by Felda to Felda Global Ventures (FGV) in 2012 and subsequently listed on the Kuala Lumpur Stock Exchange as part of FGV's assets. - The state government has no option but to assert its rights, along with the rights of the people of Terengganu, by demanding payment of land premiums, land taxes, and profit sharing from Felda.
3.	Kelantan	a) Kelantan Affordable Housing Policy (RMMK) - The policy is as a guideline set by the State Authority (PBN), Local Authority (PBT), technical agencies and developers in planning and controlling the development of Affordable Housing development projects in the state of Kelantan as well as, as the basis for the implementation of the Kelantan Affordable Housing Program (RMMK). - This project will provide facilities to the target group by house type to own the first home according to the rules and conditions. b) Urban land density flexibility control policy - Provide flexibility control of density for land in urban areas to be more viable by developers. c) State government incentives on land tax, land premium and issuance of title. - Reduction of 25% current quit rent and any penalty payment involved for industrial property (not included substation electric and communication) within period 2024 to 2025. (Refer to Pekeliling Pengarah Tanah dan Galian Negeri Kelantan Bilangan 1 Tahun 2024)

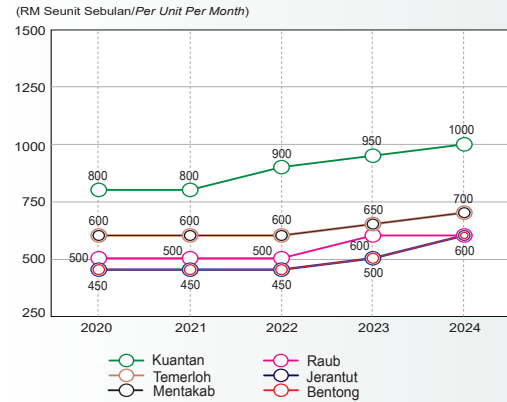
PAHANG 11.1

Pergerakan Harga Purata Rumah Teres Satu Tingkat di Bandar-bandar Utama, Pahang
Average Price Movements of Single Storey Terraced Houses in Major Towns, Pahang



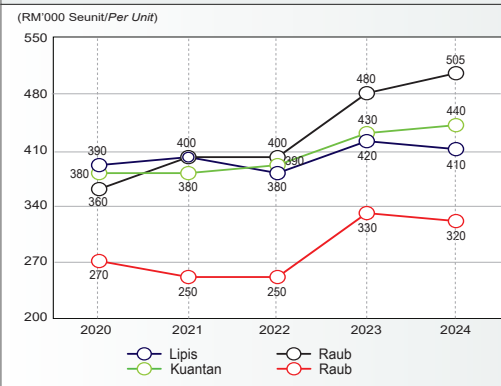
PAHANG 11.2

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Bandar-bandar Utama, Pahang
Average Rental Movements of Single Storey Terraced Houses in Major Towns, Pahang



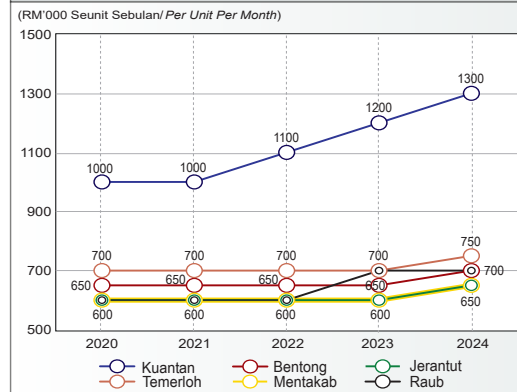
PAHANG 11.3

Pergerakan Harga Purata Rumah Teres Dua Tingkat di Bandar-bandar Utama, Pahang
Average Price Movements of Double Storey Terraced Houses in Major Towns, Pahang



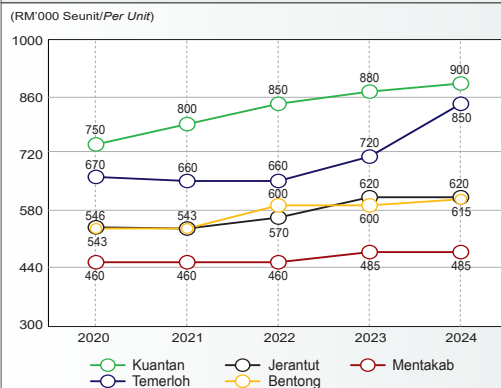
PAHANG 11.4

Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Bandar-bandar Utama, Pahang
Average Rental Movements of Double Storey Terraced Houses in Major Towns, Pahang



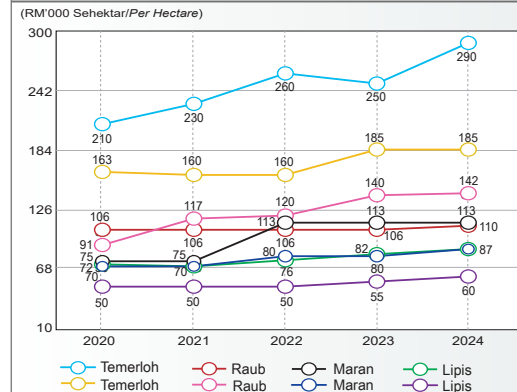
PAHANG 11.5

Pergerakan Harga Purata Kedai Dua Tingkat di Bandar-bandar Utama, Pahang
Average Price Movements of Double Storey Shop in Major Towns, Pahang



PAHANG 11.6

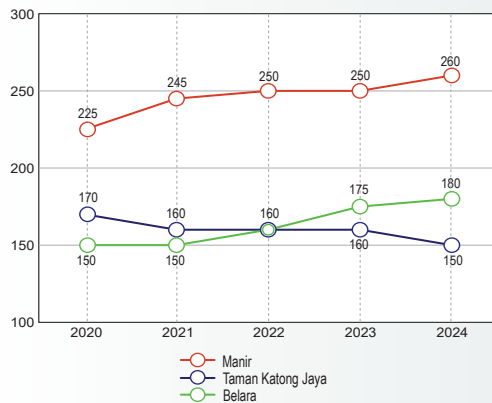
Pergerakan Harga Purata Tanah Getah di Pahang
Average Price Movements of Rubber Cultivation in Pahang



TERENGGANU 12.1

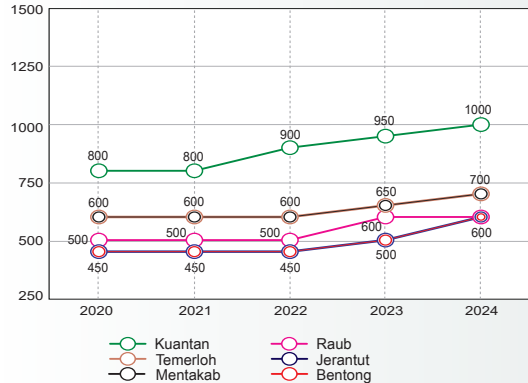
Pergerakan Harga Purata Rumah Teres Satu Tingkat di Kuala Terengganu
Average Price Movements of Single Storey Terraced Houses in Kuala Terengganu

(RM'000 Seunit/Per Unit)

**PAHANG 11.2**

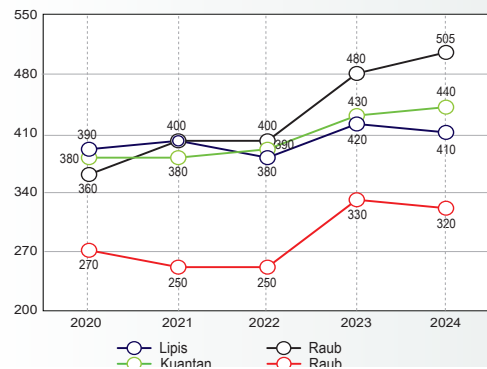
Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Bandar-bandar Utama, Pahang
Average Rental Movements of Single Storey Terraced Houses in Major Towns, Pahang

(RM Seunit Sebulan/Per Unit Per Month)

**PAHANG 11.3**

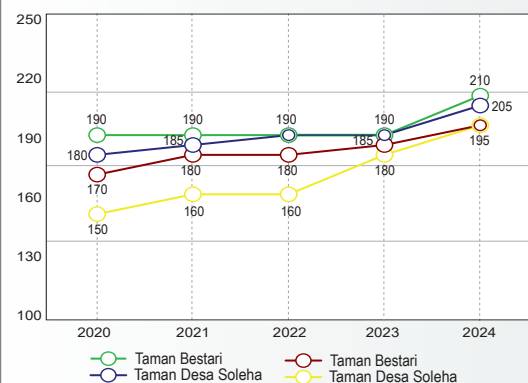
Pergerakan Harga Purata Rumah Teres Dua Tingkat di Bandar-bandar Utama, Pahang
Average Price Movements of Double Storey Terraced Houses in Major Towns, Pahang

(RM'000 Seunit/Per Unit)

**TERENGGANU 12.4**

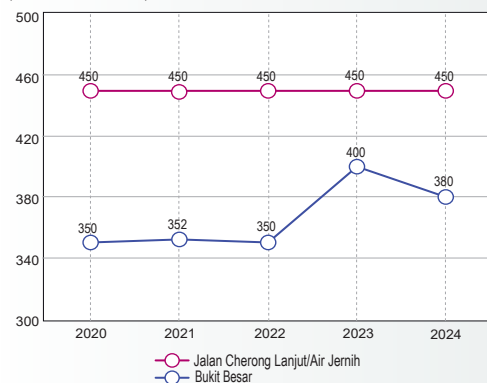
Pergerakan Harga Purata Rumah Teres Satu Tingkat di Besut
Average Price Movements of Single Storey Terraced in Besut

(RM'000 Seunit/Per Unit)

**TERENGGANU 12.5**

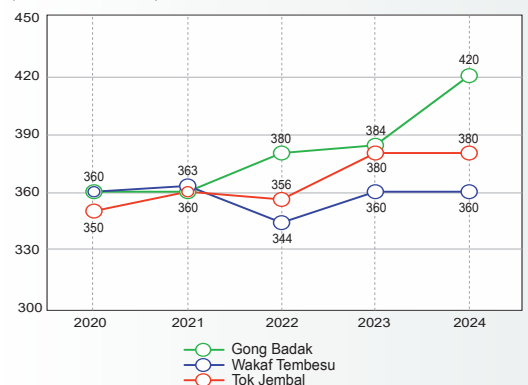
Pergerakan Harga Purata Rumah Teres Dua Tingkat di Kuala Terengganu
Average Price Movements of Double Storey Terraced Houses in Kuala Terengganu

(RM'000 Seunit/Per Unit)

**TERENGGANU 12.6**

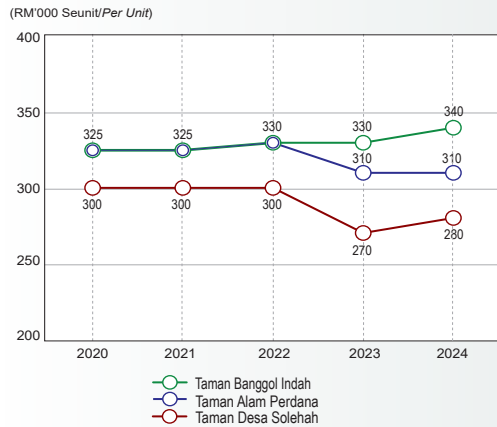
Pergerakan Harga Purata Rumah Teres Dua Tingkat di Kuala Nerus
Average Price Movements of Double Storey Terraced Houses in Kuala Nerus

(RM'000 Seunit/Per Unit)



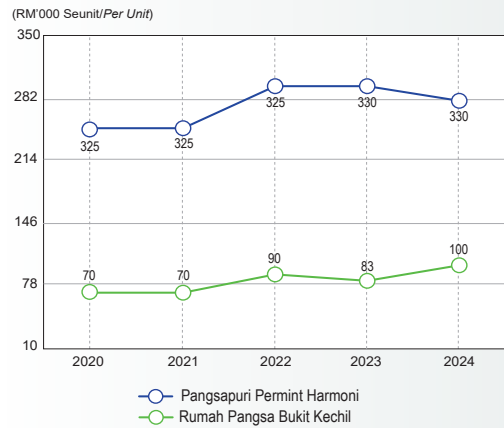
TERENGGANU 12.7

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



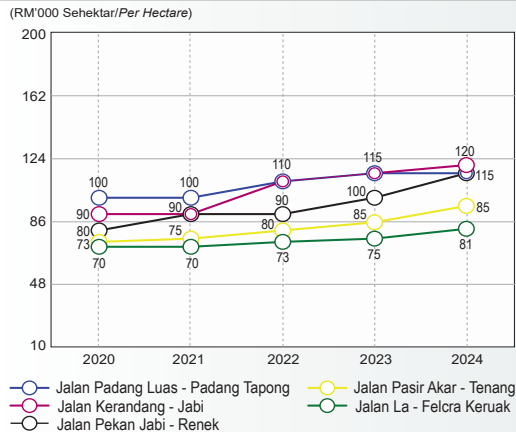
TERENGGANU 12.8

Pergerakan Harga Purata Rumah Pangsa di Kuala Terengganu
Average Price Movements of Flats in Kuala Terengganu



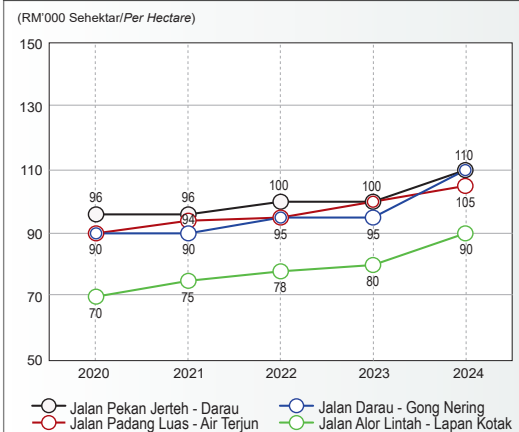
TERENGGANU 12.9

Pergerakan Price Purata Tanah Pertanian Getah di Besut
Average Price Movements of Rubber Agricultural Land in Besut



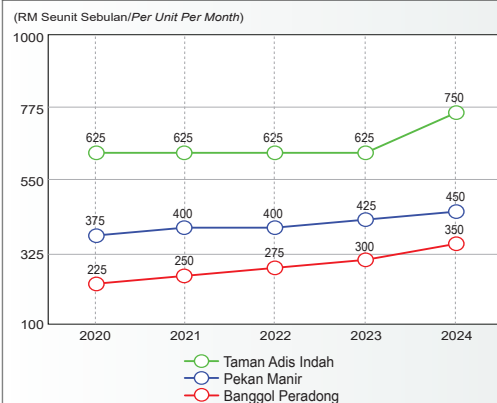
TERENGGANU 12.10

Pergerakan Harga Purata Tanah Pertanian Padi di Besut
Average Price Movements of Paddy Agricultural Land in Besut



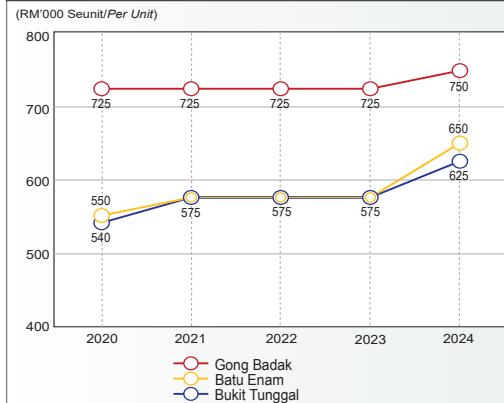
TERENGGANU 12.11

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



TERENGGANU 12.12

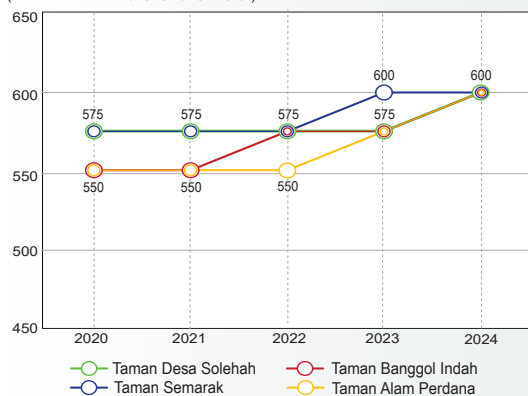
Pergerakan Harga Purata Rumah Teres Satu Tingkat di Kuala Nerus
Average Price Movements of Single Storey Terraced Houses in Kuala Nerus



TERENGGANU 12.13

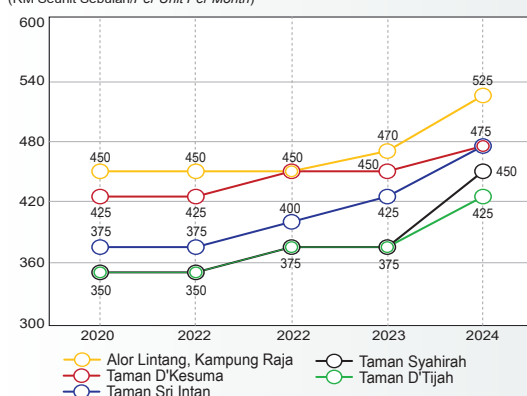
Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Kemaman
Average Rental Movements of Single Storey Terraced in Kemaman

(RM Seunit Sebulan/Per Unit Per Month)

**TERENGGANU 12.14**

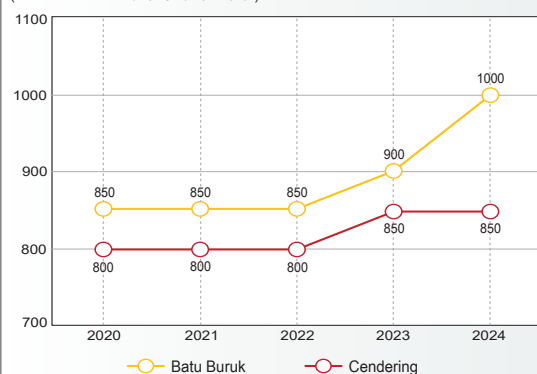
Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Besut
Average Rental Movements of Single Storey Terraced in Besut

(RM Seunit Sebulan/Per Unit Per Month)

**TERENGGANU 12.15**

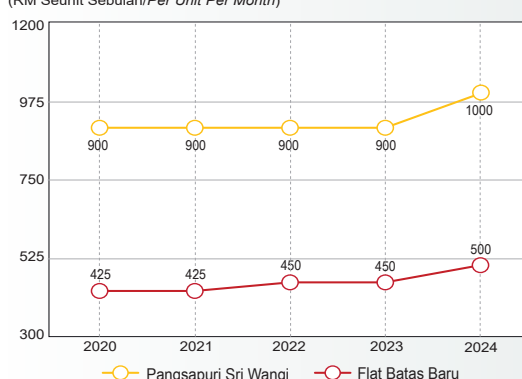
Pergerakan Sewa Purata Rumah Teres Dua Tingkat di Kuala Terengganu
Average Rental Movements of Double Storey Terraced Houses in Kuala Terengganu

(RM Seunit Sebulan/Per Unit Per Month)

**TERENGGANU 12.16**

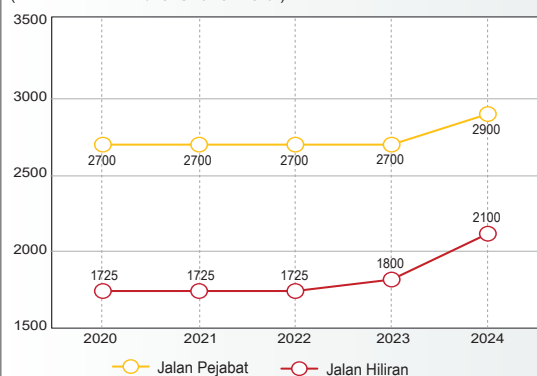
Pergerakan Sewaan Purata Rumah Pangsa di Kuala Terengganu
Average Rental Movements of Flats in Kuala Terengganu

(RM Seunit Sebulan/Per Unit Per Month)

**TERENGGANU 12.17**

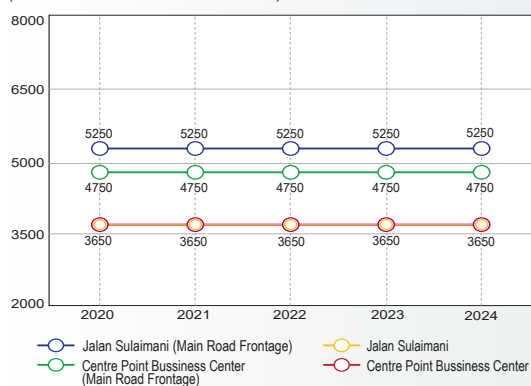
Pergerakan Sewaan Purata Kedai Tingkat Bawah di Kuala Terengganu
Average Rental Movements of Ground Floor Shop in Kuala Terengganu

(RM Seunit Sebulan/Per Unit Per Month)

**TERENGGANU 12.18**

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

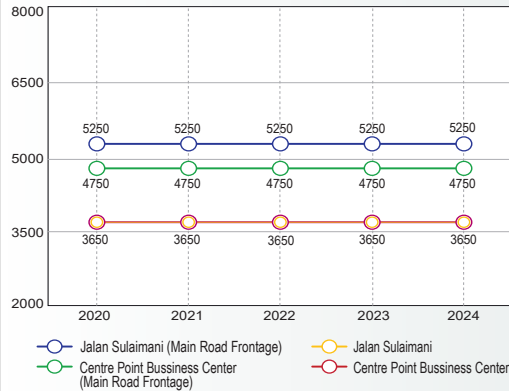
(RM Seunit Sebulan/Per Unit Per Month)



TERENGGANU 12.18

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

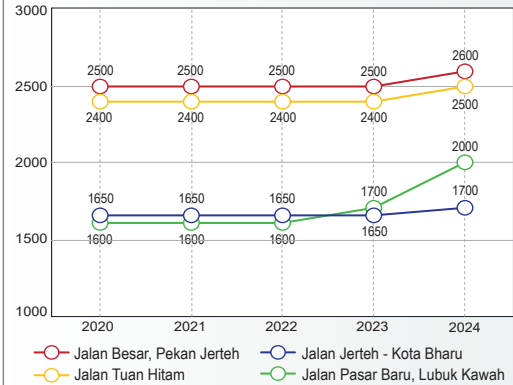
(RM Seunit Sebulan/Per Unit Per Month)



TERENGGANU 12.19

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

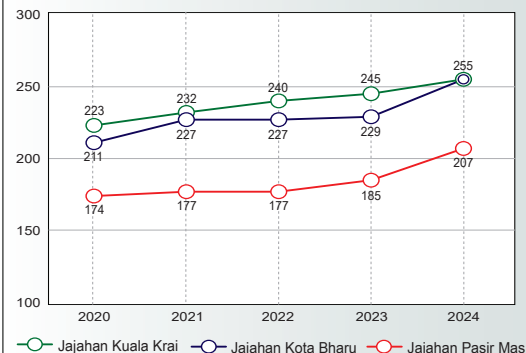
(RM Seunit Sebulan/Per Unit Per Month)



KELANTAN 13.1

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

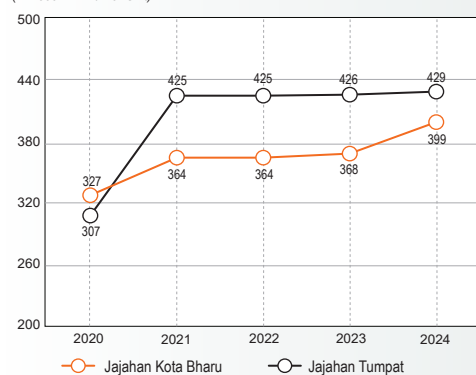
(RM'000 Seunit/ Per Unit)



KELANTAN 13.2

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

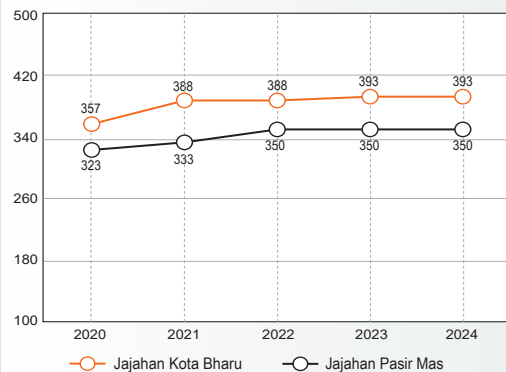
(RM'000 Seunit/ Per Unit)



KELANTAN 13.3

Pergerakan Harga Purata Rumah Sesebuah di Kota Bharu & Pasir Mas
Average Price Movements of Detached Houses in Kota Bharu & Pasir Mas

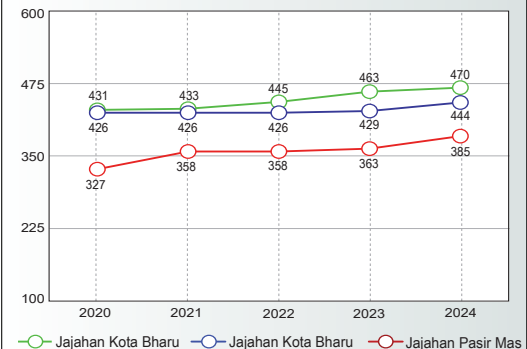
(RM'000 Seunit/ Per Unit)



KELANTAN 13.4

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

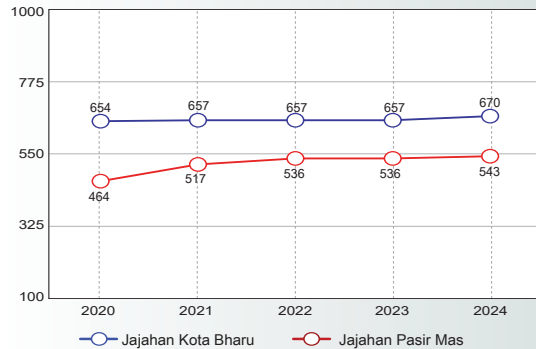
(RM Seunit Sebulan/ Per Unit Per Month)



KELANTAN 13.5

Pergerakan Sewaan Purata Rumah Teres Dua Tingkat
di Kota Bharu & Tumpat
*Average Rental Movements of Double Storey Terraced
in Kota Bharu & Tumpat*

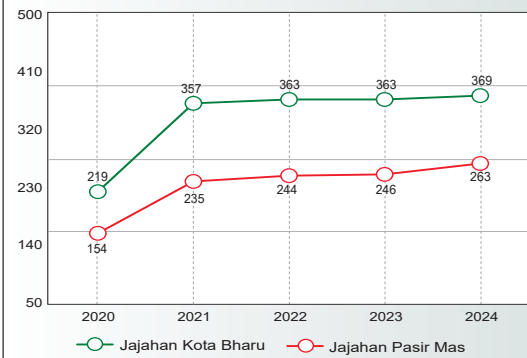
(RM Seunit Sebulan/ Per Unit Per Month)



KELANTAN 13.6

Pergerakan Harga Purata Tanah Padi Dua Kali Semusim
di Kota Bharu & Pasir Mas
*Average Price Movements of Double Cropping Paddy Land
in Kota Bharu & Pasir Mas*

(RM'000 Sehektar/ Per Hectare)





LAPORAN PASARAN HARTA MALAYSIA TIMUR 2024

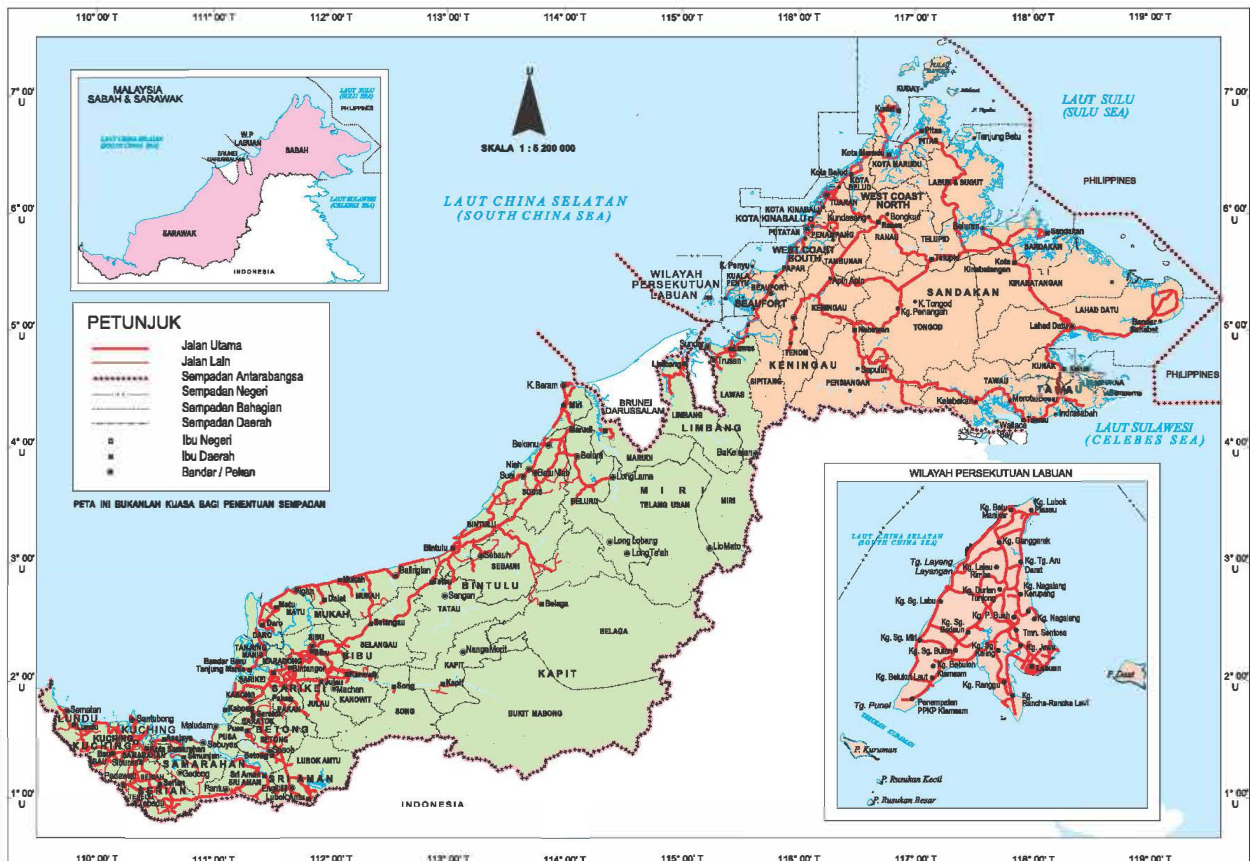
EAST MALAYSIA REGION PROPERTY MARKET REPORT 2024



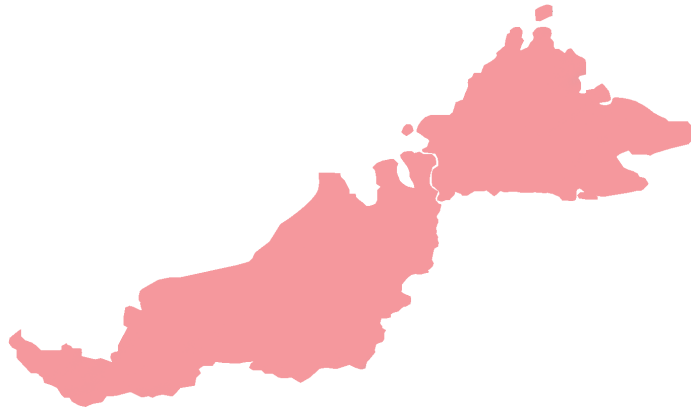
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

CONTENTS

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

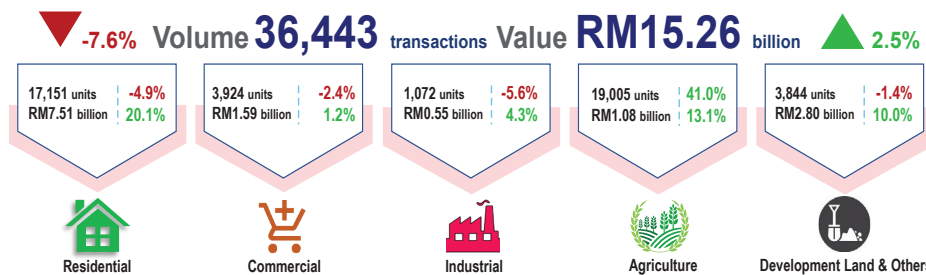


EAST MALAYSIA REGION

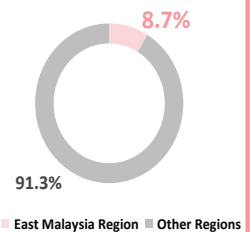


MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2024 vs 2023)



Market Share between
Regions (Volume)



Construction Activity					Unsold Status				
	8,406 Completions	467	0	119		3,077 units @ RM1.51 billion Overhang	1,802 units @ RM1.80 billion	48 units @ RM0.02 billion	374 units @ RM0.30 billion
	7,799 Starts	454	1,624	0		8,983 Unsold Under Construction	914	6,735	103
	7,087 New Planned Supply	814	5,448	103		1,338 Unsold Not Constructed	75	1,762	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH MALAYSIA TIMUR

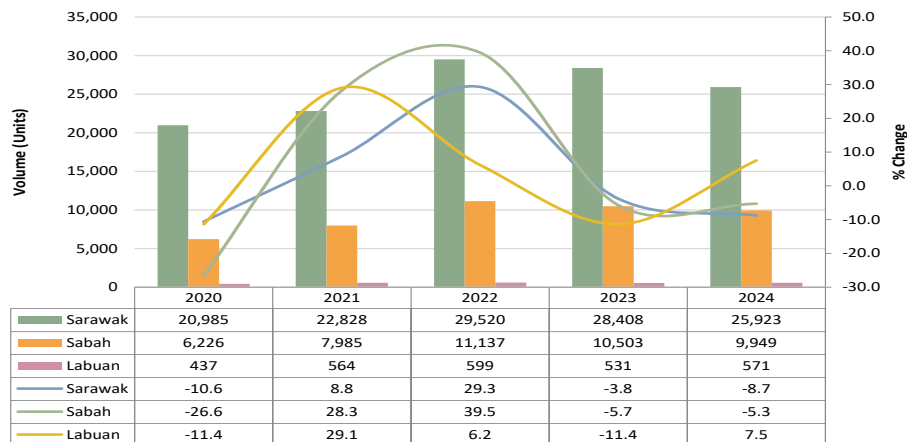
Prestasi pasaran harta tanah di Wilayah Malaysia Timur merekodkan 36,443 transaksi bernilai RM15.26 bilion, menurun sedikit 7.6% dalam bilangan, manakala nilai meningkat sebanyak 2.5% berbanding 2023 (39,442 transaksi bernilai RM14.88 bilion). Gabungan ketiga-tiga negeri dalam region ini menyumbang masing-masing 8.7% dan 6.6% daripada bilangan dan nilai transaksi nasional.

1.0 EAST MALAYSIA REGION PROPERTY MARKET OVERVIEW

The performance of the East Malaysia Region property market recorded 36,443 transactions worth RM15.26 billion, a slight decrease of 7.6% in volume, while value increased by 2.5% as compared to 2023 (39,442 transactions worth RM14.88 billion). The combined total of the three states in this region accounted for 8.7% and 6.6% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend 2020 – 2024

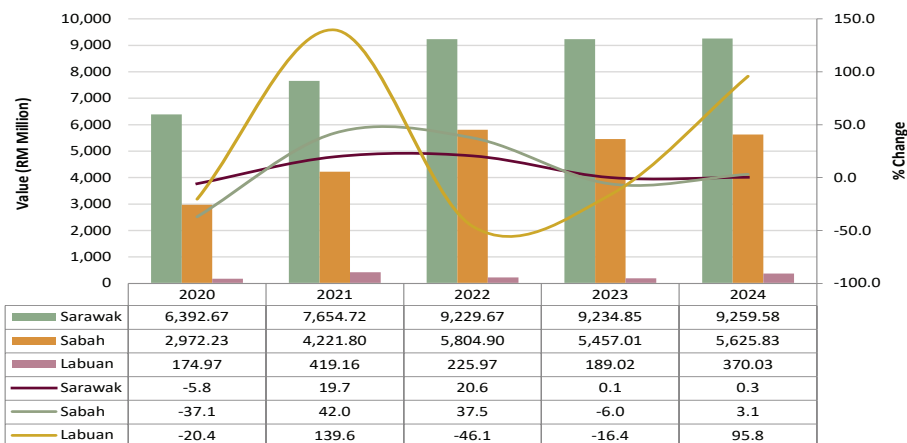


Prestasi aktiviti pasaran di wilayah ini menyaksikan pergerakan bercampur-campur. WP Labuan mengalami pertumbuhan yang lebih baik, meningkat sebanyak 7.5%. Sebaliknya, Sarawak dan Sabah mencatatkan sedikit penurunan masing-masing sebanyak 8.7% dan 5.3%.

The performance of market activity in the region witnessed mixed movements. WP Labuan experienced better growth, increased by 7.5%. Contrarily, Sarawak and Sabah recorded a slight decline of 8.7% and 5.3%, respectively.

Chart 2

Overall Property Transactions Value Trend 2020 – 2024



Trend menaik diperhatikan dalam nilai transaksi. WP Labuan mengalami kenaikan sebanyak hampir sekali ganda, diikuti oleh Sabah (3.1%) dan Sarawak (0.3%).

An upward trend was observed in transaction values. WP Labuan experienced an increase of nearly double, followed by Sabah (3.1%) and Sarawak (0.3%).

Chart 3
Overall Property Transactions Volume Breakdown by State 2024

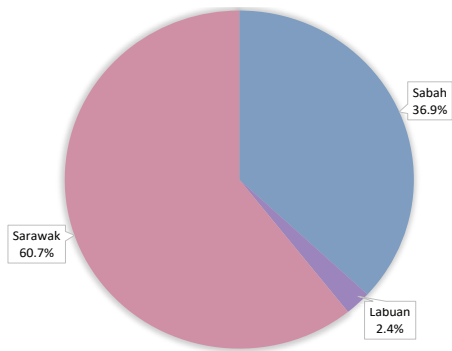
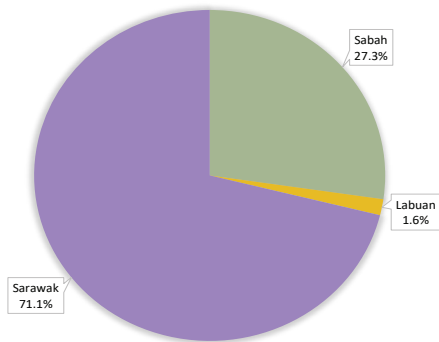


Chart 4
Overall Property Transactions Value Breakdown by State 2024



Mengikut negeri, Sarawak mendominasi bilangan dan nilai transaksi dalam wilayah dengan 25,923 transaksi (71.1%) bernilai RM9.26 bilion (60.7%) diikuti Sabah dan WP Labuan.

By state, Sarawak dominated the region's overall property transaction volume and value, with 25,923 transactions (71.1%) worth RM9.26 billion (60.7%), followed by Sabah and WP Labuan.

Chart 5
Overall Property Transactions Volume Breakdown by Sub-sector 2024

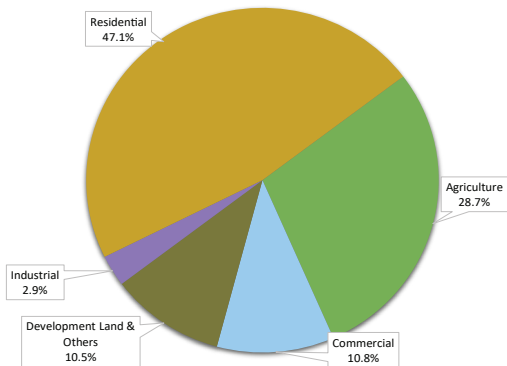
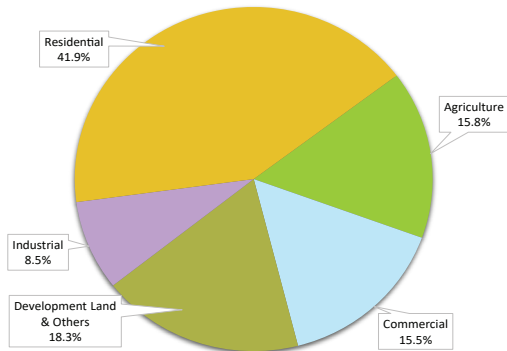


Chart 6
Overall Property Transactions Value Breakdown by Sub-sector 2024



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 47.1% (17,151 transaksi) dalam bilangan dan 41.9% (RM6.39 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, the residential sub-sector continued to dominate the region's property activity by contributing 47.1% in volume (17,151 transactions) and 41.9% in value (RM6.39 billion) from the total transaction.

Table 1

Summary of Prominent Sales in 2024

No.	Property	Location	Transaction Year	Consideration Price
LEISURE PROPERTY				
1.	Hotel Royal Spa	Jalan Tengah Nipah, Lahad Datu, Sabah	2024	RM20,000,000
2.	Hotel Perdana	Jalan Seroja, Lahad Datu, Sabah	2024	RM850,000
DEVELOPMENT LAND				
4.	Commercial Land (80,000 s.m.)	Jalan Air, Semporna, Sabah	2023	RM10,000,000
5.	Residential Land (156,500 s.m.)	Jalan Papar – Beaufort, Beaufort, Sabah	2024	RM17,400,000
6.	Commercial Land (238,970 s.m.)	Jalan Tanjung Simpang Mengayau, Kudat, Sabah	2024	RM14,720,000
7.	Residential Land (257,500 s.m.)	Jln Tuaran (Batu 9 - Batu 12), Kota Kinabalu, Sabah	2024	RM22,050,000
8.	Residential Land (1,808,000 s.m.)	Jalan Kota Samarahan Expressway, Kuching, Sarawak	2024	RM223,375,000
9.	Residential Land (135,940 s.m.)	Jalan Muara Tuang, Kuching, Sarawak	2024	RM28,552,095
ESTATE LAND				
10.	Estate Land (1,006 hectares)	Division 3, Oil Palm Jalan Sandakan -Telupid, Sandakan, Sabah	2023	RM16,005,000
11.	Estate Land (2,004 hectares)	Division 4, Oil Palm Jalan Sandakan -Telupid, Sandakan, Sabah	2024	RM108,988,000
12.	Estate Land (433 hectares)	Division 4, Oil Palm Jalan Sandakan -Telupid, Sandakan, Sabah	2024	RM23,512,500
13.	Estate Land (1,153 hectares)	Jalan Telupid – Sandakan, Kinabatangan, Sabah	2023	RM41,976,886
14.	Estate Land (390 hectares)	Jalan Telupid – Sandakan, Kinabatangan, Sabah	2023	RM14,217,840
15.	Estate Land (164 hectares)	Jalan Tungku, Lahad Datu, Sabah	2024	RM12,535,067
16.	Estate Land (403 hectares)	Off Jalan Tungku, Lahad Datu, Sabah	2024	RM30,852,564
17.	Estate Land (202 hectares)	Off Jalan Kunak - Lahad Datu, Tawau, Sabah	2024	RM18,788,600

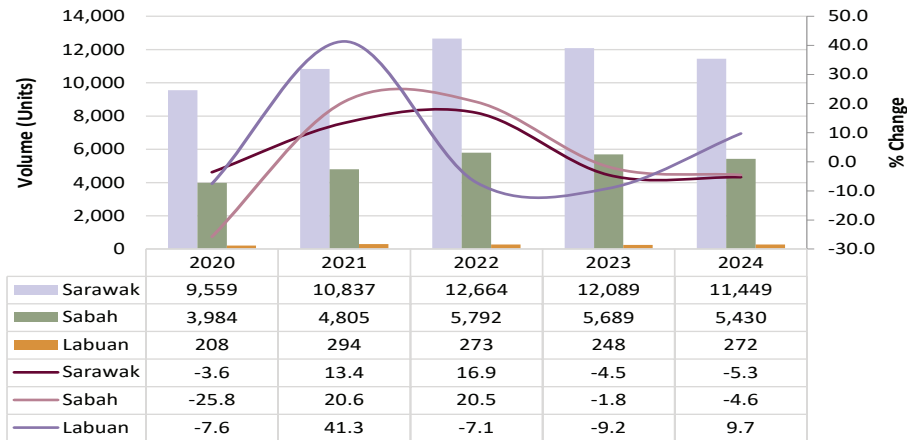
2.0 AKTIVITI PASARAN HARTA TANAH**2.0 PROPERTY MARKET ACTIVITY****2.1 HARTA TANAH KEDIAMAN****2.1 RESIDENTIAL PROPERTY****Transaksi****Transaction**

Subsektor kediaman merupakan segmen yang dominan di semua negeri, walaupun prestasi subsektor kediaman di Wilayah Malaysia Timur menurun pada tahun 2024. Wilayah ini merekodkan 17,151 transaksi, menurun sedikit 4.9% dalam bilangan berbanding 2023. WP Labuan mencatat kenaikan dalam bilangan sebanyak 9.7%. Sebaliknya, Sarawak dan Sabah masing-masing merekodkan sedikit penurunan dalam bilangan sebanyak 5.3% dan 4.6%.

The residential sub-sector was the dominant segment across all states, although its performance in the East Malaysia Region decreased in 2024. The region recorded 17,151 transactions, a slight decrease of 4.9% in volume compared to 2023. WP Labuan recorded a 9.7% increase in transactions, whereas Sarawak and Sabah recorded slight declines of 5.3% and 4.6%, respectively.

Chart 7

Residential Property Transactions Volume Trend 2020 – 2024

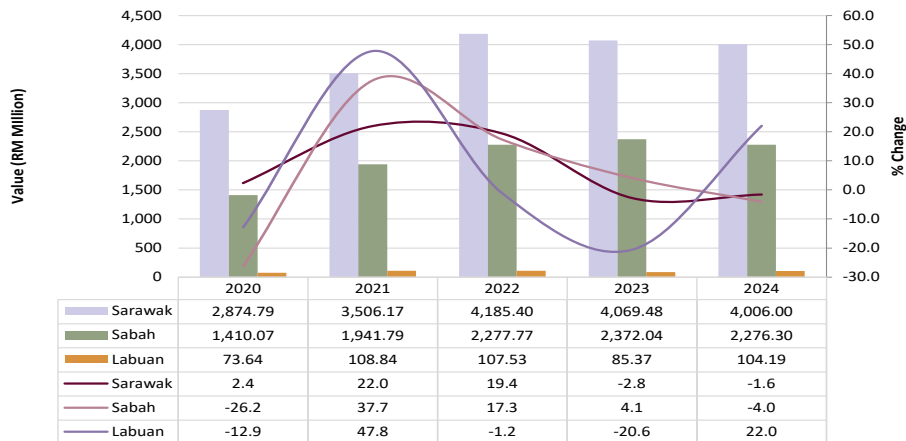


Dari segi nilai transaksi, WP Labuan menunjukkan kenaikan sebanyak 22.0%. Sementara itu, Sabah dan Sarawak masing-masing merekodkan penurunan sedikit pada 4.0% dan 1.6%.

In terms of transaction value, WP Labuan recorded a 22.0% increase, while Sabah and Sarawak saw slight declines of 4.0% and 1.6%, respectively.

Chart 8

Residential Property Transactions Value Trend 2020 – 2024



Pelancaran Baharu

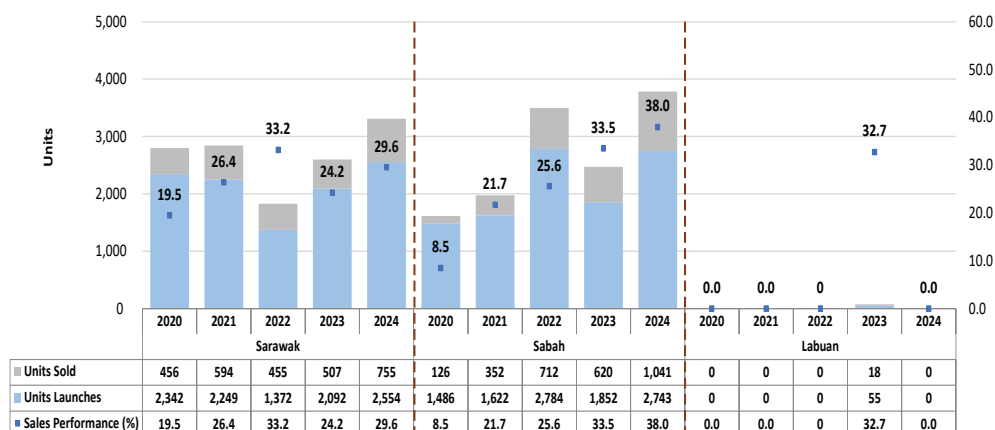
Pasaran utama di Wilayah Malaysia Timur mengalami pergerakan yang bercampur-campur. Sarawak menyaksikan peningkatan sebanyak 22.1% kepada 2,554 unit (2023: 2,092 unit), sementara Sabah menyaksikan peningkatan ketara 48.1% kepada 2,743 unit (2023: 1,852 unit). Sebaliknya, WP Labuan tiada pelancaran baharu, berbanding 55 unit pada tahun 2023.

New Launches

The primary market in the East Malaysia Region experienced mixed movements in new launches. Sarawak saw an increase of 22.1% to 2,554 units (2023: 2,092 units), while Sabah a significant 48.1% rise to 2,743 units (2023: 1,852 units). In contrast, WP Labuan saw no new launches, compared to 55 units in 2023.

Chart 9

Residential Newly Launch and Sales Performance 2020 – 2024



Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan positif dalam tempoh kajian. Sabah, Sarawak dan Labuan masing-masing mencatatkan 1,524 unit, 1,512 dan 41 unit, berkurang 26.3%, 12.5% dan 2.4% berbanding 2023 (Sabah 2,068 unit; Sarawak 1,728 unit, WP Labuan 42 unit).

Sebaliknya, unit dalam pembinaan belum terjual di Wilayah Malaysia Timur meningkat 18.2% (8,983 unit) berbanding 2023 (7,600 unit). Sementara itu, unit belum dibina belum terjual juga meningkat kepada 1,338 unit berbanding 2023 (822 unit).

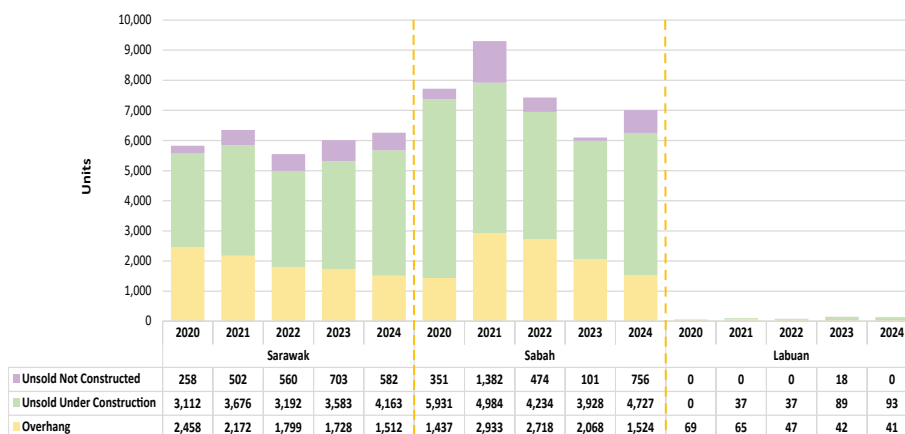
Market Status

The residential overhang situation saw positive movements in the review period. Sabah, Sarawak, and Labuan charted 1,524 units, 1,512 units, and 41 units, respectively, reduced by 26.3%, 12.5%, and 2.4% compared to 2023 (Sabah: 2,068 units; Sarawak: 1,728 units, and WP Labuan: 42 units).

Contrarily, the unsold under construction units in the East Malaysia Region increased by 18.2% (8,983 units) compared to 2023 (7,600 units). Meanwhile, the unsold not constructed also increased to 1,338 units compared to 2023 (822 units).

Chart 10

Residential Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Terdapat peningkatan dalam aktiviti pembinaan di seluruh wilayah ini. Unit siap dibina di Wilayah Malaysia Timur merekodkan peningkatan 20.6% (8,406 unit) pada tahun 2024, berbanding 2023 (6,970 unit). Mengikut negeri, WP Labuan meningkat lebih sepuluh kali ganda berbanding 2023. Sarawak juga merekodkan peningkatan 50.1% pada 2024 (5,701 unit) berbanding 2023 (3,799 unit). Manakala Sabah menunjukkan penurunan 29.5% pada 2024 (2,205 unit) berbanding 2023 (3,128 unit).

Begitu juga penawaran baharu dirancang di Sabah menunjukkan peningkatan lebih dua kali ganda berbanding 2023. Sarawak juga merekodkan peningkatan 23.8% berbanding 2023. Sementara WP Labuan tiada penawaran baharu dirancang direkodkan.

Namun begitu, unit mula dibina merekodkan penurunan bagi semua negeri. WP Labuan mencatatkan penurunan 47.1% diikuti Sabah 21.7% dan Sarawak 5.2%.

Construction Activity

There was an upsurge in the construction activity across the region. Completion in the East Malaysia Region recorded an increase of 20.6% (8,406 units) in 2024, compared to 2023 (6,970 units). By states, WP Labuan increased more than ten-fold compared to 2023. Sarawak recorded a 50.1% increase in 2024 (5,701 units), compared to 2023 (3,799 units). Meanwhile Sabah saw a 29.5% decline in 2024 (2,205 units) compared to 2023 (3,128 units).

Similarly, new planned supply in Sabah increases more than double compared to 2023. Sarawak saw a 23.8% increase compared to 2023. Meanwhile, WP Labuan recorded nil new planned supply.

Nevertheless, starts decreased across all states. WP Labuan experiencing a 47.1% decline, followed by Sabah at 21.7% and Sarawak at 5.2%.

Chart 11

Residential Construction Activity Trend 2020 – 2024

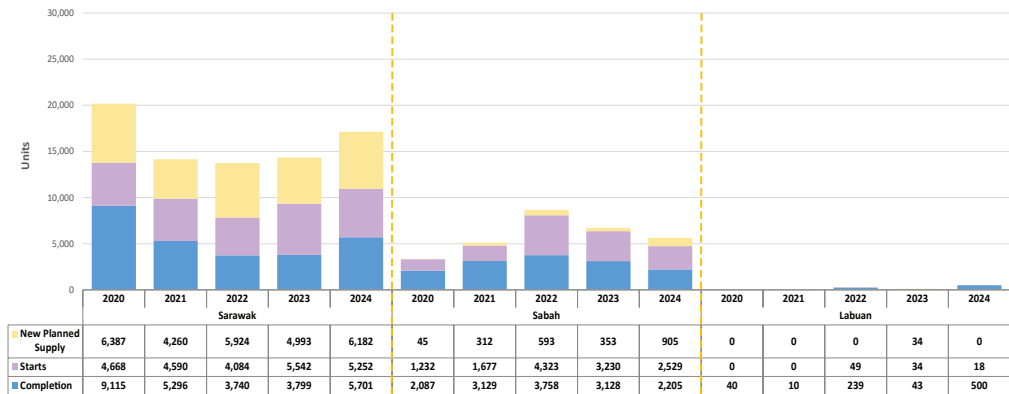


Table 2

Construction Activity of Residential in The East Malaysia Region 2024

State of Development \ State	Sarawak	Sabah	WP Labuan
Existing Supply (units)	296,310	245,690	14,039
Incoming Supply (units)	16,553	18,885	373
Planned Supply (units)	7,126	21,178	196

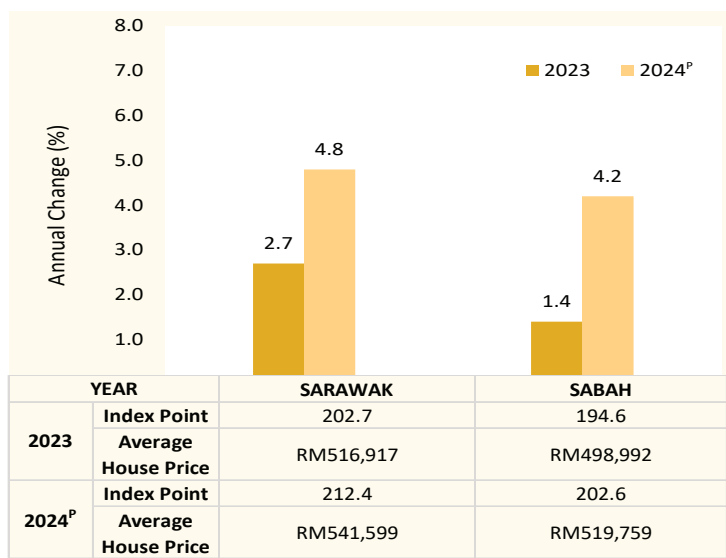
Indeks Harga Rumah

Indeks Harga Rumah untuk Sarawak dan Sabah masing-masing berada pada 212.4 mata dan 202.6 mata. Harga purata semua rumah Sarawak adalah RM541,599 pada 2024^P, meningkat daripada RM516,917 pada 2023, bagi Sabah adalah RM519,759 pada 2024^P lebih tinggi daripada RM498,992 pada 2023.

House Price Index

The House Price Index for Sabah and Sarawak stood at 212.4 points and 202.6 points, respectively. The average all house price for Sarawak stood at RM541,599 in 2024^P, an increase from RM516,917 in 2023, while for Sabah stood at RM519,759 in 2024^P, higher from RM498,992 in 2023.

Chart 12
All House Price Index Annual Changes



Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Sabah, rumah teres dua tingkat di Daerah Kota Kinabalu iaitu Taman Fulliwa Fasa 3A, Taman Bukit Hijau, Taman Bukit Damaisari dan Taman Impian Fasa 1 & 2 masing-masing meningkat 3.8%, 11.1%, 12.0% dan 15.4%. Sewa bulanan bagi setiap skim tersebut masing-masing mencecah RM1,300 - RM1,450 sebulan, RM1,500 sebulan, RM1,000 - RM1,500 sebulan dan RM1,400 - RM1,600 sebulan.

Rental

The rental market showed mixed performance across the board, with upward movements recorded in several areas, particularly for terraced houses. In Sabah, double storey terraced houses in the Kota Kinabalu District, specifically in Taman Fulliwa Phase 3A, Taman Bukit Hijau, Taman Bukit Damaisari and Taman Impian Phase 1 & 2, saw increases of 3.8%, 11.1%, 12.0% and 15.4% respectively. Monthly rental for each of those schemes reached RM1,300 – RM1,450 per month, RM1,500 per month, RM1,000 -RM1,500 per month, and RM1,400 – RM1,600 per month respectively.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Aktiviti pasaran menyaksikan pertumbuhan positif apabila lebih banyak jumlah transaksi di Labuan direkodkan 48.3%. Walaubagaimanapun, Sabah dan Sarawak masing-masing merekodkan sedikit penurunan sebanyak 4.9% dan 1.7%.

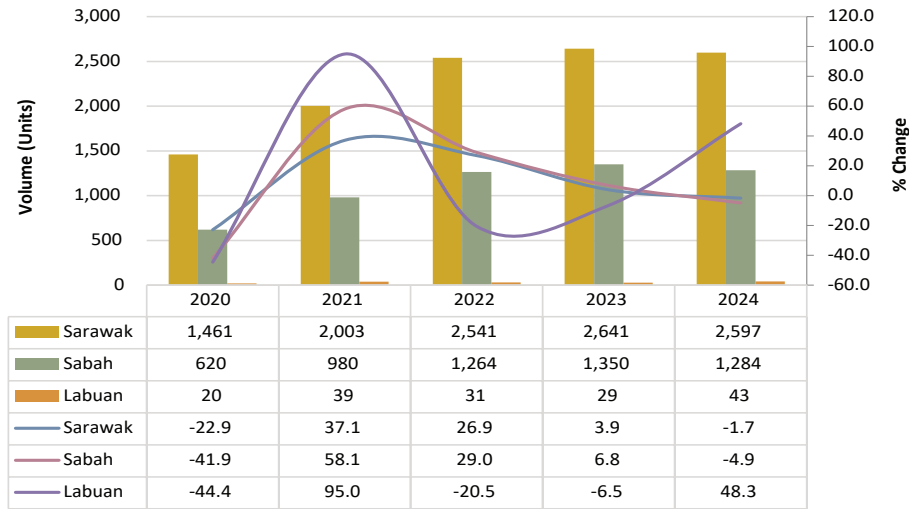
2.2 COMMERCIAL PROPERTY

Transaction

The market activity witnessed a positive growth, as more transaction volume recorded in Labuan increased by 48.3%. However, Sabah and Sarawak recorded a slight decline of 4.9% and 1.7% respectively.

Chart 13

Commercial Property Transactions Volume Trend 2020 – 2024

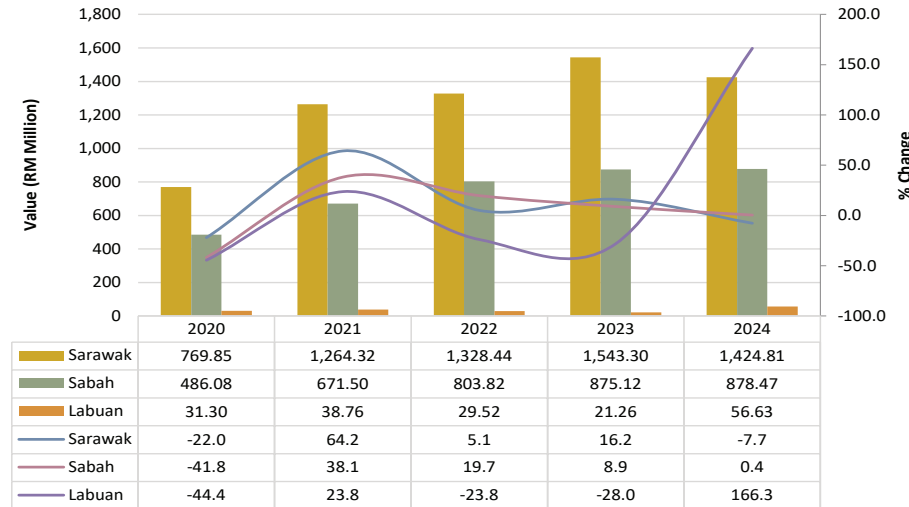


Dari segi nilai transaksi, semua negeri menunjukkan trend peningkatan kecuali Sarawak. WP Labuan merekodkan kenaikan dua kali ganda dan Sabah 0.4%, manakala, Sarawak merekodkan sedikit penurunan sebanyak 7.7%.

In terms of transaction value, all states showed uptrend except Sarawak. WP Labuan recorded an increase more than double and Sabah 0.4%, while Sarawak recorded a slight decline of 7.7%.

Chart 14

Commercial Property Transactions Value Trend 2020 – 2024



a. Kedai

Transaksi

Subsektor kedai di Wilayah Malaysia Timur merekodkan 2,853 transaksi dengan nilai RM1.7 bilion pada 2024, mencakupi 72.7% dalam bilangan dan 71.7% dalam nilai transaksi harta tanah komersial dalam wilayah ini. Sarawak terus memacu pasaran kedai di wilayah ini dengan 2,135 transaksi bernilai RM1.17 bilion, masing-masing menyumbang 74.8% dan 69.4% daripada bilangan dan nilai transaksi kedai. Sarawak menguasai 10.8% bahagian pasaran dalam bilangan transaksi negara dan 6.1% bagi nilai transaksi kedai. Diikuti oleh Sabah dengan syer sebanyak 3.5% bagi bilangan transaksi dan 2.5% bagi nilai transaksi.

Status Pasaran

Keadaan unit kedai siap dibina tidak terjual bertambah baik di Sabah, merekodkan 636 unit, menurun 13.9% (2023: 739 unit). Sementara itu Sarawak (1,166 unit) meningkat 14.7% (2023: 1,017 unit). Bagi unit dalam pembinaan belum terjual, Sarawak dan Sabah masing-masing menunjukkan peningkatan 54.9% (378 unit) berbanding 2023 (244 unit) dan 37.1% (536 unit) berbanding 2023 (391 unit).

a. Shop

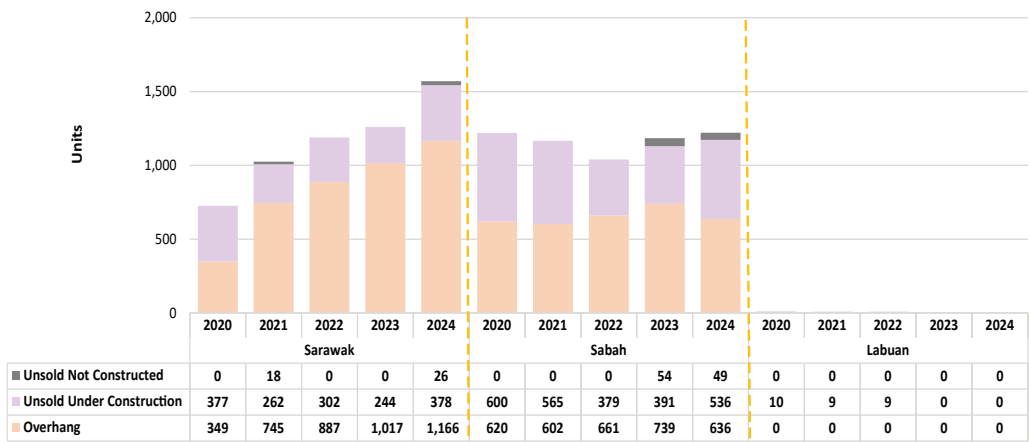
Transaction

The shop sub-sector recorded 2,853 transactions worth RM1.7 billion in 2024, accounting for 72.7% in volume and 71.7% in value of commercial property transactions in the region. Sarawak continued to drive the sub-sector with 2,135 transactions worth RM1.17 billion, accounting for 74.8% and 69.4%, respectively, of the shop transactions volume and value. Sarawak took up 10.8% of the market share in national transaction volume and 6.1% in shop transaction value. Followed by Sabah with a market share of 3.5% in transaction volume and 2.5% in transaction value.

Market Status

The shop overhang situation improved in Sabah, recorded 636 units, decreased by 13.9% (2023: 739 units). Meanwhile, Sarawak (1,166 units) experienced a 14.7% increase (2023: 1,017 units). For unsold under construction units, both Sarawak and Sabah saw increases of 54.9% (378 units) compared to 2023 (244 units) and increased by 37.1% (536 units) compared to 2023 (391 units), respectively.

Chart 15
Shop Overhang and Unsold Units 2020 – 2024



Aktiviti Pembinaan

Secara keseluruhan, aktiviti pembinaan di Wilayah Malaysia Timur mengalami pergerakan bercampur-campur berbanding tahun 2023. Unit siap dibina di Sarawak (395 unit) meningkat sebanyak 42.1% (2023: 278 unit), manakala Sabah pula merekodkan penurunan sebanyak 50.7% kepada 72 unit (2023 : 146 unit).

Mula dibina di Sabah merekodkan 256 unit, dan diikuti Sarawak 198 unit pada 2024. Penawaran baharu dirancang di Sabah menunjukkan peningkatan kepada 398 unit berbanding dengan 2023 (94 unit). Namun begitu, Sarawak merekodkan penurunan kepada 416 unit berbanding dengan 2023 (926 unit). WP Labuan kekal tiada data di semua peringkat pembangunan.

Construction Activity

Overall, construction activity in East Malaysia showed mixed movements compared to 2023. Completed units in Sarawak (395 units) increased by 42.1% (2023: 278 units), while Sabah recorded a decrease of 50.7% to 72 units (2023: 146 units).

Starts in 2024 recorded 256 units in Sabah, followed by 198 units in Sarawak. The new planned supply in Sabah showed an increase to 398 units compared to 2023 (94 units). Sarawak recorded a significant decreased to 416 units compared to 2023 (926 units). WP Labuan remained nil in all stages of development.

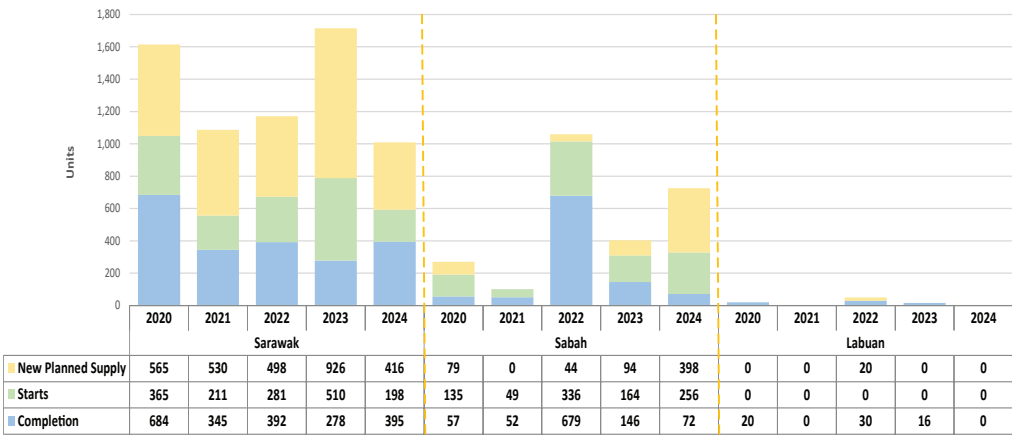
Table 3

Construction Activity of Shop in The East Malaysia Region 2024

State of Development \ State	Sarawak	Sabah	WP Labuan
Existing Supply (units)	40,519	35,454	1,051
Incoming Supply (units)	1,249	2,271	50
Planned Supply (units)	1,062	2,269	0

Chart 16

Shop Construction Activity Trend 2020 – 2024



Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Di Sabah, harga kedai dua tingkat di I-Peak, Daerah Lahad Datu, meningkat 15.3%. Selain itu, harga kedai dua tingkat di Bandar Indah, Sandakan, juga merekodkan peningkatan 7.8%. Walaubagaimanapun bagi jenis harta yang sama di Bandar Sri Indah, Daerah Tawau, dan Rugading Commercial

Price

The shop prices showed mixed movements, with increases and decreases recorded in several areas. In Sabah, the price of double storey shops in I-Peak, Lahad Datu, increased by 15.3%, while in Bandar Indah, Sandakan, it rose by 7.8%. However, price of similar property type in Bandar Sri Indah, Tawau, and Rugading Commercial Centre, Tuaran, declined by 9.2% and 8.7%, respectively. Likewise, in Sarawak,

Centre, Daerah Tuaran, masing-masing mencatatkan penurunan 9.2% dan 8.7%. Begitu juga di Sarawak, harga kedai dua tingkat menunjukkan pergerakan kenaikan dan penurunan di beberapa kawasan. Borneo Highland Commercial Centre, Bahagian Kuching merekodkan peningkatan 5.0% manakala 1 Avenue Business Park, Bahagian Serian mengalami penurunan 5.7% dengan harga balasan RM798,000.

Sewa

Sewaan tingkat bawah kedai di wilayah ini umumnya kekal stabil. Sewaan tingkat bawah di Bintang Jaya Commercial Centre, Boulevard Commercial Centre, Desa Bahagia Saberka Commercial Centre dan Desa Senadin Phase 8, Daerah Miri, Sarawak masing-masing meningkat 6.0%, 11.5%, 16.7% dan 14.3% dengan sewa antara RM1,400 hingga RM3,200 sebulan.

b. Kompleks Perniagaan

Transaksi

Tiada transaksi kompleks perniagaan direkodkan bagi wilayah ini dalam tempoh kajian.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di WP Labuan dan Sarawak masing-masing mencatatkan peningkatan kepada 99.3% (2023: 96.6%) dan 80.6% (2023: 76.5%). Sebaliknya, Sabah mengalami penurunan kepada 79.2% (2023: 81.6%).

shop prices fluctuated, with Borneo Highland Commercial Centre, Kuching, recording a 5.0% increase, whereas 1 Avenue Business Park, Serian, saw a 5.7% drop, with a transaction price of RM798,000.

Rental

Generally, rentals of ground floor shop n this region remained stable. Increases were recorded in Bintang Jaya Commercial Centre, Boulevard Commercial Centre, Desa Bahagia Saberka Commercial Centre and Desa Senadin Phase 8, Miri District, Sarawak, with rents rising by 6.0%, 11.5%, 16.7%, and 14.3%, respectively, ranging between RM1,400 and RM3,200 per month.

b. Shopping Complex

Transaction

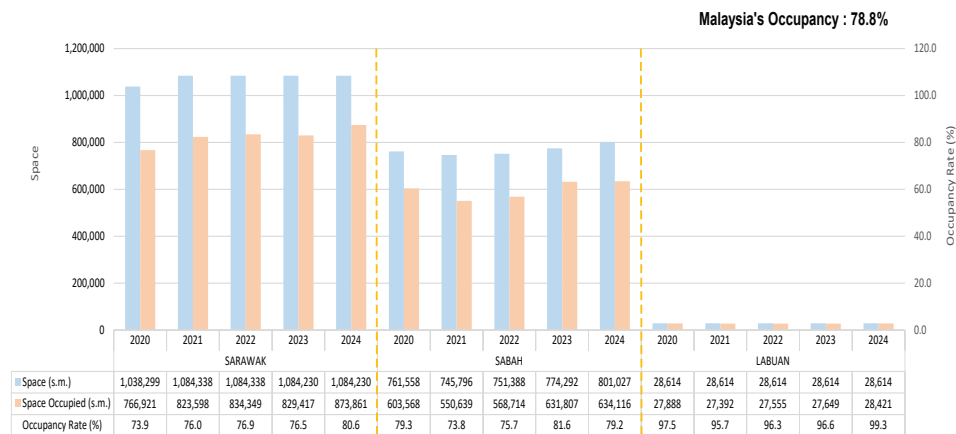
No shopping complexes transactions recorded in this region during the review period.

Occupancy and Space Availability

The performance of the retail sub-sector showed mixed movements. The occupancy rate in WP Labuan and Sarawak increased by 99.3% (2023: 96.6%) and 80.6% (2023: 76.5%). Conversely, Sabah experienced a decline to 79.2% (2023: 81.6%).

Chart 17

Supply and Occupancy of Shopping Complex 2024



Aktiviti Pembinaan

Tiada aktiviti pembinaan baharu direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

Table 4			
Construction Activity of Shopping Complex in The East Malaysia Region 2024			
State of Development \ State	Sarawak	Sabah	Labuan
Existing Supply	81 complexes (1,084,230 s.m.)	55 complexes (801,027 s.m.)	2 complexes (28,614 s.m.)
Incoming Supply	2 complexes (41,676 s.m.)	3 complexes (61,415 s.m.)	0
Planned Supply	0	1 complex (23,509 s.m.)	0

Sewa

Pergerakan sewa ruang niaga adalah bercampur-campur bergantung kepada jenis dan lokasi harta tanah. Di Sabah, kompleks perniagaan seperti Central Shopping Plaza merekodkan peningkatan sewa sebanyak 4.8%. Walaubagaimanpun, Megalong Mall, Penampang, pula merekodkan sedikit penurunan sewa sebanyak 5.8%. Di Sarawak, didapati kebanyakan kadar sewa masih kekal sama.

Rental

Rental movement of retail space showed mixed performance depending on the types and locations of the property. In Sabah, shopping complexes such as Central Shopping Plaza recorded a 4.8% increase. However, Megalong Mall, Penampang, recorded a slight decline of 5.8%. In Sarawak, the rental rates remained unchanged for most of the retail space.

Table 5				
Pertinent Tenant Movements in Shopping Complex				
Bil	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Sarawak	Eco Mall Petra Jaya	120	Move In
2		Matang Mall	71	Move In
3		Everrise 4th Mile	32	Move In
4		AEON Mall Kuching Central	143	Move In
5		Vivacity Megamall	2,556	Move In
6		Boulevard Shopping Mall	1,037	Move In
7		Mydin Petra Jaya	353	Move In
8		The Spring Shopping Mall	2,398	Move In
9		Sarawak Plaza	1,007	Move In
10		Kuching Sentral	746	Move In
11		The Hills	1,159	Move In
12		Bintang Mega Mall	268	Move In
13		The Imperial Mall	304	Move In
14		Wisma Sanyan	296	Move In
15		Eco Mall Petra Jaya	-1,120	Move Out
16		Matang Mall	-63	Move Out
17		AEON Mall Kuching Central	-113	Move Out

Bil	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
18	Sarawak	Boulevard Shopping Mall	-1,415	Move Out
19		Mydin Petra Jaya	-432	Move Out
20		The Spring Shopping Mall	-1,593	Move Out
21		Sarawak Plaza	-320	Move Out
22		Kuching Sentral	-345	Move Out
23		Bintang Mega Mall	-883	Move Out
24		Wisma Sanyan	-153	Move Out

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi subsektor pejabat binaan khas bagi semua negeri menunjukkan pergerakan menurun. Semua negeri mengalami trend penurunan kadar penghunian didahului dengan WP Labuan yang menurun kepada 92.4% (2023: 93.0%), Sarawak 86.1% (2023: 91.6%) dan Sabah 87.2% (2023: 88.3%).

Aktiviti Pembinaan

Tiada aktiviti pembinaan baharu direkodkan dalam tempoh kajian.

c. Purpose-Built Office

Occupancy and Space Availability

The performance of the purpose-built office subsector declined across all states. All states experienced a downward trend in occupancy rate led by WP Labuan with a decrease to 92.4% (2023: 93.0%), Sarawak 86.1% (2023: 91.6%), and Sabah 87.2% (2023: 88.3%).

Construction Activity

No new construction activity was recorded in the review period.

Chart 18

Supply and Occupancy of Purpose-Built Office 2024



Table 6

Completion of Purpose-Built Office in East Malaysia Region 2024

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
Sarawak	One Shell Square Building	Jalan Marina 1, Miri	Private Building	17,398
Sarawak	Hikmah Exchange	Jalan Haji Taha, Kuching	Government Building	48,936

Table 7

Construction Activity of Purpose-Built Office in The East Malaysia Region 2024

State of Development \ State	Sarawak	Sabah	Labuan
Existing Supply	123 buildings (906,461 s.m.)	107 buildings (831,922 s.m.)	11 buildings (67,051 s.m.)
Incoming Supply	2 complexes (17,517 s.m.)	2 complexes (11,067 s.m.)	0
Planned Supply	0	2 complexes (37,498 s.m.)	0

Sewa**Rental**

Sewa bangunan pejabat binaan khas sebahagian besarnya stabil di Wilayah Malaysia Timur dengan beberapa pengecualian. Di Sabah, peningkatan sewa berlaku di Wisma Khoo Siak Chiew (10.3% - 13.6%), diikuti Menara MAA (4.7%) dan Centre Point (2.8%). Di Sarawak, didapati kebanyakan kadar sewa masih kekal stabil.

Rentals of purpose-built office were largely stable across the region with a few exceptions. In Sabah, rental growth was observed in Wisma Khoo Siak Chiew (10.3% - 13.6%), followed by Menara MAA (4.7%) and Centre Point (2.8%). In Sarawak, the rental rates remained stable for most of the retail space.

Table 8

Tenant Movements in Purpose-Built Office

Bil	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Sarawak	Wisma Mahmud	170	Move In
2		Bangunan Binamas	89	Move In
3		Wisma Hong	643	Move In
4		Tun Jugah Centre	1,120	Move In
5		HSL Tower	1,039	Move In
6		Menara Kidurong	976	Move In
7		Lee Onn Building	-799	Move Out
8		Wisma Mahmud	-342	Move Out
9		Bangunan Binamas	-66	Move Out
10		Menara Grand	-685	Move Out
11		HSL Tower	-134	Move Out
12		Wisma Yong Lung	-254	Move Out
13	Sabah	Bangunan KWSP	-27,104	Move Out
14		Bangunan SESB	-18,574	Move Out

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian menyumbang sebanyak 28.7% kepada jumlah keseluruhan pasaran di Wilayah Malaysia Timur. Terdapat 10,452 transaksi bernilai RM2.41 bilion, menurun sebanyak 15.5% dalam bilangan, manakala nilai menunjukkan sebaliknya, meningkat sebanyak 12.7% berbanding 2023.

Aktiviti transaksi di Sabah mencatat peningkatan sebanyak 1.8%. Sebaliknya, WP Labuan dan Sarawak masing-masing merekodkan penurunan sebanyak 21.1% dan 18.2%.

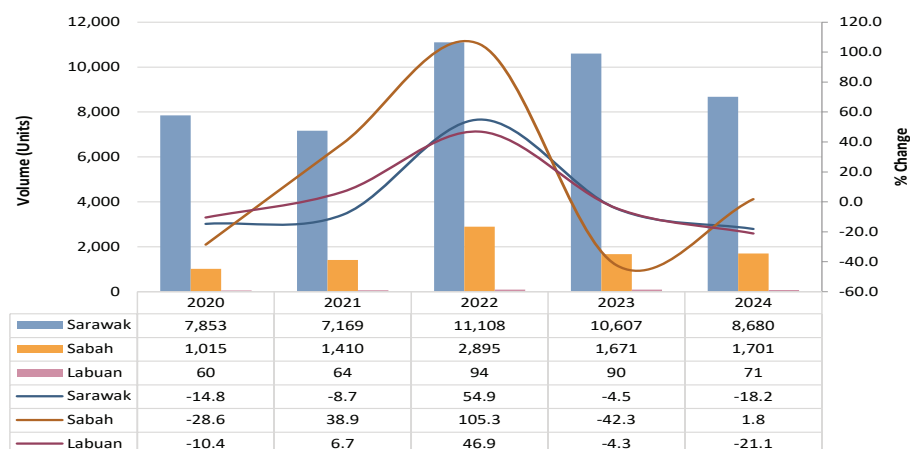
2.3 AGRICULTURE PROPERTY

Transaction

The agricultural sub-sector contributed 28.7% to the total market in the East Malaysia Region. There were 10,452 transactions worth RM2.41 billion, marking a decrease of 15.5% in volume, while value saw the opposite, an increase of 12.7% compared to 2023.

Transaction activity in Sabah recorded an increase of 1.8%. In contrast, WP Labuan and Sarawak recorded a decrease of 21.1% and 18.2%, respectively.

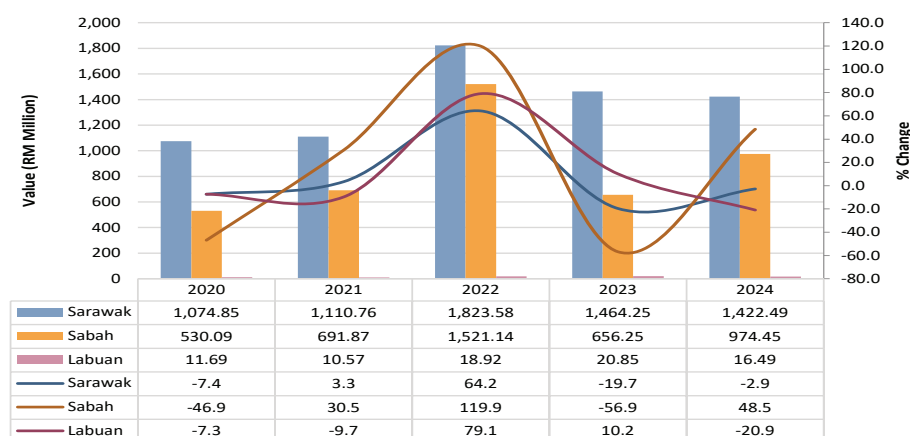
Chart 19
Agriculture Property Transactions Volume Trend 2020 – 2024



Dari segi nilai transaksi, semua negeri merekodkan pergerakan bercampur-campur. Sabah meningkat sebanyak 48.5%, manakala WP Labuan dan Sarawak masing-masing merekodkan penurunan 20.9% dan 2.9%.

In terms of transaction value, all the states recorded mixed movements. Sabah increased by 48.5%, while WP Labuan and Sarawak recorded a decrease of 20.9% and 2.9%, respectively.

Chart 20
Agriculture Property Transactions Value Trend 2020 – 2024



3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	Pan Borneo Highway	<u>WP01 – Upgrading Road from Sindumin to Kampung Melalia</u> - Connecting areas: Sindumin - Sipitang - Length: 29.00 kilometres - Project Cost: RM668,775,508.89 - Expected Completion Date: June 2025 <u>WP02 - Upgrading road from Kampung Melalia to Beaufort</u> - Connecting areas: Sindumin - Sipitang - Length: 31.00 kilometres - Project Cost: RM906,110,188.34 - Expected Completion Date : April 2025 <u>WP03 - Upgrading Road from Beaufort to Bongawan</u> - Connecting areas: Beufort - Bongawan - Length: 25.00 kilometres - Project Cost: RM476,541,855.67 - Expected Completion Date: January 2025 <u>WP04 - Upgrading Road from Bongawan to Papar</u> - Connecting areas: Beufort - Bongawan - Length: 25.00 kilometres - Project Cost: RM562,682,691.88 - Expected Completion Date: March 2025 <u>Simpang Jalan Papar Spur</u> - Connecting areas: Papar - Length: 13.80 kilometres - Project Cost: RM322,592,849.89 - Expected Completion Date: March 2025 <u>WP06 - Upgrading Road from Putatan to Inanam</u> - Connecting areas: Putatan - Inanam - Length: 10.90 kilometres - Project Cost: RM913,519,360.72 - Expected Completion Date: March 2026 <u>WP07 - Upgrading Road from Inanam to Sepanggar</u> - Connecting areas: Inanam - Sepanggar - Length: 15.90 kilometres - Project Cost: RM449,547,004.74 - Expected Completion Date: October 2026 <u>WP08 - Upgrading Road from Sepanggar to Bulatan Berunggis</u> - Connecting areas: Sepanggar - Tuaran - Length: 13.20 kilometres - Project Cost: RM548,429,956.60 - Expected Completion Date: December 2025 <u>WP09 – Development of road from Serusop to Pituru</u> - Connecting areas: Tuaran – Kota Belud - Length: 30.00 kilometres - Project Cost: RM504,651,200.00 - Expected Completion Date: 2027	Under Construction: 77.19% Under Construction: 55.95% Under Construction: 79.87% Under Construction: 92.66% Completed Under Construction: 88.48% Under Construction: 83.13% Under Construction: 72.84% Procurement

No.	Infrastructure	Description	Current Development Status
		<u>WP10 – Under Construction from Pituru to Rampayan Laut</u> - Connecting areas: Kota Belud - Kudat - Length: 30.00 kilometres - Project Cost: RM554,627,896.90 - Expected Completion Date: November 2024	Under Construction: 93.28%
		<u>WP11 – Development of road from Rampayan Laut to Sarang</u> - Connecting areas: Kota Belud - Kudat - Length: 19.40 kilometres - Project Cost: RM167,477,833.75 - Expected Completion Date: March 2027	Under Construction: 6.15%
		<u>WP12 – Development of road from Sarang to Temuno</u> - Connecting areas: Kota Belud - Kudat - Length: 15.60 kilometres - Project Cost: RM316,500,000.00 - Expected Completion Date: March 2027	Under Construction: 6.15%
		<u>WP13 – Development of road from Temuno to Bingolon</u> - Connecting areas: Kota Belud - Kudat - Length: 20.00 kilometres - Project Cost: RM373,600,000.00 - Expected Completion Date: September 2027	Under Construction: 2.09%
		<u>WP14 – Development of road from Bingolon to Simpang Mengayau</u> - Connecting areas: Kota Belud - Kudat - Length: 20.20 kilometres - Project Cost: RM452,500,000.00 - Expected Completion Date: September 2027	Under Construction: 4.05%
		<u>WP16 - Upgrading Road from Tawau Airport to Sungai Kalumpang</u> - Connecting areas: Tawau – Lahad Datu - Length: 31.00 kilometres - Project Cost: RM485,500,000.00 - Expected Completion Date: October 2027	Under Construction: 4.05%
		<u>WP17 - Upgrading Road from Sungai Kalumpang to Madai</u> - Connecting areas: Tawau – Lahad Datu - Length: 19.00 kilometres - Project Cost: RM431,219,934.60 - Expected Completion Date: September 2028	Under Construction:
		<u>WP18 - Upgrading Road from Madai to IGN Estate</u> - Connecting areas: Tawau – Lahad Datu - Length: 19.00 kilometres - Project Cost: RM360,990,023.22 - Expected Completion Date: September 2027	Under Construction:
		<u>WP19 - Upgrading Road from IGN Estate to Agri Harvest</u> - Connecting areas: Tawau – Lahad Datu - Length: 19.00 kilometres - Project Cost: RM431,139,620.60 - Expected Completion Date: September 2027	Under Construction:

No.	Infrastructure	Description	Current Development Status
		<u>WP20 - Upgrading Road from Agri Harvest to Sapagaya</u> • Connecting areas: Tawau – Lahad Datu • Length: 18.00 kilometres • Project Cost: RM428,055,210.00 • Expected Completion Date: March 2028	Construction Works Have Not Yet Started
		<u>WP22- Upgrading Road from Lahad Datu Bypass to Kampung Sandau</u> • Connecting areas: Tawau – Sandakan M32 • Length: 25.50 kilometres • Project Cost: RM635,447,188.87 • Expected Completed Date: March 2028	Construction Works Have Not Yet Started
		<u>WP23 - Upgrading Road from Kampung Sandau to Sungai Takala</u> • Connecting areas: Tawau – Sandakan M32 • Length: 24.80 kilometres • Project Cost: RMRM614,677,332.91 • Expected Completion Date: April 2028	Construction Works Have Not Yet Started
		<u>WP24 - Upgrading Road from Sungai Takala to Kampung Perpaduan Datuk Moh</u> • Connecting areas: Tawau – Sandakan M32 • Length: 16.40 kilometres • Project Cost: RM 609,000,000.00 • Expectation Completion Date: April 2028	Construction Works Have Not Yet Started
		<u>WP25 - Upgrading Road from Kampung Perpaduan Datuk Moh to Sukau</u> • Connecting areas: Tawau – Sandakan M32 • Length: 16.80 kilometres • Project Cost: RM485,039,000.00 • Expected Completion Date: 2027	Procurement
		<u>WP26 - Upgrading Road from Sukau to Kampung Lot M</u> • Connecting areas: Tawau – Sandakan M32 • Length: 18.00 kilometres • Project Cost: RM487,906,953.43 • Expected Completion Date: March 2028	Under Construction:
		<u>WP28 – Upgrading Road from Sandakan Mile 32 to Moynod</u> • Connecting areas: Sandakan M32 – Ranau • Length: 22.00 kilometres • Project Cost: RM351,543,121.30 • Expected Completion Date: March 2026	Under Construction: 67.8%
		<u>WP29 – Upgrading Road from Moynod ke Sapi Nangoh</u> • Connecting areas: Sandakan M32 – Ranau • Length: 20.00 kilometres • Project Cost: RM341,730,016.18 • Expected Completion Date: March 2026	Under Construction: 67.8%
		<u>WP30 – Upgrading Road from Sapi Nangoh to Sungai Bauto</u> • Connecting areas: Sandakan M32 – Ranau • Length: 22.70 kilometres • Project Cost: RM262,595,897.60 • Expected Completion Date: August 2025	Under Construction: 45.8%

No.	Infrastructure	Description	Current Development Status
		<u>WP31 – Upgrading Road from Sungai Bauto to Telupid</u> - Connecting areas: Sandakan M32 – Ranau - Length: 12.30 kilometres - Project Cost: RM659,101,998.00 - Expected Completion Date: April 2028 <u>WP32 – Upgrading Road from Telupid to Kampung Lumou Baru</u> - Connecting areas: Sandakan M32 - Ranau - Length: 18.40 kilometres - Project Cost: RM611,297,998.00 - Expected Completion Date: June 2028 <u>WP33 – Upgrading Road from Kampung Lumou Baru to Kampung Toupos</u> - Connecting areas: Sandakan M32 - Ranau - Length: 17.6 kilometres - Project Cost: RM1,333,871,000.00 - Expected Completion Date: September 2028 <u>WP34 – Upgrading Road from Kampung Toupos to Kampung Nabutan</u> - Connecting areas: Sandakan M32 – Ranau - Length: 26.00 kilometres - Project Cost: RM966,447,318.10 - Expected Completion Date: September 2028 <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: 2027	Under Construction: Construction Works Have Not Yet Started Under Construction: Construction Works Have Not Yet Started Construction Works Have Not Yet Started
2.	Jalan Utara Baru, Tawau	- Upgrading Jalan Utara Baru - Connecting areas: Sandakan M32 – Ranau - Length: 5.40 kilometres - Project Cost: RM206,000,000.00 - Construction period: 2023 – 2026 - Expected Completion Date: 2026	Under Construction: 49.6%
3.	Second Main Road Project	- 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.	Under Construction: Expected to be completed in February 2027 Expected to be completed on April 2028
4.	Batang Lupar 2 Bridge Construction Project	- 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 a distance of 28 kilometers.	Expected to be completed in April 2025

No.	Infrastructure	Description	Current Development Status
5.	Project to build the Ulu Paku/Ulu Kota Road, Spaoh, Betong	- 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 town of Betong and Sarikei.	Under Construction: Expected to be completed in April 2027
6.	North Coastal Highway	- 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.	Expected to be constructed in April 2025
7.	Bintulu – Jepak Bridge	- 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.	Construction Works Have Not Yet Started
8.	Sungai Limbang Second Bridge	- 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.	Expected to be completed in October 2024
9.	Ulu Sungai Merah Road Upgrading Project, Sibu	- Location: Traffic lights at Jalan Ling Kai Cheng to Lorong Ulu Sungai Merah 48. - Allocation: RM25.58 million. - Construction involves road widening over a distance of 2.14 kilometres.	Under Construction: Expected to be completed in April 2026
10.	Phase 1 Project (Jalan Nanga Kabah - SK Beguang - Sungai Song)	- 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.	Under Construction
11.	The Sibu – Tg Manis Road Project, including the Batang Rajang Bridge in Sarikei	- Project Cost: RM321 million - Road Length: 17 km - Bridge Length: 1.4 km	Completion Status: 92% Expected Completion: March 2025

No.	Infrastructure	Description	Current Development Status
12.	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	Expected Start: Third quarter of 2025
13.	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. - Expected Completion: Third quarter of 2026 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.	Phase 1: 40% completion and expected to be completed by 2026 Expected Start: Third quarter of 2025 Phase 2: Under construction, with land acquisition in progress by the Sarawak Land and Survey Department, and site clearing being carried out by contractors in several areas

3.2 Mega Project

No.	Development Project	Description	Current Status
1.	Shop House Development Project	RM8.9 million for the construction and upgrading of shops and hotels in Pulau Bum-Bum, Semporna, shops in Kalabakan, Matunggong, and Weston, as well as socio-economic shops in Kampung Padas Damit, Beaufort.	Budget 2024
2.	Palm Oil Industrial Clusters 2.0 (POIC 2.0)	The Sabah State Government established POIC Lahad Datu in 2005 to spearhead the development of downstream palm oil processing, adding value to its 1.55 million hectares of oil palm plantations, and creating job and business opportunities. Besides palm oil/oil palm, POIC Lahad Datu is also positioned to attract investments in ports and logistics, biomass, bio-refineries, oil and gas, as well as related small and medium enterprises.	2,000 acres in POIC Lahad Datu have been developed with infrastructure and utilities. The industrial park is planned to cover more than 4,400 acres of an integrated industrial complex designed to accommodate light, medium, and heavy industries
3.	New commercial center known as Plaza Semporna	- Location 5km from Pekan Semporna - Located at Jalan Bubul. - Total development area 62,466.87 sq meter. - Proposed development was: - Premium Outlet – 2 storey detached unit consist with 80 units retail lot with total floor area: 5,884 sq. meter (Building plan approved on 2023) - Commercial suits – 13 storey building consist with 196 units – proposed for hotel. 22 units - 3 storey shop office 2 units - 1 1/2 storey semi-detached showroom - Petrol station	Work Progress: Under construction 40% for 3 storey shop office only Launch date: 1st March 2023 (only for premium outlet and 3 storey shop office) Expected completion: May 2025 for 3 storey shop office only
4.	Springvale Residence	- Location: Jalan Stutong, Kuching - Property Type: 13-Storey (140 Service Apartment Units) - Developer: Tecktonic & Sons Holdings - Price: Starting from RM382,000 - Size: 562 sq ft – 1,285 sq ft - Sales Performance: Not Available (NA)	Site Clearing
5.	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.	Under Construction
6.	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 s.f. – 1,631 s.f. - Sales Performance: 58.97% (Q3 2024)	Construction Status: Started (20% completed)

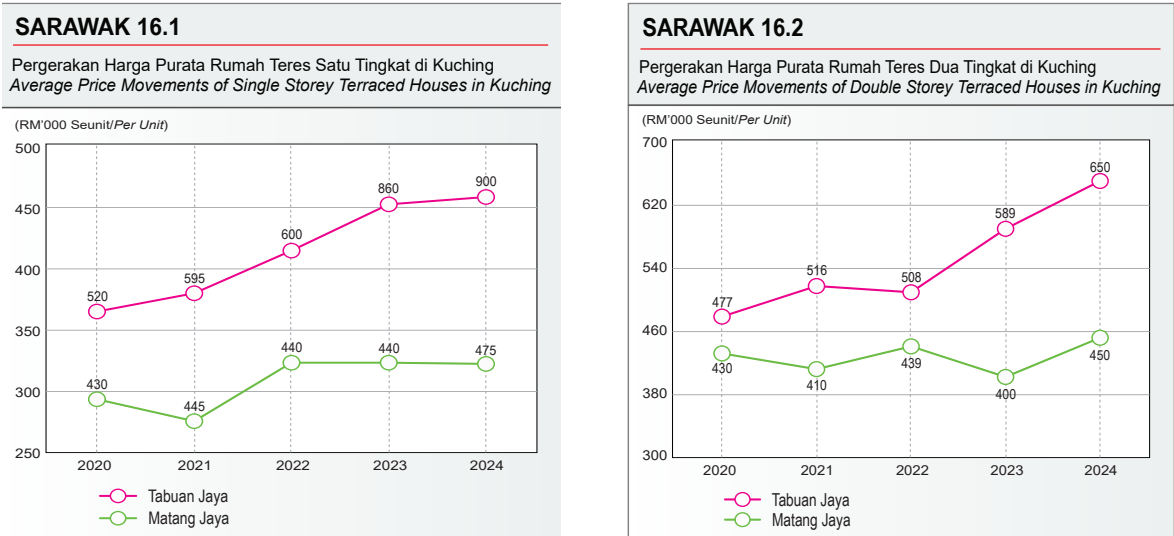
No.	Development Project	Description	Current Status
7.	IKE Village Fasa 3	- Location: Jalan Datuk Mohammad Musa, Kota Samarahan - Property Type: 8 & 9-story apartment buildings (300 units) – Blocks D, E & F - Developer: Musyati Ibanco Property Sdn. Bhd. - Price Range: RM259,000 – RM297,000 - Size Range: 850 s.f. – 1,150 s.f. - Sales Performance: 30.0% (Q3 2024)	Construction Status: Started (Q4 2024)
8.	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 s.f. – 1,414 s.f. - Sales Performance: 16.6% (Q3 2024)	Construction Status: Started (20% completed)
9.	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 s.f. – 1,137 s.f. - Sales Performance: Not Available (NA)	Construction Status: Started (10% completed)
10.	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 s.f. – 1,482 s.f. - Sales Performance: Not Available (NA)	Site Clearing
11.	Neu Pendington	- Location: Jalan Merican Salleh, Pending - Property Type: - Serviced Apartments: 25-story, 2 blocks, 509 units - Commercial Units: 6-story shop lots (48 units) 4-story shop lots (184 units) 2-story shop lots (20 units) - Developer: UDA Land (Sarawak) Sdn. Bhd. & SEDC - Price Range: RM438,000 – RM815,000 - Size & 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. - Sales Performance: Not Available (NA)	Site Clearing

No.	Development Project	Description	Current Status
12.	Penyau Heights	• Current Development (Ongoing) • Location: Jalan Bukit Penyau • Property Type: 7-story apartment (Block A - 94 units) • Developer: Jiawood Jaya Sdn. Bhd. • Price Range: RM293,000 – RM575,000 • Size Range: 750 s.f. – 1,200 s.f. • Upcoming Development • Property Type: • 6-story apartment (Block B) • 2-story townhouses (26 units)	Under Construction
13.	Desa Damai	• Location: Lot 8619, Block 11, Kuala Baram Land District, Miri, Sarawak • Developer: Naim Land Sdn. Bhd. • Total Units: 302 units • Building 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 • Single-Story Terrace Houses: • Intermediate: RM392,888 • Corner/End Lot: RM531,888 • Double-Story Terrace Houses • Intermediate: RM580,888 • Corner/End Lot: RM670,000 • Double-Story Semi-Detached Houses: RM746,888 • Sales Performance: 30.0% (Q2 2024)	Under Construction

3.3 State Government Policy

State	Details
Sabah	• The Electronic Land Development System (E-LADEV) is an initiative by the Department of Lands and Surveys to streamline applications for various land development processes. This system allows users to apply for services such as the conversion of land title conditions, land subdivision, approval for the transfer of land titles, extension of development covenants, renewal of lease periods, reinstatement of lease terms to 999 years, and other land development-related applications. By offering these services through a centralized platform, E-LADEV aims to enhance the efficiency and accessibility of land management processes for all stakeholders.
	• The Sabah State Government will implement a new policy requiring a 30 percent Bumiputera quota in private housing development starting from December 1, 2024.
	• The Sabah State Cabinet has approved the Sabah-Malaysia My Second Home (Sabah-MM2H) program and will begin accepting applications starting 1 July, with approvals within 8-10 weeks. • The program is only valid in Sabah and does not allow applicants to work in Malaysia or purchase affordable housing by foreigners. • Program requirements include: • Applicants must be at least 30 years old. • They must come from countries with diplomatic relations with Malaysia. • They are only allowed to purchase properties worth a minimum of RM600,000. • The program aims to attract individuals to settle in Sabah and contribute to the local economy and culture.

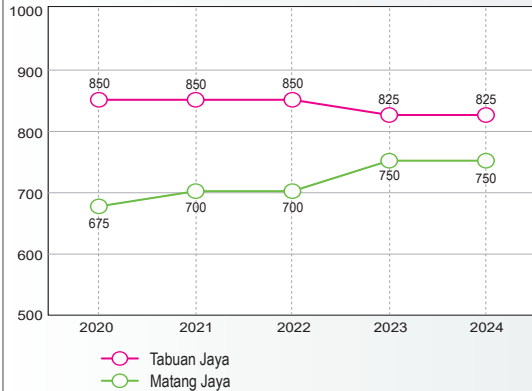
State	Details
Sarawak	Housing Developers in Sarawak No Longer Obligated to Build Affordable Homes - The Sarawak Government has eliminated the requirement for 30% allocation for affordable homes in housing development projects that exceeding 10 acres (4.047 Hectares) and this already implement in first quarter of 2024. - The payment quantum is still in discussion that is 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 reason state to take control of affordable housing construction was made as 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.



SARAWAK 16.3

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

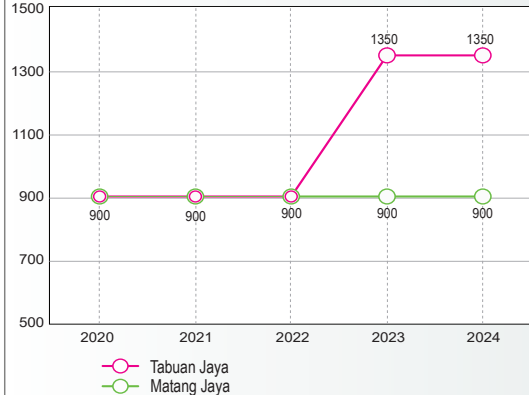
(RM Seunit Sebulan/Per Unit Per Month)



SARAWAK 16.4

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

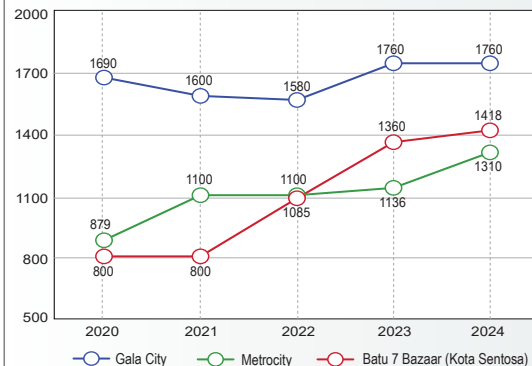
(RM Seunit Sebulan/Per Unit Per Month)



SARAWAK 16.5

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

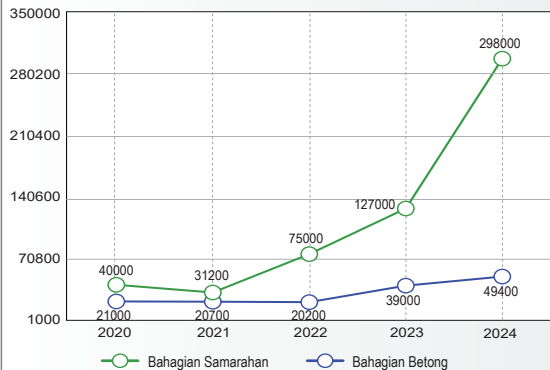
(RM '000 Seunit/ Per Unit)



SARAWAK 16.6

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

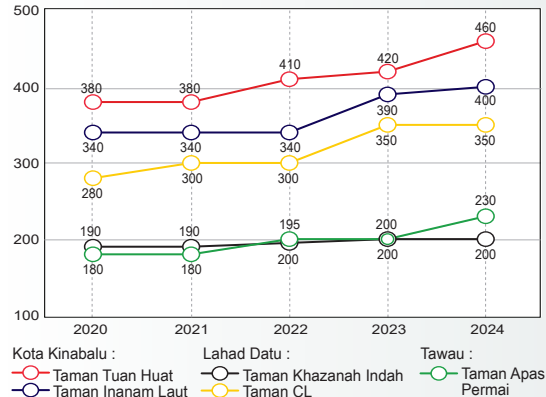
(RM '000 Sehektar/ Per Hectare)



SABAH 15.1

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

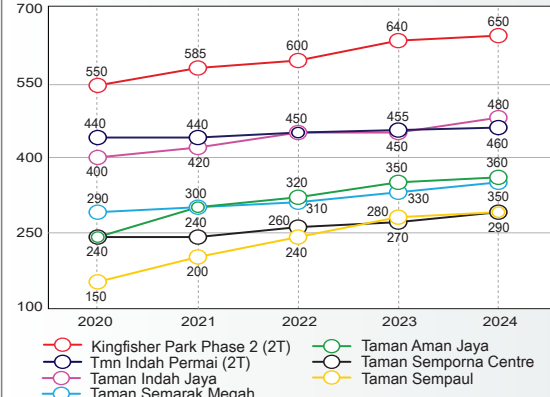
(RM '000 Seunit/Per Unit)



SABAH 15.2

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

(RM '000 Seunit/Per Unit)



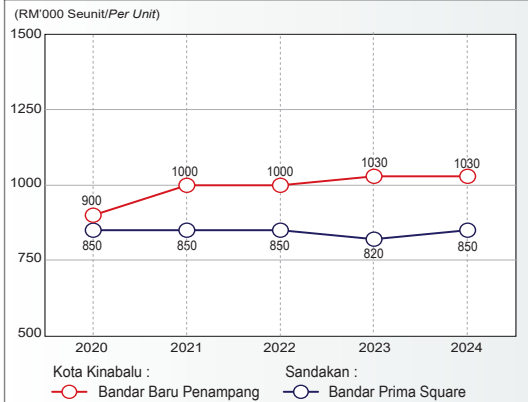
SABAH 15.3

Pergerakan Harga Purata Pangsapuri di Sabah Average Price Movements of Apartment in Sabah



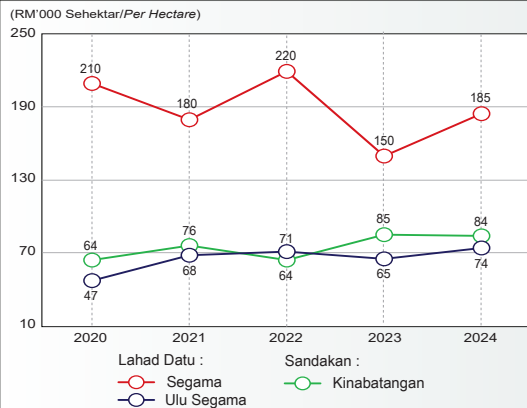
SABAH 15.4

Pergerakan Harga Purata Kedai Teres Dua Tingkat di Sabah Average Price Movements of Double Storey Terrace Shop in Sabah



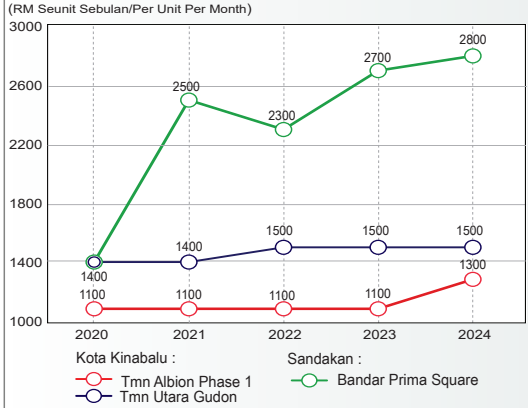
SABAH 15.5

Pergerakan Harga Purata Kelapa Sawit di Sabah Average Price Movements of Palm Oil in Sabah



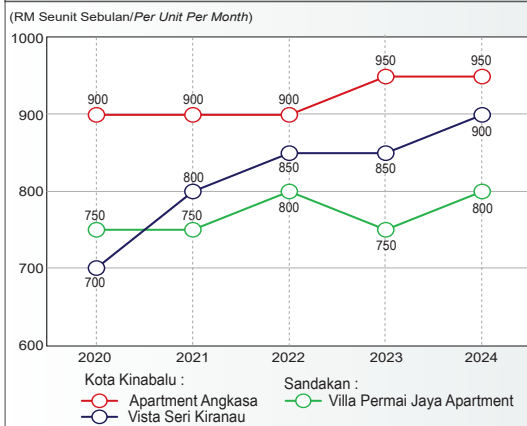
SABAH 15.6

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



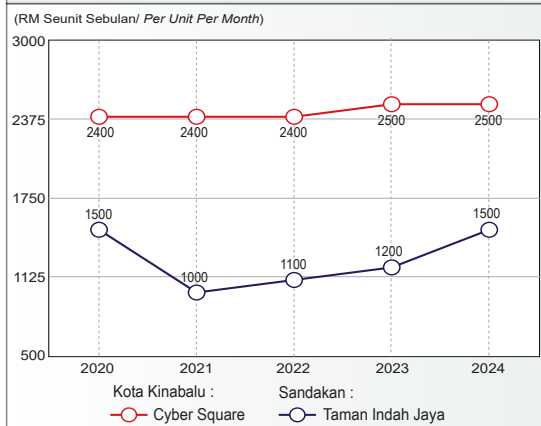
SABAH 15.7

Pergerakan Harga Sewaan Pangsapuri di Sabah Average Rental Movements of Apartment in Sabah



SABAH 15.8

Pergerakan Sewaan Purata Kedai Teres Dua Tingkat di Sabah Average Rental Movements of Double Storey Terrace Shop in Sabah



CATATAN TEKNIKAL

TECHNICAL NOTES

Catatan Teknikal Technical Notes

Lampiran I

Appendix I

LAPORAN PASARAN HARTA 2024

PROPERTY MARKET REPORT 2024

1. Tempoh Kajian

Tempoh kajian Laporan Pasaran Harta ini adalah tahun 2024, iaitu Januari hingga Disember.

2. Data transaksi

Data transaksi adalah tidak termasuk penjualan harta tanah daripada pemaju di pasaran primer yang hakmilik individu/ hakmilik strata belum dikeluarkan.

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.

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.

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

$$\frac{\text{Jumlah keluasan tanah bagi semua jualan untuk sesuatu lokasi}}{\text{Bilangan jualan terpilih di sesuatu lokasi}}$$

1. Review Period

The review period for this Property Market Report is the year of 2024 i.e. January to December.

2. Transaction Data

The transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.

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. 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. 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
=

$$\frac{\text{Total land area of all sales selected for the location}}{\text{Number of selected sales for the location}}$$

(iii) Keluasan Purata = Lantai/Plot	Jumlah keluasan lantai/ plot bagi semua jualan/sewaan terpilih sesuatu lokasi Bilangan jualan terpilih di sesuatu lokasi	(iii) Average Floor/Plot =	Total floor/plot area of all selected sales/ lettings for the location Number of selected sales/ lettings for the location
'Keluasan Lantai' untuk pelbagai jenis harta adalah sebagaimana takrif di dalam 'Uniform Method of Measurement of Buildings' yang diterbitkan oleh Pertubuhan Juruukur Di Raja Malaysia.		The 'Floor Area' for various types of properties is as defined in the 'Uniform Method of Measurement of Buildings' published by the Royal Institution of Surveyors, Malaysia.	
iv) Lingkungan Harga/ Sewa	= Julat/lingkungan yang menunjukkan harga/sewa terendah hingga tertinggi bagi semua jualbeli terpilih di sesuatu lokasi. Sebagai contoh, sekiranya harga terendah ialah RM18,000 sehektar dan harga tertinggi ialah RM25,000 sehektar, lingkungan harga adalah di antara RM18,000 hingga RM25,000 sehektar.	iv) Price/ Rental Range	= It is a range denoting the lowest to the highest price/rental of all sales selected for a location. For example, if the lowest price is RM18,000 per hectare and the highest price is 25,000 per hectare, the range is between RM18,000 and RM25,000 per hectare.
v) Harga/ Sewa (RM/m.p.)	= $\frac{\text{Harga Jualan/Sewa (RM)}}{\text{Keluasan Lantai (m.p.)}}$ Ia adalah harga jualan/sewa individu yang dinyatakan semasa pertukaran hakmilik/sewa di pasaran terbuka.	vi) Price/ Rental Range	= $\frac{\text{Sale Price/Rental (RM)}}{\text{Floor Area (s.m.)}}$ It is the individual sale price/rental declared during the change of ownership/letting in the open market.
vii) Perubahan Harga/ Sewa Purata (%)	= $\left\{ \frac{\text{harga/ sewa purata 2024 bagi sesuatu lokasi}}{\text{harga/ sewa purata 2023 bagi sesuatu lokasi}} - 1 \right\} \times 100$	vi) Average Price/ Rental Change (%)	= $\left\{ \frac{\text{2024 average price/ rental for the location}}{\text{2023 average price/ rental for the location}} - 1 \right\} \times 100$
vii) Huruf 'NA' menandakan keadaan di mana tiada bukti jualan/sewa pada 2023 yang boleh dibandingkan dengan sampel yang dipilih pada 2024.		vii) The letter 'NA' denotes that there are no sale/rental evidences available in 2023 which are comparable to the sample selected for 2024.	
viii) Huruf 'ND' menandakan keadaan di mana perubahan harga/ sewa yang dikira tidak dapat memberikan gambaran yang sebenar.		viii) The letter 'ND' denotes that the calculated average price/ rental change is misleading as to the true situation.	

KLASIFIKASI KEGUNAAN TANAH

LAND USE CLASSIFICATION

Berikut adalah klasifikasi kegunaan tanah yang digunakan di dalam Laporan Pasaran Harta 2024

The following are the land use classifications used in the Property Market Report 2024:

Perihal Harta	Catatan	Property Description	Remarks
1. HARTA TANAH KEDIAMAN		1. RESIDENTIAL PROPERTY	
a. Rumah Teres		a. Terraced House	
(i) Kos rendah satu tingkat	}	(i) Single storey low-cost	}
(ii) Satu tingkat	} Mengikut bilangan	(ii) Single storey	} Subdivided by
(iii) Kos rendah dua tingkat	} tingkat dan kos	(iii) Double storey low-cost	} reference to the
(iv) Kos sederhana dua tingkat	} pembinaan	(iv) Double storey medium-cost	} number of storeys
(v) Dua tingkat	}	(v) Double storey	} and cost of
(vi) 2 hingga 3 tingkat	}	(vi) 2 to 3 storey	} construction
b. Berkembar		b. Semi-Detached	
(i) Kos rendah	}	(i) Low-cost	} Subdivided by
(ii) Kos sederhana	} Mengikut bilangan	(ii) Medium-cost	} reference to the
(iii) Satu tingkat	} tingkat dan kos	(iii) Single storey	} number of storeys
(iv) Dua tingkat	} pembinaan	(iv) Double storey	} and cost of
(v) 2 hingga 3 tingkat	}	(v) 2 to 3 storey	} construction
c. Sesebuah		c. Detached	
(i) Satu tingkat di kawasan perumahan		(i) Single storey within housing area	
(ii) Dua tingkat di kawasan perumahan		(ii) Double storey within housing area	
(iii) Rekabentuk individu		(iii) Individually-designed	
d. Rumah Pangsapuri/ Pangsapuri/ Kondominium		d. Flat/Apartment/ Condominium	
(i) Rumah pangsa kos rendah	}	(i) Low-cost flat	}
(ii) 1 - 2 bilik tidur	} Jenis standard dan	(ii) 1 - 2 bedrooms	} Standard and luxury
(iii) 3 bilik tidur atau lebih	} mewah	(iii) 3 bedrooms or more	} types
e. Tanah Untuk Pembangunan Kediaman	} Tanah dengan kelulusan untuk perumahan sahaja	e. Land For Residential development	} Land with permission for housing only
f. Pecahan Lot Untuk Sebuah Rumah		f. A Subdivided Lot For One House	
(i) Plot sesebuah	} Suatu lot atau bahagian yang tidak	(i) Single plot - Detached Plot	} A lot or undivided share of a lot for up to three houses
(ii) Tapak kecil	} dipecah bahagi untuk tidak melebihi tiga buah rumah	(ii) Small site	}
2. HARTA TANAH KOMERSIAL		2. COMMERCIAL PROPERTY	
a. Pejabat		a. Office	
(i) Blok pejabat binaan khas		(i) Purpose-built office block	
(ii) Ruang pejabat di rumah kedai		(ii) Office space in shophouse	
b. Kedai		b. Shop	
(i) Kedai sebelum perang	} Dengan/tanpa pemilikan kosong	(i) Pre-war shop	} With/ without vacant possession
(ii) Kedai selepas perang	} Pelbagai tingkat	(ii) Post-war shop	} Various storeys
(iii) Kedai teres 1 hingga 6 tingkat		(iii) Teres shop 1 to 6 storey	
(iv) Kedai tanpa inap	} Unit kedai di tingkat blok rumah pangsa/ pangsapuri	(iv) Lock-up shop	} Shop unit on ground floor or flat/ apartment
(v) Plot tanah kosong		(v) Vacant Plot	

c. Kompleks Perniagaan

- (i) Lot perniagaan di kompleks perniagaan

d. Pangsapuri Khidmat

- Satu konsep pembangunan perdagangan yang bercirikan kediaman dengan menyediakan pakej/kemudahan perkhidmatan tertentu bagi setiap unit.
- Terdapat kombinasi kegunaan lain seperti kedai/ruang niaga/ ruang pejabat bagi memenuhi keperluan penghuni.
- Terdapat tiga jenis klasifikasi pangsapuri khidmat:
 - i. Bangunan Tunggal (Free Standing Building);
 - ii. Bangunan Bersepadu (Integrated Building); dan
 - iii. Hotel Suites/ Studio Suites Berstrata.
- Ciri-ciri :
 - Pangsapuri khidmat ini dibina di atas tanah berkategori bangunan dengan syarat nyata perniagaan.
 - Tertakluk kepada Akta Pemajuan Perumahan (Kawalan & Perlesenan) 1966 (HDA).

e. Harta Tanah Riadah

- (i) Hotel
- (ii) Motel
- (iii) Tempat peranganan
- (iv) Taman rekreasi
- (v) Padang golf
- (vi) Marina

3. HARTA TANAH INDUSTRI

a. Kilang

- (i) Teres } Reka bentuk untuk proses pembuatan am dan lazimnya
- (ii) Berkembar } untuk jualan/disewa ATAU
- (iii) Sesebuah } binaan khas untuk proses pembuatan khusus

b. Gudang

- (i) Teres } Gudang yang direka untuk tujuan penyimpanan
- (ii) Berkembar }
- (iii) Sesebuah }

c. Kompleks Perindustrian

- } Bangunan direka bentuk khas mengikut kesesuaian proses perindustrian

d. Kilang Bertingkat

- } Unit industri berstrata di dalam bangunan bertingkat rendah

e. Tapak Perindustrian - Plot Perindustrian

c. Shopping Complex

- (i) Retail lot in shopping complex

d. Serviced Apartment

- A commercial development concept that features residential characteristics by providing specific service packages/facilities for each unit.
- There are other combined uses such as shops/ commercial spaces/office spaces to meet the needs of the residents.
- There are three types of serviced apartment classifications:
 - i. Single Building (Free Standing Building);
 - ii. Integrated Building; and
 - iii. Strata Hotel Suites/ Studio Suites.
- Characteristics:
 - This serviced apartment is built on land categorized as a building with "syarat nyata" commercial.
 - Subject to the Housing Development (Control & Licensing) Act 1966 (HDA).

e. Leisure Property

- (i) Hotel
- (ii) Motel
- (iii) Resort
- (iv) Recreation park
- (v) Golf course
- (vi) Marina

3. INDUSTRIAL PROPERTY

a. Factory

- (i) Terrace } Designed for general manufacturing process and normally is for sale/letting OR
- (ii) Semi-detach } purpose-built for specialised manufacturing process
- (iii) Detach }

b. Warehouse

- (i) Terrace } Godowns designed for storage use
- (ii) Semi-detach }
- (iii) Detach }

c. Industrial Complex

- } Individually designed buildings to suit an industrial process

d. Flatted factory

- } Industrial units within a low-rise multi-storey stratified building

e. Industrial Site - Industrial plot

4. HARTA TANAH PERTANIAN

- | | |
|----------------------|--|
| a. Getah | } Kategori-kategori ini adalah untuk kebun kecil sahaja |
| b. Kelapa Sawit | |
| c. Padi | |
| d. Kelapa | |
| e. Koko | |
| f. Nenas | } Tanah yang berkeluasan 40 hektar atau lebih |
| g. Dusun/Hortikultur | |
| h. Tanah Ladang | |
| i. Perhutanan | } Kebun kecil dengan kegunaan kediaman kampung 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 |
| j. Tanah Kampung | |

5. TANAH PEMBANGUNAN

- | | |
|--------------|--|
| a. Kediaman | } Termasuk tanah yang belum ditukar syarat atau diluluskan untuk kegunaan lebih tinggi atau telah ditukar syarat tetapi belum dipecah sempadan |
| b. Komersial | |
| c. Industri | |
| d. Campuran | |

4. AGRICULTURE PROPERTY

- | | |
|-------------------------|--|
| a. Rubber | } These categories are for small holdings only |
| b. Oil palm | |
| c. Paddy | |
| d. Coconut | |
| e. Cocoa | |
| f. Pineapple | } Land of 40 hectares or more |
| g. Orchard/Horticulture | |
| h. Estate Land | |
| i. Forestry | } 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 |
| j. Kampung Land | |

5. DEVELOPMENT LAND

- | | |
|----------------|---|
| a. Residential | } Include not converted lands or approved for higher use or converted but not divided |
| b. Commercial | |
| c. Industrial | |
| d. Mixed | |

STOK**1. Tempoh Kajian**

Laporan Stok Harta Tanah pada suku tahun 2024 adalah seperti berikut:

- Q1 : 1 Januari 2024 - 31 Mac 2024
- Q2 : 1 April 2024 - 30 Jun 2024
- Q3 : 1 Julai 2024 - 30 September 2024
- Q4 : 1 Oktober 2024 - 31 Disember 2024

2. Peringkat Penyebaran

Laporan terbahagi kepada 3 peringkat pembangunan utama dan subperingkat berpandukan jadual di bawah:

**i) Inventori Sedia Ada (Stok)**

Inventori sedia ada (stok) adalah unit yang telah memperoleh Sijil Penyiapan Dan Pematuhan (CCC), Sijil Layak Menduduki (CF) atau Sijil Layak Menduduki Sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CCC/CF/TCF dalam tempoh kajian. Angka dalam inventori sedia ada adalah jumlah terkumpul dari suku-suku sebelumnya ditambah dengan suku semasa.

Inventori harta tanah sedia ada yang terdapat dalam laporan terdiri daripada:

- a) Suku sebelumnya
Inventori sedia ada pada akhir suku sebelumnya ditambah dengan pelarasan yang berlaku dalam tempoh tersebut tetapi belum dimasukkan dalam laporan sebelumnya.

STOCK**1. Review Periods**

The quarters in the 2024 of the Property Stock Report are as follows:

- Q1 : 1 January 2024 - 31 March 2024
- Q2 : 1 April 2024 - 30 June 2024
- Q3 : 1 July 2024 - 30 September 2024
- Q4 : 1 October 2024 - 31 December 2024

2. Stages of Dissemination

Information at the 3 main stages of development and their sub-stages according to the chart below:

**i) Existing Inventory (Stock)**

Existing inventory (stock) are units that have been issued with the Certificate of Completion and Compliance (CCC), Certificate Of Fitness (CF) or Temporary Certificate Of Fitness (TCF) prior to the review period plus units completed and issued with CCC/CF/TCF within the review period. The figures in the existing inventory are accumulated figures from previous quarters plus the review quarter.

The existing property inventory in the publications comprises of:

- 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.**

(iii) **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.

(iv) **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.**

(iii) **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.

(iv) **Incoming Supply**

*Incoming supply comprises units where physical construction works are in progress including starts and CCC/CF/TCF have not been issued during the review period. Units in the incoming supply represent accumulative totals where units under construction in the review quarter and from the previous quarter are added to the units that have started construction in the review quarter. It does not include vacant land but includes **delayed units**.*

The calculation of incoming supply is on going and has not reached a total population count. Incoming supply disseminated in any quarter publication includes the adjusted incoming supply for the previous quarter and the incoming supply in the review quarter. Incoming supply of the previous quarter have to be adjusted in the review quarter for the following reasons:

- **An increase in coverage**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

Delayed units are those where the foundation work has physically started but not completed and no construction activity has taken place for a period of more than 3 years from the date the development was approved.

(iv) Mula Dibina

Mula dibina terdiri daripada bangunan-bangunan yang mana:

- Kerja asas dan kerja tapak bagi bangunan bertingkat rendah atau kerja bawah paras tanah termasuk cerucuk dan asas bagi bangunan bertingkat tinggi, telah dimulakan,
- Ianya tidak termasuk kerja-kerja membersihkan, merata dan menyediakan infrastruktur.

Angka dalam peringkat mula dibina bukan merupakan angka terkumpul dan mewakili bangunan yang memulakan pembinaan dalam suku kajian sahaja.

(v) Penawaran Dirancang

Penawaran dirancang merangkumi unit yang mana kelulusan pelan bangunan telah diperolehi daripada pihak berkuasa tempatan dalam suku kajian. Unit tersebut belum memulakan pembinaan secara fizikalnya. Unit dalam penawaran dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran baharu dirancang dalam suku kajian. Pengiraan penawaran dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran dirancang yang diselaraskan bagi suku sebelumnya dan penawaran baharu dirancang dalam suku kajian. Penawaran dirancang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

- Pertambahan kawasan liputan kajian,
- Data tertunda daripada suku sebelumnya tetapi diterima dalam suku semasa,
- Kesilapan dalam operasi.

(vi) Penawaran Baharu Dirancang

Penawaran baharu dirancang merangkumi unit di mana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian. Angka dalam peringkat penawaran baharu dirancang bukan merupakan angka terkumpul dan mewakili bangunan yang memperoleh kelulusan pelan bangunan dalam suku kajian sahaja.

3. **Penawaran masa depan** yang digunakan dalam laporan ini menunjukkan penawaran akan datang dan penawaran dirancang.

(iv) Starts

Starts comprises buildings where:

- The foundation and footing works of low-rise buildings or works below ground level including piling and foundation of high-rise buildings have started, and
- It does not include site clearing, levelling and laying of infrastructure.

The figures disseminated under starts are not accumulative and represents buildings that started within a review quarter.

(v) Planned Supply

Planned supply comprises units with building plan approval obtained within a review quarter from the local authority. The units have not started physical construction works. Units in the planned supply include accumulative totals from previous quarters plus units in the new planned supply in the review quarter. The calculation of planned supply is on going and has not reached a total population count. Planned supply disseminated in any quarter publication includes the adjusted planned supply for the previous quarter and the planned supply in the review quarter. Planned supply of the previous quarter has to be adjusted in the review for the following reasons:

- An increase in coverage,
- Delayed data from the previous quarter but received during the review period,
- Operational errors.

(vi) New Planned Supply

New planned supply comprises units where building plan approval have been obtained within the review period. The figures disseminated under new planned supply are not accumulative and represents buildings that have obtained building plan approval in that review quarter.

3. **Future supply** is a term used in the report to denote incoming supply and planned supply.

4. Terma Am

- (i) **Struktur**
Struktur termasuk kekal, separuh kekal dan sementara.
- (ii) **Pemilikan**
Termasuk kedai/pejabat binaan khas/kompleks perniagaan milik kerajaan dan swasta. Kerajaan termasuklah kerajaan persekutuan, negeri dan pihak berkuasa tempatan. Swasta juga merangkumi kedai yang dimiliki oleh badan separa kerajaan.
- (iii) **Kadar Serapan**
Perubahan dalam ruang dihuni (termasuk ruang siap dibina yang dihuni), dibahagikan dengan jumlah ruang kosong pada suku sebelumnya dan ruang siap dibina pada suku semasa (ataupun ruang boleh dihuni pada suku semasa).
- (iv) **Serapan Ruang Baharu**
Ruang dihuni dalam bangunan yang siap dibina dibahagikan dengan jumlah ruang siap dibina pada suku semasa.
- (v) **Serapan Ruang Terdahulu**
Perubahan ruang dihuni daripada stok sedia ada pada suku sebelumnya dibahagikan dengan ruang kosong pada suku tersebut (atau ruang boleh dihuni pada suku sebelumnya).
- (vi) **Kadar Ambilan**
Perubahan ruang dihuni antara suku semasa dengan suku sebelumnya dan dibahagikan dengan jumlah ruang dalam suku semasa.
- (vii) **Kadar Penghunian**
Ruang yang dihuni pada suku semasa dibahagikan dengan jumlah ruang sedia ada pada suku semasa.
- (viii) **Tanah Kosong** tidak dikira dalam inventori sedia ada. Setelah ianya memperoleh kelulusan pelan bangunan, ianya dimasukkan dalam penawaran dirancang dan seterusnya memasuki pelbagai peringkat pembinaannya.
- (ix) **Harga Jualan** unit adalah balasan yang dinyatakan semasa pindahmilik (Borang 14A Kanun Tanah Negara), yang menggambarkan nilai pasaran.
- (x) **Min** ialah purata mudah daripada harga jualan.

4. General Term

- (i) **Structures**
The structures included permanent, semi-permanent and temporary construction.
- (ii) **Ownership**
Include all shops/purpose-built office/shopping complexes owned by government and private sectors. Governments comprise federal, state and local authorities. Private sector embraces private companies and quasi-government agencies.
- (iii) **Absorption Rate**
Change in occupied space including the occupation of completed space divided by the vacant space in the previous quarter plus the completed space that is vacant in the current quarter (or available space in the current quarter).
- (iv) **Absorption of New Space**
The occupied space in completed buildings divided by the total space completed in the current quarter.
- (v) **Absorption of Previous Space**
The change in occupied space in the current quarter from the accumulated space of the previous quarter divided by the vacant space in the previous quarter (or available space in the previous quarter).
- (vi) **Take-up Rate**
The change in occupied space in the review quarter compared to the previous quarter divided with the total space in the review quarter.
- (vii) **Occupancy Rate**
The occupied space in the review quarter divided with the total space in the review quarter.
- (viii) **Vacant Lands** 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 Prices** of units are declared considerations stated on transfer (Form 14A of the National Land Code), which reflects market value.
- (x) **Mean** is a simple average of sales prices.

- (xi) **Median** ialah harga jualan di mana separuh daripada cerapan akan berada di atas paras harga jualan dan separuh daripada cerapan akan berada di bawahnya.
- (xii) **25 percentile** ialah harga jualan di mana 25% daripada cerapan berada di bawah paras tersebut.
- (xiii) **75 percentile** ialah harga jualan di mana 25% daripada cerapan berada di atas paras tersebut.
- (xiv) **Minimum** ialah harga yang paling rendah bagi beberapa cerapan yang diperolehi.
- (xv) **Maksimum** ialah harga yang paling tinggi bagi beberapa cerapan yang diperolehi.

5. HARTA TANAH KEDIAMAN

- (i) **Definisi**
Rumah tempat tinggal adalah termasuk mana-mana bangunan yang keseluruhannya atau sebahagian binaannya, disesuaikan atau diniatkan bagi kediaman manusia dan sebahagiannya bagi premis perniagaan. Istilah kediaman manusia adalah termasuk bangunan yang dibina untuk manusia tinggal bersama keluarga. Bagi tujuan laporan ini, rumah kedai, yang mana sebahagiannya digunakan untuk perniagaan dan sebahagian lagi untuk tempat tinggal adalah dikecualikan daripada harta tanah kediaman tetapi dilaporkan sebagai kedai.
- Seksyen 3, Akta Pemaju Perumahan 1966 (Kawalan dan Lesen) dan (Pindaan 2002)**

Laporan ini termasuk pangsapuri khidmat yang didefinisikan sebagai penginapan jangka pendek samada dimiliki oleh individu sebagai rumah kedua, rumah korporat atau sebagai pelaburan yang dijadikan sebagai hotel. Pangsapuri khidmat yang dimiliki oleh individu mempunyai ciri-ciri berikut:

- Unit berstrata dengan syarat nyata sebagai kediaman atau komersil.
- Unit yang dibina di atas tanah komersial hendaklah diperuntukan sebanyak 15% daripada ruang binaan sebagai kemudahan untuk kegunaan awam. Pangsapuri khidmat yang dibina di atas tanah kediaman memerlukan pengagihan kawasan kemudahan kurang daripada 10% yang mana ianya tidak dibuka kepada orang ramai tetapi bagi kegunaan penduduk setempat sahaja.
- Pemilik mungkin mendiaminya sendiri atau melantik syarikat pengurusan untuk menyewakannya secara harian, mingguan, bulanan, tahunan atau pengongsian masa.

Laporan ini tidak termasuk pangsapuri khidmat yang dijalankan sebagai hotel yang mempunyai lesen hotel dan unit yang dimiliki oleh pengusaha hotel.

- (xi) **Median** is the sales price for which one-half of the observations will lie above that price and one-half will lie below it.
- (xii) **25 percentile** is the sales price for which 25% of the observations fall below that price.
- (xiii) **75 percentile** is the sales price for which 25% of the observations fall above that price.
- (xiv) **Minimum** is the lowest price for a given number of observations.
- (xv) **Maximum** is the highest price for a given number of observations.

5. RESIDENTIAL PROPERTY

- (i) **Definition**
Defines housing accommodation to include any building, which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises. The term human habitation would include buildings constructed for humans to live with their families. For the purpose of this report, shop houses, which is partially used as retail and partially for human habitation is excluded as residential property but reported as shop.
- Section 3, The Housing Development Act 1966 (Control and Licensing) and (as amended 2002)**

This report included serviced apartments which is defined as short-term accommodation either owned by an individual as a second home, as corporate housing or as an investment that may be run as a hotel. The serviced apartment owned by individuals has the following features:

- **Stratified units with title condition as residential or commercial use.**
- **The units that are built upon commercial titled lands are required to allocate more than 15% of the built up space not for supporting facilities that are open to the public. Serviced apartments built upon residential titled lands are required to allocate less than 10% of the built up space to supporting facilities that are not open to the public but facilitate internal residents only.**
- **The owner may occupy the unit himself or elect a management company to rent the unit on a daily, weekly, monthly, yearly or timesharing basis.**

This report excluded serviced apartments that are run with hoteliers licence and those units owned by hoteliers.

- (ii) **Jenis Harta Tanah**
Data diperolehi secara tinjauan dalam kawasan pihak berkuasa tempatan. Jenis harta tanah termasuk teres, berkembar, sesebuah, unit kos rendah, rumah pangsa, pangsapuri/kondominium, unit berkelompok dan rumah bandar di semua peringkat.

Walau bagaimanapun, kuarters institusi dan unit setinggan tidak termasuk dalam laporan ini.

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) Shops

Definition

Shops are small stores where retail goods and services are sold. The goods and services meet day-to-day needs of customers.

Shops include:

- Shop house/apartments
- Shop offices
- Shop with retail use
- Purpose-built eateries

Shops excluded:

- Shops that have been renovated 75% (indicating a permanent change) to other commercial uses like office space.
- Shops that has permanently changed to another use.

Property Types

The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, lock-up and pre-war.

(ii) Purpose-Built Offices

Definition

Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.

NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork, communication and other office activity.

Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam 'Uniform Methods of Measurement of Buildings' yang diterbitkan oleh Pertubuhan Jurukur DiRaja Malaysia.

Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

(iii) Kompleks Perniagaan

Definisi

Kompleks perniagaan termasuk pelbagai unit ruang perniagaan dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar (*stand-alone*)

Pusat membeli-belah ialah ruang perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan terpilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama

Therefore the term *purpose-built office* is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net lettable area. Office space information is disseminated based on the net lettable floor area according to the *Uniform Methods of Measurement of Buildings* published by the Royal Institution of Surveyors Malaysia.

Included within the inventory are:

- Office space within integrated development
- Space with the original use as office but has changed use on a temporary basis

Excluded from the inventory are:

- Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use
- Office space that has permanently changed from the original use

(iii) Shopping Complex

Definition

Shopping complexes include multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- Shopping centres
- Shopping arcades
- Hypermarkets (*stand-alone*)

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- Outlets within an enclosed climate-controlled and spacious walkway
- Retail and service tenants selected for merchandise balance
- One or more anchor tenants
- A single management company
- Common car parks
- Central air-conditioning
- Central security service
- Central fire fighting services
- Common lifts and escalators
- Common lighting, signage and landscaping

- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:

- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Inventori arked beli-belah juga merangkumi:

- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk di dalam laporan ini adalah:

- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan perindustrian.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk boling, medan selera, taman tema dan panggung wayang.

- *Unified management policies*
- *Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.*

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:

- *Generally open-sided walkway and few have an enclosed climate-controlled passageway.*
- *Retail and service tenants mix generally unplanned and retail goods are generally similar in kind*
- *No anchor tenants within the arcade*
- *A single management company*
- *Common car parks or public car parks*
- *Generally no air-conditioning, some unit air-conditioning and few with central air conditioning*
- *Central security service generally unavailable*
- *Central fire fighting services*
- *Mostly stairways but some have common lifts and escalators*
- *General minimum common lighting, signage and landscaping*
- *Minimum unified management policies*
- *Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.*

Included within the shopping arcades inventory are:

- *Space with the original use as retail but has changed use on a temporary basis.*
- *Retail space in an integrated development (where various category of use compliment each other).*

Excluded from the inventory are:

- *Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.*
- *Retail space that has permanently changed from the original use.*
- *Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.*

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak. Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/perbadanan dengan kemudahan umum.
- Bangunan bebas di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

(iv) Harta Tanah Riadah

Definisi

Merangkumi hotel yang menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar untuk kemudahan yang disediakan. Bilik yang disediakan adalah lengkap untuk penginapan sementara dan khidmat pembantu hotel.

Termasuk di dalam laporan ini adalah:

- Hotel yang menawarkan 10 bilik dan ke atas yang dikenalpasti oleh Kementerian Pelancongan.
- Motel, rumah tumpangan, *chalet*, kabin, kotej, rumah kampung, *hotel resort*.
- Hotel binaan khas dan bangunan pelbagai guna atau bangunan yang diubahsuai yang mempunyai lesen untuk beroperasi sebagai hotel.

Tidak termasuk:

Hostel, pangsapuri khidmat dan rumah rehat kerajaan.

Pangsapuri Khidmat yang dimasukkan dalam Laporan Stok Harta Tanah Riadah merupakan sesebuah bangunan yang turut menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar kemudahan yang disediakan. Setiap unit menyediakan ruang yang lebih besar berbanding dengan bilik hotel dan mempunyai suasana seperti sebuah rumah yang dilengkapi dengan ruang tamu, ruang makan, dapur dan bilik tidur daripada satu hingga empat bilik beserta bilik air. Perkhidmatan yang disediakan sama seperti hotel. Unit-unit ini adalah sebagaimana yang terdapat di dalam stok kediaman kecuali ianya dimiliki oleh pengusaha hotel atau dijalankan oleh mereka sebagai alternatif kepada bilik hotel.

Termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh syarikat yang mengurusnya dengan lesen pengusaha hotel.

Tidak termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh individu tetapi diuruskan oleh pihak pengurusan yang mana unit-unit ini disewakan dalam tempoh mingguan, bulanan atau tahunan. Bagi mereka yang tidak mempunyai lesen hotel tidak termasuk dalam Laporan Stok Harta Tanah Riadah.

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- *Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 s.m.*
- *Operated by a single owner/corporation with common facilities/amenities.*
- *A freestanding building under one roof.*

Excluded from publication:

- *Hypermarkets that are an anchor tenant in shopping centres.*

(iv) Leisure Property

Definition

Includes hotel with a number of rooms within a building that provides short-term accommodation for hotel guests or travellers who pay for the services provided. The rooms provided are furnished for a short stay and maid service.

Hotel inventory includes:

- *Hotels that offer 10 rooms and above as defined by the Ministry of Tourism.*
- *Motels, lodging homes, chalets, cabins, cottages, kampung houses, resort hotels.*
- *Purpose-built hotels and multi-purpose buildings or modified buildings with a licence to operate as a hotel.*

Excludes:

Hostels, serviced apartments and public operated rest houses.

The Leisure Property Stock Report also includes serviced apartments, which are a number of units within a building that also provides a short-term accommodation for hotel guests and travellers who pay for the services provided. Each unit provides more space compared to a hotel room and has a home atmosphere like a living room, a dining room, a kitchenette and a choice of bedrooms from one to four rooms with attached bathrooms. Services provided are very similar to hotels. These units are similar to those under residential stock except that hoteliers own them or run them as an alternative to hotel rooms.

Included in the leisure property stock report are serviced apartments owned by companies who operate them with a hotel operator's licence.

Excluded from the leisure stock are serviced apartments owned by individuals but managed by corporations who rent out the units on a weekly, monthly or yearly period. They do not have an hotelier's licence and therefore excluded from the leisure property stock report.

Jenis Harta Tanah

Penyebaran NAPIC termasuk semua hotel yang berada di dalam sempadan negeri.

Pengelasan

Penerbitan adalah termasuk hotel yang diberi penarafan atau tidak. Pengelasan hotel ditentukan oleh Kementerian Pelancongan Malaysia berdasarkan standard antarabangsa. Hotel kelas ekonomi diberi penarafan okid (3 peringkat) dan selain itu adalah penarafan bintang (5 peringkat). Penarafan bintang bagi hotel-hotel di Malaysia dikendalikan oleh Kementerian Pelancongan.

Purata Kadar Penginapan

Adalah berdasarkan maklumat yang diterima daripada pengusaha hotel. Maklumat penginapan berdasarkan tempoh kajian yang dinyatakan di atas dan mungkin berbeza dengan suku tahunan kalendar.

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.

STATUS

1. **Tempoh kajian** laporan ini adalah meliputi tahun 2024 berakhir pada **31 Disember 2024**.
2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.
3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

Sekiranya satu skim dilancarkan semula, tarikh baru pelancaran diambilkira. Pelancaran tidak rasmi (soft Launch) adalah peristiwa pemasaran bagi membekalkan maklumat mengenai projek sebelum kelulusan permit iklan dan jualan diperolehi. Tarikh tidak rasmi tidak diambilkira dalam pengumpulan data. Oleh itu, Tarikh pelancaran rasmi akan diambilkira sebagai Tarikh pelancaran.

4. **Pelancaran baharu** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada tahun 2024.

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.

5. Mulai 1 Januari 2003, "harta tanah siap dibina tidak terjual" telah didefinisikan sebagai unit kediaman, komersial dan industri yang telah siap dibina dan telah mendapat Sijil Penyiapan dan Pematuhan/ Sijil Layak Menduduki Sementara tetapi kekal tidak terjual melebihi tempoh sembilan bulan selepas ianya dilancarkan untuk jualan pada atau selepas 1 Januari 1997.
6. **Harta tanah siap dibina tidak terjual** merangkumi unit kediaman, komersial dan industri yang telah siap dibina dan mendapat Sijil Penyiapan dan Pematuhan/ Sijil Layak Menduduki/ Sijil Layak Menduduki Sementara dalam tempoh kajian. Unit ini masih tidak terjual melebihi tempoh sembilan bulan dari tarikh pelancaran atau selepas 1 Januari 1997.
7. **Nilai** harta tanah yang tidak terjual diperolehi daripada harga jualan purata oleh pemaju mengikut jenis harta tanah yang ditawarkan untuk jualan dikalikan dengan bilangan harta tanah yang tidak terjual pada penghujung tempoh kajian.

STATUS

1. **The review period** of this report covers of the year 2024 ending on **31st December 2024**.

2. The coverage of the survey was confined to residential, commercial and industrial units.

3. **Launch of Property Sales** is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.

If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft Launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the official launch date will be the date recorded.

4. **New launches** comprise properties in residential schemes launched in year 2024.

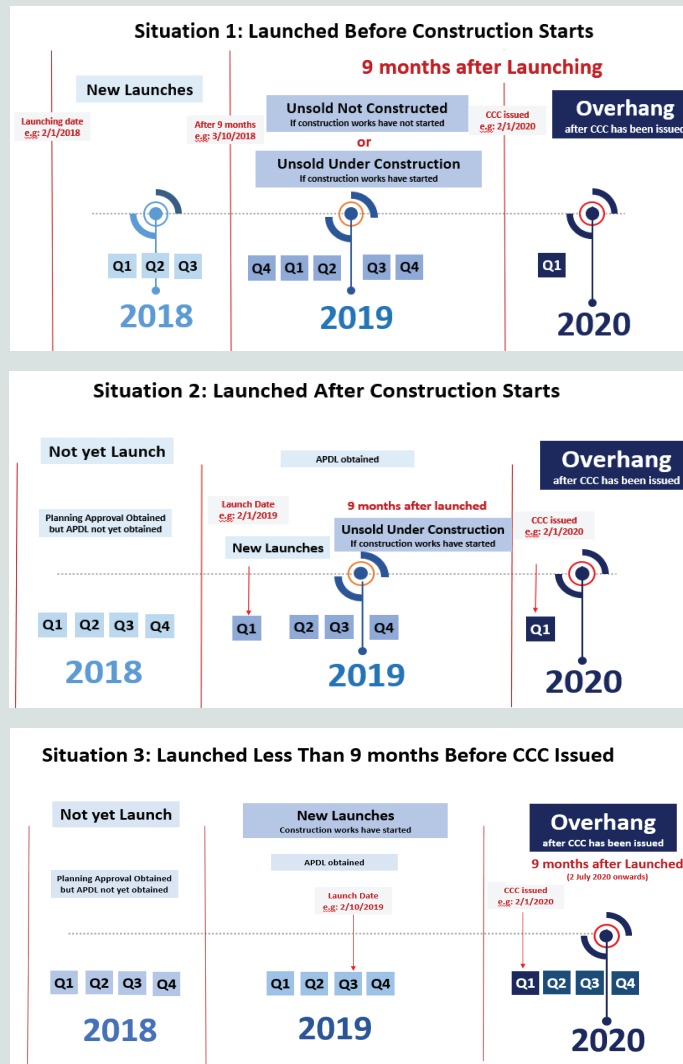
Sales performance refers to the percentage of number of units sold from the total units launched for a specific type of property in the review period. Two types of sales performance are computed in this publication namely quarterly sales performance and accumulated sales performance.

5. 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.

6. **Property overhang** comprises residential units, commercial units and industrial units that are completed with Certificate of Completion and Compliance/ Temporary Certificate of Fitness for Occupation in the review period. These units remained unsold for more than nine months from the date of launching or after 1st January 1997.

7. **The value** of overhang properties is derived from the average selling price for the particular type of property offered for sale by the developer multiplied by the number of overhang property at the end of the review period.

UNDERSTANDING THE PROPERTY OVERHANG



8. **Harta tanah dalam pembinaan belum terjual** merangkumi unit kediaman, komersial dan industri yang sedang dalam pembinaan dan memperolehi kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.
9. **Harta tanah belum dibina belum terjual** merangkumi unit kediaman, komersial dan industri yang belum dibina dan belum memperolehi kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.
10. **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.
8. **Unsold Under Construction property** comprises residential units, commercial units and industrial units with building plan approval that are under constructed. These Units remained unsold for more than nine months from the date of launch or after 1st January 1997.
9. **Unsold not constructed property** comprises residential units, commercial units and industrial units with building plan approval that are not yet constructed. These units remained unsold for more than nine months from the date of launch or after 1st January 1997.
10. **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,
No. 17A, B, C & 16B, Lorong Batu Caves 2,
Wisma Keringat 2,
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 Kepingang 1
Basco Avenue@Kepingang
31400 Ipoh, Perak
Tel. : 605 - 543 2800
Faks :

Penilai Daerah Ipoh
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7A, Menara SSM
Jalan Basco Kepingang 1
Basco Avenue@Kepingang
31400 Ipoh, Perak
Tel. : 605 - 543 2800
Faks : 605 - 252 4658

Penilai Daerah Taiping
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 7, Wisma Persekutuan, Jalan Istana Larut
34000 Taiping, Perak
Tel. : 605 - 807 2344/ 605 - 807 2464
Faks : 605 - 806 4206

Penilai Daerah Teluk Intan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 2, Kompleks SKOMK, Jalan Mahkamah,
36000 Teluk Intan, Perak
Tel. : 605 - 622 3711/ 605 - 622 3712
Faks : 605 - 622 7122

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102/ 606 - 232 8104
Faks : 606 - 232 8202

Penilai Daerah Melaka
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102/ 606 - 232 8104
Faks : 606 - 232 8103

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900/ 604 - 700 1901/ 604 - 700 1902
Faks : 604 - 700 1904

Penilai Daerah Alor Setar
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900/ 604 - 700 1901/ 604 - 700 1902
Faks : 604 - 700 1905

Penilai Daerah Sungai Petani
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Ria, Taman Ria
08000 Sungai Petani, Kedah
Tel. : 604 - 421 3024/ 604 - 421 0490
Faks : 604 - 422 0264

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Penilai Daerah Langkawi
Jabatan Penilaian dan Perkhidmatan Harta,
No. 102 & 103, Jalan Pandak Mayah 5,
Pusat Bandar Kuah,
07000 Langkawi, Kedah
Tel. : 604 - 966 0478
Faks : 604 - 966 8832

Penilai Daerah Kulim
Jabatan Penilaian dan Perkhidmatan Harta,
No. 69 - 70, Jalan Kelang Lama,
Taman Manggis,
09000 Kulim, Kedah
Tel. : 604 - 491 7429/ 604 - 491 7430
Faks : 604 - 490 7362

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5111
Faks : 609 - 571 5112/ 609 - 5715 113

Penilai Daerah Kuantan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat Bawah, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5000
Faks : 609 - 571 5001

Penilai Daerah Temerloh
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Merdeka,
28000 Temerloh, Pahang
Tel. : 609 - 296 1844/ 609 - 296 1850
Faks : 609 - 296 3790

Penilai Daerah Raub
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Tengku Abdul Samad,
27600 Raub, Pahang
Tel. : 609 - 355 1744/ 609 - 355 6700/ 609 - 355 1800
Faks : 609 - 355 7743

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Wisma Persekutuan,
Jalan Sultan Ismail,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 622 1266/ 609 - 622 1305
Faks : 609 - 626 1360

Penilai Daerah Kuala Terengganu
Jabatan Penilaian dan Perkhidmatan Harta,
No. 1118 F & 1118 G, Jalan Pejabat,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 626 4266/ 609 - 626 5266
Faks : 609 - 622 1240

Penilai Daerah Chukai
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Bangunan Persekutuan,
24000 Chukai, Terengganu
Tel. : 609 - 859 2166
Faks : 609 - 859 8296

Penilai Daerah Jerneh
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 60086, Jalan Pasar Baru,
22000 Jerneh, Terengganu
Tel. : 609 - 690 3436/ 609 - 690 3293/ 09 - 690 4030
Faks : 609 - 690 3920

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600/ 609 - 748 1670
Faks : 609 - 744 1500

Penilai Daerah Kota Bharu
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600/ 609 - 748 1670
Faks : 609 - 744 1500

Penilai Daerah Kuala Krai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, Bangunan Kerajaan Persekutuan,
18000 Kuala Krai, Kelantan
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
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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
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Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
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Faks : 082 - 221 101

Penilai Daerah Kuching
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
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Penilai Daerah Miri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 10, Yu Lan Plaza,
Jalan Brooke,
98000 Miri, Sarawak
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Penilai Daerah Sibu
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 4160 Blok 7 Sibu Town District
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