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**PROPERTY
PLUG** *Weekly*

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INDUSTRIAL

Johor–Singapore SEZ to Spur Regional Development (Source: Channel News Asia, January 2025)

The Johor–Singapore Special Economic Zone (SEZ) is attracting widespread business interest as preparations for the agreement signing gain momentum.

Designed to boost cross-border trade and investment, the SEZ will leverage its strategic location to enhance economic integration. Stakeholders highlight its potential to stimulate job creation, elevate property markets, and strengthen regional connectivity. Observers anticipate the SEZ to serve as a model for bilateral economic cooperation and regional prosperity.

The SEZ is also expected to elevate Johor's position as a key economic hub in Southeast Asia.

Aizo Energy Advances in Perak Solar Power Plant Bid (Source: NST, January 2025)

Aizo Energy has been shortlisted for a significant solar power plant project in Perak, reflecting its growing reputation in Malaysia's renewable energy sector.

The project aligns with national objectives to expand sustainable energy sources and reduce carbon emissions. Industry experts highlight Aizo's potential to drive large-scale green energy initiatives, marking a milestone in the company's development. If awarded the contract, the project could solidify Aizo's position as a leading player in the renewable energy market.

The initiative also emphasizes Malaysia's commitment to achieving its renewable energy targets, bolstering the country's green energy credentials.

LAND

MACC Urged to Investigate Seri Iskandar Land Dispute (Source: NST, January 2025)

The Malaysian Anti-Corruption Commission (MACC) has been urged to investigate allegations of irregularities in a land invasion and eviction case in Seri Iskandar.

Residents claim that the eviction process lacked transparency and involved questionable practices. Advocacy groups are calling for a thorough probe to ensure justice and protect community rights. The case has sparked public outcry, highlighting the need for accountability in land acquisition processes.

Johor-Singapore SEZ Fuels Optimism in Property Market (Source: The Star, January 9, 2025)

The Johor-Singapore Special Economic Zone (SEZ) is projected to significantly boost the property sector.

Enhanced connectivity and economic activity within the SEZ are expected to drive demand for residential and commercial properties. Industry analysts view the SEZ as a game-changer for regional real estate, attracting investors and bolstering developer confidence. The project underscores the transformative potential of cross-border collaborations for the property market.

COMMERCIAL

Transformation Plan Unveiled for Gelang Patah Old Town

(Source: The Star, January 7, 2025)

A revitalization project for Gelang Patah Old Town has been announced to modernize infrastructure while preserving its heritage.

The initiative aims to boost tourism and enhance local economic opportunities by improving public spaces and upgrading facilities. Authorities are engaging community members to ensure that the transformation respects the town's historical significance. The project is set to address urban decay and foster economic growth in the region.

Mega Infrastructure Projects and New Technologies to Shape Malaysian Real Estate in 2025

(Source: The Edge Malaysia, January 9, 2025)

Malaysia's property sector is poised for transformation in 2025, driven by the completion of mega infrastructure projects and the adoption of advanced technologies, according to CBRE | WTW's 2025 Market Outlook Report. Key developments such as the East Coast Rail Line (ECRL), Johor-Singapore Rapid Transit System Link (RTS Link), and the Pan Borneo Highway are expected to create promising opportunities for investors and stakeholders.

The report emphasizes the need for updated development planning and building regulations to fully leverage these advancements. In the Klang Valley, there is a notable shift towards more affordable high-rise residential units, with an 11% year-on-year increase in transaction volume in the first nine months of 2024.

OTHERS

Connectivity Key Advantage for Johor–Singapore SEZ (Source: The Star, January 8, 2025)

The Johor–Singapore Special Economic Zone (SEZ) is expected to benefit significantly from its strategic location and robust connectivity.

The SEZ's proximity to key transportation hubs, such as ports and rail links, enhances its appeal for investors and businesses. Analysts believe this connectivity will boost cross-border trade, logistics, and supply chain efficiency. The initiative underscores the importance of infrastructure in driving regional economic growth and attracting global investments.

Johor's Special Economic Zone to Propel Regional Growth

(Source: The Star, January 8, 2025)

The Johor–Singapore Special Economic Zone (SEZ) is poised to elevate Johor's economic landscape by creating job opportunities and attracting foreign investments.

Stakeholders view the SEZ as a key driver for real estate development and regional integration. Its collaborative framework between Malaysia and Singapore highlights the potential of international partnerships in fostering growth. Observers expect the SEZ to significantly boost Johor's property market and strengthen bilateral economic ties.

FOREIGN

Thai Central Bank Signals Readiness for Rate Adjustments (Source: The Star, January 6, 2025)

The Bank of Thailand has expressed its preparedness to adjust interest rates in response to shifts in the economic outlook.

The central bank remains vigilant amid global uncertainties, aiming to maintain a balance between inflation control and economic growth. Analysts view this proactive stance as essential for ensuring financial stability in a challenging macroeconomic environment. The approach reflects Thailand's commitment to adaptive monetary policies to sustain long-term growth.

MRT Downtown Line Extension Enhances Bukit Panjang Connectivity (Source: CNA, January 2025)

The extension of Singapore's MRT Downtown Line to Bukit Panjang Station now links it with the North-South Line, boosting public transport efficiency.

This development is expected to reduce travel times and ease congestion, benefiting both commuters and businesses. Urban planners emphasize the extension's role in supporting sustainable growth by integrating transport networks. The project highlights Singapore's dedication to enhancing infrastructure and improving urban accessibility.

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