

2025

PROPERTY PLUG *Biweekly*

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Residential & Corporate Edition

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RESIDENTIAL

Damai Hillside Residences Launched in Taman Melawati by Selangor Dredging

Source: EdgeProp.my, July 15, 2025

Selangor Dredging Bhd has launched Damai Hillside Residences, a freehold serviced apartment nestled within a green enclave of Taman Melawati.

The low-density development comprises 332 units spread across two residential towers. Built-ups range from 799 to 1,174 sq ft, with unit prices starting from RM570,000. Targeted at young professionals and small families, the project blends modern architecture with nature.

Key features include natural ventilation, sustainable design, and panoramic hillside views.

Avalon Phase 1 Fully Taken Up, Says Avaland

Source: EdgeProp.my, July 15, 2025

Avaland Bhd has achieved a 100% take-up rate for Phase 1 of Avalon, its mixed-use development in Bandar Saujana Putra.

This first phase offered 377 serviced apartments with built-ups ranging from 551 to 1,001 sq ft. Units were priced affordably from RM270,000, drawing strong interest from first-time homebuyers. Avalon integrates residential living with lifestyle and wellness components across 9.3 acres.

Facilities include a co-working lounge, sky garden, and over 30 recreational amenities.

Avaland credited the fast take-up to strategic pricing, connectivity, and curated lifestyle features. The project marks a successful step in Avaland's long-term transformation journey.

RESIDENTIAL

Setia Federal Hill Earns Malaysia's First LEED ND v4 Platinum Certification

Source: EdgeProp.my, July 16, 2025

Setia Federal Hill, developed by S P Setia Bhd, has made history as Malaysia's first development to receive LEED ND v4 Platinum certification.

The 50-acre mixed-use project is located near KL Sentral and focuses on smart, sustainable urban living. The certification highlights its excellence in green neighbourhood planning, walkability, and low-carbon strategies. It integrates energy-efficient buildings, rainwater harvesting, and green transit options. Residents will benefit from pedestrian-friendly infrastructure and community-centric spaces.

The award validates Setia's commitment to ESG principles and innovation in city planning.

Chin Hin to Independently Undertake High-Rise Project After YNH Deal Termination

Source: EdgeProp.my, July 26, 2025

Chin Hin Group Property Bhd will proceed solo with a high-rise development on Jalan Sultan Ismail, Kuala Lumpur, after YNH Property Bhd pulled out of their joint venture.

The original agreement, signed in 2022, was recently revoked by YNH through a mutual termination. Despite this, Chin Hin has announced its commitment to continue with the project under its own brand. The group will revisit the development plan and adjust timelines where necessary. The project is located in a prime area within the Golden Triangle, offering high potential for value creation. Chin Hin aims to reinforce its presence in the KL property scene with bold, self-driven initiatives.

The move also aligns with its strategy to grow its asset portfolio and branding independently.

INDUSTRIAL

MIDA Approves Over RM114 Billion in First Half of 2024, Led by Services Sector

Source: Bernama, July 26, 2025

Malaysia approved RM114.7 billion in investments from January to June 2024, with the services sector attracting the majority at RM69.1 billion. Foreign direct investments (FDI) accounted for RM60.4 billion, while domestic investments made up RM54.3 billion.

Top sources of FDI included Singapore, Japan, and the Netherlands. Selangor, Johor, and Kuala Lumpur led in approved project value. MIDA highlighted that strategic policy measures, investor-friendly initiatives, and a skilled workforce continue to make Malaysia a competitive investment destination.

Malaysia's Data Centre Colocation Market to Hit USD 3.52 Billion by 2030

Source: Barchart (via Arizton), July 26, 2025

Malaysia's data centre colocation market is forecast to reach USD 3.52 billion by 2030, driven by rapid cloud adoption, expanding 5G infrastructure, and government incentives.

The growth is supported by ongoing developments in Johor and Cyberjaya, alongside rising interest from hyperscalers and international tech giants. According to Arizton's report, the market is shifting toward energy-efficient and green data centres, aligning with global ESG trends. Initiatives like the MyDIGITAL blueprint position Malaysia as a strategic digital hub in ASEAN, with high potential to attract foreign investment and create skilled tech jobs across the country.

INDUSTRIAL

ASEAN Must Champion Real Estate Reform Amid Global Challenges — Nga Kor Ming

Source: The Sun Daily, July 23, 2025

At the 44th ASEAN Real Estate Network Alliance (ARENA) Convention in Kuala Lumpur, Minister Nga Kor Ming called on ASEAN countries to lead real estate reform.

He stressed the need for sustainable urban planning, smarter housing policies, and digital innovation to tackle climate challenges, rising housing demand, and ageing infrastructure. Malaysia's initiatives, such as the Smart City Agenda and Green Building Index, were cited as regional benchmarks. Nga also urged public-private partnerships and cross-border cooperation among ASEAN nations to create more resilient and future-proof cities.

Tropicana Corp Sells 20% Stake in St Regis Langkawi for RM28 Million

Source: The Edge Malaysia, July 26, 2025

Tropicana Corp Bhd has sold its 20% equity stake in the luxury St Regis Langkawi resort to Bintang Mewah Sdn Bhd for RM28 million.

The disposal, expected to generate a RM6.75 million gain, is part of Tropicana's ongoing strategy to refocus on its core property development business and reduce borrowings.

The company plans to channel proceeds into high-growth projects in the Klang Valley and Penang. Despite exiting the Langkawi venture, Tropicana remains confident in Malaysia's hospitality and tourism sector. The deal is expected to be completed by the third quarter of 2025.

LAND

Hektar REIT to Acquire 42 Acres of Land in Melaka for RM40 Million

Source: EdgeProp.my, July 26, 2025

Hektar Real Estate Investment Trust (REIT) is acquiring 42.14 acres of leasehold land in Melaka Tengah for RM40 million from Tashima Development Sdn Bhd.

The land is strategically located along Jalan Tun Hamzah and is intended for the development of a retail-centric commercial project aligned with the REIT's portfolio. This marks Hektar REIT's first greenfield land acquisition, signaling a diversification move beyond its existing retail assets. The company aims to tap into Melaka's tourism and commercial potential while enhancing long-term unitholder value.

Glomac Reports RM94 Million in Sales for Q4 FY2024, Focuses on New Launches in 2025

Source: The Edge Malaysia, July 26, 2025

Glomac Bhd recorded RM94 million in property sales for the fourth quarter of its financial year 2024, driven by steady demand across its landed residential projects. For the full financial year, Glomac achieved total sales of RM306 million, supported by ongoing launches in Puchong, Saujana KLIA, and Rawang.

Looking ahead, the developer is planning RM646 million worth of new launches in FY2025, mainly focused on affordable and mid-range homes. Glomac remains cautiously optimistic, banking on its strategic landbank and stable demand from owner-occupiers. The company continues to maintain a low gearing level and strong cash flow to support expansion.

LAND

PTT Synergy Acquires Rawang Land for RM60 Million to Develop Logistics Warehouse

Source: EdgeProp.my, July 18, 2025

PTT Synergy Group Bhd has entered into a sale and purchase agreement to acquire 18.5 acres of freehold industrial land in Rawang, Selangor, for RM60 million.

The acquisition is part of the group's plan to develop a modern warehouse and logistics facility under its property development arm, Stellar Platinum Sdn Bhd.

The site, located in Mukim Rawang, offers easy access to major highways and aligns with the group's focus on supporting supply chain infrastructure. PTT Synergy sees rising demand for high-spec industrial spaces due to e-commerce and third-party logistics (3PL) growth.

SC Estate Sells Kedah Resort Land to New Entity in Related Party Deal

Source: EdgeProp.my, July 23, 2025

SC Estate Builder Bhd has disposed of a 48.4-acre piece of land in Kedah, designated for resort development, to a newly formed company, Enigma Harmoni Sdn Bhd, for RM11.5 million.

The land is located in Mukim Serdang and carries tourism zoning status, with potential for leisure and hospitality development. The buyer is 40%-owned by SC Estate's director, marking this as a related party transaction. Proceeds from the sale will be used to strengthen SC Estate's working capital and reduce liabilities. The disposal is aligned with the group's asset rationalisation plan as it seeks to optimise its balance sheet and focus on profitable ventures.

COMMERCIAL

Common Ground Opens Flagship KLCC Co-Working Space

Source: EdgeProp.my, July 15, 2025

Common Ground has launched its flagship coworking space in Menara Darussalam, KLCC—marking its 16th Malaysian branch.

The 15,000sqft workspace accommodates over 300 members and offers amenities such as a 20-seat boardroom, meeting rooms with digital tech, private offices for teams, and up to 50 hot desks. Located adjacent to Grand Hyatt Kuala Lumpur, it provides access to KLCC LRT/Pavilion MRT, Suria KLCC, Pavilion mall, and KLCC Park via connected walkways. Membership includes perks through a partnership with Grand Hyatt, such as access to its gym and pool, preferred dining and room rates, and event catering services.

Hextar World at Empire City Announces Eight New Anchor Tenants

Source: EdgeProp.my, July 14, 2025

Hextar World at Empire City has secured eight significant anchor tenants ahead of its scheduled public opening in Q4 2025.

The tenant mix includes Village Grocer (28,000sqft), Miami Beach, Jungle Gym, Ballet Theatre Malaysia, Sport Planet, Playa Racquet Club, La Boca, and 91 Sports Arena—spanning retail, lifestyle, entertainment, fitness, and culinary experiences. Miami Beach, the country's first indoor beach and waterpark concept, takes up 160,000sqft and introduces a day-and-night cycle attraction.

This diverse tenant portfolio aligns with “The Exploratorium” vision—an integrated destination focused on discovery, leisure, wellness, sports, and community.

COMMERCIAL

TSM Global to Convert Eastin Hotel KL into Petaling Jaya Marriott

Source: The Edge Malaysia, July 17, 2025

TSM Global Bhd has signed a partnership with Marriott International to convert the Eastin Hotel Kuala Lumpur in Petaling Jaya into the five-star Petaling Jaya Marriott Hotel, in a renovation worth nearly RM100 million.

The fully operational hotel will undergo phased renovations over 18 months, with the lobby and select rooms revamped by end-2025. Full project completion is scheduled for December 2026. Once completed, the hotel will offer 393 rooms, a dedicated club lounge, an all-day dining venue with themed cuisine, and a kids' club.

Malaysia's Commercial Real-Estate Market: Growth Outlook & Trends

Source: Mordor Intelligence Industry Report, accessed July 2025

Malaysia's commercial real estate sector is on a robust trajectory, with urbanisation, foreign direct investments, and economic reforms fueling growth across office, retail, industrial, logistics, and hospitality segments.

The rise of mixed-use developments and sustainability-focused designs is reshaping demand drivers, while investors increasingly prioritise ESG and green building credentials in project planning. Flexible workspaces such as coworking hubs are gaining traction as businesses adopt hybrid work models. Office leasing demand is evolving, with developers integrating wellness features and transit-oriented design to capture occupier interest.

OTHERS

Consumers Association of Penang Endorses Vacancy Tax to Curb Property Speculation

Source: EdgeProp.my (via Bernama), July 17, 2025

Consumer rights group Consumers Association of Penang (CAP) has voiced strong support for the introduction of a vacancy tax targeting residential properties left unoccupied for over six months annually.

CAP President Mohideen Abdul Kader highlighted that this measure is especially needed in the medium-cost housing segment, where speculation inflates resale prices beyond the reach of middle-income buyers. CAP recommends that any tax regime be carefully crafted—with targeted exemptions, clear enforcement mechanisms, and focusing on idle developments rather than homeowner investors.

Final Approval Granted for MRT3 Circle Line; Land Acquisition to Begin

Source: Malay Mail, July 17, 2025

Malaysia's MRT3 Circle Line—a 51.6km orbital rail loop around Kuala Lumpur—has officially received the Final Railway Scheme approval from the Transport Ministry.

Minister Loke Siew Fook formally signed off on the project, allowing land acquisition to proceed, with completion now scheduled by the end of 2026. MRT Corporation confirmed that the number of land lots required has been reduced from 1,012 to 690 following public feedback gathered during September–December 2024 inspection exercises. The new line will integrate with existing rail networks and is expected to support up to 25,000 passengers per hour in each direction.

OTHERS

Sri Penaga Condominium Wins Gold Again at BMSPA 2025

Source: The Edge Malaysia, July 15, 2025

The 30-year-old Sri Penaga Condominium in Bangsar, Kuala Lumpur, reclaimed the gold award in the 10-Years-and-Above category for multiple-owned strata residences at The Edge Malaysia Best Managed & Sustainable Property Awards (BMSPA) 2025. It also received the Editor's Choice Award for Excellence in Evergreen Community Living, repeating its 2018 achievement.

The 2025 edition attracted a record 81 submissions, with 41 shortlisted and 36 properties recognized across categories. Housing and Local Government Minister Nga Kor Ming and industry leaders celebrated Sri Penaga as a model of long-term sustainability and robust community management in mature residential assets.

Vacancy Tax Could Address Property Overhang, but Policy Design Must Be Careful

Source: Selangor Journal, July 21, 2025

Malaysia faces a persistent property overhang, with thousands of completed units remaining unsold or vacant, particularly in urban states like Selangor and Penang.

In response, economists and housing experts are advocating for a vacancy tax targeting properties left unoccupied for extended periods. They suggest that such a tax could incentivize developers and investors to release idle units into the market, thereby improving affordability and reducing speculation-driven gluts. However, experts emphasise that the tax must be carefully designed—incorporating clear exemptions, robust enforcement, and accurate vacancy tracking mechanisms to avoid unintended consequences.

FOREIGN

Shanghai's West Bund Emerges as New Business Powerhouse Amid Property Slump

Source: SCMP, July 14, 2025

Shanghai's West Bund—an 11km waterfront stretch in the Xuhui district—is defying the broader weakness of China's property sector by attracting major multinational corporations and luxury retail brands.

The area is being reshaped into a new CBD anchored by developments like Hongkong Land's Westbund Central, which includes premium office towers, retail, hospitality, and mixed-use spaces, all drawing strong pre-leasing interest despite the national office vacancy rate rising to 22.4% in June 2025. Companies such as BMW and Adidas are now setting up offices there, drawn by modern infrastructure and a live-work-play environment.

Swire Properties Relocates 18 Buildings Using Robots for Zhangyuan Expansion

Source: The Real Deal (via SCMP summary), July 21, 2025

Swire Properties has deployed 432 crawler robots to horizontally move 18 historic buildings—totalling 7,500 tons—by 10 m per day in Shanghai's Zhangyuan district.

This unprecedented operation, involving 40 buildings in total, facilitates the construction of a three-level underground mall while preserving the original structures. The move is one of the most complex building relocations in recent global history.

The second phase of the Zhangyuan project (known as the East Zone) will include over 430,000sqft of above-ground commercial space and more than 861,000sqft underground, connecting to multiple Metro lines.

FOREIGN

New Private Home Sales in Singapore Dip for Fourth Month in June

Source: The Straits Times, 15 July 2025

New private home sales in Singapore fell for the fourth straight month in June 2025, reflecting cautious buyer sentiment and the continued impact of cooling measures.

Reduced launches, buyer reservation of capital, and hesitant market conditions contributed to the decline. Despite the dip, total sales in the early part of 2025 remained significantly higher than the same period in previous years, driven by strong suburban launches. Analysts highlight that while CCR (Core Central Region) properties are regaining attention, mid-market or suburban districts—particularly executive condominiums (ECs)—continue to attract demand due to affordability and lifestyle attributes.

Malaysia and Singapore to Deepen Collaboration in GovTech, Housing, and Public Service Reforms

Source: EdgeProp.my (via Bernama), July 21, 2025

During a working visit to Singapore from July 18–20, Malaysia's Chief Secretary Shamsul Azri Abu Bakar confirmed that both countries are strengthening cooperation in govtech deployment, affordable housing models, and public sector reforms.

Malaysia looks to Singapore's GovTech frameworks—including services like the Housing Board's public housing system—as benchmarks to accelerate its Smart Nation and digital governance initiatives. Singapore welcomed Malaysia's proposals for knowledge exchange and best-practice transfer in these areas. The collaboration aims to elevate public service delivery through technology, improve housing accessibility, and implement administrative reforms inspired by Singapore's efficiencies.

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