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RESIDENTIAL

Over 90,000 Home Loans Worth RM21.5 B Approved for B40, M40 Under Housing Credit Guarantee Scheme
Source: EdgeProp.my, October 10, 2025
More than 90,000 home loans totalling approximately RM21.5 billion have been approved under the Skim Jaminan Kredit Perumahan (SJKP) for B40 and M40 income groups.

Deputy Housing and Local Government Minister Datuk Aiman Athirah Sabu said that of these approved loans, about 89.56% of borrowers are aged 40 and below — including around 15,000 aged 18–25, 31,000 aged 26–30, 22,356 aged 31–35, and 12,799 aged 36–40.She added that under Budget 2026, the guarantee ceiling has been expanded from RM10 billion to RM20 billion, aiming to assist an additional 80,000 first-time homeowners.

Sunway Property Launches Sunway Majestic – Johor Bahru's First SOHO Development
Source: EdgeProp.my, October 9, 2025
Sunway Property has introduced Sunway Majestic, the first Small Office Home Office (SOHO) development in Johor Bahru City Centre. The freehold project is strategically located just three kilometres from the upcoming Johor Bahru–Singapore RTS Link, offering prime connectivity to both countries.

Unit sizes range from one to three bedrooms, with prices starting at around RM400,000. The project has already attracted strong interest, with 70% of buyers from Malaysia and 30% from Singapore. According to Sunway Property's management, the SOHO concept caters to urban professionals and remote workers seeking flexibility between living and working spaces.

RESIDENTIAL

Citaglobal Launches D'Marina Bayu – Pahang's First Solar and Smart-Home-Ready Residential Development
Source: EdgeProp.my, October 13, 2025
Citaglobal Property Development has launched D'Marina Bayu in Kuantan, Pahang – the state's first solar-ready and smart-home-enabled residential project.

The development is part of a larger township that combines sustainability and technology for modern families. Phase 2B features 120 double-storey terrace homes with built-ups from 1,992 square feet, each equipped with solar-ready infrastructure and fibre-optic connectivity. Residents can potentially save up to 60% on electricity bills once solar panels are installed. All units include smart-home systems to enhance convenience and security.

REHDA Welcomes Continued Housing Support for First-Time Homebuyers in Budget 2026
Source: EdgeProp.my, October 10, 2025
The Real Estate and Housing Developers' Association (REHDA) Malaysia has commended the government's continued commitment to support first-time homebuyers in Budget 2026. The extension of full stamp duty exemption for properties priced up to RM500,000 until December 2027 is expected to benefit thousands of buyers.

The budget also includes the expansion of the SJKP guarantee fund to RM20 billion to further ease home loan accessibility. REHDA said these initiatives reinforce the government's focus on housing affordability and market stability. However, the association also cautioned that the higher stamp duty for foreign property ownership – raised from 4% to 8% – could affect foreign investment in the sector.

INDUSTRIAL

NCT Group & Majlis Perbandaran Kuala Langat Team Up to Strengthen NSIP and Boost Kuala Langat's Industrial Growth
Source: EdgeProp.my, October 17, 2025
NCT Group has joined hands with the Kuala Langat Municipal Council (MPKL) to accelerate the growth of the NCT Smart Industrial Park (NSIP) in Selangor.

The partnership focuses on developing a world-class industrial hub equipped with smart infrastructure and advanced technologies. Planned upgrades include improved road access, drainage, lighting, and transport connectivity to support Industry 4.0 operations. The project integrates green and digital design concepts, including IoT systems and environmental monitoring. Emphasis will also be placed on sustainable community development, such as parks and youth-oriented programmes.

Selangor Launches New IoT-Enabled Industry Park to Accelerate Industry 4.0 Adoption
Source: EdgeProp.my, October 9, 2025
The Selangor state government has launched a new IoT-Enabled Industrial Park initiative to promote smart manufacturing and automation.

Seventeen existing industrial parks across the state will be upgraded with IoT connectivity, private 5G networks, and AI-driven systems. The transformation aims to create intelligent factories that enhance production efficiency and digital integration. Energy monitoring, air quality sensors, and water-usage tracking will form part of the green technology push. The state will use this data to design incentive programmes for industries adopting smart technology. The initiative supports Malaysia's MyDigital Blueprint and the New Industrial Master Plan 2030.

INDUSTRIAL

CBH Engineering Holding Bhd Bags RM20.67 Million Data Centre-Linked Contract in Johor

Source: The Edge Markets / KLSE Screener, October 16, 2025

CBH Engineering has secured a RM20.67 million contract to design and install high-voltage systems for a 275kV substation linked to a major data-centre project in Johor.

The work includes conduit, earthing, steel structure, and cabling systems, with completion targeted by September 2026. This marks the company's fifth data-centre-related contract in 2025, signalling strong momentum in the growing digital-infrastructure sector. The project will enhance CBH's earnings and strengthen its position as a key player in Malaysia's data-centre supply chain. Industry analysts view the deal as a reflection of increasing investment in power-intensive, high-tech facilities.

Bintai Kinden Corp Bhd Secures RM25.2 Million Sub-Contract for Johor Factory Project

Source: New Straits Times, October 17, 2025

Bintai Kinden has been awarded an RM25.2 million sub-contract for the construction of eight factory units at Golden Valley Hi-Tech Park in Kulai, Johor.

The project, expected to complete by June 2026, includes main building works following the completion of foundational stages. This contract expands Bintai's footprint in the industrial and high-technology construction segment. The company currently holds an order book of over RM143 million and a tender book worth more than RM540 million. The new win supports its ongoing turnaround and diversification strategy, reflecting renewed investor confidence.

LAND

TA Global Bhd Breaks Ground on RM3 Billion "Ativo Annexe" in Bandar Sri Damansara

Source: EdgeProp.my, October 10, 2025

TA Global Bhd has officially broken ground on its RM3 billion Ativo Annexe development, within its 48-acre Damansara Avenue masterplan in Bandar Sri Damansara.

The 15-acre component will include Amaya Residences (two 68-storey towers offering 1,268 units), The Arden (a 38-storey Grade-A office tower with 455 suites) and DA Central Mall (420,000 sq ft of retail space). The residential portion alone is valued at about RM1 billion. Construction contracts have been awarded: Taghill Holdings to Amaya Residences (RM494 million) and Pesona Metro to The Arden plus DA Central Mall (RM666 million).

Kampung Sungai Baru Redevelopment Under Scrutiny: No Consent-Threshold When Approved, Says FT Minister

Source: The Edge Malaysia/EdgeProp.my, October 9–13, 2025

Federal Territories Minister Datuk Seri Dr Zaliha Mustafa revealed that the Kampung Sungai Baru redevelopment project was approved in 2020 without any formal consent-threshold requirement.

At the time, around 67% of landowners supported the redevelopment, a figure later raised to 72% after the introduction of the "Pakej Harmoni" compensation plan. The project's approval and gazettement reportedly took place within three days in 2021, raising questions over process transparency. Dr Zaliha clarified that the area is not part of the Malay Agricultural Settlement (MAS) nor gazetted as Malay Reserve land, as it was developed after the Klang River's realignment in 1967.

LAND

Dewan Rakyat to be Briefed on Redevelopment of Kampung Sungai Baru

Source: EdgeProp.my, October 6, 2025

The redevelopment of the 3.2-hectare Kampung Sungai Baru site in Kuala Lumpur has faced almost nine years of delays and pending issues. Datuk Seri Dr Zaliha Mustafa, Minister in the Prime Minister's Department (Federal Territories), announced a special briefing in the Dewan Rakyat on 9 October to explain the long-standing dispute involving residents, developers and authorities. Negotiations with landowners originally began in 2016, followed by land acquisition and approvals in 2021. The redevelopment plan calls for 328 new residential units to replace existing terrace houses and apartment blocks, but the process has been marred by resistance from some homeowners. .

Loke Yew Family's KLCC-Area Land Up for Sale — Freehold Parcels Valued at RM3,000 psf

Source: The Edge Malaysia, October 2025

Three adjacent freehold commercial lots located along Jalan Changkat Kia Peng in Kuala Lumpur's city centre are being offered for tender by the family of the late tycoon Loke Yew.

The parcels—numbered 235, 236 and 244—total approximately 3.55 acres and are estimated to be worth around RM3,000 per square foot, based on comparable deals. The land is commercial-titled, zoned for development with an attractive plot ratio of 1:10, and benefits from double frontage along both Jalan Changkat Kia Peng and Jalan Kia Peng. Its location offers a KLCC address while being in a quieter, green bit of the city—a mix that analysts say allows for a premium integrated development.

COMMERCIAL

UOA Development Bhd Announces First 11 Retail Partners for 130,000 sq ft Retail Podium at Bamboo Hills Residences
Source: EdgeProp.my, October 9, 2025

UOA Development has confirmed its first 11 retail partners for the upcoming 130,000 sq ft retail podium at Bamboo Hills Residences, which is scheduled to open in 2027.

Jaya Grocer will serve as the anchor tenant, and is joined by brands such as 7 Eleven, Food City, Luckin Coffee, R Pharmacy, Hock Kee Kopitiam and several health-and-wellness outlets. The retail mix is explicitly geared toward everyday essentials—groceries, dining, wellness and healthcare. Bamboo Hills Residences itself is a freehold development of 2,517 units across three blocks, forming part of the larger Bamboo Hills integrated township.

Imperio Group Signs Cold Storage as Anchor Tenant for Historic Tai Kuan Site in Alor Setar
Source: EdgeProp.my, October 13, 2025

Imperio Group has signed Cold Storage (GCH Retail Malaysia) as the anchor tenant for a 17,205 sq ft refurbished building previously occupied by the Tai Kuan cinema in Alor Setar.

This marks Cold Storage's first store in Kedah and sits within the first phase of the RM350 million mixed-use development known as The Tenz. The broader project includes serviced apartments (Vivre Residence), hotel suites under Vaycay Suites, a 154-room Ibis Styles hotel and retail space branded Tenz Commons. Handover of the anchor tenant space is targeted by end-December, ahead of Chinese New Year 2026, with full development completion aimed for 2028. nities are within easy reach.

COMMERCIAL

Sri Petaling Sees Rising Commercial Prices Driven by Jalan Radin Bagus Corridor

Source: EdgeProp.my, October 13, 2025

Sri Petaling, originally a 1980s residential township in Kuala Lumpur, is increasingly recognised for its booming commercial sector—especially along Jalan Radin Bagus and its extensions.

The area's strong connectivity (via Sungai Besi Expressway, Besraya, KESAS, and nearby MRT/LRT stations) and abundance of amenities such as cafés, clinics and boutique hotels have contributed to its transformation into a lifestyle hub. Commercial shophouses along the main thoroughfare have seen average transaction prices jump from around RM3.7 million (~RM1,500 psf) in 2022 to RM4.0 million (~RM1,900 psf) in 2024.

GameOn Theme Park Partners with CapitaLand Malaysia & Eco World Development Group Bhd to Launch New Family Entertainment Centres

Source: EdgeProp.my, October 13, 2025

GameOn Theme Park, recognised by the Malaysia Book of Records as Malaysia's fastest-growing entertainment centre brand, has signed strategic tenancy agreements with CapitaLand Malaysia and Eco World.

The first outlet will open at CapitaLand's The Mines Shopping Mall in November 2025, covering over 70,000 sq ft and featuring 30+ attractions including a ninja obstacle course, water play zone, creative playland and sports hubs. Following that, a new "Kidpreneur" concept is slated for Eco World's The Labs in Bukit Bintang City Centre in March 2026, occupying 32,000 sq ft and designed to teach children entrepreneurship and money-management via immersive role-play.

OTHERS

Budget 2026: RM419.2 B Tabled with Focus on Infrastructure, Civil Servant Housing and Green Transition
Source: EdgeProp.my, October 10, 2025

The federal government has tabled Budget 2026 at RM419.2 billion, of which RM338.2 billion (80.7%) is allocated for operating expenditure and RM81 billion for development projects.

Key pillars of the budget include major infrastructure upgrades (such as flood mitigation, highway expansions and aviation enhancements), expanded housing support for civil servants and front-liners, and a strong push towards the green economy and energy transition.

National Planning Congress 2025 Soft Launch: Smart-City Roll-Out Plans Revealed
Source: various media, October 2025

The soft launch of the National Planning Congress 2025 (NPC 2025) was held in Putrajaya, setting the stage for the main event later this month with a focus on Malaysia's smart-city rollout agenda through to 2040.

The national planning body (PLANMalaysia) outlined that the Smart City framework is structured around seven priority themes — including smart mobility, smart governance, smart people, smart economy, smart living, smart environment and smart digital infrastructure. Over 150 local authorities have reportedly developed action plans in line with the national framework, signalling a coordinated, nationwide approach.

OTHERS

GreenRE & SHAREDA Ink Agreement to Boost Sustainable Development in Sabah
Source: EdgeProp.my, October 9, 2025

GreenRE and the Sabah Housing and Real Estate Developers Association (SHAREDA) have formalised a memorandum of agreement to advance greener building practices and sustainable development in Sabah's property sector. The partnership will deliver capacity-building and training programmes for developers, promote certification of residential and commercial projects under the GreenRE framework, and raise awareness of the economic and environmental advantages of sustainability. SHAREDA highlighted that past hesitation from developers stems from a misconception that certification adds 10%-20% to costs;

Think City Welcomes Budget 2026's Commitment to Building a More Liveable, Inclusive & Sustainable Malaysia
Source: EdgeProp.my, October 13, 2025

Think City, a national urban-regeneration organisation, has praised Budget 2026 for shifting focus from growth alone to quality of life — recognising that social wellbeing, economic opportunity and environmental resilience are interconnected.

The budget's emphasis on public housing upgrades, local infrastructure, heritage adaptive-reuse, and transit-oriented development signals a people-centred development paradigm. The organisation noted that preservation of historic city-core elements (such as key landmarks in Kuala Lumpur) can stimulate enterprise, investment and civic pride, not just serve nostalgia.

FOREIGN

Alibaba Group Holding Ltd & Ant Group Co to Acquire HK$7.2 B Office Floors in Hong Kong

Source: The Edge Malaysia, October 17, 2025

Alibaba and Ant Group have agreed to purchase several floors of an office tower in one of Hong Kong's most expensive districts for HK$7.2 billion (approx. US$925 million / RM3.9 billion). The deal signals their increasing investment into the Asian financial hub's premium property market.

The tower occupies prime real-estate and is seen as part of the tech giants' strategic expansion beyond their core business. Analysts say buying office space in a high-value district gives the companies both a physical presence and a long-term asset play. Given global shifts in office usage, the move reflects confidence in premium office real estate rather than speculative growth.

Google Backstop" Introduces New Era in Data-Centre Financing

Source: The Edge Malaysia, October 12, 2025

Google LLC (via Alphabet) is playing a key role in underwriting a US$3.2 billion financing deal for TeraWulf Inc.'s upcoming data-centre project, marking what analysts call the "Google backstop" model.

Under the deal, Google will step in to repay creditors if the data-centre operator's key lease with Fluidstack Inc. fails to deliver, and will take a roughly 14 % equity stake. The structure makes this high-yield financing (debt rated junk-status) more palatable to investors by reducing risk via strategic tech-industry support. The data-centre (dubbed "Akela Project") is slated to deliver around 450 megawatts of power capacity, part of the US surge in AI-infrastructure build-out. This type of deal is rare in the junk-bond space and shows how digital-infrastructure financing is evolving.

FOREIGN

Billionaire French Oil-Heirs' Family Office Eyes US Residential Real Estate Deals

Source: The Edge Malaysia, October 17, 2025

The family office of the heirs of the late founder of Perenco (an oil and gas producer) is targeting residential property investments in Brooklyn, New York and Austin, Texas, signalling a shift in strategy toward high-growth US real-estate markets.

The firm has a fortune of at least US$7.3 billion (RM30.8 billion) and has diversified into private-equity, venture-capital and now residential real estate. Their strategy includes leveraging UK property experience and applying it to US markets where housing demand is strong. The move reflects a broader shift by ultra-wealthy families seeking real estate diversification internationally and away from traditional asset classes.

New Step-Free Underground Entrance Opens at Battersea Power Station

Source: EdgeProp.my, October 13, 2025

A new step-free underground entrance has been unveiled at Battersea Power Station in London, improving accessibility to the landmark mixed-use development.

The enhancement is part of the overall regeneration of the iconic power station site into residential, retail and leisure space. The step-free access also aligns with inclusive-design and transport-connectivity best practices, supporting pedestrian and disabled access. For residents and investors in overseas property, the upgrade illustrates how infrastructure enhancements drive value in large-scale urban redevelopment. For marketers, the storyline is: "Accessibility upgrade at a landmark — value increase through connectivity & design."

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