

2025

PROPERTY PLUG *Biweekly*

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Residential & Corporate Edition

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RESIDENTIAL

Setia Awan Tops Out Astrum Ampang, PR1MA Block Fully Sold

Source: EdgeProp.my, December 3, 2025

Setia Awan Group has topped out all six towers of its Astrum Ampang development in Jalan Jelatek, Kuala Lumpur, with the PR1MA block comprising 712 affordable units fully sold, reflecting strong demand for urban housing.

The integrated project spans 6.85 acres with an estimated gross development value of about RM1.6 billion. Phase 1, which includes the PR1MA units, is targeted for completion in the first quarter of 2026, while the remaining phases are scheduled for later in the year. Overall project take-up has reached around 95%, indicating continued interest from buyers in well-located city residences.

Berjaya Land Launches RM398m Bayu Timur Residences in Shah Alam

Source: EdgeProp.my, December 4, 2025

Berjaya Land Bhd has unveiled Bayu Timur Residences, a RM398 million freehold condominium project in Kota Kemuning, Shah Alam.

The development will comprise 518 units across four blocks with a range of layouts, including dual-key options, and is expected to be completed by early 2029. The project features over 30 lifestyle facilities and is strategically located near Bukit Kemuning Golf & Country Resort with convenient highway access, enhancing its appeal to families and long-term homeowners.

RESIDENTIAL

Multiplex Opens New HQ, Launches Alamanda Heights Residence in Serdang

Source: EdgeProp.my, December 7, 2025

Multiplex Property Group officially opened its new headquarters in Taman Bukit Serdang, Seri Kembangan, in conjunction with the launch of Alamanda Heights Residence.

The freehold condominium development will feature 440 units and is currently at the piling stage, with a targeted completion within three years. The simultaneous HQ opening and project launch highlight the group's long-term commitment to the southern Klang Valley, supporting both corporate operations and residential development growth in the region.

KPKT Hands Over Keys to 18 Rebuilt Homes After Putra Heights Explosion

Source: EdgeProp.my, December 5, 2025

The Ministry of Housing and Local Government (KPKT) has completed the rebuilding of 18 homes in Kampung Kuala Sungai Baru, Putra Heights, which were severely damaged by the gas pipeline explosion on April 1.

The reconstruction works were undertaken by Syarikat Perumahan Negara Bhd (SPNB) with a total allocation of RM4.85 million, covering structural rebuilding, safety compliance, and restoration of liveable conditions for affected families. The key handover ceremony, officiated by the Housing Minister, marked the formal completion of the post-disaster housing recovery phase for the affected households.

INDUSTRIAL

Pharmaniaga Buys Kota Kinabalu Industrial Facility for RM26m to Boost Sabah Distribution Capacity

Source: EdgeProp.my, December 5, 2025

Pharmaniaga Bhd, through its wholly owned subsidiary Pharmaniaga Logistics Sdn Bhd, has acquired an industrial facility in Kota Kinabalu Industrial Park, Sabah, for RM26 million as part of its strategy to strengthen logistics and distribution capacity in East Malaysia.

The deal, executed under a sale and purchase agreement with Yang Guang Furniture (Sarawak) Sdn Bhd, involves a single-storey factory with an attached two-storey office on a two-acre leasehold site, aligning with the group's concession obligations under its 2023 agreement with the Ministry of Health.

IOI Properties Launches RM1.8 Bil GreenRE-Certified Industrial Park in Banting

Source: EdgeProp.my, December 8, 2025

IOI Properties Group Bhd has officially launched the IOI Industrial Park @ Banting, a 322-acre GreenRE-certified industrial park in southern Selangor with a gross development value of RM1.8 billion.

The launch event was held at the new IOI Galleria @ Banting, with senior company executives and state officials in attendance, marking a significant expansion into sustainable, power-ready industrial real estate. Designed to serve high-value sectors including advanced manufacturing, logistics and technology-driven industries, the development integrates modern utilities (such as dual high-voltage infrastructure) and flood mitigation measures.

INDUSTRIAL

Eco Business Park 7 Secures Early Buyers; China Collaboration Business Ascend Forum Highlights Investment Momentum

Source: EdgeProp.my, December 2025

Eco Business Park 7, a new industrial business park development, has secured early interest from buyers, reflecting strong confidence in Malaysia's industrial real estate sector.

The project aims to attract both local and regional investors with a focus on innovation-driven industries and flexible space configurations. Separately, the China Collaboration Business Ascend Forum underscored expanding investment momentum, with industry leaders and investors discussing growth opportunities across trade, logistics and property segments.

Intel Investing Additional RM860m to Make Malaysia Its Assembly Hub, Says Anwar

Source: EdgeProp.my, December 2025

Prime Minister Datuk Seri Anwar Ibrahim announced that Intel plans to invest an additional RM860 million to strengthen Malaysia's position as a key assembly hub in the semiconductor supply chain.

The expansion is expected to bolster local manufacturing capabilities, create high-value jobs and attract further investment into Malaysia's technology and industrial sectors.

The announcement reflects confidence in Malaysia's industrial ecosystem and reinforces the country's strategic role in global tech and electronics manufacturing.

LAND

Felda Says Terengganu's Three-Day Vacate Order Too Stringent

Source: EdgeProp.my, December 3, 2025

The Federal Land Development Authority (Felda) and its unit FGV Holdings Bhd have criticised a series of warning notices issued by the Terengganu state government requiring them to vacate plantation land, demolish structures and clear crops within three days, calling the timeframe "too stringent" for estate management and commercial operations.

The notices, covering 127 plantation lots across Besut, Setiu, Dungun, Hulu Terengganu, Marang and Kemaman, were issued between November 30 and December 2.

Gabungan AQRS and Bangi Landowner Partner on RM600m GDV Mixed Development

Source: EdgeProp.my, December 4, 2025

Gabungan AQRS Bhd has signed an agreement with the owner of a 7.92-acre site in Bangi to jointly undertake a mixed commercial and residential development with an estimated gross development value of RM600.47 million.

The project will feature 1,673 residential units and about 87,500 sq ft of commercial net sellable space, and is positioned to tap demand for student housing and urban living near the German-Malaysian Institute and Universiti Kebangsaan Malaysia. The land was previously developed by Bidari Ehsan Sdn Bhd but abandoned in 2006; the current landowner, Rising Charm Sdn Bhd, secured court approval in 2025 to revive the project.

LAND

Muar Ban Lee Buys RM9.5m Industrial Lands, Buildings in Muar to Expand Capacity

Source: EdgeProp.my / The Edge Malaysia, December 4, 2025

Muar Ban Lee Group Bhd (MBL) has acquired two parcels of industrial land with existing buildings in Muar, Johor, for RM9.5 million as part of its ongoing capacity expansion strategy.

The combined 2.262-acre site, held on 60-year leasehold titles, will provide additional space for automation, warehousing and research and development, enabling the company to consolidate operations closer to its existing factory and support growing customer demand. The acquisition was executed by MBL's wholly-owned subsidiary Muar Ban Lee Technology Sdn Bhd, which signed a sale and purchase agreement with Airegold Sdn Bhd.

Gadang Holdings to Dispose of Rumah Selangorku Land in Semenyih for RM2.5m

Source: EdgeProp.my, December 5, 2025

Gadang Holdings Bhd has entered into a sale and purchase agreement to dispose of a 3.41-hectare parcel of freehold Rumah Selangorku (RSKU) land in Taman Akasia, Semenyih for RM2.5 million.

The land, which carries mandatory affordable housing development obligations under state regulations, forms part of the company's larger township project in Daerah Ulu Langat, Selangor. The purchaser, Trans Loyal Development Sdn Bhd, will assume the RSKU obligations upon completion. Gadang said the disposal proceeds will be channelled into working capital and will not affect its share capital or gearing, though it is expected to impact earnings in the financial year of completion.

COMMERCIAL

Al-Aqar REIT Sells Bukit Mertajam Asset Below Cost for RM12m

Source: EdgeProp.my, December 3, 2025

Al-Aqar Healthcare REIT has sold its commercial property in Bukit Mertajam, Penang, for RM12 million, below the original book value.

The asset, previously leased to a medical operator, is part of the REIT's broader strategy to rationalise its portfolio by divesting non-core or underperforming properties. The sale is expected to strengthen the REIT's liquidity, reduce operational overheads, and provide funds for acquiring higher-yielding properties in urban centres with stronger growth prospects. Management noted that while the sale incurs a book loss, it aligns with the long-term objective of optimising portfolio returns and improving operational efficiency across key markets.

Hextar World Opens High Street Empire City

Source: EdgeProp.my, December 4, 2025

Hextar World Sdn Bhd officially launched High Street Empire City, a mixed-use development designed to offer an integrated urban lifestyle with retail, dining, and entertainment options along a pedestrian-friendly boulevard.

The project targets urban professionals and families seeking convenience and experiential spaces, and aims to create a vibrant township hub. The development features modern architectural design, curated tenant mix, and lifestyle-centric amenities to attract both residents and visitors. Hextar World highlighted that Empire City represents a strategic expansion into high-profile urban projects, reinforcing its positioning as a developer of lifestyle-driven commercial properties in Malaysia.

COMMERCIAL

EUPE Corp Launches Mixed-Use Edgewater Sungai Petani 2027; Signs Jaya Grocer as Anchor Tenant

Source: EdgeProp.my, December 5, 2025

EUPE Corporation Bhd has launched Edgewater Sungai Petani, a mixed-use development set for completion in 2027, featuring retail, commercial, and residential components.

The retail podium will be anchored by Jaya Grocer, enhancing the project's appeal and establishing it as a key lifestyle destination in Sungai Petani. The residential units are designed to offer modern urban living with convenient access to amenities, while the commercial spaces cater to small and medium enterprises as well as corporate tenants. EUPE Corp highlighted that the project aims to integrate work, living, and leisure within a single precinct, capitalising on growing demand for integrated developments in northern Malaysia.

YTL Hotels to Open JW Marriott Hotel Johor Bahru in December 2026

Source: EdgeProp.my, December 5, 2025

YTL Hotels is set to open the JW Marriott Hotel Johor Bahru in December 2026, marking a major addition to the city's luxury hospitality landscape.

The hotel will feature more than 300 guest rooms, extensive conference and banquet facilities, wellness and recreational amenities, and curated dining options. Strategically located near Johor Bahru's central business district and key transport hubs, the hotel is expected to attract both business travellers and leisure tourists, supporting the city's growing tourism sector. YTL Hotels emphasised that the project complements Johor Bahru's ongoing urban development initiatives, enhances its profile as a premium business and lifestyle destination, and strengthens the group's hospitality portfolio in the southern region.

OTHERS

Federal Court Strikes Out Appeal Against Management Corporation Over Unit Rates

Source: EdgeProp.my, December 4, 2025

The Federal Court has dismissed an appeal challenging the authority of a management corporation to impose different maintenance and sinking fund rates for individual units within a strata development.

The decision reaffirms that management corporations are legally empowered to vary contributions based on factors such as unit size, type, and usage, provided the method is fair, transparent, and compliant with the Strata Management Act.

Urban Renewal Bill Ready to Be Retabled in Parliament

Source: EdgeProp.my, December 5, 2025

The Urban Wellbeing, Housing and Local Government Ministry has confirmed that the Urban Renewal Bill is prepared to be retabled in Parliament.

The legislation aims to streamline urban redevelopment, including facilitating public-private partnerships for regeneration projects, upgrading infrastructure, and enhancing city planning frameworks. The bill also proposes measures to balance redevelopment with resident rights, ensure affordable housing availability, and promote sustainable urban growth. Its retabling reflects the government's commitment to modernising urban management and enabling effective implementation of large-scale urban renewal initiatives.

OTHERS

Housing Developers Urged to Reduce Parking Spaces in New Projects Near Public Transport

Source: New Straits Times, December 5, 2025

The Ministry of Housing and Local Government has advised property developers to reduce car parking allocations in new residential projects located near public transport hubs.

The policy aims to encourage the use of public transit, reduce traffic congestion, and lower overall construction costs for developers. Officials emphasised that developments within walking distance of rail or bus stations should align with sustainable urban planning principles while maintaining minimum parking provisions for residents and visitors. The initiative is part of broader efforts to improve urban mobility and reduce dependency on private vehicles.

Data Centre Drive Will Not Result in Water Tariff Hike, Senate Told

Source: EdgeProp.my, December 5, 2025

The government has assured that the ongoing initiative to attract data centre investments will not lead to higher water tariffs for consumers.

During a Senate briefing, officials explained that additional water demand from data centres will be managed through industrial allocations and operational efficiencies, ensuring residential and commercial users are not affected. The measure supports Malaysia's ambitions to become a regional data hub while addressing public concerns about resource sustainability and cost implications.

FOREIGN

China Unlikely to Fully Bail Out Troubled Developer Vanke

Source: The Straits Times, December 8, 2025

China's property giant Vanke is facing liquidity pressures, but analysts and government sources indicate that authorities are unlikely to provide a full bailout.

Policymakers are cautious about setting a moral hazard precedent, preferring market-driven solutions that encourage financial discipline among developers. Vanke's troubles reflect the ongoing stress in China's property market, where over-leveraged firms struggle with declining sales, tight financing conditions, and regulatory scrutiny. Investors are closely monitoring the situation, as the outcome may influence market confidence across the broader real estate sector.

CSRC Tightens Oversight on Property-related Corporate Transactions

Source: AsiaAsset, December 8, 2025

The China Securities Regulatory Commission (CSRC) has introduced stricter guidelines for corporate transactions involving property companies, including mergers, acquisitions, and fundraising activities.

The new rules aim to improve transparency, prevent speculative behavior, and mitigate systemic financial risks. Analysts note that this is part of a broader regulatory push to deleverage the property sector and ensure stability in capital markets. The tightened oversight is expected to impact both state-owned and private developers, requiring more rigorous reporting and compliance measures.

FOREIGN

Shanghai Cracks Down on Property Market “Doom-mongering”

Source: South China Morning Post, December 8, 2025

Shanghai authorities have launched a campaign targeting negative speculation and “doom-mongering” in the property market.

Real estate agencies, media outlets, and online platforms are being monitored to prevent the dissemination of unfounded pessimism that could erode consumer confidence. The clampdown is part of broader efforts by the central government to stabilise home prices, maintain market sentiment, and avoid panic-driven sales or defaults in urban housing markets. Officials emphasise that while speculative behavior is being curbed, legitimate market analysis and reporting will continue to be permitted.

Taiwan’s Property Market Shows Early Signs of Cooling

Source: Taipei Times, December 9, 2025

Taiwan’s property market is exhibiting early signs of moderation after years of rapid growth. Transaction volumes and price growth have begun to slow, influenced by rising mortgage rates, tighter lending standards, and economic uncertainties.

While demand remains resilient in major urban centres, buyers and developers are increasingly cautious, adjusting expectations for future property investments.

The Taiwanese government continues to support affordable housing initiatives and sustainable urban development projects to ensure long-term stability. Analysts suggest that while the market is cooling, it is not in a crisis phase, and measured policy interventions may help maintain a healthy balance between supply and demand.

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