

2025

# PROPERTY PLUG *Biweekly*

**28/07 - 11/08**

**Residential & Corporate Edition**

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# RESIDENTIAL

## **One Million Affordable Homes to Be Built Under Malaysia's 13th Plan**

**Source: Bernama, July 31, 2025**

Prime Minister Datuk Seri Anwar Ibrahim announced that one million affordable housing units will be developed across Malaysia between 2026 and 2035, in collaboration with federal and state governments as well as private developers.

The initiative is part of the 13th Malaysia Plan (13MP) and aims to boost housing accessibility for low- to middle-income households. This large-scale push signals the government's commitment to closing the housing gap, particularly for underserved segments. Stakeholders are expected to work closely to ensure delivery of quality, affordable housing and to integrate these projects within broader urban improvement and infrastructure efforts.

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## **Kuala Lumpur to Gain 762,500 New Homes by 2040, 40% Allocated as Affordable**

**Source: Malay Mail, August 5, 2025**

Under a new development blueprint, Kuala Lumpur is set to receive 762,500 new homes by 2040, with 40% earmarked as affordable housing, per an announcement by DBKL (City Hall).

The strategy aims not only to expand the housing supply but also to address affordability and urban growth sustainably. The plan includes zoning reforms, incentivising mixed-income developments, and strengthening collaboration between public agencies and private developers. It reflects DBKL's desire to balance urban densification with inclusive housing availability, particularly for lower- and middle-income residents.

# RESIDENTIAL

## **MP Urges GLCs and GLICs to Shift Investment Toward Tech, Green Industry, and Affordable Housing**

**Source: Malay Mail, August 8, 2025**

A Member of Parliament has urged government-linked companies (GLCs) and institutional investors (GLICs) to divert attention and resources away from malls and luxury property developments.

Instead, the MP recommended investing in technology ventures, green industries, and affordable housing, aligning public capital with Malaysia's national development and sustainability goals. The call reflects a broader sentiment among policymakers to drive inclusive economic growth and social impact, rather than focusing on high-margin real estate that doesn't serve pressing societal needs.

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## **Mah Sing Acquires Corus Hotel Site for RM260m, Plans Serviced Apts near KLCC (RM1.28bn GDV)**

**Source: EdgeProp.my, August 2025**

Mah Sing Group has acquired the Corus Hotel site in Jalan Ampang for RM260 million, with plans to develop serviced apartments near KLCC targeting a Gross Development Value (GDV) of RM1.28 billion.

The acquisition highlights Mah Sing's strategic pivot to high-density, high-value urban projects within prime real estate zones. The new development is expected to tap into Kuala Lumpur's robust hospitality and residential demand, offering proximity to the city's commercial core. Mah Sing's move reflects confidence in strong market fundamentals and investor appetite for luxury serviced living in key urban precincts.

# INDUSTRIAL

## **Infineon's RM30 Billion Investment Elevates Malaysia as Chip Hub**

**Source: The Edge Malaysia, July 27, 2025**

Infineon Technologies has commenced a RM30 billion investment to build the world's largest 200 mm Silicon Carbide (SiC) Power Fab at the Kulim Hi-Tech Industrial Park in Kedah—solidifying Malaysia's position as a global semiconductor manufacturing hub and projected to create 1,500 high-income jobs.

Prime Minister Anwar Ibrahim initially announced the project during a trade mission to Germany, and its first phase is now operational, further complemented by a vendor development programme that has benefited 139 local SMEs.

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## **FMM Calls for Bolder ASEAN Economic Integration Push**

**Source: NST via KLSE Screener, July 30, 2025**

The Federation of Malaysian Manufacturers (FMM) has urged ASEAN to intensify efforts in strengthening regional trade and production linkages.

FMM President Tan Sri Soh Thian Lai noted that intra-ASEAN trade comprises only 22% of total ASEAN trade, compared to 60% in the European Union, calling for mutual recognition of standards, digital customs harmonisation, and improved regulatory coherence to close that gap. He commended Prime Minister Anwar Ibrahim's successful mediation in easing Thailand-Cambodia tensions as a show of ASEAN's collective diplomatic maturity and regional influence.

# INDUSTRIAL

## **BWYS Group to Dispose Banting Industrial Properties for RM67 Million**

**Source: EdgeProp.my (via Bernama), August 4, 2025**

ChatGPT said:

BWYS Group Bhd has signed a sale and purchase agreement to divest its industrial properties located in Banting, Selangor to Yusin Machinery (Malaysia) Sdn Bhd for a total consideration of RM67 million.

The transaction, which received approval on August 1, 2025, involves a sizeable land and built-up area of approximately 339,386 square feet. The assets comprise three blocks of four-storey office buildings, three blocks of single-storey detached factory buildings, as well as an ancillary facility to support operations.

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## **Axis REIT Acquires Port Klang Warehouse for RM80 Million**

**Source: The Edge Malaysia, August 4, 2025**

Axis Real Estate Investment Trust (Axis REIT) has announced plans to acquire a high-value industrial asset in Port Klang for RM80 million in cash.

The property, strategically situated in one of Malaysia's busiest maritime and logistics hubs, is expected to further strengthen Axis REIT's presence in the industrial real estate sector. The acquisition encompasses multiple facilities, including a modern single-storey detached warehouse with an attached double-storey office, a one-and-a-half-storey detached warehouse, and several ancillary buildings that support storage, distribution, and administrative functions.



# LAND

## **HCK Capital Acquires Two Plots of Land in Selangor for RM38.64 Million**

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

HCK Capital Group Bhd, via its subsidiary Reside Capital Sdn Bhd, signed two conditional sale-and-purchase agreements to acquire two freehold land parcels totalling approximately 2.43 acres in Setia City BizPark, Selangor, for a combined RM38.64 million in cash.

The first parcel spans 1.2107 acres (RM19.51 million), and the second covers 1.2199 acres (RM19.13 million). The SPAs are subject to regulatory approvals, including Economic Planning Unit (EPU) clearance and issuance of separate titles. The acquisition is expected to be finalized by the first half of 2026.

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## **Tanco and MBINS Secure Initial 300 Acres for Port Dickson Free Zone—Pave Way for Phased Development**

**Source: EdgeProp.my / The Edge Malaysia / The Star, August 1, 2025**

Tanco Holdings Bhd, through its subsidiary Tanco Land Sdn Bhd, inked a supplemental agreement with Menteri Besar Negeri Sembilan Incorporated (MBINS) to formalize the acquisition and financing structure for the Port Dickson Free Zone (PDFZ) industrial park.

Under the revised deal, MBINS purchased the first 300 acres from SD Guthrie Bhd for RM88.5 million, at RM6.77 per square foot, on behalf of the joint venture company, PDFZ Sdn Bhd. Once registered under MBINS, the JV is set to kick off the first phase of development. MBINS has 12 months from June 24 to either form a second JV for the next 300 acres or acquire it outright at the same pricing.

# LAND

## **Paramount Corp Acquires 18.97 Acres in Bandar Cassia, Penang for Mixed-Use Development**

**Source: The Edge Malaysia, July 31, 2025**

Paramount Corp Bhd has signed a deal to acquire 18.97 acres of freehold land in Bandar Cassia, Penang, from Penang Development Corporation for RM57.84 million.

Strategically located just 600 meters from its Utropolis Batu Kawan integrated township, the site will be developed into a mixed-use project featuring serviced apartments, semi-detached townhouses, and shop offices. This acquisition raises Paramount's total land bank to 358.9 acres, with a remaining GDV of RM5.497 billion. Construction is scheduled to begin in 2027 and is anticipated to be completed by 2033.

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## **Felda to Regain Control of FGV Following Delisting from Bursa Malaysia**

**Source: The Edge Malaysia, August 2, 2025**

Prime Minister Datuk Seri Anwar Ibrahim announced that the Federal Land Development Authority (Felda) will begin the delisting process of FGV Holdings Bhd from Bursa Malaysia starting August 28, 2025.

This will enable Felda—now holding approximately 91.73% of FGV's shares—to independently direct the company's strategic priorities and recommit to its core mission of championing the welfare of settlers and cooperative members. Anwar affirmed that with majority ownership secured and the delisting complete, Felda will be empowered to steer FGV's operations more effectively and ensure that the interests of settlers remain a pivotal focus.

# COMMERCIAL

## **LaLaport BBCC Adds Japanese Retail Flavour**

**Source: The Star, August 2, 2025**

LaLaport Bukit Bintang City Centre (BBCC) has refreshed its retail lineup with the arrival of four new Japanese brands—Regal, Global Work, earth music & ecology, and Over Print—offering everything from premium footwear to streetwear and minimalist home goods.

A fifth outlet, 3 Coins, specializing in lifestyle and décor, is slated to open on August 16. These openings are part of the mall's concerted effort to inject fresh appeal and diversify its retail offerings. To complement the new stores, LaLaport BBCC has rolled out an enticing promotional campaign. Shoppers can look forward to lucky draws featuring prizes worth up to RM70,000, exclusive shopping vouchers, and limited-edition merchandise.

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## **GTower — A Pioneer of Green Office Design in KL**

**Source: The Edge Malaysia, August 11, 2025**

GTower, a 29-storey office tower located at Jalan Tun Razak and Jalan Ampang, holds the distinction of being Malaysia's first Green Mark-certified building, achieving Gold Full status from Singapore's Building and Construction Authority in 2010.

Developed by IGB Bhd and completed in 2009, the tower continues to embody a sustainable design ethos while serving as a landmark commercial property. In response to shifting market dynamics, GTower underwent a strategic reinvention during the COVID-19 pandemic by converting its hotel floors (Levels 11–13) into office spaces, demonstrating adaptability amid adversity.



# COMMERCIAL

## **Quattro West — Rejuvenated & Award-Winning Office Landmark**

**Source: The Edge Malaysia, August 10, 2025**

Quattro West, formerly known as Nestlé House, is a six-storey office landmark in Petaling Jaya, boasting a lettable area of 104,196 sq ft.

Acquired by Axis REIT in 2007, the building underwent a rejuvenation in 2010 that included modern upgrades such as double-glazed windows, revamped electrical systems, upgraded car park infrastructure, and enhanced security systems. These enhancements helped secure a 100% occupancy rate and a rental yield of approximately 9.5%. Despite newer buildings emerging nearby, Quattro West remains highly competitive—thanks in part to its continuous enhancements and effective management

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## **Menara Manulife: A Beacon of Agility and Innovation in a Changing Office Landscape**

**Source: The Edge Malaysia, August 12 2025**

Menara Manulife—a 16-storey office building in Damansara Heights completed in 1997—has carved out a reputation for resiliency and adaptability.

In the post-COVID era, tenant preferences have shifted toward flexible leases, fully fitted spaces, and stronger health and safety standards. In response, property management under Knight Frank (since 2019) has introduced agile leasing packages with fit-out support, rent-free periods, and staggered terms tailored to both SMEs and large corporates. Enhanced security, hygiene protocols, and ESG-compliant measures are now integrated across the building operations.

# OTHERS

## **Why Malaysia Needs a Vacancy Tax – And How It Can Work**

**Source: New Straits Times (NST), July 2025**

Malaysia is grappling with a property overhang, especially in high-rise residential segments, where unsold units continue to accumulate.

A vacancy tax—imposed on properties left unoccupied beyond a specified duration—is being proposed by economists as a meaningful tool to discourage speculation and compel idle units into the market, improving affordability for genuine home-seekers. However, experts caution that for a vacancy tax to be both effective and fair, it must be finely tailored.

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## **JLand Strong Signaling with Framework Deals for Australian Expansion**

**Source: Business Today, July 29, 2025**

JLand Group has signed two strategic framework agreements—one with Far East Consortium Australia (FEC) and another with Malaysia Land Properties (Mayland)—to explore mixed-use developments, including purpose-built student accommodations, in Australia.

This move builds on their earlier foray into Brisbane and reflects a multi-market strategy aimed at catalysing cross-border urban regeneration.

By leveraging partnerships with international and domestic players, JLand intends to develop communities that balance commercial viability with social impact.

# OTHERS

## **MITI to Develop Malaysian Standards for Steel Use in Buildings**

**Source: Bernama via The Edge Malaysia, August 9, 2025**

The Ministry of Investment, Trade and Industry (MITI) has announced plans to collaborate with relevant agencies to establish formal standards for steel usage in building construction, following feedback from architects facing challenges due to inconsistent guidelines.

Deputy Minister Liew Chin Tong emphasized steel's benefits over traditional concrete—particularly its durability, lighter weight, and adaptability—highlighting its potential to reduce lifecycle waste.

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## **Winning Formula: Why Property Management Matters**

**Source: The Edge Malaysia (City & Country column), July 28, 2025**

The Edge Malaysia Best Managed & Sustainable Property Awards spotlight a crucial but often underappreciated aspect of property excellence: robust, forward-thinking management.

Outstanding property management balances maintenance, tech integration, safety, legal compliance, and stakeholder engagement to ensure long-term value and livability.

Yet, success hinges on collaboration between property managers, residents, and authorities. With evolving strata designs outpacing outdated legal frameworks, updates to the Strata Management Act remain critical.

# FOREIGN

## **Binghatti Names Malaysia as Its Southeast Asia Investment Hub**

**Source: Business Today, 1st August 2025**

Dubai-based luxury developer Binghatti has officially designated Malaysia as its strategic hub for investments across Southeast Asia.

The move signals the country's rising appeal as a gateway to the broader region for high-end real estate and capital deployment. The decision reflects Malaysia's solid infrastructure, investor-friendly climate, and location advantages—traits that increasingly attract foreign real estate players exploring regional expansion.

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## **Retirees Driving Home Demand Across Southeast Asia**

**Source: RealEstateAsia, July 31, 2025**

According to Marciano Birjmohun, retirees are becoming a major force behind residential property demand in Southeast Asia.

These homebuyers are seeking value-oriented housing options that deliver comfort, lifestyle amenities, and affordability, making them an increasingly influential market segment. Developers across the region—particularly in Malaysia, Thailand, and Vietnam—are responding by designing projects tailored to retirees' preferences, such as single-level layouts, wellness facilities, and integrated communities. This shift highlights a broader demographic trend reshaping the real estate landscape.

# FOREIGN

## **McDonald's to Sell HK\$1.2 Billion (USD 153 Million) in Hong Kong Retail Assets**

**Source: The Edge Malaysia, August 11, 2025**

McDonald's Corp is offering eight leased retail properties in Hong Kong—located in prime districts like Tsim Sha Tsui and Causeway Bay—for sale at a collective value of HK\$1.2 billion (US\$153 million).

The restaurants themselves will continue operating as tenants under the current lease terms. Despite softening high-street rents (down 2.3% in H1 2025 and expected to slide further), the move is part of McDonald's ongoing strategy to “optimise” its real estate holdings. Strong investor interest has been noted, thanks to the locations' intrinsic high foot traffic and long-term lease agreements.

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## **Hong Kong Mulls Easier Capital Transfers for Mainland Buyers to Revive Property Market**

**Source: The Edge Malaysia, August 11, 2025**

Hong Kong is exploring proposals to relax capital transfer restrictions for mainland Chinese professionals purchasing property, aiming to rejuvenate its weak housing market. Financial Secretary Paul Chan confirmed discussions with Beijing are underway to establish a “suitable framework” that allows greater movement of funds without raising capital flight alarms.

This policy shift could bolster the struggling residential sector: mainland buyers accounted for HK\$11 billion (USD 1.4 billion) in property purchases in June alone, making up over half of new home transactions in some districts. Loosened controls could thus stimulate renewed confidence and investment in Hong Kong's real estate.



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**IF YOU HAVE ANY QUESTIONS OR NEED PROPERTY ADVICE,  
WE'RE HERE TO HELP AND WOULD LOVE TO HEAR FROM YOU.**

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