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Residential & Corporate Edition

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RESEARCH

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RESIDENTIAL

Flood Risk Now Key Factor in Approving New Housing Projects, Says Datuk Seri Fadillah Yusof

Source: Bernama, October 22 – 23, 2025

The Deputy Prime Minister announced that as of now, flood risk has been elevated to a core criterion in the technical assessment for all new housing developments nationwide.

The policy change aims to protect homebuyers from being tied to developments in flood-prone zones, with planners now required to evaluate proposed sites against state structure plans and local plans that map flood-risk areas.

This shift reflects a broader move by the government to integrate climate resilience into urban development. It signals to developers and investors that site selection must now account for hydrological vulnerability, not just land cost or connectivity.

Exsim Hospitality Bhd Bags RM17.64 Million Subcontract for Apartment Carpentry Works

Source: EdgeProp.my, October 21 – 22, 2025

Exsim Hospitality Bhd, formerly Pan Malaysia Holdings Bhd, has secured a letter of award (LOA) valued at RM17.64 million from Binastra Builders Sdn Bhd for carpentry works in an upcoming residential apartment project scheduled for completion on August 31 2027.

The subcontract covers supply, fabrication, delivery, and installation of timber flooring, joinery and related carpentry components. The contract is tied to a main construction contract awarded on April 1 2024 with a 41-month schedule. The deal underscores Exsim's growing diversification into high-spec residential fit-out work, potentially broadening its revenue base beyond hospitality and into integrated residential projects.

RESIDENTIAL

Malaysia Introduces Reforms to Malaysia My Second Home Programme (MM2H) to Ensure National Security and Integrity

Source: The Edge Malaysia, October 28, 2025

The government has announced a suite of reforms to the MM2H programme designed to optimise its integrity and national-security posture.

Key changes include mandatory security screening by Royal Malaysian Police (PDRM) for all applicants, integration of applicant data into the Tourism Ministry's database, and stricter control over withdrawals of fixed deposits used for property purchases under the scheme. Applicants must also provide letters of good conduct from their countries of origin.

UEM Sunrise Bhd Tops-Out Phase 2 of KAIA Heights in Seri Kembangan

Source: EdgeProp.my, October 2025

UEM Sunrise Berhad has marked the topping-out of Phase 2 of its KAIA Heights development in Taman Equine, Seri Kembangan, beginning construction in September 2023 and targeting completion in the first half of 2026.

Phase 2 consists of two towers: Block C (26 storeys, 198 units) and Block D (25 storeys, 209 units), for a total of 407 freehold units.

With Phase 1 already completed and handed over in June 2025, the milestone underscores developer confidence in the site's positioning within the Greater Kuala Lumpur belt. This progression is also timely, as many buyers are seeking suburban living options near transit and infrastructure in the wake of shifting lifestyle preferences.

INDUSTRIAL

Sime Darby Property Bhd Awards RM1.26 B Contract to IJM Construction Sdn Bhd for Hyperscale Data Centre at Elmina Business Park

Source: EdgeProp.my, October 27, 2025

Sime Darby Property has awarded a RM1.26 billion contract to IJM Construction for the “core and shell” construction works of a hyperscale data centre development within the Elmina Business Park, spanning approximately 77 acres.

The contract includes construction, completion, testing and commissioning of core infrastructure and shell structure, and marks the landmark main construction phase for this facility, with works scheduled to commence in Q4 2025 and targeted for completion in Q2 2027. This strategic move aligns with Sime Darby Property’s SHIFT 25 strategy to expand its recurring income base through industrial / digital infrastructure assets.

BWYS Group Bhd Acquires 28.92-Acre Industrial Land in Kuala Langat Worth RM94.5 M to Support Expansion

Source: EdgeProp.my, October 22, 2025;

BWYS Group, a manufacturer of sheet metal products and scaffolding systems, has secured a freehold industrial parcel of approximately 28.92 acres in the Compass @ Kota Seri Langat industrial & logistics hub in Banting, Kuala Langat, Selangor, for RM94.5 million.

The land is significantly larger than the group’s current operating site and will serve future expansion plans—including manufacturing, warehousing, centralised labour quarters, and material storage. Construction of the new facility is slated to begin in Q2 2026, and the move is designed to boost operational efficiency, reduce rental costs (the group expects to eliminate its current ~RM2.66 million annual rental payments)

INDUSTRIAL

SHB Automotive Appliances Opens First Overseas Manufacturing Facility in Johor with RM600 M Investment

Source: EdgeProp.my, October 21, 2025

Chinese-based SHB Automotive Appliances has officially launched its first manufacturing facility outside China, investing RM600 million in the Senai Airport City Free Zone (within the Johor-Singapore Special Economic Zone).

The plant is expected to produce 3 million wiper motor systems and 20 million seat motors annually, targeting approximately RM1.5 billion in annual sales. The facility also anticipates creating around 200 skilled engineering jobs and involving about 100 local suppliers. This investment reinforces Johor's role as a regional manufacturing and technology hub, leveraging integrated infrastructure, strong connectivity, and government incentives.

Tabung Haji's Proposed Saudi Land Purchase to Be Carefully Assessed

Source: EdgeProp.my (via Bernama), Oct 25, 2025

Tabung Haji's proposal to purchase land in Saudi Arabia is under rigorous review by relevant authorities, emphasising the assessment of market conditions, governance frameworks and the impact on depositors.

Deputy Minister Dr. Zulkifli Hasan affirmed that existing arrangements (such as lease-agreements near Masjid al-Haram and Masjid al-Nabawi) remain in place and that any land acquisition will comply with Ministry of Finance protocols and governance standards. The announcement reflects the government's cautious approach towards overseas real-estate investment by institutional entities tied to public funds.

LAND

Shin Yang Group Bhd Acquires 5.37-ha Industrial Parcel in Kota Kinabalu

Source: EdgeProp.my, October 22, 2025

Shin Yang Group Bhd has entered into an agreement to acquire a 5.37-hectare (approx. 13.27-acre) parcel of land in Kota Kinabalu, Sabah—located off Sepanggar Bay—for RM26.6 million in cash, from its controlling shareholder.

The site includes an existing workshop building and is intended to support the company's warehouse expansion and integrated logistics development in East Malaysia. The acquisition is expected to be completed in Q4 2025. This strategic move underscores Shin Yang's ambition to strengthen its logistics footprint, reduce reliance on leased space, and bolster its warehousing and distribution capabilities.

Mudajaya Group Bhd to Dispose Four Land Parcels in Ijok for RM36.8 Million

Source: EdgeProp.my, October 30, 2025

Mudajaya Group Bhd, through its wholly-owned subsidiary, intends to sell four parcels of freehold land in Mukim Ijok, Kuala Selangor, Selangor (combined area about 8 hectares) for a total consideration of RM36.8 million.

The buyer is Serba Wangi (KL) Sdn Bhd under a sale and purchase agreement dated 30 October 2025. The company expects to record a gain of about RM24.06 million for FY2025 from this disposal. Completion is targeted by the first quarter of 2026. The disposal is part of Mudajaya's strategy to monetise non-core assets and strengthen its cash position.

LAND

Suria Park Opens RM3 Million Green Landmark in Puncak Alam Township

Source: EdgeProp.my, October 28, 2025

IJM Land Bhd has officially launched Suria Park, a RM3 million, 4.42-acre public green space within the Suria Hill master-planned township in Bandar Puncak Alam.

The park features a 400-metre jogging trail, multipurpose courts, a skate park, outdoor gym stations, a cat park and accessible features including wheelchair-friendly pathways and tactile paving. Suria Hill spans 170 acres at 50 metres above sea level and is designed for low-density living (only ten units per acre). The park is part of IJM Land's emphasis on wellness, community-centric design and sustainable living. Already, Phase 1 of the township—"Soren", comprising 142 two-storey link homes—has achieved 80% take-up.

Govt Forms Special Task Force to Protect Malay Interests in Kampung Baru Redevelopment

Source: The Edge Malaysia, Oct 29, 2025

A dedicated task force led by Minister in the Prime Minister's Department (Federal Territories) Datuk Seri Dr Zaliha Mustafa has been established to safeguard Malay community interests in Kampung Baru and Kampung Sungai Baru, amid ongoing redevelopment efforts in Kuala Lumpur.

The task force will serve as a central coordination platform—bringing together government agencies, developers, and local community representatives to ensure fair and transparent negotiations. Dr Zaliha emphasised continued confusion—especially among opposition MPs—between the two areas, clarifying a key legal distinction: Kampung Baru sits on Malay Agricultural Settlement (MAS) land and Kampung Sungai Baru, while within the same locality, is not Malay reserve land nor gazetted as MAS

COMMERCIAL

Sunway Real Estate Investment Trust (Sunway REIT) Disposes Sunway Hotel Seberang Jaya for RM60 Million

Source: EdgeProp.my, Oct 28, 2025

Sunway REIT has entered into a conditional Sale & Purchase Agreement to dispose of the leasehold land and building of Sunway Hotel Seberang Jaya (in Penang) for RM60 million cash.

The asset comprises a 4,294 sqm leasehold parcel and the 27-year-old hotel building with all associated fittings & equipment. The disposal price represents approximately a 9.1% premium over the independent valuation of RM55 million in July 2025. The gain on disposal is expected to be around RM4 million (before incidental costs). Sunway REIT stated that the proceeds will be used to support its capital-recycling strategy—optimising its portfolio and reinvesting into higher-value or higher-growth properties

Sime Darby Property Soft-Opens KLGCC Mall with 90 % Commitment

Source: EdgeProp.my, Oct 24, 2025

Sime Darby Property held the soft opening of its new retail asset, KLGCC Mall, located within the 360-acre KLGCC Resort in Bukit Kiara, Kuala Lumpur.

The mall offers approximately 240,000 sq ft of net lettable area across five levels and reports about 90% of the space committed at opening. Anchored by a community-centric positioning, the mall is designed to serve the surrounding catchment of over 300,000 residents in neighbourhoods such as Mont’Kiara, Bangsar, Taman Tun Dr Ismail, and Bukit Damansara. It also aligns with Sime Darby Property’s strategy to grow its recurring income base through well-located lifestyle retail assets.

COMMERCIAL

Hextar Group Launches Hextar World at Empire City, Soft-Launch 29 Nov 2025

Source: EdgeProp.my, Oct 22, 2025

Hextar World at Empire City (Damansara, Selangor) is set as a massive lifestyle-leisure hub with a soft launch scheduled for 29 November 2025 and full unveiling in 2026.

The development spans around 1.8 million sq ft of net lettable area, of which 450,000 sq ft is dedicated to entertainment uses. Positioned as a new “destination” combining shopping, dining, entertainment and experiential elements under the theme “The Exploratorium,” the project underlines Hextar’s shift into community-focused commercial property and aims to capture both suburban and urban catchments in the Damansara-Kelana corridor.

Matrix Concepts Holdings Opens Nursing Care Centre in Sendayan, Negeri Sembilan

Source: EdgeProp.my, Oct 22, 2025

Matrix Concepts has signed a Memorandum of Understanding with Alpro Group and Mercy Senior Care Centre to develop and operate a modern nursing care facility in Suria Heights, Sendayan.

The centre will accommodate over 130 beds and is positioned as a registered nursing-care facility under the Ministry of Health, serving bedridden patients, post-surgery recuperation, rehabilitation and long-term care across age groups. This move reflects the developer’s strategic diversification into healthcare-adjacent services within its township developments—adding value and enhancing community appeal. For residents of Sendayan and surrounding areas, the facility will enhance the neighbourhood’s liveability and support ageing-in-place trends in Malaysia’s evolving demographic landscape.

OTHERS

Housing Ministry Eyes Travel Bans for Blacklisted Developers of Abandoned Housing Projects

Source: EdgeProp.my, October 27, 2025

The Ministry of Housing and Local Government (KPKT) is reviewing the Housing Development (Control and Licensing) Act 1966 (Act 118) to introduce tougher enforcement measures against developers whose housing projects are declared abandoned.

Among the new measures being considered is the imposition of travel bans on directors of blacklisted companies, in addition to existing penalties such as freezing Housing Development Accounts (HDA) and barring new licence applications.

CIDB and MBAM to Roll Out Construction Digital Maturity Index to Assess Projects

Source: EdgeProp.my, October 29, 2025

The Construction Industry Development Board (CIDB), in partnership with the Master Builders Association Malaysia (MBAM), is launching the Construction Digital Maturity Index (CDMI) — a first-of-its-kind benchmarking tool in Malaysia designed to evaluate a contractor's digital readiness and integration of construction technologies.

The system, revealed by Works Minister Datuk Seri Alexander Nanta Linggi at the International Construction Week event, will allow companies to self-assess and compare their digital maturity levels against industry standards.

OTHERS

NPC 2025: Planners, Policymakers Urged to Listen to Community Voices in Urban Planning

Source: EdgeProp.my, October 30, 2025

At the three-day National Planning Congress 2025 (NPC 2025) held in Putrajaya, community participation emerged as a key theme—many participants argued that current urban planning policies often neglect the perspectives of everyday residents.

According to Nurul Syaza Mazelan of the All-Party Parliamentary Group Malaysia for the Sustainable Development Goals (APPGM-SDG), many local issues stem from "top-down planning methods that overlook on-the-ground realities." She stressed that voices of the elderly, indigenous groups, and marginalised communities are frequently absent in decision-making.

PLUS Malaysia Berhad Begins Package 1 of Juru–Sungai Dua Traffic Dispersal Project

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

PLUS Malaysia Berhad has officially commenced work on Package 1 of the Juru–Sungai Dua Traffic Dispersal Project (PTJSD) located between the Juru and Sungai Dua toll plazas in Penang.

The contract for this first phase has been awarded to Naza Engineering & Construction Sdn Bhd via open tender. The scope includes upgrading the roundabout at KM135.15–KM135.4 of the East–West Elevated Intersection (Butterworth–Kulim Expressway) and constructing a new flyover along Jalan Tun Hussein Onn (KM133.5–KM134.5). The implementation timeline is set for 24 months.

FOREIGN

Gamuda Land Acquires London Site for RM600 Million Student-Accommodation Development

Source: The Edge Malaysia, October 24, 2025

Gamuda Land, the property arm of Gamuda Berhad, has acquired a prime site at 14 Marshgate Lane in Stratford, East London, for a new purpose-built student accommodation (PBSA) development with an estimated Gross Development Value (GDV) of approximately RM600 million.

The project will consist of 321 beds and is scheduled for completion in the academic year 2028/29. The site is strategically located near the University College London (UCL) East campus and the London College of Fashion—together having a student population exceeding 10,000—while also being close to Westfield Stratford, one of London's largest retail hubs.

Mulpha International Bhd Sells Entire 33 % Stake in London Marriott Hotel for RM190 Million

Source: The Edge Malaysia, October 27, 2025

Mulpha International Bhd has sold its entire 33 % equity interest in the London Marriott Hotel (via its stake in New Pegasus Holdings Ltd) for £33.8 million (approximately RM190.3 million).

The transaction completed on October 24, 2025, and the company expects a net gain of about £18.7 million (approximately RM105.3 million) after deducting expenses. Mulpha stated that the disposal aligns with its strategic objective to strengthen cash flow, fund working capital, and pursue new investment opportunities in the next two years. Having originally acquired its stake in February 2014, the sale reflects a repositioning of its hospitality and real-estate exposure abroad.

FOREIGN

Education Sector Emerging as a Key Tenant in Hong Kong's Office Market Amid High Vacancy

Source: South China Morning Post, October 27, 2025

Hong Kong's Grade A office market, long dominated by banking and finance tenants, is shifting as education institutions begin to play a larger occupier role.

According to a study by CBRE, office tenants currently occupy around 73.4 million sq ft in the city, which is 1.1 million sq ft more than in 2022. Analysts observed that education institutions alone have expanded by over 430,000 sq ft in the past year, signalling that the sector is now actively taking up space in a market otherwise challenged by high vacancy rates. While education (alongside healthcare and medical) still accounts for only about 4 % of prime office space—versus 27 % for banking and finance—analysts say its rise reflects a broader occupier-trend recalibration.

Battersea Power Station to Host London's Premier Christmas Celebration 2025

Source: EdgeProp.my, October 23, 2025

Battersea Power Station in London is gearing up to become one of the city's most vibrant festive destinations between 7 November 2025 and 4 January 2026, featuring Christmas markets, pop-up experiences and large-scale installations. Highlights include a 200-metre ice-skate trail ("Glide"), a 40-foot Christmas tree in Malaysia Square, Art Deco-inspired décor within the historic Turbine Halls and more than 150 British and international retailer brands.

The venue is tapping into its riverside location, premium retail base and unique heritage architecture to create a "must-visit" seasonal destination. With over 50 dining outlets, panoramic city-view features like The Chimney Lift and year-round retail alongside seasonal programming, Battersea's festive offering is part of a broader strategy to drive footfall, lifestyle appeal and mixed-use vibrancy in what was once an industrial site.

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