2026

PROPERTY PLUG

BIWEEKLY MARKET BRIEF

19 October – 1 November 2026

RESIDENTIAL & CORPORATE EDITION



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24 STORIES ACROSS SIX SECTORS

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Compiled from EdgeProp.my, The Edge Malaysia, The Star, NST & regional sources.

• RESIDENTIAL

KPKT'S RM158 BILLION HOUSING RESCUE STILL LEAVES 668 PROJECTS UNRESOLVED

EDGEPROP.MY · OCTOBER 19, 2026

THE STORY

KPKT rehabilitated 1,726 troubled private housing projects between 2023 and August 2026, covering 199,643 units and RM158.16 billion in GDV. Of these, 1,542 obtained CCCs, while 147 only returned to satisfactory progress.

WHY IT MATTERS

Completions are protecting buyers, yet 668 delayed, sick or abandoned projects remained at end-August. Early intervention and rescue-contractor financing will decide how quickly that backlog clears.

• RESIDENTIAL

TROPICANA PRICES 480 PUNCAK ALAM TERRACES FROM RM612,800

EDGEPROP.MY · OCTOBER 30, 2026

THE STORY

Tropicana launched Phase 2 of Avisa Residences in Puncak Alam: 480 two-storey terraces on 35.82 acres, from RM612,800, with built-up areas of 1,917 to 2,351 square feet. Phase 1 had 431 units and sold over 90%, the developer said.

WHY IT MATTERS

The pricing sets a landed benchmark for Puncak Alam. Phase 1 take-up supports the launch, but Phase 2 sales are undisclosed. GreenRE Bronze certification adds a running-cost selling point.

• RESIDENTIAL

PARAMOUNT AND PENANG HOUSING BOARD SIGN UJONG BATU REDEVELOPMENT DEAL

EDGEPROP.MY · OCTOBER 26, 2026

THE STORY

Paramount Property and the Penang Housing Board signed a development agreement to redevelop about 15.3 acres at Ujong Batu, Butterworth. The first phase delivers 350 Rumah MutiaraKu affordable homes, subject to planning requirements and regulatory approvals.

WHY IT MATTERS

Affordable supply in Seberang Perai Utara gains a named developer and public partner. No timeline or price was disclosed, so delivery pace is the key variable. Approvals will set launches.

• RESIDENTIAL

15-YEAR PHASING MAKES INFRASTRUCTURE THE PACING FACTOR FOR BANDAR MADANI'S 17,000 HOMES

EDGEPROP.MY · OCTOBER 27, 2026

THE STORY

Minister Nga Kor Ming said Bandar Madani Bukit Jalil, a proposed 17,000-unit PR1MA-led township, will be developed in phases over 15 years, with RM250 million allocated for road upgrades. He was responding to Seputeh MP Teresa Kok's call to suspend registration and earthworks.

WHY IT MATTERS

A DBKL development order is in place, but traffic, environmental and social assessments are ongoing. Supply will arrive gradually, with delivery pace tied to infrastructure.

• INDUSTRIAL

SD GUTHRIE, BUMI ASSETS AND YTL POWER PLAN 1,623-ACRE INDUSTRIAL HUB

EDGEPROP.MY · OCTOBER 29, 2026

THE STORY

SD Guthrie, Bumi Assets and YTL Power will develop about 1,623 acres of land in Bukit Kerayong, Selangor, into an integrated industrial development. SD Guthrie holds 30%; Bumi Assets and YTL Power 35% each. SD Guthrie sells the land for about RM933.57 million.

WHY IT MATTERS

The site is near the West Coast Expressway, North Klang Valley Expressway, Northport and Westports. That suits logistics and manufacturing occupiers. No timeline was disclosed.

• INDUSTRIAL

MALAYSIA SETS 30% RENEWABLE ENERGY RULE FOR DATA CENTRES

THEEDGEMALAYSIA.COM · OCTOBER 28, 2026

THE STORY

Deputy Prime Minister Fadillah Yusof told the Dewan Rakyat that data centres must use at least 30% renewable energy. The Energy Commission is drafting self-generation guidelines. Contracted demand was 2,346 megawatts in August, against actual consumption of 1,374 megawatts, or 58.5%.

WHY IT MATTERS

Operators face added power-sourcing planning, which may affect site selection and operating costs. The gap suggests applications overstate needs. No deadline for the rule was given.

• INDUSTRIAL

PENANG TARGETS FIRST SILICON ISLAND INDUSTRIAL PLOT SALES IN EARLY 2027

EDGEPROP.MY · OCTOBER 30, 2026

THE STORY

Penang Chief Minister Chow Kon Yeow said Silicon Island's first industrial plots could be sold from the first quarter of 2027. Of Phase 1's 1,270 acres, 39.4% had been reclaimed. The 700-acre Green Tech Park expects its first factory to operate by 2028.

WHY IT MATTERS

A defined sales window gives manufacturers a planning date for new industrial land. Pricing is undisclosed. Reclamation pace will determine how much land is ready.

• INDUSTRIAL

INFOLINE TEC'S RM18.58 MILLION SUNGAI BULOH FACTORY DEAL TURNS UNCONDITIONAL

EDGEPROP.MY · OCTOBER 27, 2026

THE STORY

Infoline Tec's RM18.58 million purchase of two adjoining three-storey semi-detached factory buildings in Sungai Buloh is now unconditional. Each has 8,818 square feet built-up on 99-year leasehold titles. The group plans to use the properties as its new headquarters.

WHY IT MATTERS

Owner-occupier purchases show demand for industrial buildings that can double as offices. Vacant possession is due within five business days of full payment. Funding was not disclosed.

• COMMERCIAL

IOIPG REIT REGISTERS PROSPECTUS AHEAD OF NOVEMBER 25 LISTING

EDGEPROP.MY · OCTOBER 29, 2026

THE STORY

IOIPG Malaysia REIT registered its prospectus with the Securities Commission on October 28. An offer of 550.61 million units is open to entitled IOI Properties shareholders, one unit per 10 shares. Bursa Malaysia approved listing 5.5 billion units on the Main Market.

WHY IT MATTERS

Listing is tentatively set for November 25, with acceptance closing November 10. The REIT would give public investors access to a RM7.58 billion portfolio.

• COMMERCIAL

IGB REIT THIRD-QUARTER PROFIT JUMPS 51% ON MID VALLEY SOUTHKEY

THESTAR.COM.MY · OCTOBER 30, 2026

THE STORY

IGB REIT's third-quarter net profit rose 50.8% to RM144.2 million on revenue up 50.9% to RM249.3 million, mainly from Mid Valley Southkey, which did not contribute a year earlier. Net property income was RM185.2 million; distribution is 3.51 sen.

WHY IT MATTERS

Acquisition-driven growth means organic performance deserves separate scrutiny. Year-to-date distributions reach 10.95 sen from 8.78 sen. IGB Commercial REIT also declared 1.37 sen, with net property income up 21.6%.

• COMMERCIAL

ORIENTAL HOLDINGS COMPLETES RM91 MILLION BAYVIEW HOTEL LANGKAWI PURCHASE

EDGEPROP.MY · OCTOBER 27, 2026

THE STORY

Oriental Holdings completed its RM91 million cash acquisition of Bayview Hotel Langkawi, a 282-room, four-star hotel, on October 26 through Northam Langkawi. The seller is Boon Siew Development. It forms part of a RM411 million related-party package announced November 7, 2025.

WHY IT MATTERS

Completion advances the group's hotel expansion in Kedah and Penang. The package also includes Northam Georgetown, whose share subscription completed on October 16. Related-party terms warrant disclosure.

• COMMERCIAL

AMFIRST REIT COMPLETES RM331 MILLION MENARA AMBANK SALE

EDGEPROP.MY · OCTOBER 23, 2026

THE STORY

AmFIRST REIT completed the RM331 million sale of Menara AmBank to AmBank on October 23, receiving the RM297.9 million balance. RM225.7 million went to its lender to repay a RM165 million term loan and RM60 million revolving facility. Another RM72.2 million went to the trustee.

WHY IT MATTERS

The sale cuts debt and sets a RM331 million Kuala Lumpur office benchmark. A related-party buyer limits independent price discovery. No gain was stated.

• LAND

MATRIX CONCEPTS ASSEMBLES 174.77 HECTARES IN KULAI FOR RM169.31 MILLION

EDGEPROP.MY · OCTOBER 27, 2026

THE STORY

Matrix Concepts bought 57 adjoining parcels of vacant agriculture land in Kulai, Johor, totalling 174.77 hectares, for RM169.31 million. Agreements with each landowner are conditional, with completion expected within four months of conditions being met.

WHY IT MATTERS

The site lies between Kulai town and the Sedenak Industrial Growth Corridor, about 43 kilometres from Johor Bahru. It strengthens the company's land bank. Gross development value and launch timing were not disclosed.

• LAND

MPFN APPROVES CAREY ISLAND PORT CITY AND SPECIAL ECONOMIC ZONE IN PRINCIPLE

EDGEPROP.MY · OCTOBER 19, 2026

THE STORY

The National Physical Planning Council gave in-principle approval to the National Maritime Port City and the Carey Island Port Special Economic Zone. The plan covers a 2,500-acre port area handling 42 million TEUs and 38 million tonnes of conventional cargo.

WHY IT MATTERS

Projected benefits are RM4.7 billion in GDP by 2045 and up to 115,000 jobs. Land-use zones must be phased into the Kuala Langat Local Plan 2030.

• LAND

SSF HOME UNIT BUYS PULAU INDAH LAND FOR RM42.47 MILLION TO EXPAND WAREHOUSING

EDGEPROP.MY · OCTOBER 26, 2026

THE STORY

SSF Home Group's subsidiary has agreed to buy three parcels of leasehold land totalling 52,611.13 square metres in Pulau Indah, Klang, for RM42.47 million. The conditional agreement supports expanding warehousing and logistics capacity, including building its own warehouse facilities.

WHY IT MATTERS

Owned warehouse space near Port Klang points to long-term logistics demand. The seller, completion date and capital expenditure were not disclosed. The conditions attached have not been described.

• LAND

ASIAN PAC AND KOTASAS PLAN KUANTAN RETAIL DESTINATION NEAR ECRL STATION

EDGEPROP.MY · OCTOBER 29, 2026

THE STORY

Asian Pac's unit Everest Pioneer signed sale and joint development agreements with KotaSAS for a retail and lifestyle destination in Kuantan. It pairs the township's first mall with a shoplot precinct near the ECRL station. Indicative gross development value is about RM281.3 million.

WHY IT MATTERS

Estimated future GDV could reach RM2 billion. The ECRL targets commercial operations in December 2026, which should improve connectivity. Land size and price are undisclosed.

• OTHERS

COURT REJECTS BLANKET PET BAN AT SHANG VILLA CONDOMINIUM

THESTAR.COM.MY · OCTOBER 30, 2026

THE STORY

Shah Alam High Court ruled that Shang Villa Condominium's joint management body cannot impose a blanket pet ban through house rules. Justice Anita Harun found a pet's presence alone does not breach the rules, and evidence did not link her cats to the incidents.

WHY IT MATTERS

Management bodies need a factual link between a specific animal and nuisance. Other condominiums with blanket bans may need to review rules.

• OTHERS

SHORT-STAY RENTAL GUIDELINES KEEP STRATA CONTROLS IN PLACE

EDGEPROP.MY · OCTOBER 26, 2026

THE STORY

Deputy Housing Minister Aiman Athirah Sabu said short-term rental guidelines are being finalised through PLANMalaysia. Only registered premises meeting local licensing requirements may operate legally. Strata properties remain subject to by-laws set under the Strata Management Act 2013.

WHY IT MATTERS

The guidelines await Tourism Ministry input before returning to Cabinet. The proposed 180-night cap is still under assessment. Landlords and operators should expect licensing and strata approvals to apply.

• OTHERS

PENANG CHIEF MINISTER FLAGS LEGAL RISKS OF HALTING APPROVED HILLSLOPE PROJECTS

EDGEPROP.MY · OCTOBER 30, 2026

THE STORY

Chow Kon Yeow said halting approved projects on high-risk slopes could have legal consequences, because developers already hold approvals and have started work. The comments follow a Paya Terubong landslide that killed a 73-year-old doctor. Causes under investigation include weather, runoff and drainage.

WHY IT MATTERS

A broad halt would expose authorities to legal challenges. Chow declined to speculate on the cause. A draft technical report is under review.

• OTHERS

TWO PENAMPANG ROAD UPGRADES WORTH RM173 MILLION PROGRESS AHEAD OF SCHEDULE

MALAYMAIL.COM · OCTOBER 30, 2026

THE STORY

Sabah Deputy Chief Minister Ewon Benedick said two Penampang rural road upgrades worth RM173.263 million are ahead of schedule. Kampung Buayan, costing RM73.868 million, is 76.64% complete, due August 2027. Kampung Terian, costing RM99.395 million, is 57.83% complete, due May 2028.

WHY IT MATTERS

Better rural access can improve connectivity for residents. Terian received a one-year extension for land acquisition issues and the bridge location. Federal funding supports both projects.

• FOREIGN

PARKCITY-LINKED BUYER TAKES SHIMAO'S HONG KONG HOTELS FOR HK$2.7 BILLION

EDGEPROP.MY · OCTOBER 23, 2026

THE STORY

Oceanfront Hong Kong, owned by parties including ParkCity Group-linked vehicles, signed agreements on October 20 to buy Shimao's Hong Kong hotels and hotel business from court-appointed receivers for HK$2.7 billion, about RM1.4 billion. Completion is expected by end-2026.

WHY IT MATTERS

A Malaysian group is acquiring overseas hospitality assets through a distressed-sale process. Net proceeds partly repay secured loans under Shimao's syndicated facility. Financing for the buyer was not disclosed.

• FOREIGN

SINGAPORE SOLE BID FOR MARINA GARDENS LANE SITE FALLS SHORT OF EXPECTATIONS

MINGTIANDI · OCTOBER 27, 2026

THE STORY

Singapore's Urban Redevelopment Authority awarded the Marina Gardens Lane site to EL Development for S$450.1 million. The 390-home residential plot drew a sole bid at S$1,243 per square foot of floor area, 11.3% below an adjoining site's 2023 price.

WHY IT MATTERS

A lone bid that fell short of expectations suggests cautious developer appetite. The pricing gives the region a residential land benchmark. Upcoming tenders will show whether bidding strengthens.

• FOREIGN

OUE REIT BUYS PING AN'S HALF-STAKE IN SYDNEY'S SALESFORCE TOWER

MINGTIANDI · OCTOBER 25, 2026

THE STORY

OUE REIT agreed to buy Ping An's 50% interest in Sydney's Salesforce Tower for A$864 million (US$604.5 million), lifting its stake from 19.9% to 69.9%. Knight Frank valued the interest at the same amount. Completion needs Australian Foreign Investment Review Board approval.

WHY IT MATTERS

The price implies A$1.73 billion for the building, 3.7% below the value implied by its February purchase. Funding combines new borrowings and hotel sale proceeds.

• FOREIGN

CK ASSET PAUSES HONG KONG SALES LAUNCH AT YUEN LONG'S MONTAGE

SOUTH CHINA MORNING POST · OCTOBER 29, 2026

THE STORY

CK Asset has suspended sales at Montage, its Yuen Long residential project, days before it planned to begin marketing the first homes. A sales brochure uploaded on October 23 covered 327 homes: 242 one- and two-bedroom apartments and 85 garden houses.

WHY IT MATTERS

The pause highlights uncertainty over launch timing and buyer sentiment in Hong Kong's housing market. The reason was not identified. Developers' next steps will indicate pricing confidence.

GET IN TOUCH

HAVE A QUESTION ABOUT SOMETHING IN THIS ISSUE?

Just reply — we read every one. For deeper dives into market data, deal-sourcing, or bespoke briefs, reach out to us.

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