

Z E R I N
PROPERTIES

ISSUE 326

CORPORATE REAL ESTATE HIGHLIGHTS

JUNE 2025

<https://zerinproperties.com>



Malaysia Rises in Global Ranking, Driven by Strong Reforms and Trade

Malaysia has surged 11 spots to 23rd in the World Competitiveness Ranking (WCR) 2025, marking its best position since 2020. The Ministry of Investment, Trade and Industry (MITI) attributes the jump—from 34th last year—to steady economic recovery and structural reforms under the MADANI Economy framework.

The country now ranks fourth globally in economic performance. Government and business efficiency each improved by eight positions, while international trade rose 11 places to sixth. These gains were supported by strong exports, market diversification, and a rebound in tourism.

MITI expressed confidence that, with strong governance and public-private collaboration, Malaysia remains on track to reach its goal of becoming a top 12 competitive economy by 2033. MITI Minister Tengku Zafrul emphasized the success of the whole-of-government approach. Key reform efforts are steered by JKDSN and the STAR taskforce, covering over 1,000 public sector initiatives tied to the national reform agenda.



[**Read More**](#)



Mah Sing Strengthens Regional Standing with Consistent Growth and ESG Focus

Mah Sing Group Bhd has secured a spot on the Fortune Southeast Asia 500 list for the second year, highlighting its strong revenue of RM2.52 billion in FY2024 and consistent delivery of sustainable, customer-focused projects. The recognition reflects its regional impact, operational excellence, and disciplined execution.

In the first five months of 2025, Mah Sing achieved RM1.01 billion in new sales, surpassing RM992 million recorded in the same period last year. The growth was largely driven by high demand for its M Series homes, known for their practical layout, accessible price points, and strategic locations.

The group plans to launch over RM3.3 billion in new developments in 2025 across its nearly 65 projects in Malaysia. It remains committed to addressing housing needs while growing responsibly.

Mah Sing also retained a 4-star ESG rating on Bursa Malaysia and is listed in both FTSE4Good indices, affirming its leadership in sustainable development.



[Read More](#)



Commercial Land Transactions Surge, With Johor and Klang Valley Leading

NAPIC reports a 22.7% rise in vacant commercial land transactions across Malaysia in 2024, with values jumping 200% year-on-year to RM14 billion. Johor Bahru leads the trend, driven by the Johor-Singapore Special Economic Zone. Transaction volume in JB soared over 800% to 381 units, while value hit RM1.17 billion.

In the Klang Valley, KL's commercial land volume dropped 16.4% to 46 units, but value surged 1,734% to RM8.62 billion, led by major deals like KLCC's acquisition in Bandar Malaysia. Selangor saw a 48.4% rise in transactions to 469 units, with value up 65.5% to RM2.4 billion.

Setia Alam, Semenyih, and Telok Panglima Garang emerged as growing hotspots, backed by rising populations and new developments.

In Penang, overall volume dropped 37.3% to 74 units, but values increased 122.1% to RM253.7 million. Batu Kawan continues to attract long-term investors through industrial-led growth and sizeable land availability.



[Read More](#)



Property Sector Strengthens with Rising Loans and Steady Developer Earnings

Malaysia's property sector shows early signs of recovery, supported by rising loan applications and stable earnings among key developers, according to MIDF Research. Bank Negara Malaysia data reveals property loan applications rose 6.1% year-on-year in April to RM56.2 billion. For January to April, applications totalled RM203 billion, up 3.6% compared to last year.

Approved loans increased 6.8% month-on-month in April to RM24.9 billion. Although year-to-date approvals remained flat at RM84.7 billion, the approval ratio improved to 44.3% from February's 37.4%, indicating a healthier lending environment.

Five out of seven developers covered by MIDF reported earnings in line with expectations. UOA Development outperformed with a 62.7% rise in earnings. Mah Sing, Eco World, and Sunway also posted strong results, while S P Setia lagged. Sales momentum remains steady. Developers are on track to meet full-year targets, with affordable housing and industrial demand expected to support stable growth into the second half.



[Read More](#)



Malaysia's Trade Grows in May Despite Narrower Surplus Margin

Malaysia's trade rose 2.6% year-on-year to RM252.5 billion in May 2025, supported by a 6.6% increase in imports, though exports dipped 1.1% to RM126.6 billion. The trade surplus continued for the 61st consecutive month, though it narrowed by 92.3% to RM766.3 million.

Domestic exports, which made up 79.6% of total exports, declined 4.7% to RM100.8 billion, while re-exports grew 16.1% to RM25.8 billion. Month-on-month, all trade indicators recorded declines. Exports fell 5.2%, imports 2%, total trade 3.6% and the trade balance dropped 85.1%.

Export declines were led by petroleum and chemical products, while higher imports were logged from the US, Taiwan, and China. Key import gains came from electrical and electronic products, metal ores, and agriculture-related items.

For January to May 2025, total trade grew 6.2% to RM1.23 trillion, with exports and imports up 5.5% and 6.9% respectively. The trade surplus fell 9.4% to RM46.9 billion.



[Read More](#)



Malaysia Secures RM4.6 Billion Leads at SEMICON SEA 2025

Malaysia has secured potential investments worth RM4.6 billion following its participation in SEMICON Southeast Asia (SEA) 2025, a leading regional platform for the global microelectronics and semiconductor industry. According to NAPIC data, these leads are expected to boost the nation's E&E and data centre segments.

Investment, Trade and Industry Minister Tengku Zafrul highlighted the event as a pivotal entry point for Malaysian firms into regional supply chains, especially Singapore. The event also unlocked an estimated RM507 million in export potential.

Nine Malaysian firms, collectively generating over RM843 million in revenue, showcased innovations in testing systems, solutions, and ESG-aligned technologies. Their presence at the Malaysia Pavilion drew strong interest from global buyers. Additionally, meetings with major consumer goods companies from Singapore opened doors for halal product exports valued at RM270 million. These engagements reflect Malaysia's rising regional relevance and industrial readiness.



[Read More](#)



Johor Targets RM100 Billion Investments Backed by JS-SEZ Momentum

Johor is targeting RM100 billion in total investments by end-2025, after securing RM30.1 billion in approved investments in the first quarter. Menteri Besar Datuk Onn Hafiz Ghazi believes this is achievable, surpassing last year's RM48.5 billion, positioning Johor as a key regional investment hub.

The growth is strongly supported by the Johor-Singapore Special Economic Zone (JS-SEZ), launched in January. The JS-SEZ covers nine key sectors including electronics, logistics, healthcare and tourism. Johor aims to become Malaysia's most developed state by 2030, with RM260 billion GDP, 20,000 high-income jobs and 50 catalytic projects.

The Invest Malaysia Facilitation Centre Johor (IMFC-J), launched in February, has already facilitated RM16.7 billion in committed investments, reducing processing time significantly.

Major infrastructure developments such as the RTS Link, double-track railway, expressway upgrades and proposed autonomous transit system further strengthen Johor's appeal to local and global investors.



[Read More](#)



OCBC Commits RM14 Billion to Drive Growth in Johor's JS-SEZ

OCBC Group has committed over RM11 billion in financing to Johor businesses since early 2024, with an additional RM3 billion planned by the end of 2025. This aligns with its long-term support for the Johor-Singapore Special Economic Zone (JS-SEZ), targeting sectors including real estate, oil and gas, manufacturing, and data centres.

During a visit to Johor Menteri Besar Datuk Onn Hafiz Ghazi, OCBC Group CEO Helen Wong reaffirmed the bank's "One Group" strategy. The integrated strengths of OCBC's banking, insurance, and wealth units aim to drive cross-border business growth.

Wong highlighted OCBC's deep roots in Johor since 1917 and expressed intent to catalyse more investment via its regional network. Johor's leadership welcomed this commitment as a strong vote of confidence in the state's economic direction.

OCBC is also working with MIDA, IRDA, and Invest Johor to promote the JS-SEZ globally, supporting its development as a leading ASEAN economic hub.



[Read More](#)



Senai Airport City Secures RM8 Billion Investment, Eyes Further Growth

Senai Airport City (SAC) in Johor has attracted nearly RM8 billion in investments from around 160 investors, according to NAPIC findings. Half of its 1,099-hectare land has been developed, establishing a robust industrial ecosystem in sectors such as AI, advanced electronics, electric vehicles, healthcare, and distribution.

As the master developer and MMC Bhd subsidiary, SAC plans to leverage the remaining land for future investments, responding to rising investor interest. The site continues to evolve as a strategic hub for high-value industries in southern Malaysia.

The development has generated 28,000 jobs, with emphasis on local employment and skills development. SAC partners with institutions like Universiti Teknologi Malaysia and vocational colleges to align training with industry needs. Employers such as Wiwynn employ mostly locals and promote talent development through global exposure. SAC remains committed to inclusive growth, quality employment, and sustainable economic impact for Johor's communities.



[Read More](#)



Kedah Secures RM4.2 Billion Investments, Strengthens Industrial and Tourism Drive

Kedah attracted RM4.2 billion in investments in 1Q2025, creating over 1,400 jobs. The manufacturing sector led with RM3.9 billion, ranking third among states. Growth is powered by Kulim Hi-Tech Park expansions, the Kulim Industrial Corridor, Kedah Rubber City, and the Kedah Science Technology Park.

Menteri Besar Datuk Seri Muhammad Sanusi said these results reflect investor confidence in the state's transparent, stable and effective governance. He highlighted that the Border Town Corridor is progressing well with the Delapan ICD in Bukit Kayu Hitam poised to attract 240,000 TEUs from southern Thailand, potentially contributing RM843 million annually to Kedah's GDP.

Key cross-border infrastructure, including a new road linking Malaysia and Thailand's customs checkpoints, is expected by September, which could boost bilateral trade to RM141 billion by 2027. Tourism also saw momentum, with 1.5 million arrivals in 1Q2025. The state targets seven million visitors under the Visit Kedah 2025 campaign.



[Read More](#)



Intel and Vishay Plan Malaysia Expansion, Boosting Semiconductor Confidence

Intel is considering further reinvestment and expansion in Malaysia, affirming its trust in the country's role as a key semiconductor hub. According to Investment, Trade and Industry Minister Tengku Zafrul Abdul Aziz, Intel has invested RM50 billion and employs 12,300 locals since its entry in 1972.

The meeting between Miti and Intel underscores Malaysia's growing appeal as a strategic base outside the US. Zafrul emphasised the government's commitment, through Miti and Mida, to support Intel's future growth under the New Industrial Master Plan 2030 and the National Semiconductor Strategy.

Separately, US-based Vishay Intertechnology, a manufacturer of discrete semiconductors and electronic components, has shown interest in expanding its presence in Melaka. These developments align with Malaysia's ambition to scale up its high-tech manufacturing ecosystem and strengthen its global standing in the semiconductor supply chain. The minister's recent visit to Washington reinforced investor engagement.



[Read More](#)



Malaysia's Data Centre Growth Unshaken by Nvidia Chip Concerns

Malaysia's data centre project pipeline remains intact despite reports alleging Chinese firms used Nvidia chips in local facilities to train AI models, according to MIDF Research. Industry players show no signs of slowing, with tenders and developments progressing steadily.

Notable projects include Gamuda's RM1.01 billion contract and land sale to Google-linked Pearl Computing, Sunway Construction's RM1.16 billion contract from a US tech giant, and Microsoft's RM10.5 billion investment in hyperscale data centres. MIDF clarified that many data centres are not exclusively AI-driven, with YTL Power converting capacity to meet rising colocation demand.

The Ministry of Investment, Trade and Industry (MITI) is verifying reports but confirmed Nvidia servers are not classified as controlled goods in Malaysia. Cooperation with global regulators remains open. Positive momentum continues across Malaysia's tech ecosystem, supported by stable infrastructure, skilled talent, and strategic location, reinforcing investor confidence in the sector's long-term growth.



[**Read More**](#)



Pahang to Develop High-Tech Zone For AI and Renewable Energy Growth

The Pahang government will establish a high-tech zone in Kuantan to attract investments in artificial intelligence, automation, and big data. The initiative aims to build a thriving tech ecosystem and draw skilled talent to the east coast region.

Datuk Mohamad Nizar Mohamad Najib highlighted plans to support AI start-ups and collaborate with Pahang Skills and the Pahang Foundation to develop fresh talent in the sector. The government also plans to offer incentives to encourage AI companies to set up operations locally instead of concentrating in Klang Valley.

In addition, Pahang is exploring floating solar farms to support its commitment to achieve net zero carbon emissions by 2030. The solar project, expected to take two years, will be developed on suitable lakes or dams.

Efforts to train technicians continue, with 288 participants already completing the Speed GCPV solar energy program, ensuring a skilled workforce for Malaysia's clean energy transition.



[Read More](#)



Chin Hin Group Terminates RM51.5 Million Data Centre Acquisition Deal

Chin Hin Group Bhd has terminated its proposed RM51.5 million acquisition of a 65% stake in data centre engineering firms Critical System Specialist and CSS Engineering & Construction. The deal, announced in August 2024, was rescinded after key conditions were unmet.

The target companies failed to secure the required order book of RM380 million as outlined in the share sale agreement. This cancellation halts Chin Hin's planned entry into the data centre construction sector, a strategic move to diversify from its core construction, property, and building materials businesses.

Despite the setback, Chin Hin has not announced any immediate alternative plans to pursue opportunities in the data centre industry. The group remains focused on its existing core sectors but may consider future diversification depending on market conditions and strategic priorities.



[Read More](#)



SD Guthrie and Sime Darby Property Team Up to Develop Carey Island

SD Guthrie Bhd and Sime Darby Property Bhd have agreed to jointly develop up to 2,000 acres on Carey Island, Selangor. The collaboration will be formalized via a special purpose vehicle to support Selangor's goal of transforming Carey Island into an industrial and logistics hub, complementing existing palm oil operations and port activities.

Carey Island, largely owned by SD Guthrie, hosts palm oil estates, mills, and heritage sites. The new development aims to drive economic growth, create jobs, and boost Malaysia's logistics sector while preserving environmental and cultural assets.

Permodalan Nasional Bhd (PNB), a key stakeholder, will nominate the SPV chairman. The project leverages Carey Island's strategic location near Port Klang and strong connectivity via expressways, positioning it to compete with regional ports in Singapore, Thailand, and Vietnam.

This partnership aligns with national industrialization efforts, aiming to build a future-ready industrial ecosystem that benefits businesses, communities, and the broader economy.



[Read More](#)



Penang Has Ample Industrial Land and New Master Plan to Boost Growth

Penang still holds 809.4 hectares of industrial land to support economic development over the next 10 to 15 years. This includes reclaimed land, sites in proposal stages, and areas ready for long-term use. Chief Minister Chow Kon Yeow emphasized that land supply is sufficient, with moderate current demand averaging 40.4 hectares annually. Many investors also expand within existing sites rather than requiring new land.

Penang's revenue from industrial land sales is minimal; the focus is on investment value. In Q1 2025, total investments reached RM13 billion from land, factories, digital projects, and more. The state plans to develop centralised labour quarters to meet foreign worker demand, highlighting infrastructure beyond land—such as utilities, talent, ports, and airports.

The newly launched Penang Industrial Master Plan 2030 aims to transform the industrial sector through three pillars, nine high-impact projects, and various initiatives. It supports key infrastructure like Penang International Airport expansion and green technology hubs for electrical and electronics growth. This master plan positions Penang as a preferred regional investment destination.



[Read More](#)



Oriental Kopi to Acquire Head Office and Warehouse Property in Puchong

Oriental Kopi Holdings Bhd, a newly listed kopitiam chain operator, has agreed to purchase the premises it currently rents as its head office and warehouse in Puchong, Selangor, for RM23 million.

The property includes a 5,260.8-square-metre leasehold land with an existing factory unit. The vendor is Icon Facade Sdn Bhd, owned by Heng Ngeng Choo and Siau Fui Chien.

Further details on the sale and purchase agreement, the rationale, and risks will be disclosed after the SPA execution, expected within 21 days from June 2, 2026, or later if mutually agreed.

The acquisition aims to reduce costs by eliminating rental and logistics expenses while lowering risks related to the potential loss of property use, supporting Oriental Kopi's operational stability and long-term growth.



[Read More](#)



NX Malaysia Launches Advanced Logistics Hub in Batu Kawan, Penang

Nippon Express (Malaysia) Sdn Bhd has officially opened its new Batu Kawan Logistics Center in Penang to meet the region's growing logistics demand, especially in the semiconductor and medical equipment sectors. A completion ceremony was held on May 27, marking a key milestone in expanding high-value logistics solutions in northern Malaysia.

Located near the Batu Kawan Industrial Park, the new 9,204-square-metre facility is fully air-conditioned with a 12-metre ceiling height. It includes electric dock levellers, high-floor berths, and 24-hour CCTV-monitored security. The warehouse also offers value-added services such as kitting, repacking, and labelling.

Penang, often referred to as the "Silicon Valley of the East", continues to attract foreign investment. The park currently houses around 120 international companies across technology and healthcare sectors.

NX Malaysia's expansion reflects the group's strong commitment to supporting global supply chains with efficient, reliable, and scalable logistics infrastructure.



[Read More](#)



NSK Grocer Opens Eighth Outlet to Boost Amerin Mall's Shopping Appeal

NSK Grocer (KL) Sdn Bhd, known for quality products at affordable prices, has launched its eighth outlet at Amerin Mall in Seri Kembangan. The location benefits from easy access via SILK Highway, Cheras-Kajang Expressway, and PLUS Expressway, serving families, residents, and professionals nearby.

Amerin Mall is a mixed-use development featuring a three-storey retail podium with extensive parking, a cineplex, fitness centre, dining, and recreational facilities. Above the mall are two residential towers with 608 condominium units.

The new NSK Grocer outlet offers a broad range of local and imported groceries, fresh produce, meat, poultry, and household essentials. Its presence further strengthens Amerin Mall's position as a convenient one-stop shopping destination.

The store operates daily from 10 am to 10 pm, providing reliable access for customers.



[Read More](#)



10Star Cinemas to Launch Flagship Outlet at Hextar World Empire City

10Star Cinemas, under MAA Group Bhd, has signed an MOU with Hextar World to open its flagship cinema at Empire City, Damansara Perdana. The cinema is scheduled to launch in the first quarter of 2026, following Hextar World's opening in late 2025.

The CEO of 10Star Cinemas, Onn Norshal Hamzah, highlighted the venture as a new chapter, offering affordable luxury while supporting local film creators. The cinema aims to be a cultural hub, hosting both local and international film events to boost Malaysian cinema visibility.

Currently operating six branches in East Malaysia, 10Star Cinemas is known for modern concepts like VIP Royal Halls and multi-purpose event spaces. The MOU was signed by MAA Group and Hextar Group executives in June.

Hextar World spans 1.8 million sq ft with over 600 outlets, entertainment venues, and unique attractions including an Olympic-sized ice-skating stadium and Malaysia's largest indoor water park.



[Read More](#)



Melaka Eyes Fujifilm Partnership to Boost Healthcare Innovation and Investment

The Melaka government is exploring collaboration with Fujifilm Healthcare to attract investments and establish a healthcare research and development centre. Chief Minister Datuk Seri Ab Rauf Yusoh sees this as a chance to position Melaka as a regional healthcare hub focused on innovation and technology.

Initial discussions involve Fujifilm Healthcare and Hospital Putra Melaka on acquiring advanced MRI machines and developing a new facility. Fujifilm's expertise in prevention, diagnosis, treatment, and AI integration offers significant opportunities to enhance healthcare services.

The collaboration aims to improve technology use at Hospital Putra Melaka, ensuring faster access, better treatment quality, and reduced patient waiting times. The hospital, fully owned by the state, is expected to benefit from this innovation.

This proposal followed a state delegation's visit to Fujifilm Healthcare, involving key health officials and Fujifilm's regional sales manager.



[Read More](#)



Hospital Pasir Gudang to Open in Phases, Johor Plans Hospital Sultanah Aminah 2

Hospital Pasir Gudang (HPG) will open to the public in phases starting July, announced Johor Health and Environment Committee chairman Ling Tian Soon. The emergency, trauma, public health, and general surgery departments will begin operations first, while 14 specialist clinics will open gradually as medical teams form.

HPG, with 304 beds and costing over RM380 million, faced construction delays due to the pandemic. Over 1,800 staff positions are planned, with key hospital management already appointed. Full operational capacity is expected within a year as the Health Ministry works to allocate necessary nurses and doctors.

Separately, the Health Ministry will submit plans for Hospital Sultanah Aminah 2 (HSA 2) to the public-private partnership unit and Cabinet. This new hospital in Kempas aims to ease congestion at Johor Baru's existing hospitals and is a state priority. Technical planning and site issues for HSA 2 have been addressed.



[Read More](#)



KPJ Awards RM32 Million Hospital Works to Johor Corp Unit

KPJ Healthcare Bhd has awarded RM31.97 million in hospital renovation contracts to JLG & BP Design Sdn Bhd, a company linked to major shareholder Johor Corporation (JCorp). The awards were made through Rawang Specialist Hospital Sdn Bhd, a wholly owned KPJ unit.

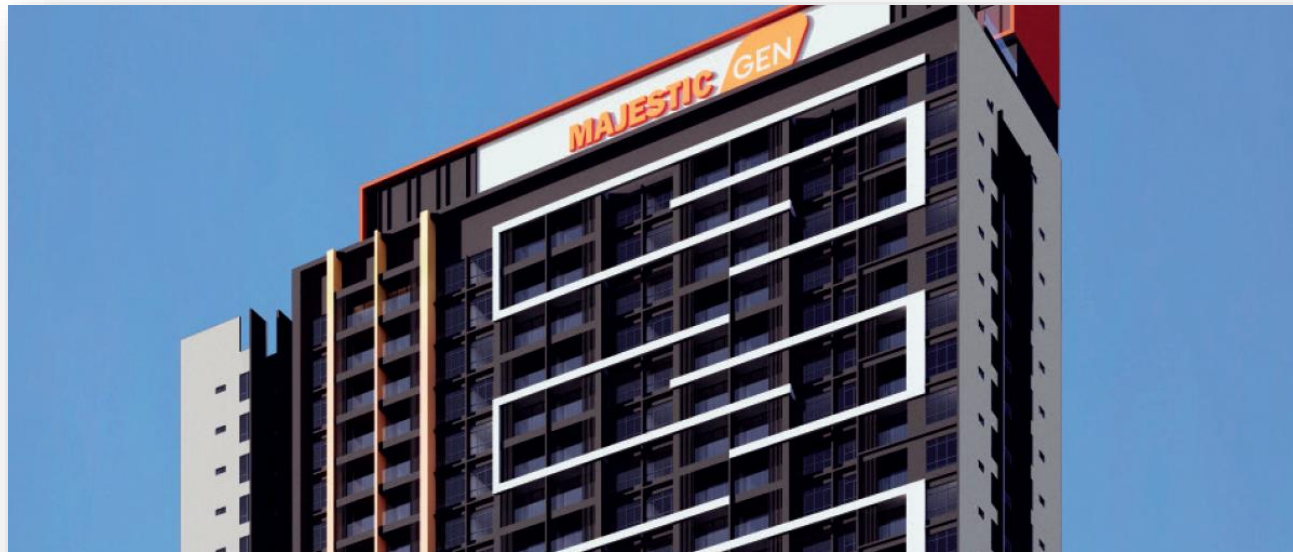
The first contract, valued at RM21.47 million, involves the design, build and commissioning of Premier Ward Levels 8 and 9 at Damansara Specialist Hospital 2. The second, worth RM10.50 million, covers renovation and façade upgrades at KPJ Damansara Specialist Hospital.

Both projects support KPJ's Strategic Planning 2025 framework, aiming to meet higher patient demand for premium services and improve hospital image, efficiency and patient care.

The DSH2 project is slated for completion by end-2025, while DSH upgrades are expected by Q2 2026. KPJ emphasised that RSH will implement safeguards to avoid delays or operational disruptions.



[Read More](#)



Majestic Gen's Gean Rise Fully Sold, Reflecting Strong Johor Demand

Majestic Gen Sdn Bhd's first Johor project, Gean Rise, a serviced apartment launched in January, has been fully sold, CEO Datuk Hoo Kim See confirmed. This rapid uptake highlights strong market confidence and rising demand for well-connected urban living in Johor Bahru.

Gean Rise, valued at RM563 million, sits on a 1.14-acre site formerly occupied by Hotel Sentral Johor Bahru. The 47-storey tower offers 732 partially furnished units, ranging from one-bedroom to six-bedroom layouts, some featuring dual key options. The development's strategic location near JB Sentral and the upcoming Bukit Chagar RTS Link Station adds to its appeal.

Amenities span six zones, including wellness, leisure, and fitness facilities, catering to modern lifestyle needs. The project is expected to complete by December 2029.

Following this success, Majestic Gen plans to launch Gen Sphere, a RM837 million development near JB Sentral, offering units sized 459 to 755 sq ft.



[Read More](#)



Sunway Sanctuary Achieves 50% Take-Up, Expands Senior Living Options

Sunway Healthcare Group announced a 50% take-up for the first phase of Sunway Sanctuary, its senior living residence in Sunway City Kuala Lumpur. The development offers 473 rooms for lease, with 235 in phase one currently half occupied. The second phase will be launched later.

During its second anniversary, Sunway Sanctuary introduced two new room types, a rehabilitation centre, and programmes for post-cardiac recovery and advanced assistive care. These additions provide residents with varied comfort levels to meet diverse needs.

General Manager Leonard Theng Boon Liang revealed plans to build similar senior living residences in Ipoh and Johor, currently in the planning stage.

Additionally, Sunway Group will launch Sunway Square, a commercial hub integrating retail, offices, education, and entertainment in Sunway City Kuala Lumpur. This will be connected to the master plan via link bridges, including to Sunway Sanctuary, enhancing community integration.



[**Read More**](#)



Senja Seri Kembangan: Luxury Lakeside Living Embracing Nature and Space

Senja by BRDB Developments is a prestigious 47.52-acre landed enclave in Seri Kembangan, Selangor, designed around light, water, and nature. Its first two phases, launched since 2013, saw strong sales with 95% occupancy, prompting an accelerated launch of the final phases to meet growing demand.

Phase 2, introduced in 2023, features 83 units designed for multi-generational living, including disabled-friendly bathrooms, EV charging, and rain harvesting systems. Phases 3 and 4 offer larger semidees, zero-lot bungalows, and spacious bungalows with enhanced airflow, double-volume ceilings, and modern Malay architectural elements. Prices start from RM2.8 million, with completion slated for 2028.

Set beside a 2.81-acre lake, Senja offers resort-style facilities such as a clubhouse, gym, pool, and tennis courts. Its prime location near schools, shopping malls, healthcare, and major highways ensures connectivity and convenience. Senja remains a serene, gated community where nature and comfort blend seamlessly, appealing to discerning buyers seeking space and tranquility.



[Read More](#)



Maxim Global Appeals Stay on KL High-Rise Development Order

Maxim Global Bhd has filed an appeal to overturn a High Court stay order temporarily halting its high-rise residential project in Kuala Lumpur. The stay affects a development order issued by Kuala Lumpur City Hall in October 2017 for five blocks of 30-storey apartments.

The stay was granted pending a judicial review initiated by a petitioner challenging the development order for allegedly conflicting with the Kuala Lumpur Structure Plan 2020 and City Plan 2020. Maxim only became aware of the legal action in August 2024 and subsequently sought to be included as a respondent to protect its interests in the development.

Maxim has now filed an appeal to the Court of Appeal seeking to vacate the stay order, with its solicitors expressing confidence in a favourable outcome. The company states that the financial and operational impact remains uncertain until the matter is resolved. The board will assess the situation and its effects on the group once there is more clarity on the legal outcome.



[Read More](#)



Berjaya Land Explores Mining And Agriculture Projects in Perlis

Berjaya Land Bhd has signed an MoU with Impianan Utara Sdn Bhd to jointly explore two key economic initiatives in Perlis. The projects involve the development of rare earth and strategic mineral resources, alongside a large-scale plantation for Napier grass and Blackthorn durians.

Both ventures will be undertaken with Menteri Besar Incorporated Perlis. Mining exploration is expected to begin in July 2025, with operations slated to start by November 2026. An initial RM15 million investment is committed, with RM120 million allocated for a processing facility.

Meanwhile, the plantation project spans 3,000 acres in Mukim Titi Tinggi. As of September 2024, 25,000 durian trees have been planted with a RM60 million capital outlay.

Berjaya founder Tan Sri Vincent Tan emphasised the projects' role in unlocking Perlis' untapped potential. Future collaborations may include border city development and tourism initiatives to further boost the state's economy.



[Read More](#)



Petaling Jaya Faces Mixed Reactions on Proposed MRT3 Alignment Plan

A proposal to extend the MRT3 alignment through parts of Petaling Jaya, Selangor, has met with resident concerns over health and environmental impacts. Bukit Gasing assemblyman Rajiv Rishyakaran and Petaling Jaya MP Lee Chean Chung worked with the city council to draft the route, which would serve Section 13 and PJ Sentral to address rising commercial activity and traffic.

Some residents challenged the plan, arguing the alignment barely enters Section 13 and questioned the need for more public transport in areas already served by existing LRT stations. Concerns also included noise pollution, maintenance issues, and potential loss of green spaces.

Rajiv acknowledged these issues but emphasized balancing environmental concerns with socio-economic needs. He noted feeder buses and demand-responsive transit cannot fully resolve traffic challenges. The MRT3 project, a 51km rail loop with 32 stations, is slated to begin in 2027 and open by 2032, integrating with existing transit lines in Klang Valley.



[Read More](#)



Johor Proposes Higher Foreign Buyer Levy to Upgrade Land Services

Johor's state government plans to increase the levy on property purchases by foreign buyers from 2% to 3%, with minimum fees rising from RM20,000 to RM30,000. This adjustment supports operational costs and reflects improvements in land administration and service quality.

The proposal also includes revising land transfer registration fees for properties valued over RM500,000. An additional RM500 will be charged for every RM100,000 increase in property value. These fees have remained unchanged since 2014 and 2004 respectively.

Menteri Besar Onn Hafiz Ghazi emphasized that the revisions align with the ongoing overhaul of the Johor Land and Mines Office to enhance efficiency and transparency in land dealings. Discussions with the Johor Real Estate and Housing Developers Association and Johor Bar Committee ensured the changes are fair and justified.

This move aims to strengthen land governance while supporting investors with upgraded services.



[Read More](#)



Penang Offers 5% Discount to Reduce Overhang Housing Stock

The Penang government has introduced a 5% discount for buyers of completed but unsold homes to reduce the state's overhang properties. Chief Minister Chow Kon Yeow announced the move to address 2,729 overhang units, valued at RM2.04 billion as of Q1 2025.

This discount, part of the Madani Ownership Campaign, applies for one year to projects by developers registered with the Penang Housing Board. Most unsold units are apartments or condominiums, with 699 priced below RM300,000, 730 between RM300,001 and RM500,000, and 646 priced above RM1 million.

The initiative expands upon an earlier policy that only covered Indian Muslims, which faced public criticism. The state government has since revised the policy to ensure fairness and inclusivity for all potential buyers.

This step aims to boost property sales while supporting a balanced and accessible housing market in Penang.



[Read More](#)