

GOVERNMENT

[Seven Idaman Affordable Housing Projects to be Built Until 2030](#)

*The Edge – 8 August 2025*

The Selangor State Government, through a partnership between Gagasan Nadi Cergas Bhd and Permodalan Negeri Selangor Bhd (PNSB), is progressing well in its commitment to deliver 15,206 Idaman affordable housing units across seven projects by 2030. These developments are located in Kwasa Damansara, City of Elmina and Bandar Rimbayu.

[Kuala Lumpur Must Not Be a City Only for the Rich](#)

*The Star – 6 August 2025*

Minister in the Prime Minister's Department (Federal Territories) Dr Zaliha Mustafa warned that unchecked urbanisation could displace low-income residents and 'hollow out' city centres due to market pressures. To address this, the Government has targeted 80,000 affordable housing units in the Federal Territories by 2028, with 91.5% (73,200 units) already completed, under construction or with approved development orders.

[New Kuala Lumpur Planning Rule Raises Transparency Concerns](#)

*The Edge – 6 August 2025*

Concerns were raised over the Federal Territory of Kuala Lumpur Planning Rules 2025, which was gazetted on 13 June 2025 and effective from 16 June 2025. This new planning regulation grants the Kuala Lumpur Mayor the power to approve developments without mandatory public consultation. The Rule 3 of the amendment to the Federal Territory (Planning) Act 1982 (Act 267) allows the Mayor to decide whether or not to consult relevant parties.

[Malaysia Plans Specific Water Tariff for Data Centres](#)

*The Edge – 6 August 2025*

The Malaysian Government is collaborating with the State regulators to introduce a dedicated water tariff for data centres and heavy industrial users. At the same time, it is promoting the use of recycled water and sustainable district cooling systems to ease pressure on clean water resources and enhance industrial sustainability.

[Developer Questioned Over Missing Educational Facilities in Development Plan](#)

*The Edge – 6 August 2025*

Prime Minister Datuk Seri Anwar Ibrahim has questioned the absence of a school in the development plan for the RM1 billion Residensi Aman Lumayan affordable housing project in Bandar Sri Permaisuri, Kuala Lumpur. Speaking at the project's groundbreaking ceremony, he stressed that all large-scale housing developments must include essential facilities such as schools and kindergartens. The project, under the Residensi Wilayah scheme, will feature 3,438 units priced at RM300,000 each.

## [KL Structure Plan 2040 to Maintain City's Malay, Bumiputera Population at No Less Than 40%](#)

*The Edge – 5 August 2025*

The Kuala Lumpur Structure Plan 2040 aims to ensure the Malay and Bumiputera population in the city remains at no less than 40%, according to Federal Territories Minister Datuk Seri Dr Zaliha Mustafa. Proposed strategies include developing affordable Malay housing, shops and light industries on Malay reserve and agricultural settlement land. The proposal is still in the early study phase and will be submitted to the Cabinet for consideration.

## [Development of Carey Island's Third Port Discussed at Selangor Committee Meeting](#)

*The Edge – 4 August 2025*

The Selangor State Menteri Besar Datuk Seri Amirudin Shari announced that the proposed development of a third port on Carey Island was discussed at the Selangor Joint Committee for Industrial Coordination (JBI) meeting on 4 August 2025. The project remains at a preliminary stage and requires further assessment by the Ministry of Economy and the Ministry of Finance.

### LEGAL

## [Appeal Court Upholds Ruling That Developers Owed Duty of Care to Condo JMB](#)

*The Edge – 5 August 2025*

The Court of Appeal has upheld a High Court ruling that the developer, Zen Estate Sdn Bhd, owed a duty of care to the Joint Management Body (JMB) of the Subang Parkhomes condominium over unresolved defects in common property. The court affirmed that the tort of negligence can be a standalone cause of action, even without a contract between the JMB and the developer. The JMB, representing over 400 homeowners, had filed the suit in 2020 after repeated requests for rectification were ignored.

### INFRASTRUCTURE

## [ECRL Project on Track to Meet Deadlines, Phase 1 to Complete by December 2026](#)

*The Edge – 7 August 2025*

As of July 2025, the East Coast Rail Link (ECRL) project is 86.07% complete and progressing on schedule. Phase 1 (Kota Bharu to Gombak) is expected to be completed by December 2026 and operational by January 2027, while Phase 2 (Gombak to Port Klang) is set for completion in December 2027, with operations starting in January 2028.

## [Feasibility Study for Southern West Coast Expressway to be Completed by December 2025](#)

*The Edge – 5 August 2025*

The feasibility study for the 230km southern section of the West Coast Expressway (WCE), connecting Banting in Selangor to Gelang Patah in Johor, is expected to be completed by 16 December 2025. The route will span four States, which are Selangor, Negeri Sembilan, Melaka and Johor.

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