

GOVERNMENT

Housing Ministry to Table Real Property Development Bill in June 2026

The Edge – 20 November 2025

The Ministry of Housing and Local Government (KPKT) plans to table the Real Property Development Bill in June 2026, replacing the Housing Development (Control and Licensing) Act 1966 (Act 118). The new bill will include commercial developments as well.

Penang Scraps Butterworth Reclamation Deal After Developer Fails Feasibility Test

The Star – 20 November 2025

The Penang Government has officially cancelled the long-delayed foreshore reclamation project off Pantai Bersih in Butterworth after the developer Rayston Consortium (Butterworth) Sdn Bhd failed to demonstrate the financial and technical capacity to proceed.

Penang Government Cuts Waiting Time for Affordable Housing Scheme Applications

The Star – 19 November 2025

Penang has reduced the waiting period for Rumah MutiaraKu (RMKu) applications from three to five years to just three to six months. This improvement follows several reforms implemented by the Penang Housing Board (LPNPP), including a data-cleansing process for applicants in the Housing Information System.

Water Supply to Data Centres Only 21% to 28% of Initial Requests

The Edge – 19 November 2025

Data centres in Selangor and Johor used less than a third of the water they had requested in 2024. Energy Transition Minister Datuk Seri Fadillah Yusof stated that revenue from these centres is sufficient to fund the construction and maintenance of water supply systems for data centres.

Developers Solely Responsible for Paying Land Premium in Selangor

The Star – 19 November 2025

In Selangor, developers are solely responsible for paying the land premium, as stipulated in development conditions and sale and purchase agreements between the developer and the purchaser.

Total of 1,289 Housing Projects Revived Since 2023

The Star – 17 November 2025

The Housing and Local Government Ministry's (KPKT) special task force has successfully revived 1,289 abandoned private housing projects from 2023 to September 2025, covering 154,659 units with a Gross Development Value (GDV) of RM123.7 billion.

PROPERTY

[REHDA Sets Up ESG Committee to Drive Sustainability in Property Sector](#)

The Edge – 15 November 2025

The **Real Estate and Housing Developers' Association Malaysia (REHDA)** has set up an environmental, social and governance (ESG) committee to advance sustainability within the property industry. President Datuk Ho Hon Sang said the committee aims to position the association as a national thought leader in responsible development.

[DBKL, REHDA Group Ink Partnership to Rejuvenate Taman Botani Perdana](#)

The Edge – 17 November 2025

The Kuala Lumpur City Hall (DBKL) has signed an MoU with the REHDA Group Collaborators, comprising **REHDA Institute**, **REHDA Wilayah Persekutuan (Kuala Lumpur)** and **GreenRE**, to rejuvenate Taman Botani Perdana through a people-public-private partnership framework.

INFRASTRUCTURE

[Penang LRT Construction to Begin in January 2026 as Planned](#)

The Edge – 18 November 2025

Construction of the Mutiara Line Light Rail Transit (LRT), starting January 2026, will proceed as scheduled, including during Chinese New Year and Aidilfitri, due to a tight timeline aimed at completing the project by December 2031.

[Transport Ministry Studying Feasibility of Trans Borneo Railway](#)

The Edge – 17 November 2025

The Transport Ministry has begun a feasibility study for the proposed Trans Borneo Railway to evaluate the viability of developing a rail network across Sabah and Sarawak. The study, which started in June 2025, is expected to conclude by mid-2026.

[LRT3 Operations Delayed to End-2025 or Later](#)

The Edge – 17 November 2025

The opening of the Light Rail Transit (LRT3) has been delayed to 31 December 2025 or later, pending the results of ongoing testing and commissioning. Originally scheduled for 30 September 2025, the 37.8km line is now in its final testing phase.

[New EIA Needed for North Coastal Paired Road](#)

The Edge – 17 November 2025

The Penang Government confirmed that a new environmental impact assessment (EIA) will be required for the North Coastal Paired Road (NCPR) project due to revisions to part of its coastal alignment.

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