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MALAYSIA

***Asia Real Estate
Leaders (AREL)
Study Tour to the
United Kingdom***

***Official Launch of Property
Development Handbook
(Second Edition)***

***Building Material
Price Trends in
Malaysia***

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Asia Real Estate Leaders (AREL) Study Tour to the United Kingdom

Returning to the Roots: What Malaysia can learn from the United Kingdom?

Housing, Urban Regeneration and Sustainable City Development

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1. INTRODUCTION

Malaysia's legal, administrative and planning systems share deep historical roots with those of the United Kingdom (UK). The Country's planning legislation, Local Government structure, housing regulations and professional institutions were largely established during the colonial period before being adapted to suit Malaysia's own social, economic and political realities after independence.

Over the past six decades, however, Malaysia and the UK have followed different developmental paths. Malaysia developed its own housing delivery mechanisms, affordable housing policies, planning processes and development practices in response to rapid urbanisation, industrialisation and Nation-building priorities. The UK, meanwhile, evolved its own approaches to urban regeneration, social housing, sustainability and institutional governance.

Although the United Kingdom and Malaysia have evolved differently over time, many of the challenges facing the UK property market are increasingly relevant to Malaysian cities. Issues such as housing affordability, urban renewal, climate resilience, infrastructure provision and planning reform have become central concerns within Malaysia's urban development agenda.

Organised as part of REHDA Institute's ongoing commitment to strengthening industry knowledge and fostering international collaboration, the AREL UK Study Tour 2026, held from 19 to 25 March 2026 across London, Bristol, Bath and Cambridge, provided Malaysian real estate developers, industry leaders, policymakers and practitioners with an invaluable opportunity to examine international best practices in housing, urban regeneration, transit-oriented development (TOD), affordable housing, infrastructure-led planning and sustainable city development.

Led by REHDA Institute Chairman Dato' Jeffrey Ng Tiong Lip, the 34-member delegation were given exclusive access to major developments, leading professional firms, Public Authorities and academic institutions. Through a combination of presentations, site visits, discussions and networking sessions, the delegation gained a deeper understanding of the UK property market's successes and how they address contemporary urban challenges, including housing affordability, infrastructure provision and city regeneration.

The programme was designed to facilitate knowledge exchange, policy dialogue and international collaboration, with the aim of achieving several key objectives. These included

1. Understanding international approaches to urban regeneration and brownfield redevelopment (including planning, legal and governance frameworks)
2. Studying affordable housing delivery models
3. Examining TOD and infrastructure-led planning
4. Exploring alternative housing products and investment models

The lessons from the study tour are not about replicating UK models. Rather, they lie in understanding how two countries with shared institutional foundations have evolved differently and identifying ideas that may be adapted to Malaysian circumstances.

ITINERARY OVERVIEW

19 March 2026 – London

Networking dinner and "Urban Futures Forum: Housing, Design and Transit-Oriented Cities" with Foster + Partners.

20 March 2026 – London

Site visits to Gamuda Woolwich Purpose-Built Student Accommodation (PBSA), Palace of Westminster and IJM Royal Mint Gardens, followed by the "UK Legal Insights: Urban Regeneration & Strata Law Forum" with Trowers & Hamblins.

21–22 March 2026 – London

Urban regeneration and architectural site visits including EcoWorld Embassy Gardens and Verdo as well as Hammersmith & Fulham Ed City Development, White City Living, Canary Wharf and Crossrail Place.

23 March 2026 – Bristol & Bath

Visit to Brabazon (UK's largest brownfield regeneration project), followed by sustainability engagement at Wessex Water.

24–25 March 2026 – Cambridge

Forum on Housing & Urban Planning with University of Cambridge and Anglia Ruskin University, followed by a Cambridge heritage and city tour.

2. GAMUDA LAND WOOLWICH PURPOSE-BUILT STUDENT ACCOMMODATION (PBSA)

On the Day One, the delegation visited the Woolwich PBSA development of Gamuda Land in Woolwich that was hosted by Mr Gim Teck Yew, CEO of Gamuda Land and his team. The visit to PBSA development highlighted one of the fastest-growing sectors within the UK property market. The sector has expanded significantly due to strong university demand, increasing numbers of international students, institutional investment and the attraction of stable rental income.

PBSA developments typically offer all-inclusive rental packages, shared facilities, long tenancy periods and professional management services. These features provide convenience for students while delivering reliable income streams for investors and operators.

Developers identified several advantages associated with the sector, including strong occupancy rates, lower vacancy risks, institutional exit opportunities and stable returns. The visit also reinforced the importance of location, as many PBSA developments are strategically situated near universities and public transport networks, ensuring accessibility and sustained demand.



Group photo of REHDA Institute delegation during the study visit to Gamuda Land's Woolwich Purpose-Built Student Accommodation (PBSA) on 20 March 2025.

The Woolwich PBSA project is strategically located approximately three minutes' walk from the Elizabeth Line, which significantly improves accessibility from Woolwich to Central London and major university areas. This transit connectivity is a key factor supporting the viability of the project, as students are able to access institutions such as University College London (UCL), London School of Economics and Political Science (LSE), King's College London, University of the Arts London and Queen Mary University of London while benefiting from more competitive rental levels compared with more central London locations.

From an investment perspective, Woolwich PBSA illustrates the shift from traditional for-sale residential development towards operational living assets. The PBSA model is supported by rental income, professional management and institutional exit opportunities. Compared with individual unit sales, stabilised PBSA assets would become more attractive to institutional investors, particularly once occupancy and net operating income are proven, making it easier for the developer to sell the assets or attract investment.

For the Woolwich PBSA, approximately 35% of the rooms are designated as affordable student accommodation, with the affordable rent capped at £199 per week based on Greater London Authority requirements. The remaining rooms are let directly to students at market rates. Indicative rental levels discussed during the visit included shared cluster rooms at just under £300 per week and studios at around £350 per week. The rents are generally all-inclusive, covering utilities, internet, gym access and facilities.

From a sustainability perspective, Phase 1 of the project is designed to achieve Building Research Establishment Environmental Assessment Method (BREEAM) "Excellent" and Energy Performance Certificate (EPC) A ratings. The project forms part of a broader strategy to pursue strong ESG standards in PBSA and other operational real estate assets. High sustainability standard is identified as an important factor in attracting tenants and institutional investors.

Overall, Woolwich PBSA demonstrates how specialised rental housing can support wider urban regeneration while providing an investable, professionally managed and transit-linked accommodation model.

3. IJM ROYAL MINT GARDENS

Royal Mint Gardens is a mixed-use residential development located in Tower Hamlets in East London. The project occupies a highly constrained urban site above operational railway infrastructure and demonstrates how engineering innovation can unlock development opportunities within dense urban environments.

The development incorporates sophisticated structural systems designed to protect ongoing rail operations while enabling construction above operational tracks. Deep piled foundations, steel bridge structures, carefully coordinated night construction works, impact-resistant structural systems and long design life considerations all contribute to the successful delivery of the project. Construction activities above active railway operations also requires close collaboration with Network Rail and transport authorities.

Beyond its technical achievements, Royal Mint Gardens illustrated the importance of long-term planning, rigorous safety management and specialised expertise. As Malaysian cities become denser and land availability becomes increasingly limited, opportunities may emerge for similar forms of development above rail infrastructure, transportation corridors or underutilised urban land.

4. ECOWORLD EMBASSY GARDENS AND VERDO KEW BRIDGE

On the Day Two, the delegation visited two EcoWorld London developments, including Embassy Gardens in Nine Elms and Verdo Kew Bridge in Brentford. These visits provided an opportunity to examine current market conditions, project viability and changing housing demand within the London residential market.

Discussions revealed several challenges currently affecting the sector, including rising construction costs, higher financing expenses, building safety requirements (including new second staircase regulations), slower mortgage markets and reduced overseas demand. In response to these changing conditions, developers have increasingly diversified their product offerings to include build-to-rent developments, co-living schemes, affordable housing and conventional open market housing.

Embassy Gardens is the outcome of a collaboration between Malaysia's EcoWorld and UK's Ballymore Group. It is one of the flagship developments within the wider Nine Elms regeneration area in Central London. The project forms part of one of Europe's largest urban regeneration initiatives, transforming former industrial land along the south bank of the River Thames into a new mixed-use district comprising residential, commercial, cultural and diplomatic uses.

The development is located immediately adjacent to the new United States Embassy and benefits from direct access to the Northern Line Extension through Nine Elms and Battersea Power Station stations. The regeneration of Nine Elms is supported by substantial public infrastructure investment, including approximately £1 billion in transport improvements, public realm upgrades and utilities infrastructure.

Key Takeaways

For Malaysia, the Woolwich PBSA project provides several important lessons, which may offer useful insights for exploration of youth housing, transit housing, student accommodation and build-to-rent models.

1. Student accommodation can be structured as a professionally managed rental asset rather than a conventional residential product.
2. Transit connectivity is central to the viability of rental housing, particularly for those targeting students, young professionals and urban households.
3. Affordability can be incorporated into private rental accommodation through capped affordable rooms.
4. Institutional investors increasingly value stabilised income, ESG credentials and operational performance.



Dato' Jeffrey Ng Tiong Lip, Chairman of REHDA Institute (left), presenting a token of appreciation to Mr Steven Crutchley, UK Development Director of IJM Corporation Berhad (centre), in recognition of the company's support, witnessed by Datuk Ng Seing Liong J.P., Trustee of REHDA Institute (right).



Group photo of REHDA Institute delegation during the site visit to EcoWorld's Embassy Garden development in Nine Elms on 21 March 2026.

From an investment perspective, Embassy Gardens demonstrates the importance of long-term regeneration strategies. The wider Nine Elms district required substantial infrastructure investment before significant value appreciation could occur. The extension of the Northern Line has been a major catalyst for property values and investment confidence.

The project comprises a series of residential buildings arranged around landscaped public spaces, retail facilities and community amenities. The development provides a mix of apartment types, including one-bedroom, two-bedroom and larger family units.

One of the most iconic features of the project is the Sky Pool, a transparent swimming pool suspended between two residential buildings approximately 35 metres above ground. The Sky Pool has become an internationally recognised architectural feature and contributes significantly to the project's branding and identity.

Overall, Embassy Gardens demonstrates several key principles of contemporary urban development:



Verdo is a residential development that is strategically located adjacent to Kew Bridge railway station and near the River Thames, benefitting from strong transport connectivity. The development forms part of the broader regeneration in Brentford, which is experiencing significant growth due to improved transportation, employment opportunities and investment in public infrastructure.

One of the defining characteristics of Verdo is its emphasis on wellness, green spaces and contemporary urban living. The development incorporates extensive landscaping and communal facilities that encourage social interaction and community building. The project also reflects increasing ESG considerations in residential development. Energy efficiency, sustainable materials and environmental performance have become important factors influencing both purchasers and investors.

The site visit highlighted the growing importance of Build-to-Rent and professionally managed residential communities in the UK. Although Verdo was originally developed primarily as a build-for-sale product, the wider market increasingly recognises the importance of rental housing and institutional investment.

5. WHITE CITY LIVING

White City Living represents one of London's most ambitious regeneration projects and demonstrates how coordinated investment can transform former industrial and underutilised areas into vibrant urban districts. Supported by major anchors such as Westfield London, Imperial College London, BBC Television Centre and White City Place, the development integrates residential, commercial, educational and recreational uses within a single master-planned community.

The wider White City Opportunity Area is expected to accommodate approximately 25,000 residents, workers and students, creating a dynamic mixed-use environment that supports both economic activity and community life. Affordable housing forms an important component of the development, with various housing products designed to cater to different income groups. In addition, the project offers extensive resident amenities, including swimming pools, fitness centres, concierge services, cinema rooms and residents' lounges. These facilities contribute to a strong sense of place and demonstrate how placemaking can enhance long-term value creation.

One of the defining characteristics of White City Living is its emphasis on landscape and open space. Approximately eight acres of parks and gardens have been incorporated into the development, creating one of the largest residential green spaces delivered in recent London developments. The development also benefits from connectivity to public transport, including Central Line, Circle Line and Hammersmith & City Line.

White City Living illustrates how large-scale urban regeneration can create entirely new districts that integrate housing, employment, education and public spaces and long-term value is created through place-making, institutional partnerships, public spaces and economic activity.

6. HAMMERSMITH & FULHAM ED CITY DEVELOPMENT

On the Day Three, the delegation's visit to affordable housing scheme in Ed City managed by the Hammersmith and Fulham Borough Council provided valuable insights into the UK's approach to housing affordability. The system comprises social housing, intermediate housing and shared ownership schemes, each designed to address the needs of different income groups.

Shared ownership allows eligible households to purchase a share of a property while paying rent on the remaining share. Typically, buyers initially acquire between 25 and 50 percent ownership, with opportunities to increase their ownership stake over time through a process known as staircasing. Eligibility criteria often include income limits, local residency requirements and resale restrictions.

Housing costs are generally maintained at approximately 40 percent of disposable household income, ensuring affordability for residents. Local Authorities retain significant control over resale and allocation processes to preserve affordability for future generations. This approach differs considerably from Malaysia's affordable housing system, where units often enter the open market after the expiry of moratorium periods.

The study demonstrated that long-term affordability can be maintained through institutional ownership, resale controls and carefully managed allocation systems, offering valuable lessons for housing policy in Malaysia.

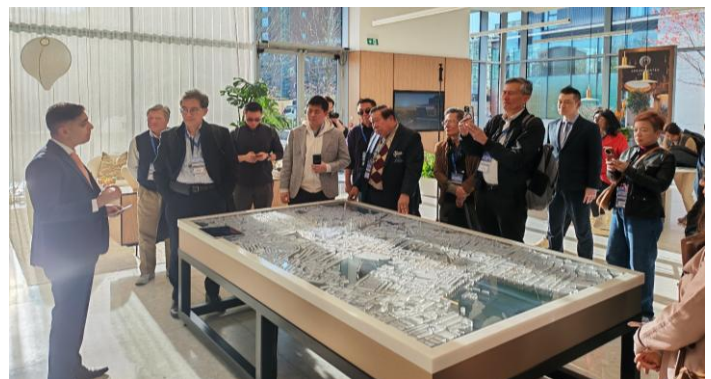
Key Takeaways

For Malaysia, both Embassy Gardens and Verdo developments collectively provide several key insights into urban regeneration:

1. Infrastructure creates value.
2. Place-making matters as much as buildings.
3. Transit-oriented development supports higher densities.
4. Public realm investment contributes to long-term value.
5. Urban regeneration requires long-term commitment and patience.



Mr Robin Goodlet, Managing Director and Executive Director at EWL Living (left), briefed the REHDA Institute delegation about Verdo and other EcoWorld developments on 21 March 2026.



Mr Vidhur Mehra, Finance Director at Benham & Reeves (left), shared with the REHDA Institute delegation on their White City Living developments on 21 March 2026.



Dato' Jeffrey Ng Tiong Lip, Chairman of REHDA Institute (fourth from left), presenting a token of appreciation to Mr Matthew Rumble, Director of Economic Development & Regeneration at Hammersmith & Fulham Council (third from right), in recognition of the Council's support.

(From left) Datuk NK Tong (Immediate Past President of REHDA Malaysia), Tan Sri Datuk Eddy Chen Lok Loi (Trustee of REHDA Institute), Datuk Ir. Ho Hon Sang (President of REHDA Malaysia), Dato' Jeffrey Ng Tiong Lip (Chairman of REHDA Institute), YB Tuan Nga Kor Ming (Malaysia's Minister of Housing and Local Government), Mr Matthew Rumble (Director of Economic Development & Regeneration at Hammersmith & Fulham Council), Mr Labab Lubab (Assistant Director - Regeneration and Development at Hammersmith & Fulham Council) and Datuk Ng Seing Liong J.P. (Trustee of REHDA Institute).

7. CANARY WHARF & CROSSRAIL PLACE

Canary Wharf remains one of the world's most successful examples of urban regeneration. Originally developed on former docklands, the area has evolved into a major international financial district and a symbol of London's economic transformation.

The development faced considerable challenges during its early years, including poor connectivity, limited public transport and slow tenant take-up. However, the subsequent delivery of major transport infrastructure, including the Jubilee Line, Docklands Light Railway and Elizabeth Line, fundamentally transformed the area and significantly improved accessibility.

The experience of Canary Wharf demonstrates that infrastructure investment often precedes development success. Over time, the district evolved from a predominantly commercial centre into a mixed-use community incorporating residential, retail and leisure components. The project illustrates the importance of long-term vision, infrastructure investment and adaptability in achieving successful urban regeneration.

Crossrail Place forms part of the wider Canary Wharf estate and was developed in conjunction with the Elizabeth Line station. The project sits directly above the Crossrail station and represents a successful example of air-rights development and integrated transport-oriented development. It accommodates retail, restaurants, public spaces and commercial uses while simultaneously housing major transport infrastructure beneath.

One of the most distinctive features of Crossrail Place is the Crossrail Place Roof Garden, a publicly accessible garden situated above the station. The garden was designed to reflect the historical trading routes between Europe and Asia. Plant species from both hemispheres have been incorporated into the landscape design. The roof structure itself creates a sheltered microclimate that allows a diverse range of plants to flourish. The project demonstrates how transport infrastructure can support public spaces and enhance urban quality rather than simply serving transportation functions.



Mr Sunphol Sorakul, Director of Foster + Partners (Thailand) and Partner at Foster + Partners, together with his team, led the delegation on a guided tour of Canary Wharf and Crossrail Place on 22 March 2026, sharing insights into the architectural concepts, urban design principles and placemaking strategies underpinning the developments.

8. BRABAZON

On Day Four, the delegation travelled to Bristol and visited Brabazon, which is one of the UK's largest brownfield redevelopment projects led by YTL Developments and represents the transformation of the former Filton Airfield in Bristol into a new mixed-use community. The site occupies approximately 380 acres and was previously home to the historic Bristol Aeroplane Company and later Airbus manufacturing facilities.

The site possesses considerable historical significance, having been associated with the development and production of several iconic aircraft, including the Bristol Brabazon and the Concorde. The regeneration project seeks to preserve this aviation heritage while creating a new urban district for future generations.

The master developer, YTL Developments, has adopted a long-term approach to the regeneration of the former airfield. The project is centred around the transformation of the former aircraft hangars and industrial facilities into a vibrant mixed-use neighbourhood. The development is expected to deliver approximately 6,500 new homes together with employment space, educational facilities, retail uses, public parks and community infrastructure.

Brabazon offers an example of contemporary approaches to community planning and sustainable neighbourhood design. The development adopts a tenure-blind approach, ensuring that affordable and market housing share similar external appearances and contribute equally to the overall character of the neighbourhood.

The project also places strong emphasis on placemaking and community building. Streets are designed to encourage walking and social interaction, while parks and public spaces are integrated throughout the development. By encouraging residents from different backgrounds to live within the same environment, the development promotes inclusivity and social cohesion.

Environmental sustainability is also a key feature of the project. The development incorporates air-source heat pumps, solar panels, energy-efficient houses and standardised building components to improve energy efficiency and reduce environmental impact. Brabazon demonstrates how sustainability considerations can be successfully integrated into residential development while maintaining high standards of design and liveability.

Another significant element of the project is the new railway station being built as part of the wider transportation strategy. The station will improve accessibility to Bristol city centre and London, strengthening regional connectivity.



Tan Sri Datuk Eddy Chen Lok Loi, Trustee of REHDA Institute (centre), presenting a token of appreciation to Mr Yeoh Keong Yeen, Executive Director of YTL Construction (third from left), at the Aerospace Bristol Café.

(From left) Dato' Yong Chai Seng (Managing Director of Damai Hikmat Sdn Bhd), Datuk NK Tong (Immediate Past President of REHDA Malaysia), Mr. Yeoh Keong Yeen (Executive Director of YTL Construction), YB Tuan Nga Kor Ming (Malaysia's Minister of Housing and Local Government), Tan Sri Datuk Eddy Chen Lok Loi (Trustee of REHDA Institute), Dato' Augustine Wong Chung Ho (Managing Director, Sinar Mekar Properties Sdn Bhd), Dato' Ho Hon Sang (President of REHDA Malaysia), Datuk Ng Seing Liong J.P. (Trustee of REHDA Institute) and Mr Colin Skellett (Group Chief Executive of YTL UK Group).

The development team emphasised the importance of long-term vision and sustained investment commitment. The regeneration of such a large site requires substantial upfront investment in infrastructure and public spaces before financial returns can be realised. Several challenges associated with the project include infrastructure funding, long development timelines, construction cost inflation, market cycles and planning complexity.

Key Takeaways

For Malaysia, Brabazon provides important lessons regarding large-scale brownfield regeneration, long-term master planning, infrastructure-led development, tenure-blind affordable housing, heritage preservation and sustainable community design.

9. HERITAGE PRESERVATION: UK PARLIAMENT PALACE OF WESTMINSTER & CAMBRIDGE CITY

One of the key highlights of the AREL UK Study Tour was the opportunity to experience first-hand how the UK preserves and adapts its historic institutions, buildings and cities. The visits to the Palace of Westminster and the historic city of Cambridge provided valuable insights into the relationship between heritage preservation, institutional continuity and sustainable urban development.

The Palace of Westminster, home to the UK Parliament, represents one of the world's most significant historic and political institutions. Beyond its architectural importance, the building embodies centuries of constitutional development, democratic traditions and institutional continuity. Many aspects of Malaysia's parliamentary system and public institutions originated from the Westminster model, making the visit particularly meaningful for Malaysian delegates.

Despite its historical significance, the Palace of Westminster continues to evolve to meet modern requirements. Extensive restoration and renewal works are currently being undertaken to address ageing infrastructure, fire safety, accessibility, building services and environmental performance. These interventions are carefully planned to ensure that the building's architectural, historical and cultural significance is preserved while allowing Parliament to continue functioning as the centre of Government. The restoration programme illustrates that historic buildings can continue to serve contemporary purposes when supported by careful planning, technical expertise and long-term investment.

The experience demonstrates an important principle of heritage conservation: Heritage should not be frozen in time; it should remain relevant and functional.

The scale of the restoration effort further reflects the value placed on heritage preservation. Recent estimates suggest that a full restoration programme involving temporary relocation of Parliament could cost approximately £15.6 billion, while a phased restoration undertaken while Parliament remains operational may extend over several decades and cost up to £39–40 billion. In addition, maintaining the estate currently costs approximately £1.5 million per week. These figures illustrate the substantial commitment required to preserve nationally significant heritage assets with ageing and complex infrastructure.

Such conservation efforts also align with broader international principles promoted by UN-Habitat through the New Urban Agenda, which recognises cultural heritage as an important component of sustainable, inclusive and resilient cities. Heritage is increasingly viewed not as an obstacle to development but as a valuable urban asset that contributes to identity, tourism, social cohesion and economic vitality.



The REHDA Institute delegation received a briefing from the parliamentary guide during a tour of the Palace of Westminster, where participants learned about the history, governance and architectural heritage of the UK Parliament on 20 March 2026.

This same principle was evident during the final day of the study tour in Cambridge.

The delegation had the opportunity to visit several historic sites, including Trinity College and King's College, guided by members of the Cambridge University Malaysia Society (CUMAS). The experience offered a unique perspective on how historic cities can continue to evolve while preserving their identity.

Cambridge is internationally recognised for its historic colleges, medieval streets, courtyards and architectural heritage. Yet it is simultaneously one of Europe's leading centres of innovation, scientific research and technology development. Many of the university colleges, some dating back several centuries, continue to function as educational institutions today. Historic buildings remain occupied, maintained and adapted to support contemporary teaching, research and student life.

The delegation also experienced a punting session along the River Cam, offering scenic views of the colleges, bridges and riverside landscapes that contribute to Cambridge's unique urban character. The experience highlighted how natural landscapes, historic buildings and public spaces collectively shape the identity of a city.



Group photo of the REHDA Institute delegation and the Cambridge University Malaysia Society (CUMAS) members during the visits across historical sites in Cambridge on 26 March 2026.

10. CONCLUSION

The AREL UK Study Tour successfully achieved its objectives by providing delegates with direct exposure to world-class developments, international experts and innovative housing models. This study tour was not about discovering something entirely new. Rather, it was about returning to the origins of many of Malaysia's institutions and examining how those systems have evolved over time.

The study tour reinforced the understanding that infrastructure serves as a catalyst for development, that regeneration requires long-term commitment and that affordable housing depends on strong institutional support. It also demonstrated the importance of mixed-use communities, sustainable development practices and transit-oriented planning in creating resilient and liveable cities.

Perhaps most importantly, the programme highlighted the value of integrated planning, long-term investment and close collaboration between the public and private sectors. The experiences observed in the UK provide valuable lessons that can inform future policies and development strategies in Malaysia.

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Asia Real Estate Leaders (AREL) Study Tour to the United Kingdom

Strategic Forums and Industry Dialogues: Global Perspectives on Housing, Urban Regeneration and Future Cities

Written by Huong Yu Sin,
Assistant Manager, Research & Education
REHDA Institute

Introduction

A key feature of the REHDA Institute AREL United Kingdom (UK) Study Tour 2026 was the opportunity for delegates to participate in a series of high-level forums, strategic dialogues and professional engagements involving policymakers, architects, legal practitioners, infrastructure providers, academics and industry leaders.

The engagements with **Foster + Partners**, **Trowers & Hamlin**, **Wessex Water**, professors at **Cambridge** and other UK stakeholders explored a broad range of issues, including governance, legal frameworks, data-driven policy design, integrated planning, infrastructure investment, urban regeneration, housing affordability and public-private partnerships. Collectively, the sessions demonstrated that cities are not built solely through physical development. Rather, they evolve through strong institutions, long-term planning, effective governance and meaningful collaboration among Governments, developers and local communities.

Designing Future Cities: Lessons from Foster + Partners

The study tour commenced with a pre-event engagement session hosted by **Foster + Partners**, one of the world's leading architectural and urban planning firms. The session provided delegates with insights into the firm's approach towards housing development, transit-oriented development, urban regeneration and post-disaster reconstruction.

A recurring theme throughout the presentations was that cities should be designed around people rather than automobiles. Successful cities are judged by the quality of places they create. They prioritise walkability, public spaces, accessibility and public transport while integrating housing, employment and community facilities within compact urban environments.

Toby Blunt, Senior Partner and Deputy Head of Studio at **Foster + Partners**, explained this philosophy succinctly when he stated, "We don't just believe in buildings. We believe in how buildings influence the area they're in."

This perspective shifts attention away from individual developments and towards the creation of complete neighbourhoods, communities and urban environments. Projects such as Battersea Power Station, White City and Canary Wharf demonstrate how successful developments integrate housing, employment, public spaces, transportation, education, recreation and culture.



Photo highlights from the Urban Futures Forum and Networking Dinner at Foster + Partners in London on 19 March 2026, bringing together industry leaders for knowledge sharing, dialogue and networking on the future of urban development.

The speakers emphasised that transport infrastructure should serve as the backbone of urban development, enabling higher densities and more vibrant communities to emerge around major transit nodes. Such an approach not only improves accessibility but also contributes to more sustainable and liveable urban environments. This principle is evident in many successful urban districts across London where transport investment has unlocked significant housing and commercial development opportunities.

One particularly compelling presentation focused on post-earthquake reconstruction efforts in Turkey. The project demonstrated that rebuilding a city involves more than replacing damaged buildings. The design team at **Foster + Partners** conducted extensive interviews with residents to understand their memories, experiences and emotional attachment to the city. The objective was to preserve the city's identity while introducing safer and more resilient infrastructure.

The presentations underscored several important principles in urban regeneration, including

Preservation of local identity

Design of resilient infrastructure

Balance between growth and heritage conservation

Integration of public transport

Stakeholder participation

Delegates were reminded that urban regeneration is not merely a process of replacing old buildings but rather an opportunity to strengthen communities, improve resilience and create more sustainable cities.

At the same time, **Foster + Partners** acknowledged the challenges associated with large-scale urban regeneration, including community acceptance, lengthy implementation periods, competing stakeholder interests and substantial infrastructure investment requirements.

These lessons are highly relevant to Malaysia, particularly as cities increasingly pursue urban renewal initiatives. Redevelopment should not merely maximise land value but should also preserve community identity, strengthen resilience and improve liveability.

Legal Frameworks, Governance and Planning Certainty

Discussions with legal practitioners, policy leaders and industry experts at **Trowers & Hamlins** highlighted that planning certainty, governance stability and regulatory clarity are fundamental to successful urban regeneration and long-term real estate investment. The session highlighted that regeneration is not merely a physical redevelopment process, but a legally and institutionally complex exercise that requires clear rules, predictable approvals, transparent decision-making and strong collaboration between the public and private sectors.

Major developments often operate over long investment horizons, sometimes extending across ten to twenty years. Developers and investors therefore require confidence that policies, planning requirements and regulatory expectations will remain sufficiently stable throughout the project lifecycle. Frequent policy shifts or unclear approval processes can create uncertainty, increase financing and compliance costs, delay delivery and discourage long-term capital commitment.

The UK planning system places strong emphasis on transparency, consultation and community engagement. Public participation forms an important part of the development process, helping to build consensus, identify local concerns and reduce potential objections at later stages. For urban regeneration projects, this is especially important because redevelopment often affects existing communities, heritage assets, public spaces and local economic activities.



Group photo at the UK Legal Insights: Urban Regeneration & Strata Law Forum on 20 March 2026 at Trowers & Hamlins London Office.

The presentation of Patrick Morris, Partner at **Trowers & Hamlins**, on public-private regeneration structures was particularly useful in showing that the choice of legal structure is central to project success. Public-sector regeneration schemes may take the form of contractual development agreements, corporate joint ventures or other partnership models, depending on the level of control, risk-sharing and procurement requirements involved. He also emphasised the importance of having a clear “decision-making map” from the outset, so that all parties understand when key approvals, commitments and milestones are expected.

From the UK experience, REHDA delegates learned that planning agreements are often highly negotiated instruments that seek to balance development viability with wider public interest. These agreements may involve obligations relating to:



The discussions also showed that planning obligations, while necessary to secure public benefits, must be carefully calibrated so that they do not undermine project viability. Requirements for affordable housing, building safety, infrastructure contributions and community benefits can significantly affect development costs. As such, local authorities and developers must work collaboratively to ensure that public objectives are met without making projects commercially not feasible.

As Malaysia advances its urban renewal agenda, the UK experience provides useful reference points on how planning systems can better support regeneration through clearer governance structures, predictable requirements, stronger public-private coordination and more transparent engagement with affected communities.

Infrastructure Resilience as the Foundation of Development

The engagement with **Wessex Water** reinforced the importance of long-term infrastructure planning, regulatory certainty and climate-resilient utility management in supporting sustainable urban growth. The session demonstrated that water and wastewater infrastructure cannot be treated as a secondary technical requirement but must be planned as a core component of housing, township and urban regeneration strategies.

A key point raised during the engagement was that infrastructure investment requires stable regulation and long-term planning horizons. The UK water industry operates under five-year Asset Management Periods, where investment levels and customer bills are regulated. However, the past policy approach of keeping bills low had resulted in lower levels of infrastructure investment, creating the need for a major catch-up programme. **Wessex Water**, as one of UK’s water and sewerage companies, is embarking on a £3.6 billion investment programme over the next five years, double its previous investment level, with a major focus on wastewater improvements, river quality and bathing water quality.

The discussion also highlighted the close relationship between infrastructure funding and social affordability. As investment needs increase, customer bills are expected to rise, creating affordability concerns for lower-income households. **Wessex Water’s** social tariff programme, which aims to support 140,000 customers by the end of the current five-year period, showed how infrastructure upgrading must be accompanied by mechanisms to protect vulnerable users.

Delegates learned that future water resilience depends on a combination of demand management, leakage reduction, smart metering, storage planning and environmental protection. **Wessex Water** is rolling out 240,000 smart meters, targeting leakage reduction and exploring long-term supply options such as new reservoirs and water reuse schemes.

The discussions are particularly relevant for Malaysia, where rapid urbanisation, township expansion, flooding, climate change and pressure on water and sewerage systems remain important development concerns. For future housing and urban renewal projects, water supply, wastewater capacity, stormwater management, biodiversity and climate resilience should be incorporated from the earliest planning stage and designed to respond to long-term climate and population pressures.



Tan Sri Eddy Chen (third from right), Trustee of REHDA Institute, presenting a token of appreciation to Ruth Jefferson, Chief Executive Officer of Wessex Water.

Cambridge Forum on Housing and Urban Planning

As the final major engagement of the AREL UK Study Tour 2026, the Cambridge forum shifted the discussion from project observations to the wider systems that shape housing delivery, including governance, planning frameworks, public participation, infrastructure readiness and long-term policy coordination.

A key message **from Minister of Housing and Local Government (KPKT) YB Tuan Nga Kor Ming** was that housing must be treated as a foundation for national development and human dignity, rather than as a privilege available only to selected segments of society. He positioned Malaysia's housing reform agenda within the broader context of institutional strengthening, international collaboration and evidence-based policymaking, stressing that national reforms must be benchmarked against global standards and supported by practical learning from international experience.

The forum also highlighted Malaysia's shift from a reactive housing delivery model towards a more proactive and data-driven ecosystem. Initiatives such as electronic sales and purchase agreements (e-SPA), the Housing Integrated Management System (HIMS), audited Housing Development Accounts, e-strata and pricing frameworks based on local income data reflect a broader effort to improve governance, prevent housing distress and ensure that housing supply is better aligned with actual household purchasing power.

From an academic perspective, **Professor Li Wan from University of Cambridge**, introduced the importance of understanding urban renewal through land economics and value creation. His discussion on Rent Gap Theory reframed redevelopment as a process shaped by the gap between the existing value of land and its potential value after regeneration. This raised important questions on who benefits from redevelopment, how land value is captured and how public interest can be protected when private investment is used to unlock urban renewal.

Professor Flora Samuel from University of Cambridge further expanded the discussion by emphasising the need to rebuild trust in planning. She highlighted that planning systems often face a disconnect with the communities they are meant to serve. Her sharing on participatory and data-driven planning tools demonstrated how community knowledge, lived experience and local values can be captured more meaningfully to support transparent, inclusive and responsive urban planning.

The industry perspective, shared by **Tan Sri Datuk Eddy Chen, Trustee of REHDA Institute**, provided an important reminder that housing reform must also be grounded in market realities. While Malaysia has achieved high homeownership rate (78% in 2024), affordability pressures remain significant, particularly for the M40 group in high-growth urban areas. Developers continue to face challenges arising from rising costs, compliance requirements and land constraints. Housing affordability needs to be addressed through a long-term, data-driven and financially sustainable ecosystem that aligns public policy, market viability and the actual needs of households.



Panel session during the Forum on Housing & Urban Planning on 24 March 2026, with Professor Jennifer Schooling of Anglia Ruskin University (first from right) as moderator.

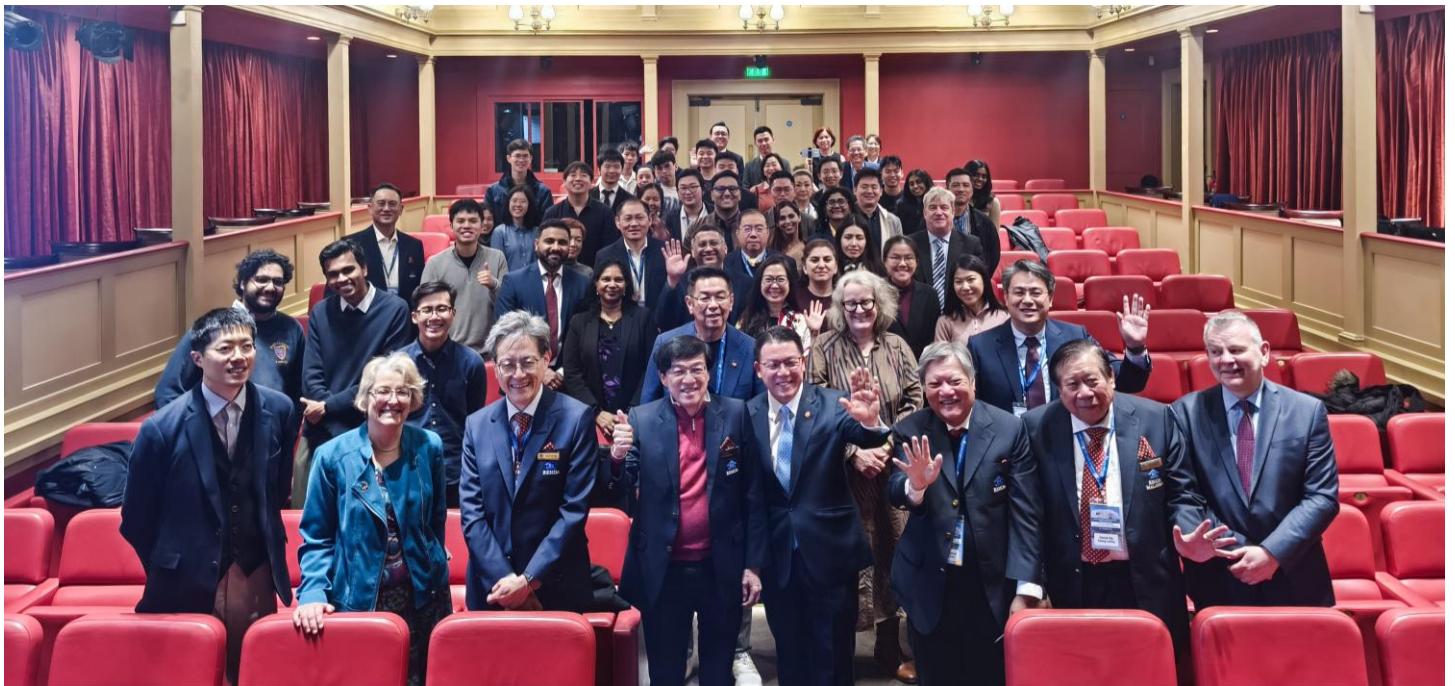
A significant highlight of the Cambridge Forum was the soft launch of *International Strata and Leasehold Management: Law, Policy and Practice*, a joint publication by REHDA Institute and CLJ Law, officiated by YB Nga Kor Ming at Downing College, University of Cambridge. The publication provides comparative legal, policy and management insights into strata and leasehold systems across Singapore, Indonesia, Vietnam, Hong Kong, Australia and the United Kingdom.



Soft Launch of *International Strata and Leasehold Management: Law, Policy and Practice* at the Forum on Housing & Urban Planning on 24 March 2026.

From left to right: David Chong, Chief Operating Officer of REHDA Institute, Datuk Ng Seing Liong J.P., Trustee of REHDA Institute, Tan Sri Datuk Eddy Chen Lok Loi, Trustee of REHDA Institute, YB Tuan Nga Kor Ming, Minister of Housing and Local Government (KPKT), Datuk Ir. Ho Hon Sang, the then President of REHDA Malaysia, Datuk NK Tong, the then Immediate Past President of REHDA Malaysia and Sr Malathi Thevendran, Director of Research & Education of REHDA Institute.

Moving forward, the Cambridge engagement opened opportunities for continued collaboration between Malaysia and Cambridge to translate these academic, policy and industry insights into practical references for Malaysia's housing and property development ecosystem. Among the ideas discussed was the establishment of a Malaysia-Cambridge Urban Platform as a proposed annual forum for collaboration between academia, Government and industry, with potential cooperation in housing policy and urban planning frameworks. The Cambridge Forum therefore provided not only a conclusion to the study tour, but also a starting point for longer-term collaboration and knowledge development.



Group photo at the Forum on Housing & Urban Planning on 24 March 2026 at Howard Theatre, Downing College, University of Cambridge.

Conclusion

Overall, the engagements with Foster + Partners, Trowers & Hamblins, Wessex Water and Cambridge highlighted the importance of integrated urban design, planning certainty, strong legal and institutional frameworks, resilient infrastructure, evidence-based policymaking and meaningful community engagement. While the UK experience offers valuable references in urban regeneration, public-private partnerships, infrastructure planning and housing reform, the key lesson for Malaysia is not to replicate these models wholesale, but to adapt the relevant principles to local realities, creating a more liveable, inclusive, resilient and sustainable urban development in Malaysia.

Strategic Partner of Ministry of Housing & Local Government (KPKT)

REHDA INSTITUTE



**REGIONAL HOUSING
CONFERENCE 2026**

"Housing Impact on Sustainable Urban Development & City Planning"

29 July 2026 | 8:00 a.m. - 5:30 p.m. | Malaysia International Trade and Exhibition Centre, KL

Invited Keynote Address



YB Tuan Nga Kor Ming
Minister of Housing and Local
Government of Malaysia

Invited Speakers



**Datuk Seri TPr Fadlun
bin Mak Ujud**
Kuala Lumpur
City Hall (DBKL)
Mayor

United Kingdom



**Professor Dr Jennifer
Schooling**
• Darwin College,
Cambridge University
Fellow
• Anglia Ruskin University
Professor of Digital Innovation
and Smart Places



**Datuk TPr. Dr. Alias
bin Rameli**
PLANMalaysia
Director General



**Kameel Abdul Halim
Cagamas**
President and
Chief Executive Officer

Hong Kong



Ryan Ip
**Our Hong Kong
Foundation (OHKF)**
Executive Director
Public Policy Institute

United Kingdom



Professor Dr. Li Wan
University of Cambridge
Professor of Planning
Department of Land and Economy



Ts. Brian Iskandar
PRIMA Corporation Malaysia
Group Chief Executive Officer

United Arab Emirates



Dr. Wan Zokhri Idris
Global Asia Consulting
Managing Partner

Singapore



Dr Lee Nai Jia
**PropertyDoctors
(Singapore)**
Director



**Dr Jayaprakash A/L
Murulitharan**
**Ministry of Housing and Local
Government (KPKT)**
Principal Assistant Secretary
Urban Sustainability Division

Singapore



Ivy Koh
Surbana Jurong
Deputy Chief Operation Officer



Mr Alvin Ong
EdgeProp Malaysia
Managing Director

and more speakers

EVENT OVERVIEW

The REHDA Institute Regional Housing Conference 2026 is a regional annual high-level conference on housing that brings together more than 300 key senior stakeholder attendees from both Government and private sectors.

CONTACT

For Delegates Registration:

REHDA Institute | 6013 899 9808 | register@[rehdainstitute.com]

For Sponsorship:

Ms. Esther | 6017 818 8905 | esther@[rehdainstitute.com]

Theme 1

Smart & Urban Cities – Using Data, AI and Digital Twins to Tackle Housing Overhang

Malaysia's housing challenge today is no longer just about building more homes, but ensuring the right homes are delivered in the right locations, at the right price points, and with proper supporting infrastructure. Despite increasing supply, rising overhang in affordable and mid-range strata properties highlights a growing mismatch between market demand and housing delivery, particularly in high-density urban areas. This reflects the urgent need for more data-driven planning, stronger governance, and better alignment between housing supply, affordability, and liveability.

This session will explore how data, AI, and Digital Twins can help Malaysia shift towards a more proactive, demand-driven housing model by integrating market data, demographics, transport, and land-use insights to improve decision-making. Bringing together policymakers, city leaders, researchers, and industry practitioners, the discussion will focus on practical strategies to reduce housing overhang, optimise site selection, strengthen cross-agency collaboration, and build smarter, more sustainable, and future-ready cities.

Objectives

- Understand the latest patterns and drivers of Malaysia's housing overhang, particularly unsold RM300,000 and mid-range strata units and the emerging regional and product-type divides.
- See how integrated data, AI and Digital Twins can improve housing planning, site selection, estate management and service delivery in high-density urban neighbourhoods.
- Explore federal-state governance and collaboration models that enable scalable smart-city and housing pilots, grounded in prudent, evidence-based decision-making rather than headline supply targets.

Invited Speakers



Mr Alvin Ong
EdgeProp Malaysia
Managing Director

Moderator

United Kingdom



Professor Dr Jennifer Schooling

- **Darwin College, Cambridge University**
Fellow
- **Anglia Ruskin University**
Professor of Digital Innovation and Smart Places



Sr Norhisham bin Shafie

- **National Property Information Centre (NAPIC)**
Director
- **Valuation and Property Services Department (JPPH), Malaysia**



Dr Jayaprakash A/L Murulitharan

Ministry of Housing and Local Government (KPKT), Malaysia

Principal Assistant Secretary
Urban Sustainability Division



Datuk Fadlun Mak Ujud

Kuala Lumpur City Hall (DBKL)

Mayor

Theme 2

Unlocking Land and TOD for housing – Zoning, Land Release, Value Capture and State Implementation

Malaysia's housing challenge is not just how many homes are built, but where and how they are delivered. Significant well-served urban land remains under-used, while many households still live far from jobs, transit and services. Effective land management and transit-oriented development (TOD) are therefore essential to unlocking well-located, affordable and mixed-income housing, and to maximising investments in rail and BRT.

This session brings together policymakers, planners, transport agencies, state governments, developers and international experts to explore housing-led land activation and TOD. Drawing on experiences from the UK, China, Hong Kong, Singapore and Malaysia, it will examine planning frameworks, land-release tools, value-capture approaches and implementation models that:

1. Prioritise housing delivery around transit.
2. Align federal-state powers on land and planning.
3. Channel rising land values into affordable homes and community facilities.

Objectives

- Provide a clear federal planning vision for land supply and TOD that targets housing delivery and affordability.
- Share international best practices on zoning, density, value capture and governance in TOD areas to deliver more, better-located housing.
- Showcase Malaysian state, transport-sector and housing-agency perspectives on land activation and infrastructure-led housing development, including TOD-linked affordable and middle-income projects.

Invited Speakers



Datuk Zaini Yusoff

- **REHDA Malaysia**
President
- **S P Setia Berhad**
President and
Chief Executive Officer

Moderator

United Kingdom



Professor Dr. Li Wan

University of Cambridge
Professor of Planning
Department of Land and Economy

Singapore



Dr Lee Nai Jia

PropertyDoctors
(Singapore) Pte Ltd
Director

Singapore



Ivy Koh

Surbana Jurong

Deputy Chief Operation Officer



Ts. Brian Iskandar

PRIMA Corporation Malaysia

Group Chief Executive Officer



Lena Ng Hwei Ling

Railway Assets Corporation (RAC)

Chief Operating Officer, Property

Theme 3

Financing the Scale-Up – Blended Instruments, Green Capital and State Fiscal Models

Delivering affordable, well-located housing at scale and upgrading existing neighbourhoods requires financing models that go far beyond traditional subsidies and bank lending. Malaysia needs a more sophisticated mix of public budgets, development finance, capital-market instruments and private investment that can specifically support affordable, social and middle-income housing, including in TOD areas.

This session will bring together federal and state governments, financial institutions, multilateral organisations, housing agencies, investors and academia to examine how countries such as the UAE, Hong Kong and China structure their housing finance ecosystems from blended finance platforms and market-based instruments to secondary mortgage markets. Drawing on these international examples and Malaysian experience, the discussion will focus on practical instruments and fiscal frameworks that can:

1. Mobilise blended and green capital for housing projects.
2. Deepen market-based housing finance.
3. Strengthen secondary mortgage and liquidity solutions to expand access to home finance and support long-term housing affordability.

Objectives

- Present Malaysia's federal vision for financing affordable and middle-income housing, including links to sustainable urban development and TOD.
- Explore international and local perspectives on blended finance models (e.g. UAE), market-based and green housing finance (e.g. Hong Kong and China), and PPP structures that have successfully funded housing programmes.
- Identify priority financial instruments, pilot schemes and federal-state co-funding mechanisms (e.g. guarantees, land-for-equity, green/Islamic products, secondary mortgage solutions) to accelerate housing supply and neighbourhood upgrading.

Invited Speakers

 Dato' Wan Hashimi PR1MA Corporation Malaysia Member of Corporation (MoC) Moderator	United Arab Emirates 🇦🇪  Dr. Wan Zokhri Idris Global Asia Consulting Managing Partner	Hong Kong 🇭🇰  Ryan Ip Our Hong Kong Foundation (OHKF) Executive Director Public Policy Institute	 Kameel Abdul Halim Cagamas President and Chief Executive Officer
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Malaysia Property Development Process (MPDP) 2026

Written by Syuhada Saharizan
Assistant Manager, Research & Education
REHDA Institute

REHDA Institute successfully organised the **Malaysia Property Development Process (MPDP) 2026**, which brought together more than 100 participants over two days from 20 to 21 May 2026 at the Feruni Retail Store (FRS), Petaling Jaya.

The masterclass provided participants with end-to-end insights into land matters, planning approvals, regulatory compliance, financing, ESG integration, construction coordination and marketing strategies within Malaysia's property development framework.

This article highlights the key discussions and insights shared throughout the two-day masterclass.

Day 1 Session (20 May 2026)

The first session featured a presentation by **Dr. Foo Chee Hung**, Manager of Product Research & Development at MKH Berhad, titled **"Malaysia's Property Development Industry: Current Realities, Regulatory Shifts and Market Pressures"**.

Drawing on the latest National Property Information Centre (NAPIC) data, Dr Foo highlighted that the property market is showing signs of moderation despite its continued resilience. He highlighted the following findings:

- Overall transaction volume in Q1 2026 (89,966 units) was lower than in Q4 2025 (111,951 units).
- Residential unsold units began to rise again, increasing to 32,801 units in Q1 2026 after reaching a post pandemic low of 23,149 units in 2024.
- Serviced apartment unsold units increased from 18,752 units in 2025 to 19,263 units in Q1 2026.
- Residential new launches declined from 12,498 units in Q1 2025 to 9,112 units in Q1 2026.

He further explained that, through the analysis of historical transaction data, developers can better understand market behaviour, identify emerging trends and position their projects in line with prevailing market conditions. He emphasised the importance of looking beyond headline figures and interpreting data meaningfully to support more informed business and investment decisions.

He also explored the evolving strategies adopted by major property developers in response to changing market conditions, including portfolio diversification, industrial developments, recurring income assets and more disciplined land acquisition strategies.

He concluded by highlighting the importance of operational efficiency, prudent capital management and strategic product positioning in maintaining long term competitiveness.



Dr. Foo Chee Hung, Manager of Product Research & Development, MKH Berhad

The second session featured **En. Zulkifly Garib**, Former Chairman of REHDA Selangor and Former Chief Operating Officer (COO) of Glomac Berhad, who delivered a presentation titled **"From Project Engineer to COO: Leadership Lessons Across the Development Landscape"**.

Drawing from over three decades of industry experience, En. Zulkifly traced the evolution of Malaysia's property development landscape from the large-scale township developments of the 1980s and 1990s to the more compact, specialised and lifestyle driven developments seen today. He highlighted landmark township projects such as USJ, Bandar Puteri Puchong, Bandar Baru Bangi, Bukit Beruntung and Seremban 2, explaining how major infrastructure investments, particularly highways, played a critical role in unlocking development potential and shaping urban growth patterns.

Beyond technical knowledge, En. Zulkifly emphasised that successful property development leadership requires a balance of project delivery expertise, commercial understanding and people management skills. He noted that development projects have become increasingly complex due to evolving regulatory requirements, stakeholder expectations and sustainability considerations. As such, future industry leaders must possess the ability to navigate uncertainty, manage multidisciplinary teams and make strategic decisions that align long term business objectives with market realities.



En. Zulkifly Garib, Former Chairman, REHDA Selangor & Former COO, Glomac Berhad

Following the coffee break, the session continued with **Ms. Stephanie Chin**, Head of Business Development at URBANMETRY, who presented **“Demand, Liquidity and Phasing Strategy: Making Projects Work in a Constrained Market”**.

Ms. Stephanie highlighted that successful developments are no longer determined solely by location and product design, but increasingly by a developer's ability to align supply with actual market demand and purchasing capacity. She emphasised the importance of understanding local market absorption rates, demographic profiles and affordability thresholds before determining development scale and phasing strategies.

In an environment characterised by cautious buyers, financing constraints and rising development costs, she noted that data driven decision making has become critical in reducing market risk and improving project viability. She further explained that effective phasing strategies enable developers to better manage cash flow, minimise inventory risk and respond to changing market conditions. By carefully sequencing launches according to demand patterns and infrastructure readiness, developers can optimise sales performance while preserving long term project value.



Ms. Stephanie Chin, Head of Business Development, URBANMETRY

The session continued with a presentation by **TPr. Shariman Abdul Wahab**, Deputy Senior Director of the One Stop Centre (OSC) at Kuala Lumpur City Hall (DBKL). He delivered a presentation titled **“From Submission to Approval: Reducing Delays, Managing Compliance and Mitigating Regulatory Risk”**.

He provided participants with an overview of recent initiatives undertaken by DBKL to improve the efficiency of the planning approval process, particularly through the enhancement of the OSC 3.0 Plus system. Originally established to streamline development applications, the system has undergone significant improvements in 2025 and 2026, including enhanced online accessibility, greater transparency and expanded stakeholder participation. The 2026 version provides access to Members of Parliament for Kuala Lumpur and members of the DBKL Advisory Board, enabling them to provide views and comments on any application. Access is also available to the public for search purposes, reflecting DBKL's commitment to a more transparent and accountable approval process.

TPr. Shariman further outlined the common issues that contribute to delays in planning approvals, including non-compliance with the Kuala Lumpur Local Plan 2040 (PTKL 2040), inaccurate development intensity calculations, incomplete technical clearances and outdated land ownership documentation. To address these challenges, DBKL has introduced a strengthened pre-screening and pre-consultation process requiring applicants to obtain endorsement or confirmations from relevant technical agencies before formal submissions to OSC division.

He concluded by highlighting the importance of early stakeholder engagement, thorough technical preparation and strict compliance with planning requirements to minimise regulatory risks and facilitate smoother project implementation.



TPr. Shariman Abdul Wahab, Deputy Senior Director, One Stop Centre (OSC), Kuala Lumpur City Hall (DBKL)

Following the networking lunch, the afternoon session commenced with a presentation by **TPr. Julie Chok**, Principal at AJC Planning Consultants titled **“From Vision to Reality: Translating Master Plans into Market-Ready Development Phases”**.

She highlighted that master planning is far more than a conceptual exercise, serving as the critical first step in ensuring that a development is buildable, approvable, marketable and sustainable over the long term. A well conceived master plan must integrate land use, transportation networks, infrastructure requirements, environmental considerations and market demands while remaining sufficiently adaptable to accommodate future changes.

She emphasised that successful master planning begins with a comprehensive understanding of site conditions, surrounding developments, demographic trends and regulatory requirements, as overlooking critical site information during the planning stage can lead to costly revisions and implementation challenges later in the development process.

She also highlighted that master plans should remain flexible enough to accommodate policy changes, shifting market conditions and evolving business priorities, while maintaining a robust planning framework capable of supporting implementation over multiple development phases.



TPr. Julie Chok, Principal, AJC Planning Consultants

The session continued with a presentation by **Ms. Wong Siew Lee**, Chief Operating Officer of Project Operations at Gamuda Land titled **“Realities of Property Development Leadership: Managing Growth, Risk and Delivery, People and Performance”**.

She emphasised the importance of creating a culture where team members are encouraged to voice concerns, challenge assumptions and provide honest feedback during the planning and decision-making process.

She observed that organisational silence can be costly, as employees may choose not to raise concerns due to fear of conflict, hierarchy or being perceived as unsupportive. However, when assumptions are not questioned or tested, they can result in product mismatches, poor market reception and costly revisions that may only become apparent years after project implementation.

Ms. Wong further discussed the leadership challenges associated with managing uncertainty, market fluctuations and organisational pressures. Reflecting on her experience during the Covid-19 pandemic, she stressed the importance of maintaining clarity and focusing on facts rather than emotions when responding to crises. She shared that effective leadership is not about having all the answers, but about providing direction, building trust and aligning diverse stakeholders towards a common objective.

Given the multidisciplinary nature of property development, which involves consultants, contractors, Authorities, purchasers and local communities, she underscored that strong communication, mutual respect and stakeholder management are often as critical to project success as technical expertise.

She reminded participants that property development is fundamentally a people centred business, where decisions made today have lasting impacts on future communities and generations.



Ms. Wong Siew Lee, Chief Operating Officer, Project Operations, Gamuda Land

The final session of Day 1 featured **Sr. Prem Kumar**, Group Managing Director at Firdaus & Associates Group of Companies, who delivered a presentation titled **“Understanding Property Valuation: Key Drivers and Implications for Developers”**.

He highlighted that property valuation extends far beyond analysing comparable transactions. While transaction data remains an important reference point, valuers must also consider factors such as development feasibility, a property's most suitable and valuable use, market demand, infrastructure connectivity, regulatory requirements and prevailing economic conditions when determining property values.

Sr. Prem Kumar also emphasised that developers should not treat valuation reports as mere compliance documents, but rather as strategic tools that help assess development viability, pricing strategies and investment risks.

He also highlighted the growing importance of market intelligence, noting that transaction data alone is insufficient without a clear understanding of broader market conditions. Factors such as transportation connectivity, changing buyer preferences, Environmental, Social and Governance (ESG) considerations and greater data transparency are playing an increasingly significant role in shaping property values and market performance.



Sr. Prem Kumar, Group Managing Director, Firdaus & Associates Group of Companies

Day 2 Session (21 May 2026)

The first session of Day 2 was delivered by **Ms. Mardiana Rahayu Tukiran**, Chief Design & Project Officer: Head of Business Development at TGV Cinemas, who presented on **“Future-Proofing Developments: Embedding Social Sustainability as a Core Aspect of Business Strategy”**.

She emphasised that successful developments should go beyond physical infrastructure and commercial considerations by prioritising people, community building and long-term liveability.

Drawing from her experience in township development and placemaking initiatives, she highlighted that social sustainability is achieved when developments foster a sense of belonging, encourage community participation and create environments where people choose to return and engage repeatedly. She stressed that placemaking should not be treated as a marketing exercise but as a deliberate and long-term strategy that integrates physical spaces, community needs and operational planning from the outset of the development process.

Ms. Mardiana further discussed how developers can create sustainable value by balancing the physical environment, stakeholder engagement and activation programmes. She noted that developments often focus heavily on infrastructure and product delivery while overlooking the importance of curating experiences, supporting local businesses and nurturing community ecosystems.

She concluded that successful developments require a shift in mindset from short term sales driven strategies towards long term value creation, where social sustainability, community engagement and adaptability are embedded as core components of the development process.



Ms. Mardiana Rahayu Tukiran, Chief Design & Project Officer:
Head of Business Development, TGV Cinemas

The next session was delivered by **Mr. M. Fadzli Ahmad**, Managing Director and Head of Corporate Banking (Real Estate) at OCBC Malaysia, titled **“Developer Financing Strategy 2026: Managing Loan Approvals, Margins and Market Risk”**.

Drawing from the banking perspective, he explained that financing decisions are not solely based on project fundamentals but also on a developer’s track record, management capability, project delivery history and overall financial strength. He noted that banks increasingly assess developers based on their ability to successfully complete projects, manage sales performance and demonstrate resilience during challenging market conditions. He also highlighted the importance of maintaining realistic development assumptions, particularly in relation to sales velocity, cash flow projections and construction costs, to improve financing prospects and project viability.

From a financing perspective, he emphasised the importance of maintaining sufficient cost contingencies and financial buffers to mitigate unforeseen risks, particularly for high rise developments with longer construction periods. He also noted that factors such as ESG considerations, project location, surrounding market conditions and comparable developments are becoming increasingly relevant in financing assessments.



Mr. M. Fadzli Ahmad, Managing Director and Head of
Corporate Banking (Real Estate), OCBC Malaysia

The session after the morning coffee break featured **Ar. Axxu Hoi Jung Wai**, Managing Partner of Axial Design Architects Sdn. Bhd. (ADA), who delivered a presentation titled **“Designing and Delivering Developments: The Architect’s Journey Through Planning, Compliance and Construction”**.

He explained that successful developments require close collaboration among developers, architects, planners, engineers, quantity surveyors, contractors and regulatory Authorities from the earliest planning stages. Emphasising the importance of thorough project briefing and feasibility studies, he noted that clear development objectives, market positioning, product specifications and target demographics should be established early to guide design decisions and minimise costly revisions later in the project lifecycle. He further highlighted that changes made during the conceptual stage can be implemented relatively easily, whereas amendments during submission or construction stages often result in significantly higher costs, delays and operational disruptions.

Ar. Axxu also highlighted the critical role architects play in managing regulatory compliance, coordinating consultant teams and safeguarding developers' interests throughout the development process. Beyond preparing design and submission drawings, architects are responsible for ensuring compliance with planning requirements, building regulations and technical standards, while facilitating approvals from multiple Authorities and utility agencies.

During the construction phase, they serve as contract administrators, overseeing site implementation, issuing certifications and coordinating stakeholders to ensure works are delivered in accordance with approved plans and contractual obligations. He stressed that many development risks can be mitigated through proper planning, documentation and professional advice at the outset, underscoring the importance of engaging consultants early and allowing sufficient time for planning, approvals and technical coordination.

He reminded participants that architects are not merely designers, but strategic partners who help guide projects from conception to completion while balancing design quality, compliance requirements, cost considerations and project delivery objectives.



Ar. Axxu Hoi Jung Wai, Managing Partner, Axial Design Architects Sdn. Bhd. (ADA)

The session continued with a presentation by **Tuan Nor Asyrani Nekmat**, Senior Assistant Director of the Enforcement Division, National Housing Department (JPN), titled **"Navigating Developer Licensing and Sales Compliance: What You Must Know About Developer Licence (DL) and APDL Requirements"**.

Based on common compliance issues encountered by the department, he highlighted the importance of ensuring that all information submitted to the Authorities remains accurate and up to date throughout the development process. Changes involving project particulars, development components, land ownership details, company information or licensed project data should be promptly reported to avoid discrepancies between approved records and actual project implementation. He explained that seemingly minor inconsistencies can create complications during regulatory reviews, project monitoring and licensing renewals, ultimately affecting project delivery and compliance obligations.

Tuan Nor Asyrani further emphasised that developers should view licensing and compliance requirements as essential components of effective project management, rather than simply administrative procedures that must be completed. He noted that many compliance issues arise from inadequate record management, delayed updates to regulatory submissions and misunderstandings regarding reporting requirements.

He also highlighted the importance of maintaining accurate, complete and transparent records throughout the project lifecycle, particularly in relation to project amendments, land matters, unit information and ownership structures. He encouraged developers to engage proactively with the Authorities whenever uncertainties arise, stressing that early clarification and timely reporting can help prevent unnecessary delays, enforcement actions and future complications.



Tuan Nor Asyrani Nekmat, Senior Assistant Director, Enforcement Division, National Housing Department (JPN)

The session after the networking lunch was delivered by **Mr. Faizul Ridzuan**, Chief Executive Officer of FAR Capital, who presented **"Cracking the Code: Data-Driven Strategies to Accelerate Bumi Lot Sales"**.

Using insights derived from his extensive buyer profiling and transaction data collected through property sales platforms, he highlighted the importance of understanding actual consumer behaviour when planning and positioning residential developments. Based on observations gathered from thousands of buyer interactions, he explained that demographic factors such as age, household formation, income levels and family aspirations significantly influence purchasing decisions and should be carefully considered during product planning.

He observed that developers need to strike a balance between unit size, pricing and functionality to ensure products remain accessible to their target market. In many cases, buyers may prefer smaller but well-designed units that offer better affordability compared to larger units with higher purchase prices.

He also highlighted the growing influence of social media, digital marketing and peer recommendations on purchasing decisions, particularly among younger buyers entering the property market.



Mr. Faizul Ridzuan, Chief Executive Officer, FAR Capital

The session continued with **Ms. Tan Zijin**, Senior General Manager of Chin Hin Group Property, who delivered a presentation titled **“Strategic Sales and Marketing for Property Launches: Positioning, Pricing and Go-to-Market Execution”**.

She emphasised that successful property development begins long before a project is launched, requiring developers to clearly define their target buyers, understand competing developments and establish a compelling value proposition. She highlighted that product positioning is fundamentally about answering a simple question: *‘why should buyers choose a particular project at a given price point?’* To achieve this, developers must carefully analyse local market conditions, buyer demographics, competing products and purchasing preferences before determining unit configurations, pricing strategies and project features. She stressed that every development should be differentiated through meaningful attributes, whether through layout efficiency, facilities, accessibility, lifestyle offerings or other features that resonate with the intended target market.

She also explained that pricing decisions should not be made in isolation, but should consider factors such as sales velocity, financing requirements, project cash flow and prevailing market conditions. She further emphasised the importance of adopting a more customer centric approach by designing developments that address actual lifestyle needs and long-term liveability considerations, rather than focusing solely on achieving lower entry prices.



Ms. Tan Zijin, Senior General Manager, Chin Hin Group Property

The final presentation was delivered by **Mr. Teng Chan Leong**, Chief Executive Officer of Skribble Me Malaysia, who presented **“AI-Driven Property Sales and Marketing: Launch Strategies, Digital Buyer Behaviour and Lead Generation in Malaysia’s Property Market”**.

He highlighted that Artificial Intelligence (AI) has evolved from an emerging technology into a practical business tool that is increasingly being adopted across industries. He noted that a growing proportion of businesses are already leveraging AI to improve efficiency, accelerate workflows and support decision making. However, he cautioned that while AI can significantly reduce the time required for tasks such as content creation, market research, reporting and data analysis, its outputs must still be carefully reviewed and validated. He also emphasised that AI should be viewed as a productivity enhancer rather than a substitute for professional judgement, particularly in areas involving strategic planning, market assessments and business decisions.

Through live demonstrations, he showcased how developers can utilise AI tools to automate repetitive tasks, generate insights from large datasets and improve operational efficiency without significant investments in technology infrastructure. Nevertheless, he stressed that human expertise, creativity and relationship management remain essential, particularly in areas such as sales, stakeholder engagement and strategic decision making. He concluded with a reminder that while AI may transform job functions and workflows, the greatest opportunities will belong to those who are willing to adapt, acquire new skills and leverage technology to complement their existing capabilities.



Mr. Teng Chan Leong, Chief Executive Officer, Skribble Me Malaysia

Conclusion

Overall, the Malaysia Property Development Process (MPDP) 2026 provided participants with a comprehensive understanding of the key stages and considerations involved in the property development lifecycle. As market expectations, regulatory requirements and industry practices continue to evolve, the insights shared during the event reinforced the need for developers and industry practitioners to remain agile, informed and forward looking in delivering developments that are commercially viable, sustainable and responsive to the needs of future communities.



MALAYSIA PROPERTY DEVELOPMENT PROCESS 2026 (MPDP) 2.0

Date : 22 & 23 July 2026 | Venue : Wisma REHDA, Kelana Jaya

INTRODUCTION

- The Malaysia Property Development Process (MPDP) is a comprehensive two-day masterclass designed to provide participants with a practical understanding of the end-to-end property development process in Malaysia. Aligned with current industry practices and regulatory requirements, the programme covers key aspects of development, including land matters, planning approvals, compliance, financing, ESG integration, construction coordination, and marketing and sales strategies. Through a structured and practical approach, participants will gain valuable insights and knowledge to navigate the increasingly complex property development landscape with greater confidence and effectiveness.

FEATURED SPEAKERS



TPr. Shariman Abdul Wahab
Deputy Senior Director,
OSC Secretariat Division,
DBKL



Dr. Foo Chee Hung
Manager of Product
Research & Development,
MKH Berhad



M. Fadzli Ahmad
Managing Director (MD),
Head of Corporate Banking,
OCBC Malaysia



Sr. Prem Kumar
Group Managing Director,
Firdaus & Associates Group
of Companies



Mardiana Rahayu Tukiran
Chief Design & Project Officer:
Head of Business
Development, TGV Cinemas



TPr. Julie Chok
Principal,
AJC Planning Consultants



Teng Chan Leong
Chief Executive Officer,
Skrabble Me



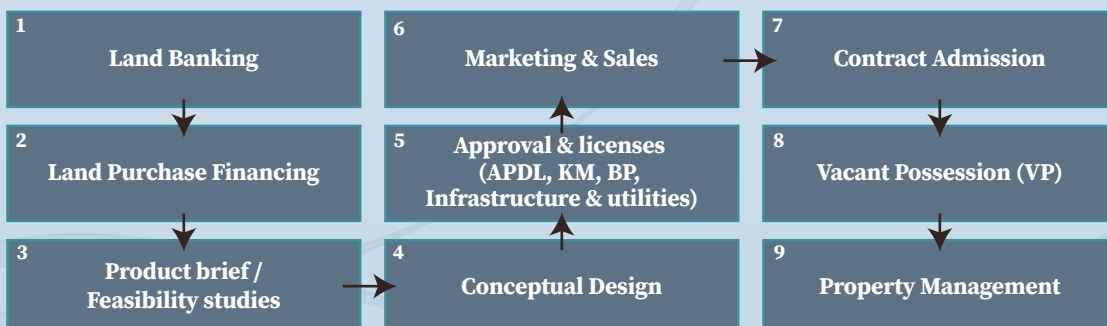
Tan Zijin
Senior General Manager,
Marketing & Sales,
Chin Hin Group Property



Lum Man Chan
Partner,
Halim Hong & Quek (HHQ)

AND MANY MORE

Property Development Process





MALAYSIA PROPERTY DEVELOPMENT PROCESS 2026 (MPDP) 2.0

Date : 22 & 23 July 2026 | Venue : Wisma REHDA, Kelana Jaya

SPEAKERS PROFILE



Dr. Foo Chee Hung
Manager of Product
Research & Development,
MKH Berhad

Dr. Foo, a Professional Technologist registered under the Malaysian Board of Technologists, is currently the Manager of Product Research & Development at MKH Berhad. He previously served as Head of Research at the Construction Industry Development Board (CIDB). Holding a PhD in Urban Engineering from The University of Tokyo, his research interests span sustainability, affordable housing, green building, building quality assessment, Industrialized Building System (IBS), and the urban ecosystem. Actively involved in the industry, Dr. Foo is a member of the Institution of Engineers Malaysia (IEM), REHDA Selangor Planning Policies and Standards Sub-committee, and the REHDA Institute Research Committee. He is also a GreenRE Manager, Certified Sustainable INFRASTAR Facilitator, and Certified MyCREST Qualified Professional and Assessor.

TPr. Julie Chok is a registered Town Planner and the Director of AJC Planning Consultants Sdn. Bhd., a Malaysian firm established in 2002. She holds a Master's in Planning and has extensive experience leading a wide spectrum of development plan studies, business strategy and implementation plans, transportation and coastal studies, as well as planning and design guidelines and feasibility studies, both locally and internationally, particularly in India and Pakistan. Skilled in strategizing and executing physical planning for projects of various scales, her expertise spans conceptual planning, master planning, and detailed layout planning. In the industrial sector, she has contributed to regional planning, industrial park conceptualization, kebenaran merancang applications, social impact assessments, specific industrial needs, operational reviews of support facilities, and pollution-related studies.



TPr. Julie Chok
Principal,
AJC Planning Consultants



MALAYSIA PROPERTY DEVELOPMENT PROCESS 2026 (MPDP) 2.0

Date : 22 & 23 July 2026 | **Venue :** Wisma REHDA, Kelana Jaya

SPEAKERS PROFILE



**TPr. Shariman
bin Abdul Wahab**

Deputy Senior Director,
OSC Division, DBKL

TPr. Shariman is the Deputy Director at the One Stop Centre (OSC), Kuala Lumpur City Hall (DBKL), with over two decades of experience in urban planning and development control. He plays a pivotal role in overseeing and coordinating the end-to-end development approval process, including planning permissions, building plans, and multi-agency regulatory reviews.

With extensive hands-on experience in managing submission workflows, inter-agency coordination, and compliance frameworks, TPr. Shariman brings deep insights into reducing approval delays, navigating regulatory requirements, and mitigating development risks. His expertise in facilitating OSC processes and aligning stakeholders makes him a key authority in ensuring efficient and compliant project delivery within Malaysia's planning system.

Sr Prem Kumar is a highly respected industry leader and consultant with 37 years of experience in the real estate industry. He obtained his licences to practise valuation, estate agency and property management in 1992 and he is also licensed by the Royal Institution of Chartered Surveyors (RICS) to practise valuation globally. Sr Prem Kumar has been in private practice from May 1987 when he commenced his career at Jones Lang Wootton and became a proprietary partner/shareholder in 1998. He was the Deputy Managing Director of Jones Lang Wootton, Malaysia prior to leaving the firm in March 2022. Subsequently Sr Prem Kumar was attached to a prominent public listed property development company as the Managing Director (Marketing & Sales). Currently he is the Group Managing Director of Firdaus & Associates Property Professionals Sdn. Bhd., a full-fledged property consultant firm and also an Independent Non-Executive Director of a public-listed company.



Sr. Prem Kumar

Group Managing Director,
Firdaus & Associates
Group of Companies



MALAYSIA PROPERTY DEVELOPMENT PROCESS 2026 (MPDP) 2.0

Date : 22 & 23 July 2026 | Venue : Wisma REHDA, Kelana Jaya

SPEAKERS PROFILE



Mardiana Rahayu Binte Tukiran

Chief Design & Project Officer:
Head of Business Development,
TGV Cinemas

Mardiana has over 23 years of experience across development, master planning, architecture, and business strategy, with a strong focus in recent years on real estate value creation through community placemaking. She is known for balancing creative placemaking initiatives with strong commercial and financial outcomes in development strategies.

She has worked on numerous projects across Malaysia and internationally, spanning both consultancy and client roles, including award-winning developments of various scales. Currently, she serves as Chief Design & Project Officer at TGV Cinemas, driving growth and asset transformation, after previously holding senior leadership roles at KAI Assets and UEM Sunrise Berhad.

While studying Chemical Engineering at Carnegie Mellon University, Teng Chan Leong discovered his talent for solving problems. He applied this skill to business, eventually founding Skribble in 2020—a reflection of the pandemic era's shift in business models. Skribble now offers business consulting, creative and digital marketing, and software development. The name comes from the idea that many great ideas start as a scribble—whether on paper or a napkin—and adds a touch of playfulness. Although it's a digital company, Chan Leong still values meeting CEOs and running workshops in person, believing face-to-face connections build trust and understanding.



Teng Chan Leong

Chief Executive Officer,
Skribble Me



MALAYSIA PROPERTY DEVELOPMENT PROCESS 2026 (MPDP) 2.0

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SPEAKERS PROFILE



Tan Zijin
Senior General Manager,
Marketing & Sales,
Chin Hin Group Property

Zijin is a seasoned property development professional with over 20 years of experience in Malaysia's real estate industry. With a background in civil engineering and project management, Zijin brings a strong technical and commercial perspective to development planning and market execution. She currently leads a multidisciplinary team of over 70 professionals across Marketing, Sales, Branding, Corporate Communications, Customer Relationship Management (CRM), as well as Planning & Design.

Prior to joining Chin Hin Group Property, she held leadership roles with leading developers including Sunway Property, Sime Darby Property, Gamuda Land, Guocoland, and Naza TTDI. Zijin has successfully launched developments with a cumulative gross development value (GDV) exceeding RM20 billion, and is recognised for driving market-aligned strategies and integrated high-rise development execution.

Lum Man Chan is a dispute resolution partner, focusing on company and shareholder disputes, restructuring-related litigation, fraud and asset recovery, as well as real estate related disputes. He regularly advises and represents companies, directors, shareholders and investors in high-stakes disputes arising from breakdowns in corporate relationships, distressed situations, property-related conflicts and allegations of misconduct.

He adopts a strategic and commercially grounded approach, particularly in matters involving minority oppression, shareholder exits, boardroom deadlock, recovery of misappropriated assets and contentious real estate matters. He strives to simplify complex issues, manage disputes decisively and align litigation strategy with clients' broader commercial, restructuring and enforcement objectives.



Lum Man Chan
Partner,
Halim Hong & Quek (HHQ)



MALAYSIA PROPERTY DEVELOPMENT PROCESS 2026 (MPDP) 2.0

Date : 22 & 23 July 2026 | Venue : Wisma REHDA, Kelana Jaya

DAY 1 - 22 JULY 2026 (WEDNESDAY)

TIME	TOPIC
8.00 a.m.	Registration and Welcoming Refreshments
8.30 a.m.	Future-Proofing Property Development 2026: Market Intelligence, Product Innovation, Development Positioning & Emerging Demand Trends Dr. Foo Chee Hung, Manager Product Research & Development, MKH Berhad
11.00 a.m.	Morning Coffee Break
11.15 a.m.	Master Planning in Practice: Translating Vision into Phased, Market-Ready Development TPr. Julie Chok, Principal, AJC Planning Consultants
12.15 p.m.	Networking Lunch
2.00 p.m.	Accelerating Development Approvals: Navigating OSC Processes, Inter-Agency Coordination & Approval Risk Management in Complex Developments TPr. Shariman bin Abdul Wahab, Deputy Senior Director, One-Stop Centre (OSC), Secretariat Division, Kuala Lumpur City Hall (DBKL)
3.00 p.m.	Afternoon Coffee Break
3.30 p.m.	Navigating Distressed Developments: Scheme of Arrangement, Project Recovery and Stakeholder Management Lum Man Chan, Partner, Halim Hong & Quek (HHQ)
4.30 p.m.	Property Development Through the Years: Leadership and Management Lessons Mr. Ngian Siew Siong • Board Adviser, Chin Hin Group Property • Director, Nam Long Investment Corporation
5.30 p.m.	End of Event



MALAYSIA PROPERTY DEVELOPMENT PROCESS 2026 (MPDP) 2.0

Date : 22 & 23 July 2026 | Venue : Wisma REHDA, Kelana Jaya

DAY 2 - 23 JULY 2026 (THURSDAY)

TIME	TOPIC
8.00 a.m.	Registration and Welcoming Refreshments
9.00 a.m.	Sustainable Development as a Competitive Advantage: Rethinking Real Estate for Long-Term Value Prof. Perfaiz K. Ahmed, Director, Institute for Global Strategy and Competitiveness (IGSC), Sunway University
10.00 a.m.	Morning Coffee Break
10.15 a.m.	Beyond ESG Compliance: Embedding Sustainability, Social Value Creation & Future Regulatory Readiness into Property Development Strategy Mardiana Rahayu Binte Tukiran, Chief Design & Project Officer: Head of Business Development, TGV Cinemas
11.15 a.m.	Development Financing 2026: Banker Expectations, Capital Structuring, Risk Management & Funding Strategic to Developers Fadzli Ahmad, Managing Director & Head of Corporate Banking (Real Estate), OCBC Bank
12.15 p.m.	Networking Lunch
1.30 p.m.	Mastering the Modern Development Lifecycle: Strategic Decision-Making from Land Acquisition to Project Delivery Sr. Prem Kumar, Group Managing Director, Firdaus & Associates Group of Companies
2.30 p.m.	Navigating Developer Licensing, APDL Compliance & Emerging Housing Regulatory Expectations: What Every Developer Needs to Know in 2026 Tuan Nor Asyrani bin Nekmat, Penolong Pengarah Kanan, Bahagian Penguatkuasaan, Jabatan Perumahan Negara (JPN)
3.30 p.m.	Afternoon Coffee Break
3.45 p.m.	Strategic Sales, Pricing & Go-to-Market Execution: Maximising Launch Performance in a More Competitive and Data-Driven Property Market Tan Zijin, Senior General Manager, Marketing & Sales, Chin Hin Group Property
4.45 p.m.	AI-Powered Property Marketing & Sales Transformation: Leveraging Artificial Intelligence for Lead Generation, Customer Engagement & Conversion Optimisation Teng Chan Leong, Chief Executive Officer, Skribble Me Malaysia
5.45 p.m.	End of Event

Construction Quality Excellence (CQE) Forum: From Scorecards to Site Reality

Written by Huong Yu Sin,
Assistant Manager, Research & Education
REHDA Institute

Introduction

The construction industry has long relied on quality assessment systems and performance scorecards as indicators of project success. However, despite improvements in quality assessments and increased industry awareness, recurring defects, customer complaints and costly rectification works continue to affect many completed developments.

Recognising this growing concern, REHDA Institute organised the Construction Quality Excellence (CQE) Forum on 14 May 2026 at Feruni Retail Store, Petaling Jaya, in collaboration with MAPEI (a specialty chemicals supplier) and with Feruni as the venue partner. Held under the theme "From Scorecards to Site Reality", the forum brought together 110 participants, including developers, consultants, contractors, architects, legal practitioners and technical professionals to discuss the underlying causes of persistent defects and explore practical solutions to improve construction quality.

The forum was founded upon a simple but important question: are projects truly defect-free or are they merely scoring well? While assessment systems remain valuable tools for measuring workmanship and compliance, they do not always reflect the actual performance of buildings after occupation. Increasing buyer expectations, third-party inspections, social media exposure and rising defect claims have made quality performance more important than ever.



Mr Marco Albelice, Business Development Manager of MAPEI

Industry Experts Sharing Sessions

The programme commenced with a presentation by Ar. Anthony Lee Tee, Director of Architect Centre, entitled "From Scorecards to Site Reality: Closing the Construction Quality Gap." He highlighted the disconnect between measured quality scores and the actual quality experienced by building owners and occupants. Although projects may achieve satisfactory assessment scores, recurring issues relating to workmanship, supervision and coordination continue to surface during the Defects Liability Period (DLP). He emphasised that quality cannot be achieved solely through inspections or compliance exercises but must be embedded throughout the entire project delivery process, from design and procurement to construction and handover.

The technical session by Mr Marco Albelice of MAPEI focused on one of the industry's most common sources of defects: waterproofing and tiling failures. His presentation, "Getting It Right the First Time: Preventing Waterproofing and Tiling Failures," provided practical insights into the causes of water leakage, tile debonding, efflorescence and cracking. He stressed that waterproofing should never be treated as a standalone product but rather as a complete system involving proper gradients, movement joints, substrate preparation, material compatibility and workmanship. Particular attention was given to corners, joints and transitions, which are often the most vulnerable locations for water penetration.

The session also highlighted the challenges posed by modern construction materials, particularly large-format and low-absorption porcelain tiles. As tile sizes continue to increase, traditional installation practices may no longer be sufficient. The use of appropriate adhesives, proper movement joints and adequate curing periods were identified as critical factors in preventing failures. Participants were reminded that many construction defects originate not from defective materials but from poor installation practices, inadequate supervision and unrealistic construction schedules.



Panel discussion at the Construction Quality Excellence (CQE) Forum

“Rethinking Accountability in Construction Quality” Panel Discussion

Following lunch, the panel discussion entitled “Why Do Defects Persist? Rethinking Accountability in Construction Quality” brought together industry experts to examine the root causes of recurring defects. Ar. Ezumi Arzami, Chairman of Akitek MAA and former President of Malaysian Institute of Architects (PAM), discussed how defects may arise from design deficiencies, construction shortcomings or material failures. He explained that defects generally fall into three categories:

- Design
- Construction
- Material

A failure in any one of these areas may eventually result in building defects.

Ar. Ezumi also emphasised that developers themselves may contribute to design defects when value engineering exercises or cost-cutting measures compromise the original design intent. Poor design decisions, inadequate maintenance access and insufficient detailing often remain hidden during construction and only become apparent after occupation. He noted that latent defects frequently emerge months or years after completion, creating long-term liabilities for all parties involved.

One of the most memorable messages from his presentation was that defects not only damage buildings but also erode trust and reputation. Dissatisfied purchasers often share their experiences widely, particularly through social media, causing significant reputational harm to developers, consultants and contractors. He emphasised that attending to customers' frustrations and maintaining effective communication can be equally important as the technical rectification itself.

The forum also addressed the growing importance of glass as a building material. Ar. Hue Chiun Hau, Ordinary Member of Council for PAM, explained that glass should no longer be viewed merely as an architectural finish but as a critical building component requiring proper engineering and specification. With the increasing use of glass in façades, balustrades, roofs and internal partitions, improper selection or installation may create significant safety risks.

He highlighted the absence of a dedicated Malaysian standard governing the selection and use of glass and shared updates on the development of a forthcoming national standard, which is tentatively known as DMS 2753. Until such standards are introduced, he encouraged industry practitioners to refer to established international guidelines and ensure that glass specifications are based on engineering requirements rather than supplier recommendations alone. Glass, he stressed, should be treated as a designed building element rather than from an aesthetic viewpoint.

The legal perspective of construction defects was also extensively discussed. Dato' George Miranda, Founder and Managing Partner of Miranda & Samuel, shared the distinction between patent defects and latent defects, the scope of the Defects Liability Period (DLP) and recent developments in the law relating to limitation periods. Participants were reminded that the DLP does not necessarily limit liability for latent defects that emerge after completion. Defects concealed within the building fabric, such as waterproofing failures, structural settlement or concealed services defects, may only become apparent years later.

Patent defects refer to defects that are apparent and discoverable upon reasonable inspection or observation, without the need for specialised expertise or invasive testing. These may include visible flaws such as cracks, poor finishing, misaligned doors or incomplete works. In contrast, latent defects are defects that cannot be discovered through reasonable inspection or testing at the time of completion, as they are inherent in the works and only become apparent later.



Group photo of speaker and delegates during the Construction Quality Excellence (CQE) Forum on 14 May 2026 at Feruni Retail Store, Petaling Jaya

Recent court decisions and legislative changes have expanded the potential liability period for certain defect claims, particularly where defects could not reasonably have been discovered earlier. The speakers emphasised the importance of maintaining proper documentation, producing clear specifications and ensuring that responsibilities are properly assigned throughout the project lifecycle.

Conclusion

Several key lessons emerged from the forum.

1. Quality begins at the design stage and cannot be rectified solely through inspections during construction.
2. Waterproofing and tiling systems must be approached as complete systems rather than individual products.
3. Specifications should be clear, measurable and performance-based to avoid ambiguity and disputes.
4. Quality assessment scores alone do not guarantee satisfactory building performance.
5. Construction defects carry significant financial, legal and reputational consequences that extend well beyond the DLP.

The forum ultimately reinforced the importance of accountability across the entire construction delivery chain. Developers, consultants, contractors, suppliers and project teams all share responsibility for delivering quality buildings. As buyer expectations continue to rise and defects become increasingly visible through digital platforms and independent inspections, the industry must move beyond compliance-driven approaches and focus on long-term building performance.

The Construction Quality Excellence Forum successfully provided a platform for open discussion, technical learning and professional reflection. More importantly, it reminded industry practitioners that construction quality is not measured solely by scorecards or inspections, but by the performance, durability and reliability of the buildings delivered to the market. In an increasingly competitive and transparent environment, genuine quality remains one of the most valuable assets for any development company and the foundation upon which trust and reputation are built.



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REHDA Institute Youth Initiative (RIYI) Mentorship Programme 2026

Written by Fatimah Faridil

Events, Business Development & Marketing
REHDA Institute

REHDA Institute successfully organised the inaugural session of the **REHDA Institute Youth Initiative (RIYI)**, a national human capital development initiative supported by TalentCorp Malaysia under the Ministry of Human Resources. Designed to bridge academia and industry, RIYI equips selected university students with practical workplace knowledge, leadership capabilities, professional skills and direct mentorship from senior corporate leaders to prepare them for today's evolving employment landscape.

The programme is supported by REHDA Youth leaders and industry partners from across the real estate and built environment ecosystem, including Sime Darby Property, Paramount Property, Feruni Ceramiche, FAR Capital, Progressture Solar and Avaland. Through mentoring, industry sharing and practical engagement, these organisations provide students with valuable exposure to business operations, workplace expectations and career development, while strengthening collaboration between academia and industry to nurture Malaysia's future workforce.

Participants gained valuable insights into workplace realities, career development and business fundamentals through a series of fireside chats, mentoring discussions, simulations and interactive activities. The programme emphasised the importance of building credibility, managing priorities effectively, developing emotional intelligence and understanding how individual contributions create business impact. Through direct engagement with industry leaders and experienced practitioners, participants were encouraged to embrace continuous learning, take ownership of their professional growth and adopt a long-term perspective towards building meaningful and successful careers.

Day 1 Session (20 June 2026)

Session 1

Opening Keynote & Panel – "My First Three Years"

The programme commenced with an informal fireside chat session featuring Mr. Alvin Ong, Managing Director of EdgeProp Malaysia, Mr. Faizul Ridzuan, Chief Executive Officer of FAR Capital and Ms. Coco Ooi, General Manager of FBG Holdings.

Drawing from their personal career journeys, the speakers shared valuable insights on navigating the early years of professional life. Mr. Alvin reflected on his career progression and emphasised the importance of focusing on outcomes rather than outputs. He also highlighted that while leverage is created through capital and labour, credibility remains the foundation for creating long-term opportunities and influence.

Mr. Faizul shared lessons from his more than 20 years in the industry, including the success of his book (*WTF? 23 Properties by 30*) and his transition into becoming a full-time entrepreneur. He explained that while there may be no such thing as a perfect job, there can be a perfect salary depending on individual priorities and aspirations. He also provided participants with an overview of FAR Capital's work in property research, analytics, technology and property education across Malaysia, Singapore and Indonesia.

Meanwhile, Ms. Coco recounted her journey from working in the casino industry before moving into the fitness, automotive and property sectors. She emphasised the importance of investing in self-development, particularly in communication skills and encouraged participants to continuously improve themselves. Reflecting on her experience transitioning into a startup environment, she reminded participants that opportunities are often given based on how individuals present themselves and the attitude they bring to the workplace.

The session provided participants with practical insights into career growth, personal development and the importance of building credibility, adaptability and a positive professional reputation.

The session concluded with a lively Q&A segment, where participants engaged directly with the speakers and gained further insights into career development, entrepreneurship and workplace realities.

Day in the Life" Career Clinics (2 stations)

The programme continued with interactive Career Clinics, where participants were divided into smaller groups to engage directly with industry practitioners from different sectors.

During the Real Estate Related Ecosystem session, Mr. Roger Ong, Chief Commercial Officer of Feruni Ceramiche and Ms. Coco Ooi, General Manager of FBG Holdings Bhd, shared insights on workplace performance and career growth. Participants were encouraged to take initiative, continuously expand their knowledge, master relevant skills and develop resilience in overcoming challenges and rejection.

Meanwhile, the Media and Social Media Related Ecosystem session featured Mr. Alvin Ong, Managing Director of EdgeProp Malaysia, Mr. Imran Clyde, Executive Director of Nextdoor Property Communications and Mr. Faizul Ridzuan, Chief Executive Officer of FAR Capital. The speakers highlighted the importance of self-management, prioritising skills development over short-term financial rewards and defining success on one's own terms. Participants were reminded that every career journey is unique and were encouraged to embrace challenges, learn from mistakes and focus on long-term growth rather than comparisons with others.

Both sessions concluded with an engaging Q&A segment, allowing participants to gain practical insights and advice directly from the speakers.

Mentee Reflection

Following the Career Clinics, participants took part in a guided reflection session. They were first given time to individually reflect and record their key takeaways in the Participant Handbook before sharing their biggest "Aha!" moments with their respective mentorship pods.

The session encouraged participants to consolidate the lessons learned throughout the morning and reflect on how these insights could be applied to their own academic and professional journeys.

Dato' Jeffrey Ng Speech



Dato' Jeffrey Ng Tiong Lip, Chairman, REHDA Institute

Following the reflection session, participants were addressed by Dato' Jeffrey Ng Tiong Lip, Chairman of REHDA Institute. In his speech, he shared the vision behind the REHDA Institute Youth Initiative (RIYI) and highlighted its role in preparing future-ready talent for the industry.

Dato' Jeffrey also reflected on the official launch of RIYI during the CEO Series 2026, emphasising the importance of strengthening the connection between academia and industry through mentorship, industry exposure and practical learning opportunities. He encouraged participants to make full use of the programme to learn from industry leaders, expand their networks and develop the skills needed for their future careers.

Session 2: Workshop

The afternoon session featured a Reality Check Workshop, where industry leaders shared practical insights on workplace expectations, career progression and professional growth.

For the first segment on Salary Reality & Snapshot and What Bosses and Employers Actually Value in Year 1, Mr. Wie Jay Sern, Chief Operating Officer of Pesona Metro Holdings Berhad, highlighted the importance of building strong performance habits early in one's career. He shared that consistent quality, openness to feedback, asking thoughtful questions, taking ownership and remaining agile are key pillars of high performance in the workplace.

Mr. Chan Jin Wy, Chief Executive Officer of Bon Estates, encouraged participants to ask meaningful questions during interviews and to actively learn from experienced professionals. He emphasised the value of networking, observing industry leaders and continuously seeking opportunities to learn beyond formal job responsibilities.

Meanwhile, Mr. Choy Kin Mann, Director of Masteron and Federal International Holdings Berhad, reminded participants that career success is not determined solely by the first year of employment. He stressed the importance of adaptability and understanding expectations clearly before executing tasks, enabling employees to contribute more effectively within their organisations.

The workshop continued with a session on How to Move Up the Career Ladder from Executive to Manager and Beyond, featuring Mr. Wang Chong Hwa, Chief Executive Officer (Northern Region) of Paramount Property and Ms. Vinny Chong, Senior Manager of Lagenda Properties Berhad. Drawing from their professional experiences, they shared insights on career progression, leadership development and the importance of continuous learning.

Mr. Wang reflected on his career journey from the audit profession to leadership roles in major organisations, emphasising the importance of delivering quality work, avoiding shortcuts and taking time to reflect and improve. Together, the speakers encouraged participants to remain patient in their career growth and focus on building strong foundations for long-term success.

The session concluded with an open-ended Q&A segment, where participants engaged directly with the speakers and gained further insights into workplace realities.



Mr. Wang Chong Hwa, Chief Executive Officer (Northern Region) of Paramount Property

First-Impression Mastery & Elevator Pitch Clinics

The workshop continued with the First-Impression Mastery & Elevator Pitch Clinics, an interactive and high-impact session designed to strengthen participants' communication skills and professional presence in a realistic, industry-driven setting. The segment aimed to help students understand the importance of making a strong first impression and effectively articulating their ideas within a limited timeframe. Participants were divided into smaller breakout groups, each assigned to experienced industry mentors based on availability. Each student was given 60 seconds to present their elevator pitch, focusing on clarity, confidence and structure. This exercise simulated real-world scenarios such as interviews, networking sessions and professional introductions, where individuals are often required to communicate their value within a short period of time.



First-Impression Mastery & Elevator Pitch Clinics

The session featured guidance and live feedback from a panel of industry leaders, including Wie Jay Sern, Chan Jin Wy, Choy Kin Mann, Vinny Chong, Chan Leng Wai and Wang Chong Hwa. The mentors provided immediate, constructive feedback, focusing on improving delivery, refining messaging and enhancing overall impact.

Drawing from their professional experience, the mentors emphasised the importance of confidence, authenticity and structured communication in shaping strong first impression. Participants were encouraged to refine their storytelling approach, eliminate unnecessary complexity and focus on delivering clear and compelling personal narratives.

The session concluded with an engaging open-ended Q&A segment, where participants had the opportunity to interact directly with the mentors. The discussion provided further insights into professional communication, personal branding and the expectations of the corporate environment, leaving participants with practical takeaways to improve their career readiness and interpersonal skills.

Reflection & Closing

The workshop concluded with a reflection and closing segment, designed to help participants consolidate their learning and internalise the key takeaways from the day's sessions. This final component emphasised personal awareness, self-assessment and continuous improvement as essential elements of professional growth.

Participants were first guided through a quick written reflection exercise, where they were encouraged to document their key learnings, personal strengths identified during the activities and areas for improvement. This reflective exercise allowed students to critically assess their performance during the elevator pitch clinics and identify specific actions they could take to enhance their communication skills and confidence in future engagements.

Following the written reflection, a de-briefing session for all students was conducted. During this session, facilitators summarised the key themes of the day, including first-impression mastery, effective communication and the importance of structured career storytelling. The de-brief also served as an opportunity to reinforce the practical insights shared by the mentors and to connect the various activities into a cohesive learning experience.

The day concluded with an end-of-day mentee reflection, where participants shared their overall experiences, challenges faced and personal breakthroughs. This closing reflection fostered a sense of self-awareness and peer learning, while also reinforcing the importance of continuous learning beyond the programme itself. Participants left the session with clearer direction, increased confidence and a stronger understanding of how to present themselves professionally in future opportunities.



Group photo of mentors and mentees

Day 2 Session (20 June 2026)

Opening Keynote & Panel: How Companies Make Money & Beyond the P&L – Overcoming Adversity & Navigating Workplace Nuances

Session 2 commenced with an engaging fireside chat featuring Mr. Aw Sei Cheh, Chief Operations Officer of Avaland Berhad, Mr. Ngian Siew Siong, Board Advisor of Chin Hin Group, Mr. Roger Ong, Chief Commercial Officer of Feruni and Datuk Haji Muztaza, Founder and Chairman of Fairview Development.

Under the theme How Companies Make Money, Mr. Aw highlighted that profit and loss management is ultimately a combination of discipline and sound decision-making. He also noted that while artificial intelligence can improve efficiency, creativity remains a uniquely human advantage and that good design alone does not always translate into a successful product. Mr. Ngian emphasised the importance of building sustainable businesses and shared that one of the best ways to deepen understanding is through teaching others. He also introduced the concept of the Blue Ocean Strategy, which focuses on how to make competition irrelevant.

The discussion then shifted to Beyond the P&L – Overcoming Adversity and Navigating Workplace Nuances. Mr. Roger Ong shared practical insights on business sustainability, explaining that numbers alone do not tell the full story of an organisation. He also encouraged participants to separate their self-worth from workplace feedback and to view criticism as an opportunity for growth. Datuk Haji Muztaza spoke about the value of investing in land and property, adopting a migrant mindset that embraces resilience and continuous improvement and the importance of maintaining a healthy body, healthy mind and healthy organisation.



Mr. Aw Sei Cheh, Chief Operations Officer of Avaland Berhad

The session concluded with an interactive Q&A, where participants engaged directly with the speakers and gained a deeper understanding of business fundamentals, workplace resilience and long-term professional success.

Working Life Career Clinics (2 Stations)

1. Time & Task Management

The programme continued with the Working Life Career Clinics, where participants were divided into smaller groups to tackle practical workplace scenarios and engage directly with industry mentors, including Datuk Haji Muztaza, Founder and Chairman of Fairview Development, Sr. Low Hon Keong, Managing Director of Henry Butcher Malaysia (Mont Kiara) Sdn Bhd, Mr. Aw Sei Cheh, Chief Operations Officer of Avaland Berhad, Mr. Chan Leng Wai, Independent Director of TalentCorp and Mr. Roger Ong, Chief Commercial Officer of Feruni.

During the Time & Task Management clinic, participants assumed the role of a junior project executive and were tasked with managing a typical weekly workload while responding to an urgent request from the CEO. The exercise required them to prioritise competing responsibilities and determine how best to accommodate a preliminary assessment for a prime location targeted at first-time homebuyers. Guided by the mentors, participants learned the importance of prioritisation, time management and decision-making in a fast-paced work environment.



Datuk Haji Muztaza, Founder and Chairman of Fairview Development

2. EQ – Working with people in the workplace / External Stakeholders

Meanwhile, the EQ – Working with People in the Workplace / External Stakeholders clinic was facilitated by Dato' Jeffrey Ng Tiong Lip, Independent Non-Executive Director of AYER Holdings Berhad, Ms. Coco Ooi, General Manager of FBG Holdings Bhd, Mr. Imran Clyde, Executive Director of Nextdoor Property Communications and Mr. Vincent Lee Ko Meng, Head of Culture & People Development at Sime Darby Property.

The session focused on the importance of emotional intelligence in building positive workplace relationships and gaining support from colleagues and stakeholders. Building on the scenario from the previous station, participants role-played as junior executives seeking information from senior project managers to complete an urgent assignment. While the participants assumed the role of the junior executive, mentors acted as senior managers, providing a realistic workplace simulation.



Mr. Vincent Lee Ko Meng, Head of Culture & People Development at Sime Darby Property

Through the exercise, participants gained a better understanding of how effective communication, empathy and relationship-building can contribute to successful workplace collaboration and outcomes.

Keynote Topics: How KPI and Appraisal Systems Really Work & Office Politics, Navigating External Stakeholders and Art of Keeping Calm & Moving Forward

The afternoon keynote session featured Mr. Ngian Siew Siong, Board Advisor to Chin Hin Group Property Berhad, Mr. Jason Ding, Chief Executive Officer of MHUB, Mr. Cliff Siaw, Chief Executive Officer of Progressture Solar and Mr. Teng Chan Leong, Chief Executive Officer of Skribble Group.

Under the topic How KPI and Appraisal Systems Really Work, Mr. Ngian introduced participants to the concept of SMART KPIs and explained how balanced scorecards help organisations measure performance across multiple perspectives beyond financial results. Mr. Jason further highlighted the importance of understanding company expectations, sharing how tools such as Objectives and Key Results (OKRs) are used to align individual performance with organisational goals. He also emphasised that every KPI ultimately contributes to revenue, cost management or risk mitigation.



Mr. Ngian Siew Siong, Board Advisor to Chin Hin Group Property Berhad

The discussion then shifted to Office Politics, Navigating External Stakeholders and the Art of Keeping Calm and Moving Forward. Mr. Cliff explained that workplace success is not solely determined by hard work, but also by understanding people, incentives and organisational dynamics. He encouraged participants to remain composed under pressure, noting that calmness is an important leadership trait. Meanwhile, Mr. Teng advised participants not to be influenced by the loudest voices in the room and to focus on delivering value rather than becoming distracted by workplace politics.

The session concluded with an engaging Q&A segment, where participants gained further insights into performance management, stakeholder engagement and navigating professional environments effectively.

Presentation and Showroom Tour by Sime Darby Property

Following the keynote session, participants attended a presentation and showroom tour hosted by Mr Felyx Fong, Sales Manager of Sime Darby Property at the sales gallery. The session provided valuable insights into the property development process, from planning and design considerations to marketing and sales strategies.

Participants were also given the opportunity to tour the showroom and gain a better understanding of how developers showcase residential products to prospective homebuyers. The visit offered a practical perspective on the customer journey and the business considerations involved in bringing a development project to market.

Afternoon Career Activities – Link Your Work To Business Impact

Career Activity 1: KPI & Appraisal Simulation

The programme concluded with an interactive career activity designed to help participants understand how their daily responsibilities contribute to broader business outcomes.

During the KPI & Appraisal Simulation, participants completed a worksheet that challenged them to connect their work to the company's profit and loss (P&L) performance. They practised translating everyday tasks into measurable KPI outcomes, articulating their contributions and responding to appraisal discussions with confidence and professionalism. Guided by mentors throughout the exercise, participants also learned how to manage workplace dynamics with emotional intelligence while communicating their value clearly and effectively.

The activity provided valuable preparation for future performance reviews and reinforced the importance of linking individual efforts to organisational success.



Participants working on their personalised 12-Month Game Plan under the guidance of mentors of each representative groups.

Career Activity 2: 12-Month Game Plan – Coaching by Mentors

The programme concluded with the 12-Month Game Plan activity, where participants worked closely with mentors to develop a personalised roadmap for their professional growth over the coming year. Building on the lessons gained

throughout Session 2, participants were encouraged to reflect on topics such as business performance, task prioritisation, emotional intelligence, workplace communication and KPI management.

Through guided discussions, participants identified their career aspirations, strengths, areas for improvement and the practical steps needed to achieve their goals. Mentors provided valuable feedback and shared their own experiences, helping participants better understand how to navigate the early stages of their careers and make informed decisions about their future development.

The activity also challenged participants to think strategically about how their daily actions and learning efforts could contribute to their long-term career objectives. By translating the day's insights into a structured action plan, participants gained greater clarity on the skills they needed to develop, the opportunities they should pursue and the habits required for sustained professional growth.

The mentoring session served as a meaningful conclusion to the programme, allowing participants to consolidate their learning, receive personalised guidance from industry practitioners and leave with a clear direction for the next 12 months of their career journey.



Group photo of mentors and mentees from RIYI Session 2.

Official Launch of Property Development Handbook (Second Edition)

Written by Huong Yu Sin,
Assistant Manager, Research & Education
REHDA Institute

As Malaysia's property development industry becomes increasingly complex, REHDA Institute has launched its latest publication, **Property Development Handbook (Second Edition)** to provide developers, professionals, Government agencies and students with a practical, end-to-end guide to navigating every stage of the property development process.

Officially launched by **YBrs. Tuan Zulkeflee bin Sulaiman**, Deputy Secretary-General (Housing and Urban Wellbeing), Ministry of Housing and Local Government (KPKT), representing **Datuk Wira Dr. M Noor Azman bin Taib**, Secretary-General of the Ministry, the publication reflects more than a decade of changes in legislation, planning requirements, sustainability standards, digitalisation initiatives and regulatory practices.

Unlike conventional publications that focus only on legislation, planning or construction, the Handbook adopts a **holistic approach to property development**, integrating market analysis, regulatory compliance, sustainability and the complete property development lifecycle into a single practical reference. By bringing together these interconnected disciplines, it helps industry practitioners understand how decisions made at every stage of development influence project outcomes.

One of its distinguishing features is its emphasis on **understanding the market before embarking on development**. The Handbook teaches readers how to interpret economic, demographic and housing market data to assess demand, identify market opportunities and make informed development decisions.



For example, the Handbook highlights data such as **Gross Domestic Product (GDP), construction contribution to GDP and loans approved for the real estate and construction sectors**, providing readers with practical context on how macroeconomic conditions influence development activity. It also examines demographic indicators such as household formation, income distribution and financing trends, demonstrating how these data can be applied in feasibility studies, product planning and market positioning.

Beyond market analysis, the Handbook provides comprehensive guidance on:

- Malaysia's legislative and policy framework governing property development;
- The statutory duties and responsibilities of licensed housing developers;
- Sustainability principles, ESG considerations and green building certification;
- The complete residential development process, from land acquisition, feasibility studies and planning approvals to construction, delivery of vacant possession and property management.

Drawing on **industry best practices**, the Handbook enables readers to better understand the interrelationship between the various stages of development, supporting more informed planning, stronger governance and better project execution. Ultimately, it aims to help developers **minimise development risks, improve project delivery and ensure successful sales and timely project completion**.

Speaking at the launch, **Dato' Jeffrey Ng Tiong Lip**, Chairman of REHDA Institute, said the Handbook brings together the expertise of the Malaysian property development ecosystem into a practical resource for both current and future industry practitioners.

"The Property Development Handbook captures the collective knowledge and practical experience of industry practitioners, Government agencies, professional bodies and academics. We hope it will serve as a trusted reference for industry professionals while also supporting the next generation of property practitioners in understanding the complexities of property development in Malaysia."

The then President of REHDA Malaysia, **Datuk Ir. Ho Hon Sang**, welcomed the publication of the updated Handbook.

"We hope this Handbook will serve as a useful and accessible reference for REHDA developer members, students, professionals and academicians in the property development industry and contribute meaningfully to nation-building."

In his keynote address, **YBrs. Tuan Zulkeflee** described the Handbook as a timely and highly relevant publication that supports the Ministry's efforts to enhance governance, improve regulatory compliance and strengthen the efficiency of Malaysia's housing ecosystem.

He noted that greater clarity and understanding of development procedures would enable developers, consultants and Government agencies to work more effectively together, reduce project risks and support KPKT's ongoing initiatives to improve service delivery and digitalise regulatory processes. He also reaffirmed KPKT's continued commitment to strengthening governance, protecting homebuyers' interests and fostering closer public-private collaboration to achieve sustainable urban development.

The publication represents a collaborative industry effort, drawing on contributions from experienced property developers, Government agencies, professional bodies, universities and industry experts to ensure that its content reflects current legislation, industry practices and practical experience.

REHDA Institute also expressed its appreciation to **Sime Darby Property Berhad**, the Publication Patron, for its generous support in advancing industry knowledge and professional development.



The official launch of the Property Development Handbook (Second Edition) on 27 June 2026 at Wisma REHDA, Petaling Jaya.

From left to right: Dato' Seri Azmir Merican bin Dato' Azmi Merican (Group Managing Director & Chief Executive Officer of Sime Darby Property Berhad), Datuk Seri Dr. Michael Yam Kong Choy (Trustee of REHDA Institute and Patron of REHDA), Datuk Ir. Ho Hon Sang (the then President of REHDA Malaysia), YBrs. Tuan Zulkeflee bin Sulaiman, (Deputy Secretary-General (Housing and Urban Wellbeing), Ministry of Housing and Local Government (KPKT)), Dato' Jeffrey Ng Tiong Lip (Chairman of REHDA Institute), Datuk Haji Muztaza Bin Haji Mohamad (Trustee of REHDA Institute and Patron of REHDA), Mr Ngian Siew Siong, Editor of Property Development Handbook (Second Edition) and Datuk Lai Shu Wei, Chief Marketing & Sales Officer, Sime Darby Property Berhad

REHDA Institute Position Paper

From Regulatory Data to Market Intelligence: Transforming HIMS into an Industry Information Platform

Written by Pn Rusnani Abd Rahman,
Research Consultant, REHDA Institute

Executive Summary

An efficient housing market depends on reliable and timely information. Developers, financial institutions, professionals and policymakers all rely on accurate data to assess supply and demand, understand market trends and make informed decisions on investment and housing policy.

Malaysia's housing development sector already generates a vast amount of regulatory data throughout the development lifecycle. From planning permission submissions and developer licensing to construction progress, sales reporting and electronic Sale and Purchase Agreements (e-SPA), developers submit extensive information to various regulatory Authorities. Collectively, these submissions represent one of the most comprehensive datasets on Malaysia's housing supply pipeline, incorporating project locations, land sizes, development types, construction progress, pricing, sales performance, financing and completion timelines.

The **Housing Integrated Management System (HIMS)**, operationally launched by the Ministry of Housing and Local Government (KPKT) in 2022, has significantly improved administrative efficiency by digitising regulatory submissions under the Housing Development (Control and Licensing) Act 1966 (Act 118). However, HIMS currently functions primarily as a regulatory repository rather than a strategic information platform. Much of the information collected remains fragmented, inaccessible or underutilised for analytical purposes, limiting its ability to support investment decisions, improve supply planning, analyse market trends and strengthen evidence-based policymaking.

This position paper proposes a shift in perspective: to transform HIMS from a regulatory submission portal into the foundation of a National Housing Development Intelligence Platform that converts regulatory submissions into meaningful market intelligence capable of supporting a more efficient, transparent and responsive housing ecosystem.

Current Limitations of HIMS

Although HIMS has successfully digitalised regulatory processes, several structural limitations constrain its ability to generate meaningful insights for the broader housing ecosystem.

1. HIMS was designed primarily as a **compliance-oriented system** focusing on document submission and regulatory verification. While it captures extensive project-level information, the data is largely stored for administrative review rather than structured analysis, limiting the generation of aggregated insights across projects, locations, housing types and price segments.
2. **Access to HIMS data** is largely confined to regulatory authorities. Developers, despite being the principal contributors of the data, have limited access to aggregated datasets or analytical outputs. Consequently, the industry continues to operate with limited forward-looking market intelligence despite contributing substantial regulatory information throughout the development process.
3. The **current system remains fragmented** across multiple approval processes involving planning Authorities, Local Authorities, land administration systems, utility agencies and property transaction reporting systems. This fragmentation prevents the formation of a unified view of Malaysia's housing supply pipeline and limits comprehensive analysis from planning approval through project completion.
4. While HIMS captures valuable information relating to project details, pricing structures, development characteristics and sales progress, much of this **information is used primarily for regulatory monitoring only** rather than generating market intelligence such as future housing supply pipelines, regional/local development trends, market absorption rates, pricing patterns and buyer demand analysis. As a result, HIMS currently functions more as a data repository than a knowledge platform.

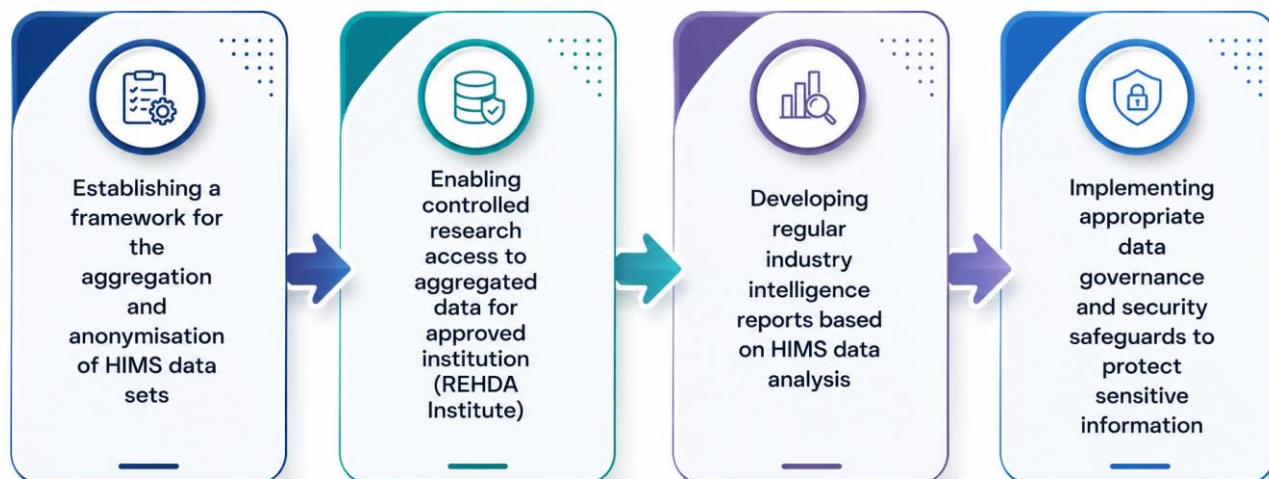
Global Approaches to Housing Development Data Platforms: Lessons for Transforming HIMS

International experience demonstrates that regulatory data platforms can evolve beyond compliance functions to become valuable sources of market intelligence.

Country	What Does Well	Main Limitation	Relevance to HIMS
Singapore	- Strong visibility of housing supply pipeline. - Frequent and structured sales and rental data. - Strong integration between planning approvals and market information. - Site-level information on planning, land use, completed developments and market trends. - Advanced analytical tools through the REALIS platform.	Strong on planning and market intelligence, but not primarily designed for project financing or escrow monitoring.	The strongest model demonstrating how regulatory and planning data can be transformed into an industry-facing market intelligence platform that benefits both Government and industry.
Australia	- Mature digital planning approval workflows. - Good linkage between subdivision approvals and land registry. - Official property transaction records maintained through land registry systems.	- Planning, land registry, valuation, transactions and building compliance remain fragmented across different State systems. - No single platform integrates approvals, sales performance and project-finance monitoring.	Demonstrates effective workflow integration across planning and land administration
United Kingdom	- Strong public open-data culture. - Public access to planning applications and land transactions. - Increasing digitisation of land charges and building control data.	Planning, land registry, local land charges and building control operate as separate systems rather than one integrated platform.	Provides a strong model for open data, interoperability and common digital standards that improve accessibility and transparency.
China	- Strong supervision of pre-sale housing projects. - Close linkage between sales contracts, buyer payments and fund supervision. - Effective monitoring of project delivery obligations.	- Data is primarily collected for regulatory supervision rather than market transparency. - Accessibility varies by city and is generally limited to Government use.	Demonstrates how HIMS can strengthen the relationship between sales, collections, progress claims and project delivery risk monitoring.
Dubai (UAE)	- Strong integration of off-plan sales registration, escrow accounts and project monitoring. - Public visibility of project completion status. - Strong investor protection through financial supervision.	Planning approval information is less publicly accessible.	The closest comparison to HIMS in linking sales, project progress, Housing Development Account management and financial supervision within a single platform.

Transforming HIMS into an Industry Information Platform

The position paper proposes a practical and incremental approach to transform HIMS from a regulatory repository into a source of housing market intelligence. The transformation of HIMS into an industry information platform should begin with several practical steps as follows:



Source: RI Research

Rather than waiting for full integration with planning, land, financial and other government systems, the immediate priority is to make better use of the substantial data already captured within HIMS. Existing information on developer licensing, project registration, construction progress, development characteristics, sales prices and e-SPA transactions can be aggregated and analysed to identify housing supply pipelines, project delivery timelines, price trends, market segmentation, buyer demand and financing patterns.

The proposal recommends controlled access to aggregated and anonymised HIMS data for industry research and analysis that would allow industry to better understand supply composition, sales absorption and buyer financing behaviour, supporting more informed investment decisions and reducing the risk of supply-demand imbalances.

Under the proposed approach, REHDA Institute could serve as an industry research and analytical partner, translating HIMS regulatory data into practical market intelligence. The Institute could produce regular housing market intelligence reports, analyse supply pipelines and pricing trends, identify emerging supply-demand imbalances and combine HIMS data with population and demographic information to support evidence-based policy dialogue between the Government and industry.

In short, the proposal is not to create more data or impose additional reporting requirements on developers, but to unlock the value of data already collected through HIMS by aggregating, anonymising and analysing it for industry and policy use.

Conclusion

HIMS represents a significant milestone in the digitalisation of Malaysia's housing sector. However, the next phase of its evolution must move beyond mere digitization of paperwork. By embracing structured analytics and controlled industry access, HIMS can become a powerful decision support system that fosters a more efficient, transparent, and sustainable housing market.

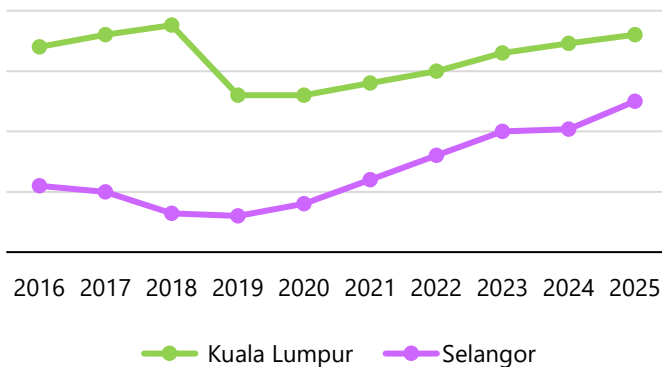
Trend Analysis of Median House Price in the Klang Valley

Written by Noor Iman Noor Azizee
Executive, Research & Education
REHDA Institute

Klang Valley, comprising Wilayah Persekutuan Kuala Lumpur and Selangor, is one of Malaysia's major urban regions and economic hubs. To meet the housing needs of its growing population, a wide range of residential properties has been developed across the region. Given the diversity of its residential property market, monitoring house price trends provides useful insights into changes across different residential property types. This paper analyses median house price trends for landed and high rise residential properties in the Klang Valley from 2016 to 2025. The analysis is based on data published in the National Property Information Centre (NAPIC) Residential Prices Report.

Overall Median House Price Trend in the Klang Valley

Chart 1: Median House Price Trend in the Klang Valley (2016–2025)



Source: NAPIC, RI Research

Table 1: Median House Price in the Klang Valley (2016–2025)

Year	Median House Price (RM)	
	Kuala Lumpur	Selangor
2016	520,000	405,000
2017	530,000	400,000
2018	538,000	382,000
2019	480,000	380,000
2020	480,000	390,000
2021	490,000	410,000
2022	500,000	430,000
2023	515,000	450,000
2024	523,000	452,000
2025	530,000	475,000

Source: NAPIC, RI Research

The median house price trends in Kuala Lumpur and Selangor exhibited different patterns over the period from 2016 to 2025.

Key highlights:

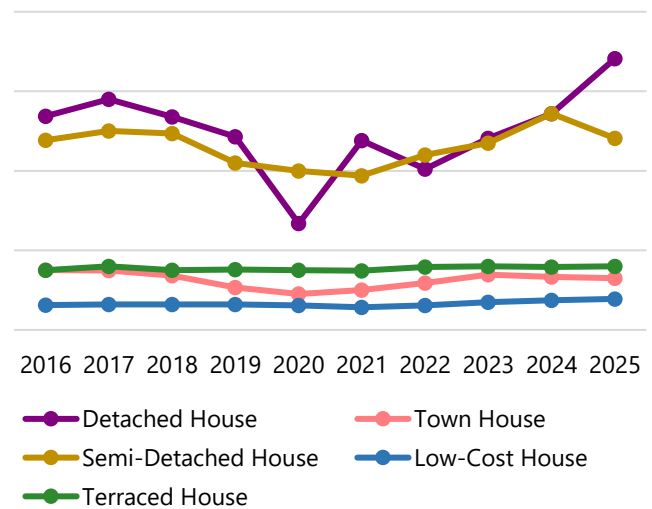
- Kuala Lumpur's highest median house price was RM538,000 in 2018, while Selangor reached its highest level of RM475,000 in 2025.
- Both States recorded their lowest median house prices in 2019 at RM480,000 for Kuala Lumpur and RM380,000 for Selangor.
- Between 2016 and 2025, the median house price in Kuala Lumpur increased marginally from RM520,000 to RM530,000, corresponding to a Compound Annual Growth Rate (CAGR) of 0.2%.
- In comparison, Selangor recorded a higher growth rate, with the median house price increasing from RM405,000 to RM475,000, equivalent to a CAGR of 1.8%.

Median House Price Trend by Property Type

Landed Residential

a) Kuala Lumpur

Chart 2: Median Landed Residential Price Trend in Kuala Lumpur (2016–2025)

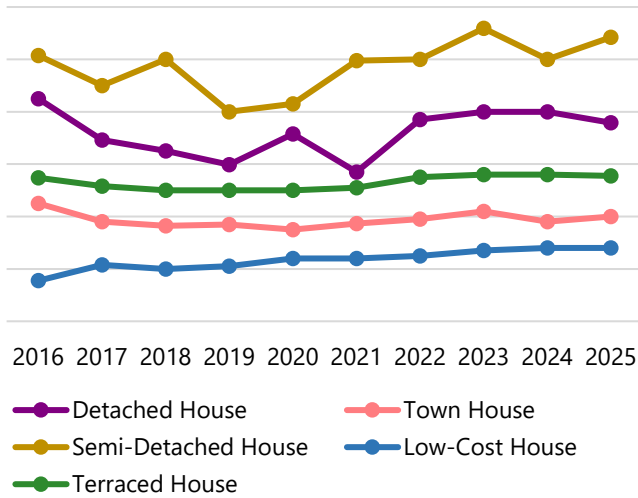


Source: NAPIC, RI Research

Detached houses remained the highest median house price among landed residential property types in Kuala Lumpur, increasing from RM2.69 million in 2016 to RM3.41 million in 2025, with a CAGR of 2.7%. The median house price of **semi detached houses** increased marginally from RM2.39 million to RM2.41 million, while **terraced houses** increased from RM750,000 to RM800,000, recording CAGRs of 0.1% and 0.7%, respectively. **Low-cost houses** recorded a higher CAGR of 2.5%, with the median house price increasing from RM312,500 in 2016 to RM390,000 in 2025. In contrast, **town houses** were the only landed residential property type in Kuala Lumpur to record a negative CAGR of 1.6%, as the median house price declined from RM752,500 in 2016 to RM650,000 in 2025.

b) Selangor

Chart 3: Median Landed Residential Price Trend in Selangor (2016–2025)



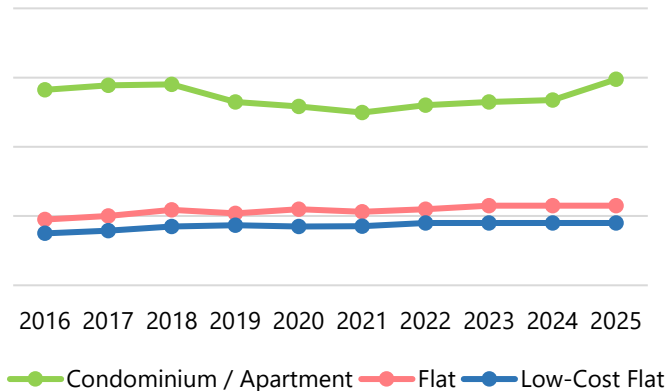
Source: NAPIC, RI Research

Semi-detached houses recorded the highest median house price among landed residential property types in Selangor, increasing from RM1.02 million in 2016 to RM1.09 million in 2025, with a CAGR of 0.7%. The median house price of **detached houses** declined from RM850,000 to RM757,500, resulting in a negative CAGR of 1.3%, while **terraced houses** recorded only a marginal increase from RM547,900 to RM555,000, with a CAGR of 0.1%. In comparison, **low-cost houses** recorded the highest CAGR of 6.8%, with the median house price increasing from RM155,000 in 2016 to RM280,000 in 2025. **Town houses** also recorded a negative CAGR of 1.3%, with the median house price decreasing from RM450,000 to RM400,000.

High Rise Residential

a) Kuala Lumpur

Chart 4: Median High Rise Residential Price Trend in Kuala Lumpur (2016–2025)



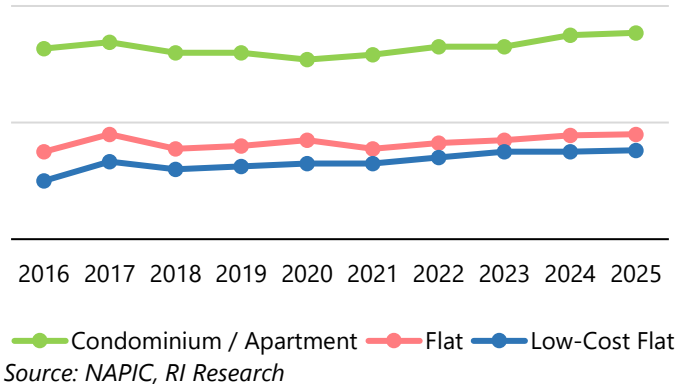
Source: NAPIC, RI Research

High rise residential property types in Kuala Lumpur recorded different price movements between 2016 and 2025. **Condominiums and apartments** consistently recorded the highest median house price among high-rise residential property types in Kuala Lumpur, increasing from

RM565,000 in 2016 to RM595,000 in 2025, with a CAGR of 0.6%. In contrast, **flats** recorded the strongest price growth, with the median house price increasing from RM190,000 to RM230,000, corresponding to a CAGR of 2.1%. The median house price of **low-cost flats** also increased, rising from RM150,000 in 2016 to RM180,000 in 2025, with a CAGR of 2.0%.

b) Selangor

Chart 5: Median High Rise Residential Price Trend in Selangor (2016–2025)



Source: NAPIC, RI Research

Condominiums and apartments remained the highest-priced high-rise residential category in Selangor, with the median house price increasing from RM327,000 in 2016 to RM354,000 in 2025, corresponding to a CAGR of 0.9%. **Low-cost flats** recorded the strongest price growth, with the median house price rising from RM100,000 to RM152,500 and a CAGR of 4.8%. Meanwhile, **flats** registered a more moderate increase, from RM150,000 in 2016 to RM180,000 in 2025, with a CAGR of 2.0%.

Key Summary

Landed Residential

- ❑ In Kuala Lumpur, detached houses recorded the highest median house price among landed residential property types, reaching RM3.41 million in 2025.
- ❑ Meanwhile, semi-detached houses recorded the highest median house price among landed residential property types in Selangor, reaching RM1.09 million in 2025.

High Rise Residential

- ❑ Condominiums and apartments continued to record the highest median house prices among high-rise residential developments in both Kuala Lumpur and Selangor, reaching RM595,000 and RM354,000 respectively in 2025.

Overall, the analysis highlights differences in median house price across residential property types and locations within Klang Valley between 2016 and 2025. Variations in price levels and growth trends reflect the diverse characteristics of the residential property market in Kuala Lumpur and Selangor. The findings provide insights into market trends that may support future housing and property market assessments.

Building Material Price Trends in Malaysia

Written by Irdina Khairuddin
Executive, Research & Education
REHDA Institute

Building material prices are an important component of construction costs and project planning within the construction industry. According to the Construction Industry Development Board (CIDB) Malaysia, building material price information is used to support cost estimation, monitor material price movements and assist industry players in project planning and budgeting.

This report presents the price trends of selected building materials in Malaysia from 2016 to 2025 using data obtained from the National Construction Cost Centre (N3C). The N3C was established by CIDB to provide a centralised construction cost database containing information on building material prices, labour wage rates and construction cost indices to support industry decision-making.

This analysis covers eight selected States, namely Selangor, Perak, Penang, Pahang, N. Sembilan, Melaka, Kelantan and Johor, based on the December prices of each year from 2016 to 2025.

The analysis focuses on four selected building materials:

Table 1: Type of Building Materials

Building Material	Type	Unit
Cement	Ordinary Portland Cement	50 kg bag
Sand	Normal River Sand (Ex)	Metric tonne
Steel	Mild Steel Round Bar R10 (MS146)	Metric tonne
Concrete	Ready Mix Concrete (Normal Mix, Grade 30, Granite)	Cubic metre

Source: N3C, RI Research

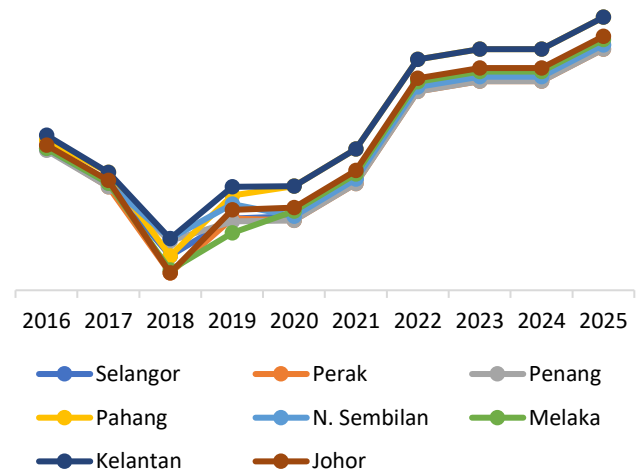
Key Findings

- Building material prices increased significantly after 2020, reflecting rising construction costs nationwide.
- Cement prices rose steadily across all selected States, with Pahang and Kelantan recording the highest prices in 2025.
- Sand prices showed gradual long-term growth, with the sharpest increases recorded in Penang and Selangor after 2020.
- Steel recorded the highest price volatility, peaking in 2021 before moderating in later years.
- Concrete prices declined between 2016 and 2018 before increasing gradually from 2019 onwards.

Price Trend Analysis

1. Cement

Chart 1: Price Trend of Ordinary Portland Cement (50 kg bag)

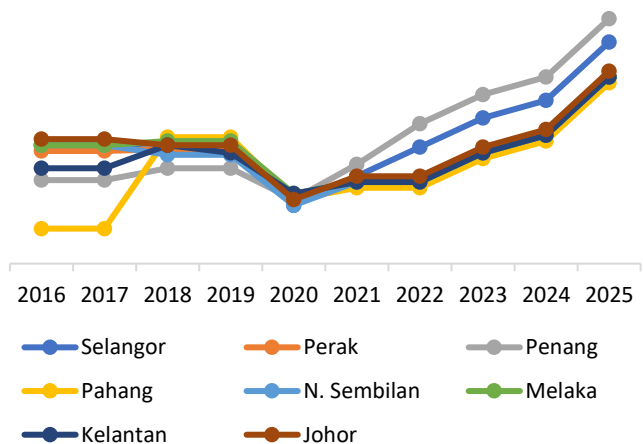


Source: N3C, RI Research

Cement prices increased across all selected States after 2020, reflecting higher construction costs. The average CAGR was about 3.3%, with prices rising from RM18.40 in 2016 to RM24.69 in 2025. Prices generally declined between 2016 and 2020, recording a negative CAGR of 5.3%, before rebounding strongly after 2021. From 2021 to 2025, prices increased at a faster CAGR of 9.9%. By 2025, cement prices in all selected States exceeded RM24.00 per 50 kg bag. Pahang and Kelantan recorded the highest prices at RM25.85.

2. Sand

Chart 2: Price Trend of Normal River Sand – Ex (metric tonne)

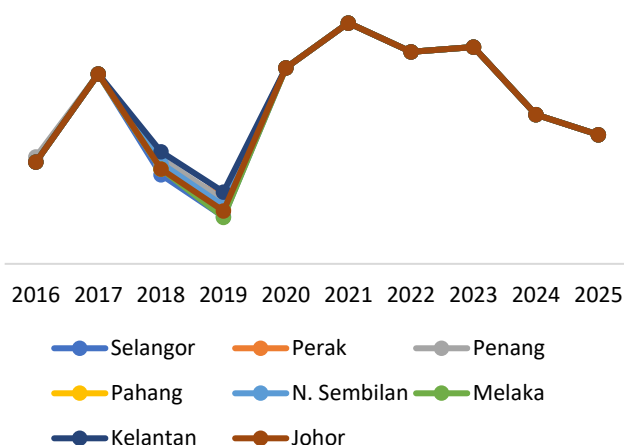


Source: N3C, RI Research

Compared to other construction materials, river sand prices showed a more gradual and stable growth trend, recording an average CAGR of 4.2% across all selected States, with the average price per metric tonne increasing from RM37.29 in 2016 to RM54.00 in 2025. Notably, stronger price increases became evident after 2020, particularly in Penang and Selangor, where prices increased from RM31.00 and RM35.00 in 2020 to RM62.00 and RM58.00 in 2025, respectively.

3. Steel

Chart 3: Price Trend of Mild Steel Round Bar R10 (metric tonne)

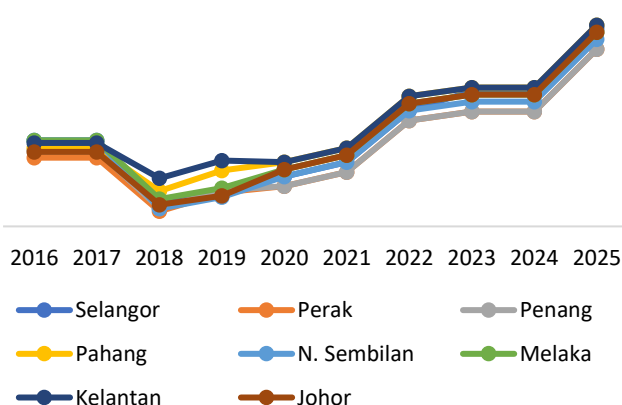


Source: N3C, RI Research

Steel prices recorded the highest volatility among the selected materials. Prices surged significantly from 2020 before declining gradually in subsequent years. Despite these fluctuations, the average price in 2025 (RM2,647.50 per metric tonne) remained higher than the 2016 level (RM2,493.63 per metric tonne), with a CAGR of 0.7%.

4. Concrete

Chart 4: Price Trend of Ready Mix Concrete – Normal Mix, Grade 30, Granite (cubic metre)



Source: N3C, RI Research

Average price of ready mix concrete decreased from RM239.75 in 2016 to RM 178.88 in 2018, with a negative CAGR of 13.6%, before increasing steadily from 2019 onwards. The average price of ready mix concrete grew with a CAGR of 11% from RM195.46 in 2019 to RM364.75 in 2025. In 2025, Pahang and Kelantan recorded the highest prices at RM376.00 per cubic metre, while Perak and Penang recorded the lowest prices at RM349.00 per cubic metre.

Table 2 highlights differing price movement patterns among building materials over the years.

Table 2: Building Material Price Trend Summary

Material	Lowest Price Period	Highest Price Period	Trend
Cement	2018	2025	Prices continued to rise steadily, with higher prices in recent years.
Sand	2016	2025	Prices increased at a stable and gradual rate, with further rises in 2025.
Steel	2019	2021	Prices in 2025 remained lower than the 2021 peak.
Concrete	2018	2025	Prices continued to rise steadily, with higher prices in recent years.

Source: N3C, RI Research

While steel prices remained standardised nationwide in 2025, greater differences were observed for cement, sand and concrete. States such as Pahang and Kelantan generally recorded higher prices for cement and concrete, whereas Penang registered notably higher sand prices compared to other locations. Table 3 below provides the summary of the selected building materials.

Table 3: 2025 Selected Building Materials Price Summary

State	Cement (RM/50 kg bag)	Sand (RM/metric tonne)	Steel (RM/metric tonne)	Concrete (RM/cubic metre)
Selangor	24.25	58.00	2,647.50	372.00
Perak	24.00	52.00	2,647.50	349.00
Penang	24.00	62.00	2,647.50	349.00
Pahang	25.85	51.00	2,647.50	376.00
N. Sembilan	24.25	52.00	2,647.50	360.00
Melaka	24.55	52.00	2,647.50	368.00
Kelantan	25.85	52.00	2,647.50	376.00
Johor	24.75	53.00	2,647.50	368.00

Source: N3C, RI Research

Overall, the analysis indicates that building material prices in Malaysia have generally trended upwards in recent years, with cost pressures becoming more pronounced after 2020. In 2026, ongoing geopolitical conflicts and global trade uncertainties continue to create volatility across international supply chains, affecting energy, transportation and raw material costs and, consequently, the prices of key construction materials.

Between January and May 2026, the average price of steel increased by 1.8%, from RM3,454.00 to RM3,517.50 per metric tonne, while the average price of Ordinary Portland cement rose by 2.6%, from RM25.30 to RM25.95 per 50 kg bag. These external uncertainties, coupled with domestic cost pressures, contribute to further fluctuations in building material prices.

The continued escalation and volatility of material costs could affect project feasibility, development timelines, housing affordability and investment returns, particularly amid a challenging market environment. Moving forward, close monitoring of material price trends and access to timely and reliable pricing information will remain essential to support effective cost planning, project management and informed decision-making within the property development industry.

GAMUDA LAND



**When we get the places right,
the town works**

There are elements that make a town work.
The home place.
The work place.
The play place.
The shopping place.
The park place.
The learning place.

Every element is mindfully planned.
And to bring all these components together,
they have to be thoughtfully organised around a village square.

In Gamuda Gardens, one of the key organising elements are the beautiful lakes.
And as such, this village square needs to be by the water.

Having a promenade beside it and being by the waterfront is the sense of place we want for our town.

A place where you can ride your bike to the town centre.
A place where you can walk along the trails that let you escape into the beauty of nature.

We're creating a place where town and country living come together in harmony.

It's our way of connecting you with the community,
with nature and with yourself.





MASTER PLAN

Gamuda Gardens
Sungai Buloh North



ENVIRONMENTAL

Wetlands Arboretum
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SUMMARY: BANK NEGARA MALAYSIA (BNM) ANNUAL REPORT 2025

Summary of BNM Annual Report 2025

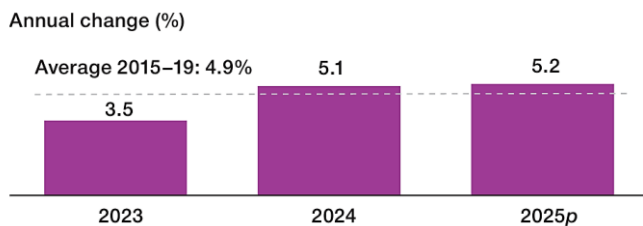
Written by Irdina Khairuddin
Executive, Research & Education

This summary is prepared based on information from the following Bank Negara Malaysia (BNM) reports:

1. Annual Report 2025
2. Economic and Monetary Review 2025

A. Economic Overview

Malaysia's Real Gross Domestic Product (GDP) Growth



Notes: p – preliminary

Source: Economic and Monetary Review 2025, BNM

The Malaysian economy recorded steady growth of 5.2% in 2025p (2024: 5.1%), demonstrating resilience amid a challenging global environment. Growth was primarily anchored by strong domestic demand, especially steady household spending and investment. In contrast, net exports declined, as imports increased at a faster pace than exports.

B. Domestic Demand Dynamics

Private Consumption

Private consumption **expanded by 5.2%** (2024: 5.1%), underpinned by:

- Favourable labour market conditions, supported by rising employment and steady wage growth.
- Income support measures, particularly the expanded cash assistance programmes such as *Sumbangan Tunai Rahmah (STR)* and *Sumbangan Asas Rahmah (SARA)*.

Public Consumption

Public consumption **increased by 6.6%** (2024: 4.7%), driven by:

- Higher Government operating expenditure.
- Civil service salary adjustments.
- Activities related to ASEAN Malaysia Chairmanship 2025.

Investment Activity

Gross fixed capital formation **grew strongly by 9.6%** (2024: 12%), reflecting continued investment momentum driven by growth in both structures and machinery and equipment.

• **Private Investment (Percentage growth: +9.4%)**

The increase was driven by ongoing multi-year projects and expansion in high-technology sectors such as ICT and electrical and electronics (E&E).

• **Public Investment (+10.3%)**

Sustained by renewable energy initiatives and large-scale infrastructure projects, including East Coast Rail Link (ECRL), Pan Borneo Highway Sabah, Johor Bahru–Singapore RTS Link and Sarawak–Sabah Link Road (SSLR).

C. Sectoral Performance

Economic expansion was broad-based, with all major sectors recording positive growth.

Real GDP by Kind of Economic Activity (2015=100)

Sectors	2025p	2024	2025p
	% of GDP	Annual change (%)	
Services	59.6	5.3	5.5
Manufacturing	23.0	4.2	4.5
Agriculture	6.1	3.1	2.2
Mining and quarrying	5.7	0.9	0.7
Construction	4.3	17.5	12.2
Real GDP	100.0*	5.1	5.2

Notes:

1. p – preliminary
2. *Figures may not necessarily add up due to rounding and exclusion of import duties component

Source: Economic and Monetary Review 2025, BNM

Construction Sector (+12.2%)

The fastest-growing sector, driven by infrastructure and non-residential developments, alongside expansion in data centres and renewable energy projects, supported by the implementation of the National Energy Transition Roadmap (NETR).

Services Sector (+5.5%)

Growth was driven by consumer-related activities, tourism recovery and increased Government spending, while the finance and insurance subsectors recorded more moderate performance.

Manufacturing Sector (+4.5%)

The increase was supported by both export- and domestic-oriented industries, led by the E&E segment, particularly demand linked to data centres and artificial intelligence (AI) technologies. However, overall performance was partially offset by weaker petrochemical exports.

Agriculture Sector (+2.2%)

The sector was driven by higher oil palm yields and expansion in the food subsector, although declines in rubber and forestry limited overall performance.

Mining Sector (+0.7%)

Marginal growth was supported by a recovery in oil and gas production, particularly in Sarawak and Sabah, following earlier disruptions.

SUMMARY: BANK NEGARA MALAYSIA (BNM) ANNUAL REPORT 2025

D. Labour Market Conditions

Labour market conditions remained supportive of growth, with improvements across key indicators:

- Employment expanded by 3.1% (2024: 2.6%)
- Unemployment rate declined to 3.0% (2024: 3.2%)
- Labour force participation rate increased to 70.8% (2024: 70.5%)

Employment gains were concentrated in the services sector, alongside a notable rise in own-account workers, reflecting the expansion of the gig economy.

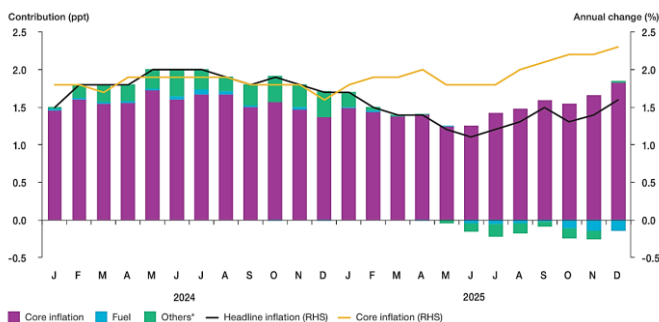
Despite improvements in headline indicators, labour market slack remained evident due to declining job vacancies and persistent challenges in matching labour demand with supply.

Wages and Productivity

- Wage growth strengthened in 2025, driven by higher **public sector wages, which rose by 7.8%** (2024: 4.9%), and moderate increases in the **private sector, which grew by 3.6%** (2024: 2.9%).
- Labour productivity **increased to 3.4%** (2024: 2.4%), with broad-based gains across sectors, including Services at 3.1% (2024: 1.8%) and Manufacturing at 3.7% (2024: 2.6%). However, growth in Construction moderated to 11.2% (2024: 16.4%).

E. Inflation Trends

Contribution to Headline Inflation by Components



Notes:

1. *Others include price-volatile items and other price-administered items (excluding fuel)
2. Headline inflation - the annual price increase for a basket of items that are commonly consumed by an average household. For Malaysia, headline inflation is computed based on the Consumer Price Index (CPI) basket
3. Core inflation - computed by excluding price-volatile and price administered items
4. ppt - percentage points

Source: Economic and Monetary Review 2025, BNM

Inflationary pressures eased further in 2025:

- Headline inflation moderated further to 1.4% in 2025 (2024: 1.8%)
- Core inflation edged up slightly to 2.0% (2024: 1.8%)

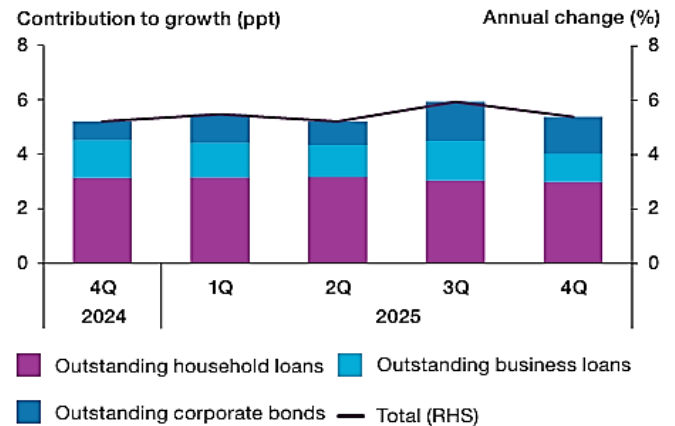
Key drivers of lower headline inflation include:

- Declining global commodity and energy prices
- Improved supply chain conditions
- Easing production costs, supported by a stronger ringgit

Core inflation increased mainly due to higher prices in services, especially dining out and rental, as domestic demand remained strong.

F. Credit and Financing Developments

Credit to the Private Non-Financial Sector



Note: ppt - percentage points

Source: Economic and Monetary Review 2025, BNM

Credit to the private non-financial sector **grew moderately by 5.4% in 2025** (2024: 5.2%), driven mainly by 5.0% loan growth, while corporate bond growth accelerated to 6.9%.

Household Loans (+5.6%)

Driven by demand for housing and vehicle financing, alongside positive labour market conditions and policy support.

Business Loans (+3.9%)

Moderated due to slower working capital borrowing among large firms.

Financing continued to support small and medium enterprises (SMEs) and investment-related activities, particularly in sectors such as E&E, real estate and construction, underpinned by policy initiatives including:

- New Industrial Master Plan (NIMP)
- National Energy Transition Roadmap (NETR)

Household Debt (84.8%, debt-to-GDP ratio)

Although debt growth has slowed post Covid-19, the household debt to GDP ratio remains high at 84.8% (2024: 84.1%, 2019: 82.8%), suggesting that debt-servicing burdens remains a factor weighing on private consumption growth.

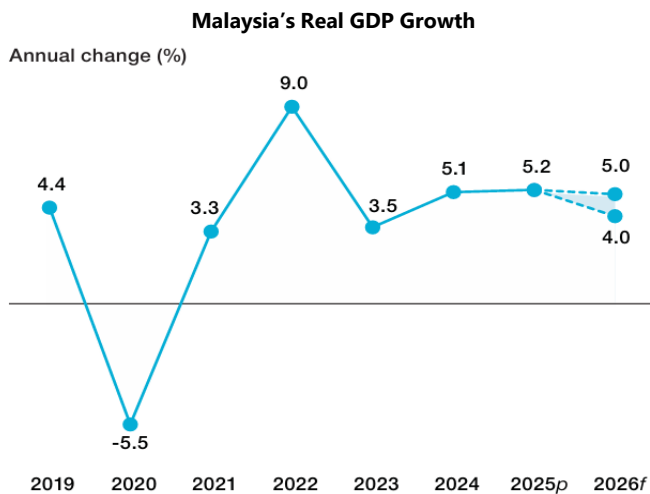
Overall, Malaysia's economy in 2025 remained resilient, supported by strong domestic demand, particularly consumption and investment. Growth was broad-based, led by construction and services, while manufacturing benefited from high-technology demand. Labour market conditions improved, inflation remained contained, and financial conditions stayed supportive despite external uncertainties.

SUMMARY: BANK NEGARA MALAYSIA (BNM) ANNUAL REPORT 2025

G. Market Outlook in 2026

The global economy is expected to grow at a more moderate pace of around 2.7% to 3.2% in 2026 (2025: 3.4%), supported by resilient domestic demand and continued investment in technology and AI, while monetary easing and fiscal support are expected to provide additional momentum to economic activity. However, growth faces downside risks from higher tariffs, policy uncertainty and geopolitical tensions in the Middle East.

Malaysia's economy is expected to expand between 4% and 5% in 2026, driven mainly by strong domestic demand and steady private consumption.



Notes:

1. p - preliminary
2. f - forecast

Source: Economic and Monetary Review 2025, BNM

Labour market conditions are projected to stay firm, supported by continued job growth and lower unemployment, which will sustain household incomes and spending.

Private consumption will be supported by income growth, civil servant salary adjustments and fiscal measures under Budget 2026, particularly for lower-income groups.

Investment activity is expected to continue expanding, though at a more moderate pace, backed by ongoing project implementation and strong economic fundamentals.

Investor confidence is likely to remain stable, supported by Malaysia's strong production ecosystem and policy support, helping to cushion external risks such as global trade pressures.

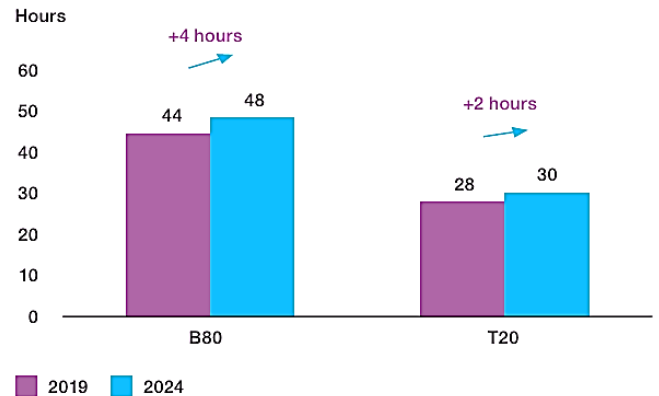
Growth will also be supported by strong demand for AI-related technologies and continued digitalisation, especially in the E&E and ICT sectors.

Headline inflation is expected to remain moderate at between 1.5% to 2.5% in 2026. Despite potential volatility in global commodity prices, a stronger exchange rate and domestic policy measures are expected to help contain cost pressures, keeping overall inflation relatively stable.

H. Selected Article by BNM:

Purchasing Power Depends on Prices, as Well as Wages

Working Hours Needed to Afford Monthly Food Expenditure*



Notes:

1. *Based on gross median income and average spending on food, with the assumption of nine working hours per day and five working days per week
2. B80 group comprises both the B40 and M40 income groups

Source: Annual Report 2025, BNM

Households' purchasing power depends not only on prices but also on how much they earn. When prices increase slowly and steadily, people can cope better as long as their wages also increase. This allows households to adjust their spending and manage higher costs more easily.

Recent developments in Malaysia reflect this relationship. In 2025, prices rose by 1.4%, while nominal wages per worker increased slightly faster at 1.7%, supported by policy measures and steady economic activity.

However, a longer-term perspective highlights ongoing challenges. Between 2019 and 2024, headline Consumer Price Index (CPI) increased by 9.3%, outpacing nominal wage growth of 7.2%. This implies that households need to work more to afford the same basket of goods.

Based on the graph above, B80 households need to work longer than T20 households to afford typical food consumption. B40 households spend a larger share of income on food (30%), compared with M40 (22%) and T20 (16%).

To address these pressures, BNM highlights that while measures such as minimum wage revisions have provided short-term relief, long-term improvements depend on structural reforms. These include creating more high-skilled jobs, upgrading industries and strengthening technology and Research & Development (R&D) adoption.

Initiatives such as National Industrial Masterplan (NIMP2030) and National Investment Aspirations (NIA) aim to attract higher-quality investments and create skilled jobs, while improvements in education, training and upskilling are essential to reduce skill mismatches.

Urban Design and Active Mobility in Malaysian Transit-Oriented Developments (TODs)

Written by **Sr Abdul Ghani Sarip**

Lecturer, Faculty of Built Environment, Universiti Malaya

Introduction

Urban design plays a major role in encouraging people to walk and cycle in transit-oriented developments (TODs). In Malaysia, especially in the Klang Valley, this is important because many areas are still built around cars and the tropical climate can make walking or cycling uncomfortable if the environment is not designed well.

TODs are meant to reduce car use by placing homes, jobs, shops and public transport close together. But distance alone is not enough. The design of streets, sidewalks, lighting, cycling routes and green spaces also shapes whether people actually choose to move around without a car.

TODs are built on three main ideas: density, diversity and design. Density means more people and activities in one area, diversity means a mix of uses like housing, shops and services, and design means how the streets and public spaces are shaped. Of these, design is the part that most directly affects daily movement, because it decides whether walking or cycling feels easy or difficult.

A well-designed TOD reduces the small barriers that often stop people from using active transport. For example, if sidewalks are broken, crossings are far apart or routes are confusing, people will often choose to drive instead. But if paths are direct and comfortable, walking becomes the natural choice for short trips.

Design is especially important in Malaysia because the climate is hot, humid and often rainy. Without shade, shelter and good drainage, even short walks can feel tiring or unpleasant. This means TOD design must do more than connect buildings to stations; it must also protect users from the weather and improve comfort.

Safety is another major reason design matters. People are less likely to walk or cycle if they feel unsafe, especially in the evening. Good lighting, clear visibility and active street fronts help people feel more secure and encourage more use of public space.

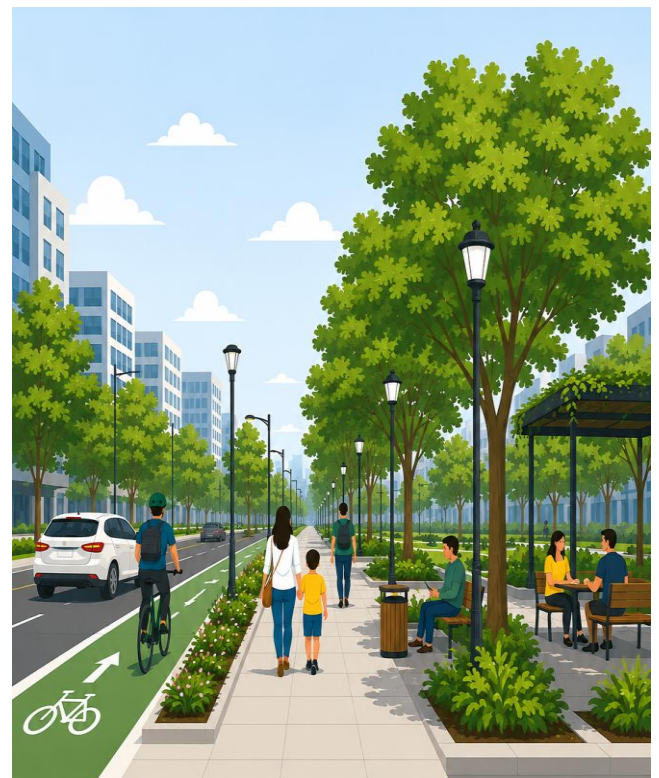
Sidewalks and Crossings

Good sidewalks are one of the most basic but important parts of a walkable TOD. Walkways should be continuous, wide enough for two-way movement and free from barriers or obstructions. Crossings should also be placed where people naturally want to walk, so they do not have to take long detours.

When sidewalks are connected and crossings are easy to use, walking becomes safer and more convenient. Research shows that better pedestrian paths can increase foot traffic even in busy urban areas (Jardim et al., 2023; Francis M. M. et al., 2022; Gerike, R. et al., 2021). In the Klang Valley, improving sidewalk quality and removing encroachments could make walking much easier for residents (Hamdan, 2025).

Cycling Lanes

Cycling can become a useful way to travel in TODs if safe infrastructure is provided. Dedicated cycling lanes, especially protected or buffered lanes, help separate cyclists from cars and reduce the risk of accidents. They also make cycling feel more comfortable for beginners and less confident riders.



Cycling infrastructure is especially helpful for short trips and last-mile travel to train or bus stations. Studies show that well-designed cycling networks can improve safety and increase ridership (Sheng Liu et al., 2024; Weikl S. and Mayer P., 2023). In Malaysia, where cycling is still not widely used for daily travel, protected lanes could help make cycling a real transport option (Ashraf et al., 2021; Hamdan, 2025).

Street Lighting

Street lighting is important because many trips happen in the evening. Good lighting helps people see clearly, move around safely and feel less afraid of crime. This matters for everyone, especially women, older people and others who may feel less safe walking at night.

Research has found that better lighting can improve nighttime walkability and increase the use of public spaces (Wang et al., 2024). In Malaysia, even though daylight hours are long, lighting should be treated as a key part of TOD design. Without it, even well-built walkways may still feel unsafe after dark.

Green and Shaded Spaces

Green spaces also support active mobility. Trees, pocket parks, shaded paths, and other greenery help reduce heat and make walking or cycling more pleasant in tropical weather. They also create resting places and improve the overall look and feel of the area.

Conclusion

These features are not only useful for comfort but also for health and well-being. Studies show that green infrastructure can encourage more active travel, especially for non-commuting trips such as leisure walks or weekend cycling. In dense urban areas like the Klang Valley, shaded and accessible green spaces can make a big difference.

The best TODs are not built around transport alone; they are built around people. Sidewalks, crossings, cycling lanes, lighting and green spaces work best when they are designed together. When these features are combined, they create places that are safer, more comfortable and easier to move around without a car.

For Malaysia, the main challenge is to adapt the TOD design to local conditions. That means planning for heat, rain, safety and equitable access in supporting walking and cycling. If these elements are included from the start, TODs can better support active mobility and improve daily urban life.

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When Strata Living Gets Complicated: Can I Bring My Case to the Strata Management Tribunal?

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Strata living is built on the idea of sharing. Residents share lifts, corridors, parking areas, security services, recreational facilities, maintenance costs and even decision-making through meetings and committees. When everyone plays their part, the building runs smoothly. But when payments are delayed, repairs are ignored, rules are disputed or management decisions are questioned, shared living can quickly turn into shared conflict. When strata problems start, many residents do not know where to go. Do you knock on your neighbour's door? March into the management office? Post in the residents' WhatsApp group? Or prepare yourself for a long court battle?

In fact, not every strata dispute needs to turn into a dramatic courtroom scene. This is where the Strata Management Tribunal, often called the "SMT" or *Tribunal Pengurusan Strata*, provides a more accessible and practical avenue for resolving certain strata disputes. The SMT is a special dispute-resolution body established under the Strata Management Act 2013 (SMA), also known as Act 757. According to the official KPKT eTPS portal, the Tribunal was set up under the Act and is intended to hear and handle strata management claims in a simple, affordable and fast manner. However, the question is not simply, "Can I file a complaint?" The better question is whether the dispute falls within the SMT's jurisdiction. The following sections explain who may file a claim, what types of disputes may be brought before the SMT, the monetary limit involved and the powers the Tribunal may exercise.

Who Sits in the Tribunal?

Before looking at who may file a claim and what types of disputes may be brought before the SMT, it is useful to first understand who sits in the Tribunal. The SMT is not run by random committee members or building managers. Its composition is clearly provided under the SMA. The Tribunal consists of members appointed by the Minister. The Chairman and Deputy Chairman must be appointed from members of the Judicial and Legal Service. In addition, there must be not less than 20 other members, selected either from persons who are or have been in the Judicial and Legal Service, or advocates and solicitors with at least seven years' experience. This gives the Tribunal a legal foundation while still allowing it to function more flexibly than a conventional court. In a typical sitting, the Tribunal's jurisdiction may be exercised by the Chairman, Deputy Chairman or another Tribunal member determined by the Chairman, sitting alone. Think of it as a specialised referee for strata disputes: legally trained, focused on building-management issues and designed to help parties reach an enforceable outcome.



Who Can File a Claim?

After understanding who sits in the Tribunal, the next question is who is allowed to bring a matter before it. The SMT is not open only to parcel owners. The Strata Management Act recognises that strata disputes may involve different parties, including owners, developers and management bodies.

The person who starts a proceeding before the SMT is called the “claimant”. Under the Strata Management Act, the people or bodies who may file a claim include a developer, purchaser, proprietor including original proprietor, Joint Management Body (JMB), Management Corporation (MC), Subsidiary Management Corporation, managing agent and any other interested person with the official permission of the Tribunal. For example, a parcel owner has not paid maintenance charges for eight months. The MC may file a claim to recover the outstanding amount. On the other hand, suppose the MC refuses to provide audited financial statements requested by an owner. The owner may bring the matter to the Tribunal. The SMT works both ways: it can protect management bodies from non-paying owners and it can also protect owners from improper or unreasonable management conduct.

What Types of Disputes Can Go to the SMT?

Under **4th Schedule of SMA**, the **Tribunal has jurisdiction over disputes relating to:**

- Performance or failure to perform statutory duties by JMB/ MC under the Act.
- Claims for the recovery of outstanding service charges and contributions to the sinking fund.
- Defect rectification by developers and issues concerning common property.
- Matters relating to general meetings, including the invalidation of meetings or resolutions due to procedural irregularities.
- Disputes concerning by-laws, access to documents, and the conduct of management bodies such as JMB and MC.
- Disputes involving consent for renovations or alterations to common property

What is the Monetary Limit for SMT Claims?

The Tribunal has jurisdiction to hear claims listed in the Fourth Schedule of the SMA, provided the total award sought does not exceed **RM250,000**. The Act also states that the Limitation Act 1953 does not apply to Tribunal proceedings. The SMT does **not** deal with claims where title to land, estate or interest in land is in question. That means the SMT is suitable for many management-related disputes, but not for every property dispute. For example, if the issue is “Who legally owns this parking bay?” or “Who has title to this land?”, that is usually a court matter, not an SMT matter.

What Powers Does the SMT Have?

The SMT is not merely a discussion room where parties complain and go home. It has real powers to make binding orders. The Tribunal may order a party to pay money, refund payments, pay compensation or damages, vary or set aside contracts or additional by-laws, award costs, impose interest on monetary awards up to 8% per annum, dismiss frivolous or vexatious claims, and make any further order necessary to give effect to its decision. For instance, if a parcel owner fails to pay maintenance charges, the Tribunal may order the outstanding amount to be paid together with costs or interest where appropriate. If a management body refuses to provide documents that an owner is entitled to inspect, the Tribunal may also order access to those documents. These examples show that the SMT is not only about compensation; it can also help enforce accountability and proper management. However, the SMT is not the correct place for every complaint connected to a strata building. Its role is limited to strata management disputes that fall within its jurisdiction and the claim must generally not exceed RM250,000. Matters involving ownership of land, title disputes or claims outside strata management should usually be brought to the proper court or relevant forum instead. In short, the SMT is powerful, but it is not a “one-stop counter” for every property problem.

Conclusion

Strata living works best when rights and responsibilities move together. However, when this balance breaks down, disputes should not be left to rumours, angry messages, corridor arguments or endless stand-offs. This is where the SMT matters, it gives owners, purchasers, developers and management bodies a more accessible way to resolve suitable strata management disputes without immediately turning to full court proceedings. More importantly, it reinforces a simple but important point: strata living is not just about owning a unit behind your own door. It is about participating in a shared system where every person’s conduct affects the wider community.

So, when the next strata dispute arises, the better question is not “Who should I argue with?” but “Is this a matter that can be brought before the SMT?” Knowing the answer can save time, reduce conflict and help turn shared buildings into more accountable, orderly and liveable communities. In strata living, peace is not achieved by avoiding disputes altogether, but by knowing how to resolve them properly.

MRED Networking Session Strengthens Industry-Academia Collaboration for Future Talent Development

Written by Huang Yu Sin,
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REHDA Institute

REHDA Institute successfully organised its inaugural Master of Real Estate Development (MRED) Networking Session on 15 June 2026 at Wisma REHDA, Petaling Jaya. The session brought together 61 participants, including senior HR representatives from developer companies, MRED guest speakers, MRED students and alumni as well as senior representatives from Universiti Tunku Abdul Rahman (UTAR) and Talent Corporation Malaysia Berhad (TalentCorp) for an engaging afternoon of networking, knowledge sharing and dialogue on future talent needs in the real estate development industry.

In his welcome remarks, Dato' Jeffrey Ng Tiong Lip, Chairman of REHDA Institute, highlighted that the MRED programme was established to bridge the gap between academia and industry by developing professionals who are academically equipped while remaining grounded in the real challenges of the real estate and housing development industry. He noted that the industry has become increasingly multidisciplinary, with growing emphasis on ESG, sustainability, digitalisation, finance, stakeholder management, regulatory compliance and strategic thinking across multiple disciplines.

Dato' Jeffrey also emphasised the importance of talent transformation, noting that the future property development workforce must be adaptable, multidisciplinary, digitally aware, commercially minded and capable of navigating increasingly complex urban, economic, environmental and regulatory challenges. He expressed hope that the session would serve not merely as a networking event, but as a meaningful platform for industry and academia to exchange perspectives on future skills, talent challenges, leadership readiness and strategic collaboration.



Dato' Jeffrey Ng Tiong Lip, Chairman of REHDA Institute

Delivering the keynote remarks, UTAR President, Ir. Prof. Dato' Dr. Ewe Hong Tat, expressed UTAR's appreciation to REHDA Institute and industry partners for their continued support towards professional development and industry engagement. He noted that real estate development today is no longer only about buildings and investment returns, but also about creating liveable communities, sustainable cities and long-term value for society.

Ir. Prof. Dato' Dr. Ewe further shared that the MRED programme plays an important role in developing graduates with multidisciplinary knowledge in property development, planning, valuation, investment, law, market analysis, project management, sustainability and strategic decision-making. He also stressed that meaningful education must go beyond the classroom, and that strong collaboration between academia and industry is essential to ensure graduates are ready for professional practice.



Ir. Prof. Dato' Dr. Ewe Hong Tat, President/CEO of Universiti Tunku Abdul Rahman (UTAR)

A key focus of the session was the changing landscape of the real estate industry. The interactive dialogue session allowed participants to exchange views on three key areas:

- the impact of ESG, AI and digitalisation on the future workforce,
- the skills and mindset required for success over the next five to ten years and
- how industry players and universities can collaborate more effectively.

Participants highlighted the importance of digital literacy, ESG awareness, data interpretation, critical thinking, problem-solving, accountability, relationship management and continuous learning. The ability to use AI tools effectively, particularly through clear problem framing and prompt-based thinking, was also identified as an emerging competency.

From the HR perspective, participants emphasised that soft skills are becoming just as important as technical knowledge in shaping future-ready real estate professionals. Beyond digital and ESG competencies, HR representatives highlighted the importance of growth mindset, adaptability, ownership, critical thinking, relationship management and the willingness to continuously learn and evolve. Employers are increasingly looking for talents who can take initiative, communicate effectively across teams, solve problems with maturity and apply new knowledge meaningfully in the workplace.

The MRED programme was highlighted as a unique industry-driven master's programme that covers the full property development lifecycle, from pre-development and development processes to post-development, sales, marketing and management. Graduate feedback shared during the session reflected the programme's strong industry relevance, with 91% of graduates reporting positive career development, 100% applying the knowledge and skills gained at work and 100% indicating that they would recommend the programme to others. These outcomes reinforce MRED's role in supporting professional growth, leadership readiness and practical industry exposure.

Participants also shared constructive suggestions to further strengthen the programme. These included increasing company site visits and real-world case sharing, introducing small-group or one-to-one mentoring with senior industry leaders and continuously updating the curriculum to reflect emerging areas such as AI, Building Information Modeling (BIM), PropTech, ESG compliance, smart buildings and mixed-use governance.

Overall, the session served as a meaningful platform to connect industry and academia, while creating opportunities for participants to exchange views on how the MRED programme can continue to remain relevant, practical and aligned with the evolving needs of the property development sector. It also allowed industry representatives to gain a deeper understanding of the programme's value as a professional development pathway for employees and future leaders. More importantly, it reflected the shared commitment of REHDA Institute, UTAR and industry players to nurture capable, adaptive and forward-looking talents who can contribute meaningfully to the continued transformation of Malaysia's property development sector.



Group photo of participants during the Master of Real Estate Development (MRED) Networking Session on 15 June 2026 at Wisma REHDA, Petaling Jaya

REHDA Institute 2026 Event Calendar (Tentative)

No	Date	REHDA Institute 2026 Event Calendar	Venue
1	22 & 23 July 2026 (Wednesday & Thursday)	Malaysia Property Development Process Masterclass (MPDP) Certification Programme 2.0 - Comprehensive certification covering Malaysia's property development process from land to sales & marketing. - Learn from industry experts through real-world case studies and practical insights. - Equip yourself with essential knowledge to navigate approvals, financing, marketing, and project delivery confidently.	Wisma REHDA
2	29 July 2026 (Monday)	Regional Housing and Urban Forum 2026 - Tackling housing affordability and policy challenges across the region. - Exploring smart, sustainable and people-centric urban living solutions. - Featuring leading speakers from Singapore, Australia and China to share best practices in housing and urban development.	MITEC
3	26 August 2026 (Wednesday)	Penang Industrial and Property Development Forum - Discover the latest trends, opportunities and challenges shaping Penang's industrial and manufacturing sector. - Engage with industry leaders through insightful discussions on industrial growth, technology adoption and investment prospects. - Gain valuable perspectives on market developments, policy updates and emerging opportunities driving the future of the industry.	Penang Island (TBC)
4	27 August 2026 (Thursday)	Penang Industrial Study Tour - Explore key industrial developments, manufacturing facilities, and business parks that drive Penang's economic growth. - Gain firsthand insights into industrial operations, technological advancements, and best practices within the sector. - Learn from site visits and industry experts about the trends and opportunities shaping Penang's industrial landscape.	Penang Island
5	August 2026	Johor Industrial Study Tour - Explore Johor's leading industrial developments, logistics hubs, and high-growth economic corridors. - Gain insights into industrial planning, infrastructure development, and emerging investment opportunities within the region. - Learn from site visits and industry experts on best practices shaping the future of industrial real estate and economic growth in Johor.	Johor
6	August 2026	Singapore Industrial Study Tour - Explore Singapore's leading industrial developments, logistics hubs and innovation-driven projects. - Gain insights into advanced industrial planning, sustainable development practices and emerging investment opportunities. - Learn from site visits and industry experts on best practices shaping the future of industrial real estate and infrastructure.	Singapore
7	August 2026	Modern Construction Technology - Explore the latest modern construction technologies transforming Malaysia's real estate and housing sector. - Understand how IBS, modular systems, and digital tools like BIM and AI improve speed, cost and quality. - Learn from practical case studies on delivering smarter, greener and more efficient projects.	TBC

Note:

- Event dates are subject to change depending on the speaker's availability.
- There will be room for new additional events on an ad-hoc basis.

REHDA Institute 2026 Event Calendar (Tentative)

No	Date	REHDA Institute 2026 Event Calendar	Venue
8	9 & 10 September 2026 (Wednesday & Thursday)	Industrial Development Masterclass - Gain in-depth insights into Malaysia's evolving industrial real estate landscape, including policies, financing and sustainable growth drivers. - Learning from leading developers, planners and government agencies on best practices in planning, approvals, design, and green industrial park development. - Explore case studies on data centres, logistics hubs and modern industrial parks that are shaping the future of industrial development.	Wisma REHDA
9	September 2026	Strata Title Application & Statutory Compliance (Housing Development and Strata Management) for Property Developers (Module 3) - Evolution of Strata Development in Malaysia - Sophistication of Strata Development (types and potential mutation) - Strata Title Application Process (Subdivision of Building)	Wisma REHDA
10	22,23,30 September 1,14 & 15 October 2026	AI Tools Sales and Marketing Workshop 2026 - Explore the latest sales and marketing strategies shaping Malaysia's property industry. - Learn how digital tools, AI and data-driven insights are transforming buyer engagement and conversion. - Connect with industry leaders in an exclusive platform to exchange ideas and uncover new growth opportunities. - Closed-door brainstorming session with 100 Heads of Marketing and Sales from the Property Development Sector	Hotel Venue TBC
11	13 October 2026 (Tuesday)	Digital Marketing Forum in Real Estate - Discover how AI, data analytics and social platforms are transforming the way developers' market and sell properties. - Learn proven digital strategies to attract buyers, nurture leads and accelerate project sales in a competitive market - Hear case studies and insights from leading developers, agencies and tech experts on driving results through digital innovation.	Wisma REHDA
12	Mid-November 2026 (Dates TBC)	Asia Real Estate Leaders (AREL) China (Options: Shenzhen, Chongqing, Shanghai) - Gain insights from China's cutting-edge urban transformation, including large-scale regeneration, transit-oriented development (TOD), and smart city initiatives. - Explore innovative financing models, industrial park growth, and public-private partnerships that continue to drive China's real estate and industrial expansion. - Strengthen collaboration with leading Chinese developers, policymakers, and institutions on sustainable mega-city and regional development. Tentative focus areas and sites: Shenzhen: Innovation-driven industrial clusters, technology parks, and the Greater Bay Area's integration model. Chongqing: Liangjiang New Area (industrial & logistics hub), Chongqing Tiandi (heritage regeneration), and Raffles City Chongqing (iconic mega mixed-use). Shanghai: Lujiazui Financial District, Pudong smart city initiatives, and landmark mixed-use waterfront redevelopments.	China (Options: Shenzhen, Chongqing or Shanghai)

Note:

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2. There will be room for new additional events on an ad-hoc basis.