

# Johor Bahru family area comparison

Printable research sheet • Malaysia • planning ranges checked 12 September 2026

| AREA                        | MOST LIKELY TO SUIT                    | INDICATIVE RENT  | SCHOOL + WORK JOURNEY | HOSPITAL + DAILY LIFE | WEATHER + TRANSPORT |
|-----------------------------|----------------------------------------|------------------|-----------------------|-----------------------|---------------------|
| Iskandar Puteri / Medini    | Western schools and private healthcare | MYR 3,000–6,500+ | <hr/> <hr/>           | <hr/> <hr/>           | <hr/> <hr/>         |
| Horizon Hills / Bukit Indah | Established western family life        | MYR 2,800–8,500+ | <hr/> <hr/>           | <hr/> <hr/>           | <hr/> <hr/>         |
| Central JB / Bukit Chagar   | City services and Causeway access      | MYR 2,800–6,000+ | <hr/> <hr/>           | <hr/> <hr/>           | <hr/> <hr/>         |
| Mount Austin / Tebrau       | Eastern schools, care and retail       | MYR 1,800–4,500  | <hr/> <hr/>           | <hr/> <hr/>           | <hr/> <hr/>         |
| Permas Jaya / Senibong      | East-side work and larger homes        | MYR 1,800–5,000+ | <hr/> <hr/>           | <hr/> <hr/>           | <hr/> <hr/>         |

## USE THE SAME EVIDENCE FOR EVERY AREA

Write a door-to-door school journey for the correct campus and time, not a map estimate. Add the adult commute, a named 24/7 hospital, three live homes, supermarket and pharmacy access, then a storm, flood or poor-air fallback. Remove any area that only works on a quiet, dry day.

# Address and journey notes

Complete this only for real homes that survive the first comparison

## Iskandar Puteri / Medini

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

## Horizon Hills / Bukit Indah

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

## Central JB / Bukit Chagar

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

## Mount Austin / Tebrau

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

## Permas Jaya / Senibong

EXACT HOME / SOURCE

SCHOOL JOURNEY / TIME CHECKED

WORK JOURNEY / TIME CHECKED

24/7 HOSPITAL ROUTE

RAIN, FLOOD, STORM OR AIR PLAN

BEST POINT / BIGGEST CONCERN

OVERALL FIT

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

## FINAL CHOICE

### The area we will research first

WHY IT WORKS FOR OUR WEEK

WHAT WE STILL NEED TO VERIFY