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Isnin, 23 September 2019**

**SIARAN MEDIA
PASARAN HARTA TANAH MALAYSIA
SEPARUH TAHUN PERTAMA 2019**

AKTIVITI PASARAN HARTA TANAH

1. Prestasi pasaran harta tanah mencatatkan peningkatan kecil pada separuh pertama 2019 (H1 2019) berbanding dengan tempoh yang sama tahun lepas (H1 2018).
2. Sektor harta tanah mencatatkan 160,172 transaksi bernilai RM68.30 bilion pada H1 2019, meningkat sebanyak 6.9% dalam bilangan dan 0.8% dalam nilai berbanding H1 2018 yang mencatatkan 149,862 transaksi bernilai RM67.74 bilion.
3. Harta tanah kediaman terus menyokong sektor harta tanah keseluruhan dengan syer pasaran 62.4%, diikuti oleh harta tanah pertanian dengan syer 21.6%.

HARTA TANAH KEDIAMAN

4. Terdapat sejumlah 99,922 transaksi bernilai RM34.65 bilion direkodkan pada H1 2019, meningkat 6.1% dalam bilangan dan 9.5% dalam nilai. Prestasi negeri bertambah baik dalam tempoh kajian. Semua negeri mencatatkan jumlah pasaran yang lebih tinggi kecuali WP Labuan dan Perak. Aliran menaik di negeri utama iaitu Kuala Lumpur (7.0%), Selangor (5.8%), Johor (1.2%) dan Pulau Pinang (0.5%) membawa kepada peningkatan keseluruhan subsektor.
5. Di pasaran utama, bilangan pelancaran baru pada H1 2019 jauh berkurangan daripada yang dicatatkan pada H1 2018. Terdapat 23,591 unit dilancarkan, menurun 49.4% berbanding 46,617 unit pada H1 2018.
6. Prestasi jualan adalah sederhana sebanyak 30.9%, lebih baik berbanding dengan H1 2018 (20.1%) dan H2 2018 (29.2%).

7. Perak merekodkan bilangan pelancaran baru tertinggi di negara ini, menguasai hampir 20.0% (4,557 unit) daripada jumlah keseluruhan negara. Johor mencatatkan bilangan pelancaran baru yang kedua tinggi (4,233 unit), menyumbang hampir 18.0% daripada jumlah keseluruhan. Pelancaran baru di tiga negeri utama lain iaitu Pulau Pinang, WPKL, dan Selangor masing-masing menguasai 13.6% (3,216 unit) syer, 10.9% (2,565 unit) dan 10.1% (2,387 unit).
8. Mengikut jenis harta tanah, rumah teres menguasai pelancaran baru. Kedua-dua jenis satu tingkat (5,340 unit) dan dua hingga tiga tingkat (6,449 unit) menyumbang 50% daripada jumlah unit, diikuti unit kondominium/ pangsapuri sebanyak 35% (8,312 unit).
9. Subsektor kediaman unit siap dibina tidak terjual terus meningkat tetapi pada kadar yang lebih rendah berbanding dengan tahun sebelumnya. Terdapat 32,810 unit siap dibina tidak terjual bernilai RM19.76 bilion, meningkat sebanyak 1.5% dalam bilangan tetapi nilai menurun sebanyak 0.5% (H2 2018: 32,313 unit bernilai RM19.86 bilion).
10. Aktiviti pembinaan menunjukkan prestasi menurun. Unit siap dibina menurun sebanyak 33.0% (27,281 unit) berbanding H1 2018 (40,710 unit). Mula dibina dan penawaran baru dirancang masing-masing menurun sebanyak 20.4% kepada 47,413 unit (H1 2018: 59,589 unit) dan 33.9% kepada 36,727 unit (H1 2018: 50,797 unit).
11. Indeks Harga Rumah Malaysia terus meningkat pada aliran sederhana. Indeks Harga Rumah Malaysia berada pada 194.8 mata (tahun asas 2010:100) pada Q2 2019, dengan peningkatan tahunan 0.9%. Bagaimanapun, berasaskan sukuan tahun, mata indeks menurun sedikit iaitu 0.6% berbanding Q1 2019.

HARTA TANAH KOMERSIL

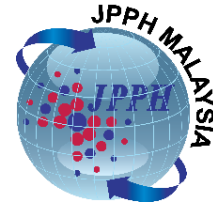
12. Terdapat 12,960 transaksi bernilai RM12.53 bilion dicatatkan, meningkat sebanyak 20.4% dalam bilangan tetapi nilainya menurun sebanyak 20.8%. Prestasi negeri bertambah baik dalam tempoh kajian. Semua negeri mencatatkan bilangan transaksi yang lebih tinggi kecuali Putrajaya. Aliran meningkat di negeri utama iaitu Kuala Lumpur (13.4%), Selangor (37.0%), Johor (0.1%) dan Pulau Pinang (8.4%) menyebabkan peningkatan keseluruhan subsektor ini.
13. Subsektor kedai mencatatkan 6,922 transaksi bernilai RM5.8 bilion, menguasai 53.4% daripada transaksi harta tanah komersial dan 46.3% daripada jumlah keseluruhan nilai. Prestasi pasaran mencatatkan kenaikan 25.1% dalam bilangan dan 32.7% dalam nilai berbanding H1 2018 (5,530 transaksi bernilai RM4.4 bilion).
14. Subsektor kedai siap dibina tidak terjual terus meningkat, mencatatkan sejumlah 5,760 unit bernilai RM4.98 bilion, meningkat sebanyak 13.9% dalam bilangan dan 22.0% dalam nilai berbanding separuh tahun sebelumnya. Walau bagaimanapun, senario bertambah baik bagi unit dalam pembinaan dan belum dibina belum terjual, masing-masing menurun sebanyak 11.9% kepada 6,370 unit dan 3.6% kepada 371 unit.

15. Dari segi penawaran, aktiviti pembinaan terus perlahan seperti yang ditunjukkan dalam pengurangan unit siap dibina, mula dibina dan penawaran baru dirancang, masing-masing menurun 25.6% (2,734 unit), 6.8% (2,943 unit) dan 60.8% (1,440 unit).
16. Prestasi subsektor ruang niaga adalah stabil, mencatatkan kadar penghunian keseluruhan 79.7%, meningkat sedikit daripada 79.3% yang direkodkan pada H2 2018. Jumlah ambilan yang lebih tinggi di Johor, Kuala Lumpur dan Selangor membantu menyokong penghunian keseluruhan. Kuala Lumpur dan Selangor mencatatkan prestasi menggalakkan, memperolehi kadar penghunian lebih daripada 83.0% manakala Johor dan Pulau Pinang masing-masing memperolehi kadar penghunian purata pada 77.7% dan 72.3%.
17. Prestasi pejabat binaan khas stabil dengan kadar penghunian 82.4% pada H1 2019, sama seperti H2 2018. Ambilan menggalakan di Kuala Lumpur dan Selangor, masing-masing 100,430 m.p. dan 82,376 m.p. manakala Johor menyaksikan ambilan yang lebih rendah sebanyak 13,618 m.p. Walau bagaimanapun, Pulau Pinang mencatatkan penurunan dalam ambilan sebanyak 9,006 m.p. Kuala Lumpur dan Pulau Pinang memperolehi kadar penghunian melebihi 80.0% manakala Selangor dan Johor masing-masing memperolehi 74.6% dan 75.9%.

PROSPEK 2019

18. Pasaran harta tanah Malaysia dijangka kekal berdaya tahan pada separuh tahun akan datang, disokong oleh pertumbuhan KDNK yang kukuh pada suku kedua pada 4.9% dan beberapa inisiatif yang didorong oleh kerajaan untuk terus menyokong aktiviti pasaran dalam sektor perumahan.
19. Perumahan mampu milik dan mencari jalan penyelesaian yang tepat kepada harta tanah yang siap dibina tidak terjual terus menjadi agenda utama kerajaan. Pelancaran Dasar Perumahan Nasional 2.0 (2018-2025) dan insentif yang diperkenalkan dalam HOC 2019 yang telah dilanjutkan sehingga 31 Disember 2019 dijangka akan membantu pemilikan rumah di kalangan rakyat Malaysia dan memulihkan situasi rumah siap dibina tidak terjual pada setengah tahun akan datang.
20. Jangkaan pertumbuhan KDNK yang kukuh, ditambah pula dengan kos pinjaman yang lebih rendah, HOC dan insentif perumahan lain untuk pembeli rumah kali pertama, kadar baru CKHT untuk pelupusan harta tanah selepas lima tahun dan kenaikan kadar duti setem untuk transaksi nilai harta tanah yang melebihi RM1 juta akan memberi kesan secara langsung dan tidak langsung ke atas sektor harta tanah. Dalam masa akan datang, sektor harta tanah akan mengalami pelarasan dan pembetulan pasaran sewajarnya.

**Pusat Maklumat Harta Tanah Negara (NAPIC)
Jabatan Penilaian dan Perkhidmatan Harta
Kementerian Kewangan Malaysia
23 September 2019**



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broadcast before 12.00 pm on Monday,
23 September 2019**

**PRESS RELEASE
MALAYSIA PROPERTY MARKET
FIRST HALF 2019**

PROPERTY MARKET ACTIVITY

21. The property market performance recorded a marginal increase in the first half of 2019 (H1 2019) as compared to the same period last year (H1 2018).
22. The property sector recorded 160,172 transactions worth RM68.30 billion in H1 2019, increase by 6.9% in volume and 0.8% in value as compared to H1 2018 which recorded 149,862 transactions worth RM67.74 billion.
23. Residential property continued to support the overall property sector with 62.4% market share, followed by agriculture property with 21.6% share.

RESIDENTIAL PROPERTY

24. There were 99,922 transactions worth RM34.65 billion recorded in H1 2019, an increase of 6.1% in volume and 9.5% in value. Performance across the states improved in the review period. All states recorded higher market volume except for WP Labuan and Perak. The uptrend in major states namely Kuala Lumpur (7.0%), Selangor (5.8%), Johor (1.2%) and Pulau Pinang (0.5%) led to the overall increase in the sub-sector.
25. In the primary market, the number of new launches in H1 2019 were far behind those recorded in H1 2018. There were 23,591 units launched, contracted by 49.4% as compared to 46,617 units in H1 2018.
26. Sales performance was moderate at 30.9%, better compared to H1 2018 (20.1%) and H2 2018 (29.2%).

27. Perak recorded the highest new launches in the country, capturing nearly 20.0% (4,557 units) of the national total. Johor recorded the second highest number of new launches (4,233 units), accounting for nearly 18.0% of the national total. Other three major states namely Pulau Pinang, WPKL and Selangor captured 13.6% (3,216 units), 10.9% (2,565 units) and 10.1% (2,387 units) share respectively.
28. By property type, terraced houses dominated the new launches. Single storey (5,340 units) and 2-3 storey (6,449 units) together contributed 50.0% of the total units, followed by condominium/apartment units with 35.2% (8,312 units).
29. The residential sub-sector overhang continued to increase but at a lower rate than the year before. There were 32,810 units worth RM19.76 billion, an increase in volume of 1.5% whilst the value decreased by 0.5% (H2 2018: 32,313 units worth RM19.86 billion).
30. Construction activities were on a low tone. Completed units reduced by 33.0% (27,281 units) as compared to H1 2018 (40,710 units). Starts and new planned supply also decreased by 20.4% to 47,413 units (H1 2018: 59,589 units) and 33.9% to 36,727 units (H1 2018: 50,797 units) respectively.
31. The Malaysian House Price Index (MHPI) continued to increase at a moderating trend. MHPI stood at 194.8 points (base year 2010: 100) in Q2 2019, up by 0.9% on annual basis. However, on quarterly basis, the index points decreased marginally by 0.6% against Q1 2019.

COMMERCIAL PROPERTY

32. There were 12,960 transactions worth RM12.53 billion recorded, up by 20.4% in volume but value declined by 20.8%. Performance across the states improved in the review period. All states recorded higher market volume except for Putrajaya. The uptrend in major states namely Kuala Lumpur (13.4%), Selangor (37.0%), Johor (0.1%) and Pulau Pinang (8.4%) led to the overall increase in the sub-sector.
33. Shop sub-sector recorded 6,922 transactions worth RM5.8 billion, dominating 53.4% of commercial property transactions and 46.3% of the total value, recorded a positive movement of 25.1% in volume and 32.7% in value compared to H1 2018 (5,530 transactions worth RM4.4 billion).
34. The shop sub-sector overhang continued to increase, recording a total of 5,760 units with a value of RM4.98 billion, up by 13.9% in volume and 22.0% in value against the preceding half. The unsold under construction and not constructed scenario however, improved with volume declined by 11.9% to 6,370 units and 3.6% to 371 units respectively.

35. On the supply front, construction activity continued to be slow as indicated by the contraction in completions, starts and new planned supply, each down by 25.6% (2,734 units), 6.8% (2,943 units) and 60.8% (1,440 units) respectively.
36. The retail sub-sector recorded a stable performance, recording an overall occupancy rate of 79.7%, increased slightly from 79.3% recorded in H2 2018. The higher take-up in Johor, Kuala Lumpur and Selangor helped to support the overall occupancy. Kuala Lumpur and Selangor recorded an encouraging performance, securing more than 83.0% occupancy rate whereas Johor and Pulau Pinang managed to secure an average occupancy of 77.7% and 72.3% respectively.
37. The performance of purpose-built office was stable at 82.4% in H1 2019, similar to that of H2 2018. Take-up was quite commendable in Kuala Lumpur and Selangor at 100,430 s.m. and 82,376 s.m. respectively whilst Johor saw a lower take-up of 13,618 s.m. However, Pulau Pinang recorded a contraction in take-up at 9,006 s.m. Kuala Lumpur and Pulau Pinang secured more than 80.0% occupancy rate whilst Selangor and Johor managed to secure 74.6% and 75.9% respectively.

2019 OUTLOOK

38. The Malaysian property market expected to remain resilient in the coming half-year, underpinned by the strong GDP growth in the second quarter at 4.9% and several government-driven initiatives to further support the market activities in the housing sector.
39. Affordable housing and finding the right solutions to the property overhang continue to be the main agenda of the government. The launching of the National Housing Policy 2.0 (2018 – 2025) and the incentives introduced in HOC 2019, which has been extended to 31 December 2019 are expected to help improve home ownership among Malaysians and residential overhang situation in the coming half-year.
40. The expected strong GDP growth, coupled with the lower borrowing cost, the HOC and other housing incentives for the first time house buyers, new rate for RPGT on the disposal of properties after five years and the increase in Stamp Duty rates from 3% to 4% for transfers of properties valued above RM1 million are anticipated to have direct and indirect impact on the property sector. Given time, the property sector will undergo market adjustments and corrections accordingly.

**National Property Information Centre (NAPIC)
Valuation & Property Services Department
Ministry of Finance Malaysia
23 September 2019**