



**Valuation & Property Services Department
Ministry of Finance Malaysia**



**PRESS RELEASE
MALAYSIAN PROPERTY MARKET 2018**

PROPERTY MARKET ACTIVITY

1. The property market in 2018 has gradually improved, recorded a marginal increase.
2. The property sector recorded 313,710 transactions worth RM140.33 billion in 2018, increase by 0.6% in volume and 0.3% in value compared to 2017.
3. Residential property continued to support the overall property sector with 62.9% market share, followed by agriculture property with 21.5% share.

RESIDENTIAL PROPERTY

4. There were 197,385 transactions worth RM68.75 billion recorded in 2018, an increase of 1.4% in volume and 0.4% in value. States performance is generally mixed. Major states namely Kuala Lumpur, Johor and Pulau Pinang recorded an increase of 6.8%, 7.8% and 3.0% respectively in market activity. Selangor, despite of a decline, recorded a marginal decrease of 0.4%.
5. The number of new launches in 2018 recorded 66,040 units, contracted by 14.9% as compared to 77,570 units in 2017.
6. Major states namely Kuala Lumpur and Selangor showed a decrease of 56.1% and 9.9% respectively. Johor recorded an increase of 17.3% as compared to 2017.
7. Sales performance was moderate at 34.6% across the board.
8. Condominiums and apartments formed the bulk of new launches at 36.8%, followed by two to three storey terrace houses which recorded 29.0%.

9. The residential overhang situation continued increase to 32,313 units valued at RM19.86 billion, an increase in volume of 30.6% and 27.0% in value (24,738 units worth RM15.64 billion in 2017).
10. High rise residential houses (condominiums and apartments) formed the bulk of the overhang units, representing 43.4% (14,031 units) of the total. Most of overhangs units were concentrated in Perak (2,905 units; 20.7%) and Kuala Lumpur (2,692 units; 19.2%).
11. Construction activities show a downtrend performance. Completed units reduced by 0.7% (93,547 units) as compared to 2017 (94,198 units) while start recording a decrease as well by 8.6% (122,065 units).
12. House prices continued to record steady increase. The Malaysian House Price Index (MHPI) stood at 193.3 points, up by 3.1 points against 2017. The two major states moved in tandem, led by Johor and followed by Selangor, each saw its house price increased by 5.6% and 3.3%. By type, Terrace House Price Index remained to record the highest increase.

COMMERCIAL PROPERTY

13. The commercial sub-sector recorded a significant increase in market activity. There were 23,936 transactions valued at RM29.51 billion recorded, an increase of 8.0% in volume and 16.0% in value (22,162 transactions worth RM25.44 billion in 2017).
14. Shop sub-sector transactions dominate 54.0% of commercial property transactions and 36.4% of the total value, recorded a positive movement of 5.1% in volume and 11.5% in value compared to 2017.
15. The shop overhang situation recorded an increase of 11.2% to 5,055 units valued at RM4.08 billion. Unsold under construction recorded similar upward trend to 7,233 units compared to 5,889 units in 2017, an increase of 22.8%. On a better note, unsold not constructed units reduced by 16.0% (385 units).
16. Shopping complex: The retail sub-sector recorded stable performance with a decrease in average occupancy rate recorded at 79.3% (2017: 81.3%). The decline was due to negative take-up in several states especially Selangor (-32,665 s.m.) and Pahang (-10,831 s.m.).

17. Purpose-Built Office: The occupancy performance showed a marginal decrease to 82.4% (2017: 83.3%). Kuala Lumpur marked the highest negative take-up of -38,632 s.m (2017: 7,127,482 s.m., 2018: 7,088,850 s.m.). Other thirteen states acquired more than 80.0% occupancy rate, while Perlis remained its 100% occupancy.

2019 OUTLOOK

18. Property market activity in 2019 is expected to stabilize judging from the increase in volume and value of total transaction at the end of 2018.
19. As Malaysia embraces Industrial Revolution 4.0 and Digital Economy, a different arena is expected for the industrial property sub-sector to play a significant role generating investments and employment opportunities.
20. Property overhang issue needs to be thoroughly handled and a holistic measure needs to be in place. Overhang does not necessarily mean over supplied. There are other contributing factors such as mismatch, affordability & costs of living. It is about finding the right location, right price, right type to cater for the right demand.

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

30 April 2019



**Jabatan Penilaian & Perkhidmatan Harta
Kementerian Kewangan Malaysia**



**SIARAN MEDIA
PASARAN HARTA TANAH MALAYSIA 2018**

AKTIVITI PASARAN HARTA TANAH

1. Pasaran harta tanah pada tahun 2018 bertambah baik secara beransur-ansur dengan mencatatkan peningkatan kecil.
2. Sektor harta tanah mencatatkan 313,710 transaksi bernilai RM140.33 bilion pada 2018, meningkat sebanyak 0.6% dalam bilangan dan 0.3% dalam nilai berbanding tahun 2017.
3. Harta tanah kediaman terus menyokong sektor harta tanah keseluruhan dengan syer pasaran 62.9%, diikuti oleh harta tanah pertanian dengan syer 21.5%.

HARTA TANAH KEDIAMAN

4. Sebanyak 197,385 transaksi bernilai RM68.75 bilion dicatatkan pada tahun 2018, peningkatan 1.4% dalam bilangan dan 0.4% dalam nilai. Prestasi negeri pada umumnya bercampur-campur. Negeri-negeri utama iaitu Kuala Lumpur, Johor dan Pulau Pinang mencatatkan peningkatan masing-masing sebanyak 6.8%, 7.8% dan 3.0% dalam aktiviti pasaran. Selangor, walaupun menurun, hanya mencatatkan penurunan kecil sebanyak 0.4%.
5. Bilangan pelancaran baru pada tahun 2018 mencatatkan 66,040 unit, menguncup 14.9% berbanding 77,570 unit pada tahun 2017.
6. Negeri-negeri utama seperti Kuala Lumpur dan Selangor masing-masing berkurangan sebanyak 56.1% dan 9.9%. Johor mencatatkan peningkatan sebanyak 17.3% berbanding tahun 2017.
7. Prestasi jualan adalah sederhana pada 34.6% di seluruh Negara.
8. Kondominium dan pangsapuri membentuk sebahagian besar pelancaran baru iaitu 36.8%, diikuti oleh rumah teres dua hingga tiga tingkat yang mencatatkan 29.0%.

9. Situasi kediaman siap dibina tidak terjual terus meningkat kepada 32,313 unit bernilai RM19.86 bilion, peningkatan dalam bilangan 30.6% dan 27.0% dalam nilai (24,738 unit bernilai RM15.64 bilion pada tahun 2017).
10. Rumah kediaman bertingkat tinggi (kondominium dan pangsapuri) membentuk sebahagian besar unit siap dibina tidak terjual, mewakili 43.4% (14,031 unit) daripada jumlah keseluruhan. Kebanyakannya tertumpu di Perak (2,905 unit; 20.7%) dan Kuala Lumpur (2,692 unit; 19.2%).
11. Aktiviti pembinaan menunjukkan prestasi menurun. Unit siap dibina menurun sebanyak 0.7% (93,547 unit) berbanding 2017 (94,198 unit) manakala unit mula dibina juga merekodkan penurunan sebanyak 8.6% (122,065 unit).
12. Harga rumah terus mencatatkan kenaikan yang stabil. Indeks Rumah Malaysia (IHRM) berada pada 193.3 mata, naik sebanyak 3.1 mata berbanding 2017. Dua negeri utama bergerak seiring, didahului oleh Johor dan diikuti oleh Selangor, masing-masing menyaksikan peningkatan harga rumah kepada 5.6% dan 3.3%. Mengikut jenis, Indeks Harga Rumah Teres kekal mencatatkan kenaikan harga tertinggi.

HARTA TANAH KOMERSIAL

13. Subsektor komersial mencatatkan peningkatan ketara dalam aktiviti pasaran. Terdapat 23,936 transaksi bernilai RM29.51 bilion dicatatkan, peningkatan 8.0% dalam bilangan dan 16.0% dalam nilai (22,162 transaksi bernilai RM25.44 bilion pada 2017).
14. Transaksi subsektor kedai menguasai 54.0% bagi bilangan transaksi harta komersial dan 36.4% daripada jumlah nilai, dengan mencatatkan pergerakan positif 5.1% dalam bilangan, dan 11.5% dalam nilai berbanding 2017.
15. Situasi kedai siap dibina tidak terjual mencatatkan peningkatan sebanyak 11.2% kepada 5,055 unit bernilai RM4.08 bilion. Unit dalam pembinaan belum terjual mencatatkan trend menaik kepada 7,233 unit berbanding 5,889 unit pada 2017 iaitu peningkatan 22.8%. Dalam perkembangan yang lebih baik, unit belum dibina belum terjual adalah berkurangan sebanyak 16.0% (385 unit).
16. Kompleks Perniagaan: Subsektor niaga mencatatkan prestasi yang stabil dengan penurunan kadar penghunian purata dicatatkan sebanyak 79.3% (2017: 81.3%). Penurunan ini disebabkan oleh ambilan negatif di beberapa negeri terutamanya Selangor (-32,665 m.p.) dan Pahang (-10,831 m.p.).

17. Pejabat Binaan Khas: Prestasi penghunian menunjukkan penurunan marginal kadar penghunian purata kepada 82.4% (2017: 83.3%). Kuala Lumpur mencatatkan ambilan negatif yang tertinggi iaitu -38,632 m.p. (2017: 7,127,482 m.p.; 2018: 7,088,850 m.p.) Tiga belas negeri lain memperolehi kadar penghunian yang melebihi daripada 80.0%, manakala Perlis kekal dengan kadar penghunian 100%.

PROSPEK 2019

18. Aktiviti pasaran harta tanah pada tahun 2019 dijangka stabil berikutan peningkatan dari segi bilangan dan nilai transaksi pada penghujung tahun 2018.
19. Dalam keadaan Malaysia mendepani Revolusi Perindustrian 4.0 dan Ekonomi Digital, arena yang berbeza adalah dijangkakan bagi subsektor industri. Subsektor ini akan memainkan peranan penting bagi menjana pelaburan dan peluang pekerjaan.
20. Isu harta tanah tidak terjual perlu ditangani dengan teliti dan langkah-langkah holistik perlu dilaksanakan. Tidak terjual tidak bererti penawaran melebihi permintaan. Terdapat faktor lain yang menyumbang seperti ketidakpadanan, kemampuan dan kos hidup. Ianya juga adalah mengenai carian lokasi yang tepat, harga dan jenis yang sesuai bagi memenuhi permintaan.

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

30 April 2019