



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



**EMBARGO: Tidak boleh dicetak atau  
disiarkan sebelum 12.00 petang pada  
Selasa, 22 September 2020**

**SIARAN MEDIA  
PASARAN HARTA TANAH MALAYSIA  
SEPARUH TAHUN PERTAMA 2020**

**AKTIVITI PASARAN HARTA TANAH**

1. Prestasi pasaran harta tanah mencatatkan penurunan mendadak pada separuh pertama 2020 (H1 2020) berbanding tempoh yang sama tahun lalu (H1 2019).
2. Sektor harta tanah mencatatkan 115,476 transaksi bernilai RM46.94 bilion pada H1 2020, menurun sebanyak 27.9% dalam bilangan dan 31.5% dalam nilai berbanding H1 2019 yang mencatatkan 160,165 transaksi bernilai RM68.53 bilion.
3. Sub-sektor kediaman menerajui keseluruhan pasaran harta tanah dengan menyumbang 65.2%, diikuti oleh sub-sektor pertanian dengan syer 20.1%. Dari segi nilai, kediaman mendahului dengan syer 54.6%, diikuti oleh komersial (18.1%).

**HARTA TANAH KEDIAMAN**

4. Terdapat 75,318 transaksi bernilai RM25.61 bilion dicatatkan pada H1 2020, menurun sebanyak 24.6% dalam bilangan dan 26.1% dalam nilai berbanding H1 2019. Prestasi di semua negeri kurang memberangsangkan berikutan setiap negeri mencatatkan penurunan dalam aktiviti pasaran. Selangor menyumbang bilangan dan nilai transaksi tertinggi kepada syer pasaran nasional, dengan 22.8% dalam bilangan (17,178 transaksi) dan 32.9% dalam nilai (RM8.44 bilion).
5. Dalam pasaran primer, bilangan pelancaran baharu pada H1 2020 jauh berkurangan daripada yang dicatatkan pada H1 2019. Sebanyak 13,294 unit dilancarkan, turun 43.6% berbanding 23,591 unit pada H1 2019. Berbanding separuh tahun sebelumnya, jumlah pelancaran 31.6% lebih rendah (H2 2019: 19,444 unit).

6. Prestasi jualan agak lemah pada 3.3%, jauh lebih rendah berbanding H1 2019 (30.9%) dan H2 2019 (28.4%). Pelancaran baharu yang rendah dan prestasi penjualan yang lemah berkemungkinan disebabkan oleh penutupan hampir kesemua aktiviti perdagangan dan ekonomi dalam tempoh Perintah Kawalan Pergerakan (PKP) yang dilaksanakan sejak 18 Mac 2020.
7. Kediaman baharu dilancar yang berharga antara RM100,000 dan RM500,000 menguasai pasaran pada H1 2020, yang mana segmen harga RM200,000 hingga RM300,000 mendahului penawaran dengan 4,022 unit (30.3%). Sementara itu, jualan tertumpu kepada unit berharga RM400,000 dan ke bawah, yang membentuk 92.0% daripada jumlah jualan.
8. Mengikut jenis, rumah teres mendominasi pelancaran baharu. Teres satu dan 2-3 tingkat menyumbang 55.6% (7,389 unit) daripada jumlah unit keseluruhan, diikuti oleh unit kondominium/pangsapuri (29.7%: 3,951 unit).
9. Kediaman siap dibina tidak terjual terus meningkat berikutan penyerapan pasaran primer yang perlahan. Terdapat 31,661 unit siap dibina tidak terjual bernilai RM20.03 bilion, meningkat 3.3% dalam bilangan (H2 2019: 30,664 unit) dan 6.4% dalam nilai berbanding separuh tahun sebelumnya (H2 2019: RM18.82 bilion).
10. Aktiviti pembinaan kekal perlahan untuk mula bina dan penawaran baharu dirancang manakala unit siap dibina meningkat sedikit. Mula bina dan penawaran baharu dirancang masing-masing turun 28.3% kepada 33,493 unit (H1 2019: 46,735 unit) dan 34.1% kepada 24,098 unit (H1 2019: 36,578 unit). Siap dibina mencatatkan kenaikan marginal 0.9% kepada 27,529 unit berbanding H1 2019 (27,277 unit).
11. Indeks Harga Rumah Malaysia (IHRM) terus berkembang pada trend yang sederhana. Pada Q2 2020<sup>P</sup>, IHRM berada pada 198.3 mata (tahun asas 2010), meningkat 0.4% secara tahunan, iaitu pertumbuhan tahunan terendah dicatatkan sejak 2010. Walau bagaimanapun, mengikut pergerakan sukuan, mata indeks menurun sedikit 0.7% berbanding Q1 2020 (199.7 mata).

## **HARTA TANAH KOMERSIAL**

12. Terdapat 8,118 transaksi bernilai RM8.51 bilion dicatatkan, jatuh 37.4% dalam bilangan dan 33.2% dalam nilai (H1 2019: 12,962 transaksi bernilai RM12.75 bilion). Prestasi di semua negeri merudum berikutan setiap negeri mencatatkan penurunan ketara dalam aktiviti pasaran. Selangor menyumbang bilangan dan nilai transaksi tertinggi kepada pasaran negara dengan syer 23.0% dalam bilangan (1,870 transaksi) dan 28.2% dalam nilai (RM2.4 bilion), manakala WP Kuala Lumpur di tempat kedua dari segi nilai transaksi dengan bilangan 1,212 transaksi bernilai RM2.09 bilion.
13. Segmen pangsapuri khidmat yang dikategorikan sebagai harta tanah komersial walaupun penggunaannya sebagai kediaman, merekodkan 1,433 transaksi bernilai RM0.97 bilion, membentuk 17.7% daripada bilangan transaksi dan 11.5% daripada jumlah nilai harta tanah komersial. Menyamai trend sub-sektor kediaman, prestasi

pasaran pangsapuri khidmat mencatatkan kejatuhan 24.2% dalam bilangan (H1 2019: 1,891 transaksi) dan 25.3% dalam nilai transaksi (H1 2019: RM1.30 bilion).

14. Pangsapuri khidmat siap dibina tidak terjual terus meningkat, menjadikan jumlah terkumpul sebanyak 21,683 unit dengan nilai RM18.64 bilion, naik 26.5% dalam bilangan dan 23.9% dalam nilai (H2 2019: 17,142 unit bernilai RM15.04 bilion). Sementara itu, unit dalam pembinaan belum terjual dan unit belum dibina belum terjual meningkat kepada 35,720 unit dan 10,874 unit, masing-masing naik 5.6% dan 42.0%.
15. Dari segi penawaran, aktiviti pembinaan bagi segmen pangsapuri khidmat kurang aktif pada H1 2020. Siap dibina, mula bina dan penawaran baharu dirancang masing-masing menurun sebanyak 73.6% (4,393 unit), 48.5% (11,224 unit) dan 42.5% (5,489 unit).
16. Prestasi kompleks perniagaan meyusut, mencatatkan kadar penghunian keseluruhan 78.6%, rendah sedikit daripada 79.2% pada H2 2019. WP Kuala Lumpur dan Selangor masing-masing merekodkan kadar penghunian 82.4% dan 80.0%, diikuti oleh Johor (78.1%) dan Pulau Pinang (73.3%).
17. Sejumlah tujuh buah kompleks perniagaan menawarkan 236,454 meter persegi ruang niaga telah siap dibina dalam tempoh kajian, menjadikan ruang kompleks perniagaan di seluruh negara keseluruhannya berjumlah 16.77 juta meter persegi. Sebanyak 42 kompleks lagi yang menawarkan 1.82 juta meter persegi ruang niaga berada di peringkat penawaran akan datang manakala 14 kompleks (0.52 juta meter persegi) berada di peringkat penawaran dirancang. Selangor menguasai ruang niaga sedia ada dengan 151 kompleks perniagaan yang menawarkan 3.71 juta meter persegi ruang niaga.
18. Prestasi keseluruhan pejabat binaan khas kekal stabil pada kadar 80.6% dalam tempoh kajian (H2 2019: 80.6%). Kadar penghunian bagi pejabat binaan khas swasta adalah sederhana pada 74.3%, menurun dari 74.8% yang dicatatkan pada H2 2019. WP Kuala Lumpur dan Pulau Pinang memperoleh kadar penghunian yang lebih tinggi, masing-masing pada 75.8% dan 78.6%; manakala Selangor dan Johor setiap satunya mencatat kadar lebih rendah daripada kadar nasional pada 69.8% dan 65.0%.
19. Terdapat empat pejabat binaan khas baharu dengan ruang pejabat berjumlah 278,576 meter persegi telah siap pada H1 2020, menambahkan penawaran pasaran sedia ada kepada 22.95 juta meter persegi daripada 2,548 bangunan. Sementara itu, sebanyak 2.25 juta meter persegi (48 bangunan) lagi berada di peringkat penawaran akan datang dan hampir 0.67 juta meter persegi (15 bangunan) berada di peringkat penawaran dirancang. WP Kuala Lumpur menguasai ketiga-tiga kategori penawaran, menyumbang 40.4% dari jumlah ruang pejabat sedia ada dan 65.3% dari jumlah ruang penawaran akan datang.

## **PROSPEK 2020**

20. Pasaran harta tanah merekodkan penurunan mendadak pada separuh pertama tahun 2020 (H1 2020), seiring dengan prestasi ekonomi Malaysia yang menguncup sehingga 17.1%. Menurut Bank Negara Malaysia, ekonomi Malaysia dijangka pulih secara beransur-ansur pada H2 2020 selaras dengan pembukaan semula ekonomi dan peningkatan permintaan luaran. KDNK dijangka mengalami pertumbuhan negatif dalam lingkungan -3.5% hingga -5.5% pada tahun 2020 sebelum kembali kepada paras sebelum Covid pada tahun 2021.
21. Bantuan kerajaan yang dilancarkan di bawah inisiatif Pelan Jana Semula Ekonomi Negara (PENJANA) mencadangkan pengenalan semula Kempen Pemilikan Rumah (HOC), pengecualian Cukai Keuntungan Harta Tanah (CKHT) dan kelonggaran had margin pembiayaan 70% bagi rumah ketiga dan seterusnya.
22. Walaupun terdapat keyakinan berjaga-jaga terhadap jangkaan pemulihan ekonomi secara beransur dengan pembukaan semula aktiviti ekonomi di bawah Perintah Kawalan Pergerakan Pemulihan (PKPP) dan langkah-langkah yang dicadangkan di bawah PENJANA, prestasi pasaran harta tanah berkemungkinan besar terus bergerak perlahan bagi baki tahun 2020. Kadar pemulihan dipengaruhi oleh faktor dalaman dan luaran seperti kestabilan politik, harga minyak dan komoditi dunia serta perkembangan terkini berkaitan pandemik Covid-19.

**Pusat Maklumat Harta Tanah Negara (NAPIC)  
Jabatan Penilaian & Perkhidmatan Harta  
Kementerian Kewangan Malaysia  
22 September 2020**



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



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broadcast before 12.00 pm on  
Tuesday, 22 September 2020**

**PRESS RELEASE  
MALAYSIA PROPERTY MARKET  
FIRST HALF 2020**

**PROPERTY MARKET ACTIVITY**

1. The property market performance recorded a sharp decline in the first half of 2020 (H1 2020) compared to the same period last year (H1 2019).
2. The property sector recorded 115,476 transactions worth RM46.94 billion in H1 2020, a decrease by 27.9% in volume and 31.5% in value compared to H1 2019, which recorded 160,165 transactions worth RM68.53 billion.
3. The residential sub-sector led the overall property market with 65.2% contribution, followed by the agriculture sub-sector with 20.1% share. In terms of value, residential took the lead with 54.6% share, followed by commercial (18.1%).

**RESIDENTIAL PROPERTY**

4. There were 75,318 transactions worth RM25.61 billion recorded in H1 2020, declining 24.6% in volume and 26.1% in value compared to H1 2019. Performance across the states was less than encouraging as all states recorded declines in market activity. Selangor contributed the highest volume and value to the national market share, with 22.8% in volume (17,178 transactions) and 32.9% in value (RM8.44 billion).
5. In the primary market, the number of new launches in H1 2020 were far behind those recorded in H1 2019. A total of 13,294 units were launched, down by 43.6% against 23,591 units in H1 2019. Against the preceding half year, the launches were lower by 31.6% (H2 2019: 19,444 units).

6. Sales performance was poor at 3.3%, considerably lower compared to H1 2019 (30.9%) and H2 2019 (28.4%). The lower new launches and poor sales performance was probably due to the total closure of almost all business and economic activities during the Movement Control Order (MCO) period, which was imposed since 18 March 2020.
7. Newly launched houses priced between RM100,000 and RM500,000 dominated the market in H1 2020, with the RM200,000 to RM300,000 price segment leading supply with 4,022 units (30.3%). Meanwhile, sales concentrated on units priced RM400,000 and below constituting 92.0% of total sales.
8. By property type, terraced houses dominated the new launches. Single storey and 2-3 storey terraced altogether contributed 55.6% (7,389 units) of the total units, followed by condominium/apartment units (29.7%: 3,951 units).
9. The residential overhang continued to increase due to slow market absorption of the primary market. There were 31,661 overhang units worth RM20.03 billion, increased by 3.3% in volume (H2 2019: 30,664 units) and 6.4% in value against the preceding half year (H2 2019: RM18.82 billion).
10. Construction activities remained on a low tone for starts and new planned supply whilst completed units increased slightly. Starts and new planned supply declined by 28.3% to 33,493 units (H1 2019: 46,735 units) and 34.1% to 24,098 units (H1 2019: 36,578 units) respectively. Completion recorded a marginal increase of 0.9% to 27,529 units compared to H1 2019 (27,277 units).
11. The Malaysian House Price Index (MHPI) continued to grow at a moderating trend. As at Q2 2020<sup>P</sup>, MHPI stood at 198.3 points (base year 2010), up by 0.4% on annual basis, the lowest annual growth recorded since year 2010. However, on quarterly movements, the index points decreased marginally by 0.7% against Q1 2020 (199.7 points).

## **COMMERCIAL PROPERTY**

12. There were 8,118 transactions worth RM8.51 billion recorded, declining by 37.4% in volume and 33.2% in value (H1 2019: 12,962 transactions worth RM12.75 billion). Performance across the states slumped as all states recorded significant declines in market activity. Selangor contributed the highest volume and value to the national market share, with 23.0% in volume (1,870 transactions) and 28.2% in value (RM2.4 billion), while WP Kuala Lumpur came in second in terms of value, with 1,212 transactions worth RM2.09 billion.
13. The serviced apartment segment, which falls under commercial property albeit its usage as residential, recorded 1,433 transactions worth RM0.97 billion, forming 17.7% of the commercial property transactions volume and 11.5% of the total value. Mirroring the trend of the residential sub-sector, its market performance recorded a decrease of

24.2% in volume (H1 2019: 1,891 transactions) and 25.3% in value of transactions (H1 2019: RM1.30 billion).

14. Serviced apartment overhang continued to increase, accumulating a total of 21,683 units with a value of RM18.64 billion, up by 26.5% in volume and 23.9% in value (H2 2019: 17,142 units worth RM15.04 billion). Meanwhile, the number of unsold under construction and unsold not constructed increased to 35,720 units and 10,874 units, up by 5.6% and 42.0% respectively.
15. On the supply front, construction activity in the serviced apartment segment was less active in H1 2020. Completion, starts and new planned supply declined by 73.6% (4,393 units), 48.5% (11,224 units) and 42.5% (5,489 units) respectively.
16. The performance of shopping complex softened, accomplishing an overall occupancy rate of 78.6%, decreasing slightly from 79.2% in H2 2019. WP Kuala Lumpur and Selangor recorded 82.4% and 80.0% occupancy rate respectively, followed by Johor (78.1%) and Pulau Pinang (73.3%).
17. A total of seven shopping complexes offering 236,454 square metres of retail space were completed in the review period, bringing the total space for shopping complex nationwide to 16.77 million square metres. Another 42 complexes offering 1.82 million square metres of retail space are currently in the incoming supply while 14 complexes (0.52 million square metres) are in the planned supply stage. Selangor dominated the existing retail space with 151 shopping complexes offering 3.71 million square metres.
18. The overall performance of purpose-built offices remained stable at 80.6% in the review period (H2 2019: 80.6%). The occupancy rate for private purpose-built offices moderated at 74.3%, declined further from 74.8% recorded in H2 2019. WP Kuala Lumpur and Pulau Pinang secured higher occupancy rates at 75.8% and 78.6% respectively; whereas Selangor and Johor logged in lower than the national rate at 69.8% and 65.0% each.
19. Four new purpose-built offices with office spaces totalling 278,576 square metres were completed in H1 2020, extending the existing market supply to 22.95 million square metres from 2,548 buildings. Meanwhile, another 2.25 million square metres (48 buildings) are in the incoming supply and nearly 0.67 million square metres (15 buildings) are in the planned supply stages. WP Kuala Lumpur dominated all three categories of supplies, contributing 40.4% of the total existing office spaces and 65.3% of the total incoming supply spaces.

## **2020 OUTLOOK**

20. The property market performance recorded a sharp decline in the first half of 2020 (H1 2020), in consonance with the Malaysian economic performance, which contracted by 17.1% in Q2 2020 (Q1 2020: 0.7%). According to Bank Negara Malaysia, the Malaysian economy is expected to recover gradually in H2 2020 as the economy progressively re-opens and external demand improves. The Malaysia's GDP is projected to experience negative growth within the range of -3.5% to -5.5% in 2020 before rebounding to pre-Covid levels in 2021.
21. Further assistance from the government, initiated under the new Short-term Economic Recovery Plan or PENJANA namely the proposed reintroduction of the Home Ownership Campaign (HOC), Real Property Gains Tax (RPGT) exemption and the relaxation of the current 70% financing margin limit for third housing loan onwards.
22. Despite the cautious optimism towards the nation's projected gradual economic recovery, with the resumption of market activity under the Recovery Movement Control Order (RMCO) and the proposed measures under PENJANA, the property market is more than likely to remain soft for the remaining half of 2020. The pace of improvement will be depending on both domestic and external factors such as political stability, global oil and commodity prices as well as further developments related to the Covid-19 pandemic.

**National Property Information Centre (NAPIC)  
Valuation & Property Services Department  
Ministry of Finance Malaysia  
22 September 2020**