



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



**EMBARGO: Tidak boleh dicetak atau
disiarkan sebelum 6.00 petang pada
Isnin, 05 April 2021.**

**SIARAN MEDIA
PASARAN HARTA TANAH MALAYSIA 2020**

AKTIVITI PASARAN HARTA TANAH

1. Prestasi pasaran harta tanah merekodkan penurunan yang ketara pada tahun 2020 berbanding tahun 2019.
2. Sektor harta tanah merekodkan 295,968 transaksi bernilai RM119.08 bilion, iaitu penurunan 9.9% dalam bilangan dan 15.8% dalam nilai berbanding 2019.

HARTA TANAH KEDIAMAN

3. Subsektor kediaman menerajui keseluruhan pasaran harta tanah, dengan menyumbang bilangan transaksi sebanyak 64.7%. Subsektor ini merekodkan Terdapat 191,350 transaksi bernilai RM65.87 bilion, menurun 8.6% dalam bilangan dan 9.0% di dalam nilai berbanding tahun 2019.
4. Selangor menyumbang bilangan dan nilai tertinggi kepada pasaran nasional, masing-masing 23.0% (44,032 transaksi) dan 33.0% (RM37.79 bilion).
5. Pasaran utama menyaksikan pelancaran baharu berkurangan dengan 47,178 unit (2019: hampir 60,000 unit). Pasaran harta tanah yang perlahan dan sentimen pembeli yang berjaga-jaga menyumbang kepada prestasi jualan yang rendah pada 28.7%.
6. Situasi unit kediaman tidak terjual lebih baik. Terdapat 29,565 unit siap dibina tidak terjual bernilai RM18.92 bilion, berkurangan 3.6% dalam bilangan berbanding 2019 tetapi nilai meningkat 0.5%. Unit dalam pembinaan belum terjual dan belum dibina belum terjual menurun 1.3% kepada 71,735 unit (2019: 72,692 unit) dan 22.6% kepada 12,975 unit (2019: 16,774 unit).
7. Aktiviti pembinaan kekal perlahan kerana siap dibina, mula dibina dan penawaran baharu dirancang masing-masing menurun 12.2% kepada 77,009 unit (2019: 87,731 unit), 18.6% kepada 82,188 unit dan 20.5% kepada 71,725 unit.

8. Indeks Harga Rumah Malaysia (IHRM) berada pada 199.3 mata pada tahun 2020 dengan pertumbuhan tahunan yang rendah iaitu 0.6%, terendah direkod sejak tahun 2010. Semua negeri mencatat pertumbuhan tahunan pada 2020 kecuali WP Kuala Lumpur (-1.0%), Selangor (-0.7%), Pulau Pinang (-0.1%) dan Sabah (-1.3%).

HARTA TANAH KOMERSIAL

9. Subsektor harta tanah komersial perlahan. Terdapat 20,255 transaksi bernilai RM19.53 bilion yang direkodkan, menurun pada 21.0% dalam bilangan dan 32.6% dalam nilai berbanding tahun 2019.
10. Selangor menyumbang bilangan dan nilai tertinggi kepada syer pasaran nasional, dengan 4,779 transaksi (23.6%) bernilai RM5.42 bilion (27.8%), diikuti oleh WP Kuala Lumpur dengan 3,072 transaksi (15.2%) bernilai RM4.79 bilion (24.5%).
11. Segmen pangsapuri khidmat yang merekodkan 3,869 transaksi bernilai RM2.54 bilion, membentuk 19.1% daripada bilangan transaksi dan 13.0% daripada nilai harta tanah komersial.
12. Berlainan dengan situasi kediaman siap dibina tidak terjual, segmen pangsapuri khidmat dilihat sebaliknya. Pangsapuri khidmat siap dibina tidak terjual terus meningkat dan membentuk sebahagian besar harta tanah siap dibina tidak terjual.
13. Terdapat sejumlah 23,606 unit dengan nilai RM20.76 bilion, meningkat 37.7% dalam bilangan dan 38.0% dalam nilai berbanding 2019. Unit dalam pembinaan belum terjual dan belum dibina belum terjual meningkat kepada 35,258 unit dan 8,153 unit, masing-masing meningkat sebanyak 4.2% dan 6.4%.
14. Dari segi penawaran, aktiviti pembinaan kurang aktif dalam tempoh kajian berbanding tahun 2019. Siap dibina, mula dibina dan penawaran baharu dirancang masing-masing menurun pada 58.7% (17,114 unit), 12.1% (29,761 unit) dan 44.2% (21,420 unit).
15. Prestasi kompleks perniagaan terus perlahan, mencatat kadar penghunian pada 77.5% (2019: 79.2%). WP Kuala Lumpur dan Selangor masing-masing merekod kadar penghunian pada 82.0% dan 80.0%, manakala Johor dan Pulau Pinang berjaya memperoleh penghunian purata masing-masing 74.9% dan 72.8%.
16. Tiga belas kompleks perniagaan (hampir 0.38 juta meter persegi) siap dibina dalam tempoh kajian. Empat puluh dua kompleks (1.81 juta meter persegi) terdapat dalam penawaran akan datang sementara 12 kompleks (0.51 juta meter persegi) berada di peringkat penawaran dirancang.
17. Prestasi keseluruhan segmen pejabat kurang memberangsangkan dengan kadar penghunian keseluruhan menurun kepada 80.2% (2019: 80.6%).

18. Bangunan pejabat swasta merekod kadar penghunian purata pada 73.9%. WP Kuala Lumpur dan Pulau Pinang masing-masing mencatat kadar penghunian lebih tinggi daripada purata nasional pada 76.2% dan 79.8%, sementara Selangor dan Johor menunjukkan kadar lebih rendah masing-masing pada 67.5% dan 62.8%.
19. Sebelas bangunan baharu siap dibina (448,152 meter persegi) direkodkan. Sejumlah 50 bangunan (2.51 juta meter persegi) terdapat di dalam penawaran akan datang dan 13 bangunan (hampir 0.32 juta meter persegi) berada di peringkat penawaran dirancang.

PROSPEK 2021

20. Prestasi pasaran harta tanah dijangka kekal berjaga-jaga dan perlahan pada tahun 2021 bergantung pada prospek ekonomi dan kewangan negara.
21. Insentif yang diperkenalkan di bawah Pakej Rangsangan Ekonomi Prihatin Rakyat (PRIHATIN) dan Pelan Pemulihan Ekonomi Jangka Pendek (PENJANA) pada tahun 2020 serta Belanjawan 2021 akan terus menyokong pasaran harta tanah.
22. Ketersediaan dan pemberian vaksin Covid-19 di seluruh negara dilihat sebagai asas untuk mencegah gelombang penyebaran jangkitan baharu. Ini akan membantu meningkatkan keyakinan perniagaan, sentimen isi rumah dan ekonomi umum, yang berkemungkinan akan menyaksikan kenaikan perlahan di pasaran harta tanah pada separuh kedua tahun 2021.

**Pusat Maklumat Harta Tanah Negara (NAPIC)
Jabatan Penilaian & Perkhidmatan Harta
Kementerian Kewangan Malaysia
05 April 2021**



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



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05 April 2021**

**PRESS RELEASE
MALAYSIA PROPERTY MARKET 2020**

PROPERTY MARKET ACTIVITY

1. The property market performance recorded a significant decline in 2020 compared to 2019.
2. The property sector recorded 295,968 transactions worth RM119.08 billion, down by 9.9% in volume and 15.8% in value compared to 2019.

RESIDENTIAL PROPERTY

3. Residential sub-sector led the overall property market activity, with 64.7% contribution in volume. The sub-sector recorded 191,350 transactions worth RM65.87 billion, decreased by 8.6% in volume and 9.0% in value compared with 2019.
4. Selangor contributed the highest volume and value to the national market share, 23.0% (44,032 transactions) and 33.0% (RM37.79 billion) respectively.
5. The primary market saw lesser release of new launches with 47,178 units (2019: nearly 60,000 units). The sluggish property market and cautious buyers' sentiment contributed to the modest sales performance at 28.7%
6. The overhang and unsold situation improved. There were 29,565 overhang units worth RM18.92 billion, down by 3.6% in volume compared to 2019 though value increased by 0.5%. The unsold under construction and unsold not constructed reduced by 1.3% to 71,735 units (2019: 72,692 units) and 22.6% to 12,975 units (2019: 16,774 units).
7. Construction activities remained on a low tone as completion, starts and new planned supply declined; each down by 12.2% to 77,009 units, 18.6% to 82,188 units and 20.5% to 71,725 units.

8. The Malaysian House Price Index (MHPI) stood at 199.3 points in 2020 with a low annual growth of 0.6%, the lowest recorded since year 2010. All states recorded annual growth in 2020 except for WP Kuala Lumpur (-1.0%), Selangor (-0.7%), Pulau Pinang (-0.1%) and Sabah (-1.3%).

COMMERCIAL PROPERTY

9. Commercial property sub-sector softened. There were 20,255 transactions worth RM19.53 billion, decreased by 21.0% in volume and 32.6% in value as compared with 2019.
10. Selangor contributed the highest volume and value to the national market share, with 4,779 transactions (23.6%) worth RM5.42 billion (27.8%), followed by WP Kuala Lumpur with 3,072 transactions (15.2%) worth RM4.79 billion (24.5%).
11. Serviced apartment segment, which recorded 3,869 transactions worth RM2.54 billion, formed 19.1% of the commercial property transactions volume and 13.0% of the value.
12. On the contrary to the residential overhang situation, serviced apartment segment saw the reverse. Serviced apartment overhang continued to increase and formed the bulk of the property overhang.
13. There was a total of 23,606 service apartment overhang units worth RM20.76 billion, up by 37.7% in volume and 38.0% in value against 2019. Similarly, the unsold under construction and not constructed increased to 35,258 units and 8,153 units, up by 4.2% and 6.4% respectively.
14. On the supply front, construction activity was less active compared to 2019. Completion, starts and new planned supply declined by 58.7% (17,114 units), 12.1% (29,761 units) and 44.2% (21,420 units) respectively.
15. The performance of shopping complex continued to soften, recording an occupancy rate of 77.5% (2019: 79.2%). WP Kuala Lumpur and Selangor recorded an occupancy rate of 82.0% and 80.0% respectively, whereas Johor and Pulau Pinang saw lower occupancy rate of 74.9% and 72.8% respectively.
16. Thirteen shopping complexes (nearly 0.38 million square metres) were completed in the review period. Forty-two complexes (1.81 million square metres) are currently in the incoming supply while 12 complexes (0.51 million square metres) are in the planned supply stage.
17. The overall performance of office segment was less promising as the overall occupancy rate declined to 80.2% in 2020 (2019: 80.6%).
18. Private office buildings recorded an average occupancy rate of 73.9%. WP Kuala Lumpur and Pulau Pinang recorded higher than the national average at 76.2% and

79.8% respectively, whereas Selangor and Johor saw lower occupancy at 67.5% and 62.8% respectively.

19. Eleven new completions (448,152 square metres) were recorded. Another 50 buildings (2.51 million square metres) are in the incoming supply and 13 buildings (nearly 0.32 million square metres) are in the planned supply.

2021 OUTLOOK

20. The property market performance is expected to remain cautious and soft in 2021 with dependency on the country's economic and financial outlook.
21. Incentives introduced under Prihatin Rakyat Economic Stimulus Package (PRIHATIN) and Short-term Economic Recovery Plan (PENJANA) in 2020 as well as Budget 2021 would continue to support the property market.
22. The availability and rolling out of Covid-19 vaccine throughout the country is seen as fundamental to deter any new wave of infection spread. This will help boost business confidence, household sentiments as well as the general economy, which will likely see a soft upturn in the property market in the second half of 2021.

**National Property Information Centre (NAPIC)
Valuation & Property Services Department
Ministry of Finance Malaysia
05 April 2021**