KEMENTERIAN KEWANGAN

LAPORAN STATUS PASARAN HARTA TANAH

Property Market Status Report

H1 2025

JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

PENDAHULUAN

Laporan Status Pasaran Harta Tanah menyebarkan empat jenis maklumat jualan iaitu:

i. Prestasi jualan skim perumahan yang baru dilancarkan pada H1 2025.

ii. Maklumat harta tanah yang siap dibina tidak terjual bagi kediaman, kedai dan industri. Mulai 1 Januari 2003, 'harta tanah siap dibina tidak terjual' telah didefinisikan sebagai unit kediaman, kedai dan industri yang telah siap dibina dan telah mendapat Sijil Perakuan Siap dan Pematuhan (CCC) tetapi kekal tidak terjual melebihi sembilan bulan selepas ianya dilancarkan untuk dijual pada atau selepas 1 Januari 1997.

iii. Maklumat harta tanah dalam pembinaan yang kekal belum terjual dan telah berada di pasaran melebihi sembilan bulan selepas ianya dilancarkan untuk dijual selepas 1 Januari 1997, dan

iv. Maklumat harta tanah yang belum dibina yang kekal belum terjual dan telah berada di pasaran melebihi sembilan bulan selepas ianya dilancarkan untuk dijual selepas 1 Januari 1997.

Kami ingin merakamkan penghargaan kepada semua yang telah menjayakan penerbitan ini, khususnya, kepada pemaju harta tanah yang telah terlibat dalam memberi maklumat yang berharga, dalam menjayakan kajian ini. Tanpa sokongan mereka, kami tidak mungkin dapat menerbitkan laporan ini.

Seperti yang telah diketahui, pasaran harta tanah yang sihat dan stabil tidak sahaja penting kepada individu tetapi juga kepada ekonomi negara pada keseluruhannya. Adalah menjadi harapan kami untuk menyediakan pembaca dengan maklumat yang berkualiti tinggi dan menepati masa. Kami amat mengalu-alukan maklum balas, komen serta cadangan daripada semua untuk memperbaiki lagi laporan ini. Kami boleh dihubungi melalui telefon atau faksimili kepada:

Pengarah
Pusat Maklumat Harta Tanah Negara (NAPIC)
Jabatan Penilaian dan Perkhidmatan Harta
Kementerian Kewangan Malaysia
Aras 7, Perbendaharaan 2
No.7, Persiaran Perdana
Presint 2
62592 Putrajaya
Malaysia

Telefon : 03-8886 9000
Faks : 03-8886 9007

FOREWORD

The Property Market Status Report disseminates four types of sales information namely:

i. *Sales performance of newly launched housing schemes as at H1 2025.*

ii. *Information on property overhang for residential overhang, retail shops overhang and industrial overhang. With effect from 1 January 2003, “property overhang” has been defined to include residential units, retail shops and industrial units, which were completed and issued with Certificate of Compliance and Completion (CCC) but remained unsold for more than nine months after it was launched for sale on or after 1 January 1997.*

iii. *Information on under construction property that remained unsold in the market for more than nine months after launching for sale after 1January 1997, and*

iv. *Information on not constructed property that remained unsold in the market for more than nine months after launching for sale after 1 January 1997.*

We would like to express our gratitude to all those who had made this publication a success, specifically, property developers who had participated and given their valuable inputs to make this survey a success. Without your support, we will not be able to publish this report.

It is a known fact that a healthy and stable property market is crucial to not only the individuals, but also to the country’s economy as a whole. It is our utmost wish to provide readers with high quality information in a timely manner. We welcome feedback, comments and suggestions from our readers to further improve this report. We can be contacted through telephone or fax to:

Director
National Property Information Centre (NAPIC)
Valuation and Property Services Department
Ministry of Finance Malaysia
Level 7, Perbendaharaan 2
No.7, Persiaran Perdana
Precinct 2,
62592 Putrajaya
Malaysia

Telephone: 03-8886 9000
Facsimile: 03-8886 9007

<u>Laporan Status Pasaran Harta Tanah H1 2025</u>
Property Market Status Report H1 2025

Kandungan/
Contents

Muka Surat/
Pages

Kandungan/
Contents

Muka Surat/
Pages

Ringkasan Status Pasaran Harta Tanah H1 2025
Property Market Status Summary H1 2025

Residential Property

State	New Launches	Overhang		Unsold			
				Under Construction		Not Constructed	
	Units	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	1,746	3,643	3164.22	4,599	3,088.89	3,979	3,209.54
WP Putrajaya	0	222	247.13	18	24.95	0	0.00
WP Labuan	0	41	13.41	89	57.78	0	0.00
Selangor	4,548	2,465	1980.98	11,470	7,400.95	2,299	1,237.81
Johor	5,401	3,209	2763.91	7,918	5,428.47	1,299	739.34
Pulau Pinang	1,104	2,485	1891.71	8,462	5,684.37	405	177.03
Perak	2,841	3,266	1067.28	7,258	2,280.55	1,058	343.36
Negeri Sembilan	2,683	1,802	718.52	3,225	1,663.43	1,096	478.87
Melaka	1,795	1,474	489.58	3,688	1,416.80	501	273.95
Kedah	1,206	807	283.31	2,511	1,035.13	279	130.73
Pahang	1,003	1,399	556.97	3,098	1,024.00	247	105.49
Terengganu	260	156	57.12	860	230.57	0	0.00
Kelantan	273	2,411	734.16	1,324	398.13	34	14.57
Perlis	0	39	9.19	233	92.87	52	23.90
Sabah	312	1,967	1709.68	5,056	2,387.27	239	102.55
Sarawak	208	1,525	747.92	5,224	2,462.37	1,177	611.82
MALAYSIA	**23,380**	**26,911**	**16,435.08**	**65,033**	**34,676.53**	**12,665**	**7,448.95**

Commercial Property

State	Shop					
	Overhang		Unsold			
			Under Construction		Not Constructed	
	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	11	3.85	16	23.48	0	0.00
WP Putrajaya	6	22.89	0	0.00	0	0.00
WP Labuan	0	0.00	0	0.00	0	0.00
Selangor	403	581.90	765	807.32	48	79.93
Johor	1,097	1,073.30	1,232	1,394.32	153	150.09
Pulau Pinang	77	47.19	220	256.38	0	0.00
Perak	588	280.81	230	129.76	92	51.54
Negeri Sembilan	384	250.33	279	368.40	113	228.86
Melaka	186	157.90	13	6.99	46	23.24
Kedah	286	183.58	106	51.59	0	0.00
Pahang	383	238.78	179	187.04	106	68.70
Terengganu	76	75.98	45	31.65	8	4.80
Kelantan	398	258.21	271	120.70	0	0.00
Perlis	54	32.53	23	12.63	0	0.00
Sabah	625	431.57	378	455.45	49	54.62
Sarawak	1,125	1,314.37	401	478.15	0	0.00
MALAYSIA	**5,699**	**4,953.19**	**4,158**	**4,323.87**	**615**	**661.77**

State	Serviced Apartment					
	Overhang		Unsold			
			Under Construction		Not Constructed	
	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	4,236	4,096.02	7,381	6,838.44	9,507	5,753.66
WP Putrajaya	72	27.10	0	0.00	0	0.00
WP Labuan	0	0.00	0	0.00	0	0.00
Selangor	2,303	1,379.61	15,675	6,709.28	1,601	1,037.98
Johor	9,323	7,859.05	6,168	3,792.84	508	199.85
Pulau Pinang	309	383.28	3,296	2,165.60	76	45.51
Perak	121	62.47	274	76.86	0	0.00
Negeri Sembilan	799	330.84	617	275.36	82	24.89
Melaka	0	0.00	1,567	758.37	0	0.00
Kedah	0	0.00	0	0.00	0	0.00
Pahang	381	206.65	2,633	1,820.00	0	0.00
Terengganu	16	7.45	0	0.00	0	0.00
Kelantan	225	42.30	549	227.24	0	0.00
Perlis	0	0.00	0	0.00	0	0.00
Sabah	31	6.20	1,328	600.49	0	0.00
Sarawak	67	26.64	2,156	1,036.58	158	60.06
MALAYSIA	**17,883**	**14,427.60**	**41,644**	**24,301.05**	**11,932**	**7,121.94**

State	SOHO					
	Overhang		Unsold			
			Under Construction		Not Constructed	
	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	627	552.20	911	392.93	0	0.00
WP Putrajaya	0	0.00	0	0.00	0	0.00
WP Labuan	0	0.00	0	0.00	0	0.00
Selangor	318	142.89	3,112	1,016.45	865	204.09
Johor	378	248.70	143	59.06	196	54.68
Pulau Pinang	985	395.01	188	117.26	0	0.00
Perak	6	0.80	52	11.18	0	0.00
Negeri Sembilan	0	0.00	0	0.00	0	0.00
Melaka	0	0.00	0	0.00	0	0.00
Kedah	0	0.00	0	0.00	0	0.00
Pahang	0	0.00	0	0.00	0	0.00
Terengganu	0	0.00	0	0.00	0	0.00
Kelantan	0	0.00	0	0.00	0	0.00
Perlis	0	0.00	0	0.00	0	0.00
Sabah	0	0.00	0	0.00	0	0.00
Sarawak	138	44.01	71	29.62	0	0.00
MALAYSIA	**2,452**	**1,383.61**	**4,477**	**1,626.50**	**1,061**	**258.77**

Industrial Property

State	Overhang		Unsold			
			Under Construction		Not Constructed	
	Units	Value (RM Mil)	Units	Value (RM Mil)	Units	Value (RM Mil)
WP Kuala Lumpur	0	0.00	0	0.00	0	0.00
WP Putrajaya	0	0.00	0	0.00	0	0.00
WP Labuan	0	0.00	8	14.51	0	0.00
Selangor	40	94.53	212	1,098.64	0	0.00
Johor	105	138.17	119	319.10	0	0.00
Pulau Pinang	7	22.40	31	205.50	0	0.00
Perak	78	59.63	19	11.30	0	0.00
Negeri Sembilan	40	22.23	267	345.86	0	0.00
Melaka	0	0.00	59	72.18	41	38.30
Kedah	14	6.99	17	20.40	0	0.00
Pahang	44	31.18	33	40.56	0	0.00
Terengganu	14	4.95	0	0.00	0	0.00
Kelantan	0	0.00	0	0.00	0	0.00
Perlis	8	12.00	24	30.00	0	0.00
Sabah	63	215.74	13	15.16	0	0.00
Sarawak	283	182.91	70	137.74	6	7.20
MALAYSIA	**696**	**790.72**	**872**	**2,310.95**	**47**	**45.50**

1.0 HARTA TANAH KEDIAMAN

1.1 Pelancaran Baru Skim Perumahan

Pelancaran baharu kediaman pada separuh pertama 2025 agak perlahan berbanding tempoh yang sama tahun sebelumnya di mana berkurangan 45.9% kepada 23,380 unit (H1 2024: 43,246 unit). Prestasi jualan mencatatkan 24.0%.

Kediaman bertanah membentuk 70.8% (16,556 unit) daripada jumlah pelancaran baharu, manakala kediaman strata merekodkan 29.2% (6,824 unit).

Trend pelancaran baharu kediaman bagi H1 2022 hingga H1 2025 seperti **Carta 1**.

Pada separuh pertama 2025, bilangan pelancaran baharu paling tinggi dicatatkan di Johor iaitu sebanyak 5,401 unit, diikuti Selangor dan Perak masing-masing sebanyak 4,548 unit dan 2,841 unit.

Jenis kediaman rumah teres dua hingga tiga tingkat mendominasi bilangan pelancaran baharu bagi separuh pertama 2025 sebanyak 37.3%. Manakala jenis kondominium/ pangsapuri dan rumah teres satu tingkat masing-masing sebanyak 28.4% dan 21.4%.

Kediaman berharga RM300,001 hingga RM500,000 menerajui syer pasaran baharu dilancar sebanyak 35.1% (8,215 unit), diikuti 32.0% kediaman berharga RM500,001 hingga RM1,000,000 (7,491 unit) dan 23.6% untuk kediaman berharga RM300,000 dan ke bawah (5,506 unit).

1.0 RESIDENTIAL PROPERTY

1.1 Newly Launched Housing Scheme

Newly launched housing scheme in the first half of 2025 has been relatively slow compared to the same period last year, experiencing a decrease of 45.9% to 23,380 units (H1 2024: 43,246 units). Sales performance recorded at 24.0%.

Landed properties account for 70.8% (16,556 units) of the total new launches, while stratified properties represent 29.2% (6,824 units).

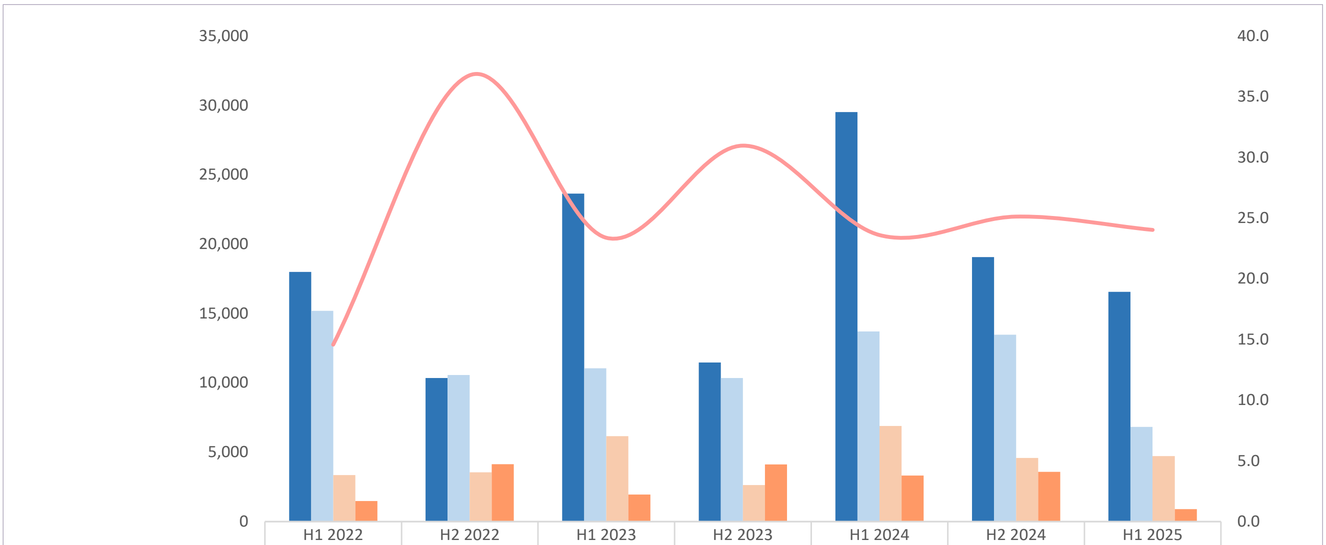
*The trend of new residential launches from H1 2022 to H1 2025 is illustrated in **Chart 1**.*

In the first half of 2025, the highest number of new launches was recorded in Johor, totaling 5,401 units, followed by Selangor and Perak with 4,548 units and 2,841 units, respectively.

Property type of two to three storey terrace house dominates the number of new launches for the first half of 2025, accounting for 37.3% of the total new launches. Meanwhile, condominium/ apartment and single storey terraces house make up 28.4% and 21.4% respectively.

Residential properties priced RM300,001 and RM500,000 dominates the newly launched market share at 35.1% (8,215 units), followed by 32.0% of properties priced RM500,001 to RM1,000,000 (7,491 units), and 23.6% for properties priced RM300,000 and below (5,506 units).

Chart 1: Trend of Newly Launched Residential H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Unit Launched - Landed	18,009	10,348	23,643	11,471	29,533	19,070	16,556
Unit Launched - Stratified	15,196	10,565	11,054	10,358	13,713	13,468	6,824
Unit Sold - Landed	3,360	3,547	6,157	2,638	6,887	4,583	4,729
Unit Sold - Stratified	1,481	4,144	1,957	4,124	3,323	3,594	890
Sales Performance (%)	14.6	36.8	23.4	31.0	23.6	25.1	24.0

Chart 2: Volume of Newly Launched Residential by State H1 2025

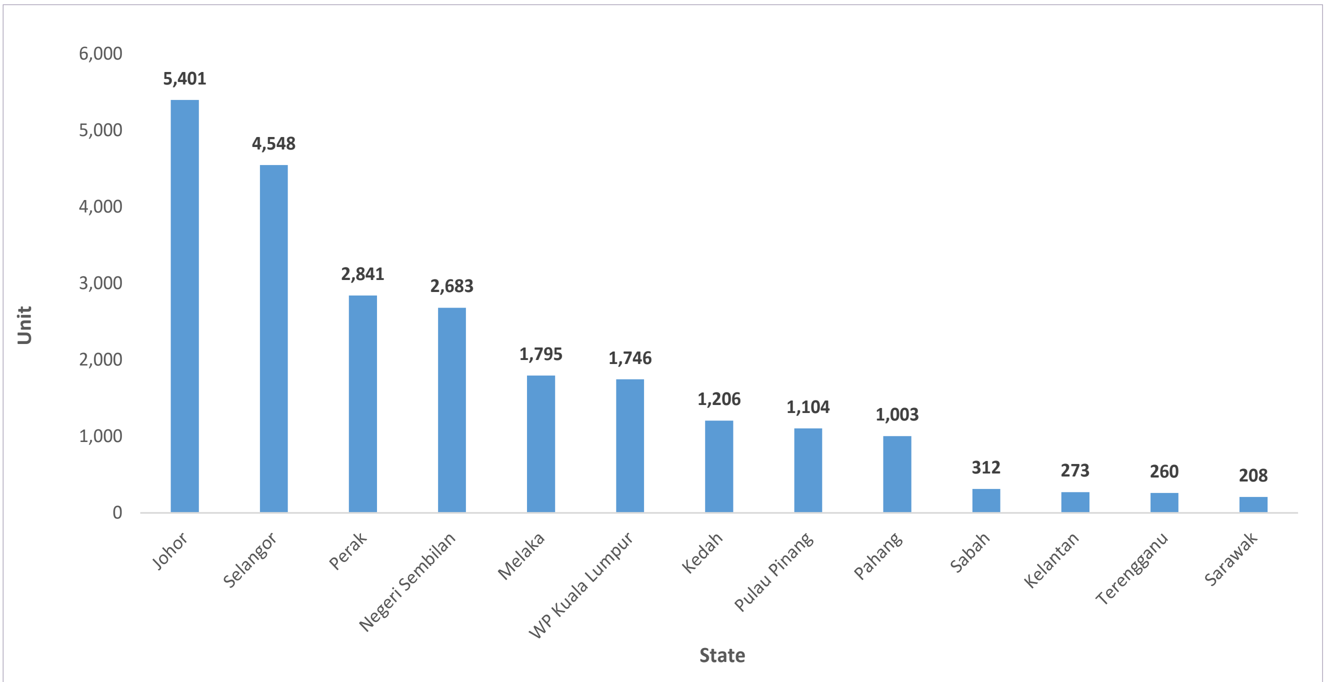


Chart 3: New Residential Units Launched by Property Type

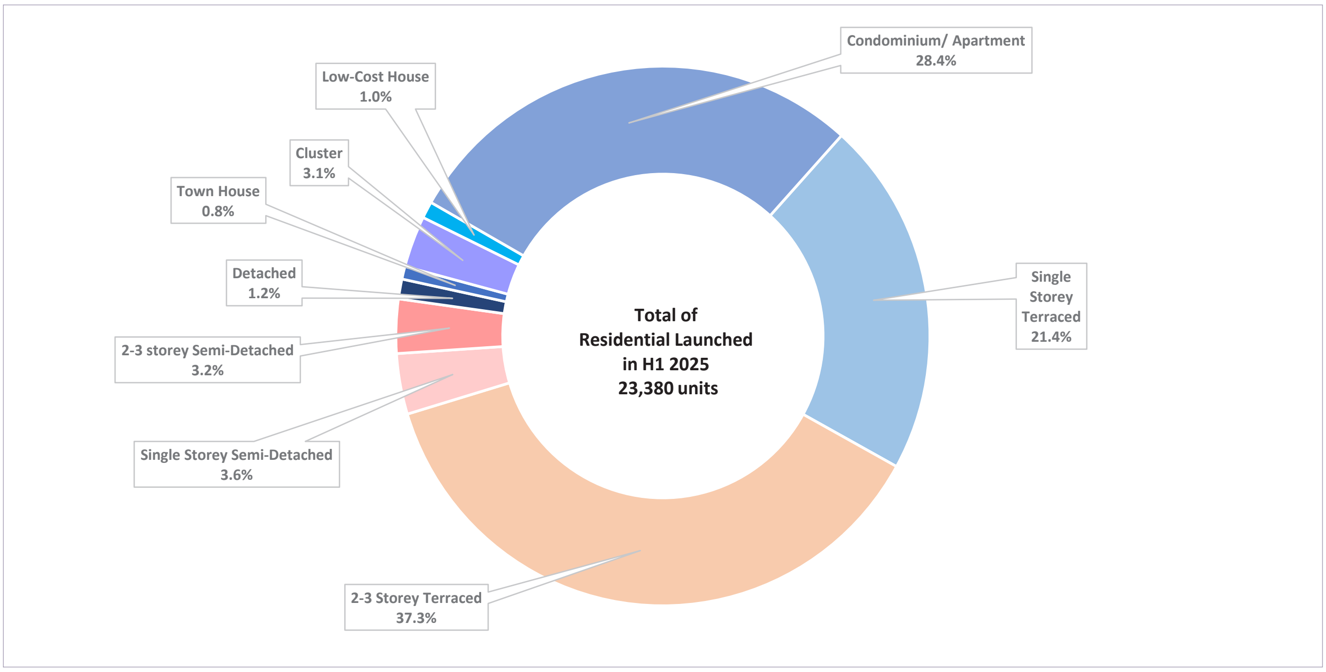
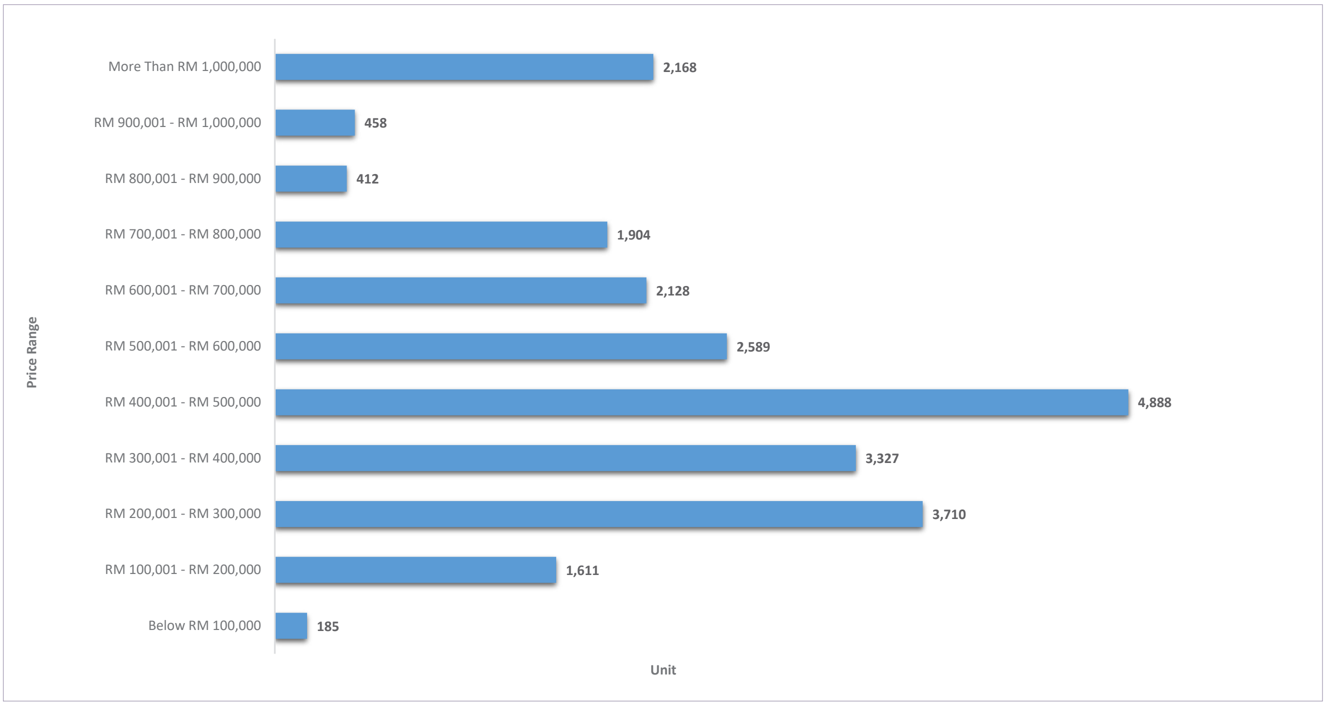


Chart 4: Newly Launched Residential by Price Range H1 2025



1.2 Kediaman Siap Dibina Tidak Terjual

Bagi separuh pertama tahun 2025, sebanyak 26,911 unit kediaman tidak terjual direkodkan dengan nilai keseluruhan berjumlah RM16.44 bilion. Jumlah ini menunjukkan peningkatan sebanyak 18.9% dari segi bilangan dan 15.4% dari segi nilai berbanding tempoh yang sama pada tahun 2024. Berbanding tempoh sebelumnya, bilangan dan nilai ini meningkat sebanyak 16.3% dan 17.9% (H2 2024: 23,149 unit, RM13.94 billion).

W. P Kuala Lumpur mencatat jumlah kediaman siap dibina tidak terjual tertinggi iaitu sebanyak 3,643 unit (13.5%), diikuti oleh Perak sebanyak 3,266 unit (12.1%) dan Johor sebanyak 3,209 unit (11.9%).

Dari segi jenis hartanah, kondominium dan pangsapuri merupakan kategori tertinggi dalam senarai siap dibina tidak terjual, melibatkan 15,584 unit (57.9%). Rumah teres menyumbang sebanyak 6,699 unit (24.9%), manakala rumah berkembar dan rumah sesebuah mencatatkan sejumlah 2,643 unit (9.8%). Selebihnya, iaitu 7.4%, terdiri daripada jenis kediaman lain. Unit kediaman siap tidak terjual mengikut jenis ditunjukkan di **Carta 8**.

Berdasarkan julat harga, unit siap dibina tidak terjual bernilai melebihi RM500,000 merekodkan peratusan tertinggi iaitu 37.4% (10,076 unit). Harta tanah yang berharga antara RM300,001 hingga RM500,000 mencatat 26.5% (7,125 unit), manakala unit yang berharga RM300,000 dan ke bawah merangkumi 36.1% (9,710 unit).

Projek kediaman yang berada di pasaran 5 hingga 10 tahun mendominasi unit siap dibina tidak terjual sebanyak 13,190 unit, mewakili 49.0% daripada jumlah keseluruhan, diikuti 29.4% bagi unit yang berada di pasaran bawah 3 tahun (7,913 unit). Unit yang berada 3 hingga 5 tahun mewakili 14.4% (3,863 unit) dan unit melebihi 10 tahun mewakili 7.2% (1,945 unit).

1.2 Residential Property Unsold Completed

During the first half of 2025, a total of 26,911 unsold residential units were recorded, with a total value of RM16.44 billion. This reflects a year-on-year increase of 18.9% in volume and 15.4% in value compared to the same period in 2024. Compared to the previous period, volume and value also increased by 16.3% and 17.9% (H2 2024: 23,149 units, RM13.94 billion).

W. P Kuala Lumpur recorded the highest number of unsold completed units at 3,643 units (13.5%), followed by Perak with 3,266 units (12.1%) and Johor with 3,209 units (11.9%).

In terms of property type, condominiums and apartments constituted the highest category of unsold completed units, involving 15,584 units (57.9%). Terraced houses accounted for 6,699 units (24.9%), while semi-detached and detached houses collectively recorded 2,643 units (9.8%). The remaining 7.4% was represented by other categories of residential properties. The distribution of unsold completed residential units by type is illustrated in ***Chart 8****.*

From a pricing perspective, properties priced above RM500,000 constituted the largest proportion of the unsold completed at 37.4% (10,076 units). This was followed by properties priced between RM300,001 and RM500,000, which accounted for 26.5% (7,125 units), while those priced at RM300,000 and below represented 36.1% (9,710 units).

Residential projects on the market for 5 to 10 years dominate the unsold completed units, totalling 13,190 units, which accounts for 49.0% of the overall. This is followed by 29.4% for units on the market for less than 3 years (7,913 units). Units aged 3 to 5 years represent 14.4% (3,863 units), while those exceeding 10 years account for 7.2% (1,945 units).

Chart 5: Volume of Residential Unsold Completed H1 2022 – H1 2025

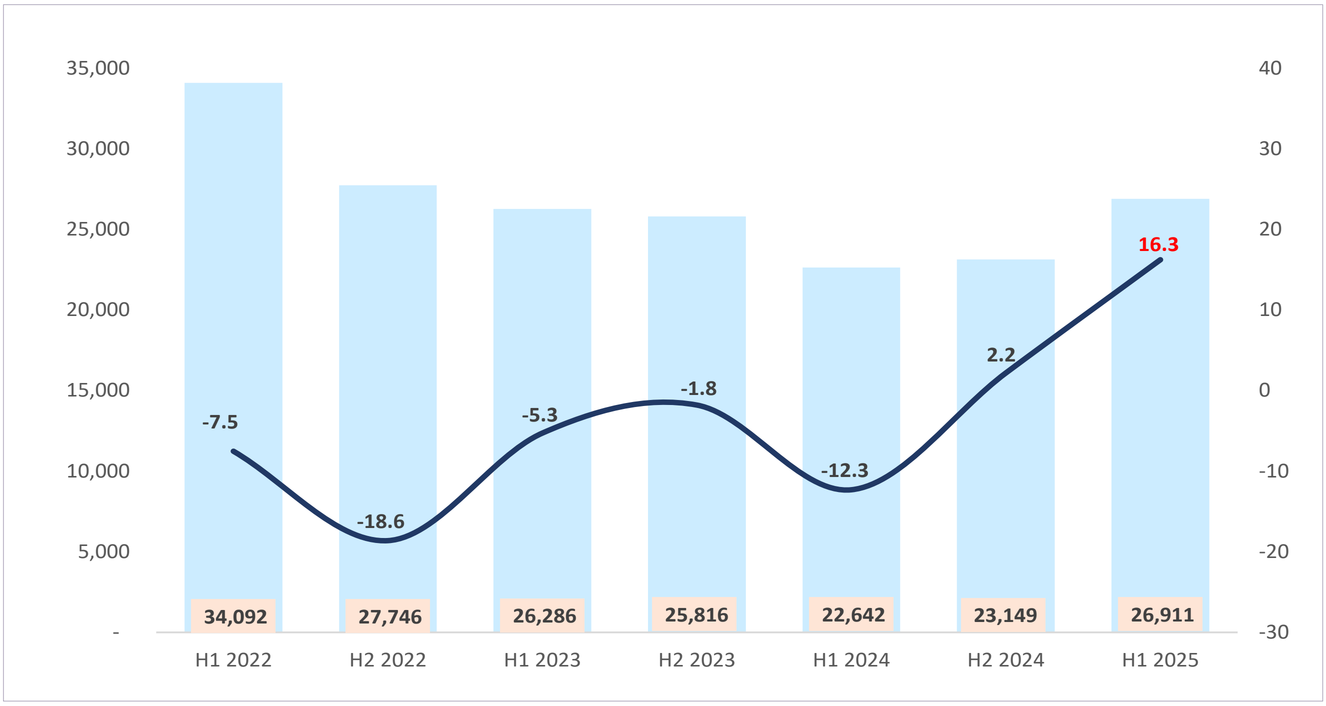


Chart 6: Value of Residential Unsold Completed H1 2022 – H1 2025

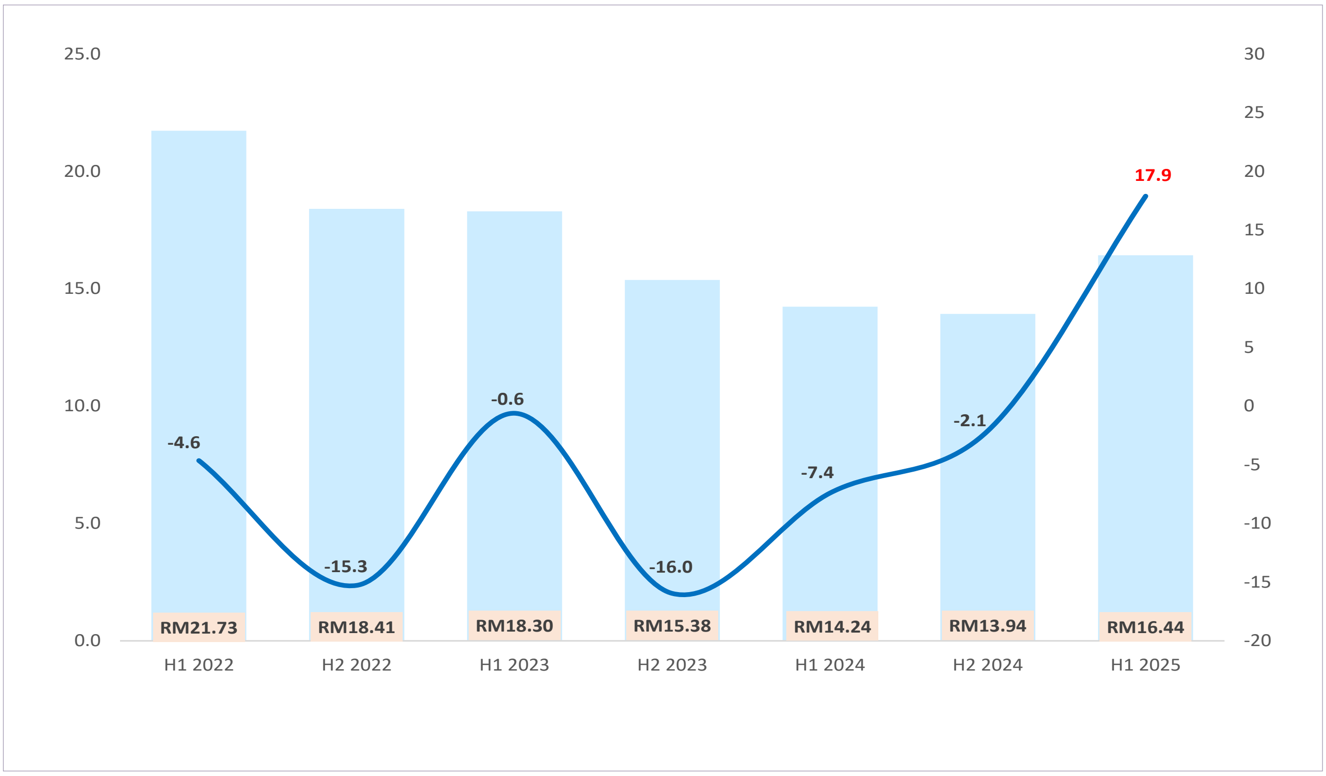


Chart 7: Residential Unsold Completed by State H1 2025

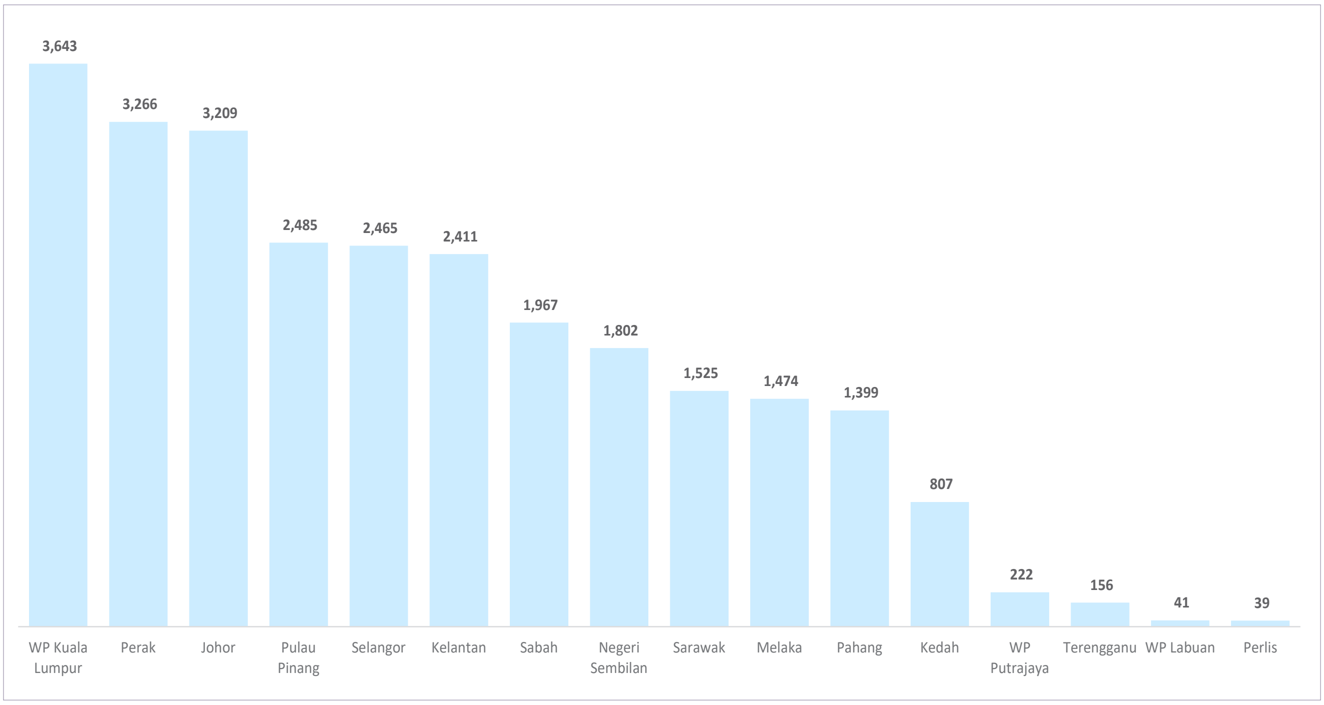


Chart 8: Residential Unsold Completed by Type H1 2025

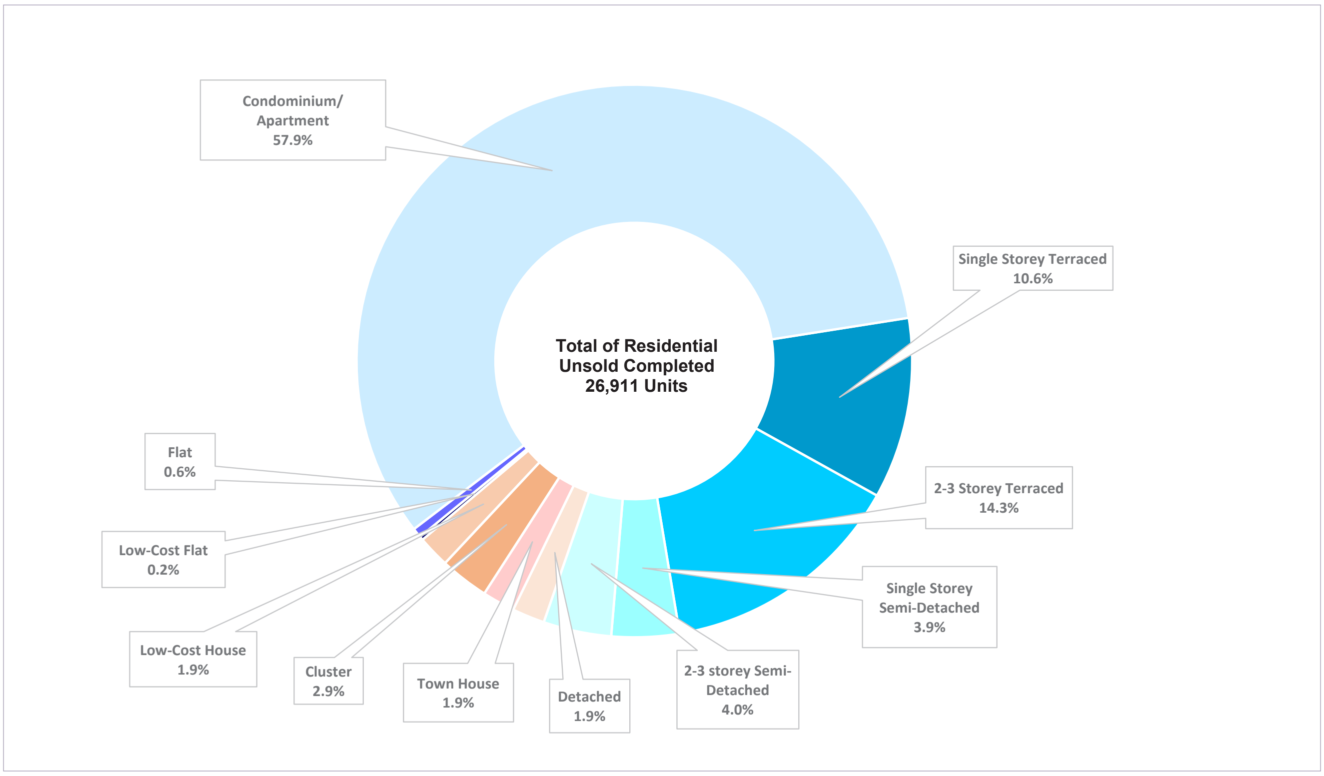


Chart 9: Residential Unsold Completed by Price Range H1 2025

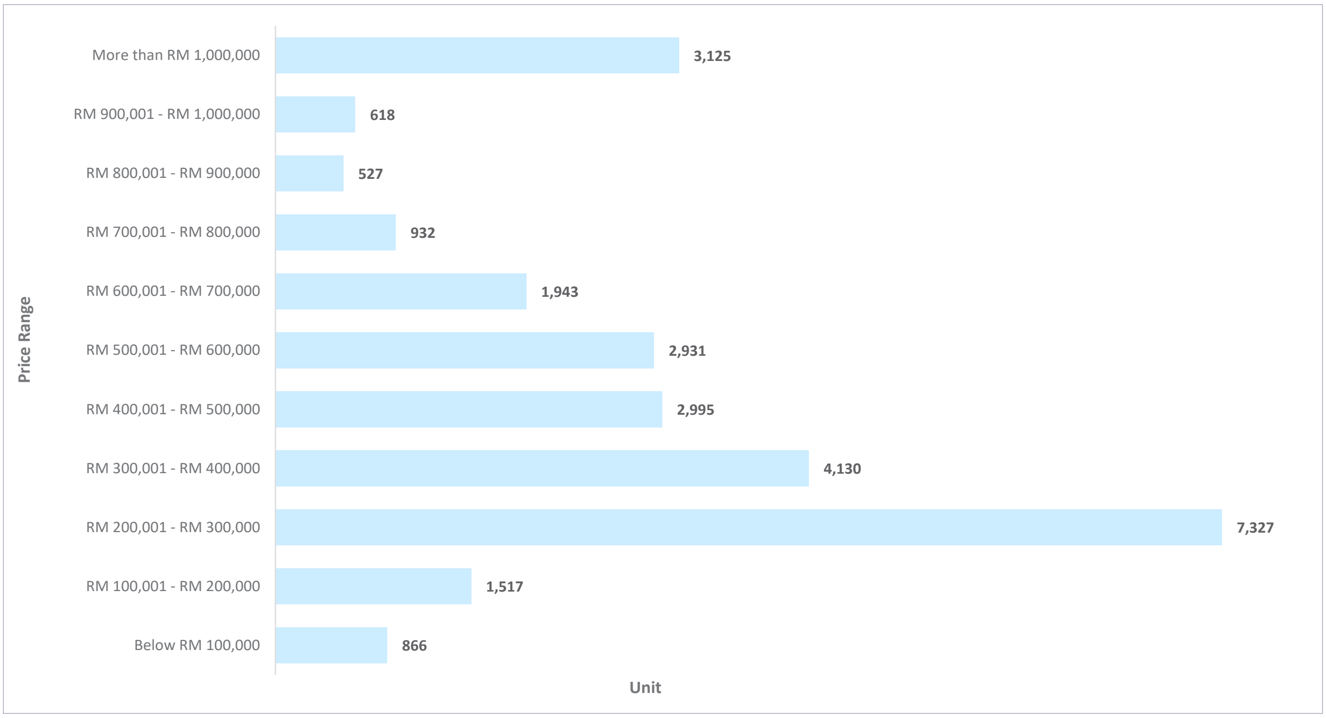
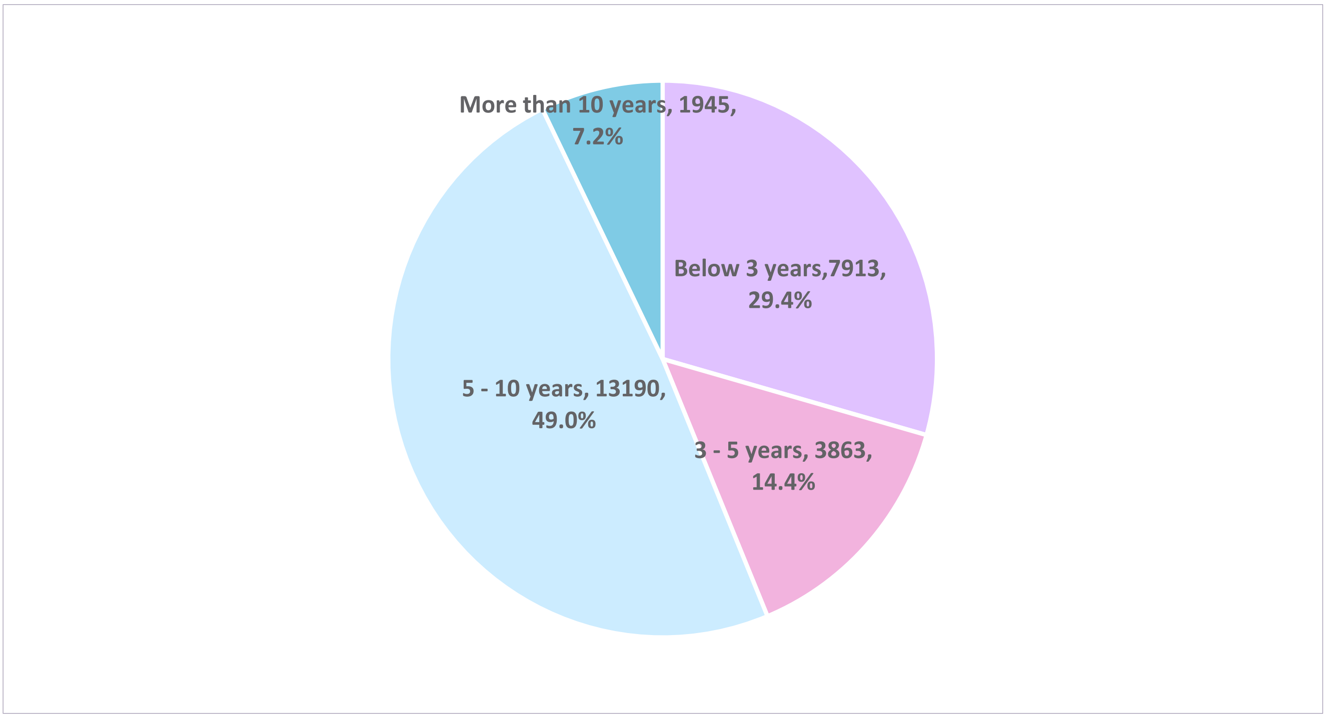


Chart 10: Residential Unsold Completed by Tenure H1 2025



1.3 Dalam Pembinaan Belum Terjual

Sehingga separuh pertama tahun 2025, jumlah unit kediaman dalam pembinaan belum terjual mencatat peningkatan sebanyak 12.2%, menjadikan jumlah keseluruhan sebanyak 65,033 unit, berbanding tempoh yang sama pada tahun 2024.

Bilangan dan nilai meningkat dari tempoh sebelumnya sebanyak 6.7% dan 16.4% (H2 2024: 60,934 unit, RM29.80 billion).

Selangor merekodkan pegangan tertinggi dalam segmen ini dengan sumbangan sebanyak 17.6%, diikuti oleh Pulau Pinang (13.0%) dan Johor (12.2%).

Dari segi jenis harta tanah, kondominium dan pangsapuri merupakan kategori tertinggi, merangkumi 36.8% (23,962 unit) daripada keseluruhan unit kediaman dalam pembinaan belum terjual.

Mengikut julat harga, unit yang berharga melebihi RM500,000 mencatat peratusan tertinggi iaitu 35.3% (22,940 unit). Ini diikuti oleh unit berharga RM300,000 dan ke bawah sebanyak 33.0% (21,480 unit), manakala 31.7% (20,613 unit) dalam julat harga RM300,001 hingga RM500,000.

1.3 Unsold Under Construction

As of the first half of 2025, the number of unsold under construction residential units rose by 12.2%, reaching a total of 65,033 units, compared to the corresponding period in 2024.

Volume and value also increased from the previous period by 6.7% and 16.4% (H2 2024: 60,934 units, RM29.80 billion).

Selangor recorded the highest share in this segment, contributing 17.6%, followed by Pulau Pinang (13.0%) and Johor (12.2%).

In terms of property type, condominiums and apartments constituted the highest category, accounting for 36.8% (23,962 units) of the total unsold under construction residential units.

By price range, units priced above RM500,000 recorded the highest percentage at 35.3% (22,940 units). This was followed by units priced RM300,000 and below at 33.0% (21,480 units), while 31.7% (20,613 units) were within the range of RM300,001 to RM500,000.

Chart 11: Trend of Unsold Under Construction Residential H1 2022 – H1 2025

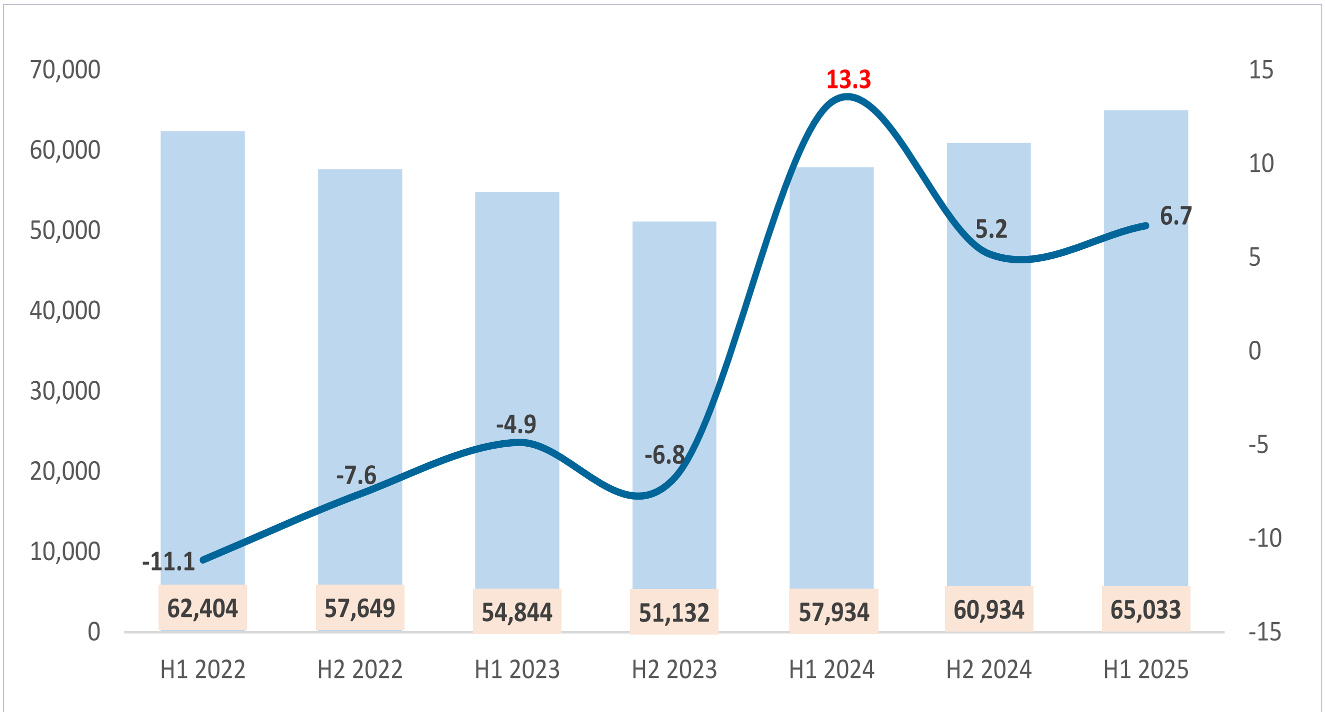


Chart 12: Unsold Under Construction Residential by State H1 2025

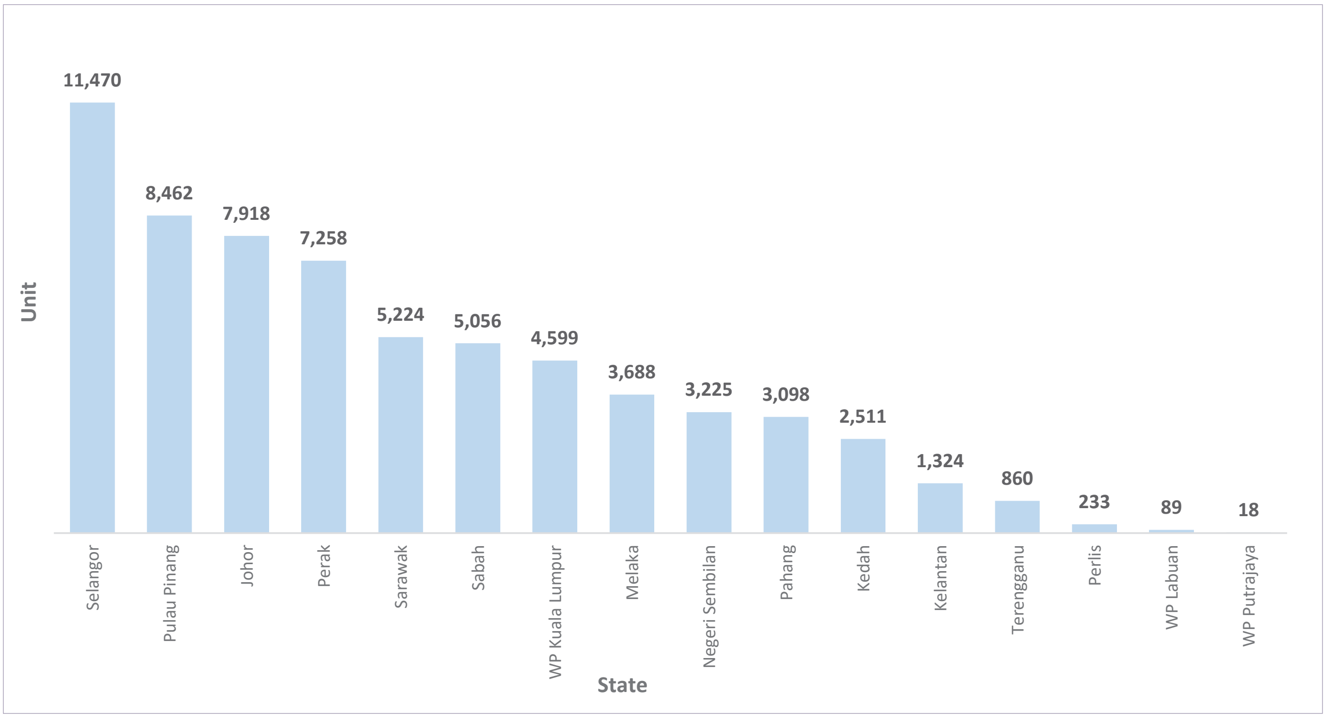


Chart 13: Residential Unsold Under Construction by Type H1 2025

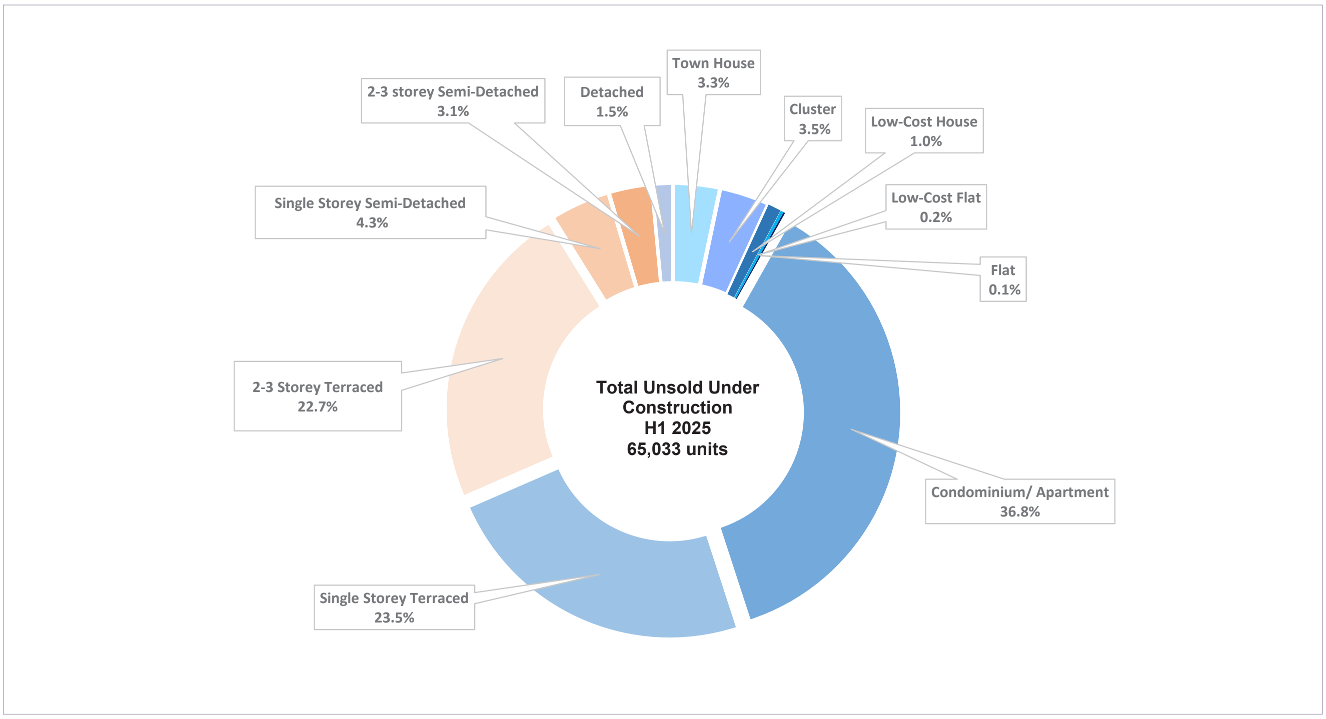
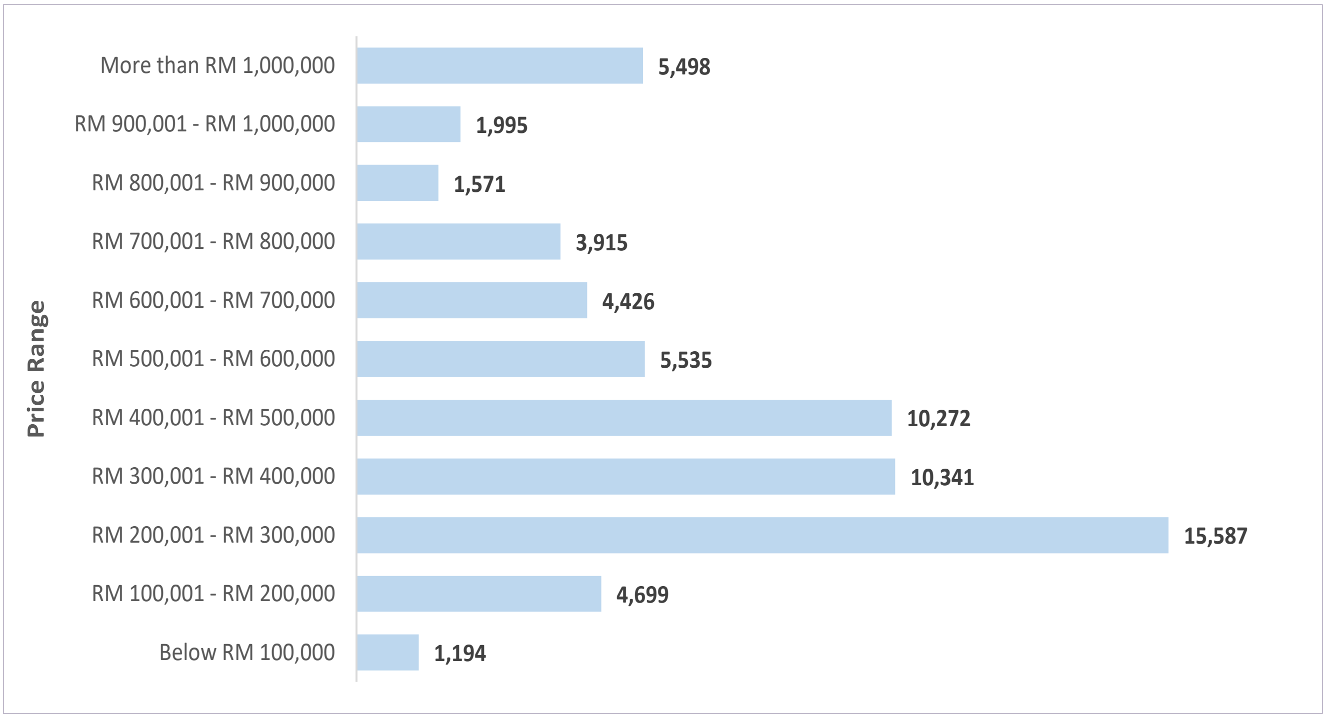


Chart 14: Unsold Under Construction by Price Range H1 2025



1.4 Belum Dibina Belum Terjual

Unit kediaman belum dibina belum terjual merekodkan 12,665 unit, meningkat sebanyak 53.1% berbanding separuh kedua 2024 (H2 2024: 8,274 unit). Bilangan ini juga dilihat meningkat 26.5% berbanding tempoh yang sama pada tahun lepas. (H1 2024: 10,010 unit).

W. P Kuala Lumpur mencatat pegangan pasaran tertinggi dalam segmen ini iaitu 31.4%, diikuti oleh Selangor sebanyak 18.2%.

Kondominium dan pangsapuri menyumbang bahagian terbesar dalam kategori ini, merangkumi 41.6% (5,274 unit) daripada jumlah keseluruhan. Agihan unit tidak terjual belum dibina mengikut jenis harta tanah diperincikan dalam Carta 17.

Mengikut julat harga, unit yang berharga melebihi RM500,000 mencatat peratusan tertinggi, iaitu 43.4% (5,494 unit). Ini diikuti oleh unit kediaman dalam kategori mampu milik berharga bawah RM300,000, yang menyumbang 31.1% (3,943 unit).

Unit kediaman belum dibina belum terjual mengikut harga ditunjukkan di **Carta 18**.

1.4 Unsold Not Constructed

The number of unsold not constructed residential units has recorded a total of 12,665 units, reflecting an increase of 53.1% compared to the second half of 2024 (H2 2024: 8,274 units). This figure also shows a rise of 26.5% compared to the same period last year (H1 2024: 10,010 units).

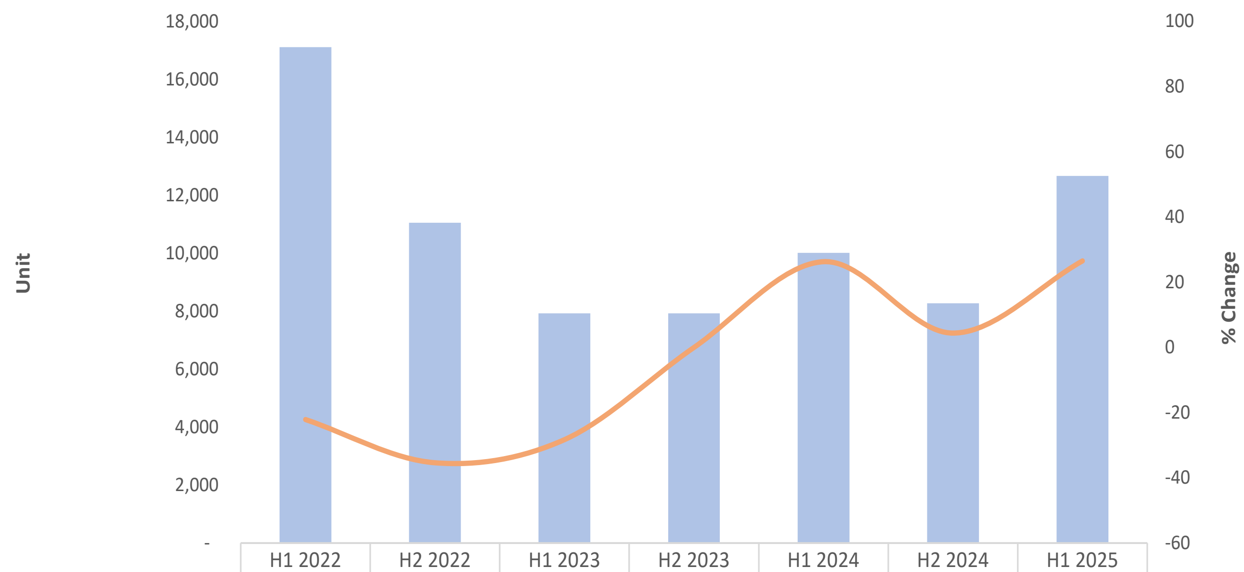
W. P Kuala Lumpur recorded the highest market share in this segment at 31.4%, followed by Selangor at 18.2%.

Condominiums and apartments contributed the largest proportion in this category, making up 41.6% (5,274 units) of the total. The distribution of unsold not constructed units by property type is detailed in Chart 17.

In terms of price range, units priced above RM500,000 recorded the highest percentage at 43.4% (5,494 units). This was followed by affordable housing units priced below RM300,000, which accounted for 31.1% (3,943 units).

The residential unsold not constructed according to the prices indicated in ***Chart 18****.*

Chart 15: Trend of Unsold Not Constructed Residential H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Residential (Unit)	17,103	11,053	7,927	7,926	10,010	8,274	12,665
Residential (% Change)	-22.1	-35.4	-28.3	0.0	26.3	4.4	26.5

Chart 16: Unsold Not Constructed by State H1 2025

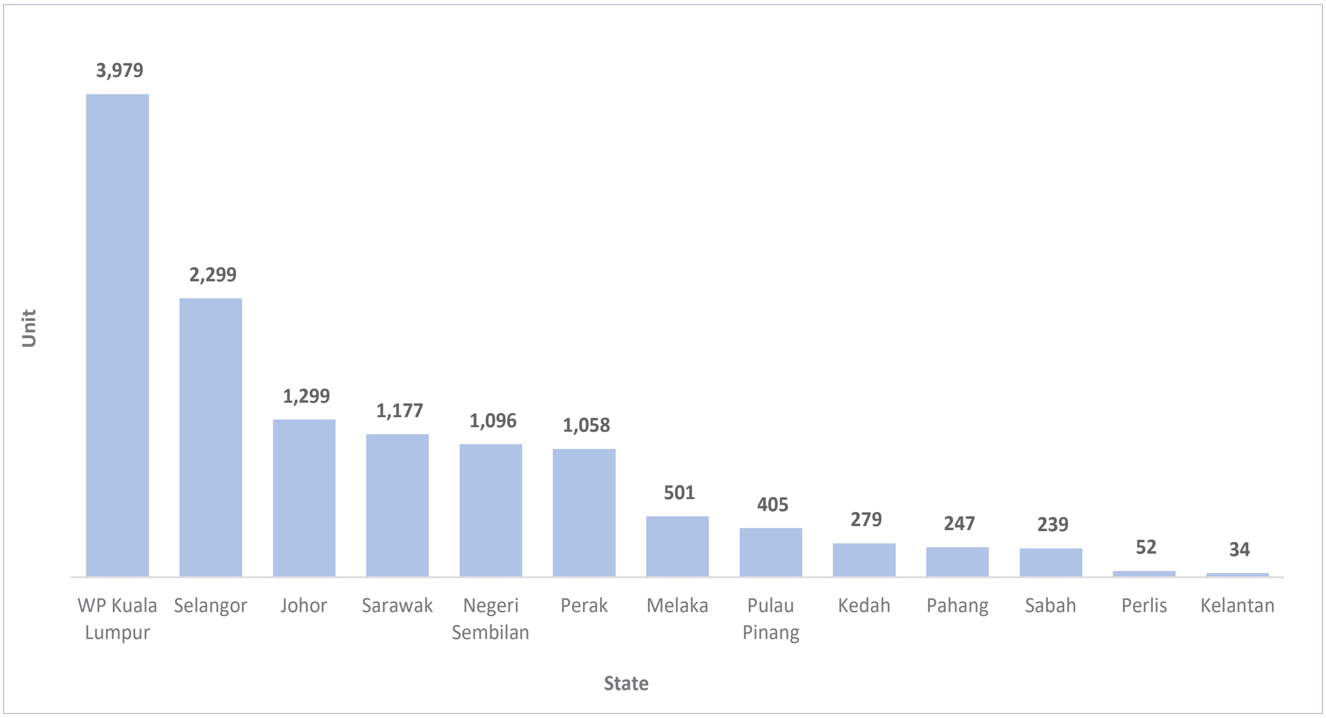


Chart 17: Residential Unsold Not Constructed by Type H1 2025

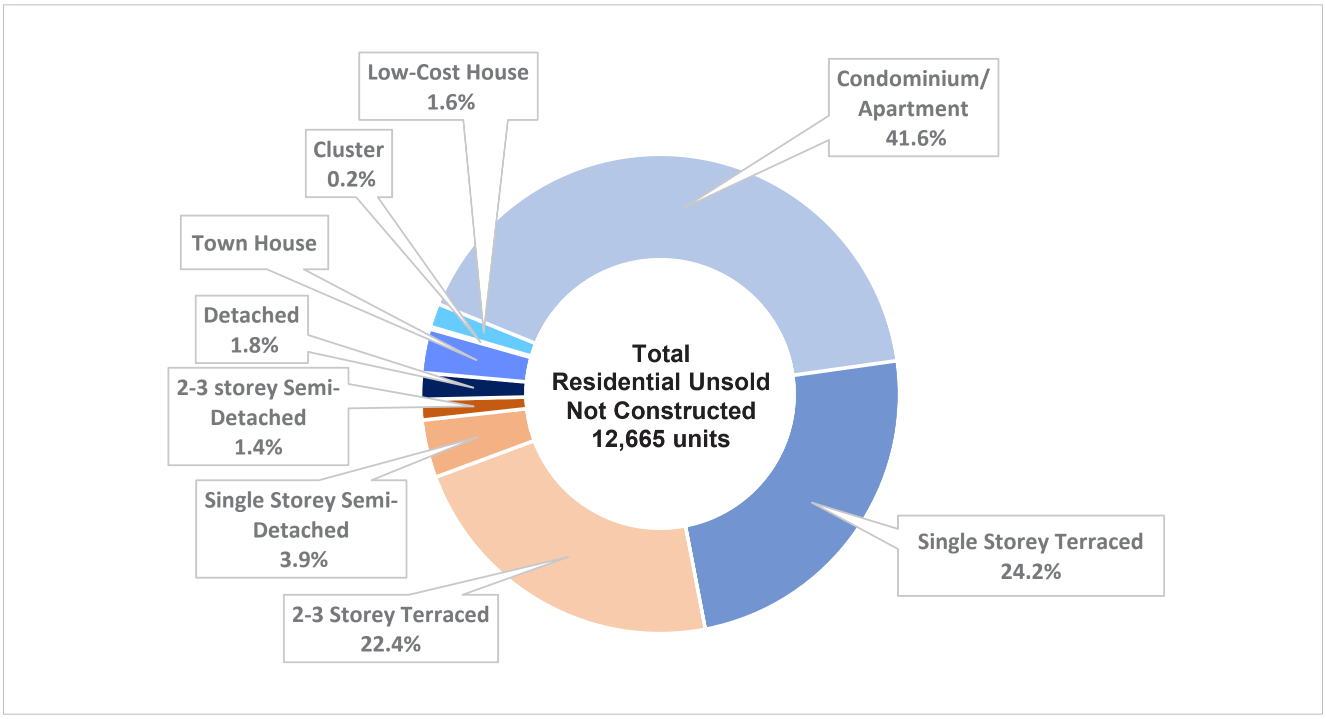
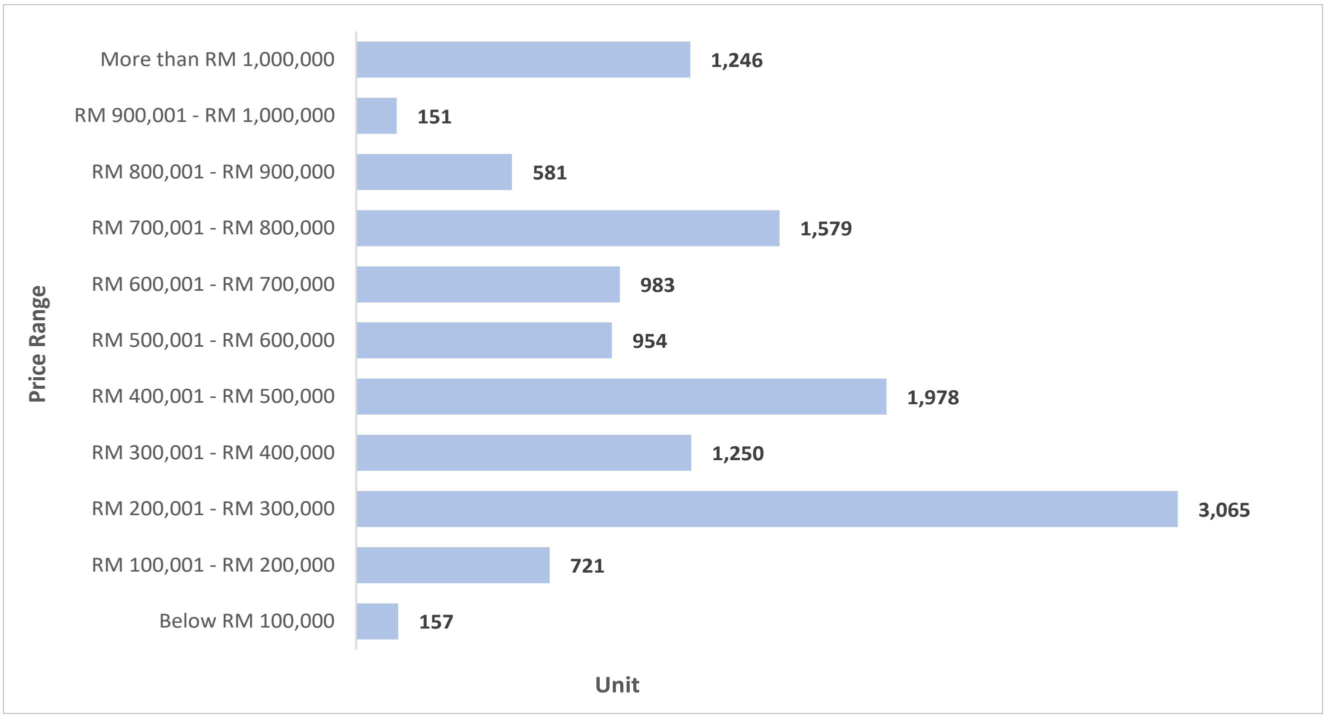


Chart 18: Unsold Not Constructed by Price Range H1 2025



2.0 HARTA TANAH PERDAGANGAN

2.1 Harta Tanah Siap Dibina Tidak Terjual

Bilangan harta tanah perdagangan siap dibina tidak terjual bagi separuh pertama 2025 merekodkan 26,034 unit bernilai RM20.76 bilion, berkurang 4.3% dari segi bilangan dan 5.0% dari segi nilai berbanding separuh kedua 2024 (H2 2024: 27,213 unit).

Jumlah ini juga dilihat berkurang dari segi bilangan dan nilai masing-masing 9.2% dan 11.9% berbanding tempoh yang sama pada tahun lepas (H1 2024: 28,682 unit, RM23.58 billion).

Pangsapuri khidmat menyumbang bilangan harta tanah perdagangan siap dibina tidak terjual tertinggi sebanyak 17,883 unit (68.7%) bernilai RM14.43 bilion. Manakala kedai dan SOHO masing-masing sebanyak 5,699 unit (21.9%) dan 2,452 unit (9.4%).

Johor mencatatkan syer pasaran terbesar harta tanah perdagangan siap dibina tidak terjual sebanyak 10,798 unit (41.5%), diikuti oleh W. P Kuala Lumpur 4,874 unit (18.7%) dan Selangor 3,024 unit (11.6%).

Harta tanah perdagangan siap dibina tidak terjual dalam lingkungan harga RM500,001 hingga RM1,000,000 memegang jumlah majoriti paling tinggi sebanyak 55.3%, diikuti oleh unit berharga melebihi RM1,000,000 sebanyak 21.7%. Sementara itu, harta tanah perdagangan berharga RM500,000 ke bawah mencatatkan syer 23.0% (6,000 unit).

2.0 COMMERCIAL PROPERTY

2.1 Property Unsold Completed

The number of unsold completed commercial properties in the first half of 2025 recorded 26,034 units valued of RM20.76 billion, representing a decrease of 4.3% in term of volume and 5.0% in term of value compared to the second half of 2024 (H2 2024: 27,213 units).

This figure also observed to have decrease in term of volume and value by 9.2% and 11.9% respectively, compared to the same period last year (H1 2024: 28,682 units, RM23.58 billion).

Serviced apartments contributed the highest number of unsold completed commercial properties at 17,883 units (68.7%) valued at RM14.43 billion. In contrast, the figures for retail shops and SOHO stand at 5,699 units (21.9%) and 2,452 units (9.4%), respectively.

Johor hold the largest market share of unsold completed commercial properties with 10,798 units (41.5%), followed by W. P Kuala Lumpur with 4,874 units (18.7%) and Selangor 3,024 unit (11.6%).

Unsold completed commercial properties within the price range RM500,001 to RM1,000,000 represented the highest proportion at 55.3%, followed by those priced above RM1,000,000 at 21.7%. Meanwhile, commercial properties priced RM500,000 and below accounted for 23.0% (6,000 units).

Chart 19: Volume of Commercial Property Unsold Completed H1 2022 - H1 2025

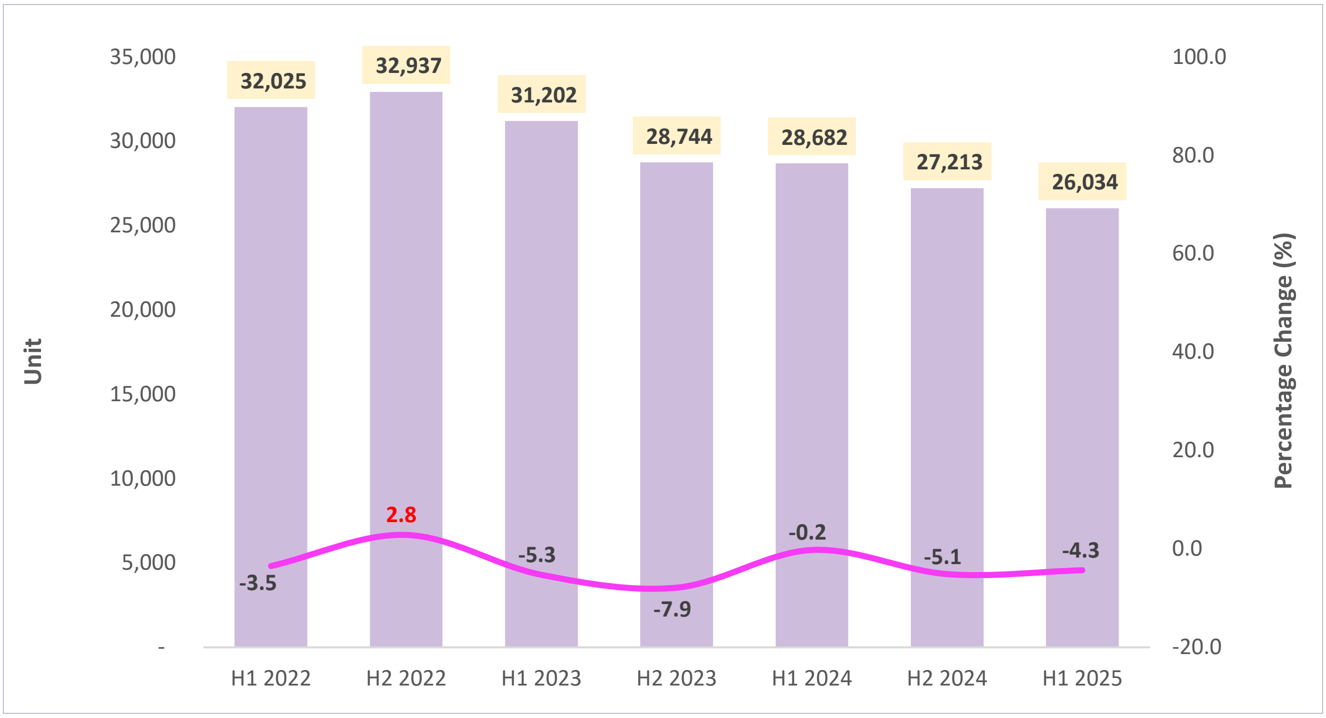


Chart 20: Value of Commercial Property Unsold Completed H1 2022 - H1 2025

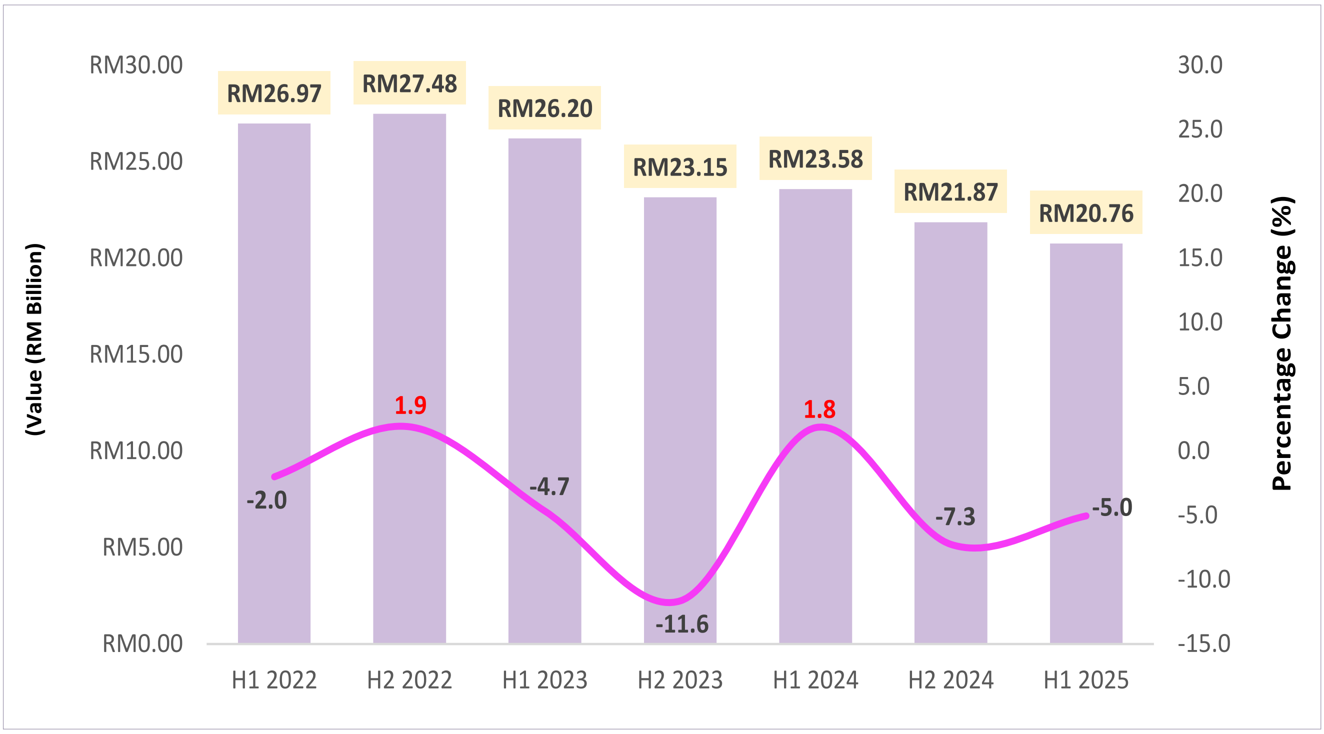
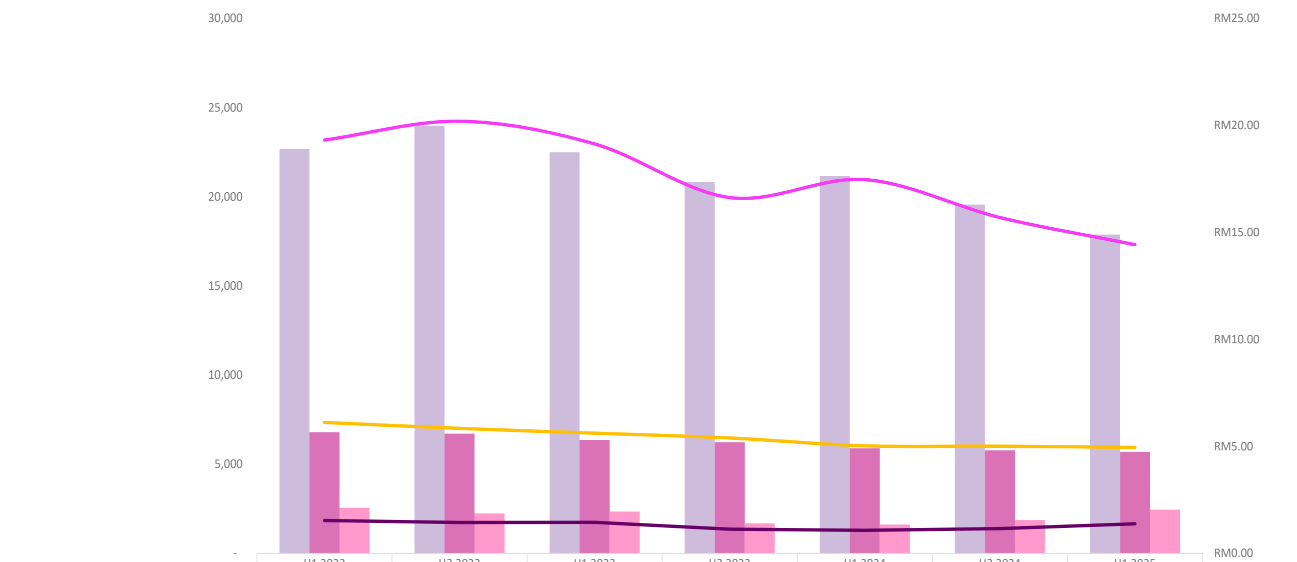


Chart 21: Volume and Value of Commercial Property Unsold Completed H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Serviced Apartment (Unit)	22,674	23,978	22,497	20,825	21,158	19,564	17,883
Shops (Unit)	6,796	6,720	6,362	6,233	5,901	5,777	5,699
SOHO (Unit)	2,555	2,239	2,343	1,686	1,623	1,872	2,452
Serviced Apartment Value (RM Billion)	19.32	20.19	19.13	16.63	17.47	15.70	14.43
Shops Value (RM Billion)	6.12	5.84	5.62	5.39	5.03	5.01	4.95
SOHO Value (RM Billion)	1.54	1.45	1.45	1.13	1.08	1.16	1.38

Chart 22: Commercial Property Unsold Completed by State H1 2025

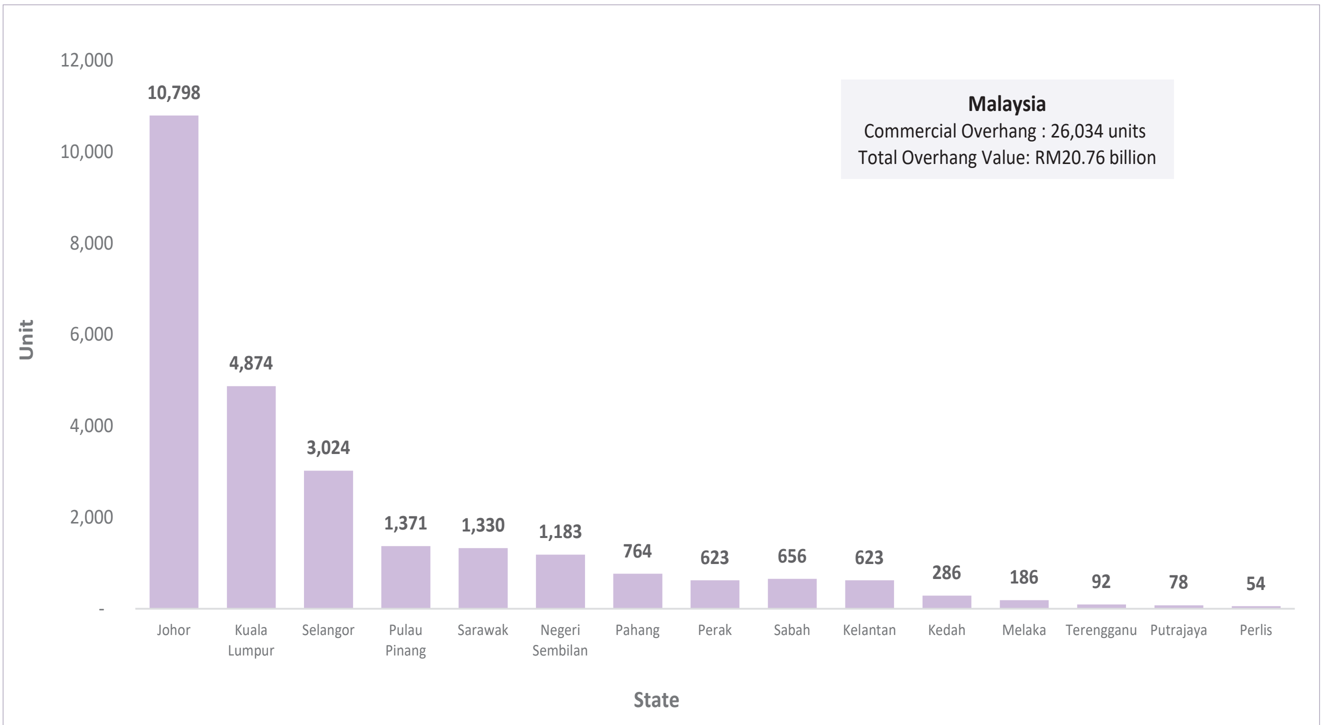


Chart 23: Commercial Unsold Completed by Type H1 2025

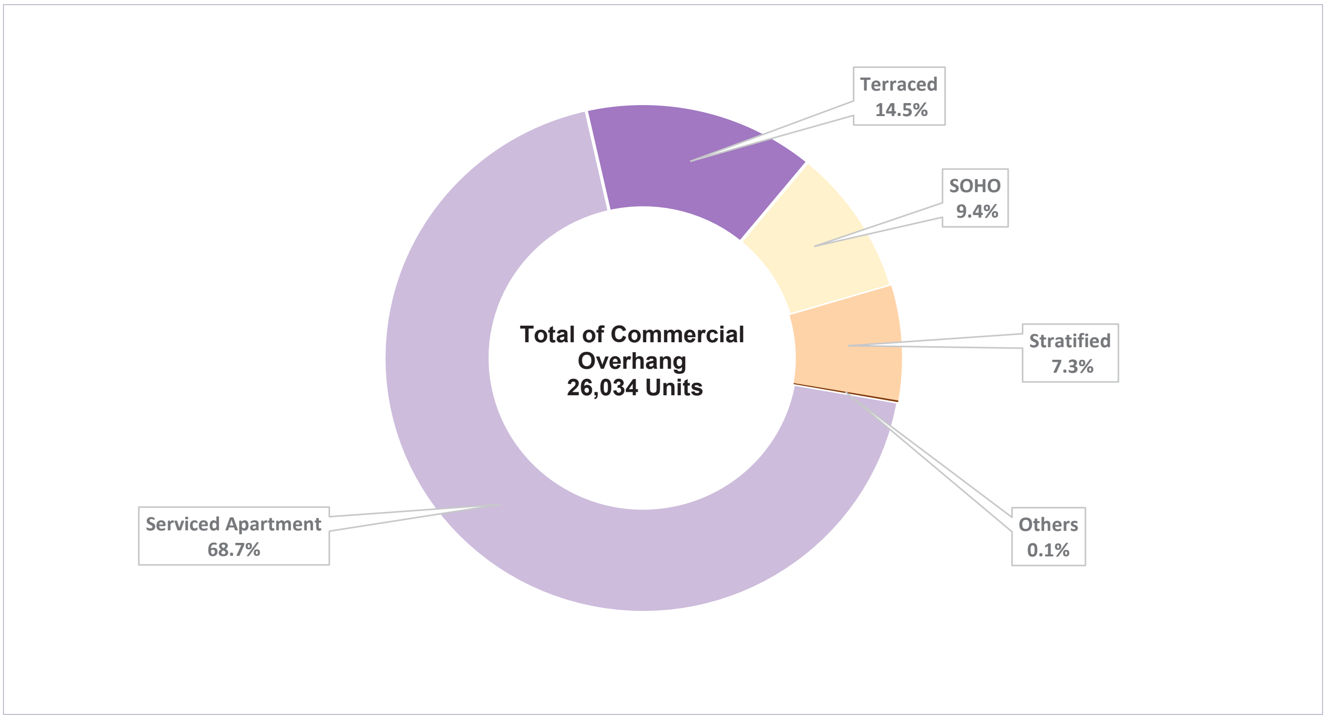
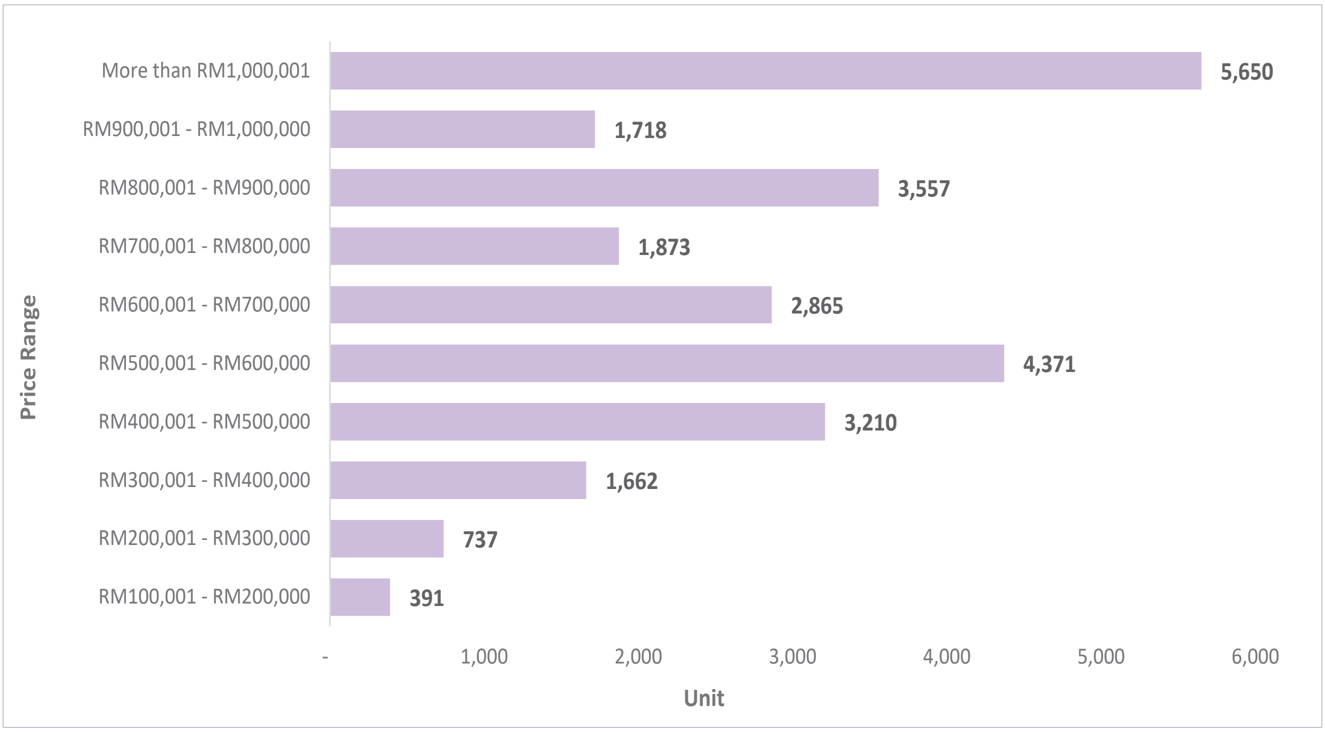


Chart 24: Commercial Property Unsold Completed by Price Range H1 2025



2.1.1 Kedai

Pada separuh pertama 2025, kedai siap dibina tidak terjual merekodkan 5,699 unit bernilai RM4.95 bilion, menurun sebanyak 3.4% dari segi bilangan dan 1.6% dari segi nilai berbanding separuh tahun pertama 2024. Bilangan dan nilai ini berkurang dari tempoh sebelumnya sebanyak 1.4% (H2 2024: 5,777 unit) dan 1.2% (RM5.01 billion).

Kedai siap dibina tidak terjual berharga melebihi RM500,000 hingga RM1,000,000 mencatat peratusan tertinggi sebanyak 45.6%, diikuti oleh unit berharga melebihi RM1,000,000 sebanyak 26.7%.

Unit kedai yang berada di pasaran 5 hingga 10 tahun mendominasi unit siap dibina tidak terjual melebihi 3,000 unit, mewakili 54.0% daripada keseluruhan jumlah unit, diikuti unit yang melebihi 10 tahun mewakili 13% (2,437 unit), 3 hingga 5 tahun mewakili 11% (623 unit) dan selebihnya mewakili 8% (456 unit) merupakan unit kedai yang berada di pasaran kurang dari 3 tahun.

2.1.1 Shop

In the first half of 2025, unsold completed shop recorded 5,699 units worth RM4.95 billion, marking a decrease of 3.4% in volume and 1.6% in value compared to the first half 2024. Volume and value has also decrease from the previous period by 1.4% (H2 2024: 5,777 units) and 1.2% (RM5.01 billion).

Unsold completed shop priced above RM500,000 to RM1,000,000 hold the highest majority at 45.6%, followed by units priced above RM1,000,000 at 26.7%.

The shop units that have remained in the market for 5 to 10 years dominate the unsold completed units with more than 3,000 units, representing 54.0% of the total, followed by units over 10 years, representing 13% (2,437 units), 3 to 5 years at 11% (623 units), and the remaining 8% (456 units) consists of units that have been in the market for less than 3 years.

Chart 25: Volume of Shop Unsold Completed H1 2022 - H1 2025

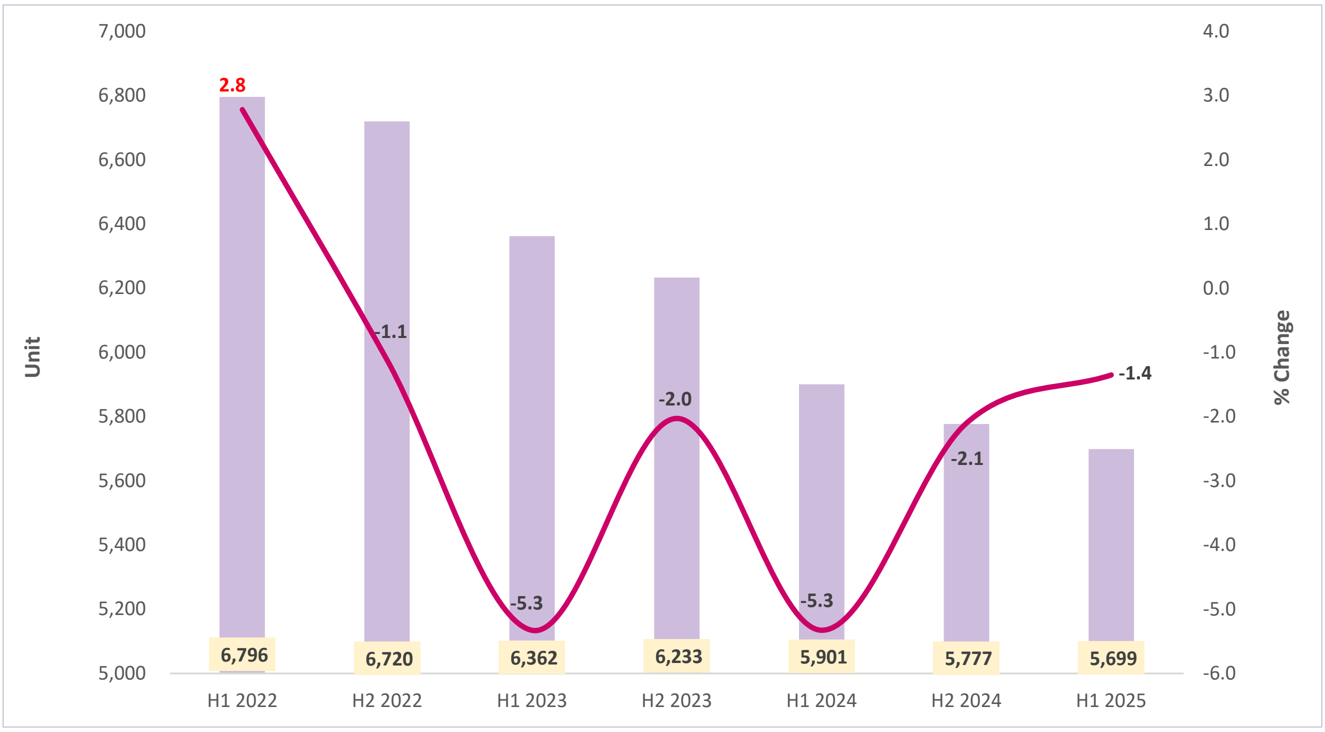


Chart 26: Value of Shop Unsold Completed H1 2022 - H1 2025

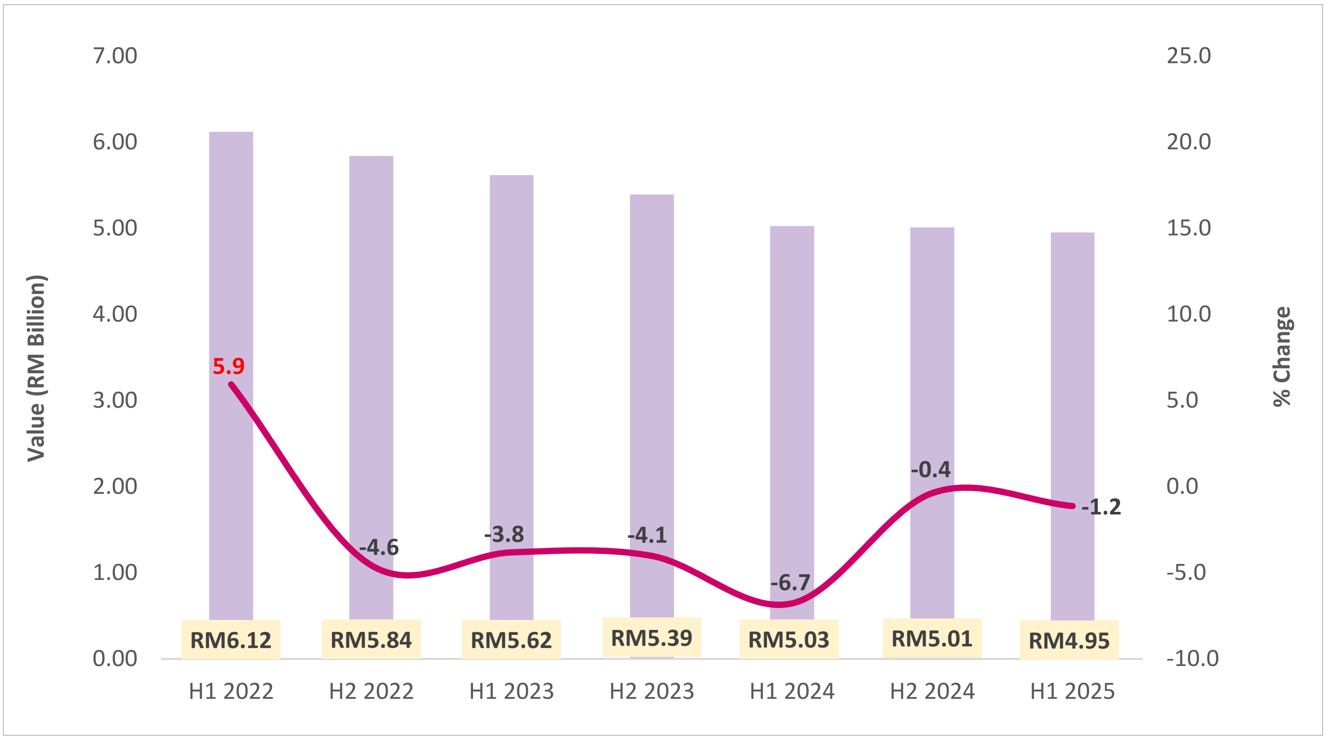


Chart 27: Shop Unsold Completed by Price Range H1 2025

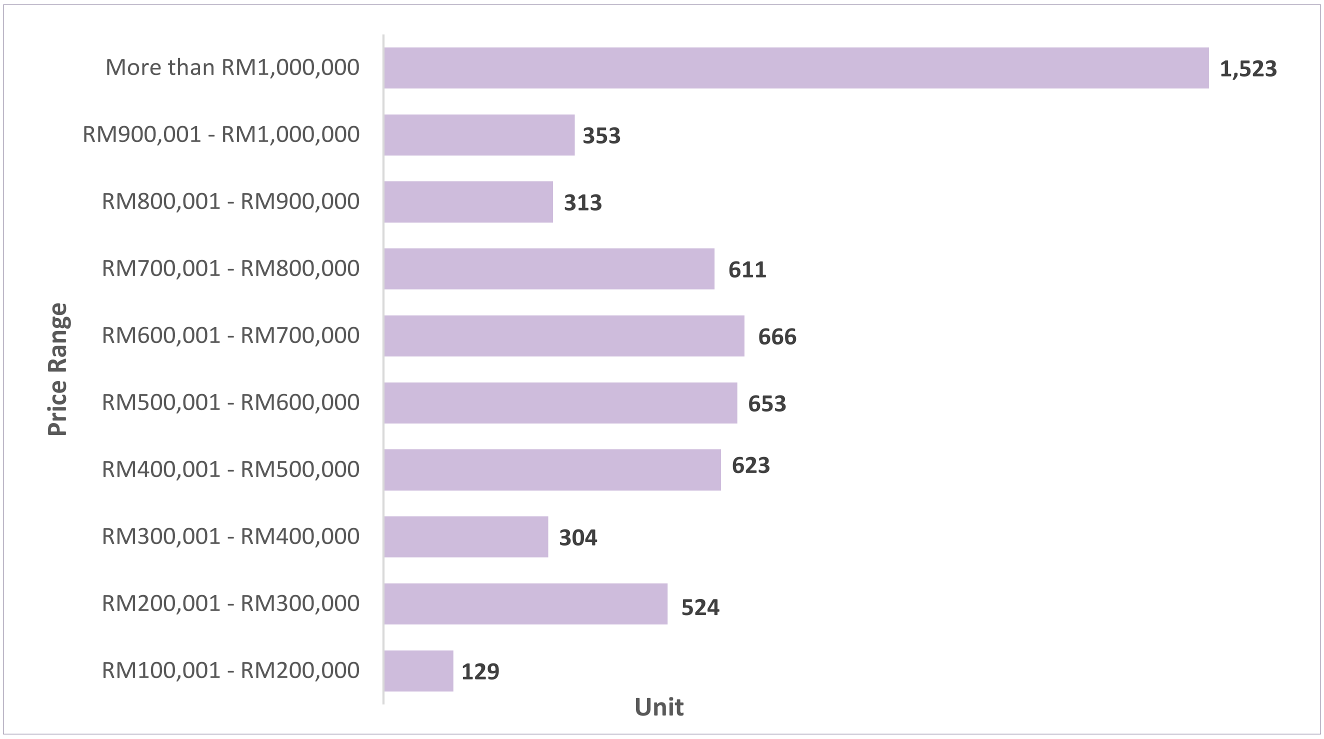
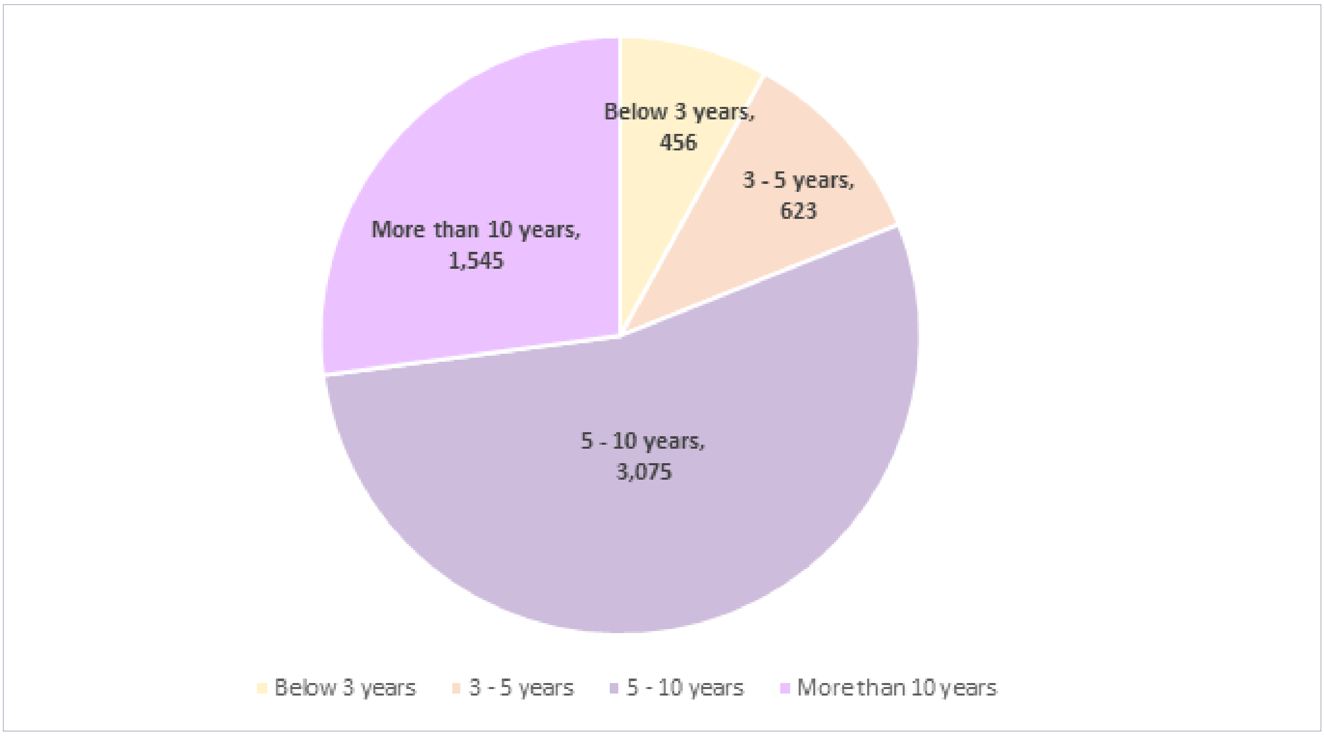


Chart 28: Shop Unsold Completed by Tenure H1 2025



2.1.2 Pangsapuri Khidmat

Pada separuh pertama 2025, sejumlah 17,883 unit siap dibina tidak terjual bagi pangsapuri khidmat direkodkan bernilai RM14.43 bilion, menunjukkan penurunan sebanyak 8.6% dari segi bilangan dan 8.1% dari segi nilai berbanding tempoh sebelumnya (H2 2024: 19,564 unit, RM15.70 billion). Bilangan dan nilai ini berkurang sebanyak 15.5% (unit) dan 17.4% (nilai) berbanding tempoh yang sama pada 2024 (H1 2024: 21,158 unit, RM17.47 billion).

Pangsapuri khidmat berharga melebihi RM500,000 hingga RM1,000,000 mencatat peratusan tertinggi siap dibina tidak terjual sebanyak 61.6%, diikuti oleh unit berharga melebihi RM1,000,000 sebanyak 22.4%.

Unit pangsapuri khidmat yang berada di pasaran dalam tempoh 5 hingga 10 tahun mendominasi unit siap dibina tidak terjual melebihi 13,000 unit, mewakili 72% daripada keseluruhan jumlah unit. Projek melebihi 10 tahun mewakili 13% (2,437 unit), 3 hingga 5 tahun mewakili 10% (1,755 unit), sementara unit-unit di bawah 3 tahun mewakili sejumlah kecil unit siap tidak terjual dalam lingkungan 5% (907 unit)

2.1.2 Serviced Apartment

In the first half of 2025, a total of 17,883 units of unsold completed service apartments were recorded, with a value of RM14.43 billion, indicating a decrease of 8.6% in terms of volume and 8.1% of value compared to the previous period (H2 2024: 19,564 units, RM15.70 billion). The volume and value have decreased by 15.5% (units) and 17.4% (value) compared to the same period in 2024 (H1 2024: 21,158 units, RM17.47 billion).

Serviced apartment priced above RM500,000 to RM1,000,000 hold the highest majority of unsold completed at 61.6%, followed by units priced above RM1,000,000 at 22.4%.

The service apartment units available in the market for the past 5 to 10 years dominate the unsold completed units, exceeding 13,000 units, which accounts for 72% of the total units. Projects over 10 years represent 13% (2,437 units), 3 to 5 years represent 10% (1,755 units), meanwhile, the units that are less than 3 years constitute a small fraction of the unsold completed units, approximately 5% (907 units).

Chart 29: Volume of Serviced Apartment Unsold Completed H1 2022 – H1 2025

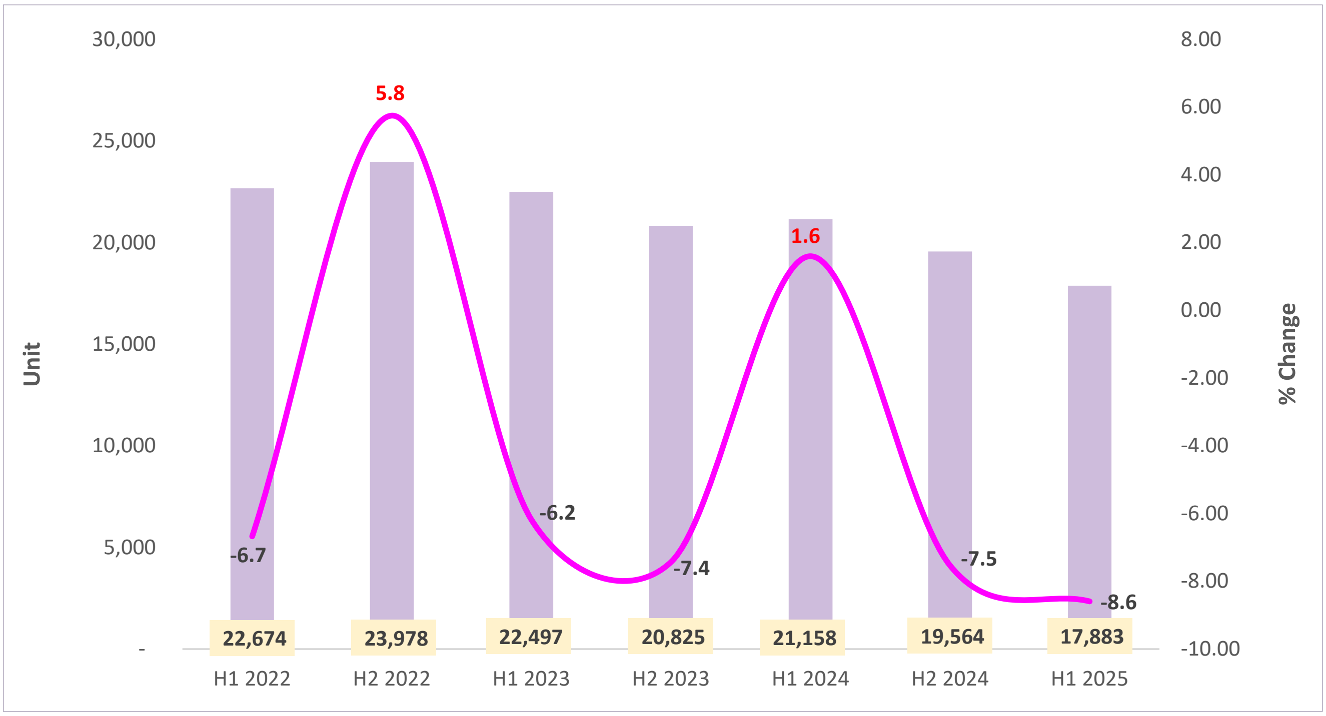


Chart 30: Value of Serviced Apartment Unsold Completed H1 2022 – H1 2025

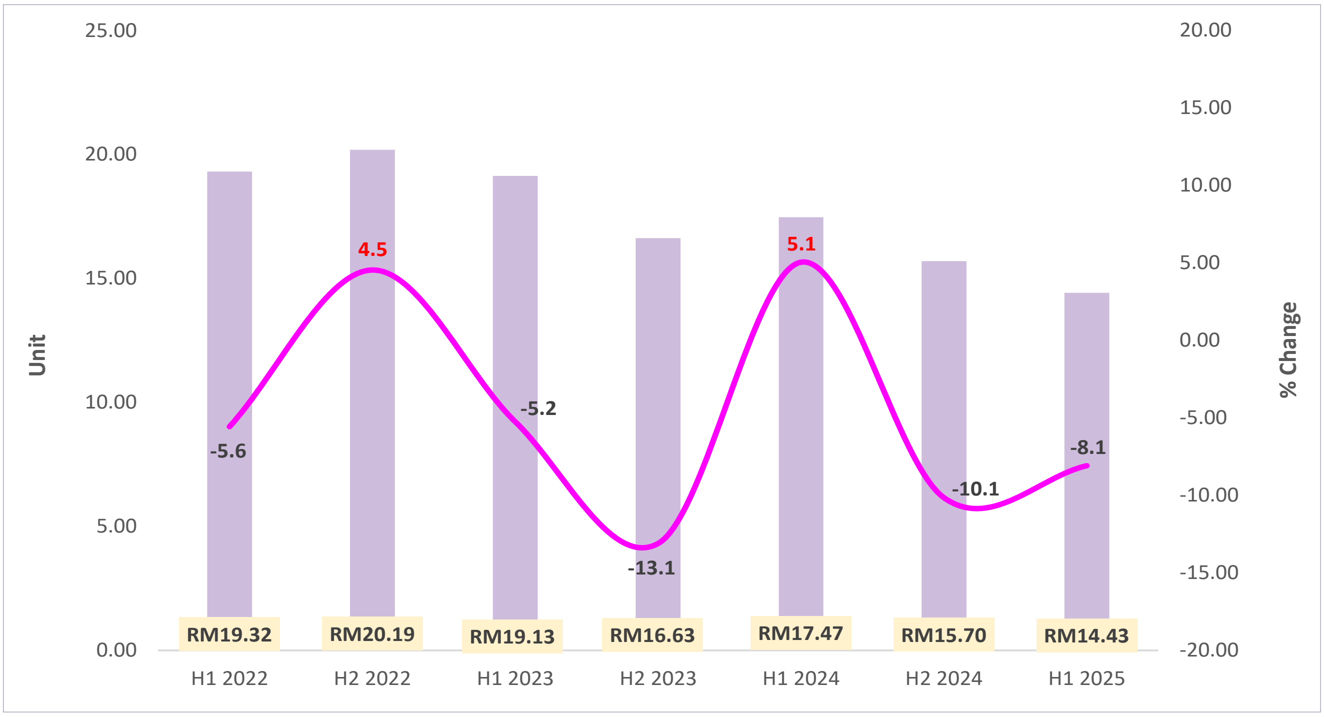


Chart 31: Serviced Apartment Unsold Completed by Price Range H1 2025

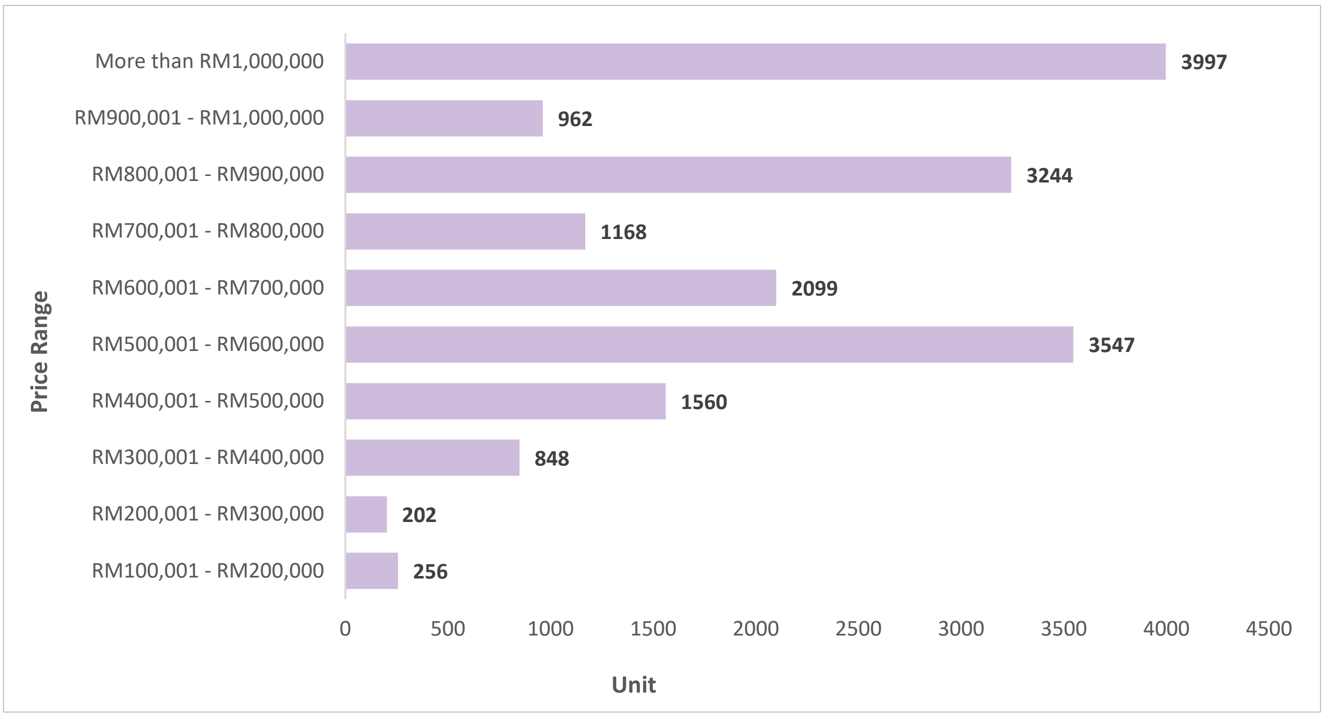
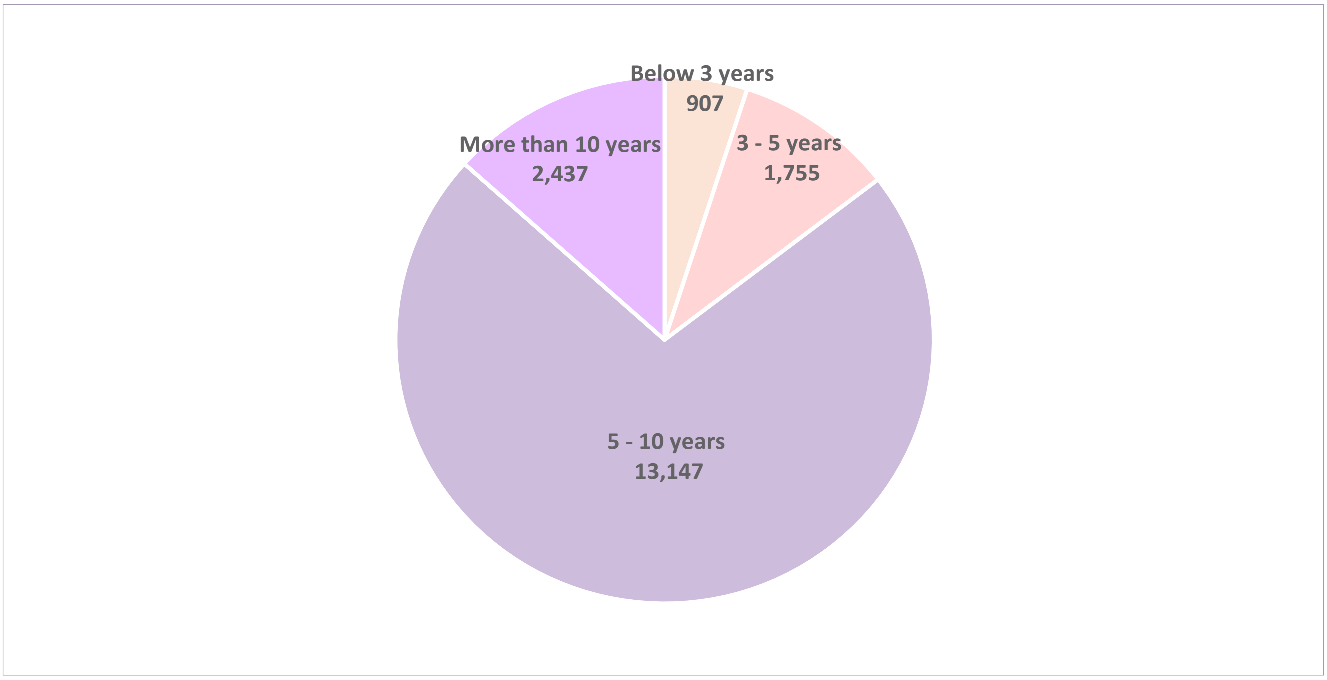


Chart 32: Serviced Apartment Unsold Completed by Tenure H1 2025



2.2 Dalam Pembinaan Belum Terjual

Trend harta tanah perdagangan dalam pembinaan belum terjual menunjukkan peningkatan 28.3% kepada 50,279 unit dari tempoh sebelumnya (H2 2024: 39,200 unit).

Berbanding tempoh yang sama 2024, bilangan ini meningkat sebanyak 48% (H1 2024: 33,964 unit)

Pangsapuri khidmat memegang rekod tertinggi daripada jumlah keseluruhan harta tanah perdagangan dalam pembinaan tidak terjual iaitu sebanyak 41,644 unit (82.8%).

Selangor mendominasi dengan syer pasaran 38.9% (19,552 unit) diikuti oleh W. P Kuala Lumpur (16.5% atau 8,308 unit) dan Johor (15.0% atau 7,543 unit).

Majoriti perdagangan dalam pembinaan belum terjual berharga antara RM500,000 hingga RM1,000,000 (36.3%), diikuti oleh unit berharga antara RM300,001 hingga RM500,000 (33.5%).

2.2 Unsold Under Construction

The trend of unsold under construction of commercial has shown an increase of 28.3%, rising to 50,279 units from the previous period (H2 2024: 39,200 units).

In comparison to the same period in 2024, this figure has increased by 48% (H1 2024: 33,964 units)

The service apartments hold the highest record of unsold under construction commercial, totalling 41,644 units (82.8%)

Selangor holds a dominant market share of 38.9% (19,552 units), followed by W. P Kuala Lumpur (16.5% or 8,308 units) and Johor (15.0% or 7,543 units).

Majority of unsold under construction commercial was in the price range between RM500,000 to RM1,000,000 (36.3%), followed by unit priced between RM300,001 to RM500,000 (33.5%).

Chart 33: Trend of Unsold Under Construction Commercial Property

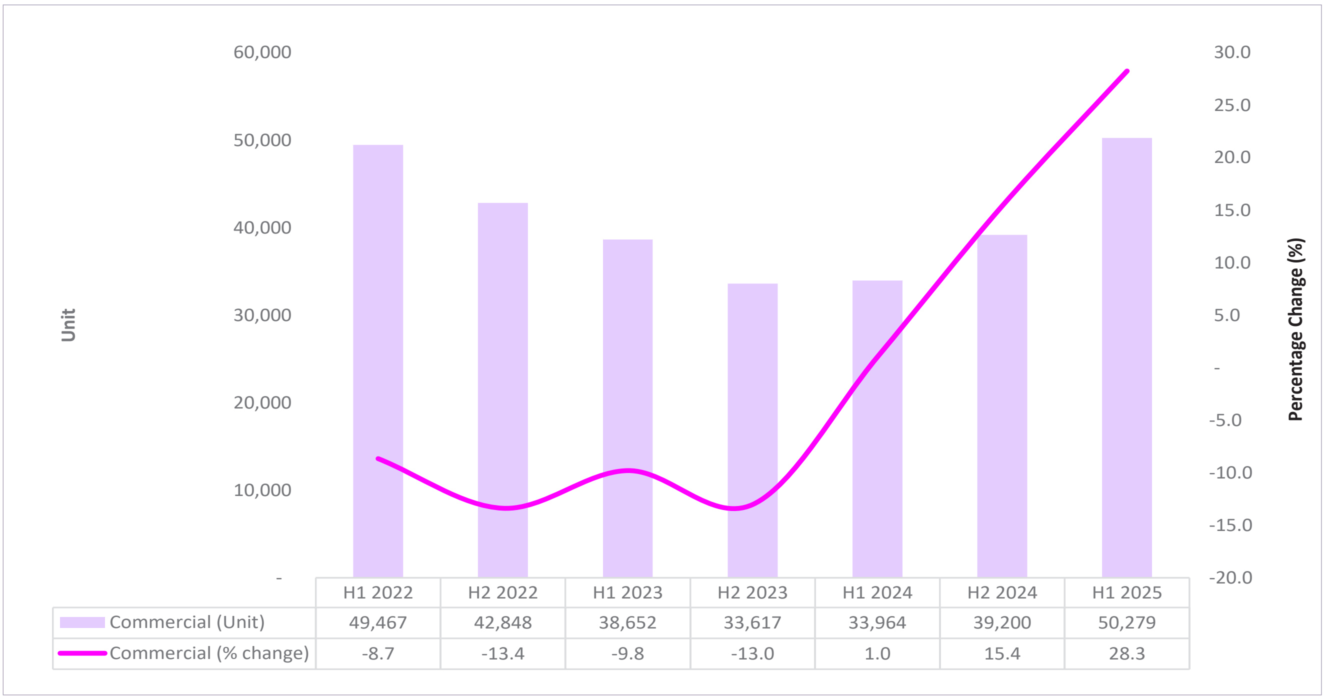


Chart 34: Commercial Unsold Under Construction by Type H1 2025

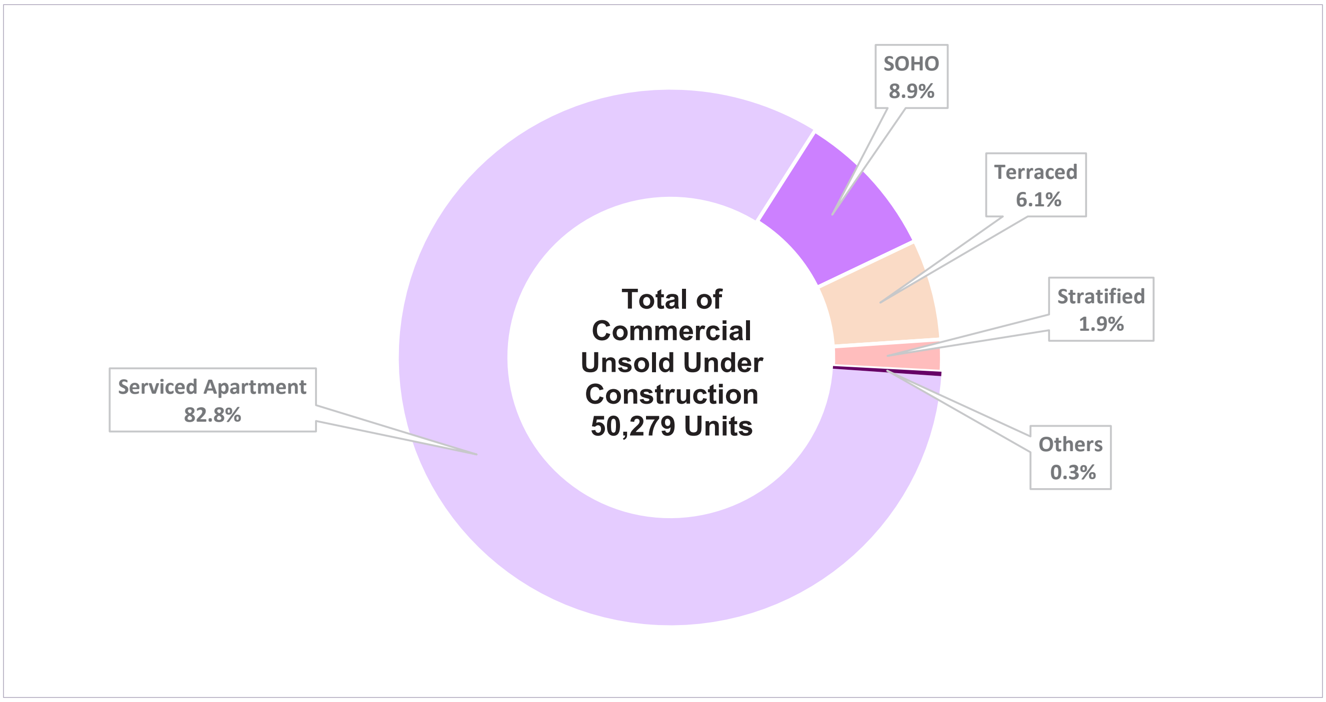


Chart 35: Unsold Under Construction Commercial Property by State H1 2025

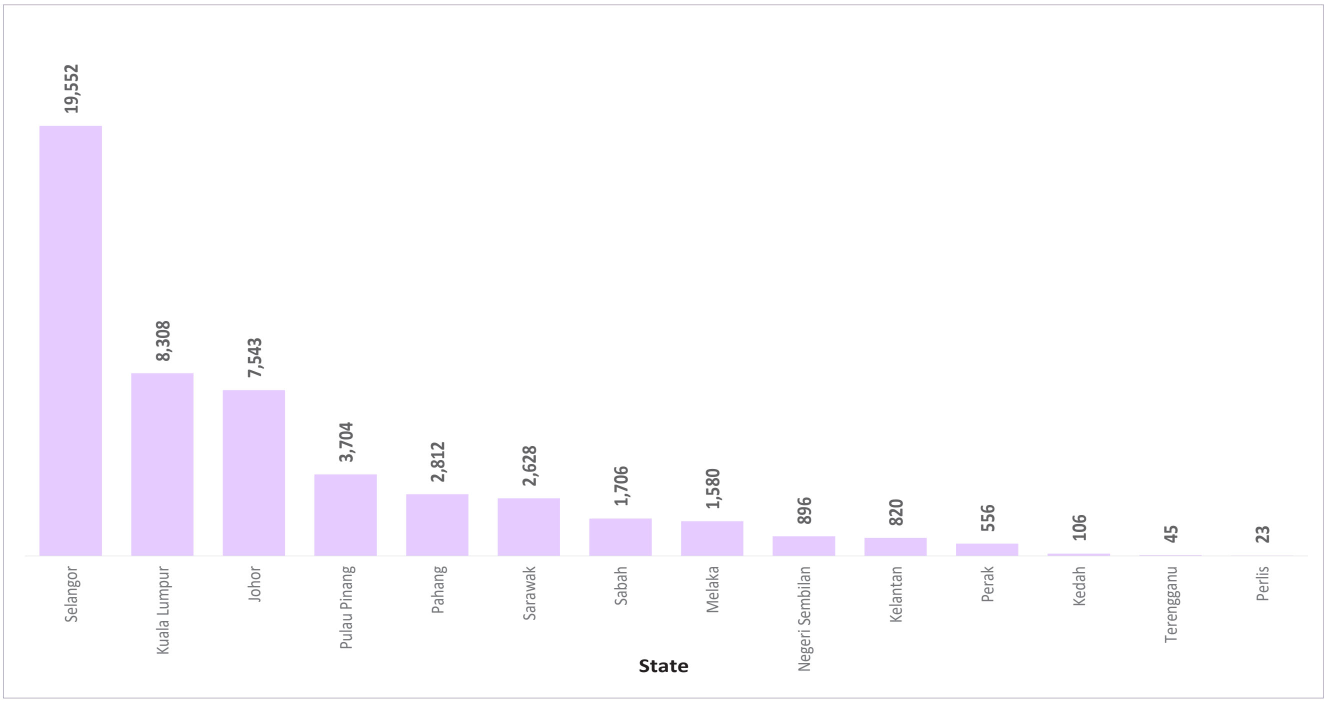
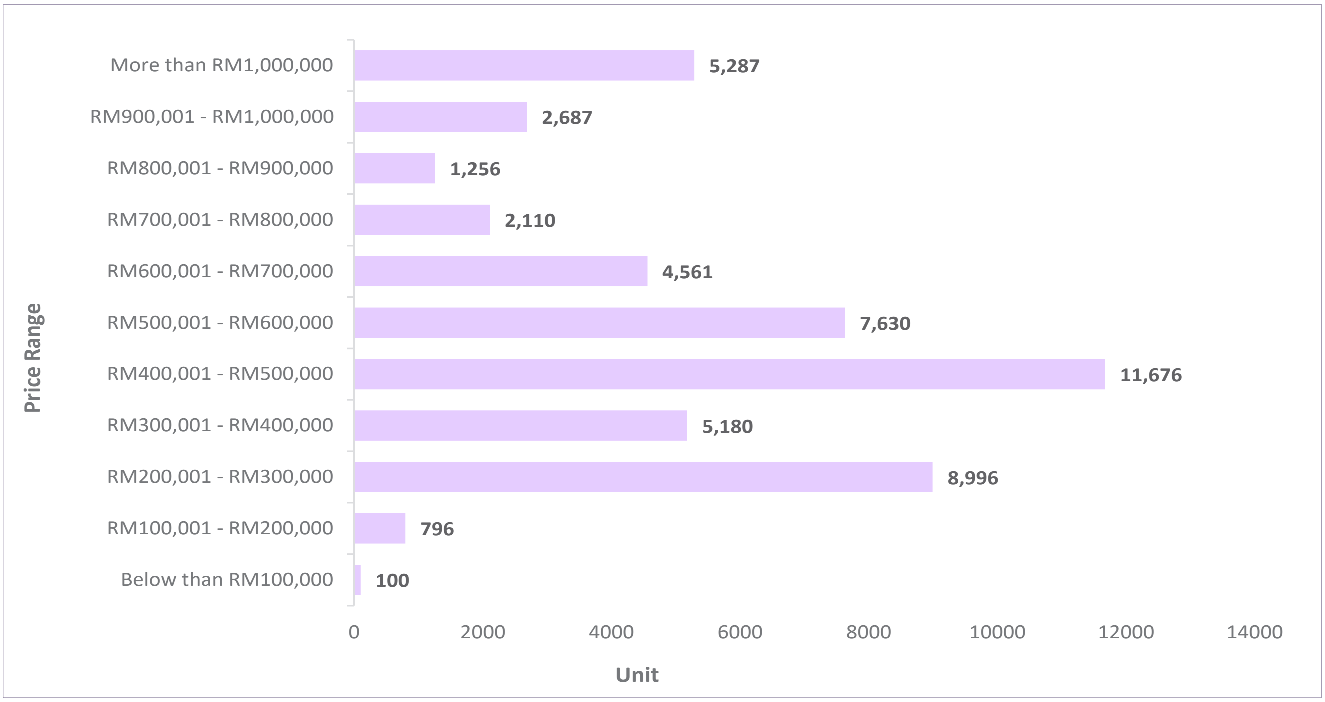


Chart 36: Unsold Under Construction Commercial by Price Range H1 2025



2.2.1 Kedai

Unit kedai dalam pembinaan belum terjual menunjukkan peningkatan 18.0% kepada 4,158 unit dari tempoh sebelumnya (H2 2024: 3,524 unit).

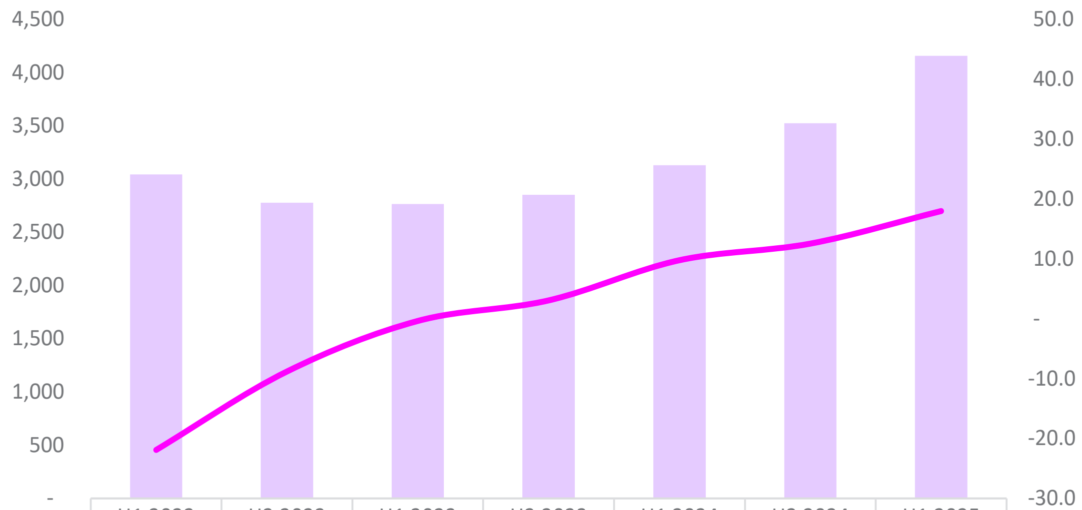
Berbanding tempoh yang sama 2024, bilangan ini meningkat sebanyak 32.8% (H1 2024: 3,131 unit).

2.2.1 Shop

Unsold under construction of shop unit has shown an increase of 18.0%, rising to 4,158 units from the previous period (H2 2024: 3,524 units).

In comparison to the same period in 2024, this figure has increased by 32.8% (H1 2024: 3,131 units).

Chart 37: Trend of Unsold Under Construction Shops H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Shops (unit)	3,045	2,777	2,767	2,852	3,131	3,524	4,158
Shops (% change)	-21.9	-8.8	-0.4	3.1	9.8	12.6	18.0

Chart 38: Shop Unsold Under Construction by Type H1 2025

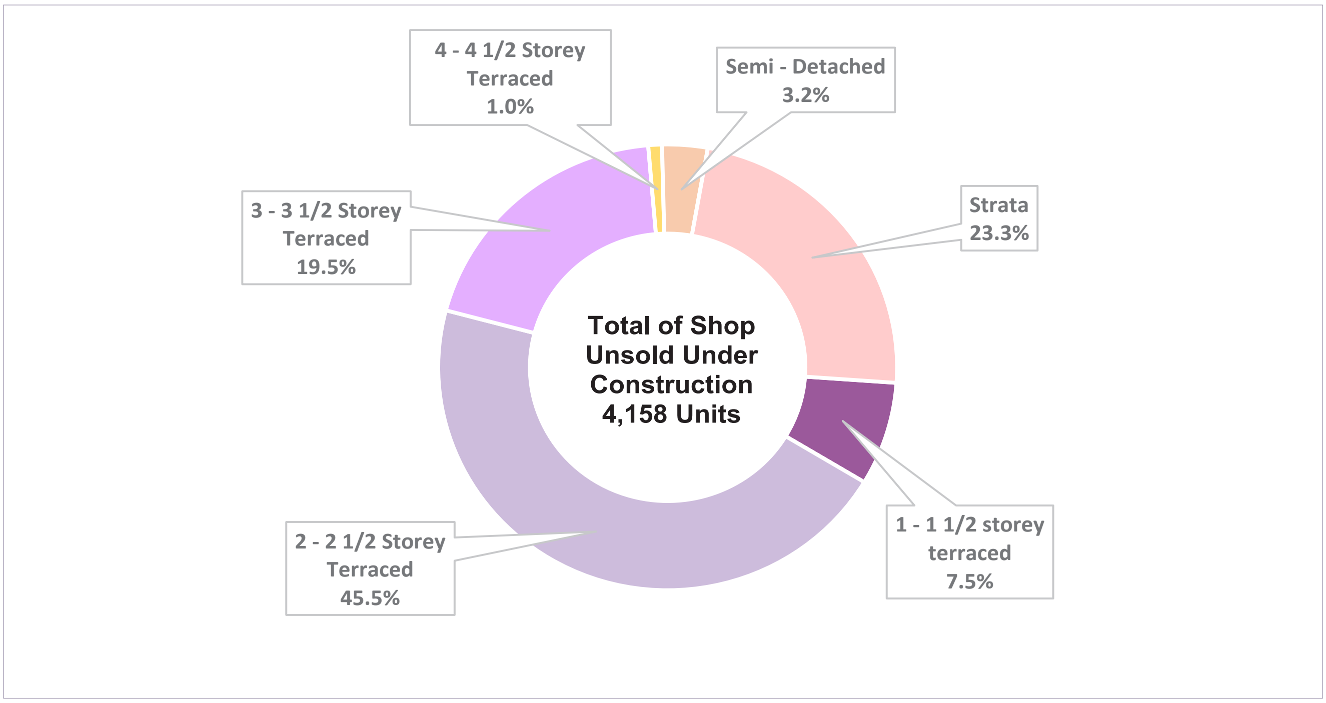
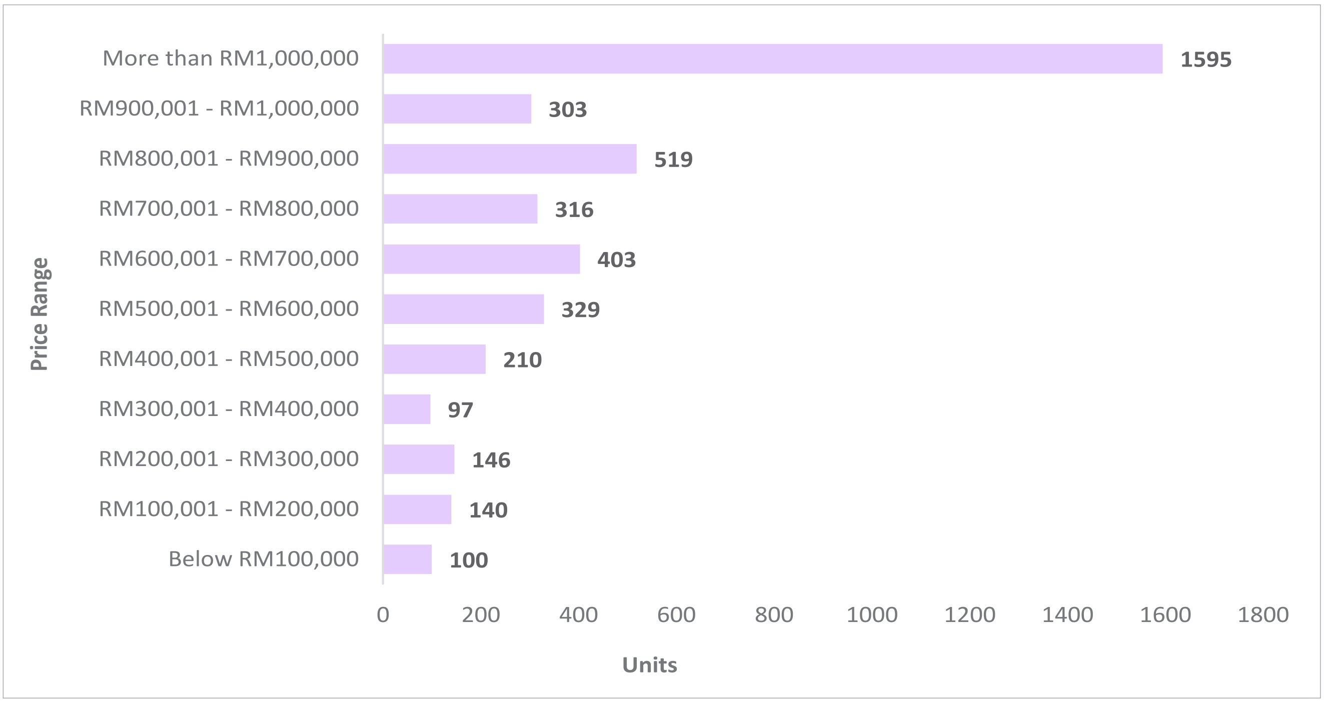


Chart 39: Unsold Under Construction Shops by Price Range H1 2025



2.2.2 Pangsapuri Khidmat

Pangsapuri khidmat dalam pembinaan belum terjual menunjukkan peningkatan 37.5% kepada 41,644 unit dari tempoh sebelumnya (H2 2024: 30,279 unit).

Berbanding tempoh yang sama 2024, bilangan ini meningkat sebanyak 63.5% (H1 2024: 25,466 unit).

Kebanyakan unit dalam pembinaan belum terjual berharga antara RM500,001 dan RM1,000,000, merangkumi 38.9% (16,186 unit), diikuti oleh unit berharga dari RM300,001 hingga RM500,000 sebanyak 35.8% (14,903 unit).

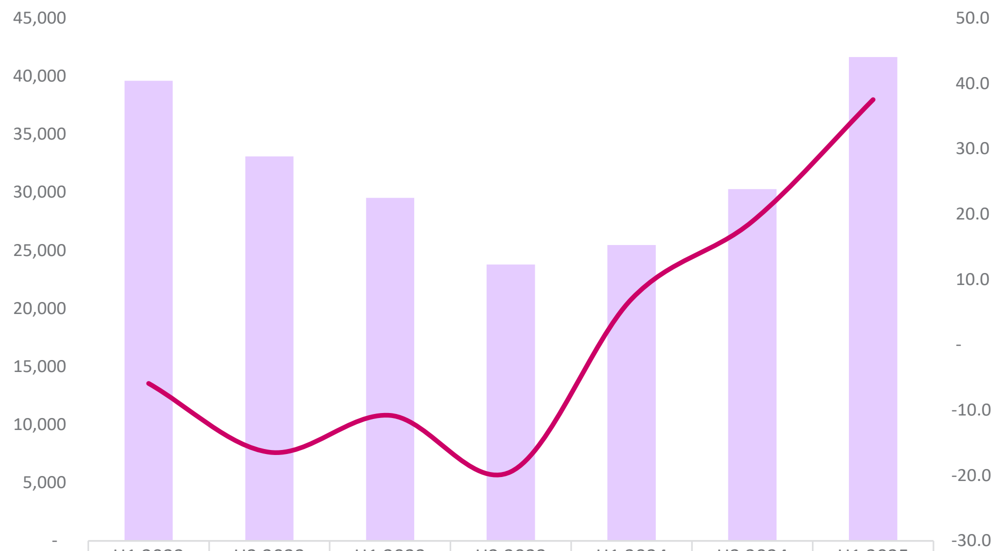
2.2.2 Serviced Apartment

Unsold under construction of service apartment has shown an increase of 37.5%, rising to 41,644 units from the previous period (H2 2024: 30,279 units).

In comparison to the same period in 2024, this figure has increased by 63.5% (H1 2024: 25,466 units).

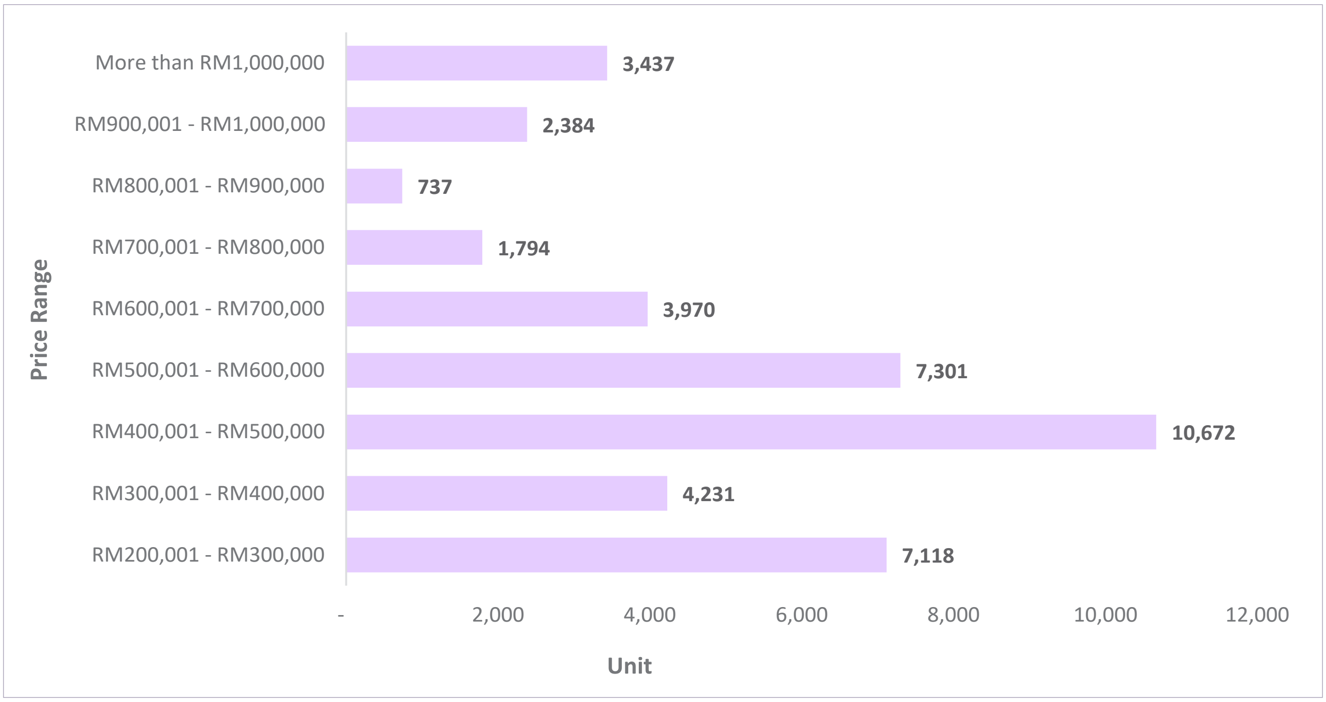
Most of the unsold units under construction with priced between RM500,001 and RM1,000,000, accounting for 38.9% (16,186 units), followed by units priced from RM300,001 and RM500,000, which represent 35.8% (14,903 units)

Chart 40: Trend of Unsold Under Construction Serviced Apartment H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Serviced Apartment (unit)	39,609	33,101	29,528	23,795	25,466	30,279	41,644
Serviced Apartment (% change)	-5.9	-16.4	-10.8	-19.4	7.0	18.9	37.5

Chart 41: Unsold Under Construction Serviced Apartment by Price Range H1 2025



2.3 Belum Dibina Belum Terjual

Harta tanah perdagangan belum dibina belum terjual menunjukkan peningkatan 19.7% kepada 13,608 unit dari tempoh sebelumnya (H2 2024: 11,371 unit).

Berbanding tempoh yang sama 2024, bilangan ini menurun sebanyak 2.8% (H1 2024: 13,993 unit).

W. P Kuala Lumpur mendominasi dengan syer pasaran 69.9% (9,507 unit) diikuti oleh Selangor dan Johor masing-masing memegang syer 18.5% (2,514 unit) dan 6.3% (857 unit).

Harta tanah perdagangan jenis pangsapuri khidmat mempunyai jumlah keseluruhan belum dibina belum terjual paling tinggi iaitu sebanyak 87.7% (11,932 unit) manakala SOHO sebanyak 7.8% (1,061 unit) pada separuh pertama 2025.

2.3 Unsold Not Constructed

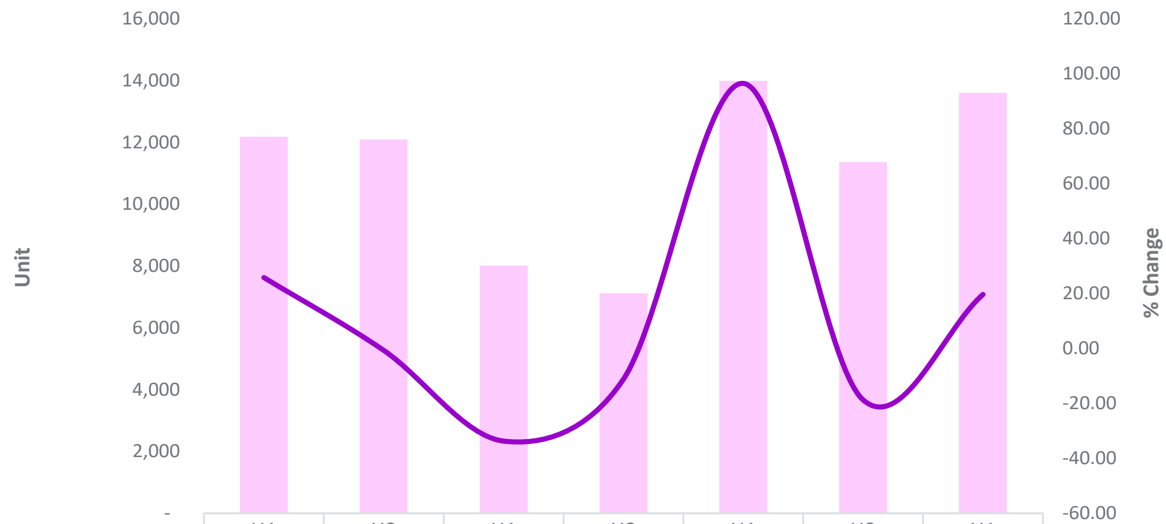
Unsold not constructed of commercial properties has shown an increase of 19.7%, rising to 13,608 units from the previous period (H2 2024: 11,371 units).

In comparison to the same period in 2024, this figure has decreased by 2.8% (H1 2024: 13,993 units).

W. P Kuala Lumpur dominates with a market share of 69.9% (9,507 units), followed by Selangor and Johor, which hold shares of 18.5% (2,514 units) and 6.3% (857 units), respectively.

Commercial properties of the serviced apartment type have the highest total of unsold not constructed at 87.7% (11,932 units), while SOHO accounted for 7.8% (1,061 units) in the first half of 2025.

Chart 42: Trend of Unsold Not Constructed Commercial Property H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Commercial (Unit)	12,182	12,097	8,018	7,121	13,993	11,371	13,608
Commercial (% change)	25.82	-0.7	-33.7	-11.2	96.5	-18.7	19.7

Chart 43: Unsold Not Constructed Commercial Property by State H1 2025

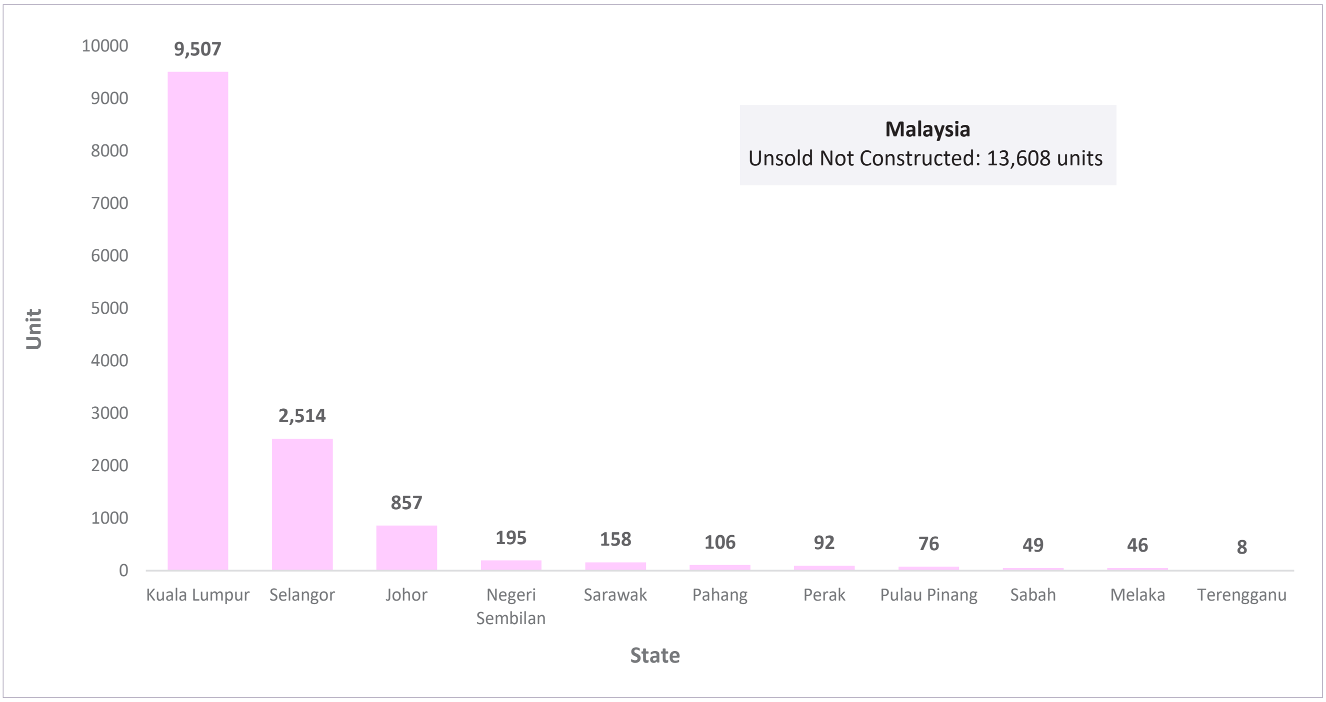
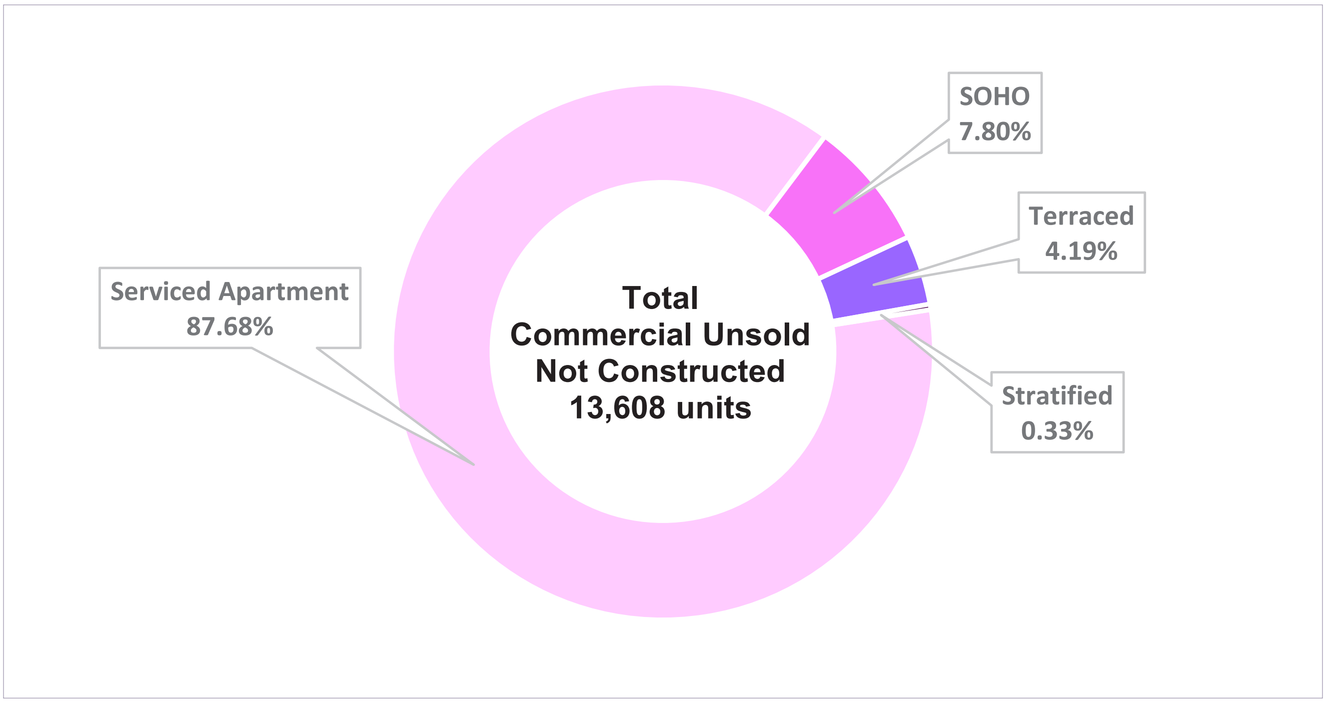


Chart 44: Commercial Unsold Not Constructed by Type H1 2025



2.3.1 Kedai

Unit kedai belum dibina belum terjual menunjukkan peningkatan 5.9% kepada 615 unit dari tempoh sebelumnya (H2 2024: 581 unit).

Berbanding tempoh yang sama 2024, bilangan ini juga meningkat sebanyak 4.8% (H1 2024: 587 unit).

Kedai pada harga melebihi RM500,001 menerajui jumlah paling tinggi bagi unit belum dibina belum terjual pada separuh pertama 2025 iaitu 511 unit (83.1%) mengatasi harga selainnya.

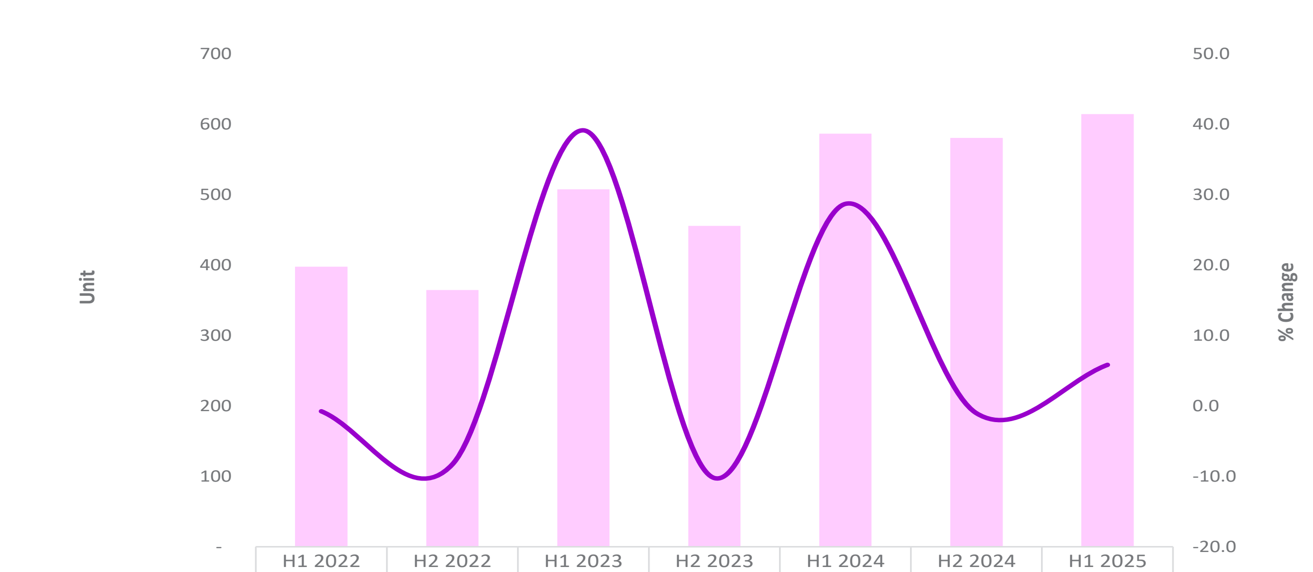
2.3.1 Shop

Unsold not constructed of shop unit has shown an increase of 5.9%, rising to 615 units from the previous period (H2 2024: 581 units).

In comparison to the same period in 2024, this figure has increased by 4.8% (H1 2024: 587 units).

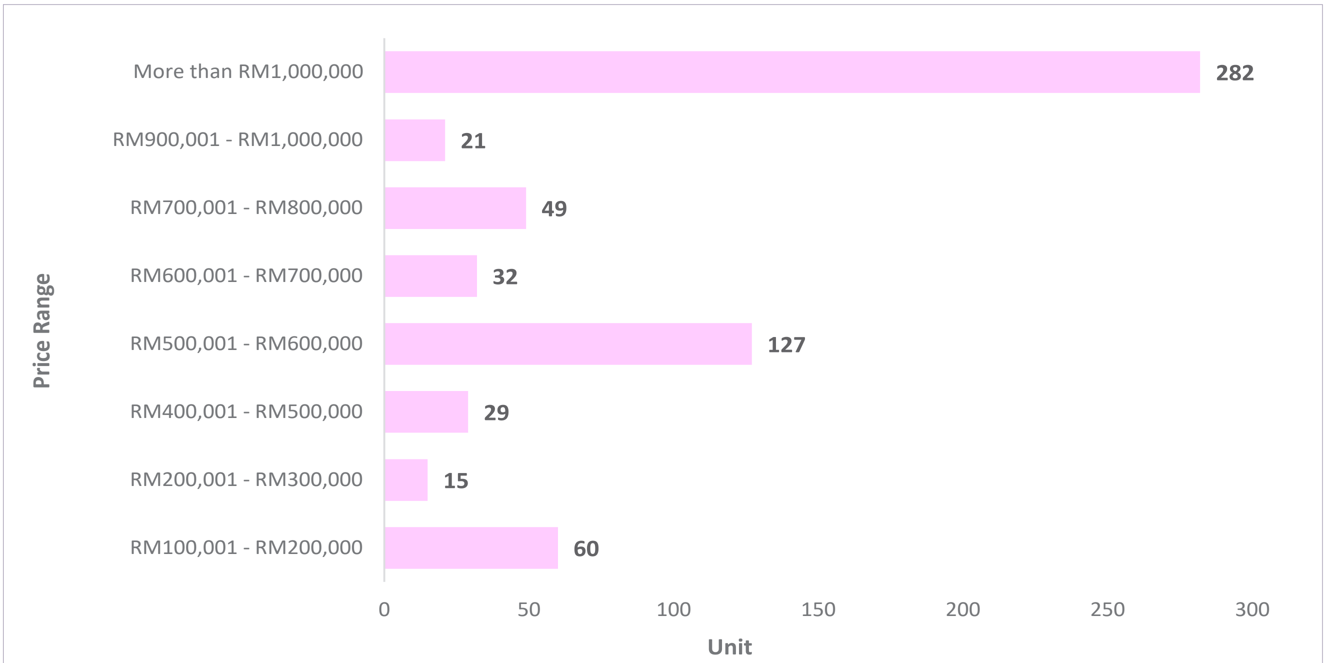
Shop priced above RM500,001 lead in the highest number of unsold not constructed in the first half of 2025, totaling 511 units (83.1%), surpassing other price categories.

Chart 45: Trend of Unsold Not Constructed Shops H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Shops (unit)	398	365	508	456	587	581	615
Shops (% change)	-0.7	-8.3	39.2	-10.2	28.7	-1.0	5.9

Chart 46: Unsold Not Constructed Shops by Price Range H1 2025



2.3.2 Pangsapuri Khidmat

Pangsapuri khidmat belum dibina belum terjual menunjukkan peningkatan 24.5% kepada 11,932 unit dari tempoh sebelumnya (H2 2024: 9,582 unit).

Berbanding tempoh yang sama 2024, bilangan ini juga meningkat sebanyak 9.9% (H1 2024: 10,855 unit).

Unit berharga RM500,000 dan ke atas mendominasi unit belum dibina belum terjual jenis sebanyak 59.5% (7,094 unit).

Unit belum dibina belum terjual bagi pangsapuri khidmat mengikut lingkungan harga seperti di **Carta 47**.

2.3.2 Serviced Apartment

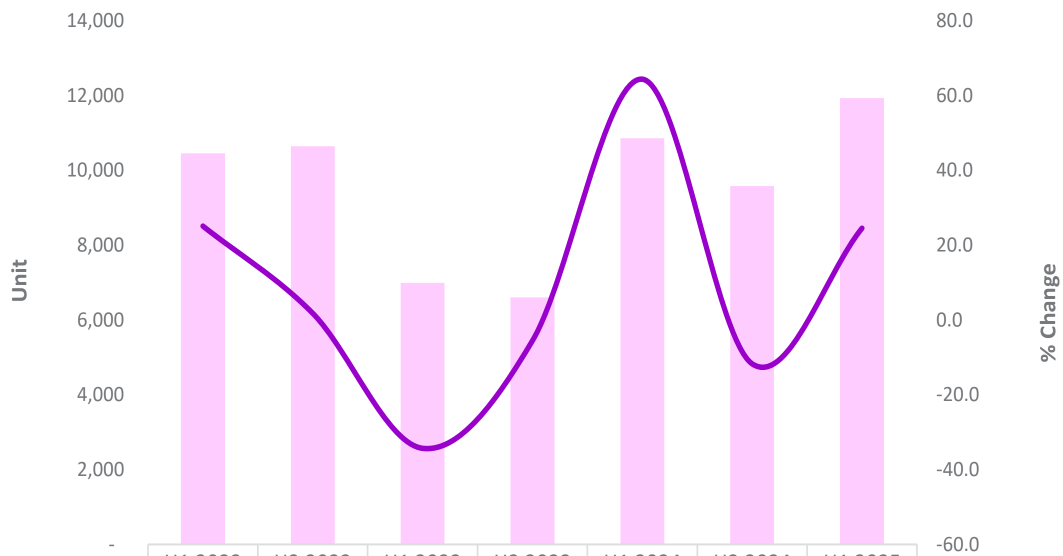
Unsold not constructed of service apartment has shown an increase of 24.5%, rising to 11,932 units from the previous period (H2 2024: 9,582 units).

In comparison to the same period in 2024, this figure has increased by 9.9% (H1 2024: 10,855 units).

Units priced at RM500,000 and above dominated the unsold not constructed units at 59.5% (7,094 units).

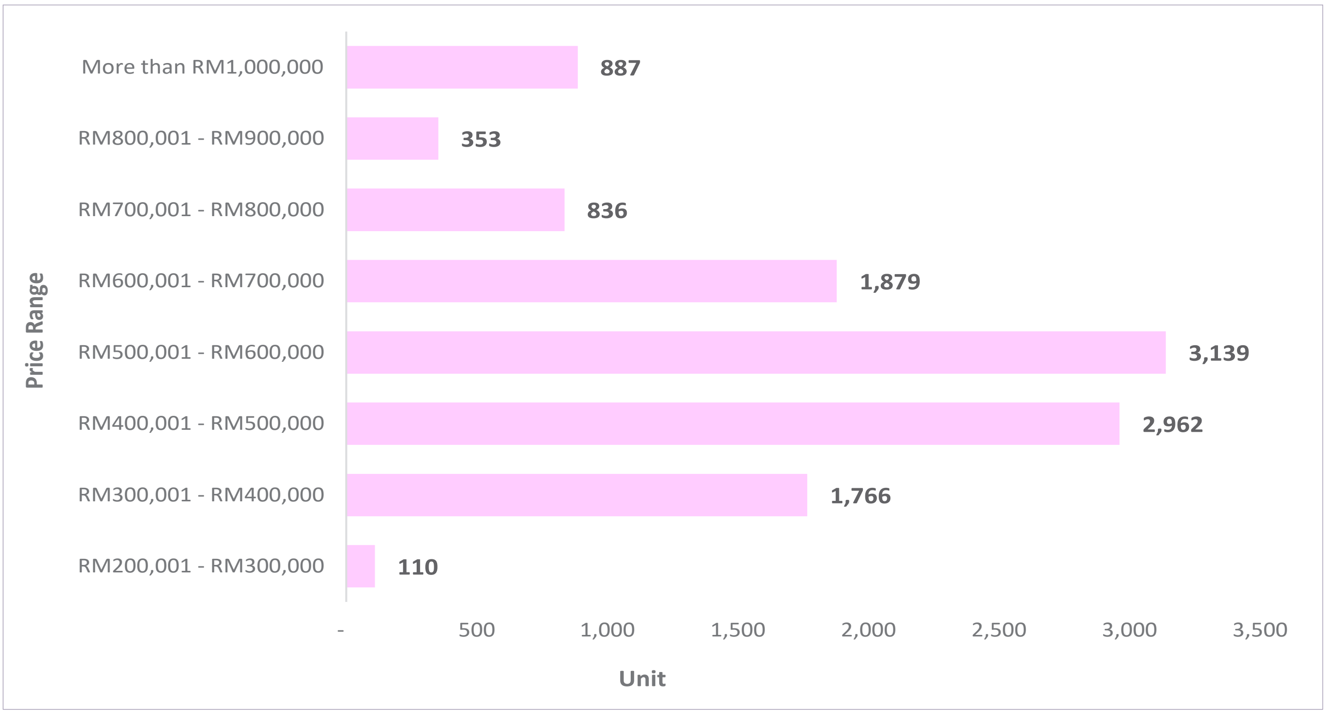
*The unsold not constructed of serviced apartments by price ranges as illustrated in **Chart 47**.*

Chart 47: Trend of Unsold Not Constructed Serviced Apartments H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Serviced Apartment (unit)	10,459	10,644	6,991	6,604	10,855	9,582	11,932
Serviced Apartment (% change)	25.1	1.8	-34.3	-5.5	64.4	-11.7	24.5

Chart 48: Unsold Not Constructed Serviced Apartments by Price Range H1 2025



3.0 HARTA TANAH INDUSTRI

3.1 Harta Tanah Siap Dibina Tidak Terjual

Harta tanah industri siap dibina tidak terjual menunjukkan penurunan 1.3% kepada 696 unit dari tempoh sebelumnya (H2 2024: 705 unit).

Berbanding tempoh yang sama 2024, bilangan ini juga berkurang sebanyak 6.7% (H1 2024: 746 unit).

Sarawak mencatatkan bilangan tertinggi unit siap dibina tidak terjual industri dengan 283 unit (40.7%) bernilai RM182.9 juta, diikuti oleh Johor dengan 105 unit bernilai RM138.2 juta.

Unit industri jenis teres mendominasi bilangan siap dibina tidak terjual, merangkumi 63.7% (443 unit) daripada jumlah keseluruhan. Dari segi julat harga, sebahagian besar unit adalah dalam kategori berharga melebihi RM1 juta, yang merangkumi 36.6% (255 unit).

3.0 INDUSTRIAL PROPERTY

3.1 Property Unsold Completed

Unsold completed of industrial properties has shown decreased of 1.3% to 696 units from the previous period (H2 2024: 705 units).

In comparison to the same period in 2024, this figure has decreased by 6.7% (H1 2024: 746 units).

Sarawak accounted for the highest unit of industrial unsold completed, with 283 units (40.7%) valued at RM182.9 million, followed by Johor with 105 units worth RM138.2 million.

Terraced industrial units continued to dominate the unsold completed volume, representing 63.7% (443 units) of the total. In terms of pricing, the majority of industrial unsold completed units were priced above RM1 million, comprising 36.6% (255 units).

Chart 49: Volume of Industrial Unsold Completed H1 2022 – H1 2025

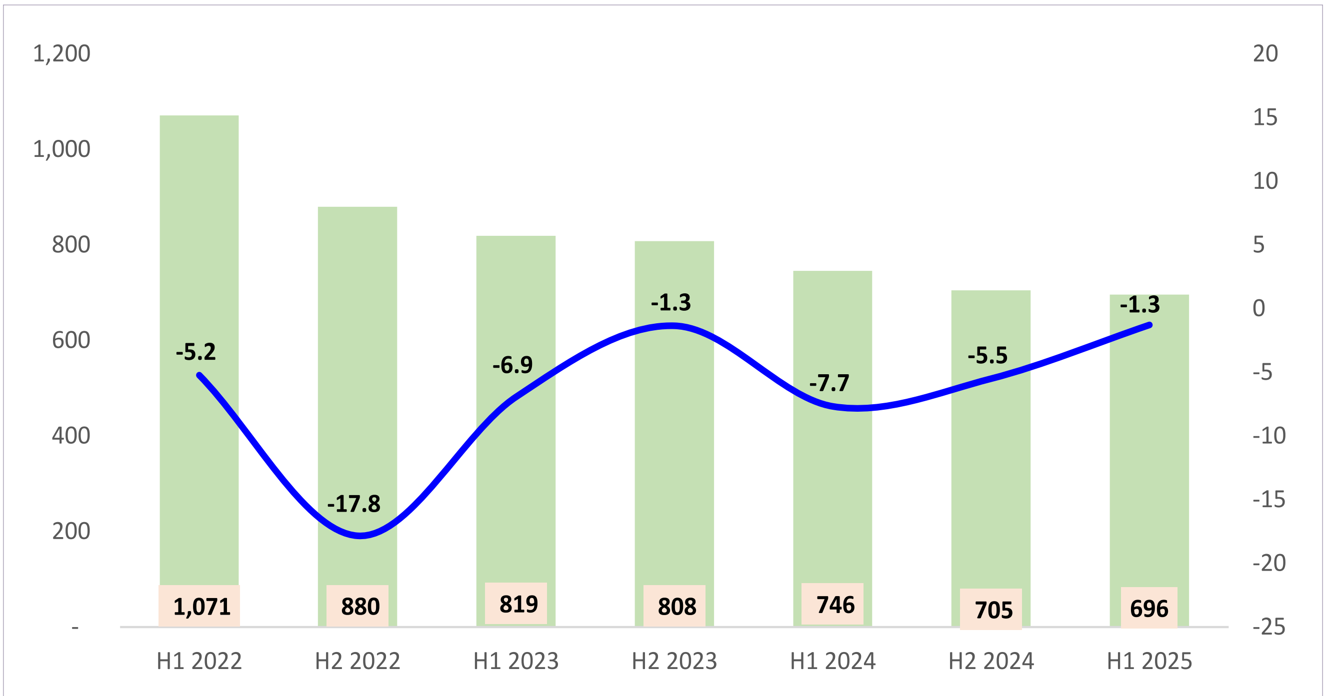


Chart 50: Value of Industrial Unsold Completed H1 2022 – H1 2025

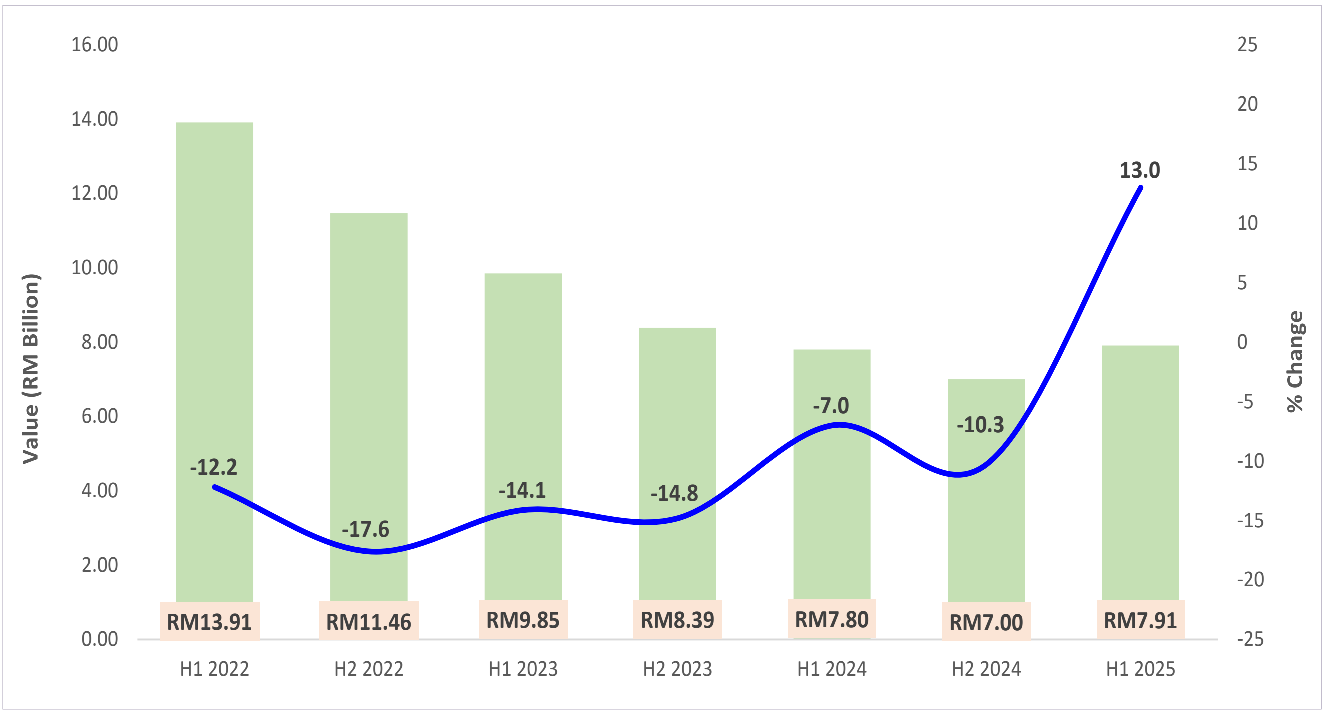


Chart 51: Industrial Unsold Completed by State H1 2025

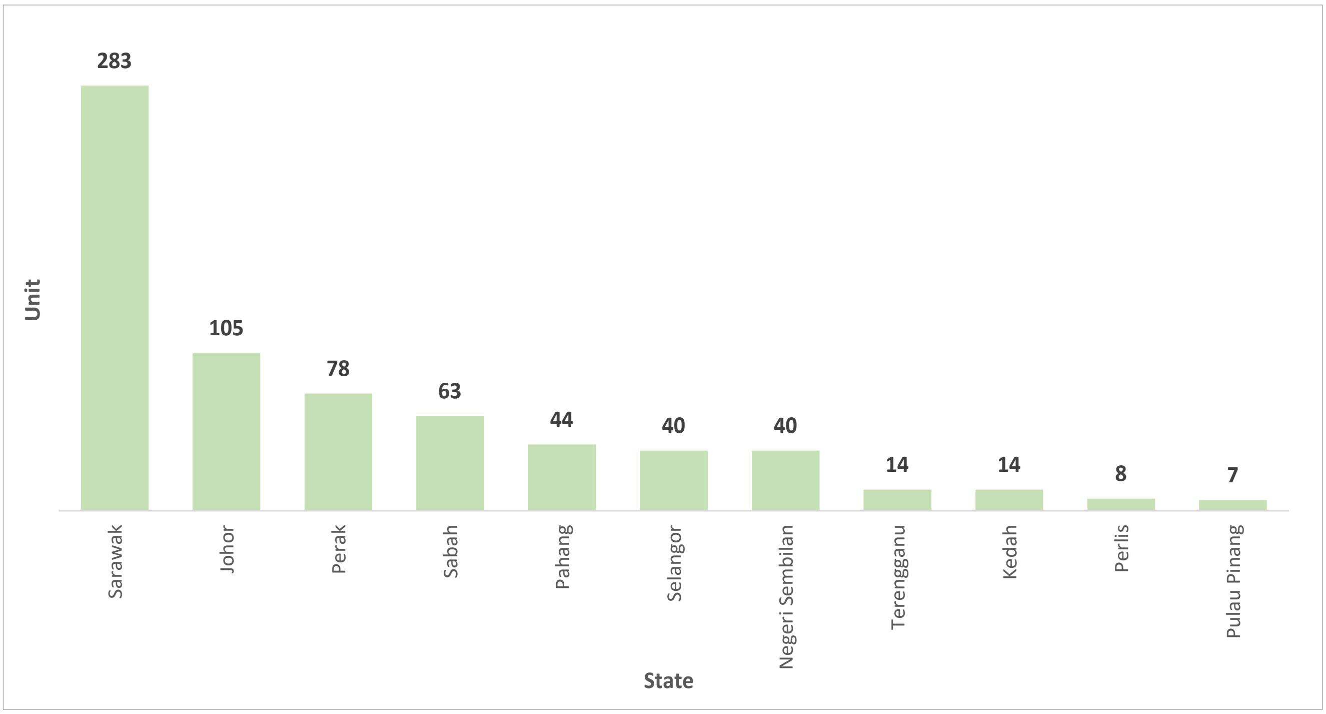


Chart 52: Industrial Unsold Completed by Type H1 2025

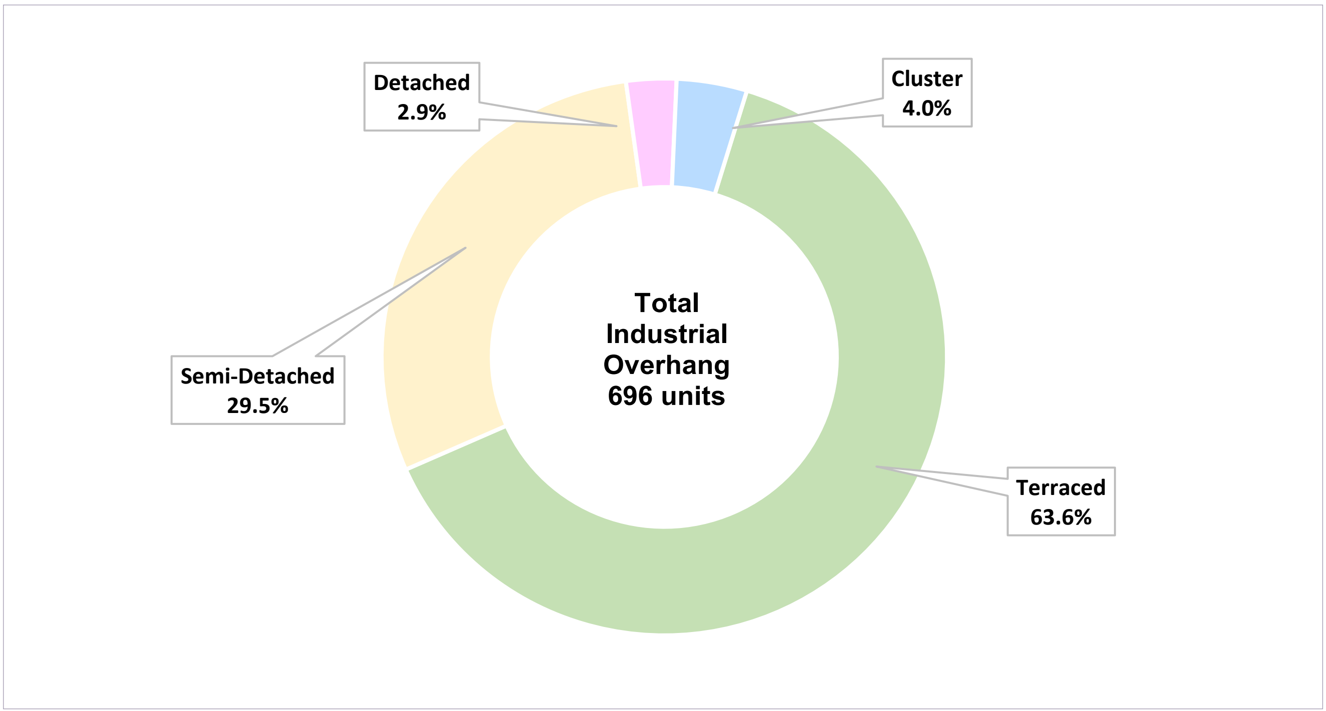
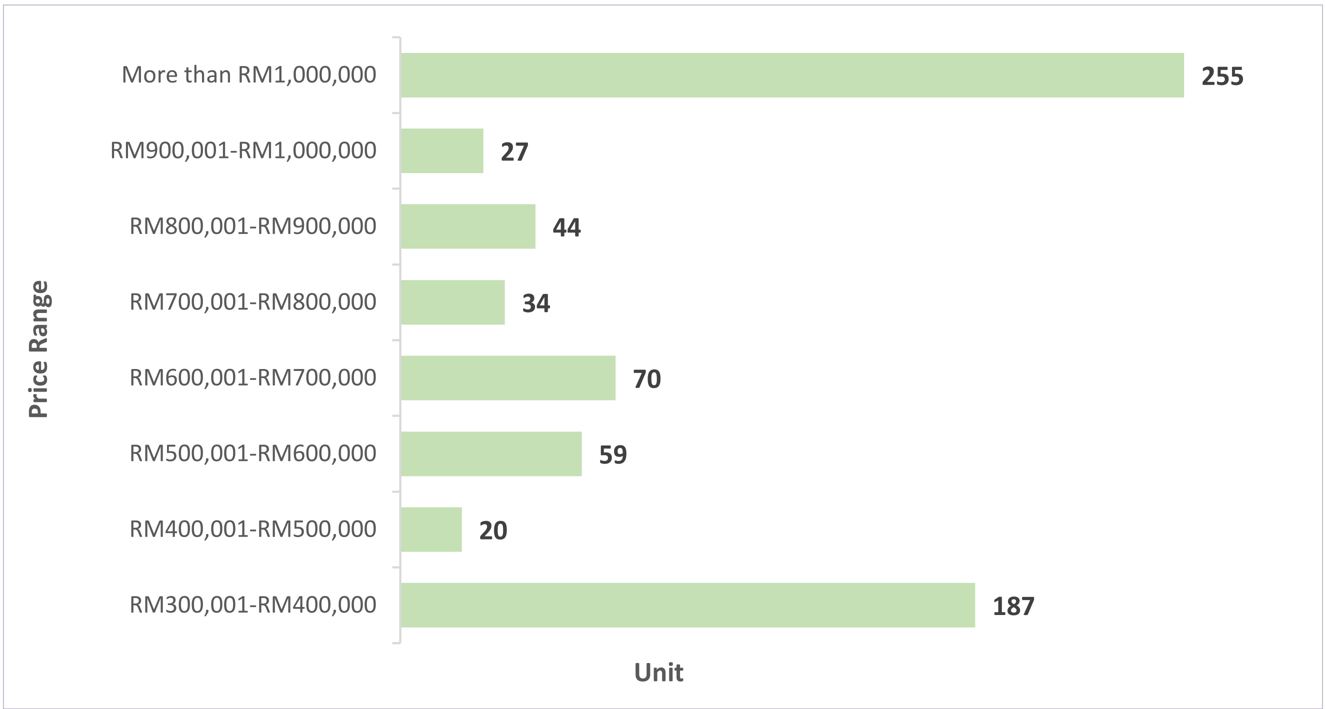


Chart 53: Industrial Unsold Completed Units by Price Range H1 2025



3.2 Dalam Pembinaan Belum Terjual

Harta tanah industri dalam pembinaan belum terjual menunjukkan peningkatan 8.9% kepada 872 unit dari tempoh sebelumnya (H2 2024: 801 unit).

Berbanding tempoh yang sama 2024, bilangan ini juga meningkat sebanyak 40.4% (H1 2024: 621 unit).

Negeri Sembilan merekodkan bilangan tertinggi sebanyak 30.6% (267 unit), diikuti oleh Selangor sebanyak 24.3% (212 unit) dan Johor sebanyak 13.6% (119 unit).

Unit industri berkembar mencatatkan 47.9% (418 unit), manakala unit teres merangkumi 25.1% (219 unit) daripada jumlah keseluruhan unit industri tidak terjual dalam pembinaan.

3.2 Unsold Under Construction

Unsold Under Construction of industrial has shown an increase of 8.9% to 872 units from the previous period (H2 2024: 801 units).

In comparison to the same period in 2024, this figure has increase by 40.4% (H1 2024: 621 units).

Negeri Sembilan recorded the highest share of this segment, accounting for 30.6% (267 units), followed by Selangor at 24.3% (212 units) and Johor at 13.6% (119 units).

Semi-detached units constituted 47.9% (418 units), while terraced units accounted for 25.1% (219 units) of the total unsold industrial properties under construction.

Chart 54: Trend of Unsold Under Construction Industrial Property H1 2022 – H1 2025

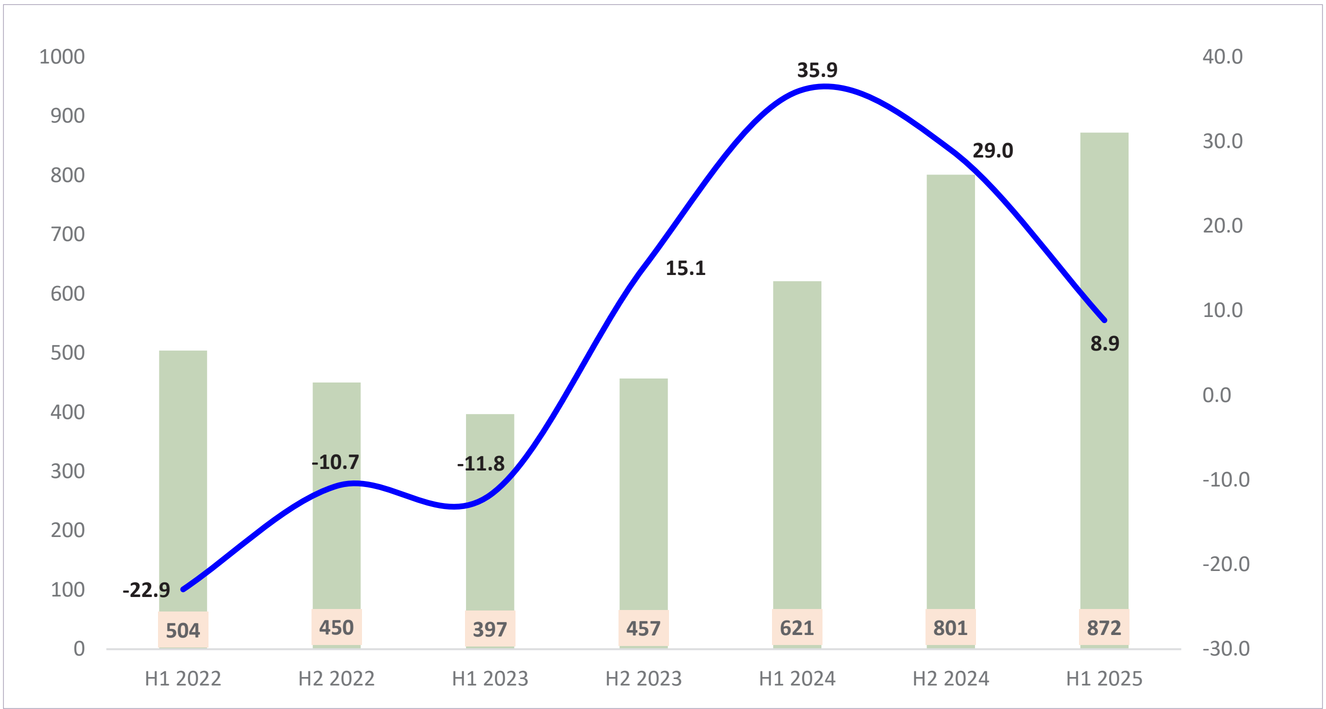


Chart 55: Industrial Unsold Under Construction by State H1 2025

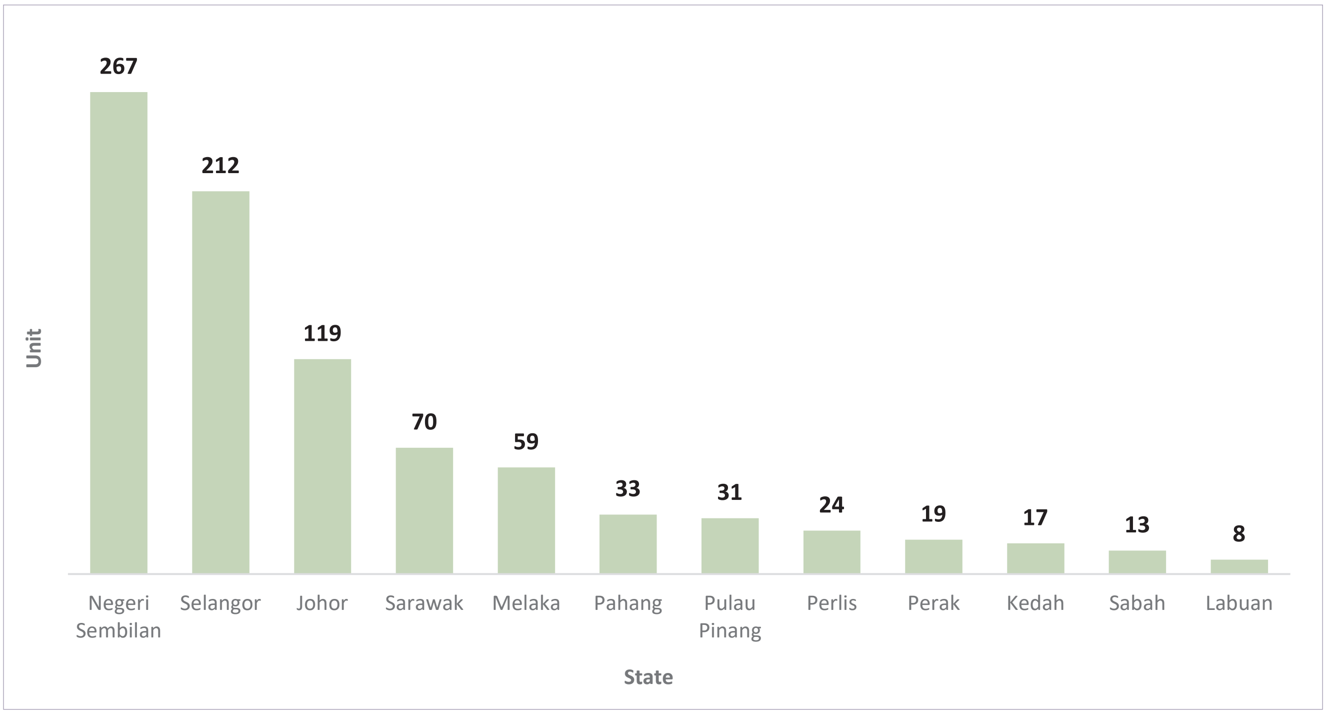
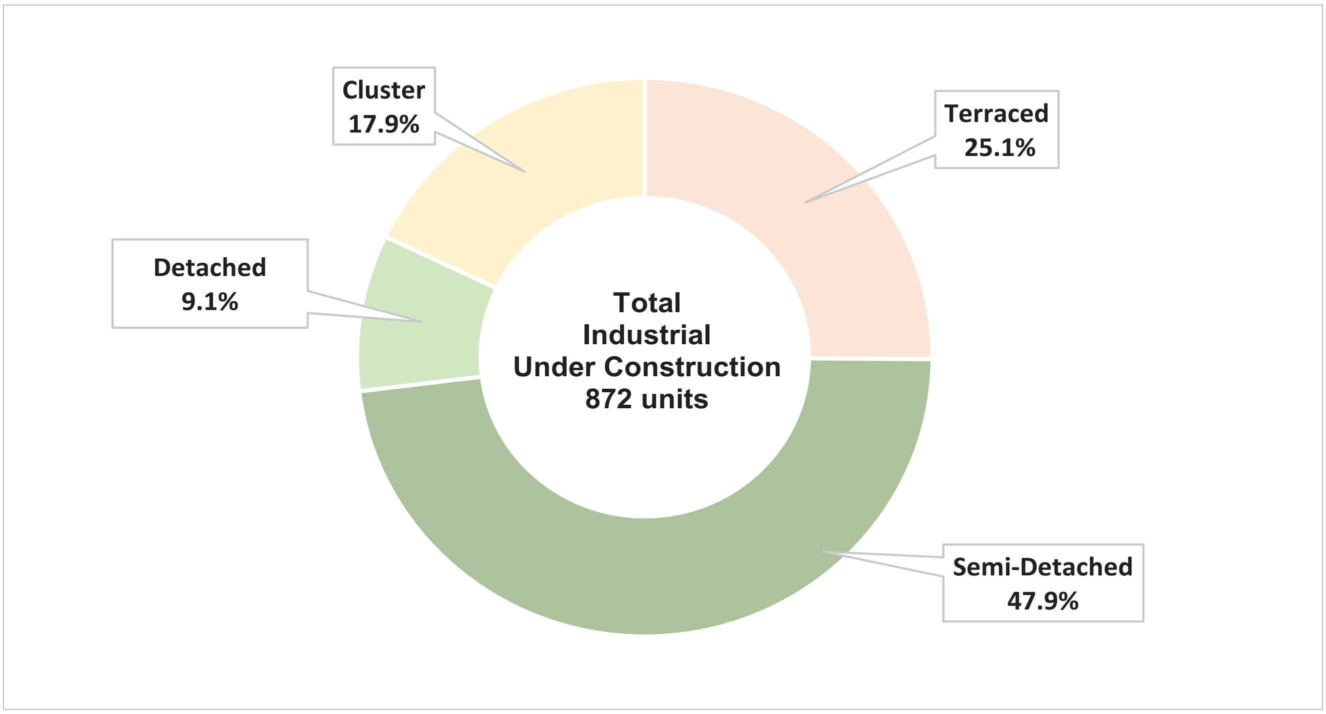


Chart 56: Industrial Unsold Under Construction by Type H1 2025



3.3 Belum Dibina Belum Terjual

Harta tanah industri belum dibina belum terjual menunjukkan penurunan 0.8% kepada 47 unit dari tempoh sebelumnya (H2 2024: 202 unit).

Melaka mencatat peratusan tertinggi bagi unit tidak terjual dan belum dibina, mewakili 87.2% (41 unit), diikuti oleh Sarawak dengan 12.8% (6 unit). Jenis teres merangkumi sebahagian besar unit belum dibina belum terjual iaitu sebanyak 41 unit dan jenis sesebuah sebanyak 6 unit.

3.3 Unsold Not Constructed

Unsold Not Constructed of industrial has shown a decrease of 0.8% to 47 units from the previous period (H2 2024: 202 units).

Melaka recorded for the highest proportion of unsold not constructed units, representing 87.2% (41 units), followed by Sarawak with 12.8% (6 units). Terraced type made up the majority of unsold not constructed at 41 units and detached at 6 units.

Chart 57: Trend of Unsold Not Constructed Industrial Property H1 2022 – H1 2025

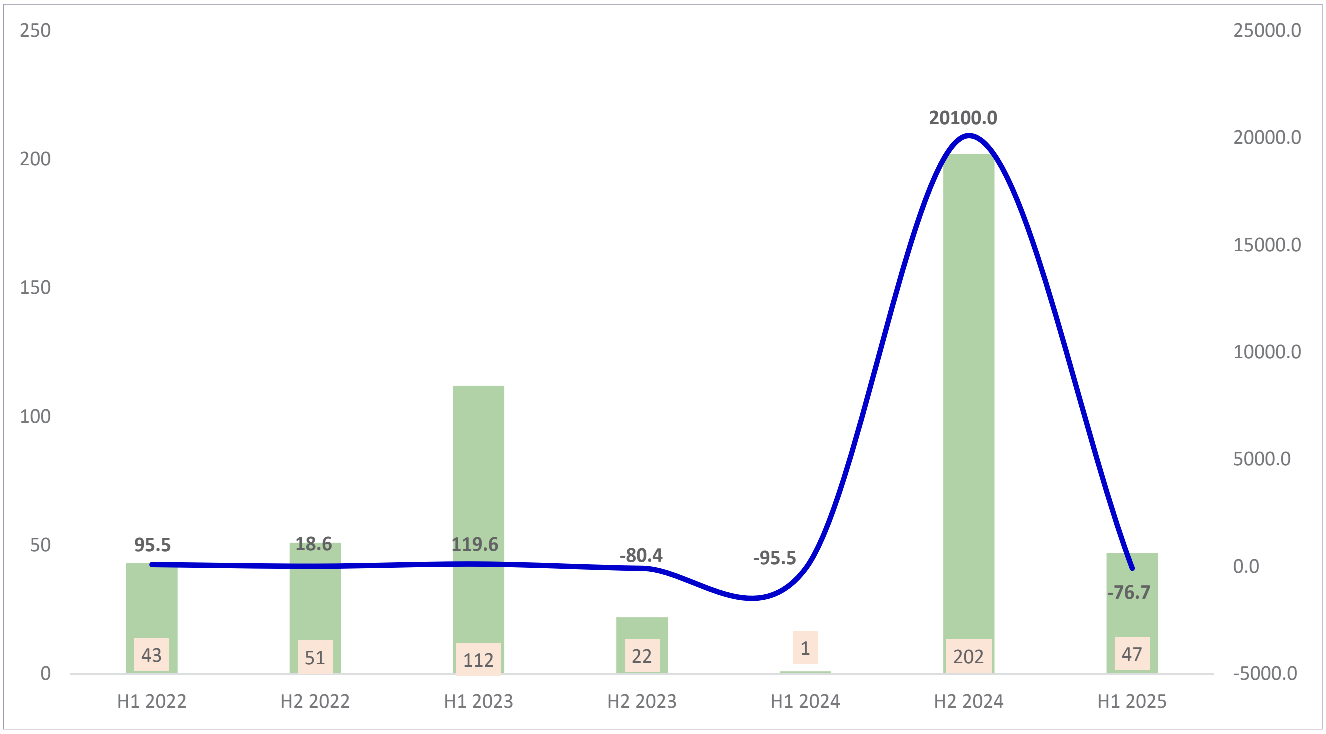


Chart 58: Industrial Unsold Not Constructed by State H1 2025

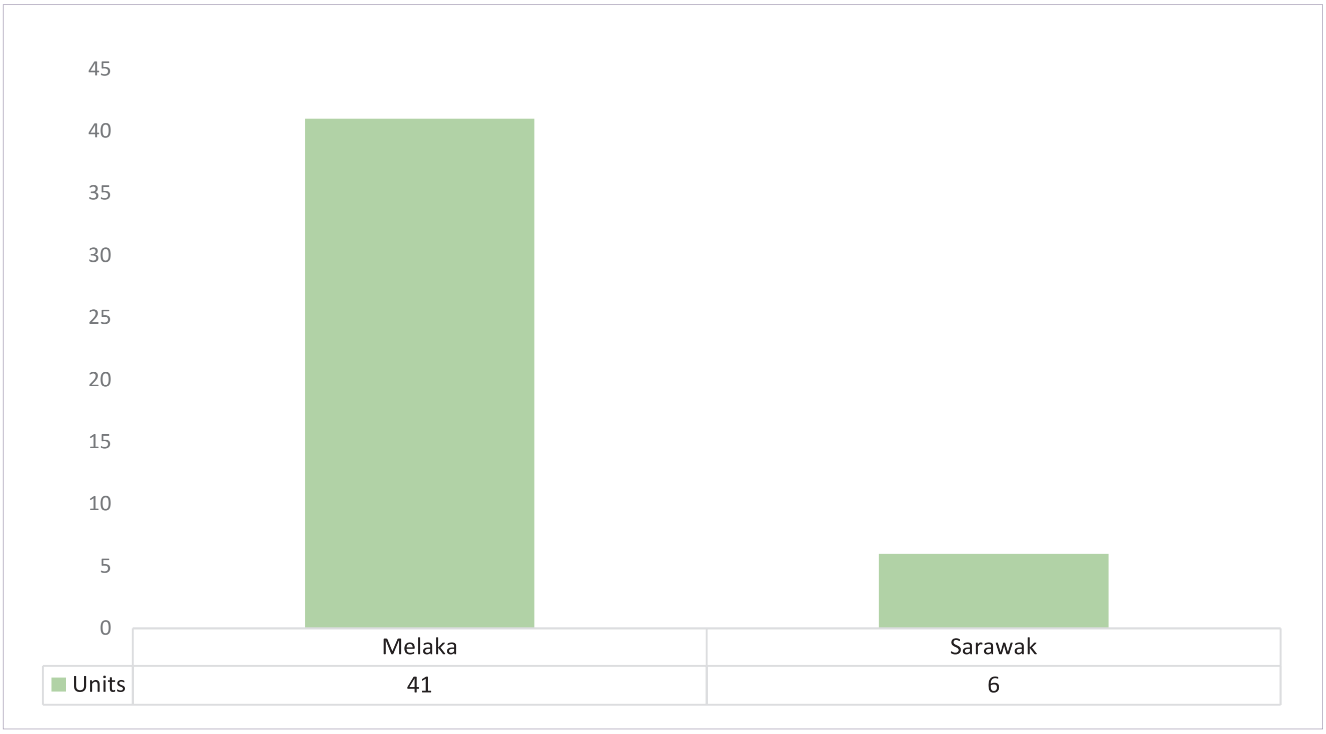
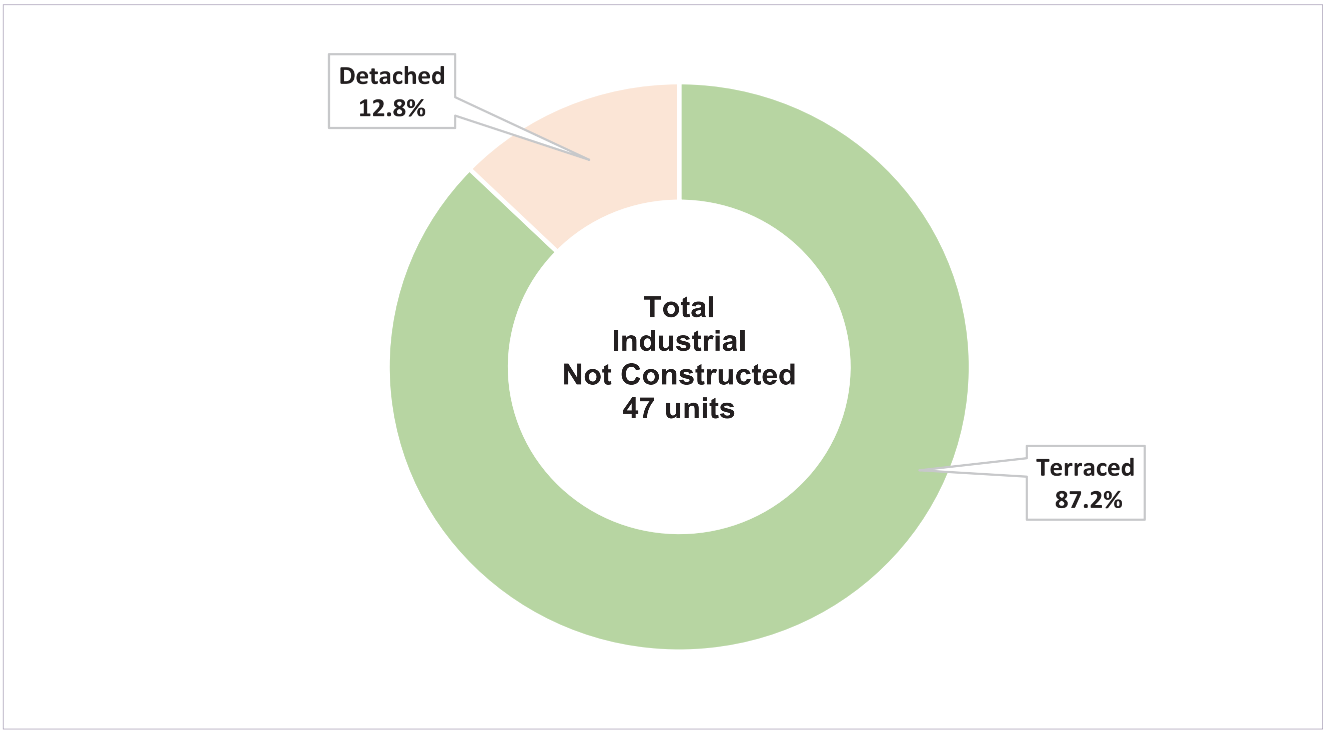


Chart 59: Industrial Unsold Not Constructed by Type H1 2025



Catatan Teknikal

Technical Notes

CATATAN TEKNIKAL

1. Tempoh kajian laporan ini adalah meliputi tahun 2024 berakhir pada 31 Disember 2024.

2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.

3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

   Sekiranya satu skim dilancarkan semula, tarikh baru pelancaran diambilkira. Pelancaran tidak rasmi (*soft launch*) adalah peristiwa pemasaran bagi membekalkan maklumat mengenai projek sebelum kelulusan permit iklan dan jualan diperolehi. Tarikh tidak rasmi tidak diambilkira dalam pengumpulan data. Oleh itu, tarikh pelancaran rasmi akan diambilkira sebagai tarikh pelancaran.

4. **Pelancaran baru** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada separuh tahun pertama 2021.

5. **Prestasi jualan** merujuk kepada peratusan bilangan unit yang telah dijual atas jumlah unit yang dilancarkan bagi sesuatu jenis harta tanah dalam tempoh kajian. Dua jenis prestasi jualan telah dikira di dalam laporan ini iaitu prestasi jualan suku tahunan dan prestasi jualan terkumpul.

6. Mulai 1 Januari 2003, harta tanah "siap dibina tidak terjual" telah didefinasikan sebagai unit kediaman, komersial dan industri yang telah siap dibina dan telah mendapat Sijil Penyiapan dan Pematuhan/ Sijl Layak Menduduki Sementara tetapi kekal tidak terjual melebihi tempoh sembilan bulan selepas ianya dilancarkan untuk jualan pada atau selepas 1 Januari 1997.

7. **Harta tanah siap dibina tidak terjual** merangkumi unit kediaman, komersial dan industri yang telah siap dibina dan mendapat Sijil Layak Menduduki/ Sijil Layak Menduduki Sementara/ Sijil Penyiapan Dan Pematuhan dalam tempoh kajian. Unit ini masih tidak terjual melebihi tempoh sembilan bulan dari tarikh pelancaran atau selepas 1 Januari 1997.

8. **Nilai** harta tanah yang tidak terjual diperolehi daripada harga jualan purata oleh pemaju mengikut jenis harta tanah yang ditawarkan untuk jualan dikalikan dengan bilangan harta tanah yang tidak terjual pada penghujung tempoh kajian.

TECHNICAL NOTES

1. *The review period of this report covers the year of 2024 ending on 31st December 2024.*

2. *The coverage of the survey was confined to residential, commercial and industrial units.*

3. ***Launch of Property Sales** is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.*

   If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the official launch date will be the date recorded.

4. ***New launches** comprise properties in residential schemes launched in first half year 2021.*

5. ***Sales performance** refers to the percentage of number of units sold from the total units launched for a specific type of property in the review period. Two types of sales performance are computed in this publication namely quarterly sales performance and accumulated sales performance.*

6. *Starting January 1, 2003 "Unsold Completed" property has been defined as residential, commercial and industrial units that have been completed and issued with a Certificate of Completion and Compliance/ Temporary Certificate of Fitness for Occupation but remained unsold for more than nine months after it was launched for sales on or after 1st January 1997.*

7. ***Unsold Completed** property comprises residential units, commercial units and industrial units that are completed with Certificate of Completion and Compliance/ Temporary Certificate of Fitness for Occupation in the review period. These units remained unsold for more than nine months from the date of launching or after 1st January 1997.*

8. ***The value** of unsold completed property is derived from the average selling price for the particular type of property offered for sale by the developer multiplied by the number of unsold completed property at the end of the review period.*

9. **Harta tanah dalam pembinaan belum terjual** merangkumi unit kediaman, komersial dan industri yang sedang dalam pembinaan dan memperolehi kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.

10. **Harta tanah belum dibina belum terjual** merangkumi unit kediaman, komersial dan industri yang belum dibina dan belum memperolehi kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.

11. **Sebuah skim perumahan** adalah projek perumahan yang mengandungi sekurang-kurang lima atau lebih bangunan yang digunakan untuk tujuan kediaman. Satu skim perumahan adalah satu identiti. Ianya boleh dibangunkan di atas sekeping tanah dengan satu hakmilik, atau banyak tanah dengan hakmilik yang lebih dari satu, serta boleh dibangunkan dalam beberapa fasa. Pembangunan tersebut boleh bercampur dengan bangunan untuk kegunaan lain seperti perniagaan, industri dan institusi.

*9. **Unsold Under Construction** property comprises residential units, commercial units and industrial units with building plan approval that are under constructed. These units remained unsold for more than nine months from the date of launch or after 1st January 1997.*

*10. **Unsold Not Constructed** property comprises residential units, commercial units and industrial units with building plan approval that are not yet constructed. These units remained unsold for more than nine months from the date of launch or after 1st January 1997.*

*11. **A residential scheme** is a housing project comprised a minimum of five or more buildings mainly used for dwelling purposes. A residential scheme has one identity. It may be developed on a land with a single title or on lands with multiple titles and could be developed in phases. The developments can be mixed with buildings for other uses like retail, industrial or institutional.*

Cawangan JPPH Di Seluruh Negara / JPPH Branch Offices

IBU PEJABAT NAPIC
Pusat Maklumat Harta Tanah Negara (NAPIC)
Jabatan Penilaian dan Perkhidmatan Harta \
Aras 7, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2
Pusat Pentadbiran Kerajaan Persekutuan
62592 Putrajaya
No. Tel: 03-88869000
No. Fax: 03- 88869007

WILAYAH PERSEKUTUAN
Jabatan Penilaian dan Perkhidmatan Harta
Wilayah Persekutuan
Tingkat 2, 1 Sentral,
KL Sentral, Jalan Travers,
50470 Kuala Lumpur
No.Tel: 03-22721760
No. Faks: 03-22721796

SELANGOR
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Selangor
Tingkat 4, Plaza Perangsang
40000 Shah Alam
No.Tel:03- 55184603
No. Faks: 03 -55119907

JOHOR
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Johor
Bangunan JARO
No. 18, Jalan Sg, Chat
80100 Johor Bahru, Johor
No. Tel:07-2241707 / 2239933
No. Faks:07-2234266

PULAU PINANG
Jabatan Penilaian dan Perkhidmatan Harta
Negei Pulau Pinang
Tingkat 41, Bangunan KOMTAR
10593 Pulau Pinang
No. Tel:04-2644914
No. Faks:04-2644915

PERAK
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Perak
Aras 8, Menara SSM
Jalan Basco Kepayang 1
Basco Avenue@Kepayang
31400 Ipoh
No. Tel:05 - 5432800
No. Faks:05-2429537

NEGERI SEMBILAN
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Sembilan
Tingkat 9, Bangunan Yayasan Negeri
Jalan Yam Tuan
70000 Seremban
No. Tel:06-7638602
No. Faks:06-7639306

MELAKA
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Melaka
Aras 7,Wisma Persekutuan
Jalan MITC, Hang Tuah Jaya
75450 Ayer Keroh, Melaka
No. Tel:06-2328205
No. Faks:06-2328202

KEDAH
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Kedah
Aras 2, Zon C, Wisma Persekutuan
Pusat Pentadbiran Kerajaan Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar
No. Tel:04-7001900
No. Faks:04-7001903

PAHANG
Jabatan Penilaian dan Perkhidmatan Harta
Pahang
Tingkat 2, Bangunan KWSP
Bandar Indera Mahkota
25200 Kuantan
No. Tel:09-5715111
No. Faks:09-5715113

TERENGGANU
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Terengganu
Tingkat 9, Wisma Persekutuan
Jalan Sultan Ismail
20200 Kuala Terengganu
No. Tel:09-6204550
No. Faks:09-6204551

KELANTAN
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Kelantan
Tingkat 12, Wisma Persekutuan
Jalan Bayam
15200 Kota Bahru
No. Tel:09-7471763
No. Faks:09-7474975

PERLIS
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Perlis
Tingkat 2, Bangunan Persekutuan
Persiaran Jubli Emas
01000 Kangar
No. Tel:04-9782763
No. Faks:04-9772595

SABAH
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Sabah
Tingkat 4, Blok B, Bangunan KUWASA
Beg Berkunci 2043
88999 Kota Kinabalu
No. Tel:088-248325
No. Faks:088-242328

SARAWAK
Jabatan Penilaian dan Perkhidmatan Harta
Negeri Sarawak
Tingkat 3, Wisma Hong
No. 202, Lot 3012, Jalan Rock
93200 Kuching
No. Tel:082-255859 / 234051
No. Faks:082-234575

Untuk Sebarang Pertanyaan, Sila Hubungi :
For any enquiries, please contact:

Timbalan Pengarah (Bahagian Inventori Harta Tanah)
Tel : 03-8886 9102
Laman Web : http://www.jpph.gov.my