



KEMENTERIAN KEWANGAN

# LAPORAN STOK HARTA TANAH

## Property Stock Report

# 2025



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

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## PENDAHULUAN

Laporan Stok Harta Tanah menyebarkan maklumat berdasarkan kepada skop berikut:

- i. Stok sedia ada mengikut sub-sektor harta tanah iaitu kediaman, perdagangan, industri dan riadah.
- ii. Penawaran hadapan yang terdiri daripada data penawaran akan datang, mula pembinaan dan penawaran yang dirancang.

Ingin dimaklumkan bahawa semua jadual data tersebut perlu dibaca seiring dengan catatan teknikal yang disertakan bersama laporan ini. Maklumat berkenaan harta tanah perdagangan iaitu kompleks perniagaan dikategorikan kepada pusat membeli belah, arked dan pasaraya besar manakala bagi pejabat binaan khas terdiri daripada pejabat kerajaan dan swasta.

Kami ingin merakamkan ucapan ribuan terima kasih kepada semua yang telah menjayakan penerbitan laporan ini terutamanya kepada semua Pihak Berkuasa Tempatan, Pemaju, Pengurus Harta, Pemilik Bangunan, Pejabat Tanah dan lain-lain agensi Kerajaan yang terlibat di dalam memberikan input bagi tujuan penerbitan berkala ini. Tanpa sokongan tuan, kami tidak mungkin dapat menerbitkan laporan ini.

Seperti yang telah diketahui, pasaran harta tanah yang sihat dan stabil tidak sahaja penting bagi individu tetapi juga kepada ekonomi negara pada keseluruhannya. Oleh itu, kami akan sentiasa memastikan laporan yang disediakan kepada pembaca adalah berkualiti dan menepati masa. Kami sangat mengalu-alukan maklum balas, komen serta pandangan daripada pembaca untuk memperbaiki lagi laporan ini. Kami boleh dihubungi melalui telefon, faksimili atau emel kepada:

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## FOREWORD

*The Property Market Stock Report disseminates informations on the following scopes:*

- i. Existing inventories of properties on a sectorial basis namely residential, commercial, industry and leisure.*
- ii. Future supply comprises Incoming Supply, Construction Starts and Planned Supply.*

*Please be informed that all the data tabulated should be read in line with NAPIC's Technical Notes attached in the report. Information pertaining to commercial properties ie shopping complex is categorized into three sections ie shopping centre, arcade and hypermarket whilst for purpose built office designated for publicly owned and private ownership.*

*We would like to express our gratitude to all those who had made this publication a success. Specifically, we wish to thank all local councils, developers, property managers/building owners, land offices nation wide and other relevant government bodies for giving their valuable inputs to make this quarterly 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. Therefore, 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. You may call, write, fax or email to us.*

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# Laporan Stok Harta Tanah 2025

## Property Stock Report 2025

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**Ringkasan Stok Harta Tanah 2025**  
**Property Stock Summary 2025**

State	Residential		
	Existing Stock	Incoming Supply	Planned Supply
WP Kuala Lumpur	576,409	42,334	35,115
WP Putrajaya	20,349	28	3,224
WP Labuan	14,039	105	71
Selangor	1,765,832	79,089	53,109
Johor	946,491	39,724	44,560
Pulau Pinang	574,401	29,515	16,759
Perak	564,961	30,403	22,256
Negeri Sembilan	327,494	10,273	15,164
Melaka	237,839	16,571	12,555
Kedah	370,693	9,776	13,827
Pahang	316,635	11,367	14,876
Terengganu	127,066	4,985	4,505
Kelantan	99,210	4,540	2,307
Perlis	28,304	720	793
Sabah	255,521	9,697	4,464
Sarawak	303,052	13,580	4,395
<b>MALAYSIA</b>	<b>6,528,296</b>	<b>302,707</b>	<b>247,980</b>

State	Shop		
	Existing Stock	Incoming Supply	Planned Supply
WP Kuala Lumpur	30,973	561	181
WP Putrajaya	538	0	48
WP Labuan	1,073	12	0
Selangor	113,246	5,418	2,287
Johor	98,760	5,595	3,841
Pulau Pinang	39,915	1,262	846
Perak	59,176	1,357	1,269
Negeri Sembilan	27,777	775	1,443
Melaka	24,913	564	843
Kedah	31,668	634	987
Pahang	26,493	960	1,224
Terengganu	8,883	338	171
Kelantan	14,905	565	489
Perlis	4,525	44	16
Sabah	34,385	1,653	256
Sarawak	40,211	1,191	679
<b>MALAYSIA</b>	<b>557,441</b>	<b>20,929</b>	<b>14,580</b>

State	SOHO			Serviced Apartment		
	Existing Stock	Incoming Supply	Planned Supply	Existing Stock	Incoming Supply	Planned Supply
WP Kuala Lumpur	12,266	2,906	3,951	35,631	59,452	56,989
WP Putrajaya	0	0	0	671	940	940
WP Labuan	0	0	0	0	0	0
Selangor	51,941	10,678	4,351	64,508	21,414	18,106
Johor	2,928	1,114	2,272	35,833	24,823	26,267
Pulau Pinang	5,674	350	624	10,768	7,286	6,999
Perak	1,043	661	1,749	530	0	408
Negeri Sembilan	104	0	0	419	2,028	292
Melaka	0	352	0	4,763	2,330	4,255
Kedah	0	0	0	831	1,165	433
Pahang	0	0	616	6,548	3,938	6,475
Terengganu	0	0	0	759	0	0
Kelantan	0	0	0	940	0	0
Perlis	0	0	0	0	0	0
Sabah	467	0	0	3,476	11	3,793
Sarawak	563	84	0	6,917	2,639	4,791
<b>MALAYSIA</b>	<b>74,986</b>	<b>16,145</b>	<b>13,563</b>	<b>172,594</b>	<b>126,026</b>	<b>129,748</b>

State	SHOPPING COMPLEX									
	Existing Stock						Incoming Supply		Planned Supply	
	Shopping Centre		Arcade		Hypermarket		All Shopping Complexes		All Shopping Complexes	
	No. of Building	Total Space (s.m.)	No. of Building	Total Space (s.m.)	No. of Building	Total Space (s.m.)	No. of Building	Total Space (s.m.)	No. of Building	Total Space (s.m.)
WP Kuala Lumpur	85	3,033,471	25	233,491	7	156,238	7	264,929	3	196,691
WP Putrajaya	1	53,484	1	1,380	0	0	2	29,277	0	0
WP Labuan	1	20,446	1	2,265	0	0	0	0	0	0
Selangor	94	3,145,689	10	62,041	51	695,299	3	47,946	2	17,760
Johor	65	1,790,143	37	97,270	44	494,542	3	25,916	0	0
Pulau Pinang	36	1,356,315	44	299,686	20	305,002	1	25,040	2	96,421
Perak	27	521,782	10	45,755	40	416,232	0	0	0	0
Negeri Sembilan	20	262,802	19	78,139	26	238,618	3	22,049	2	34,127
Melaka	18	427,085	0	0	9	135,531	2	57,245	0	0
Kedah	26	370,349	11	18,683	16	208,541	0	0	3	28,905
Pahang	20	351,966	11	11,613	10	62,174	0	0	2	15,373
Terengganu	8	173,355	30	48,557	4	54,914	1	7,845	0	0
Kelantan	5	155,361	15	71,057	10	127,484	0	0	0	0
Perlis	3	37,334	15	25,713	2	10,946	1	6,806	0	0
Sabah	29	668,310	8	24,760	7	75,702	3	61,415	1	23,509
Sarawak	66	946,642	2	1,393	7	94,886	2	41,676	0	0
<b>MALAYSIA</b>	<b>504</b>	<b>13,314,534</b>	<b>239</b>	<b>1,021,803</b>	<b>253</b>	<b>3,076,109</b>	<b>28</b>	<b>590,144</b>	<b>15</b>	<b>412,786</b>

State	PURPOSE BUILT OFFICE							
	Existing Stock				Incoming Supply		Planned Supply	
	Private-owned		Public-owned		All Office Buildings		All Office Buildings	
	No. of Building	Total Space (s.m.)	No. of Building	Total Space (s.m.)	No. of Building	Total Space (s.m.)	No. of Building	Total Space (s.m.)
WP Kuala Lumpur	419	9,662,341	42	589,689	18	775,380	14	547,109
WP Putrajaya	12	410,574	34	2,132,071	3	59,940	3	39,875
WP Labuan	5	51,247	4	15,459	0	0	0	0
Selangor	257	4,414,829	22	318,585	0	0	2	34,036
Johor	89	977,804	64	428,824	4	121,306	2	41,914
Pulau Pinang	101	758,881	27	222,545	3	28,596	3	54,466
Perak	51	249,177	74	311,666	3	15,234	0	0
Negeri Sembilan	29	135,554	38	173,017	0	0	0	0
Melaka	33	198,148	24	184,086	0	0	0	0
Kedah	43	195,561	33	204,352	0	0	0	0
Pahang	43	185,794	53	230,171	0	0	0	0
Terengganu	29	118,216	42	250,037	1	9,704	2	39,386
Kelantan	27	121,921	40	164,015	2	49,300	0	0
Perlis	6	27,699	20	72,978	2	25,085	0	0
Sabah	64	522,873	32	286,385	1	4,104	2	37,498
Sarawak	76	549,513	33	342,829	1	10,528	0	0
<b>MALAYSIA</b>	<b>1,284</b>	<b>18,580,132</b>	<b>582</b>	<b>5,926,709</b>	<b>38</b>	<b>1,099,177</b>	<b>28</b>	<b>794,284</b>

State	Industrial		
	Existing Stock	Incoming Supply	Planned Supply
WP Kuala Lumpur	5,138	0	37
WP Putrajaya	48	0	0
WP Labuan	664	27	0
Selangor	43,766	1,624	984
Johor	19,569	510	176
Pulau Pinang	9,974	223	0
Perak	8,548	142	340
Negeri Sembilan	5,899	531	1,126
Melaka	8,554	117	314
Kedah	4,024	54	122
Pahang	3,695	55	68
Terengganu	978	7	1
Kelantan	652	2	0
Perlis	263	28	0
Sabah	6,517	167	42
Sarawak	7,700	109	227
<b>MALAYSIA</b>	<b>125,989</b>	<b>3,596</b>	<b>3,437</b>

State	Leisure					
	Existing Stock		Incoming Supply		Planned Supply	
	No. of Hotel	No. of Room	No. of Hotel	No. of Room	No. of Hotel	No. of Room
WP Kuala Lumpur	255	50,423	12	2,135	6	1,481
WP Putrajaya	7	1,769	0	0	1	270
WP Labuan	43	1,858	0	0	0	0
Selangor	211	26,781	0	0	0	0
Johor	496	34,986	8	1,366	1	200
Pulau Pinang	253	25,603	11	2,198	10	1,569
Perak	341	18,181	7	823	1	303
Negeri Sembilan	160	13,274	1	152	2	88
Melaka	181	20,550	0	0	0	0
Kedah	179	13,539	5	659	3	309
Pahang	305	26,037	1	13	3	287
Terengganu	251	11,677	3	446	1	36
Kelantan	91	4,360	1	144	1	10
Perlis	33	1,321	1	70	0	0
Sabah	438	25,692	13	3,188	1	440
Sarawak	390	22,065	1	205	1	220
<b>MALAYSIA</b>	<b>3,634</b>	<b>298,116</b>	<b>64</b>	<b>11,399</b>	<b>31</b>	<b>5,213</b>

### 1.0 HARTA TANAH KEDIAMAN

Stok sedia ada kediaman seluruh negara pada tahun 2025 mencecah 6.5 juta unit dengan pembangunan bertanah mendominasi 68.5% berbanding pembangunan strata sebanyak 31.5%. Stok yang sedang dalam perancangan juga menunjukkan hampir 55.0% didominasi oleh pembangunan bertanah. Jumlah penawaran akan datang dan penawaran yang dirancang masing-masing merekodkan 302,707 dan 247,980 unit.

Selangor mendominasi inventori kediaman negara dengan unit paling tinggi bagi stok sedia ada, penawaran akan datang dan penawaran yang dirancang. Stok sedia ada melebihi 1.7 juta manakala penawaran akan datang dan penawaran yang dirancang masing-masing 79,080 dan 53,109 unit.

Tahun 2025 menyaksikan jumlah unit kediaman siap paling tinggi sepanjang tempoh lima tahun kebelakang iaitu 99,877 unit. Namun pada masa yang sama, unit mula bina dan unit penawaran baharu dirancang masing-masing mengalami penurunan ketara kepada 82,097 dan 75,370 unit setelah mencapai kemuncak pada tahun sebelumnya (2024: 106,236 unit, 100,461 unit).

Trend ini menunjukkan bahawa pada tahun 2025, pasaran lebih mengutamakan usaha untuk menyiapkan unit sedia ada, mengurangkan kemasukan unit baharu ke dalam pasaran, dilihat sebagai strategi untuk mengimbangi kestabilan penawaran dan permintaan.

### 1.0 RESIDENTIAL PROPERTY

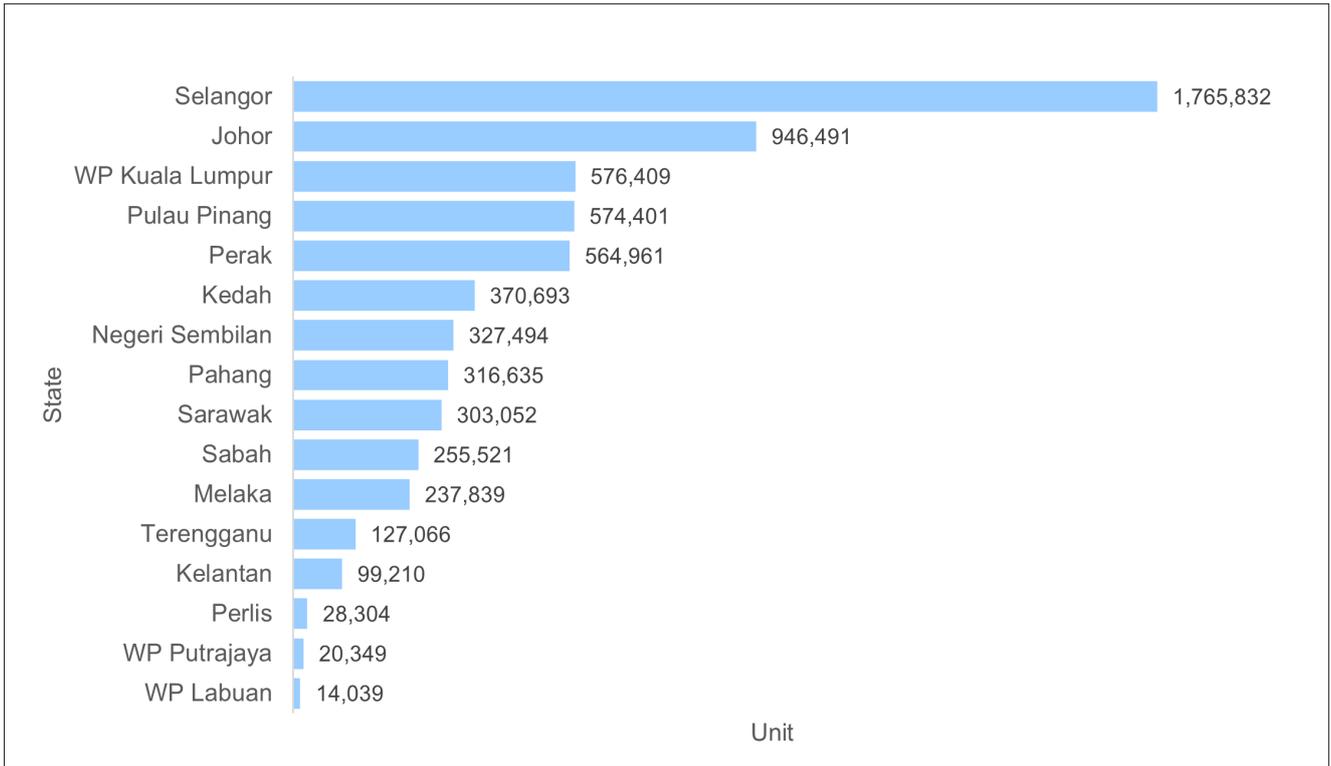
*The housing stock across the nation in 2025 is reaching 6.5 million units, with landed developments accounting for 68.5% compared to 31.5% for stratified developments. The stock currently in the planning stage indicates that nearly 55.0% is dominated by landed developments. Incoming supply and planned supply are recorded at 302,707 and 247,980 units respectively.*

*Selangor dominates the national housing inventory with the highest number of existing stocks, incoming supply and planned supply. The existing stock exceeds 1.7 million, while the incoming supply and planned supply are 79,080 and 53,109 units, respectively.*

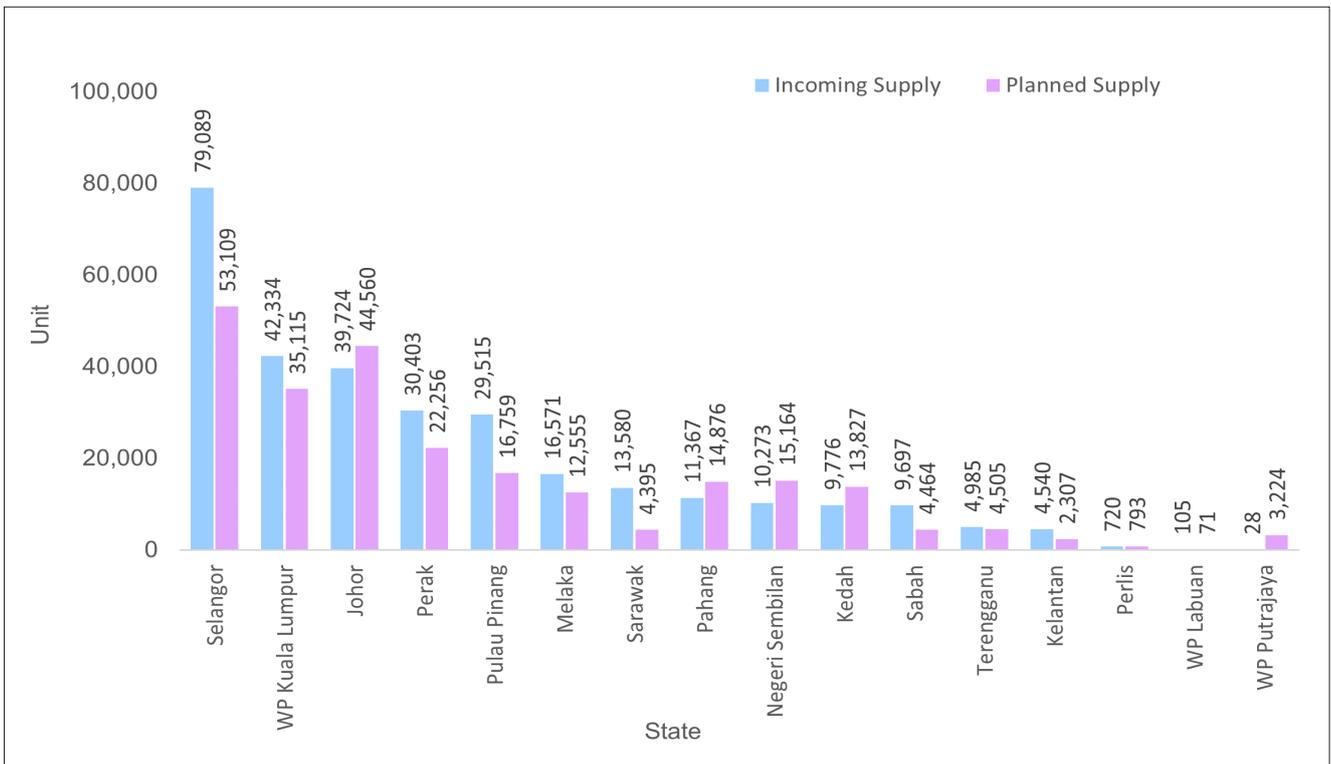
*In 2025, the number of completion residential units reached the highest in the past five years, totaling 99,877 units. However, concurrently, the number of units starts and the planned new supply experienced significant declines to 82,097 and 75,370 units, respectively, after peaking in the previous year (2024: 106,236 units, 100,461 units).*

*This trend indicates that in 2025, the market prioritized efforts to complete existing units, thereby reducing the influx of new units into the market, which is viewed as a strategy to balance supply and demand stability.*

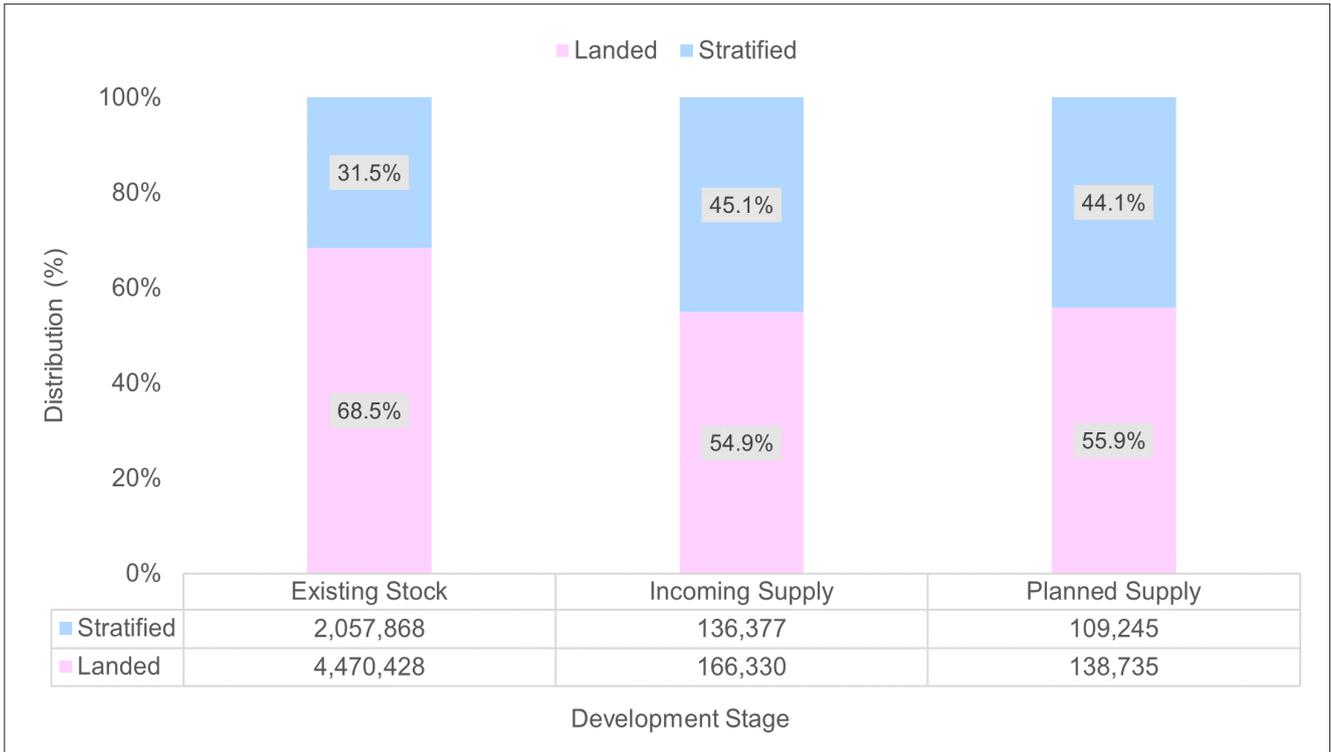
**Chart 1: Residential Existing Stock by State 2025**



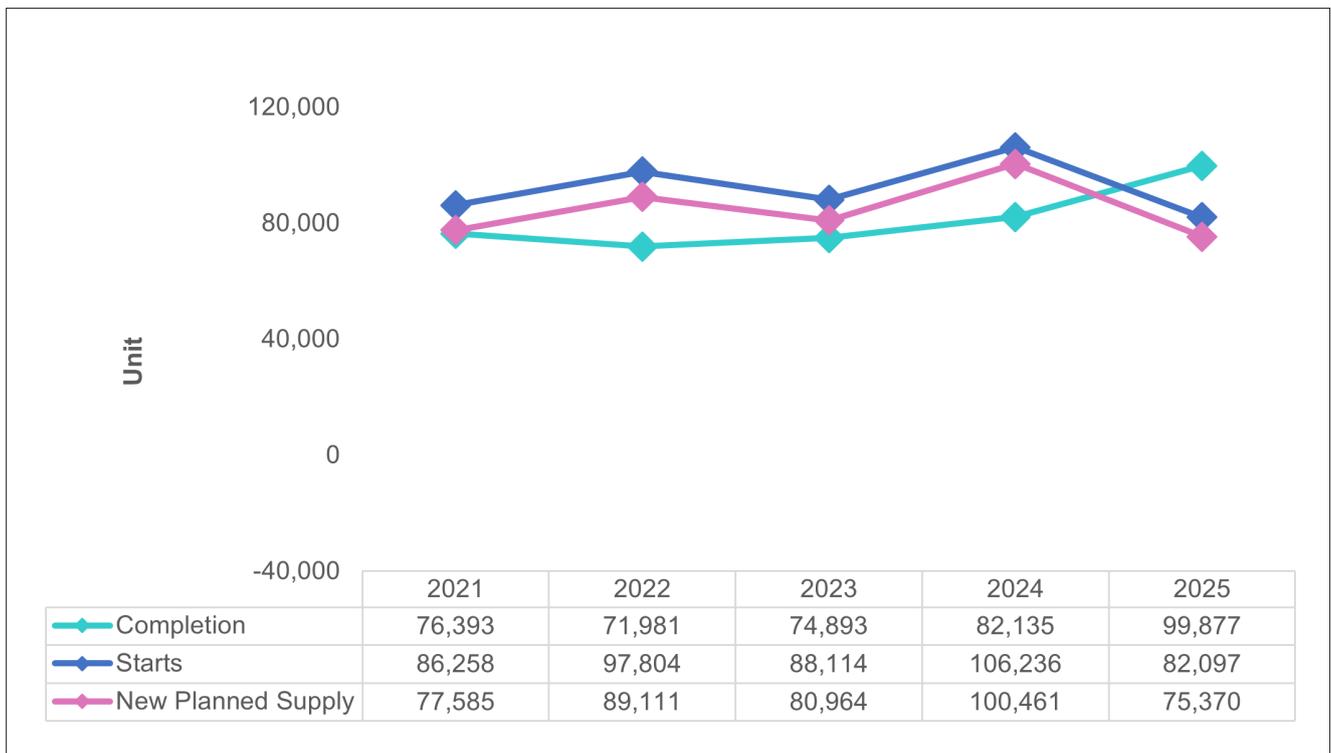
**Chart 2: Residential Incoming Supply and Planned Supply by State 2025**



**Chart 3: Distribution of Landed and Stratified Residential Supply by Development Stage 2025**



**Chart 4: Trends of Completion, Starts and New Planned Supply for Residential from 2021 to 2025**



## SHOP PROPERTY STOCK REPORT

### 2.0 KEDAI

Pada 2025, sebanyak 557,441 unit kedai sedia ada direkodkan, 20,929 unit di peringkat penawaran akan datang dan 14,580 unit di penawaran yang dirancang.

Selangor mendahului jumlah stok sedia ada sebanyak 113,246 unit, diikuti Johor sebanyak 98,760 unit. Jumlah stok sedia ada bagi kedua-dua negeri ini dijangka akan terus meningkat dengan pertambahan jumlah unit yang sedang dalam pembinaan, setiap negeri merekodkan jumlah penawaran akan datang melebihi 5,000 unit.

Teres dua hingga dua setengah tingkat mendominasi pembangunan dengan menyumbang lebih daripada 40.0% daripada jumlah stok sedia ada penawaran yang dirancang.

Bilangan siap dibina meningkat kepada 5,054 unit, sementara unit mula bina sedikit meningkat kepada 5,168 unit, meningkat 5.0% berbanding tahun sebelumnya, menunjukkan momentum pasaran yang masih aktif dan berkembang pesat.

### 2.0 SHOP

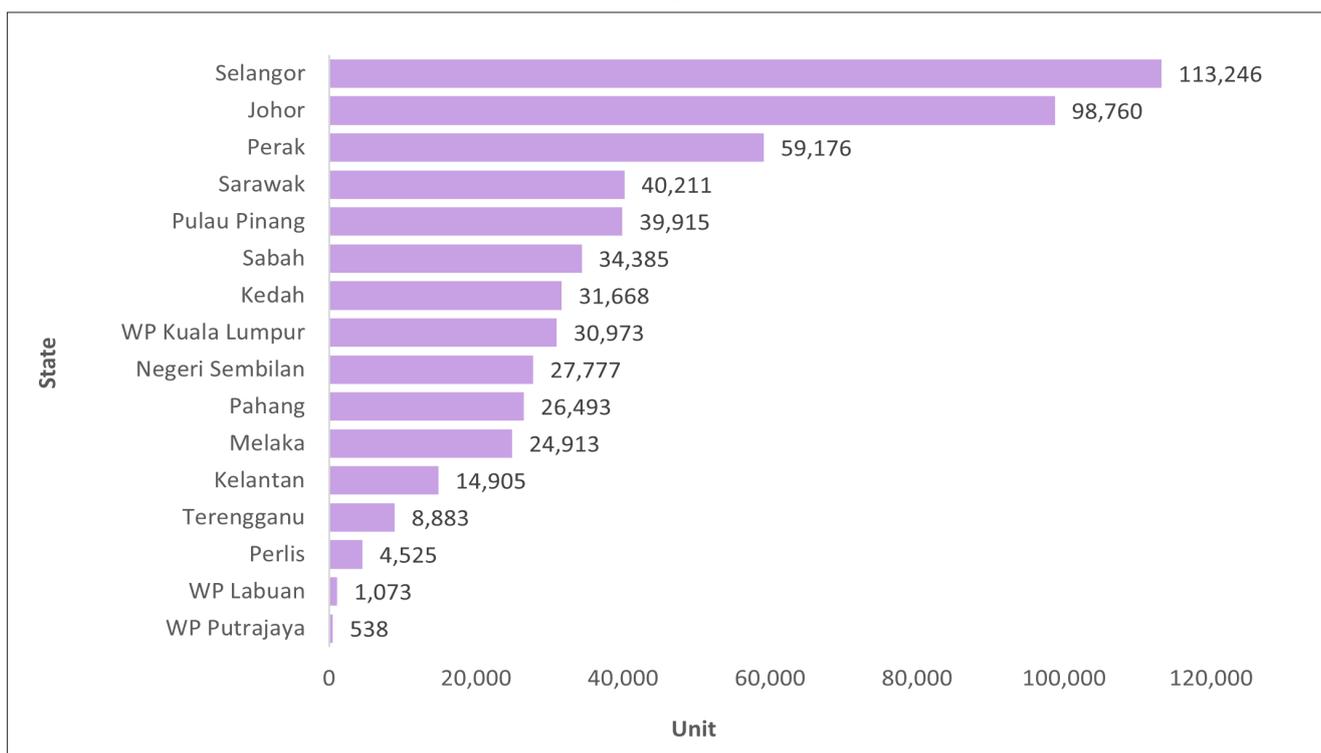
*In 2025, a total of 557,441 existing shop units were recorded, along with 20,929 units at incoming supply stage and 14,580 units at planned supply.*

*Selangor leads in the existing stock with a total of 113,246 units, followed by Johor 98,760 units. The existing stock for both states are expected to continue rising due to the increase in the number of units currently under construction, with each state recording incoming supply exceeding 5,000 units.*

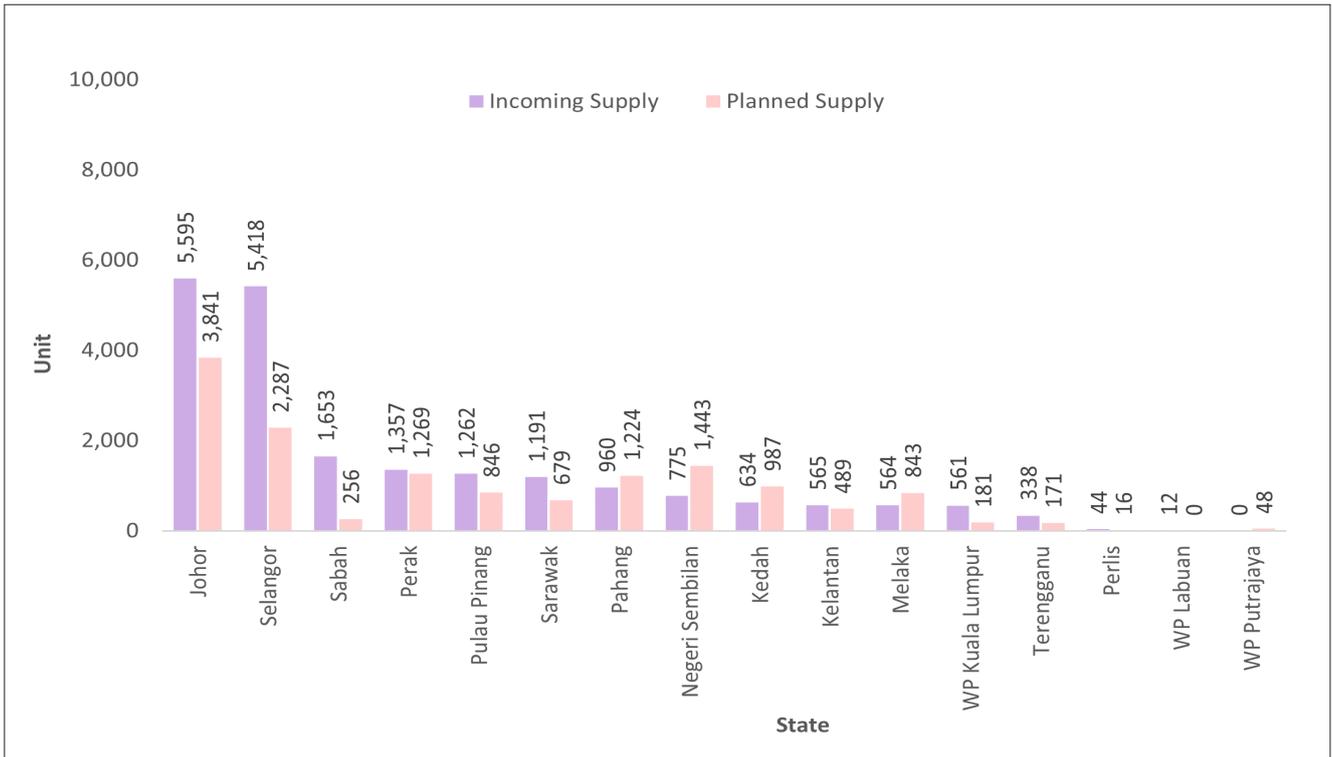
*Two to two-and-a-half storey terrace dominated the development with contribution more than 40.0% of total inventory at existing stock and planned supply.*

*The number of completion units recorded an increase to 5,054 units, while the number of starts saw a slight rise to 5,168 units, reflecting a 5.0% increase compared to the previous year, indicating that the market momentum remains active and is experiencing rapid growth.*

**Chart 5: Shop Existing Stock by State 2025**



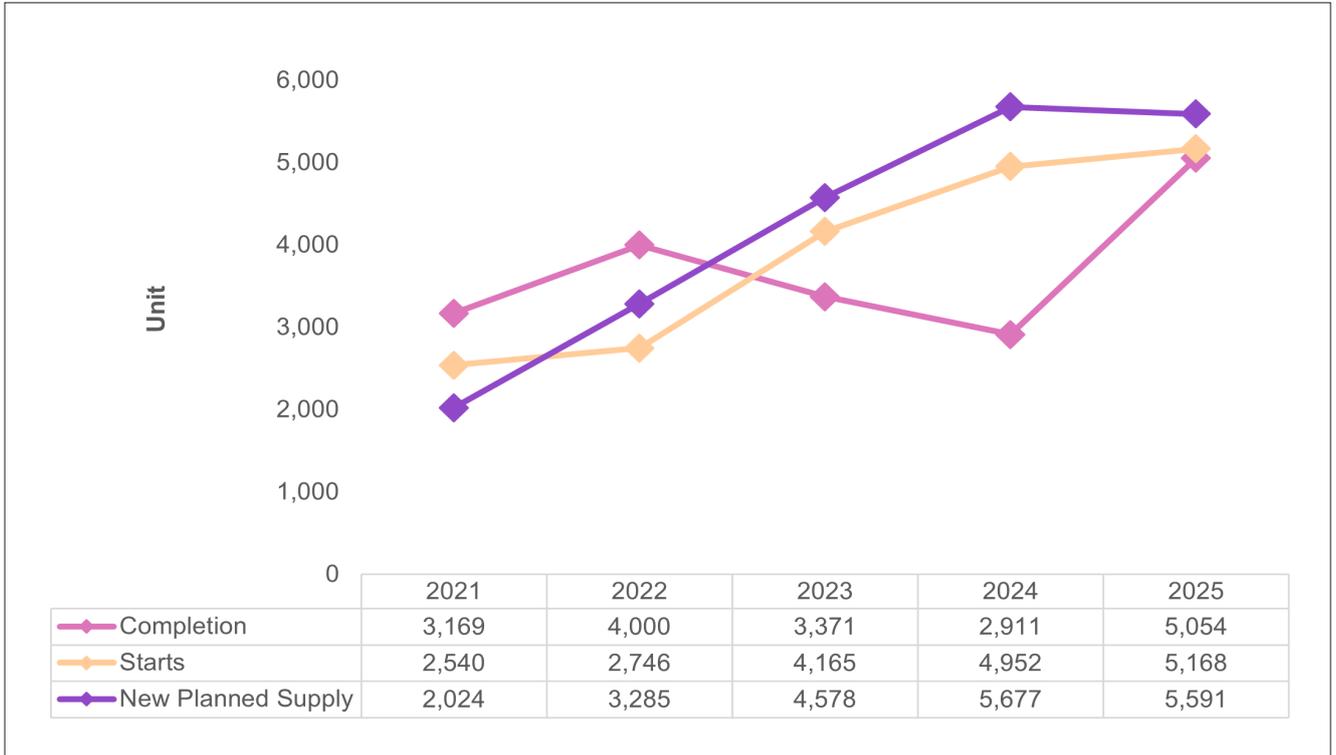
**Chart 6: Shop Incoming Supply and Planned Supply by State 2025**



**Chart 7: Distribution of Shop by Building Type 2025**



**Chart 8: Trends of Completion, Starts and New Planned Supply for Shop from 2021 to 2025**



## SERVICED APARTMENT PROPERTY STOCK REPORT

### 3.0 PANGSAPURI KHIDMAT

Sejumlah 474,018 unit sedia ada pangsapuri khidmat telah direkodkan pada tahun 2025 manakala sejumlah 172,594 unit penawaran akan datang dan 126,026 unit penawaran yang dirancang.

Majoriti pangsapuri khidmat terletak di WP Kuala Lumpur, Selangor dan Johor dengan gabungan syer pasaran 87.0% stok sedia ada (411,189 unit), 79.0% penawaran akan datang (135,972 unit) dan 84.0% penawaran yang dirancang (105,689 unit).

Berbanding tahun 2024, aktiviti pembinaan pangsapuri khidmat menunjukkan corak yang berbeza. Tahun 2025 mencatatkan angka tertinggi bagi unit mula bina iaitu sebanyak 44,344 unit, meningkat daripada 39,011 unit pada 2024.

Walau bagaimanapun, unit siap dibina dan penawaran baharu dirancang menunjukkan trend yang lebih perlahan berbanding tahun 2024. Sebanyak 26,240 unit siap dibina dan 35,042 unit penawaran baharu dirancang direkodkan pada tahun 2025.

### 3.0 SERVICED APARTMENT

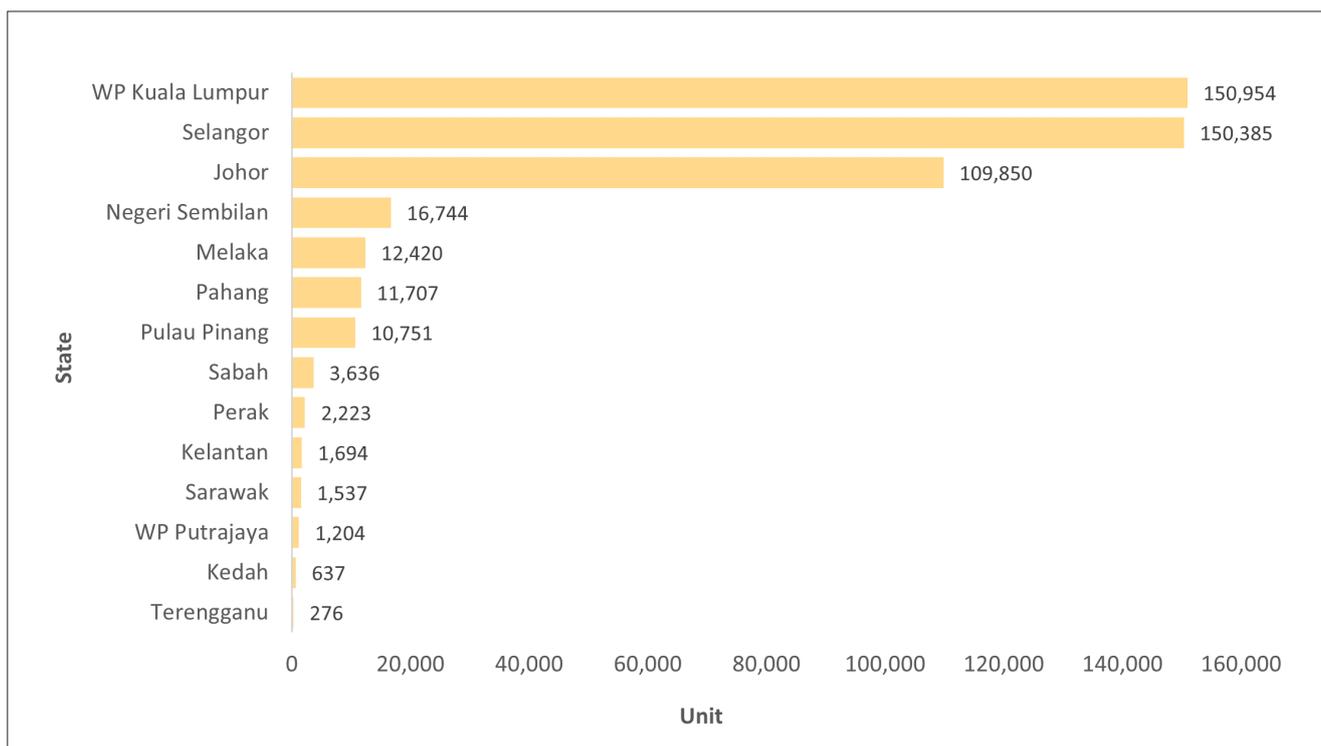
A total of 474,018 units of existing serviced apartments were recorded in year 2025 whilst another 172,594 units at incoming supply and 126,026 units at planned supply.

Majority of serviced apartments located in WP Kuala Lumpur, Selangor and Johor, with a combined market share of 87.0% at existing stock (411,189 units), 79.0% incoming supply (135,972 units) and 84.0% planned supply (105,689 units).

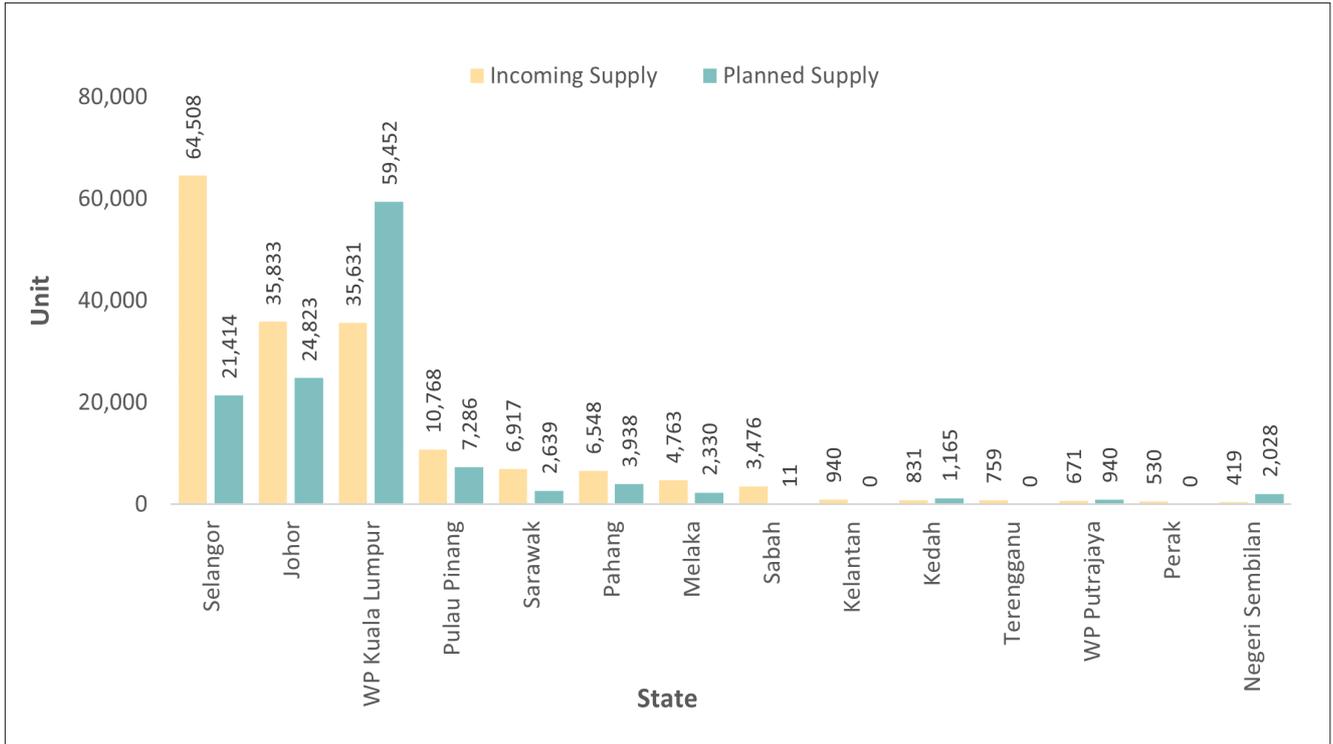
In comparison to the year 2024, the construction activities of service apartments exhibit a different pattern. The year 2025 recorded the highest number of starts units, totalling 44,344 units, an increase from 39,011 units in 2024.

However, the number of completion units and new planned supply indicates a slower trend compared to 2024. A total of 26,240 completion units and 35,042 new planned supply were recorded in 2025.

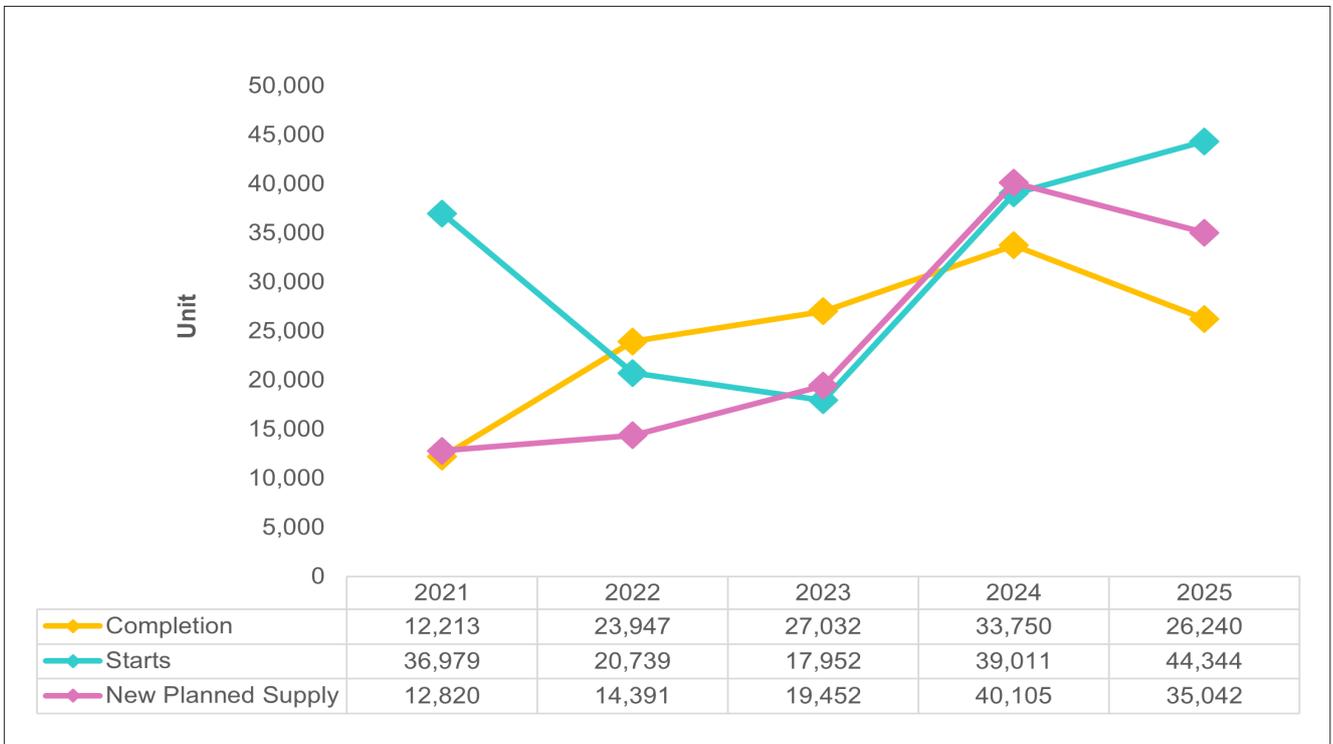
Chart 9: Serviced Apartment Existing Stock by State 2025



**Chart 10: Serviced Apartment Incoming Supply and Planned Supply by State 2025**



**Chart 11: Trends of Completion, Starts and New Planned Supply for Serviced Apartment from 2021 to 2025**



#### 4.0 KOMPLEKS PERNIAGAAN

Pada tahun 2025, lebih 17 juta m.p ruang kompleks perniagaan sedia ada direkodkan di seluruh negara. Daripada jumlah ini, 77.0% merupakan ruang pusat beli belah, 18.0% ruang pasaraya besar dan selebihnya merupakan ruang arked.

Lebih 40.0% daripada ruang kompleks perniagaan seluruh negara didominasi oleh Selangor dan WP Kuala Lumpur dengan kombinasi keluasan 7.33 juta m.p.

Inventori kompleks perniagaan akan terus meningkat dengan penambahan 28 kompleks membeli-belah di penawaran akan datang di mana secara kolektifnya akan menyediakan ruang kira-kira 590,144 m.p.

Selain itu, terdapat 15 kompleks perniagaan di penawaran yang dirancang yang dijangka akan menambah seluas 412,786 m.p ruang kompleks perniagaan pada masa akan datang.

Senarai kompleks perniagaan yang siap dibina direkodkan pada tahun 2025 seperti di **Jadual 1**.

#### 4.0 SHOPPING COMPLEX

*In 2025, over 17 million s.m existing space of shopping complex were recorded nationwide. Of this total, 77.0% comprised shopping centre space, 18.0% consisted of hypermarket space, and the remainder was arcade space.*

*Over 40.0% of the shopping complex space nationwide is dominated by Selangor and WP Kuala Lumpur, with a combined area of 7.33 million s.m.*

*The inventory of shopping complexes is expected to continue growing with the addition of 28 shopping complexes at incoming supply, which will collectively provide approximately 590,144 s.m of space.*

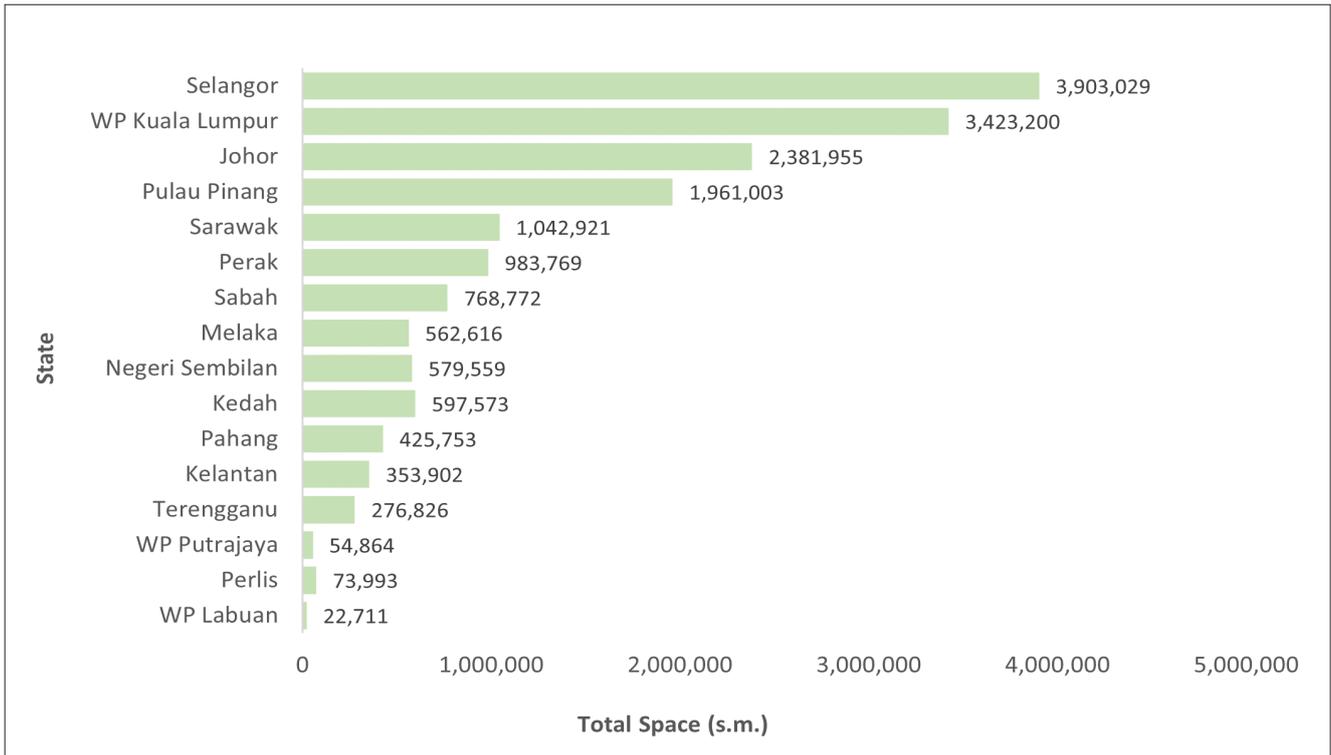
*Furthermore, there are 15 shopping complexes in planned supply anticipated to contribute an additional 412,786 s.m of commercial space in the future.*

*The list of completed shopping complex recorded in the year 2025 as shown at **Table 1**.*

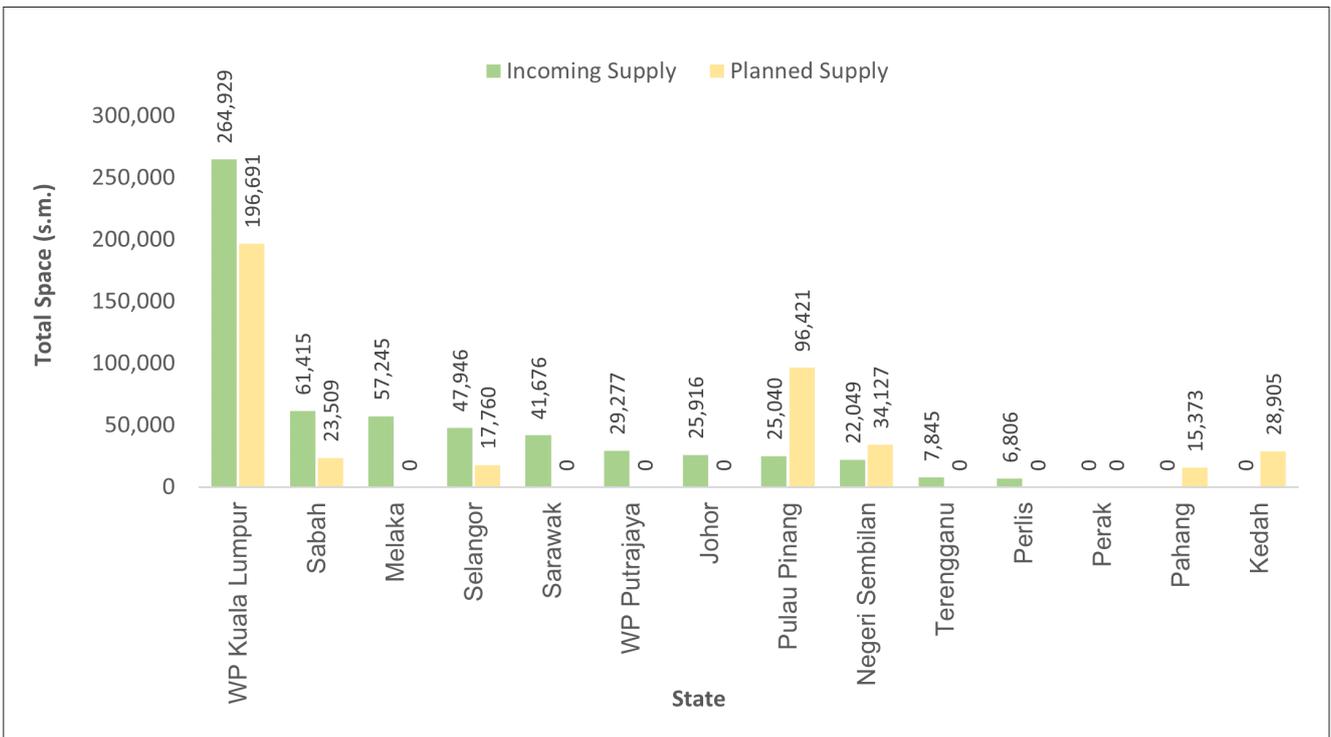
**Table 1: Completion of Shopping Complex in 2025**

No	State	Name of Building	Location	Category	Total Space (s.m.)
1.	WP Kuala Lumpur	KLGCC Mall	Jalan Bukit Kiara	Shopping Centre	10,684
2.	Selangor	Sunway Square Mall	Jalan Lagoon Selatan, Bandar Sunway	Shopping Centre	29,357
3.	Selangor	Majestic Lab	Eco Majestic, Semenyih	Shopping Centre	10,520
4.	Selangor	Hextar World at Empire City	Empire City, Jalan Damansara	Shopping Centre	125,419
5.	Selangor	Sunsuria Forum Mall	Persiaran Setia Alam	Shopping Centre	14,121
6.	Pulau Pinang	The Waterfront Shoppes	Jalan Pantai Sinaran	Shopping Centre	61,873
7.	Pulau Pinang	Klippa Shopping Centre	Persiaran Cassia Barat	Shopping Centre	7,108
8.	Perak	Econsave Hutan Melintang	Lorong Lagenda 8, Section Medan Niaga Lagenda	Hypermarket	6,789
9.	Perak	Econsave Kuala Kangsar	Jalan Taiping - Kuala Kangsar	Hypermarket	5,234
10.	Perak	Bazar II @ Botani Village	Pusat Komersial Botani Village	Arcade	3,549
11.	Pahang	TF Value-Mart Jengka	Bandar Tun Razak, Jengka	Hypermarket	6,276
12.	Perlis	Kangar Jaya Mall	Jalan Kangar - Alor Star	Shopping Centre	22,544
<b>Total Completion in 2025</b>					<b>314,158</b>

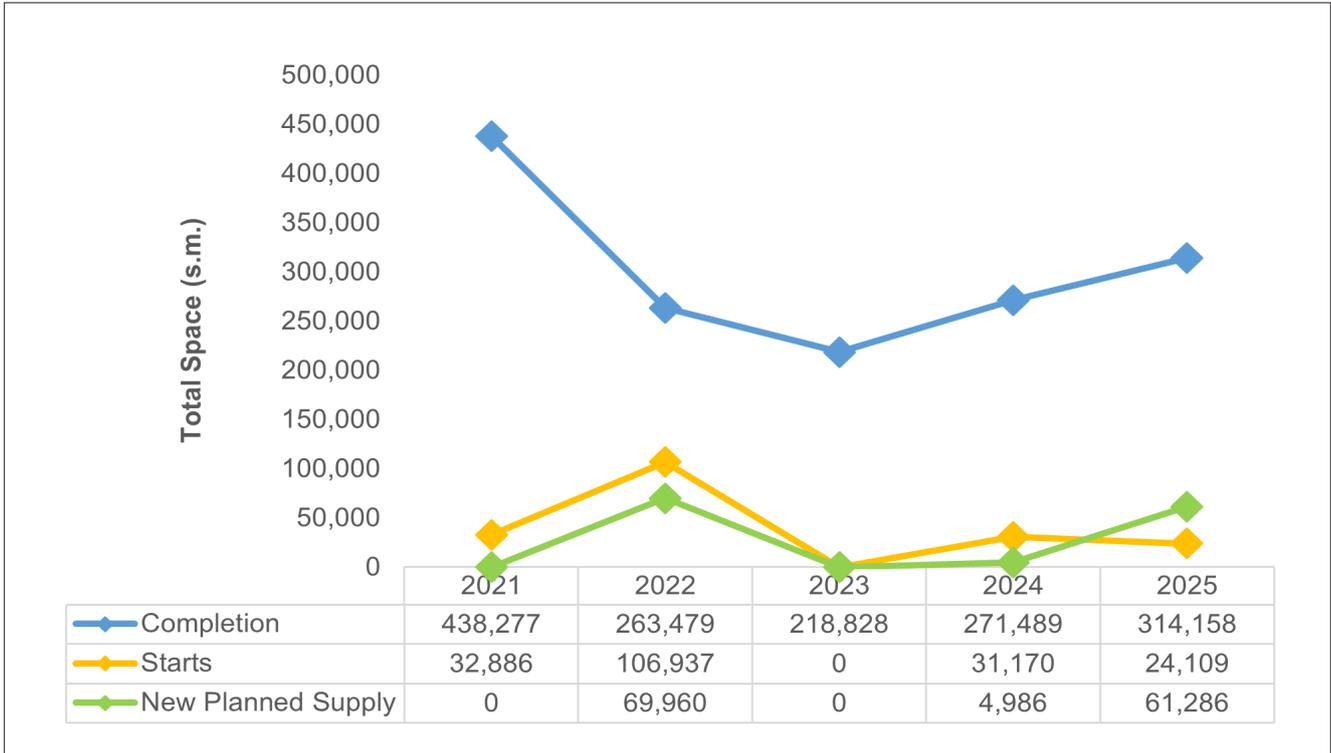
**Chart 12: Shopping Complex Existing Stock by State 2025**



**Chart 13: Shopping Complex Incoming Supply and Planned Supply by State 2025**



**Chart 14: Trends of Completion, Starts and New Planned Supply for Shopping Complex from 2021 to 2025**



## 5.0 PEJABAT BINAAN KHAS

Sejumlah 1,866 bangunan pejabat binaan khas dengan keluasan keseluruhan 24.51 juta mp sedia ada direkodkan pada 2025. Daripada jumlah ini, 75.8.0% adalah terdiri bangunan milik swasta (18.58 juta m.p) dan selebihnya bangunan milik kerajaan (5.93 juta m.p).

WP Kuala Lumpur menerajui inventori pejabat binaan khas negara, dengan komposisi 42.0% stok sedia ada (10.25 juta m.p), 71.0% penawaran akan datang (775,380 m.p) dan 69.0% penawaran yang dirancang (547,109 m.p).

Di segmen pembinaan, sembilan bangunan milik swasta dan tiga bangunan milik kerajaan yang siap dibina pada tahun 2025 telah menambah ruang sedia ada sebanyak 312,815 mp.

Senarai pejabat binaan khas yang siap dibina pada tahun 2025 adalah seperti di **Jadual 2**.

## 5.0 PURPOSE-BUILT OFFICE

*A total of 1,866 existing purpose-built office buildings, covering an overall area of 24.51 million s.m, were recorded in 2025. Of this total, 75.8% consists of private-owned buildings (18.58 million s.m), while the remainder comprise public-owned buildings (5.93 million s.m).*

*WP Kuala Lumpur leads the inventory of purpose-built office spaces nationwide, comprising 42.0% of existing stock (10.25 million s.m), 71.0% incoming supply (775,380 s.m), and 69.0% planned supply (547,109 s.m).*

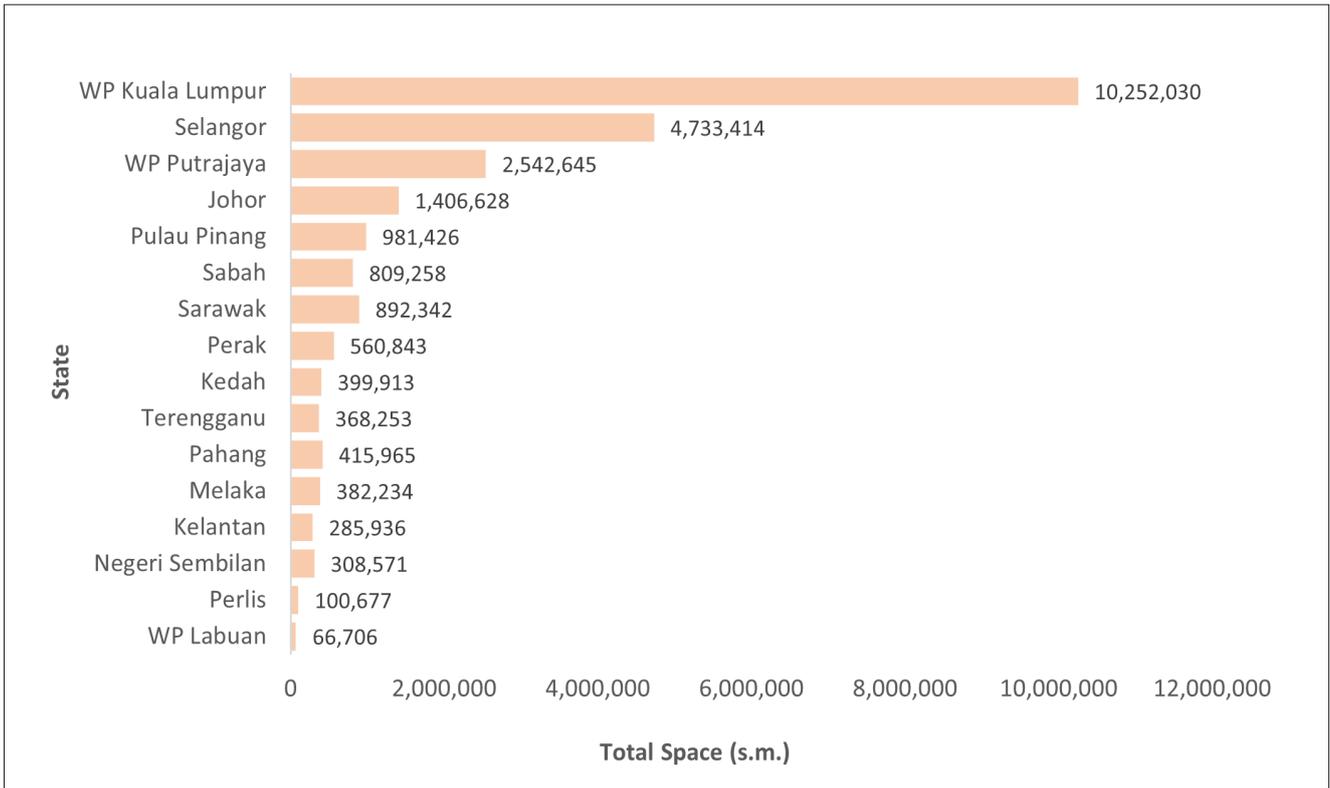
*In the construction segment, nine privately owned buildings and three government-owned buildings were completed in 2025, contributing an additional 312,815 s.m to the existing space.*

*The list of purpose-built offices that have been completed in 2025 as shown in **Table 2**.*

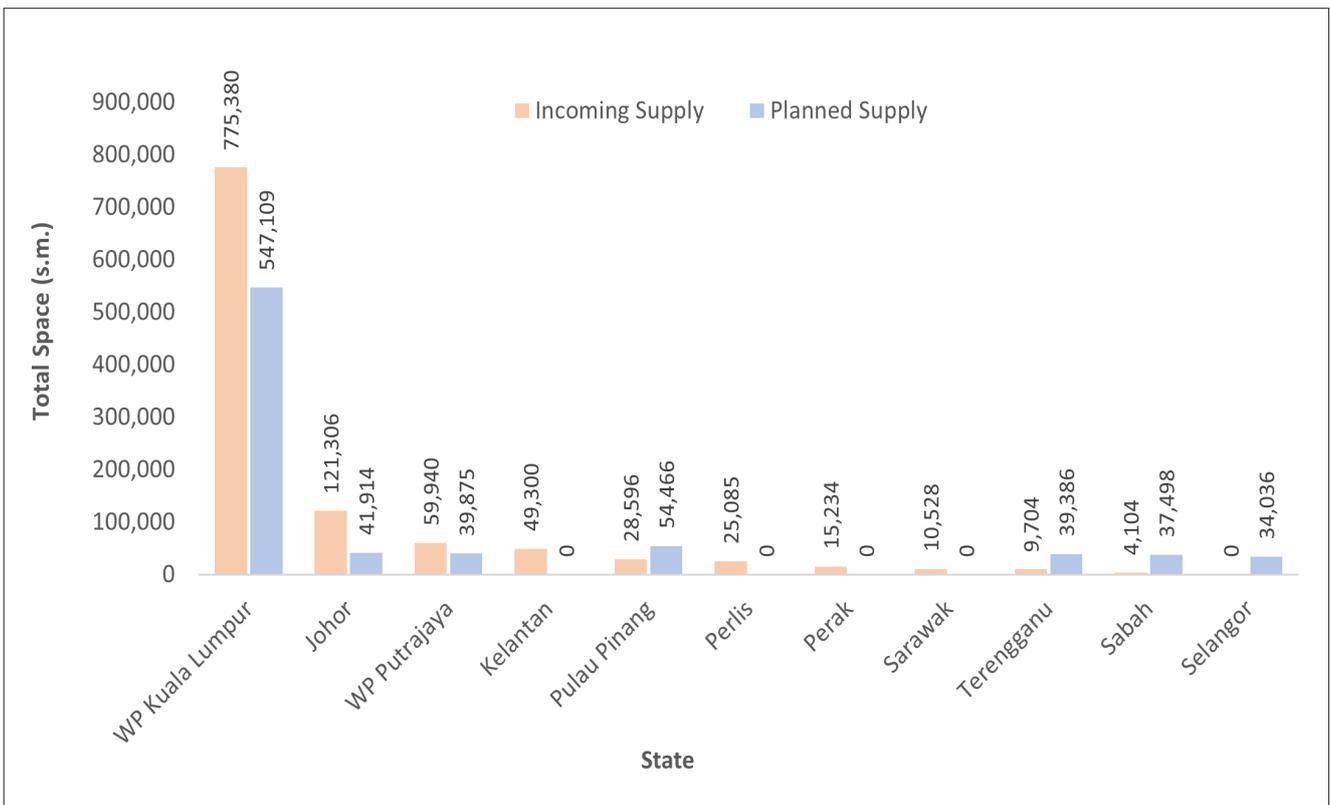
**Table 2: Completion of Purpose Built Office in 2025**

No	State	Name of Building	Location	Category	Total Space (s.m.)
1.	WP Kuala Lumpur	TRX Campus Office	Persiaran TRX Timur, Tun Razak Exchange	Private	25,529
2.	WP Kuala Lumpur	Oxley Tower	Jalan Ampang	Private	33,000
3.	WP Kuala Lumpur	TNB Gold	Jalan Pantai Baharu	Private	48,330
4.	Selangor	Sunway Square Corporate Tower 1	Jalan Lagoon Selatan, Bandar Sunway	Private	40,180
5.	Selangor	Sunway Square Corporate Tower 2	Jalan Lagoon Selatan, Bandar Sunway	Private	50,074
6.	Selangor	Menara Sunsuria @ Sunsuria Forum	Persiaran Setia Alam	Private	32,906
7.	Johor	Mid Valley Southkey Office Tower (South Tower)	Jalan Bakar Batu	Private	28,200
8.	Johor	Majlis Perbandaran Kluang	Bandar Primer (Bandar NewPark Kluang)	Government	10,309
9.	Pulau Pinang	Bangunan Kementerian Sumber Manusia Pulau Pinang	Pengkalan Weld	Government	1,545
10.	Pulau Pinang	Ideal MSC Tower	Jalan Tun Dr Awang	Private	30,915
11.	Perak	Oxpoint Office Tower @ Piccadilly Greentown	Jalan Ashman Shah	Private	4,838
12.	Sarawak	Unifor Complex	Jalan Ong Tiang Swee	Government	6,989
<b>Total Completion in 2025</b>					<b>312,815</b>

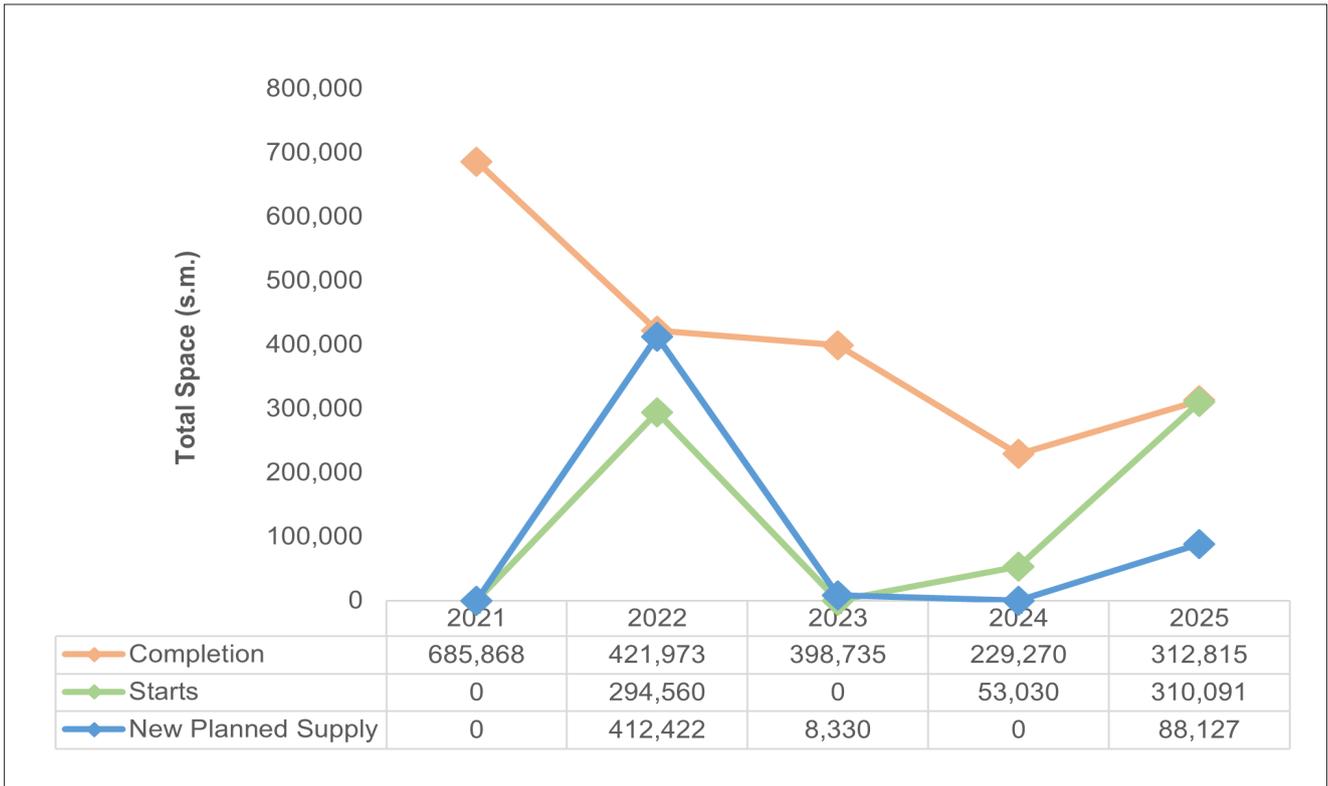
**Chart 15: Purpose Built Office Existing Stock by State 2025**



**Chart 16: Purpose Built Office Incoming Supply and Planned Supply by State 2025**



**Chart 17: Trends of Completion, Starts and New Planned Supply for Purpose Built Office from 2021 to 2025**



## 6.0 HARTA TANAH INDUSTRI

Pada tahun 2025, unit industri merekodkan sejumlah 125,989 stok sedia ada, 3,596 unit di penawaran akan datang dan 3,437 unit di penawaran yang dirancang.

Selangor mendahului jumlah stok industri dengan syer 35.0% stok sedia ada (43,766 unit) dan 46.0% di penawaran akan datang (1,624 unit). Di peringkat penawaran yang dirancang, Negeri Sembilan merekodkan bilangan tertinggi di mana sebanyak 1,126 unit mendapat kelulusan bangunan iaitu kira-kira 33.0% dari keseluruhan penawaran yang dirancang.

Teres industri menerajui stok sedia ada dengan syer melebihi 50.0% tetapi dari segi pembangunan akan datang menyaksikan harta tanah industri jenis berkembar dilihat lebih menonjol dengan penawaran akan datang dan penawaran yang dirancang masing-masing mendominasi 48.1% dan 48.2% dari jumlah penawaran.

Aktiviti pembinaan kekal aktif dengan peningkatan unit siap dibina dan penawaran baharu dirancang yang masing-masing meningkat 3.0% dan 48.0% berbanding tahun 2024. Siap dibina merekodkan 593 unit (2024 : 580 unit), manakala penawaran baharu dirancang merekodkan 1,623 unit (2024:1,102 unit). Sementara itu, unit mula bina merekodkan 899 unit, menyusut 12.0% berbanding tahun 2024.

## 6.0 INDUSTRIAL PROPERTY

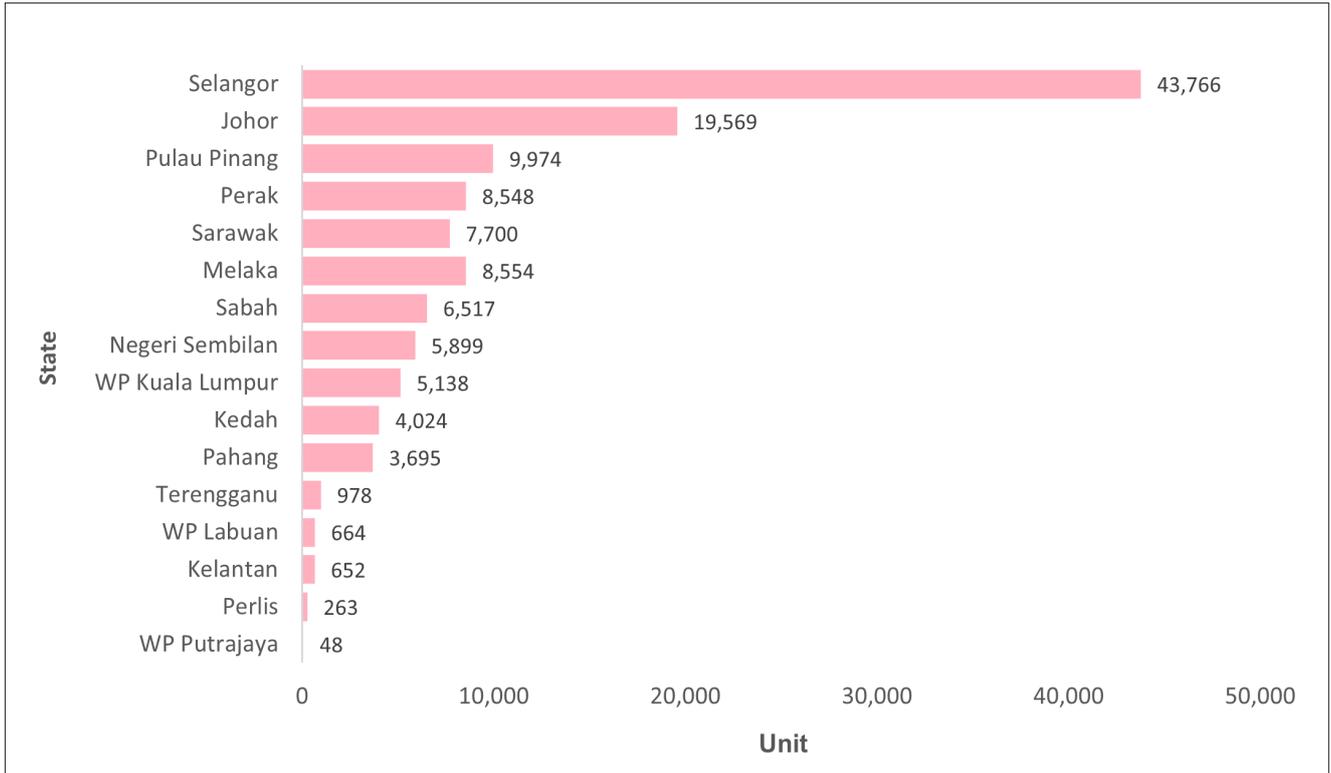
*In 2025, the industrial unit recorded a total of 125,989 existing stock, 3,596 units in incoming supply, and 3,437 units in planned supply.*

*Selangor leads the industrial stock with a share of 35.0% of existing stock (43,766 units) and 46.0% of incoming supply (1,624 units). In terms of planned supply, Negeri Sembilan recorded the highest number, with 1,126 units receiving building approval plan, which accounts for approximately 33.0 % of the total planned supply.*

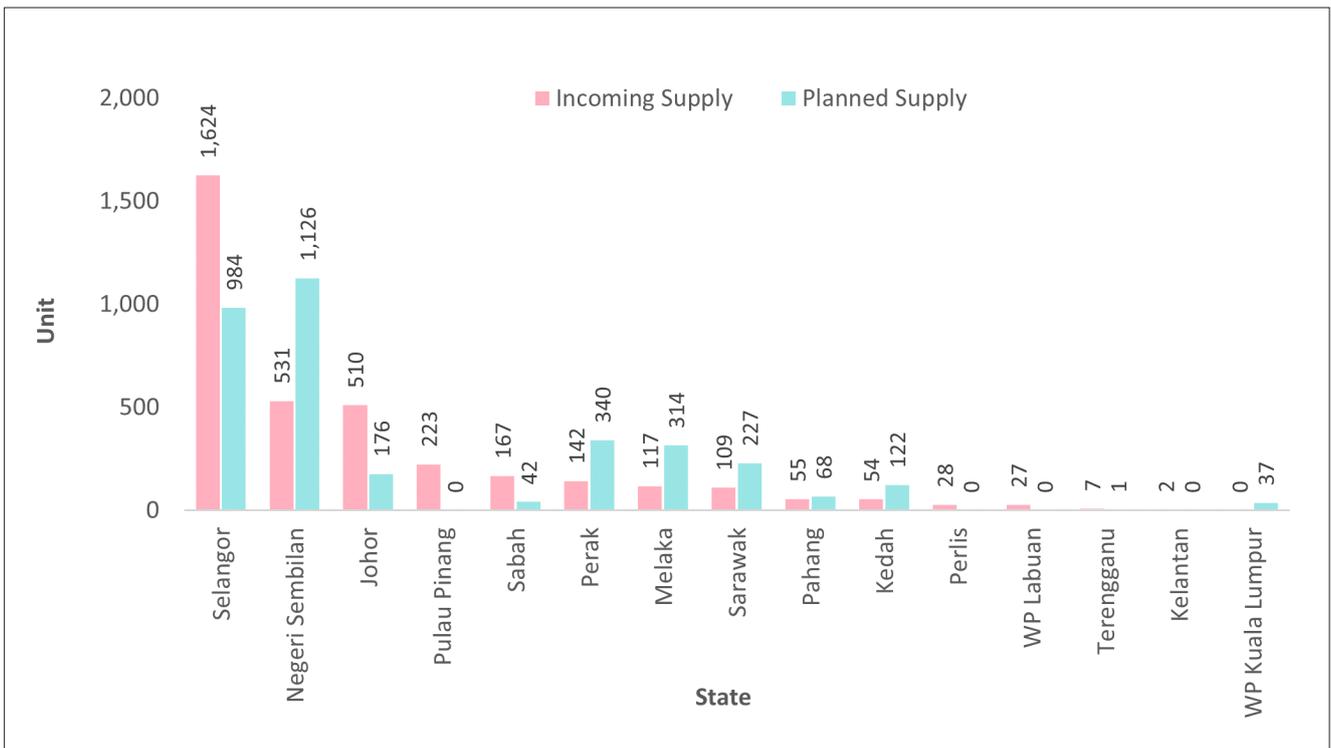
*Terrace industrial sector leads the existing stock with a share exceeding 50.0%. However, in terms of future development, semi-detached industrial properties are expected to stand out more prominently, with incoming supply and planned supply projected to dominate 48.1% and 48.2% of the total respectively.*

*Construction activities remain active with an increase in completion units and new planned supply, which have risen by 3.0% and 48.0% respectively compared to the year 2024. Completion units recorded a total of 593 (2024: 580 units), while new planned supply amounted to 1,623 units (2024: 1,102 units). Meanwhile, units starts recorded 899 units, reflecting a decrease of 12.0% compared to the year 2024.*

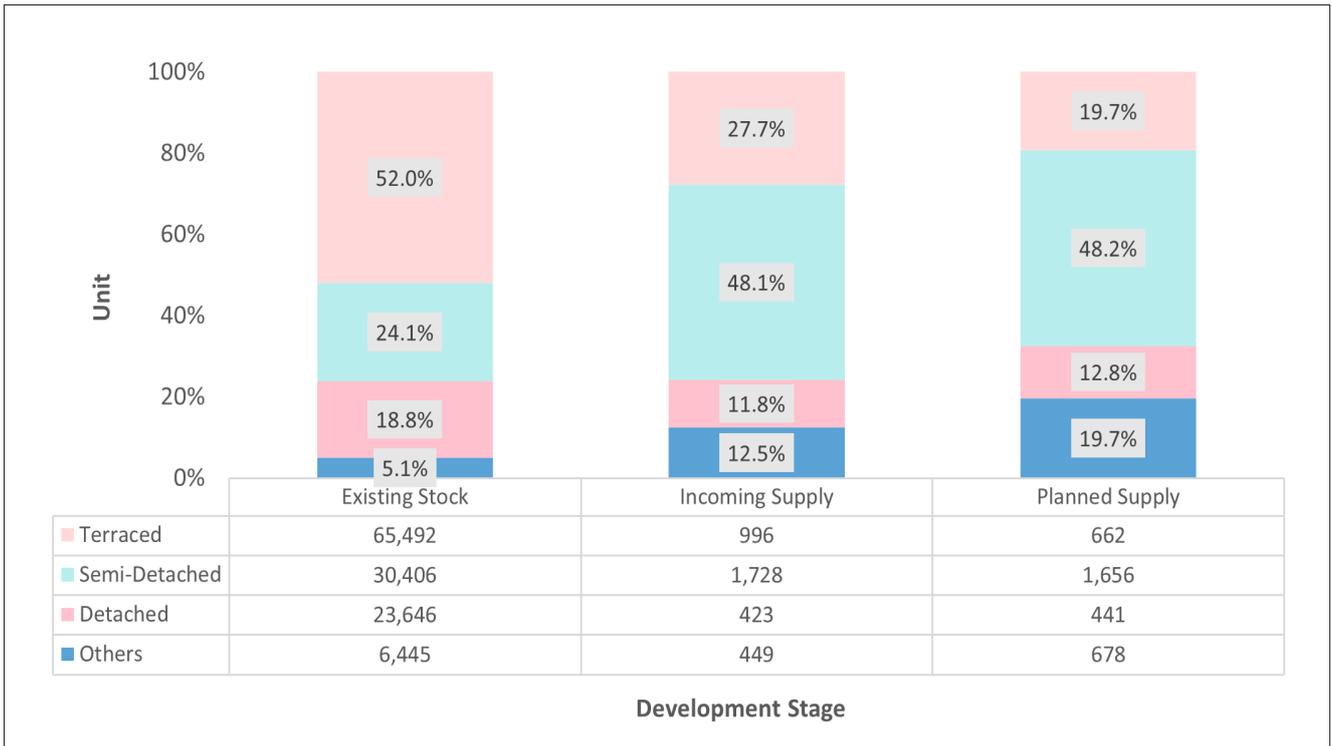
**Chart 18: Industrial Existing Stock by State 2025**



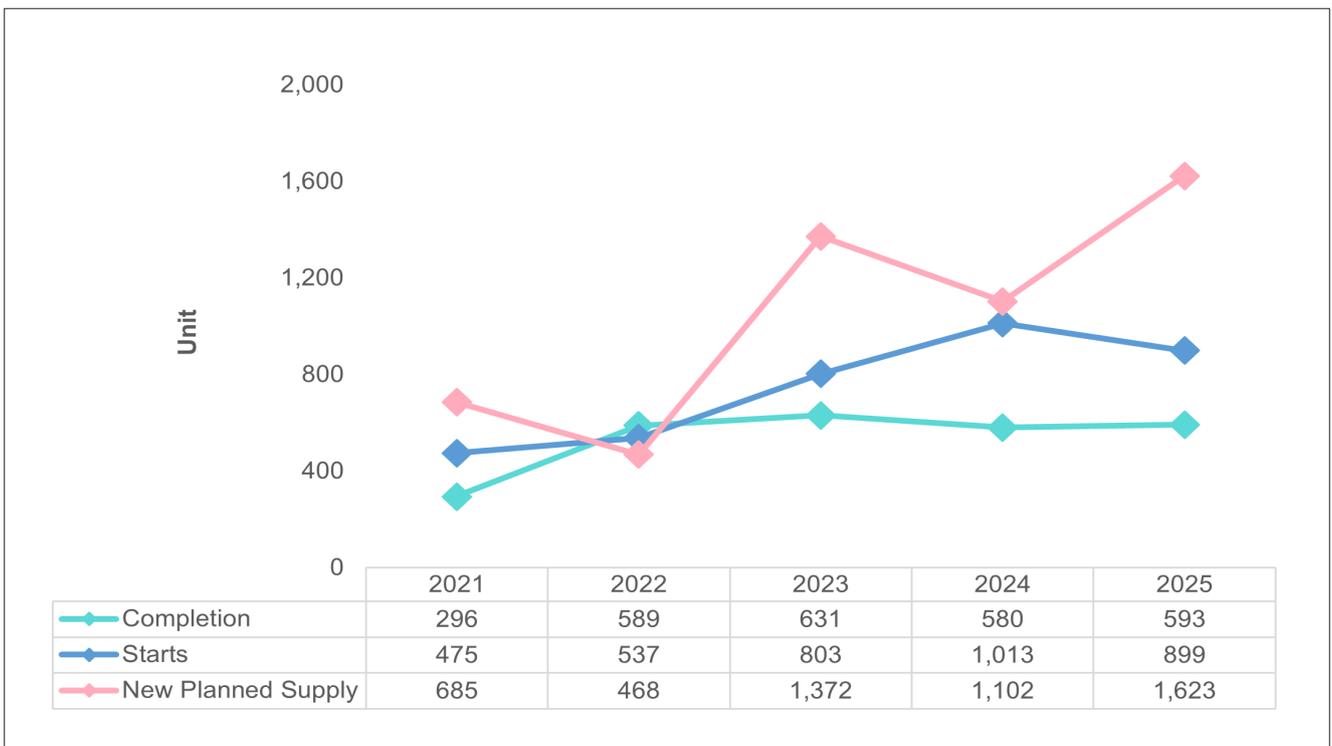
**Chart 19: Industrial Incoming Supply and Planned Supply by State 2025**



**Chart 20: Distribution of Industrial by Building Type 2025**



**Chart 21: Trends of Completion, Starts and New Planned Supply for Industrial from 2022 to 2025**



## 7.0 HARTA TANAH RIADAH

Pada tahun 2025, sebanyak 298,116 bilik direkodkan di dalam stok sedia ada harta tanah riadah, 11,399 bilik di penawaran akan datang dan 5,213 bilik di penawaran yang dirancang.

WP Kuala Lumpur mendahului bilangan stok sedia ada dengan jumlah 50,423 bilik. Sabah menyumbang sebahagian besar stok penawaran akan datang dengan 3,188 bilik direkodkan. Sementara itu, Pulau Pinang merekodkan penawaran yang dirancang tertinggi dengan 1,569 bilik dalam fasa perancangan.

13 hotel (2,947 bilik) direkodkan telah siap dibina pada tahun 2025 sebagaimana **Jadual 3**.

## 7.0 LEISURE PROPERTY

*In 2025, a total of 298,116 rooms were recorded in the existing stock of leisure properties, 11,399 rooms are anticipated at incoming supply and 5,213 rooms at planned supply.*

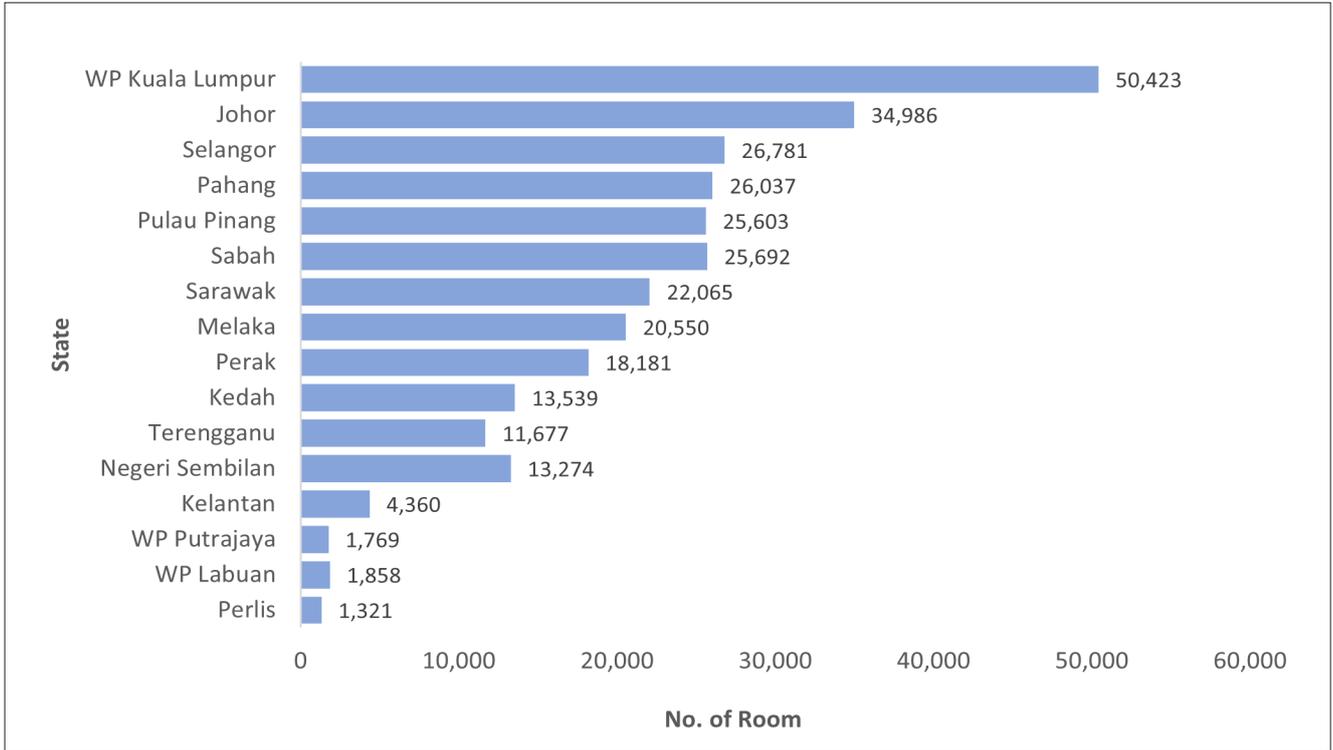
*WP Kuala Lumpur leads existing stock with a total of 50,423 rooms. Sabah contributes significantly to the incoming supply with 3,188 rooms recorded. Meanwhile, Pulau Pinang has the highest planned supply with 1,569 rooms in the planning phase.*

*13 hotels (2,947 rooms) have been recorded as completed in the year 2025, as indicated in **Table 3**.*

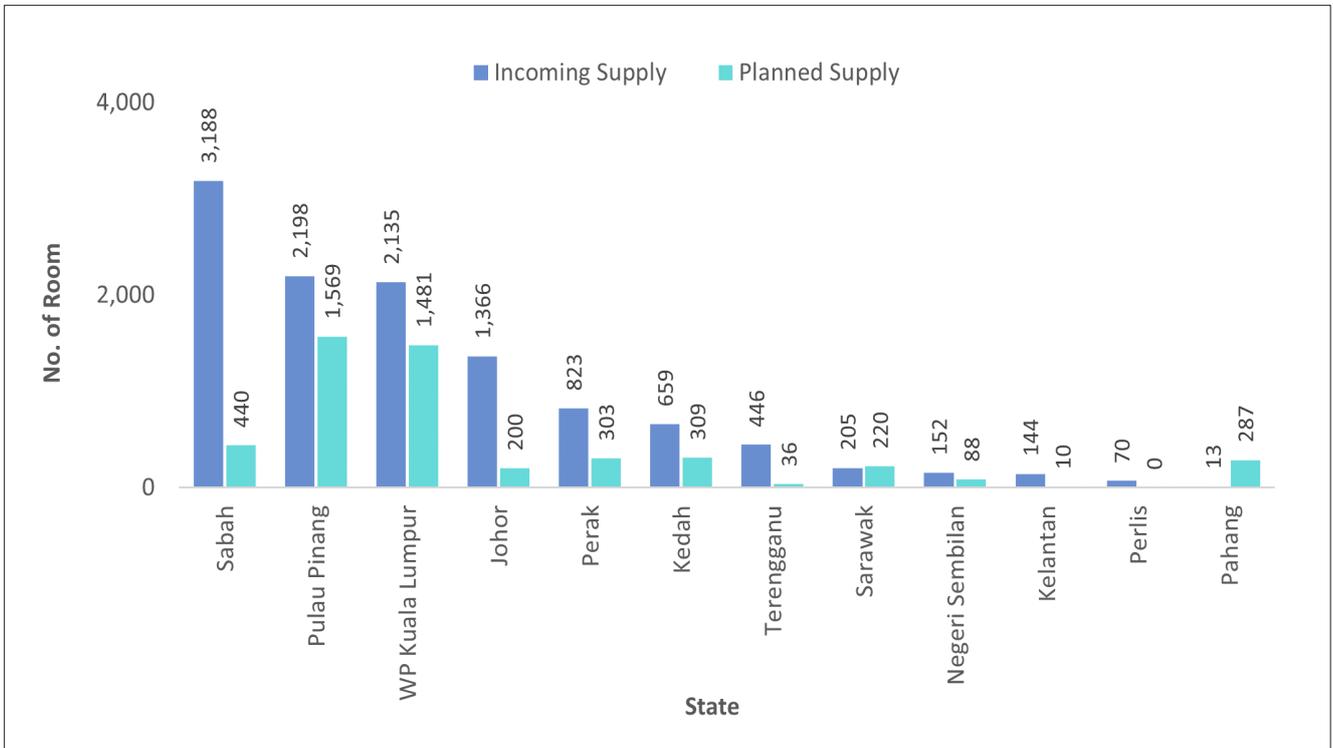
**Table 3: Completion of Hotel in 2025**

No	State	Name of Hotel	Location	No. of Room
1.	Johor	Kontena Hotel	Kluang	16
2.	Johor	Sien Lien Hotel, Taman Kluang Baru	Kluang	19
3.	Melaka	Birkin International Hotel	Pekan Klebang, Melaka	300
4.	Melaka	Birkin International Hotel (Tower A)	Pekan Klebang, Melaka	687
5.	Melaka	Birkin International Hotel (Tower B)	Pekan Klebang, Melaka	647
6.	Pulau Pinang	Fifth Avenue Hotel & Sute	Georgetown	241
7.	Sabah	Seafest Regency	Pekan Sampoerna, Sabah	136
8.	Sabah	The City Inn Hotel	Kota Kinabalu	159
9.	Sabah	The Majulan Hotel	Penampang	163
10.	WP Kuala Lumpur	Hotel Bandar	Lorong Maaruf, Kuala Lumpur	45
11.	WP Kuala Lumpur	Pavilion Damansara Height	Jalan Damansara, Kuala Lumpur	140
12.	WP Kuala Lumpur	Seeds Hotel Premier Sri Petaling	Bandar Baru, Sri Petaling	168
13.	WP Kuala Lumpur	Oxley Hotel (Fasa 2)	Jalan Ampang, Kuala Lumpur	226
<b>Total Completion in 2025</b>				<b>2,947</b>

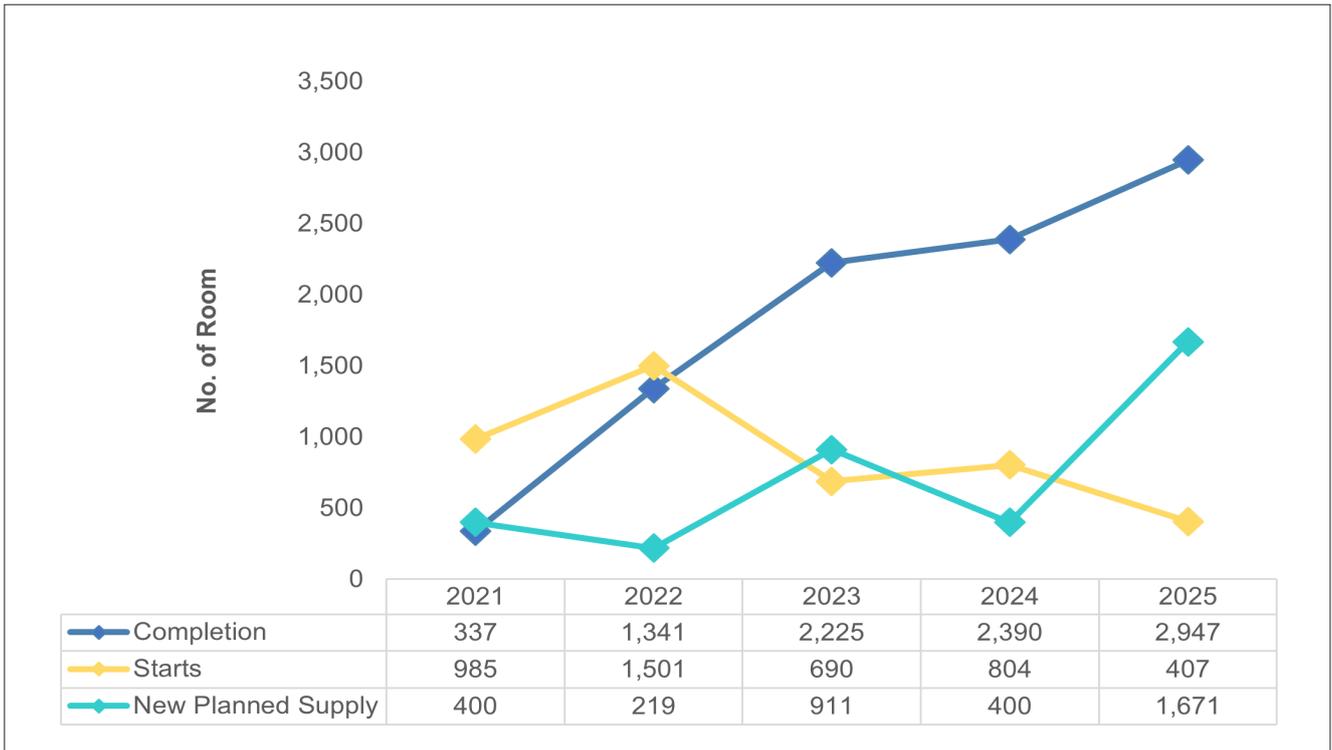
**Chart 22: Hotel Existing Stock by State 2025**



**Chart 23: Hotel Incoming Supply and Planned Supply by State 2025**



**Chart 24: Trends of Completion, Starts and New Planned Supply for Hotel from 2021 to 2025**





# **Catatan Teknikal**

## ***Technical Notes***

## CATATAN TEKNIKAL

### 1.0 Tempoh kajian

Laporan Stok Harta Tanah pada tahun 2024 adalah seperti berikut:

- Q1 : 1 Januari 2024 - 31 Mac 2024
- Q2 : 1 April 2024 - 30 Jun 2024
- Q3 : 1 Julai 2024 - 30 September 2024
- Q4 : 1 Oktober 2024 - 31 Disember 2024

### 2.0 Peringkat Penyebaran

Laporan terbahagi adalah pada tiga peringkat pembangunan yang utama dan subperingkat berpandukan jadual di bawah:

#### 2.1 Inventori Sedia Ada

Inventori sedia ada (stok) adalah unit yang telah memperoleh sijil layak menduduki (CF) atau sijil layak menduduki sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CF/ TCF dalam tempoh kajian. Angka dalam inventori sedia ada adalah jumlah terkumpul dari suku-suku sebelumnya ditambah dengan suku semasa.



#### 2.2 Siap dibina

Siap dibina adalah terma yang digunakan bagi bangunan yang mana kerja pembinaan bangunan telah siap dan CF/ TCF telah diperolehi dalam tempoh kajian.

#### 2.3 Penawaran akan datang

Penawaran akan datang merangkumi unit yang mana kerja pembinaannya sedang dijalankan termasuk unit mula dibina dan CF/ TCF belum dikeluarkan dalam tempoh kajian. Unit dalam penawaran akan datang mewakili jumlah terkumpul yang mana unit dalam pembinaan dalam suku kajian dan suku sebelumnya ditambah dengan unit yang memulakan pembinaan dalam suku kajian. Ianya tidak mengambil kira tanah kosong tetapi termasuk **unit tertanggung**.

Pengiraan penawaran akan datang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran akan datang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran akan datang yang diselaraskan bagi suku sebelumnya dan penawaran akan datang dalam suku kajian.

Penawaran akan datang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab berikut:

- Pertambahan dalam kawasan liputan kajian
- Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa
- Kesilapan dalam operasi.

**Unit tertanggung** ialah yang mana kerja asas bangunan secara fizikalnya telah dimulakan tetapi belum siap dibina dan tiada aktiviti pembinaan selepas tiga tahun daripada tarikh kelulusan pembangunan.

## TECHNICAL NOTES

### 1.0 Review Periods

The quarters in the 2024 of the Property Stock Report is as follows:

- Q1 : 1 January 2024 - 31 March 2024
- Q2 : 1 April 2024 - 30 June 2024
- Q3 : 1 July 2024 - 30 September 2024
- Q4 : 1 October 2024 - 31 December 2024

### 2.0 Stages of Dissemination

Information at the three main stages of development and their sub-stages according to the chart below:

#### 2.1 Existing Inventory (stock)

Existing inventory (stock) are units that have been issued with the certificate of fitness (CF) or temporary certificate of fitness (TCF) prior to the review period plus units completed and issued with CF/ TCF within the review period. The figures in the existing inventory are accumulated figures from previous quarters plus the review quarter.



#### 2.2 Completions

Completion is the term used when the building construction works are completed and a CF/ TCF is issued within the review period.

#### 2.3 Incoming supply

Incoming supply comprises units where physical construction works are in progress including starts and CF/ TCF have not been issued during the review period. Units in the incoming supply represent accumulative totals where units under construction in the review quarter and from the previous quarter are added to the units that have started construction in the review quarter. It does not include vacant land but includes **delayed units**.

The calculation of incoming supply is on going and has not reached a total population count. Incoming supply disseminated in any quarter publication includes the adjusted incoming supply for the previous quarter and the incoming supply in the review quarter.

Incoming supply of the previous quarter have to be adjusted in the review quarter because of the following reasons:

- An increase in coverage
- Delayed data from the previous quarter but received during the review period,
- Operational errors.

**Delayed units** are those where the foundation work has physically started but not completed and no construction activity has taken place for a period of more than three years from the date the development was approved.

<p><b>2.4 Mula dibina</b> Mula dibina terdiri daripada bangunan-bangunan yang mana:</p> <ul style="list-style-type: none"> <li>• Kerja asas dan kerja tapak bagi bangunan bertingkat rendah atau kerja bawah paras tanah termasuk cerucuk dan asas bagi bangunan bertingkat tinggi, telah dimulakan,</li> <li>• Ianya tidak termasuk kerja-kerja membersihkan, merata dan menyediakan infrastruktur</li> </ul>	<p><b>2.4 Starts</b> <i>Starts comprises buildings where:</i></p> <ul style="list-style-type: none"> <li>• <i>The foundation and footing works of low-rise buildings or works below ground level including piling and foundation of high-rise buildings have started, and</i></li> <li>• <i>It does not include site clearing, levelling and laying of infrastructure.</i></li> </ul>
<p><b>2.5 Penawaran dirancang</b> Penawaran dirancang merangkumi unit yang mana kelulusan pelan bangunan telah diperolehi daripada pihak berkuasa tempatan dalam suku kajian. Unit tersebut belum memulakan pembinaan secara fizikalnya. Unit dalam penawaran dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran baharu dirancang dalam suku kajian. Pengiraan penawaran dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran dirancang yang diselaraskan bagi suku sebelumnya dan penawaran baharu dirancang dalam suku kajian. Penawaran yang dirancang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab berikut:</p> <ul style="list-style-type: none"> <li>• Pertambahan kawasan liputan kajian,</li> <li>• Data tertunda daripada suku sebelumnya tetapi diterima dalam suku semasa,</li> <li>• Kesilapan dalam operasi.</li> </ul>	<p><b>2.5 Planned supply</b> <i>Planned supply comprises units with building plan approval obtained within a review quarter from the local authority. The units have not started physical construction works. Units in the planned supply include accumulative totals from previous quarters plus units in the new planned supply in the review quarter. The calculation of planned supply is on going and has not reached a total population count. Planned supply disseminated in any quarter publication includes the adjusted planned supply for the previous quarter and the planned supply in the review quarter. Planned supply of the previous quarter has to be adjusted in the review quarter because of the following reasons:</i></p> <ul style="list-style-type: none"> <li>• <i>An increase in coverage,</i></li> <li>• <i>Delayed data from the previous quarter but received during the review period,</i></li> <li>• <i>Operational errors.</i></li> </ul>
<p><b>2.6 Kelulusan Pelan Bangunan (Penawaran baharu dirancang)</b> Penawaran baharu dirancang merangkumi unit dimana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian.</p>	<p><b>2.6 Building Plan Approval (New planned supply)</b> <i>New planned supply comprises units where building plan approval have been obtained within the review period.</i></p>
<p><b>3.0 Penawaran hadapan</b> adalah terma yang digunakan dalam laporan ini bagi menunjukkan penawaran akan datang dan penawaran dirancang.</p>	<p><b>3.0 Future supply</b> is a term used in the report to denote incoming supply and planned supply.</p>
<p><b>4.0 Terma Am</b></p>	<p><b>4.0 General Terms</b></p>
<p><b>4.1 Struktur</b> Struktur termasuk kekal, separuh kekal dan sementara.</p>	<p><b>4.1 Structures</b> <i>The structures include permanent, semi-permanent and temporary construction.</i></p>
<p><b>4.2 Pemilikan</b> Termasuk kedai/ Pejabat binaan khas/ Kompleks perniagaan milik kerajaan dan swasta. Kerajaan termasuklah kerajaan persekutuan, negeri dan pihak berkuasa tempatan. Swasta juga merangkumi kedai yang dimiliki oleh badan separa kerajaan.</p>	<p><b>4.2 Ownership</b> <i>Include all shops/ purpose-built office/ shopping complexes owned by government and private sectors. Governments comprise federal, state and local authorities. Private sector embraces private companies and quasi-government agencies.</i></p>
<p><b>4.3 Tanah kosong</b> tidak dikira dalam inventori sedia ada. Setelah ianya memperoleh kelulusan pelan bangunan, ianya dimasukkan dalam penawaran yang dirancang dan seterusnya memasuki pelbagai peringkat pembinaannya.</p>	<p><b>4.3 Vacant lands</b> are not included under existing inventory. When they obtain building plan approval they are included under planned supply and progresses into the construction stages.</p>
<p><b>5.0 Harta Tanah Kediaman</b></p>	<p><b>5.0 Residential Property</b></p>
<p><b>5.1 Definisi</b> Rumah tempat tinggal adalah termasuk mana-mana bangunan, tenaman atau mesuaj yang keseluruhannya atau sebahagian binaannya, disesuaikan atau diniatkan bagi kediaman manusia dan sebahagiannya bagi premis perniagaan. Istilah kediaman manusia adalah termasuk bangunan yang dibina untuk manusia tinggal bersama keluarga. Bagi tujuan laporan ini, rumah kedai, yang mana sebahagiannya lagi untuk tempat tinggal adalah dikecualikan daripada harta tanah kediaman tetapi dilaporkan sebagai kedai.</p>	<p><b>5.1 Definition</b> <i>Defines housing accommodation to include any building, which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises. The term human habitation would include buildings constructed for humans to live with their families. For the purpose of this report, shop houses, which is partially used as retail and partially for human habitation is excluded as residential property but reported as shop.</i></p>
<p><b>5.2 Jenis Harta Tanah</b> Maklumat merangkumi kediaman individu samada yang terletak dalam atau luar skim perumahan di dalam kawasan pihak berkuasa tempatan. Jenis harta tanah kediaman termasuk teres, berkembar, sesebuah, unit kos rendah, rumah pangsa, pangsapuri/ kondominium, unit berkelompok dan rumah bandar di semua peringkat.</p> <p>Walau bagaimanapun, institusi, kuarters dan unit setinggan tidak termasuk dalam laporan ini.</p>	<p><b>5.2 Property Types</b> <i>The data is conducted by survey within local authority area. Property types include terraced, semi-detached, detached, low-cost units, flats, condominium/ apartment, clustered units and town houses at various levels.</i></p> <p><i>However, the property excluded from this report are institutional quarters and squatter units.</i></p>

<p><b>6.0 Kedai</b></p> <p><b>6.1 Definisi</b> Kedai merangkumi premis di mana barang runcit dan perkhidmatan diniagakan. Barang yang dijual dan perkhidmatan yang disediakan memenuhi keperluan harian pelanggan.</p> <p>Kedai adalah merangkumi:</p> <ul style="list-style-type: none"> <li>• Rumah kedai</li> <li>• Kedai pejabat</li> <li>• Unit kedai dengan kegunaan perniagaan</li> <li>• Kedai makan binaan khas</li> </ul> <p>Kedai tidak termasuk:</p> <ul style="list-style-type: none"> <li>• Kedai yang telah diubahsuai 75% (ini menunjukkan penukaran kegunaan yang kekal) kepada kegunaan perdagangan lain seperti ruang pejabat.</li> <li>• Kedai yang telah ditukar kegunaan secara kekal</li> </ul> <p><b>6.2 Jenis Harta Tanah</b> Data adalah berdasarkan lawat periksa dalam kawasan pihak berkuasa tempatan. Jenis harta tanah kedai adalah termasuk teres, berkembar, sesebuah, kedai strata dan kedai sebelum perang. SOHO dan pangsapuri khidmat dimasukkan mulai Q1 2018.</p> <p><b>7.0 Industri</b></p> <p><b>7.1 Definisi</b> Unit perindustrian iaitu bangunan/ kilang yang terlibat dalam aktiviti pembuatan dan penyimpanan (gudang). Akta Penyelarasan Perindustrian 1975 (ICA) mendefinisikan "Aktiviti Pengilangan" sebagai membuat, mengubah, mengadun, menghiasi, memperkemas atau dengan cara lain merawat atau menyesuaikan apa-apa barang atau bahan dengan bermaksud penggunaan, penjualan, pengangkutan, penghantaran atau pembuangannya dan merangkumi pemasangan bahagian-bahagian dan pembaikan kapal tetapi tidak termasuk sebarang aktiviti yang biasanya berkaitan dengan perniagaan jual runcit atau borong. Unit perindustrian juga termasuk kemudahan penyimpanan <i>stand-alone</i> atau gudang yang tidak disebut di dalam definisi ICA. Walau bagaimanapun, laporan ini belum mengumpul data bagi kemudahan penyimpanan.</p> <p><b>7.2 Jenis Harta Tanah</b> Data adalah berdasarkan lawat periksa dalam dan luar kawasan pihak berkuasa tempatan. Jenis harta tanah industri merangkumi Jenis perindustrian termasuk unit teres, berkembar, sesebuah, kompleks perindustrian dan bertingkat.</p> <p><b>8.0 Pejabat Binaan khas</b></p> <p><b>8.1 Definisi</b> Bangunan binaan khas bermaksud satu kegunaan utama yang disokong oleh kegunaan sampingan. Kegunaan utama menggabungkan rekabentuk asal, yang mengoptimalkan ruang bagi manfaatnya. Apabila rekabentuk asal diubahsuai sebanyak 75% bagi memanfaatkan kegunaan lain, kegunaan asalnya akan ditukar dengan kegunaan baru.</p> <p>Inventori pejabat binaan khas dalam laporan NAPIC termasuk tempat perniagaan berbentuk perkhidmatan dijalankan dan bukannya pembuatan atau penjualan barangan. Ruang pejabat ini diperlukan untuk aktiviti kertas kerja, komunikasi serta lain-lain aktiviti pejabat.</p> <p>Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam <i>Uniform Methods of Measurement of Buildings</i> yang diterbitkan oleh Pertubuhan Juruukur DiRaja Malaysia.</p>	<p><b>6.0 Shop</b></p> <p><b>6.1 Definition</b> <i>Shops are premises where retail goods and services are sold. The goods and services meet day-to-day needs of customers.</i></p> <p><i>The Shops include:</i></p> <ul style="list-style-type: none"> <li>• Shop house</li> <li>• Shop offices</li> <li>• Shop unit with retail use</li> <li>• Purpose-built eateries</li> </ul> <p><i>The shops excluded:</i></p> <ul style="list-style-type: none"> <li>• Shops that have been renovated 75% (indicating a permanent change) to other commercial uses like office space.</li> <li>• Shops that has permanently changed to another use.</li> </ul> <p><b>6.2 Property Types</b> <i>The data is conducted by survey within local authority area. Property types include terraced, semi-detached, detached, stratified shop and pre-war. SOHO and serviced apartments are included from Q1 2018 onwards.</i></p> <p><b>7.0 Industrial</b></p> <p><b>7.1 Definition</b> <i>Units that are buildings/ factories that engage in manufacturing activity and storage (warehouses). The Industrial Co-ordination Act 1975 (ICA) defines industrial activity as the making, altering, blending, ornamenting, finishing or otherwise treating or adapting any article or substance with a view of its use, sale, transport, delivery or disposal; and includes the assembly of parts and ship repairing but shall not include any activity normally associated with retail or wholesale trade. Industrial units also include stand-alone storage facilities or warehouses that is not mentioned in the ICA definition. However the publication has not captured the data on storage facilities.</i></p> <p><b>7.2 Property Types</b> <i>The data is conducted by survey within and outside local authority area. Property types include terraced, semi-detached, detached, industrial complex and flatted units.</i></p> <p><b>8.0 Purpose-built Offices</b></p> <p><b>8.1 Definition</b> <i>Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.</i></p> <p><i>NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork for communication and other office activity.</i></p> <p><i>Therefore the term purpose-built office is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net let-table area. Office space information is disseminated based on the net let-table floor area according to the Uniform Methods of Measurement of Buildings of the Royal Institution of Surveyors Malaysia.</i></p>
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Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

## 9.0 Kompleks Perniagaan

### 9.1 Definisi

Kompleks perniagaan termasuk penubuhan perniagaan pelbagai unit dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar (stand-alone)

Pusat beli-belah ialah penubuhan perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan adalah tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan yang telah dipilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama
- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan bagi tujuan perniagaan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan mestilah tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:

- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Included within the inventory are:

- Office space within integrated development
- Space with the original use as office but has changed use on a temporary basis

Excluded from the inventory are:

- Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use
- Office space that has permanently changed from the original use

## 9.0 Shopping Complex

### 9.1 Definition

Shopping complexes includes multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- Shopping centres
- Shopping arcades
- Hypermarkets (stand-alone)

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- Outlets within an enclosed climate-controlled and spacious walkway
- Retail and service tenants selected for merchandise balance
- One or more anchor tenants
- A single management company
- Common car parks
- Central air-conditioning
- Central security service
- Central fire fighting services
- Common lifts and escalators
- Common lighting, signage and landscaping
- Unified management policies
- Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:

- Generally open-sided walkway and few have an enclosed climate-controlled passageway.
- Retail and service tenants mix generally unplanned and retail goods are generally similar in kind
- No anchor tenants within the arcade
- A single management company
- Common car parks or public car parks
- Generally no air-conditioning, some unit air-conditioning and few with central air conditioning
- Central security service generally unavailable
- Central fire fighting services
- Mostly stairways but some have common lifts and escalators
- General minimum common lighting, signage and landscaping
- Minimum unified management policies
- Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.

Inventori arked perniagaan juga merangkumi:

- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk dalam laporan ini adalah:

- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan industri.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk boling, medan selera, taman tema dan panggung wayang.

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak. Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/ perbadanan dengan kemudahan umum.
- Bangunan bebas (freestanding) di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

## 10.0 Liputan Kajian

Liputan kajian bagi semua jenis sektor harta tanah kecuali hotel adalah seperti berikut:

- Dalam kawasan pihak berkuasa tempatan
- Skim perumahan
- Luar skim perumahan - bangunan yang mempunyai kelulusan pelan bangunan

## 11.0 Harta Tanah Riadah

### 11.1 Definisi

Merangkumi Hotel yang menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar kemudahan yang disediakan. Bilik yang disediakan adalah lengkap untuk penginapan sementara dan khidmat pembantu hotel.

Termasuk di dalam laporan ini adalah:

- Hotel yang menawarkan 10 bilik dan ke atas yang dikenalpasti oleh Kementerian Pelancongan.
- Motel, rumah tumpangan, chalet, kabin, kotej, rumah kampung, hotel resort.
- Hotel binaan khas dan bangunan pelbagai guna atau bangunan yang diubahsuai yang mempunyai lesen untuk beroperasi sebagai hotel.

Tidak termasuk:

Hostel, pangsapuri khidmat dan rumah rehat kerajaan.

Pangsapuri Khidmat yang dimasukkan dalam Laporan Stok Harta Tanah Riadah merupakan sesebuah bangunan yang turut menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar kemudahan yang disediakan. Setiap unit menyediakan ruang yang lebih besar berbanding dengan bilik hotel dan mempunyai suasana seperti sebuah rumah yang dilengkapi dengan ruang tamu, ruang makan, dapur dan bilik tidur daripada satu hingga empat bilik beserta bilik air. Perkhidmatan yang disediakan sama seperti hotel. Unit-unit ini adalah sebagaimana yang terdapat di dalam stok kediaman kecuali ianya dimiliki oleh pengusaha hotel atau dijalankan oleh mereka sebagai alternatif kepada bilik hotel.

Included within the inventory are:

- Space with the original use as retail but has changed use on a temporary basis.
- Retail space in an integrated development (where various category of use compliment each other).

Excluded from the inventory are:

- Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.
- Retail space that has permanently changed from the original use.
- Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 s.m.
- Operated by a single owner/corporation with common facilities/ amenities.
- A freestanding building under one roof.

Excluded from publication:

- Hypermarkets that are an anchor in shopping centres.

## 10.0 Coverage

The coverage of for all property sector except hotel are follows:

- Within local authority area
- Housing scheme
- Outside housing scheme - buildings that hare obtained building plan approval

## 11.0 Leisure Property

### 11.1 Definition

Includes hotel with a number of rooms within a building that provides short-term accommodation for hotel guests or travellers who pay for the services provided. The rooms provided are furnished for a short stay and maid service.

Hotel inventory includes:

- Hotels that offer 10 rooms and above as defined by the Ministry of Tourism.
- Motels, lodging homes, chalets, cabins, cottages, kampong houses, resort hotels.
- Purpose-built hotels and multi-purpose buildings or modified buildings with a licence to operate as a hotel.

Excludes:

Hostels, serviced apartments and public operated rest house.

The Leisure Property Stock Report also includes serviced apartments, which are a number of units within a building that also provides a short-term accommodation for hotel guests and travellers who pay for the services provided. Each unit provides more space compared to a hotel room and has a home atmosphere like a living room, a dining room, a kitchenette and a choice of bedrooms from one to four rooms with attached bathrooms. Services provided are very similar to hotels. These units are similar to those under residential stock except that hoteliers own them or run them as an alternative to hotel rooms.

**11.2 Jenis Harta Tanah**

Penyebaran NAPIC termasuk semua hotel yang berada di dalam sempadan negeri.

**11.3 Pengelasan**

Penerbitan adalah termasuk hotel yang diberi penarafan atau tidak. Pengelasan hotel ditentukan oleh Kementerian Pelancongan Malaysia berdasarkan taraf antarabangsa. Hotel kelas ekonomi diberi penarafan okid (3 peringkat) dan selain itu adalah penarafan bintang (5 peringkat). Penarafan bintang bagi hotel-hotel di Malaysia dikendalikan oleh Kementerian Pelancongan dan Kebudayaan Malaysia.

**11.2 Property Types**

*NAPIC dissemination includes all hotels within the state boundary.*

**11.3 Classification**

*Both rated and unrated hotels are included within the publication. Hotel rating classification is carried out by the Ministry of Tourism Malaysia based on international standards. Budget hotels are rated by orchid classification (3 levels) and the others are by star classification (5 levels). The rating of hotels in Malaysia is ongoing and carried out by the Ministry of Tourism and Culture Malaysia.*

## Glosari

Q1- suku pertama	:	Q1 - first quarter
Q2- suku kedua	:	Q2 - second quarter
Q3 - suku ketiga	:	Q3 - third quarter
Q4 - suku keempat	:	Q4 - fourth quarter
bahagian	:	division
berkembar	:	semi-detached
bilangan bangunan	:	number of buildings
bilangan bilik	:	number of rooms
bilik	:	room
daerah	:	district
jumlah	:	total
jumlah penawaran	:	total supply
jumlah ruang	:	total space
jumlah ruang dihuni	:	total space occupied
kadar ambilan	:	take-up rate
kadar penghunian	:	occupancy rate
kadar purata penginapan	:	average occupancy rate
kedai tanpa inap	:	lock-up shop
kelas	:	class
kilang bertingkat	:	flatted factory
kompleks industri	:	industrial complex
kompleks perniagaan	:	shopping complex
kondominium	:	condominium
lebih daripada 6 ½ tingkat	:	above 6 ½ storeys
lokasi	:	location
negeri	:	state
padang golf	:	golf course
pangsapuri	:	apartment
pangsapuri khidmat	:	service apartment
pejabat binaan khas	:	purpose-built office
pekan/bandar	:	city/town
penawaran akan datang	:	incoming supply
penawaran yang dirancang	:	planned supply
perubahan dalam kadar penghunian	:	change in occupancy rate
RM semalam	:	RM per night
rumah bandar	:	town house
rumah berkelompok	:	cluster house
rumah berkembar setingkat	:	single storey semi-detached house
rumah kos rendah	:	low-cost house
rumah pangsa	:	flat
rumah pangsa kos rendah	:	low-cost flat
rumah sesebuah	:	detached house
rumah teres setingkat	:	single storey terraced house
sebelum perang	:	prewar
sesebuah	:	detached
siap dibina	:	completion
stok sedia ada	:	existing stock
tarif	:	tariff
teres	:	terraced
tiada data	:	ND – no data
tiada maklumat	:	NA – not available
tidak dikelaskan	:	NR (not rated)
tingkat	:	storey

## Glossary

## 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

### PERAK

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

### 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

### 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

### 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

### KELANTAN

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

### SELANGOR

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

### 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

### 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

### 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

### 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

### 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

### PULAU PINANG

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

### PAHANG

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

### 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)

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