

2025

**PROPERTY
PLUG** *Weekly*

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Residential Edition

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Higher wages & minimum wage hike driving property demand this year

(Source: TheStar, January 15, 2025)

What's going on here?

Civil servants are getting higher wages, and the minimum wage has increased, both boosting demand for homes this year.

What does it mean?

With Malaysia's low 3% overnight policy rate (OPR) and stable mortgage rates, owning a home is now more affordable. Budget 2025 sweetens the deal with tax reliefs up to RM7,000 for first-time homebuyers of properties under RM500,000 and RM5,000 for properties between RM500,000 and RM750,000. Besides that, property transactions hit a five-year high in 2024, and unsold properties are down 12.3%. A stable GDP growth forecast of 4.9% adds to the optimism in the market.

Why should I care?

If you're eyeing property, these trends could mean better deals and long-term gains. Lower interest rates, tax reliefs, and economic growth create ideal conditions for securing property or making smart investments.

A great year to renovate

(Source: TheStar, January 19, 2015)

2025 is shaping up as a great year to boost your home's value with strong demand, innovative developments and supportive economic trends. Fix outdated wiring and plumbing to enhance safety and efficiency. Spruce up your space with energy-efficient lighting, bigger windows, or trendy kitchen and bathroom updates. Eco-friendly touches like solar panels and rainwater systems are a win-win for value and the planet.

Whether it's extensions or exterior makeovers, thoughtful renovations make your home more comfortable for you and attractive to buyers.

Pricing mechanism key

(Source: TheStar, January 17, 2025)

Affordable housing needs a clearer pricing benchmark, says Rahim & Co, highlighting how RM300,000 may feel reasonable in KL but not in Kelantan. They're urging the government to set state-specific guidelines to address this issue.

The future looks "cautiously optimistic", with factors such as subsidies and global uncertainties in play. Excitingly, senior living facilities are emerging as a growth trend, offering new opportunities for homebuyers and investors in Malaysia.

Titijaya sees growing demand for ToD projects

(Source: TheStar, January 16, 2015)

Malaysia's 2025 property market is buzzing with interest in transit-oriented developments (ToD) and affordable homes, especially in the RM300k–RM500k range, says Titijaya Land. Younger city workers are drawn to ToD projects that combine urban living with convenience. Upcoming transport projects like MRT 3 and the KL-Singapore High-Speed Rail are set to boost this trend.

However, with rising living costs and potential rate hikes in 2025, many are prioritizing affordability and careful financial planning.

12 new home launches near RTS Link station

(Source: EdgeProp, January 16, 2025)

The Johor-Singapore Special Economic Zone (JS-SEZ) and the JB-Singapore RTS Link are sparking excitement in Johor Bahru's property market. Around the Bukit Chagar RTS station, 12 new developments are set to be completed between 2024 and 2027, offering something for every budget.

Affordable options include Residensi Meldrum (from RM321,200) and Centro (from RM342,360), ideal for first-time buyers or investors. For mid-range buyers, Residensi Oasis starts at RM649,000. Luxury seekers can look at Tropicana's Lido Waterfront (from RM2.46M) or the landed Petrie Villa homes (from RM4.04M).

E&O to develop RM700mil GDV waterfront residence on Andaman Island

(Source: TheStar, January 15, 2015)

Eastern & Oriental Bhd (E&O) has launched Maris, a luxurious 49-storey waterfront residence in Gurney Green, Andaman Island, with a RM700M GDV. Featuring 516 fully-furnished serviced units, Maris offers 2-bedroom (979 sq ft) and 3-bedroom (1,177–1,356 sq ft) layouts starting from RM950,000.

Built to Platinum GreenRE standards, Maris prioritizes sustainability, walkability, and a vibrant community atmosphere.

475 troubled private housing projects worth RM52b revived in 2024

(Source: EdgeProp, January 14, 2025)

In 2024, the Task Force on Sick and Abandoned Private Housing Projects (TFST) revived 475 projects with 59,050 units, worth RM52.67 billion. This effort helped get 441 projects their completion certificates and brought 25 delayed projects back on track. The GDV of revived projects grew 30.62% from the previous year.

As of December 2024, TFST is monitoring 249 delayed and 392 sick projects, with a total GDV of RM130.83 billion. The government aims to end abandoned projects by 2030 and improve transparency through better monitoring systems like HIMS and e-SPA.

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research@hartamas.com

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