

2025

**PROPERTY
PLUG** *Weekly*

30/12 - 6/1

Residential Edition

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Demand for affordable housing set to rise (Source: The Star, December 30, 2024)

What's going on here?

The Malaysian residential property market looks strong for 2025, with demand for affordable homes leading the way.

What does it mean?

In 2024, property transactions rose steadily, with affordable homes (below RM300,000) accounting for more than half of the activity. Government policies such as wage hikes, the Malaysia My Second Home program, and a solid job market are expected to keep the momentum going. As more developers shift their focus to affordable homes and make affordable housing the market driver in 2025, there will be plenty of options in the market for first-time buyers and middle-income earners.

Why should I care?

With government support coupled with developers' focus on affordability, 2025 promises great opportunities for homebuyers to explore budget-friendly and high-quality homes.

Mah Sing to focus on residential segment

(Source: The Star, December 31, 2024)

Mah Sing Group is doubling down on affordable homes in 2025, keeping first-time buyers and middle-income earners in mind. Their M Series developments, including M Aspira, M Nova, M Sinar, and M Zenya, offer stylish homes under RM500K, making them perfect for those stepping into homeownership.

The group expects the housing market to stay strong thanks to stable jobs, civil servant pay hikes, and flexible EPF withdrawal schemes.

Selangor Waqf Corp to build retirement homes

(Source: TheStar, December 31, 2024)

Selangor's Waqf Corp (PWS) is teaming up with Retirement Fund Inc (KWAP) to transform waqf land into affordable retirement housing for elderly and low-income retirees. KWAP has RM300 million from Budget 2025 for such projects, and PWS is ready to provide the land once plans are finalised.

PWS is also pushing a new five-year plan to raise awareness and boost waqf contributions, aiming for RM300-400 million annually. These efforts promise affordable housing and stronger community development for homebuyers and retirees alike.

Redevelopment can be helmed by owners themselves without URA's decree

(Source: EdgeProp, January 2, 2025)

The National House Buyers Association (HBA) argues that the proposed Urban Redevelopment Act (URA) undermines individual rights and isn't necessary since existing laws already cover redevelopment needs.

HBA suggests a "self-help" model where owners collaborate with developers and local experts to plan and execute projects. With seed funding from the government, homeowners can control decisions, choose developers, and focus on tailored solutions.

Poised for real estate growth

(Source: TheStar, January 5, 2024)

Malaysia's property market is set for steady growth in 2025, with residential properties continuing to dominate. Demand for homes under RM500,000 remains strong, boosted by government incentives such as stamp duty exemptions and the Madani Deposit Scheme. Urban hotspots including Kuala Lumpur, Johor, and Penang are thriving, especially in areas near transport hubs.

While industrial properties steal the spotlight, affordable homes and landed properties continue to be top picks for homebuyers seeking value and accessibility.

**IF YOU HAVE ANY QUESTIONS OR NEED PROPERTY ADVICE,
WE'RE HERE TO HELP AND WOULD LOVE TO HEAR FROM YOU.**

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