

2025

**PROPERTY
PLUG** *Weekly*

10/2 - 17/2

Residential Edition

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The subsale conveyancing grey area

(Source: TheStar, February 16, 2025)

What's going on here?

When buying a subsale property in Malaysia, there's often confusion about who pays quit rent and assessment fees during the ownership transfer.

What does it mean?

Even though the seller still holds legal ownership of the property, buyers are typically responsible for these charges from the date they sign the Sale and Purchase Agreement (SPA). Since the conveyancing process can take months, this can add up to a significant expense before moving in. Buyers need to budget for these hidden costs, especially in lengthy transactions or auction properties. Without proper due diligence, they might also inherit unpaid fees from previous owners.

Why should I care?

Whether you are buying a regular subsale or an auction property, staying informed and getting reliable legal help can safeguard your interests and steer clear of unnecessary expenses.

Calculating rates of charges and share units

(Source: TheStar, February 16, 2025)

The Strata Management Act 2013 (SMA 2013) introduced a standard formula for calculating share units across Peninsular Malaysia, ensuring fairness in managing maintenance fees and voting rights. Typically, the bigger your unit, the more share units you get. For commercial units, share units are higher since they use common facilities more.

Alternative methods exist, like basing share units on expected maintenance costs, but these can be tricky if usage changes. Bottom line—your share units affect your costs, so it's worth understanding them before you buy.

Shouldn't stratified properties enjoy lower assessment rates by DBKL?

(Source: EdgeProp, February 13, 2025)

Strata property owners already pay monthly fees to maintain their shared spaces, yet DBKL is now considering an assessment tax hike—following Selangor's recent 25% increase. Residents are pushing back, demanding transparency before any changes.

Since DBKL only maintains external infrastructure (roads, drains, streetlights), many argue strata owners shouldn't be overburdened with higher taxes. Instead, rates should reflect actual costs, just like in Putrajaya, where assessment taxes were reduced. Fairer taxation and clearer financial management would ensure homeowners see value in their payments.

Malaysia's property sector resilient in 2025, driven by strong demand and key catalysts – MIDF

(Source: EdgeProp, February 13, 2025)

Malaysia's property market is looking strong in 2025, thanks to steady demand, fewer unsold homes, and big projects like the Johor-Singapore Special Economic Zone (JS-SEZ) and RTS link.

Bank Negara reported RM47.4 billion in property loan applications in December 2024, a 6% hike from the previous year. Loan approvals are up too—jumping 32.6% in December 2024—showing banks are confident in buyers.

**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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