

2025

**PROPERTY
PLUG** *Weekly*

17/2 - 24/2

Residential Edition

Hartamas®
RESEARCH

www.hartamas.com

PEPS anticipates property prices to increase by 2% to 5% this year

(Source: EdgeProp, February 20, 2025)

What's going on here?

Property prices in Malaysia are expected to rise by 2% to 5% this year, mainly due to strong housing demand and increasing construction costs.

What does it mean?

Experts at the PEPS (Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector) 17th Malaysian Property Summit predict a steady, single-digit price growth. Some areas will see higher appreciation, especially those near major infrastructure projects like the ECRL and Pan Borneo Highway. Home seekers might expect slightly higher prices in hot locations such as KL, Johor Bahru, and Penang. The market is recovering but at a slower, more sustainable pace. Discussions also suggest a possible review of the Bumiputera quota policy to reduce unsold units, which could impact availability and pricing in the future.

Why should I care?

If you're house-hunting, buying sooner rather than later might be a smart move before prices rise further. Besides that, Infrastructure-driven growth could mean new investment opportunities in emerging areas.

Calculating rates of charges and share units

(Source: TheStar, February 23, 2025)

When it comes to strata property charges, your share units determine how much you pay for maintenance and common facilities. However, the actual charges vary depending on factors like property type, exclusive facilities, and shared expenses.

Before 2015, a flat rate was applied, but now the Strata Management Act allows flexible charging structures. Developers or management bodies decide the rates, but they must be fair and backed by a budget. Owners can challenge unfair fees, but ultimately, payments should reflect actual costs while keeping things transparent and reasonable for all residents.

Demand for housing, amenities in Butterworth driving growth of development projects

(Source: NST, February 23, 2025)

Penang's booming manufacturing and tourism sectors are driving demand for quality homes, hotels, and lifestyle hubs.

Straits Trading's RM4.3 billion Straits City masterplan aims to turn Butterworth into a vibrant city by 2038. The newly opened Crowne Plaza Penang Straits City and Straits Galleria retail hub mark the first phase, bringing business, leisure, and modern living together. As Penang grows, Butterworth is shaping up to be the next property hotspot.

Landed homes driving Selangor's supply, says EdgeProp new launch report

(Source: EdgeProp, February 21, 2025)

Selangor's property market is heating up with 559 new projects launching between 2025 and 2028, expecting a mix of 356 landed homes and 203 high-rise developments. Petaling, covering hotspots like PJ and Subang Jaya, is leading in high-rises, while Klang takes the crown for landed homes.

Affordable condos are booming in Petaling, but luxury buyers will find more landed options. Sepang, Hulu Langat, and Kuala Langat offer a balance of both, while rural areas like Hulu Selangor and Sabak Bernam focus on landed living.

No element of coercion, gentrification issues in drafting Urban Renewal Act, says KPKT

(Source: EdgeProp, February 20, 2025)

The Urban Renewal Act (PSB) isn't about forcing people out or gentrification—it's all about negotiation and owner consent, says the Ministry of Housing (KPKT). Property owners will get fair deals, with new properties matching or exceeding their current value.

The government will also offer incentives to keep original residents in the area while upgrading infrastructure. At least 75–80% of owners must agree before any renewal project moves forward. KPKT also offers mediation to address concerns, ensuring urban renewal benefits everyone, especially those struggling with poor living conditions.

KPKT achieves 93.9pct of 500,000 affordable housing unit goal

(Source: NST, February 20, 2025)

The government is making real progress on affordable housing, with 93.9% of its 500,000-unit target under the 12th Malaysia Plan already achieved. Minister Nga Kor Ming also confirmed plans to ramp up efforts under the next Malaysia Plan, including expanding affordable housing programs with a RM900 million budget.

Plus, the i-Biaya Housing Loan Guarantee Scheme is helping young buyers secure financing. With these initiatives in place, homeownership is becoming more accessible.

PJ development sees full take-up within 18 months of launch

(Source: TheStar, February 19, 2025)

Tropicana Miyu in Petaling Jaya has sold out in just 18 month. This freehold condo by Tropicana and Temokin is a hit, with homeowners loving its modern minimalist design, top-notch facilities, and prime location in Section 17. It even scored an impressive 85% in QLASSIC for quality workmanship.

With 11 layout options and a RM261mil development value, the project offers great variety. It's also packed with eco-friendly features such as rainwater harvesting and EV charging bays. It's a testament that well-designed, well-located condos are still in hot demand.

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

research@hartamas.com

Hartamas[®] _____
RESEARCH