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**PROPERTY  
PLUG** *Weekly*

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**Residential Edition**

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## **Reformed MM2H program boosts economy with nearly RM1 bil annual investments**

**(Source: EdgeProp, March 11, 2025)**

### **What's going on?**

Malaysia's Malaysia My Second Home (MM2H) visa is booming, bringing in almost RM1 billion in investments annually.

### **What does it mean?**

Since the June 2024 revisions, MM2H program has generated RM455.8 million in just six months with 782 new visas approved. China still leads in applicants, but Australia, South Korea, Japan, Bangladesh, and the UK are catching up. The MM2H changes make it easier for younger working professionals to qualify. New rules require visa holders to buy a home and hold it for 10 years, boosting the high-end property market. This could mean more demand for premium properties and a stronger real estate sector.

### **Why should I care?**

With more foreign buyers in the market, there will be higher demand for high-end homes, possibly driving up property prices in that segment. On the bright side, this will strengthen Malaysia's economy and property sector.

## **Why there has to be a sub-MC (Source: TheStar, March 16, 2025)**

A subsidiary management corporation (sub-MC) is a legal entity that helps manage specific parts of a strata property separately from the main management corporation (MC). It's useful for mixed developments where different groups of owners have different needs. However, setting up a sub-MC requires approval from the MC, a 66.7% vote from owners, and designated limited common property.

While it provides benefits like independent fund management and legal rights, disputes may still arise. Authorities are working on ways to streamline the process to ensure better transparency for homebuyers.

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## **Maintenance fees: JMBs, MCs lack expertise, residents neglect responsibility (Source: NST, March 13, 2025)**

Strata properties need proper maintenance, but many owners fail to pay their fees on time, leaving Joint Management Bodies (JMBs) and Management Corporations (MCs) struggling to collect arrears. The Strata Management Act 2013 has legal avenues to deal with defaulters, but enforcement is often slow or costly.

Experts suggest stronger financial planning, better legal knowledge, and structured training for JMBs and MCs to improve collection rates. Owners should be aware that paying fees on time helps to keep facilities in good shape and property values high.

## **Seremban offers 150 new home projects in coming years, mostly landed**

**(Source: EdgeProp, March 11, 2025)**

Seremban is set for a property boom with 150 new projects set to launch from 2025 to 2028, where 95% of them are landed homes. The city offers affordable housing with an average home price RM368,800 compared to Klang Valley's RM470,000, has less traffic, and a lower cost of living.

Moreover, hotspots like Seremban 2 offer self-contained townships with great amenities. With most new homes priced between RM300k–RM600k, it's a solid option for young families looking for space, comfort, and an easy commute to KL.

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## **Sime Darby Property's The Nine, Elmina Green sees 100% take-up during preview**

**(Source: TheStar, March 11, 2025)**

Sime Darby Property's The Nine, Elmina Green hit a 100% take-up rate during its Stage 1 early bird preview. This shows strong buyer confidence in the brand and the growing appeal of City of Elmina.

With prices from RM921,888, these modern, family-friendly homes feature an open-plan layout, a wheelchair-friendly suite, and a 12-foot backyard garden. Located just 2km from Elmina City Centre, residents get easy access to shopping, dining, and major highways.

## **Experts: Focus on criminals, don't 'victimise' landlords (Source: TheStar, March 10, 2025)**

A recent police announcement suggesting property owners, JMBs, and security firms could be held liable for crimes on rented premises has sparked major concerns among strata associations.

Experts argue that this move is legally questionable and could deter JMB volunteers. Senior lawyers say landlords can't monitor tenants 24/7 and shouldn't be unfairly blamed. Instead of targeting property managers, stronger laws and rent tribunals should focus on catching the real criminals. With the Residential Tenancy Act in discussion, many hope for better protection for all parties.

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## **E-invoicing for JMB, MC, RA: an unnecessary burden that needs re-consideration (Source: EdgeProp, March 10, 2025)**

The new e-invoicing rule now applies to all entities, including non-profits like joint management bodies (JMBs), management corporations (MCs), and residents associations (RAs), even though they don't generate taxable income. This means extra costs for software, training, and compliance, which could raise maintenance fees for homeowners.

Experts argue this unnecessary burden distracts JMBs from maintaining properties which is their main role. Many are calling for an exemption, like in Singapore, to keep property management efficient and cost-effective.

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**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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