

2025

**PROPERTY
PLUG** *Weekly*

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Residential Edition

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Henry Butcher: Industrial and residential subsectors to perform well in 2025

(Source: TheEdge, February 28, 2025)

What's going on here?

Malaysia's property market is set for a strong 2025, with the industrial and residential sectors leading the way.

What does it mean?

Analysts at Henry Butcher Malaysia predict the residential market to grow steadily, supported by stable interest rates, government policies, and ongoing infrastructure projects. With a stable economy and increasing foreign investments, home prices may rise as developers adjust for higher costs. Landed homes remain the top choice, but affordable high-rise apartments in prime areas will also attract buyers. Johor's property market is gaining momentum due to the Johor-Singapore Special Economic Zone, while Penang and Selangor are benefiting from major infrastructure projects.

Why should I care?

2025 could be a good time to buy a home—just be mindful of potential price hikes. Prioritizing well-located properties with strong demand and future growth potential will help you make a solid investment.

Developer's reputation matters **(Source: TheStar, March 2, 2025)**

Buying a home is a huge decision, so picking the right developer is just as important as choosing the property itself. A reputable developer ensures quality construction, timely delivery, and good customer service, making the home-buying process smoother. Check their track record, talk to past buyers, and visit completed projects to see the quality firsthand.

Financial stability matters too, as developers struggling with funds might cut corners or delay projects. Online reviews and real estate agents can also offer insights. In short, do your homework and invest in a trusted developer to ensure lasting value in your home.

Govt allocates additional RM10bil for housing credit guarantee scheme **(Source: TheStar, February 27, 2025)**

The government is boosting the Housing Credit Guarantee Scheme (SJKP) by RM10 billion this year, helping over 20,000 people, especially gig workers and those without fixed incomes to secure home loans more easily.

Since 2007, SJKP has helped approve over 76,000 applications with financing exceeding RM17.8 billion. For self-employed or a gig worker struggling to get a home loan, this could be the chance to finally own a home.

Property transaction volume up

(Source: TheStar, February 27, 2025)

The property market had its best year in a decade in 2024! Transactions jumped 5.4% to 420,525, with total value soaring 18% to RM232.3 billion. The number of unsold properties has also dropped, making way for a healthier supply-demand balance. House prices grew moderately at 3.3%, with an average home costing RM486,678.

Experts say government policies and incentives are boosting confidence despite affordability concerns. Looking ahead, Budget 2025's tax relief for housing loan interest should keep demand strong.

How Urban Renewal Act proposals contravene Federal Constitution

(Source: EdgeProp, February 27, 2025)

The upcoming Urban Renewal Act (URA) proposes that properties 30 years and older can be redeveloped if 75-80% of owners agree, even if the rest oppose it. This raises concerns about property rights, as owners might be forced to sell against their will.

Critics argue this could go against Article 13 of the Constitution, which protects ownership rights and fair compensation. If passed, this law could reshape Malaysia's property landscape—so stay informed and know your rights.

EdgeProp new launch report shows KL districts with the most homes priced RM300k–RM600k

(Source: EdgeProp, February 26, 2025)

Between 2025 and 2028, there will be a wave of affordable high-rise projects coming to Kuala Lumpur, especially in Batu district covering Kepong, Sentul, and Jinjang. Nearly 44% of upcoming Batu projects are priced between RM300K–RM600K, making it a hotspot for budget-friendly options. Setapak district also has a high share of this price range.

The MRT Putrajaya Line (MRT2) has boosted Batu's appeal, with easy access to the city. Plus, with new townships like Lake City and great amenities in Sentul and Jalan Ipoh, Batu is shaping up as an exciting place to buy a home.

**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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