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**PROPERTY  
PLUG** *Weekly*

**7/4 - 14/4**

**Residential Edition**

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## **How high can landed properties go?**

**(Source: TheStar, April 13, 2025)**

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

Landed property owners in Malaysia are increasingly considering adding extra storeys to their homes to maximise space and potentially increase property value.

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

Building upwards isn't as straightforward as it seems. Height restrictions, zoning laws, and plot ratio rules vary by area, limiting how much you can build. Adding extra storeys often requires special approvals and structural assessments to ensure your home can support the additional load. Costs can escalate quickly due to reinforcements and a potentially lengthy approval process. And even with an extra floor, the added value to your property isn't always guaranteed.

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

Before planning a vertical expansion, it's important to understand the associated costs and regulations. If the return on investment doesn't add up, you may be better off optimising your existing space or considering alternative options.

## **What you need to know about house defect inspection (Source: TheEdge, April 9, 2025)**

More homebuyers are hiring professionals to spot issues before moving in, but the Construction Industry Development Board recently withdrew its Quality Guidebook for Homeowners to prevent misuse. Some so-called "certified" inspectors were using it based on a course designed for developers and not individual homes, confusing stakeholders involved.

While proper guidelines are still being developed, you can still do your own inspection. A solid checklist can help you avoid major headaches later on.

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## **Domestic property sector still on solid ground (Source: TheStar, April 8, 2025)**

Malaysia's property market remains resilient, thanks to strong domestic demand which shields the market from external factors such as US tariffs. Developers are pushing ahead with major projects, especially in Johor and Selangor, showing long-term confidence.

Sales remain steady and may top RM20 billion for the fourth year in a row. With property stocks trading at discounts, it could be a good time to explore the market—whether for investment or a new home.

## **New Property Management Act planned to address strata boom, says Nga**

**(Source: TheEdge, April 8, 2025)**

The government is working on a new Property Management Act to address the growing number of high-rise developments and the shortage of licensed property managers. Currently, only 594 firms manage nearly 3 million units, raising concerns about service quality.

This new Act aims to improve management standards and ensure maintenance fees are properly used. These changes are set to enhance property value and safeguard homeowners' interests.

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## **URA has potential to attract investments**

**(Source: TheStar, April 7, 2025)**

The upcoming Urban Renewal Act (URA), expected in Parliament this July, could make it easier to redevelop ageing or abandoned buildings in cities like KL. Instead of needing 100% owner consent to sell en bloc, the URA would lower the required threshold to 75–80% (or even 51% for unsafe buildings).

This could boost property values, modernise old areas, and attract more investment, just like in Singapore or Australia. But experts stress the need for strong checks and fair compensation to protect owners' rights and prevent rushed, one-sided redevelopment deals.

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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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