

2025

**PROPERTY  
PLUG** *Weekly*

**21/4 - 28/4**

**Residential Edition**

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**RESEARCH**

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## **Are real estate agents a necessity?**

**(Source: TheStar, April 27, 2025)**

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

Many homebuyers and sellers work with real estate agents to make the buying or selling process easier and smoother, especially in the sub-sale market.

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

Agents bring local market expertise, smart pricing strategies, marketing know-how, and negotiation skills to the table. They can help you sell faster, buy smarter, and handle all the complicated bits like paperwork and timelines. If you skip the agent, you could save on commission (around 3%), but you'll need to manage everything yourself including pricing, marketing, negotiations, and legal matters.

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

Whether you're buying or selling, having an agent could mean fewer headaches and better outcomes. But if you're confident, willing to put in the time for research, and ready to handle negotiations, doing it yourself could save you money. Either way, understanding your options helps you make smarter, less stressful property decisions.

## **Reforms first before urban renewal**

**(Source: TheStar, April 27, 2025)**

The Urban Renewal Act, meant to revive aging developments, has been delayed to next year. The National House Buyers Association (HBA) is waving red flags, saying Malaysia's housing sector still has too many problems such as abandoned projects, poor construction, and weak law enforcement.

HBA worried rushing the Act could leave homeowners worse off, especially if projects fail midway. They demand real reforms first: stronger laws, better quality control, and fairer housing loans.

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## **The lowballer dilemma**

**(Source: TheStar, April 27, 2025)**

If you're selling your home, beware of lowballers — buyers who make outrageously low offers in hopes of scoring a bargain. With Malaysia's property oversupply, particularly in condos and apartments, lowballers are becoming increasingly bold, making it even more frustrating for sellers trying to secure a fair deal.

Experts recommend sticking to your property's valuation, keeping an eye on local market trends, and investing in bright, professional photos. A strong visual presentation and fair pricing can help deter lowballers and keep negotiations on track.

## **River Park Bangsar South to complete in 2026**

**(Source: EdgeProp, April 25, 2025)**

River Park Bangsar South is a stylish new condo just minutes from Mid Valley and KL city, with easy access to highways and rail stations for a hassle-free commute. The units feature modern layouts, eco-friendly designs, and partial furnishings for easy move-in.

The condo is also near top malls, hospitals, parks, and schools. Starting from RM600,000, River Park offers young professionals and families an affordable, connected, and upscale lifestyle.

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## **YouthFest 2025: How can you begin your property investment journey without your parents' money?**

**(Source: EdgeProp, April 23, 2025)**

At YouthFest 2025, experts emphasised that you don't need a fortune to begin your property journey. Strategies such as purchasing below market value and leveraging 90% bank loans allow young homebuyers to start small and scale up.

Additionally, side hustles in the digital economy are helping many increase their income. Building wealth is possible for youth by starting with manageable steps, studying the market, making smart decisions early on, and thinking long-term.

## **Setia EcoHill: low-density exclusivity, single-storey ease**

**(Source: EdgeProp, April 21, 2025)**

Setia EcoHill in Semenyih is a low-density township offering freehold single-storey and 1.5-storey bungalows. The latest launch, Casaville, features open-plan, stair-free homes ideal for retirees, families, and young buyers who appreciate space, privacy, and lush greenery.

Priced from RM1.48 million, these homes come eco-equipped with solar panels, EV chargers, and smart security features. Residents also enjoy access to parks, malls, and excellent connectivity throughout the Klang Valley.

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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.**

[research@hartamas.com](mailto:research@hartamas.com)

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