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**PROPERTY
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Residential Edition

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Homebuyers beware: 109 housing developers blacklisted

(Source: TheStar, April 7, 2025)

What's going on?

The Housing Ministry has blacklisted 109 developers and their directors for breaking the rules and failing regulatory checks.

What does it mean?

The blacklisted companies can't apply for new licenses until they settle their fines and comply with regulations. If they're currently building, those projects will be their last unless they get compliant. The government has also made a public list on teduh.kpkt.gov.my so homebuyers can check before buying. This move aims to clean up the industry and stop shady developers from reappearing under new names. With over RM9 million in fines issued in 2024 alone, the Ministry is serious about cracking down on non-compliance.

Why should I care?

Buying from a dodgy developer can lead to delays, legal issues, or even losing hard-earned money. This blacklist helps homebuyers to avoid risky developers and makes the property market safer and fairer for all.

Too many facilities overwhelm the project

(Source: TheStar, April 6, 2025)

Modern condos and townships are coming with everything from infinity pools to karaoke rooms, all to stand out in Malaysia's competitive property market. While these flashy amenities sound great on paper, many residents rarely use them, especially the extras such as sky lounges or golf simulators.

As a homebuyer, it's worth asking: are you paying for stuff you'll never use? Developers need to do better research, or maybe even consider a pay-per-use system to keep things fair for everyone.

Time to regulate building inspectors' conduct

(Source: TheStar, April 6, 2025)

If you're planning to hire a building inspector for your new home, be careful who you trust. These days, many so-called "inspectors" are untrained or have only completed short courses, and their reports may not hold up in court.

With more cheap, low-quality services popping up online, homebuyers risk being misled. Always verify credentials and make sure your inspector is properly trained and certified. Otherwise, you could be wasting money and putting your homeowner rights at risk.

Positive sentiment to drive real estate sector

(Source: TheStar, April 2, 2025)

The property market is looking positive in 2025, especially in Johor. With major projects like the Johor-Singapore SEZ, RTS link, and increasing foreign investments, the state is turning into a hotspot for buyers and investors.

While industrial properties and serviced apartments near the CBD are getting plenty of attention, experts are cautioning about potential oversupply, particularly in high-rise developments. That said, with improved infrastructure and solid government support, Johor is definitely a place to watch.

Kajang: Full of life and vitality

(Source: TheEdge, April 1, 2025)

Once a quiet neighbourhood, Kajang is now buzzing with new high-rises, TOD (transit-oriented development) projects, and MRT stations that make commuting to KL a breeze. Prices here remain relatively affordable, particularly for those looking for landed homes with great amenities.

Long-time locals love the community vibe, and rental demand is strong. However, buyers should be aware of ageing infrastructure and potential traffic issues. Kajang is a well-connected, mature area with great long-term potential, making it an ideal spot for those who don't mind an older home.

Experts hope for tweaks to enable second wind in MM2H (Source: TheEdge, April 1, 2025)

The revised Malaysia My Second Home (MM2H) programme is seeing a boost in applications, particularly from high-net-worth individuals, thanks to new visa categories that require property purchases between RM600,000 and RM2 million.

However, some experts believe the property requirement should be relaxed for retirees. While interest remains strong, Malaysia faces stiff competition from neighbouring countries. In contrast, Sarawak's version of MM2H continues to thrive, offering lower entry requirements and greater flexibility, making it especially appealing to foreign retirees.

**IF YOU HAVE ANY QUESTIONS OR NEED PROPERTY ADVICE,
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