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**PROPERTY
PLUG** *Weekly*

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Residential Edition

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RESEARCH

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Short sales or foreclosures?

(Source: TheStar, May 4, 2025)

What's going on?

When homeowners are unable to keep up with mortgage payments, they're left choosing between two hard options: a short sale or foreclosure.

What does it mean?

A short sale means selling your home for less than what you owe, with your bank's approval. It's seen as a "cleaner" exit and usually hits your credit score less than a foreclosure, where the bank takes back the home. But short sales can be slow and stressful. Foreclosures, while faster, can do lasting damage to your credit and peace of mind.

Why should I care?

If you ever face financial struggles, knowing your options puts you in a better position. A short sale might soften the blow, but with honest conversations, lenders may even offer alternatives to avoid both paths.

Home is where the neighbours are

(Source: TheStar, May 4, 2025)

When buying a home, it's not just about the property—it's about the people and vibe around it. A great community can turn a house into a true home. So, take the time to explore neighbourhoods that align with your lifestyle, whether you're a foodie, nature lover, or looking for family-friendly amenities.

Check on safety, nearby schools, access to shops and parks, and even future development plans. Ultimately, choosing the right neighbourhood means choosing a lifestyle you'll enjoy for years to come.

Blacklisting not a cure for late, sick and abandoned housing projects

(Source: EdgeProp, May 2, 2025)

The Housing Ministry recently blacklisted 109 developers for non-compliance, but the National House Buyers Association (HBA) points out that rogue developers often avoid consequences by setting up new companies or using proxy directors. HBA is pushing for stronger action like prosecuting those who abandon projects and enforcing Housing Tribunal awards.

Until real legal action is taken to protect homeowners, many will continue to be failed by a system that makes bold promises but fails to follow through.

Anwar wants timely completion of Madani youth, affordable housing project

(Source: EdgeProp, April 30, 2025)

Prime Minister Anwar Ibrahim has called for the speedy completion of the Madani Youth Housing and Affordable Housing Project in Mukim Batu, urging swift approvals and consistent progress updates. The project will feature residential blocks with practical amenities, with 20% of units set aside for members of the armed forces and police.

Anwar also reaffirmed the government's goal to deliver 500,000 affordable homes this year—something previous administrations have struggled to achieve.

Proposed law to regulate property management services could lead to redundancy, say experts

(Source: EdgeProp, April 30, 2025)

The Housing Ministry is proposing a new law just for property management to improve service quality, especially in strata housing. However, many in the industry argue that current laws already cover this, and adding another layer could cause confusion and duplication.

Critics also say the real issue is a shortage of trained professionals, not legislation. Most agree that instead of reinventing the wheel, we should fix gaps in existing laws and attract more talent into the field.

**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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