



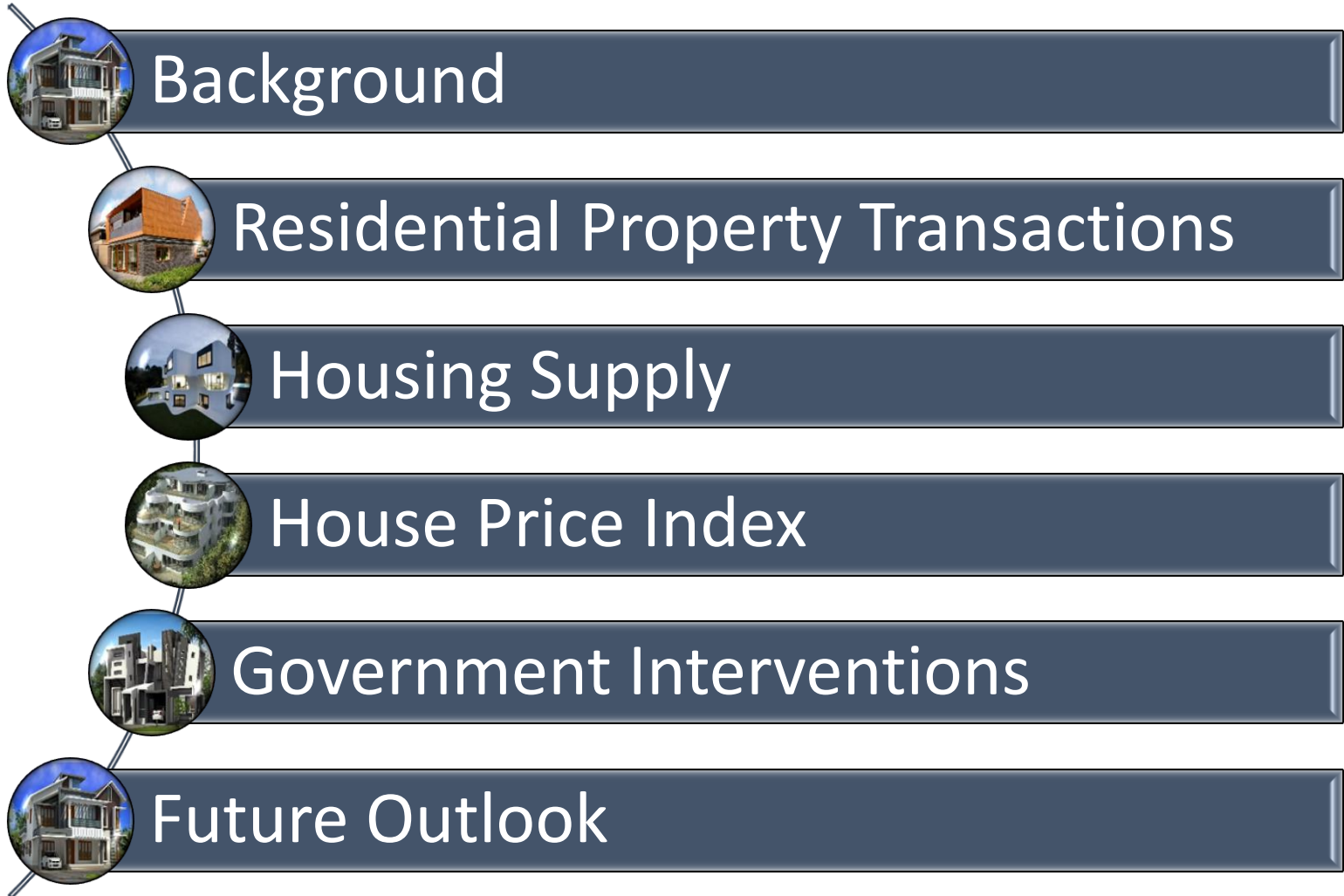
MALAYSIAN RESIDENTIAL PROPERTY MARKET



Sr. Khuzaimah Abdullah
National Property Information Centre
Valuation & Property Services Department
Ministry of Finance, Malaysia



AGENDA



BACKGROUND

- The main objective of presentation is to provide an overview of residential property market in Malaysia from 2007–2013.
- In the context of property transactions and various stages of housing development, references were made to data collected and reported by National Property Information Center (NAPIC), Valuation and Property Services Department.





RESIDENTIAL PROPERTY TRANSACTIONS



Malaysia Property Market 2007-2013

Volume of Transactions By Sub-sector

SUB-SECTOR	2007	2008	2009	2010	2011	2012	2013E
RESIDENTIAL	199,482	216,702	211,600	226,874	269,789	272,669	246,225
COMMERCIAL	27,900	31,749	33,329	39,798	43,674	41,082	34,292
INDUSTRIAL	7,919	8,126	8,058	9,838	10,479	9,984	8,418
AGRICULTURAL	60,155	68,954	69,187	81,054	84,726	80,679	70,698
DEVELOPMENT	13,971	14,702	15,656	18,922	21,713	23,029	21,455
TOTAL	309,427	340,233	337,830	376,486	430,381	427,443	381,088

- The total volume of property transaction started to moderate in 2012, after experiencing steady growth in the past years.
- Volume contraction cuts across the board for all sub-sectors in 2013.



Malaysia Property Market 2007-2013

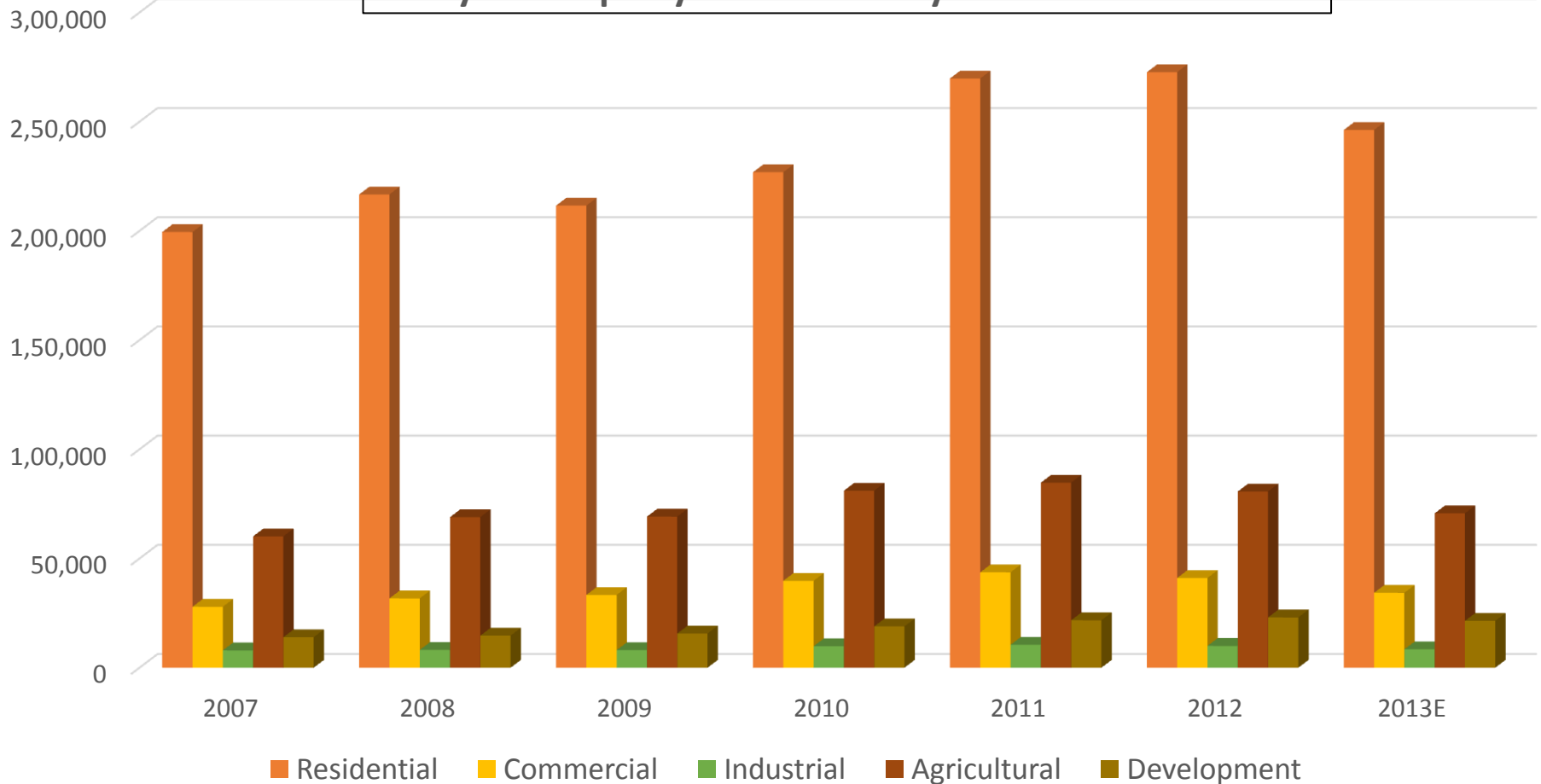
Value of Transactions (RM million)

SUB-SECTOR	2007	2008	2009	2010	2011	2012	2013
RESIDENTIAL	36,490.61	41,303.97	41,848.38	50,654.16	61,831.56	72,060.41	77,143.14
COMMERCIAL	16,350.75	16,615.92	16,388.99	23,840.26	27,636.22	27,792.16	31,061.94
INDUSTRIAL	7,080.17	7,897.42	6,833.34	9,829.83	11,542.23	12,005.93	12,328.57
AGRICULTURAL	6,910.19	8,512.11	8,340.44	11,377.83	18,822.92	14,278.87	13,283.43
DEVELOPMENT	10,302.09	14,009.46	7,588.82	11,611.18	17,978.05	20,955.30	19,121.53
TOTAL	77,133.81	88,338.88	80,999.97	107,313.26	137,810.98	147,092.67	152,938.61

Tremendous expansion in the total value of transaction, from RM77.13 billion in 2007 to RM152.94 billion in 2013.

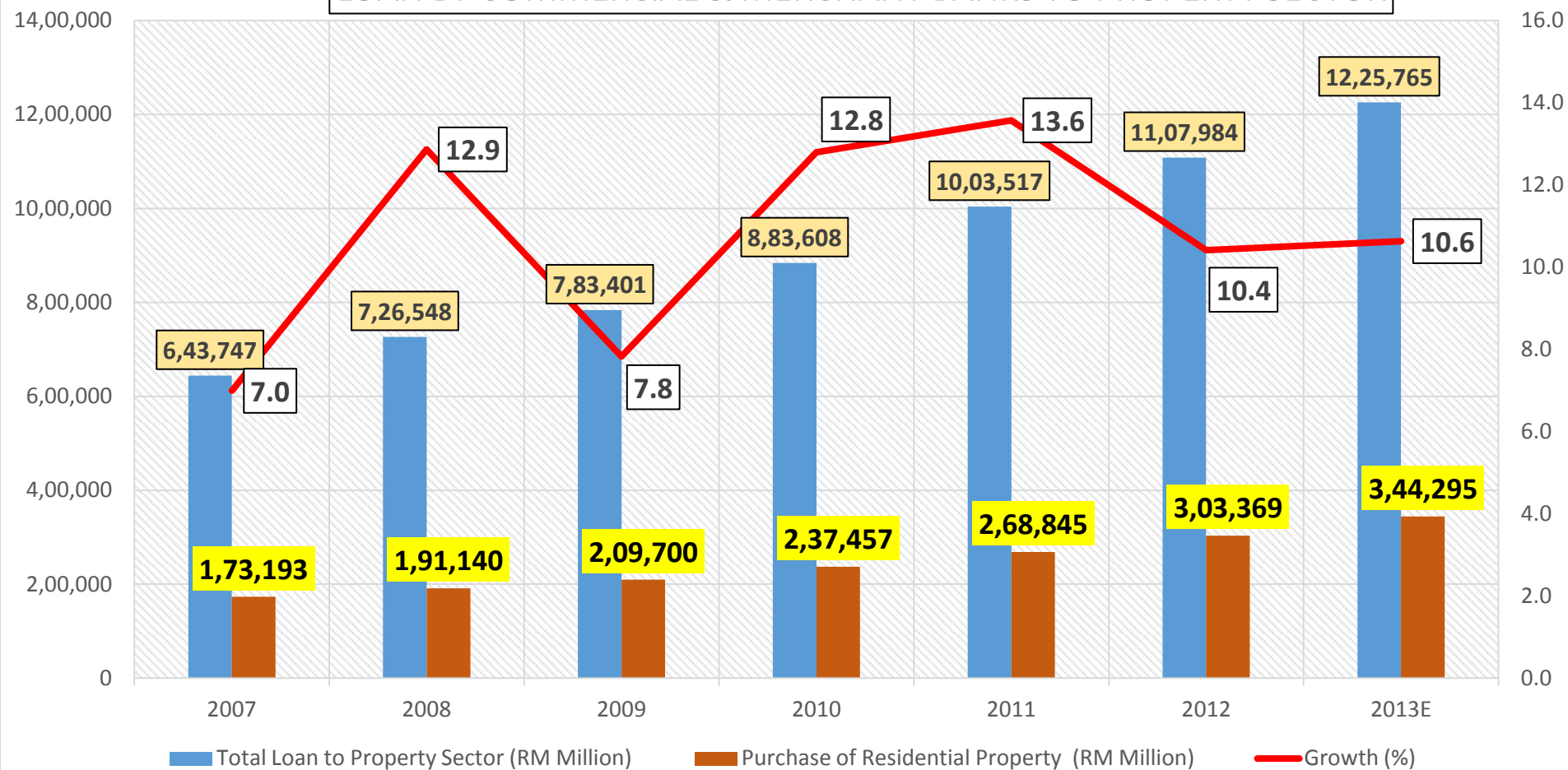


Malaysia: Property Transaction By Sub-sector 2007-2013



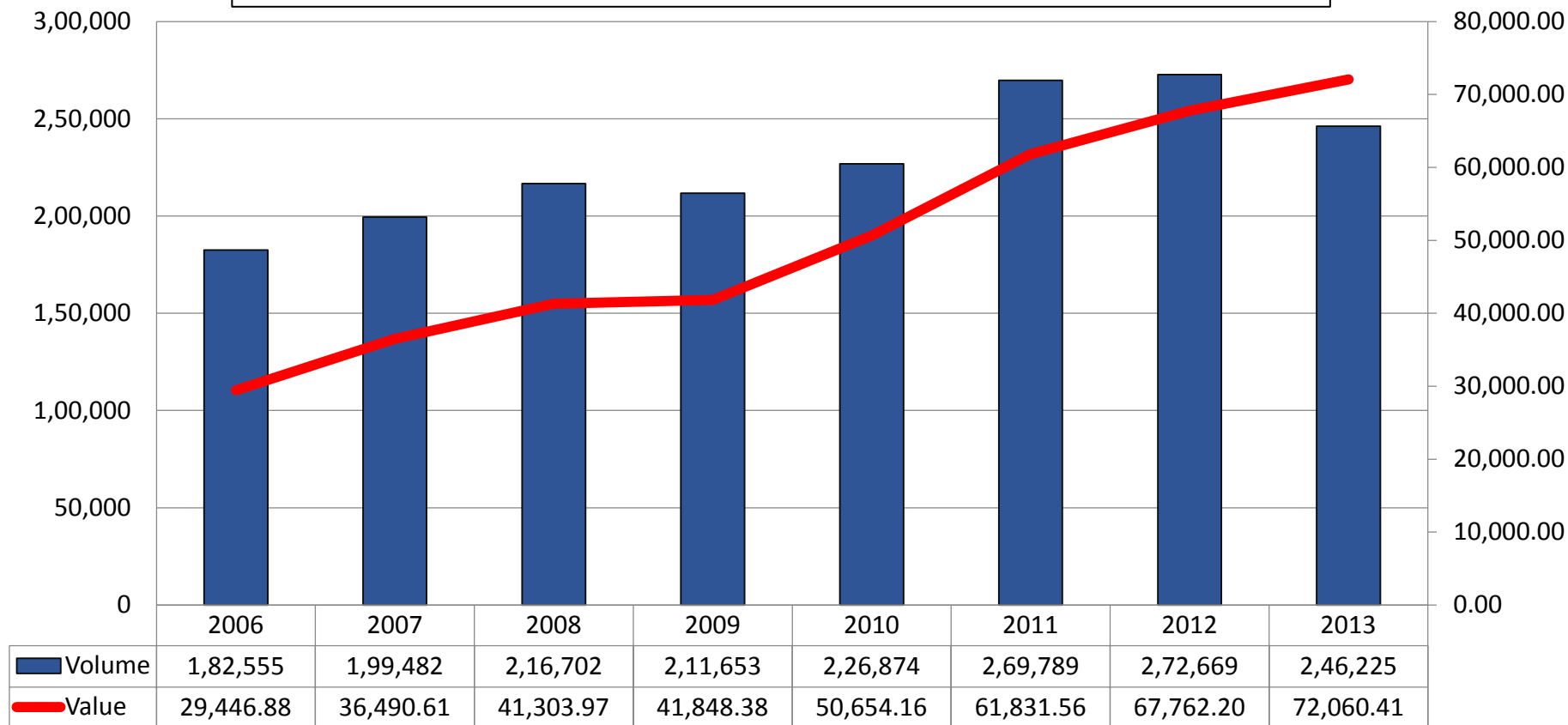
Residential sub-sector has been the prime mover of the property market, contributing more than 60% of the total property transactions.

LOAN BY COMMERCIAL & MERCHANT BANKS TO PROPERTY SECTOR



- Banks have been supportive towards property sectors.
- Loans for purchase of residential property increased annually between 7% to almost 14%.

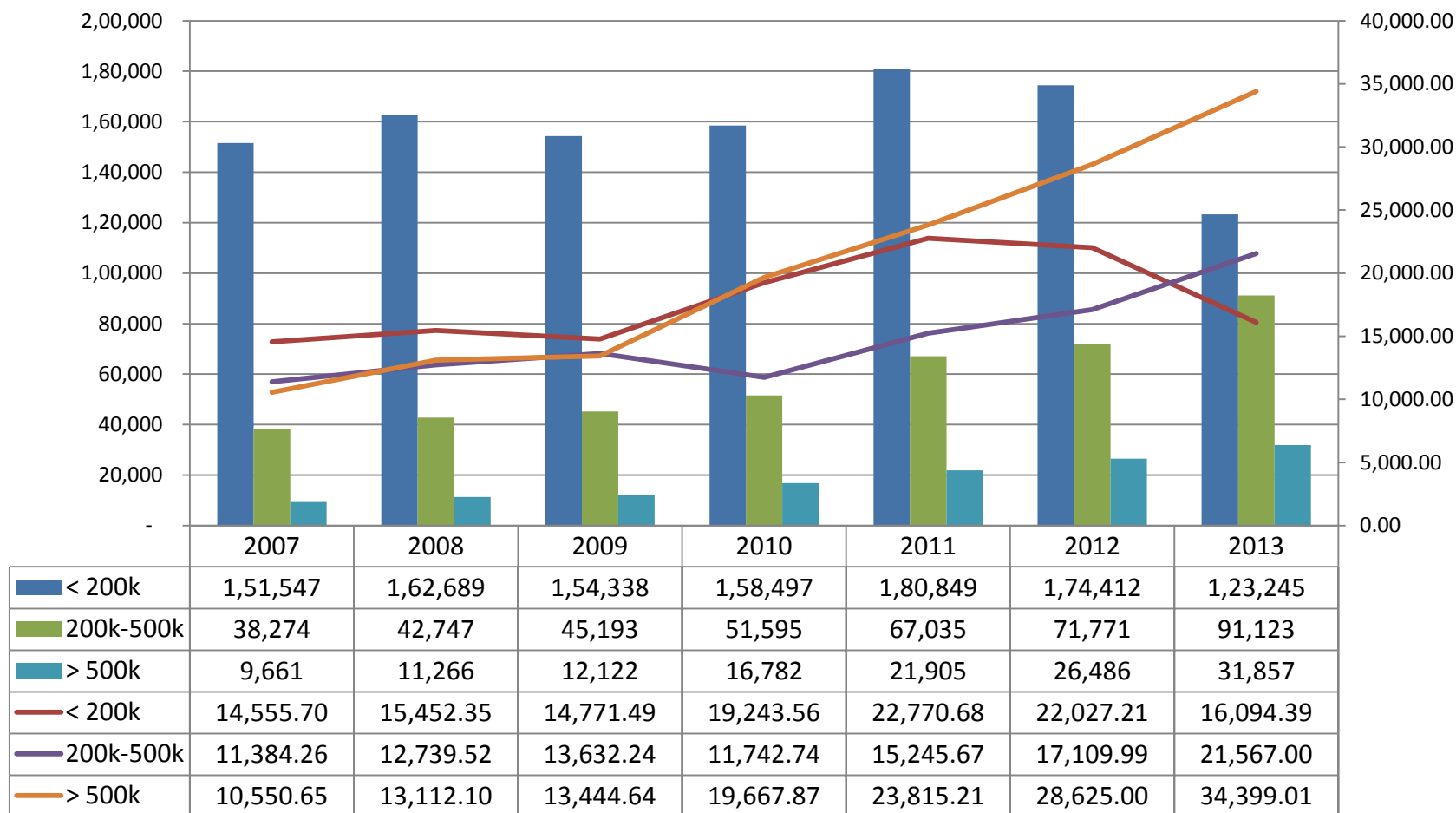
Volume & Value of Residential Property Transactions 2007 - 2013



- Ease in financing, low interest regime, low entry and exist costs favours residential market.
- Sharp increase in transaction value from RM29.45 billion in 2007 to RM72.06 billion in 2013.
- Volume of transaction moderated in 2013.

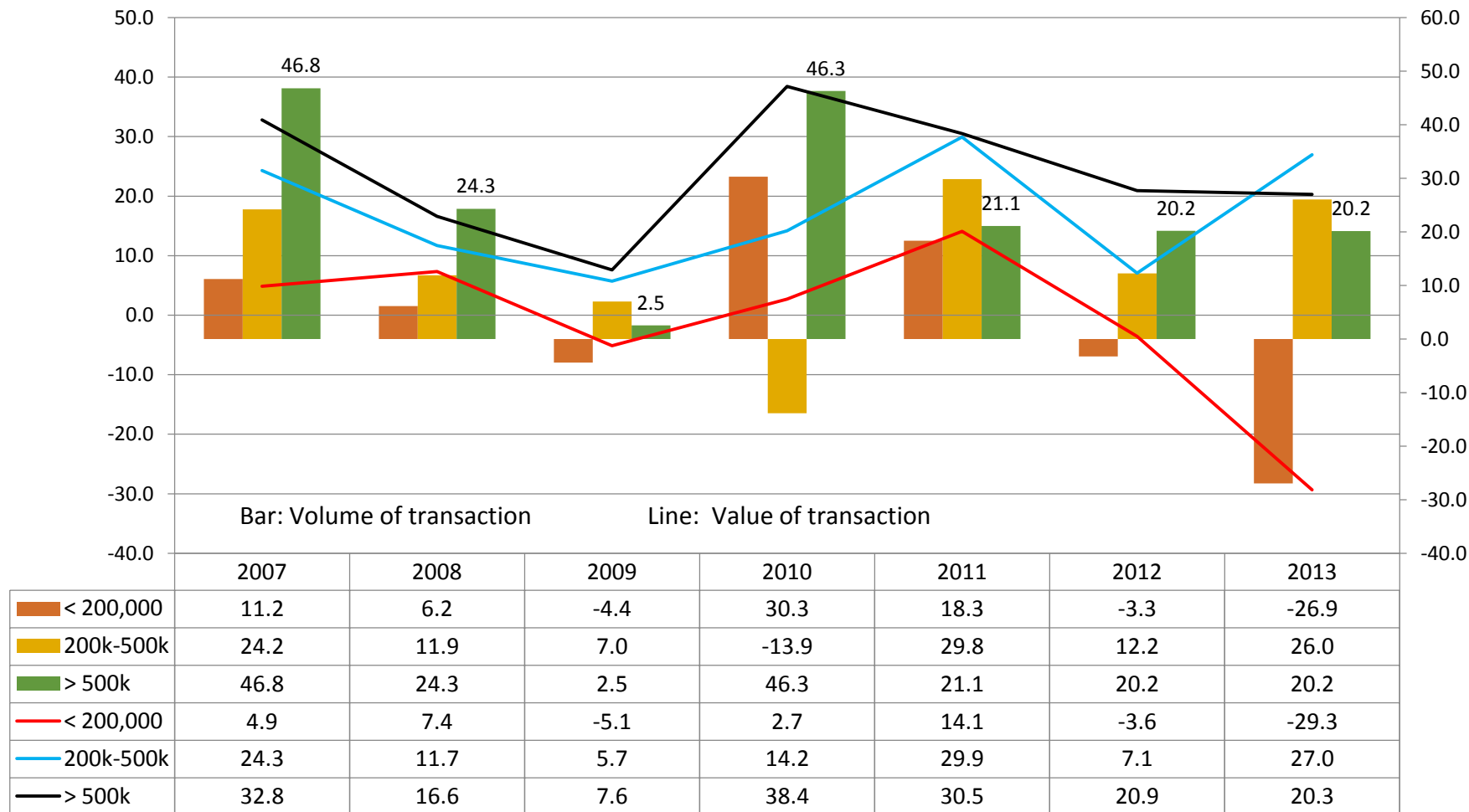


Volume & Value of Residential Transactions By Price Range



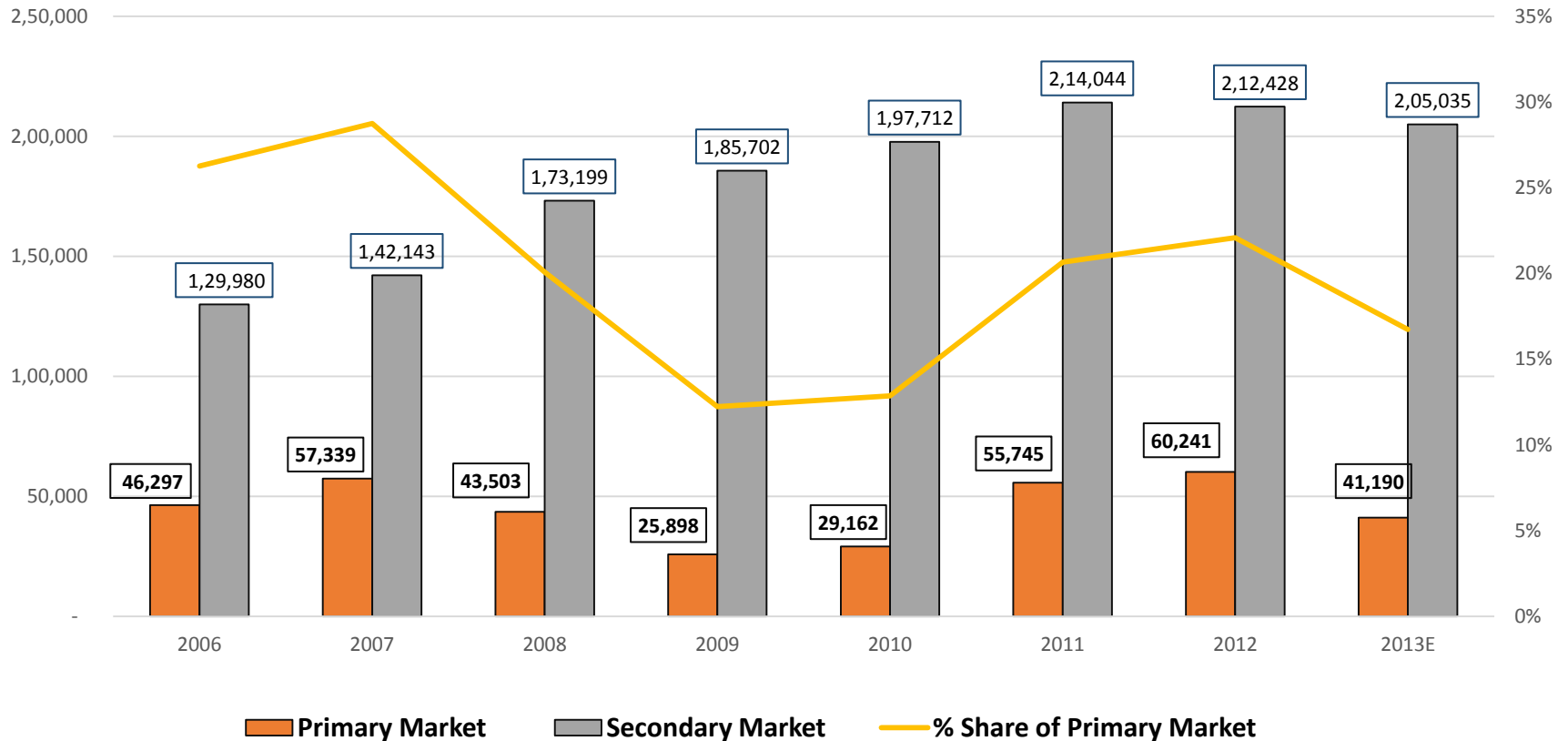
Whilst transactions of houses priced above RM200k showing an upward trend, houses priced below RM200k recorded otherwise.

% CHANGE IN VOLUME AND VALUE OF TRANSACTION BY PRICE RANGE



- Transaction of houses priced more than RM500k registered double digit growth since 2010.
- Contraction in volume and value of transaction at price below RM200k detected in 2012 onwards.
- Houses in the price range of between RM200k -500k indicated steady growth.

RESIDENTIAL MARKET SEGMENT



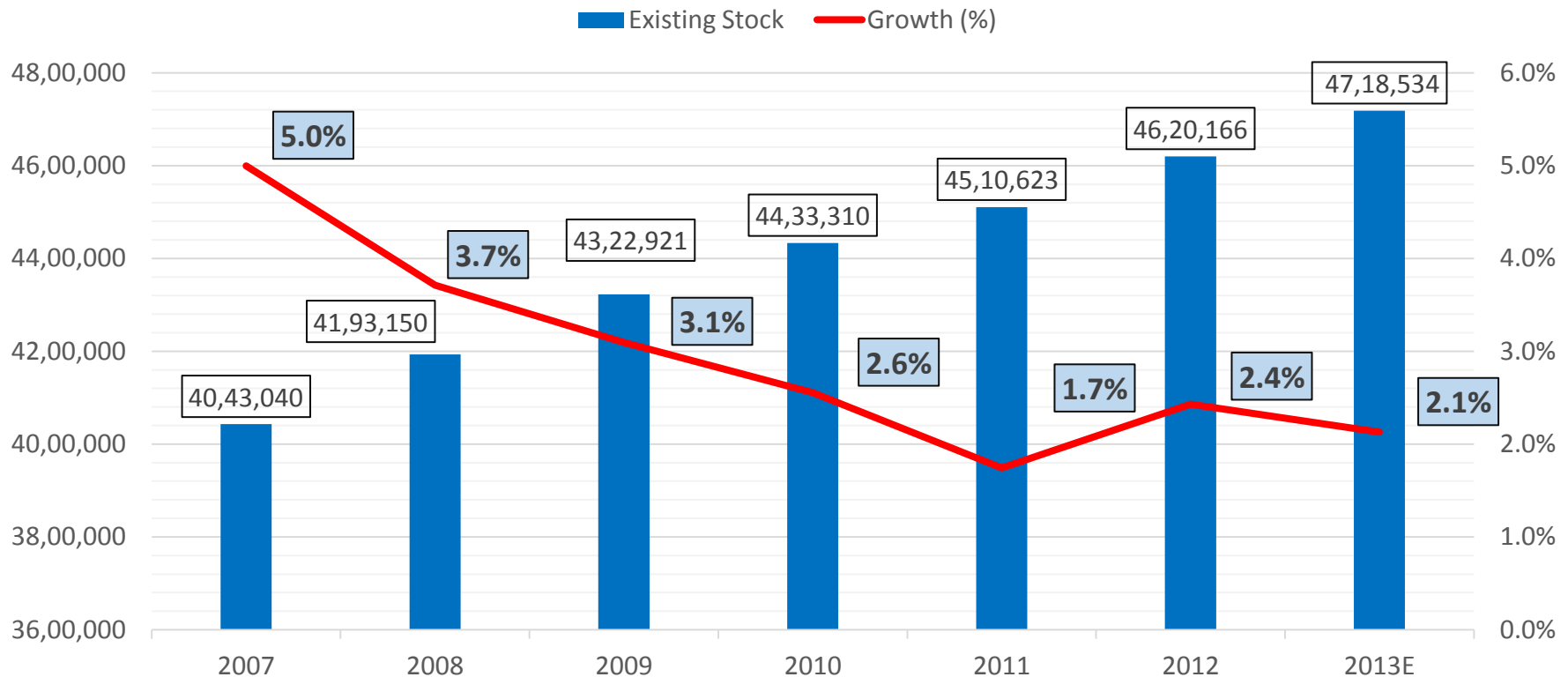
- Secondary transactions (second sales/sub-sales) dominated the residential market.
- Primary market (first transfer from developer) constituted less than 30% of the market share.



MALAYSIAN HOUSING SUPPLY

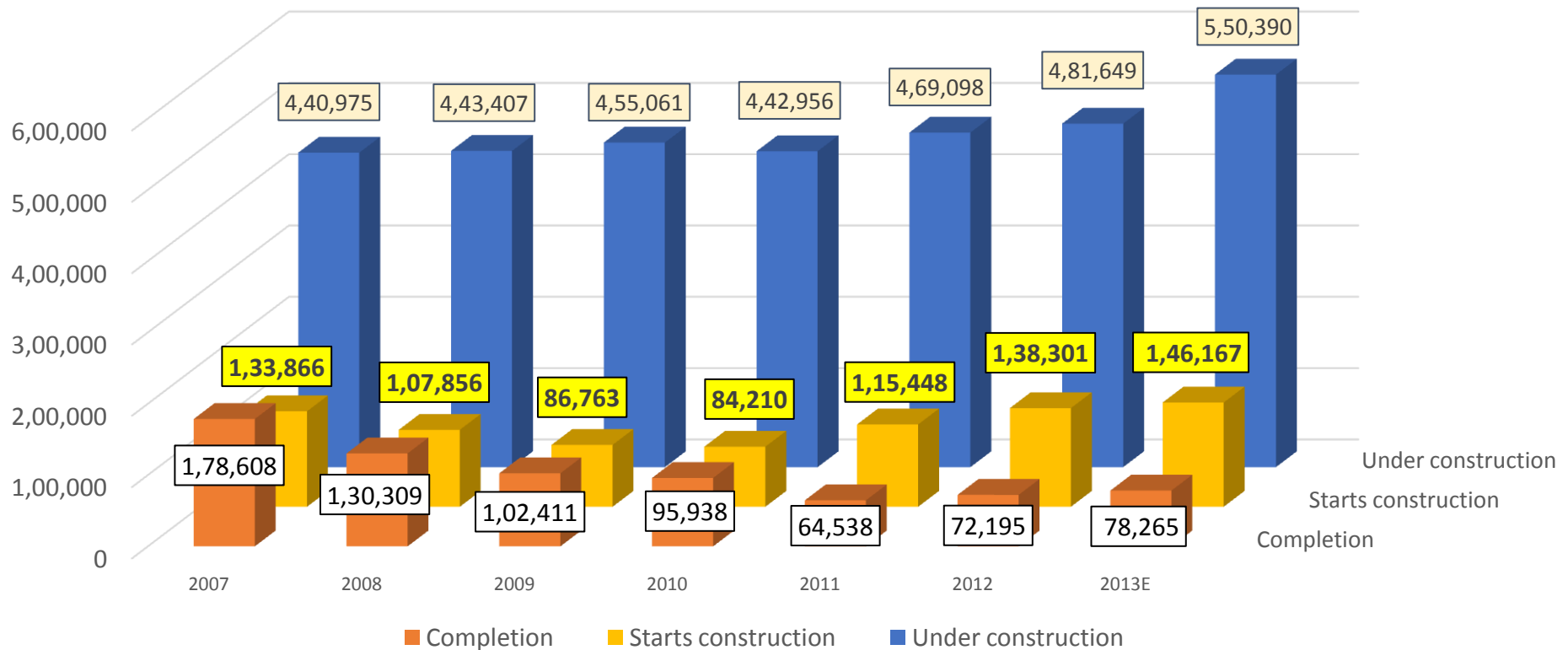


Existing Residential Stock and Supply Growth



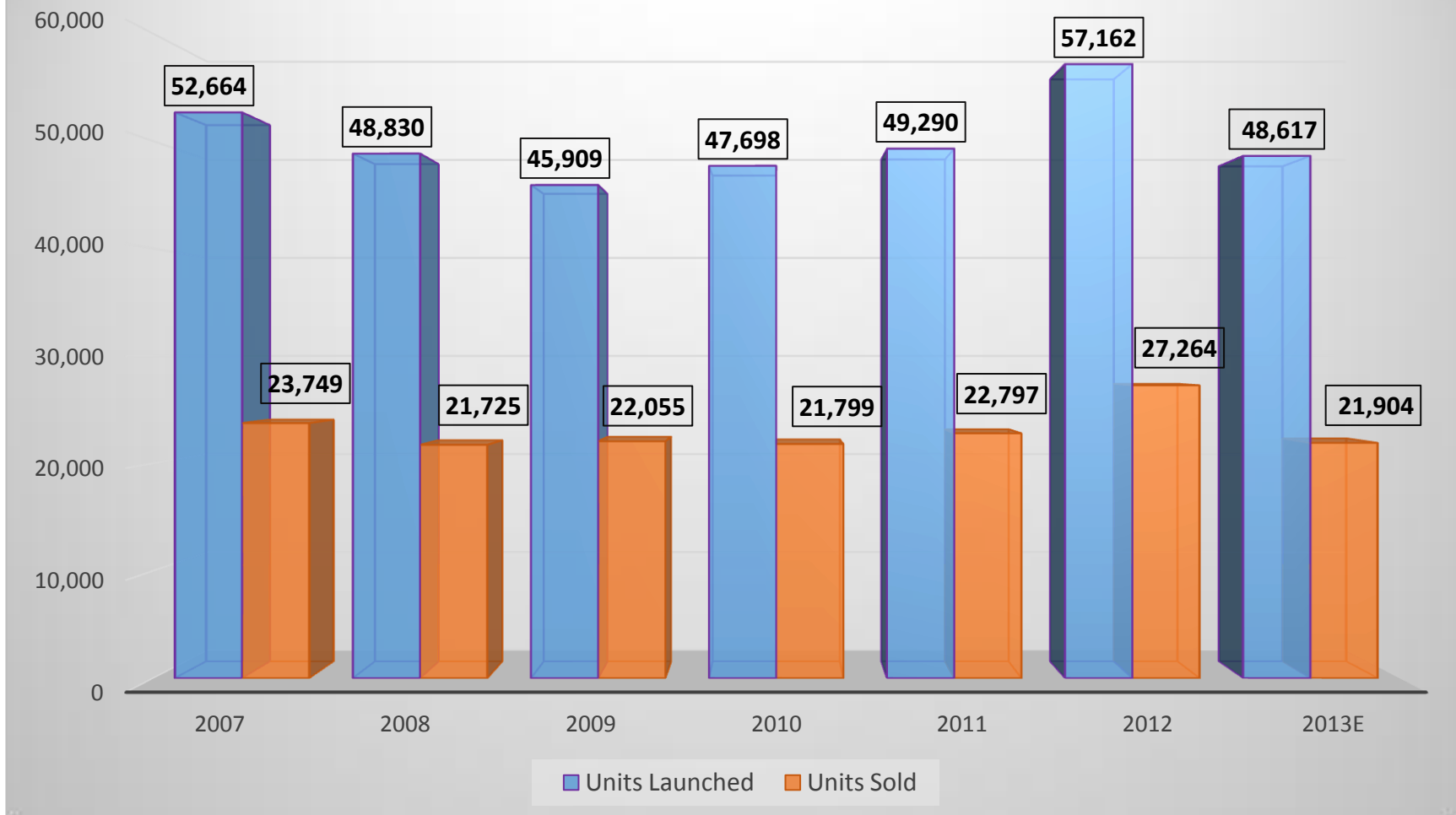
- Housing stock stood at 4.7 million units in 2013, increased by around 17 % from 2007.
- Annual growth of housing supply between 1.7% and 5.0% and it is on reducing trend since 2007.
- (Note: Annual population growth estimated by Department of Statistics at 2.3%. Demand for housing is estimated to be around 150,000 units per year.)

Residential Construction Activities



- Lesser number of completions compared to 2007.
- Starts and under constructions units slightly improved.

Residential New Launches and Sales Performance



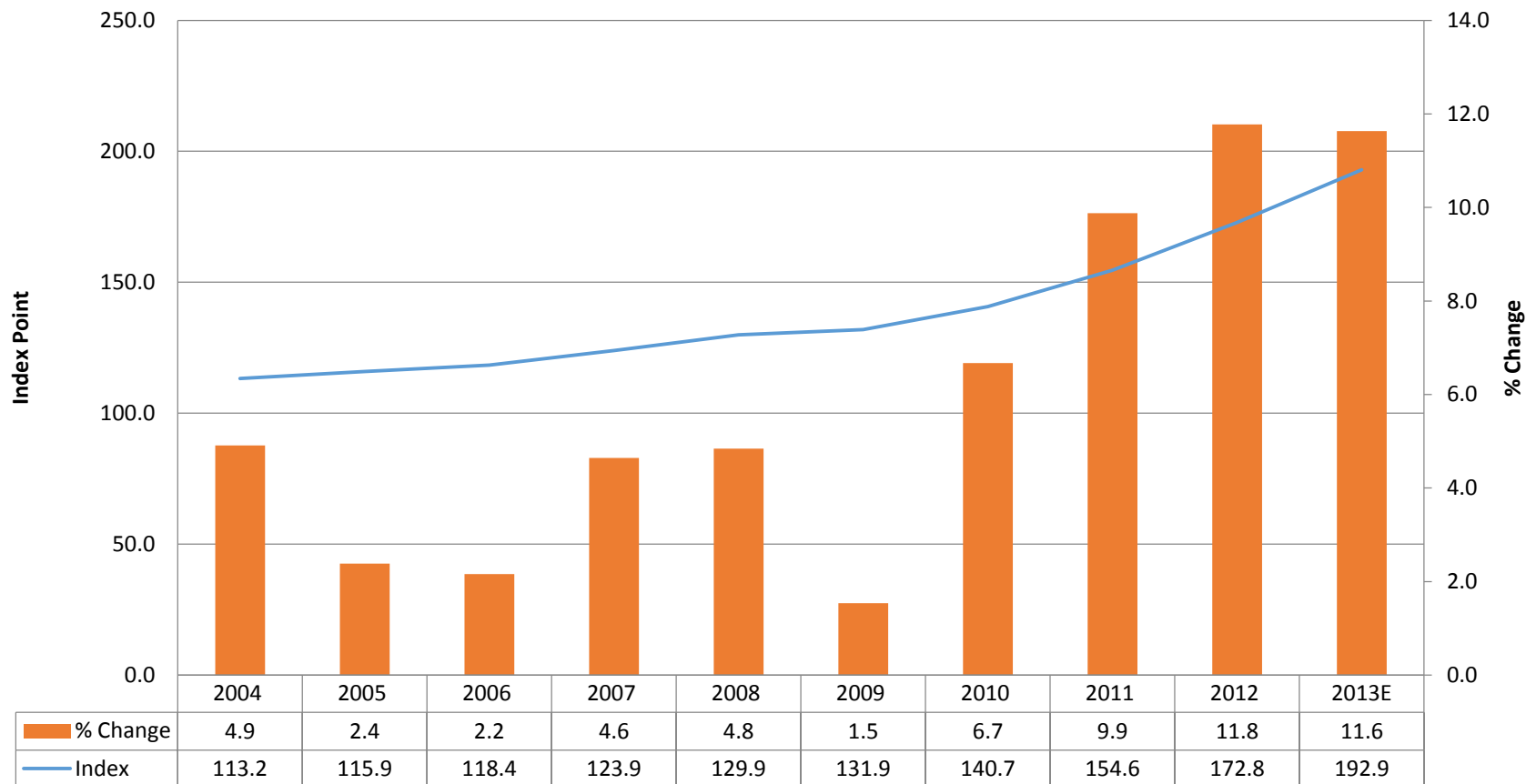
- Around 50,000 units of new launches for the past seven years.
- Sales performance within 9 months after launching registered less than 50%.



MALAYSIAN HOUSE PRICE INDEX



Malaysia All House Price Index and Annual Changes



- MHPI registered upward trend from 113.2 point in 2004 to 172.8 point in 2012.
- The index grew between 1.5% and 11.8%.
- Sharp increases were noted from 2010 to 2012.
- As at 2013, yearly index **expected** to be at 192.9, increase further by 11.6% compared to 2012.

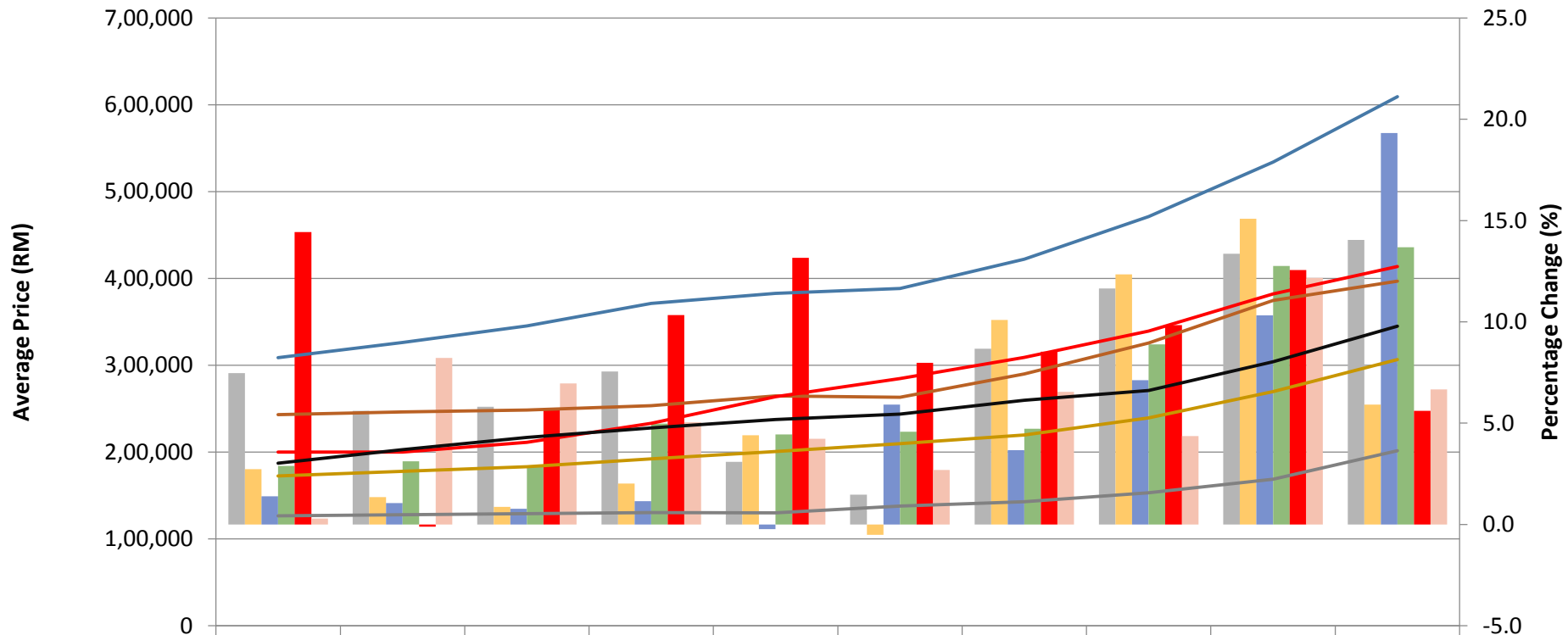
MALAYSIAN 'ALL HOUSE' AVERAGE PRICE

All House Average Price (RM)										
State/Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 ^E
Malaysia	157,538	161,681	165,998	172,466	179,359	184,005	196,618	216,034	241,591	266,304
Kuala Lumpur	308,933	326,253	345,219	371,286	382,775	388,430	422,112	471,265	534,216	609,250
Selangor	243,038	246,327	248,465	253,492	264,671	263,312	289,900	325,673	374,815	396,975
Johor	126,679	128,015	129,006	130,490	130,186	137,896	142,956	153,146	168,950	201,604
Pulau Pinang	172,585	177,956	183,026	192,135	200,661	209,834	219,747	239,273	269,788	306,705
Negeri Sembilan	108,494	112,088	113,311	118,491	120,260	123,906	129,703	143,708	155,062	163,758
Perak	95,877	97,712	100,805	105,717	110,491	112,620	117,940	131,236	144,097	153,698
Melaka	104,990	108,229	108,949	111,363	118,090	122,896	127,138	132,853	141,929	156,006
Kedah	99,642	100,348	100,877	103,215	109,980	115,951	123,366	132,349	136,435	149,538
Pahang	107,303	109,492	117,419	123,759	127,792	132,849	136,232	153,288	171,424	182,604
Terengganu	105,553	109,672	115,036	116,488	123,066	128,857	141,067	157,218	175,165	191,503
Kelantan	95,052	92,397	98,678	101,959	108,189	113,642	124,478	134,162	140,069	159,813
Perlis	83,182	86,507	88,346	97,011	99,625	99,405	105,416	118,621	122,096	137,221
Sabah	200,183	199,957	211,255	233,090	263,780	284,826	309,098	339,502	382,160	413,623
Sarawak	187,347	202,740	216,852	227,798	237,427	243,815	259,784	271,115	304,112	344,880

- 'All house' means all types of houses which include low cost and high end units.
- Observed that Sabah is second highest after Kuala Lumpur.

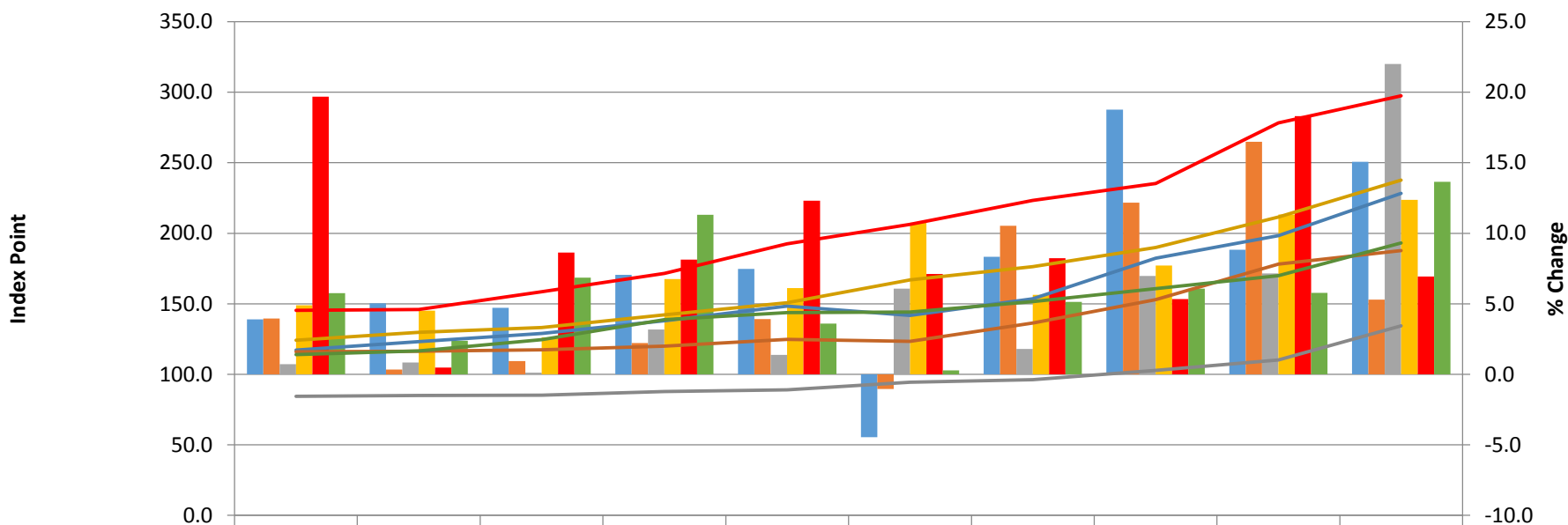


All Houses Average Price and Annual Change on Selected States



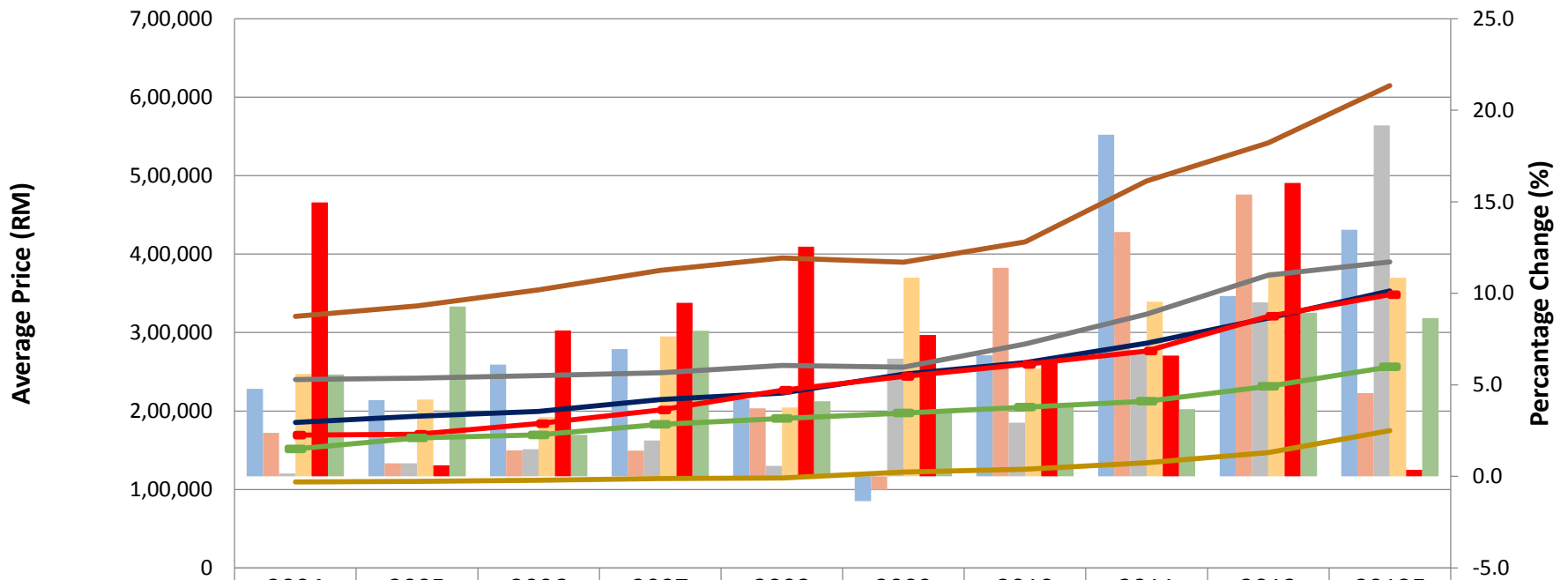
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013E
Kuala Lumpur	7.5	5.6	5.8	7.6	3.1	1.5	8.7	11.6	13.4	14.0
Selangor	2.7	1.4	0.9	2.0	4.4	-0.5	10.1	12.3	15.1	5.9
Johor	1.4	1.1	0.8	1.2	-0.2	5.9	3.7	7.1	10.3	19.3
Pulau Pinang	2.9	3.1	2.8	5.0	4.4	4.6	4.7	8.9	12.8	13.7
Sabah	14.4	-0.1	5.7	10.3	13.2	8.0	8.5	9.8	12.6	5.6
Sarawak	0.3	8.2	7.0	5.0	4.2	2.7	6.5	4.4	12.2	6.7
Kuala Lumpur	3,08,933	3,26,253	3,45,219	3,71,286	3,82,775	3,88,430	4,22,112	4,71,265	5,34,216	6,09,250
Selangor	2,43,038	2,46,327	2,48,465	2,53,492	2,64,671	2,63,312	2,89,900	3,25,673	3,74,815	3,96,975
Johor	1,26,679	1,28,015	1,29,006	1,30,490	1,30,186	1,37,896	1,42,956	1,53,146	1,68,950	2,01,604
Pulau Pinang	1,72,585	1,77,956	1,83,026	1,92,135	2,00,661	2,09,834	2,19,747	2,39,273	2,69,788	3,06,705
Sabah	2,00,183	1,99,957	2,11,255	2,33,090	2,63,780	2,84,826	3,09,098	3,39,502	3,82,160	4,13,623
Sarawak	1,87,347	2,02,740	2,16,852	2,27,798	2,37,427	2,43,815	2,59,784	2,71,115	3,04,112	3,44,880

Terraced House Price Index and Annual Changes on Selected States



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013E
Kuala Lumpur	3.9	5.0	4.7	7.1	7.5	-4.5	8.3	18.8	8.8	15.1
Selangor	3.9	0.3	0.9	2.2	3.9	-1.0	10.5	12.2	16.5	5.3
Johor	0.7	0.8	0.1	3.2	1.4	6.1	1.8	7.0	7.2	22.0
Pulau Pinang	4.9	4.5	2.6	6.8	6.1	10.7	5.6	7.7	11.3	12.4
Sabah	19.7	0.5	8.6	8.1	12.3	7.1	8.2	5.3	18.3	6.9
Sarawak	5.8	2.4	6.9	11.3	3.6	0.3	5.1	6.1	5.8	13.7
Kuala Lumpur	117.2	123.1	128.9	138.0	148.3	141.7	153.5	182.3	198.4	228.3
Selangor	115.9	116.3	117.4	120.0	124.7	123.4	136.4	153.0	178.2	187.7
Johor	84.3	85.0	85.1	87.8	89.0	94.4	96.1	102.8	110.2	134.4
Pulau Pinang	124.1	129.7	133.1	142.1	150.8	167.0	176.4	190.0	211.5	237.7
Sabah	145.3	146.0	158.6	171.5	192.6	206.3	223.3	235.2	278.3	297.5
Sarawak	113.9	116.6	124.6	138.7	143.7	144.1	151.5	160.7	170.0	193.2

Terraced House Average Price and Annual Changes on Selected States



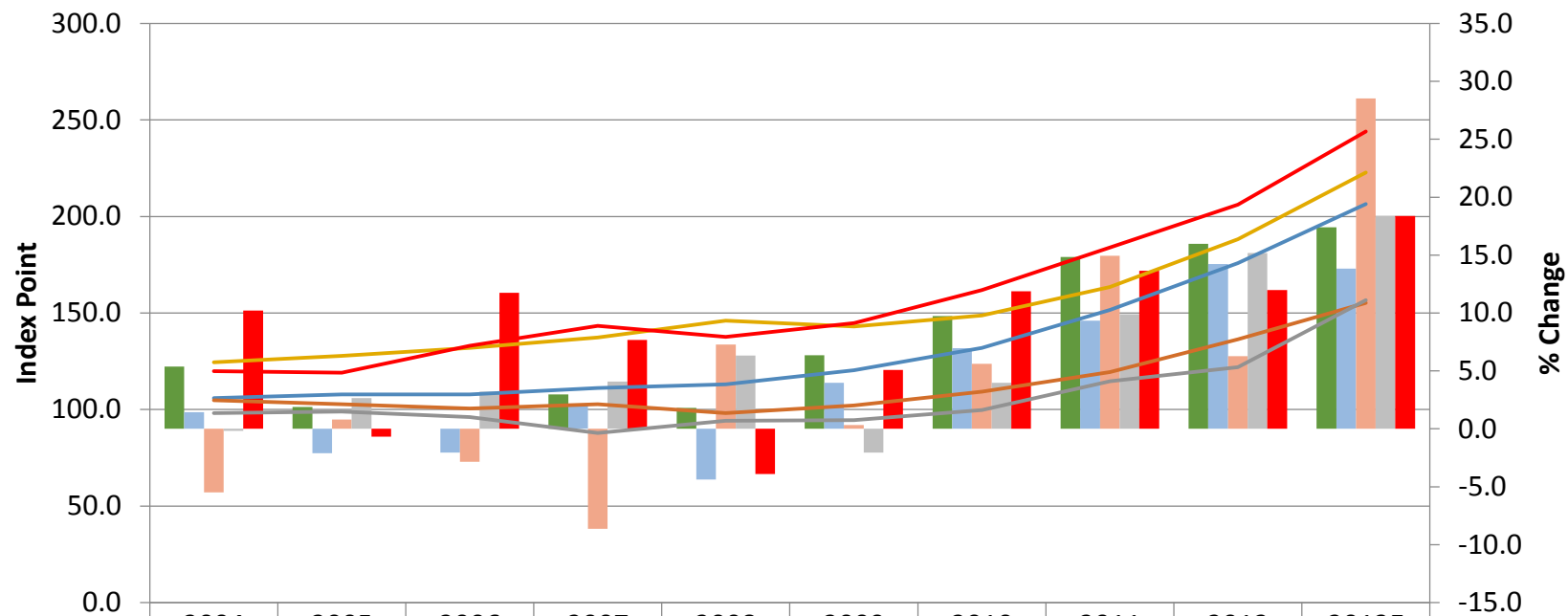
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013E
Kuala Lumpur	4.8	4.2	6.1	6.9	4.2	-1.3	6.6	18.7	9.9	13.5
Selangor	2.4	0.7	1.4	1.4	3.7	-0.7	11.4	13.4	15.4	4.6
Johor	0.2	0.7	1.5	2.0	0.6	6.4	2.9	6.7	9.5	19.2
Pulau Pinang	5.6	4.2	3.2	7.7	3.8	10.9	5.9	9.5	11.2	10.9
Sabah	15.0	0.6	8.0	9.5	12.5	7.7	6.3	6.6	16.0	0.4
Sarawak	5.6	9.3	2.3	8.0	4.1	3.6	3.8	3.7	8.9	8.6
Kuala Lumpur	3,20,704	3,34,061	3,54,476	3,79,112	3,95,078	3,89,749	4,15,502	4,93,046	5,41,613	6,14,589
Selangor	2,40,105	2,41,806	2,45,262	2,48,721	2,57,984	2,56,099	2,85,259	3,23,356	3,73,126	3,90,118
Johor	1,09,482	1,10,258	1,11,892	1,14,086	1,14,744	1,22,125	1,25,701	1,34,159	1,46,918	1,75,092
Pulau Pinang	1,85,408	1,93,197	1,99,471	2,14,739	2,22,824	2,47,013	2,61,562	2,86,511	3,18,516	3,53,078
Sabah	1,69,301	1,70,325	1,83,891	2,01,315	2,26,565	2,44,078	2,59,368	2,76,481	3,20,786	3,48,241
Sarawak	1,51,707	1,65,797	1,69,562	1,83,063	1,90,563	1,97,498	2,05,003	2,12,532	2,31,530	2,56,418

TERRACED HOUSE

Terraced House Price by District/Region

State	Region	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013E
Kuala Lumpur	KL Central _a	576,678	592,565	622,102	747,870	786,642	791,038	839,762	859,480
	KL North _b	366,307	361,175	381,970	397,688	369,878	382,285	430,969	426,707
	KL South _c	434,843	459,358	449,899	418,342	414,328	429,792	445,290	441,862
Selangor	Petaling	454,313	478,902	498,908	451,197	459,267	471,304	491,586	486,983
	Kelang	189,579	206,625	213,009	209,402	213,668	231,251	226,218	235,794
	Gombak	240,643	242,708	245,628	260,249	244,286	225,946	273,627	289,871
	Hulu Langat	218,414	240,926	249,102	258,074	251,882	271,367	289,611	277,712
Johor	Johor Bahru	131,040	137,536	140,280	153,931	159,669	178,970	189,313	181,666
	Batu Pahat	170,605	182,028	183,571	184,842	192,372	202,291	202,297	204,915
	Muar	166,467	164,687	172,136	183,431	190,501	189,346	199,848	200,752
	Keluang	143,367	141,048	150,511	150,503	157,860	153,363	149,248	151,324
	Segamat	114,588	122,412	127,158	142,169	134,825	131,089	133,000	145,438
Pulau Pinang	Pulau Pinang(Island)	693,117	652,300	731,893	714,868	726,721	758,129	770,853	791,981
	Seberang Perai	178,460	179,125	187,884	193,689	202,764	208,210	219,366	209,809
Sabah	KK-Penampang	333,748	326,653	319,313	323,723	325,643	317,349	336,067	349,825
	Sandakan	227,267	226,360	237,371	263,121	297,751	288,479	297,303	297,155
	Tawau	344,949	302,112	347,583	382,540	377,778	375,724	394,713	393,835
Sarawak	Kuching	220,007	231,662	237,524	272,521	257,856	261,490	264,258	256,812
	Miri	224,062	237,777	236,876	243,431	262,514	258,262	266,323	264,669
	Sibu	212,972	211,488	229,026	209,229	224,349	230,149	247,254	241,613

High-Rise Unit Price Index and Annual Changes on Selected States

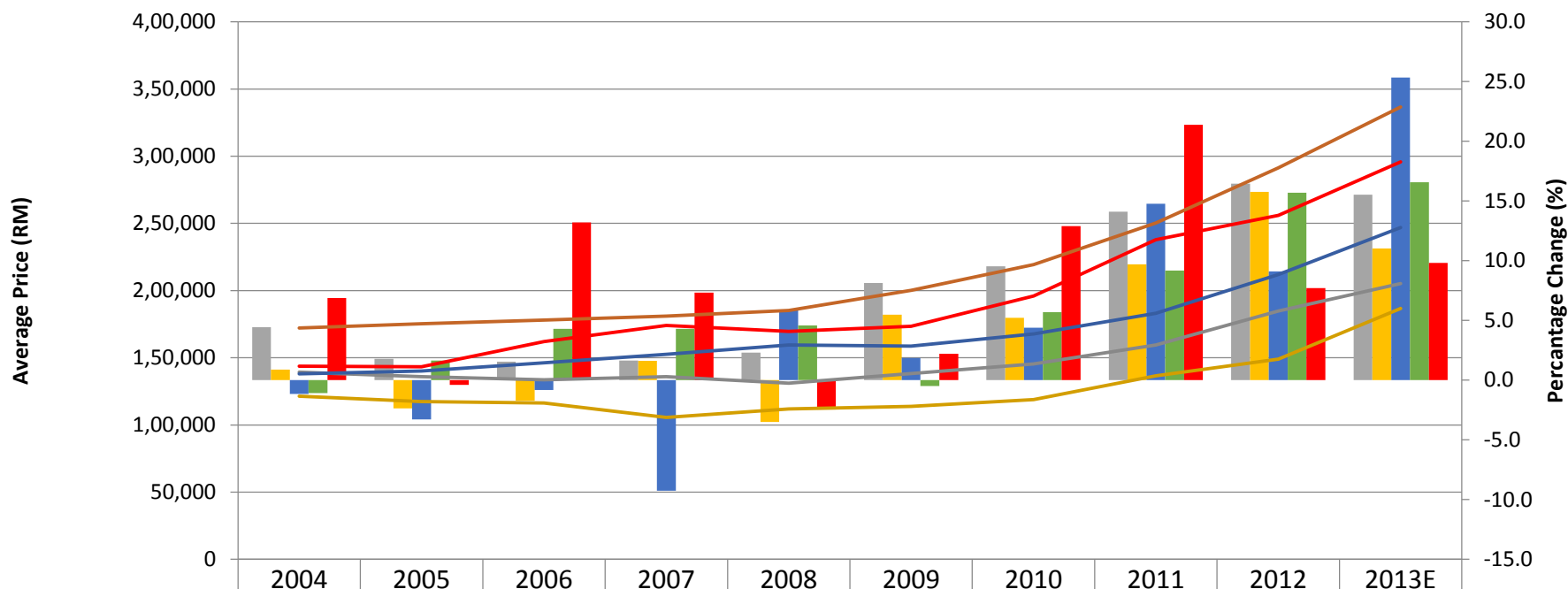


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013E
Kuala Lumpur	5.4	1.9	0.0	3.0	1.8	6.4	9.7	14.8	16.0	17.4
Selangor	1.5	-2.1	-2.0	2.1	-4.4	4.0	7.0	9.3	14.2	13.8
Johor	-5.5	0.8	-2.8	-8.6	7.3	0.3	5.6	14.9	6.3	28.5
Pulau Pinang	-0.2	2.7	3.2	4.1	6.3	-2.1	4.0	9.9	15.2	18.4
Sabah	10.2	-0.7	11.8	7.7	-3.9	5.1	11.9	13.7	12.0	18.4
Kuala Lumpur	105.9	107.9	107.9	111.1	113.1	120.3	132.0	151.6	175.8	206.4
Selangor	104.9	102.7	100.6	102.7	98.2	102.1	109.2	119.4	136.4	155.2
Johor	98.1	98.9	96.1	87.8	94.2	94.5	99.8	114.7	121.9	156.7
Pulau Pinang	124.5	127.8	131.9	137.3	146.0	143.0	148.7	163.4	188.2	222.8
Sabah	119.9	119.1	133.1	143.3	137.7	144.7	161.9	184.0	206.1	243.9

Bar : Annual change

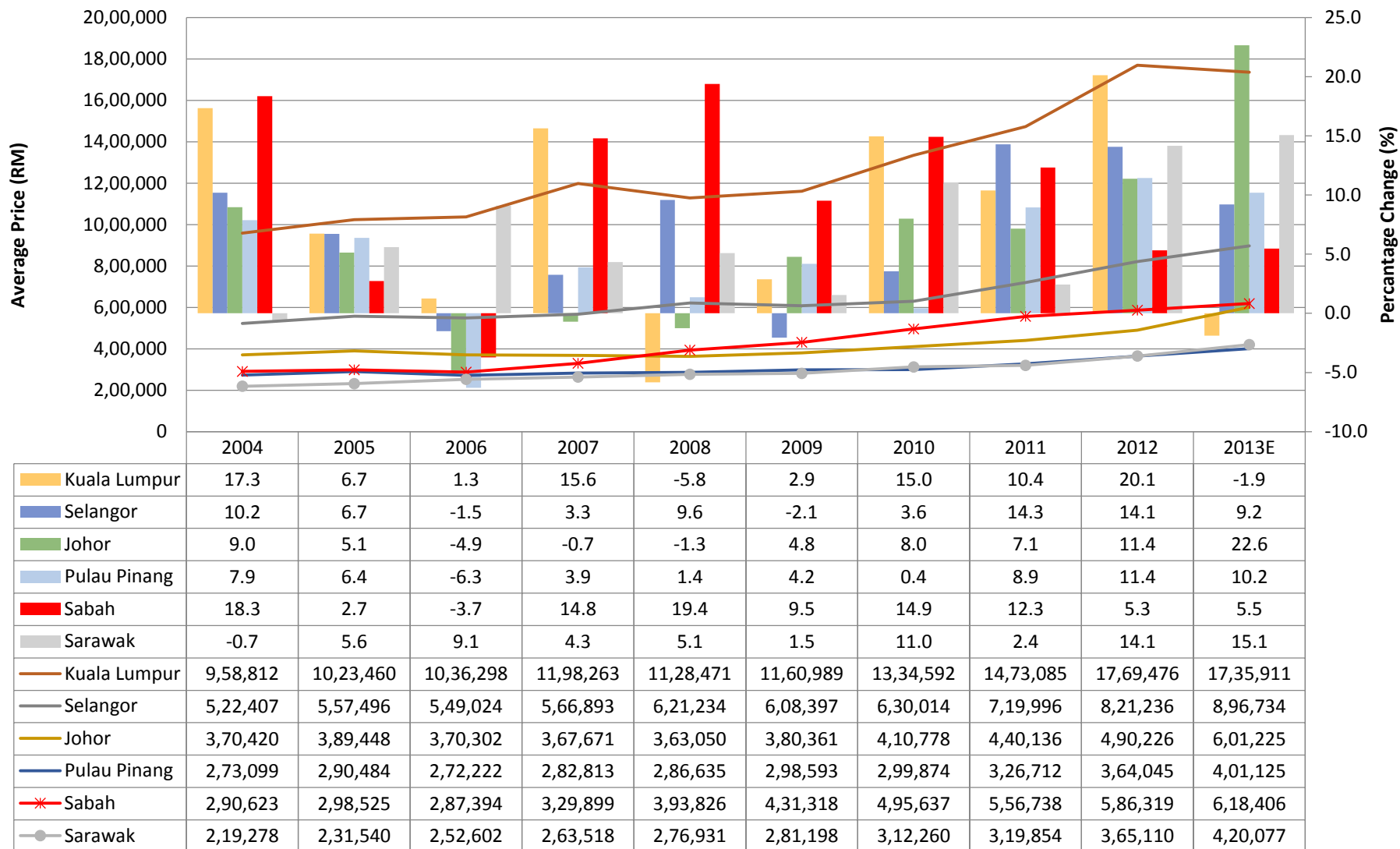
Line: Index

High-Rise Unit Average Price and Annual Changes on Selected States

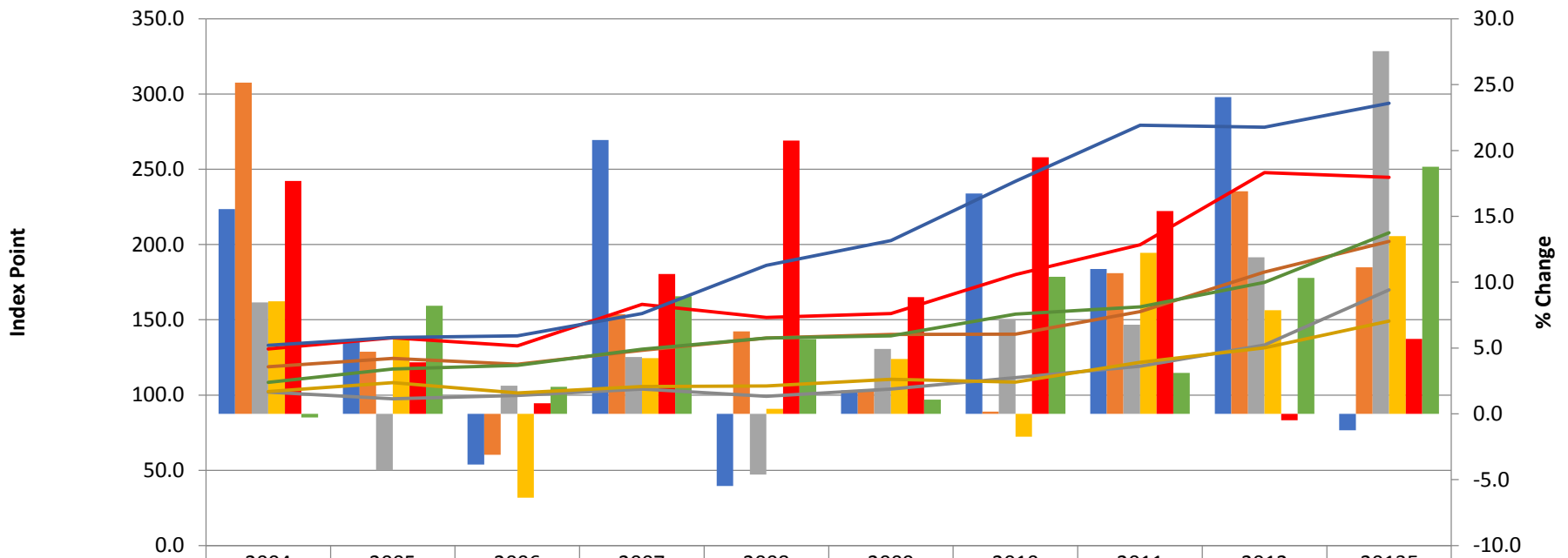


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013E
Kuala Lumpur	4.4	1.8	1.5	1.6	2.3	8.1	9.5	14.1	16.5	15.5
Selangor	0.9	-2.4	-1.7	1.6	-3.5	5.5	5.2	9.7	15.8	11.0
Johor	-1.2	-3.3	-0.8	-9.2	5.9	1.8	4.4	14.8	9.1	25.3
Pulau Pinang	-1.1	1.6	4.3	4.3	4.6	-0.5	5.7	9.2	15.7	16.6
Sabah	6.9	-0.4	13.2	7.3	-2.5	2.2	12.9	21.4	7.7	9.8
Kuala Lumpur	1,72,260	1,75,334	1,78,048	1,80,959	1,85,142	2,00,189	2,19,266	2,50,199	2,91,384	3,36,660
Selangor	1,39,328	1,36,027	1,33,698	1,35,858	1,31,107	1,38,290	1,45,511	1,59,612	1,84,779	2,05,144
Johor	1,21,346	1,17,359	1,16,393	1,05,627	1,11,848	1,13,915	1,18,912	1,36,477	1,48,905	1,86,648
Pulau Pinang	1,37,951	1,40,224	1,46,245	1,52,545	1,59,524	1,58,755	1,67,785	1,83,171	2,11,897	2,47,012
Sabah	1,43,761	1,43,211	1,62,116	1,74,012	1,69,733	1,73,487	1,95,882	2,37,769	2,56,074	2,95,795

Semi-Detached House Average Price and Annual Changes on Selected States

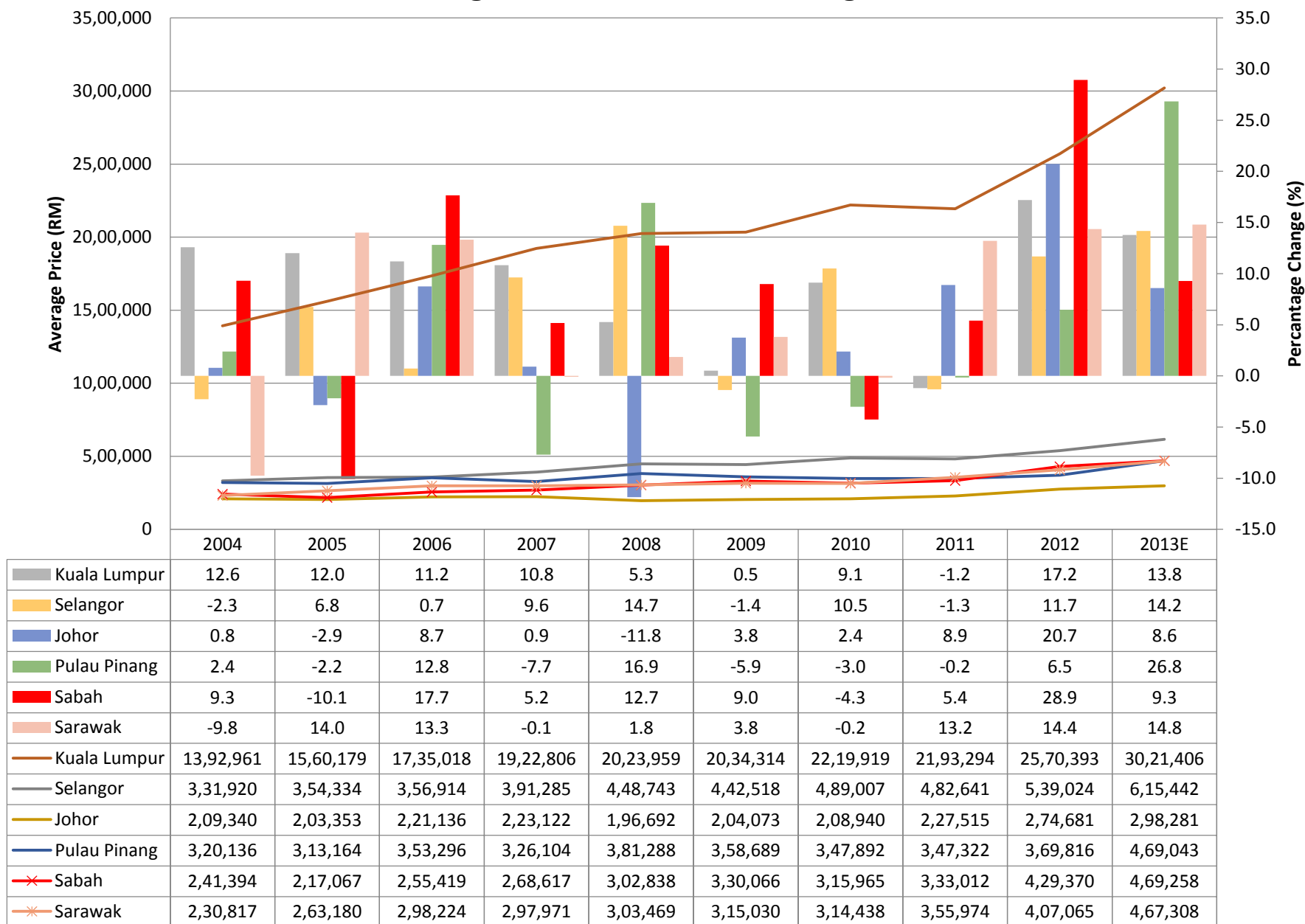


Semi-Detached House Price Index and Annual Changes on Selected States

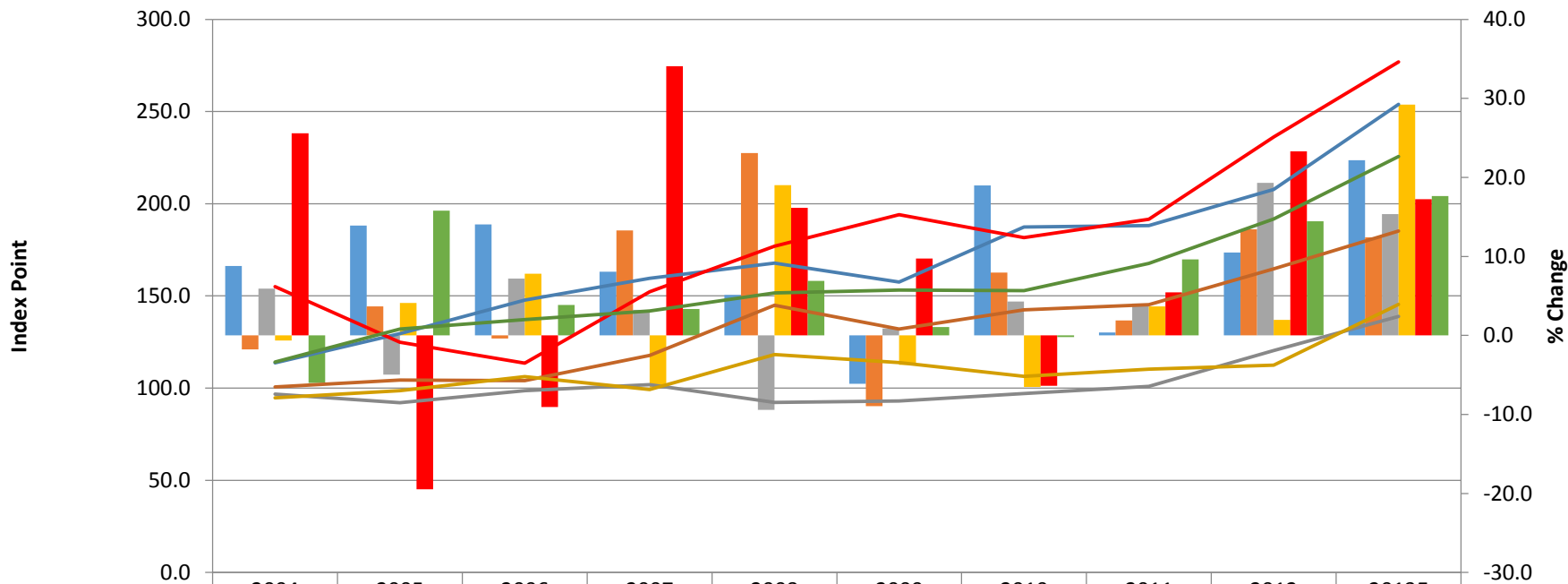


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013E
Kuala Lumpur	15.6	5.6	-3.8	20.8	-5.5	1.8	16.7	11.0	24.1	-1.3
Selangor	25.2	4.7	-3.1	7.6	6.3	1.8	0.2	10.7	16.9	11.1
Johor	8.5	-4.3	2.1	4.3	-4.6	4.9	7.2	6.8	11.9	27.5
Pulau Pinang	8.5	5.8	-6.4	4.2	0.4	4.2	-1.7	12.2	7.9	13.5
Sabah	17.7	3.9	0.8	10.6	20.8	8.9	19.5	15.4	-0.5	5.7
Sarawak	-0.3	8.2	2.0	8.9	5.7	1.1	10.4	3.1	10.3	18.8
Kuala Lumpur	130.7	138.0	132.7	160.3	151.5	154.2	180.0	199.8	247.9	244.8
Selangor	118.8	124.4	120.5	129.6	137.8	140.3	140.5	155.5	181.8	202.1
Johor	102.0	97.6	99.7	104.0	99.2	104.1	111.6	119.1	133.3	170.0
Pulau Pinang	102.3	108.3	101.4	105.7	106.1	110.5	108.6	121.8	131.4	149.2
Sabah	133.0	138.2	139.3	154.1	186.1	202.6	242.1	279.4	278.1	293.9
Sarawak	108.4	117.3	119.7	130.4	137.8	139.3	153.8	158.6	175.0	207.8

Detached House Average Price and Annual Changes on Selected States



Detached House Price Index and Annual Changes on Selected States



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013E
Kuala Lumpur	8.8	13.9	14.1	8.1	5.1	-6.1	19.0	0.4	10.5	22.2
Selangor	-1.8	3.7	-0.4	13.3	23.1	-9.0	8.0	1.9	13.4	12.4
Johor	5.9	-5.0	7.2	3.2	-9.4	0.9	4.3	4.0	19.3	15.4
Pulau Pinang	-0.6	4.1	7.8	-6.6	19.0	-3.7	-6.5	3.7	2.0	29.2
Sabah	25.6	-19.5	-9.0	34.1	16.2	9.7	-6.4	5.4	23.3	17.2
Sarawak	-6.0	15.8	3.9	3.4	6.9	1.1	-0.2	9.6	14.4	17.6
Kuala Lumpur	113.7	129.5	147.7	159.6	167.8	157.5	187.4	188.1	207.8	253.9
Selangor	100.7	104.4	104.0	117.8	145.0	132.0	142.5	145.2	164.7	185.1
Johor	96.8	92.0	98.6	101.8	92.2	93.0	97.0	100.9	120.4	138.9
Pulau Pinang	94.7	98.6	106.3	99.3	118.2	113.8	106.4	110.3	112.5	145.3
Sabah	155.1	124.9	113.6	152.3	176.9	194.1	181.7	191.6	236.2	277.0
Sarawak	114.1	132.1	137.2	141.8	151.6	153.2	152.9	167.6	191.8	225.6



GOVERNMENT INTERVENTIONS



GOVERNMENT INTERVENTIONS

NO.	EFFECTIVE DATE	MEASURES
1.	April 1, 2007- 31 Dec. 2009	Waiver of RPGT.
1.	1 January 2010	Re-introduce RPGT with 5% for properties disposed within the first 5 years of purchase.
2.	November 2010	Bank Negara Malaysia announced the implementation of a maximum loan-to-value (LTV) ratio of 70%, applicable for the third and subsequent house financing facility taken out by a borrower.
3.	December 2011	Imposed LTV of 60% for housing loans by non-individuals to curb circumvention of maximum LTV measures
4.	1 January 2012	In 2011, the government in the 2012 Budget increased RPGT to 10% for properties disposed within the first two years of purchase and 5% for properties disposed within a period exceeding 2 and up to 5 years. Properties held and disposed after 5 years were not subject to RPGT.

5.	January 2012	Loan applications for the purchase of properties were based on net income instead of gross income, after payment for income tax, SOCSO, Employees Provident Fund (EPF) deductions and other loans.
6.	1 January 2013	Budget announced in September 2012, the Government revised RPGT for the disposal of properties within the first two years from the date of purchase to be taxed at the rate of 15%. Within the third to the fifth year the rate was fixed at 10%. Disposal of properties in the 6 th year onwards are not subject to RPGT.
7.	July 2013	Bank Negara Malaysia announced the maximum tenure of housing loan capped at 35 years compared to the previous 45 years (two generation loan).
8.	July 2013	Responsible lending limits. New borrowers, especially those with lower incomes, can only take on debt amounting to 60% of their monthly take home pay (i.e Debt Service Ratio not more than 60%).

9.	1 January 2014	Budget announced in October 2013, the Government revised RPGT:-	
Disposal	Proposed RPGT Rates		
	Companies	Individuals (Citizens & Permanent Residents)	Individuals (Non- Citizens)
Within 3 years	30%	30%	30%
4 th year	20%	20%	30%
5 th year	15%	15%	30%
6 th and subsequent years	5%	0%	5%

10.	Budget 2014	Increase the minimum price of property that can be purchased by foreigners from RM500,000 to RM 1,000,000;
11.	Budget 2014	Increase transparency in property sales price, where property developers will have to display detailed sales price including all benefits and incentives offered to buyers such as exemption or legal fees, stamp duty, sales agreements, cash rebates and free gifts; and
12.	Budget 2014	Prohibit developers from implementing projects that have features of Developer Interest Bearing Scheme (DIBS) , to prevent developers from incorporating interest rates on loans in house prices during the construction period. Therefore, financial institutions are prohibited from providing final funding for projects in the DIBS scheme.

MOVING FORWARD: GOVERNMENT INTERVENTIONS IN INCREASING THE SUPPLY OF HOUSESas announced in the 2014 Budget

- 223,000 units of new houses will be built by the Government (133,000 units) and the private sector (90,000 units).
- RM578 million allocated to National Housing Department (JPN) for the development of *Program Perumahan Rakyat* (16,473 units).
- RM146 million for JPN to develop 600 units of *Program Perumahan Rakyat Disewa* and *Perumahan Rakyat Bersepadu*.

MOVING FORWARD: GOVERNMENT INTERVENTIONS IN INCREASING THE SUPPLY OF HOUSESas announced in the 2014 Budget

- SPNB will build 26,122 unit of affordable houses, comprises 15,122 affordable houses, 3,000 units *Rumah Idaman Rakyat* and 8,000 units of *Rumah Mesra Rakyat*. Subsidy between RM15,000-RM20,000 per unit for *Rumah Mesra Rakyat*.
- Introduction of Private Affordable Ownership Housing Scheme (MyHome) to encourage private sector to build more low and medium-cost houses. Subsidy of RM30,000 for each unit to the private developers. **Preference** will be given to developers who **build low and medium-cost houses in areas with high demand** and **10,000 unit** will be built in 2014.

MOVING FORWARD: OTHER GOVERNMENT INTERVENTIONS

.....as announced in the 2014 Budget

- RM4 billion fund allocation for **Facilitation Fund** as an initiative to promote private, high strategic impact projects. RM1 billion will be allocated to Housing Facilitation Fund under Public Private Partnership (UKAS). Developers to abide the rules and sales price set by the Government.
- RM100 million for **1Malaysia Maintenance Fund** to carry out refurbishment and improve living quality in low-cost housing. RM82 million to rehabilitate 20 abandoned housing projects involving 8,197 houses.
- The establishment of **National Housing Council** to develop strategies and action plans in a holistic manner, coordinate legal aspects and property price mechanism and ensure provision of homes in a more efficient and expeditious manner.



FUTURE OUTLOOK



OUTLOOK FOR RESIDENTIAL PROPERTY SECTOR

- Malaysian residential property market will remain resilient in the coming few years, based on its growing young population, severe undersupply of houses in major cities due to migration and urbanization.
- Houses are not just shelter but also as a means of wealth creation thus, generating demand.
- Active housing construction activities in the next two to three years.



END OF PRESENTATION

