



LAPORAN PASARAN HARTA

Property Market Report

2020



JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN MALAYSIA
MINISTRY OF FINANCE MALAYSIA

**LAPORAN PASARAN HARTA
2020**

***PROPERTY MARKET REPORT
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KEMENTERIAN KEWANGAN MALAYSIA**

***VALUATION AND PROPERTY SERVICES DEPARTMENT MALAYSIA
MINISTRY OF FINANCE MALAYSIA***

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GLOSARI GLOSSARY

% Pecahan	:	<i>% Breakdown</i>
% Perubahan	:	<i>% Change</i>
"Purata" Semua Rumah	:	<i>"Average" All Houses</i>
Ambilan Ruang	:	<i>Take-up Space</i>
Bandar	:	<i>Town</i>
Berkembar	:	<i>Semi-Detached</i>
Bilangan	:	<i>Number</i>
Bilangan Transaksi	:	<i>Number Of Transactions</i>
Bilangan Unit	:	<i>Number Of Units</i>
Blok Pejabat/Lot Pejabat	:	<i>Office Block/Office Lot</i>
Durian	:	<i>Durian</i>
Dusun	:	<i>Orchard</i>
Fasa	:	<i>Phase</i>
Getah	:	<i>Rubber</i>
Harga Purata	:	<i>Average Price</i>
Hektar	:	<i>Hectare</i>
Indeks Harga Semua Rumah	:	<i>All House Price Index</i>
Indeks Keyakinan Perniagaan	:	<i>Business Condition Index</i>
Industri	:	<i>Industrial</i>
Jenis	:	<i>Type</i>
Juta	:	<i>Million</i>
Kadar Ambilan	:	<i>Take-Up Rate</i>
Kadar Asas Pinjaman (BLR)	:	<i>Base Lending Rate (BLR)</i>
Kadar Dasar Semalaman (OPR)	:	<i>Overnight Policy Rate (OPR)</i>
Kadar Penghunian Purata (pejabat/kompleks perniagaan)	:	<i>Average Occupancy Rate (office/shopping complex)</i>
Kadar Penginapan Purata (hotel)	:	<i>Average Occupancy Rate (hotel)</i>
Kadar Pinjaman Purata (ALR)	:	<i>Average Lending Rate (ALR)</i>
Kadar Pulangan Kasar Purata	:	<i>Average Gross Yield</i>
Kadar Serapan	:	<i>Absorption Rate</i>
Kawasan Sekunder Pusat Bandar	:	<i>Central Town Secondary Area</i>
Kawasan Sekunder Pinggir Bandar	:	<i>Suburban Secondary Area</i>
Kawasan Utama Pusat Bandar	:	<i>Central Town Prime Area</i>
Kawasan Utama Pinggir Bandar	:	<i>Suburban Prime Area</i>
Kedai	:	<i>Shop</i>
Kedai Industri	:	<i>Industrial Shop</i>
Kedai Sebelum Perang	:	<i>Pre-war Shop</i>
Kedai Tanpa Inap	:	<i>Lock-up Shop</i>
Kediaman	:	<i>Residential</i>
Kedudukan/lokasi	:	<i>Location</i>
Kelapa	:	<i>Coconut</i>
Kelapa Sawit	:	<i>Oil Palm</i>
Keluaran Dalam Negara Kasar (KDNK)	:	<i>Gross Domestic Product (GDP)</i>
Kilang Berkembar/Gudang	:	<i>Semi-Detached Factory/Warehouse</i>

GLOSARI
GLOSSARY

Kilang Sesebuah/Gudang	: <i>Detached Factory/Warehouse</i>
Kilang Teres/Gudang	: <i>Terraced Factory/Warehouse</i>
Koko	: <i>Cocoa</i>
Kompleks	: <i>Complex</i>
Kompleks Industri/Unit	: <i>Industrial Complex/Unit</i>
Kompleks Perniagaan	: <i>Shopping Complex</i>
Kondominium	: <i>Condominium</i>
Kopi	: <i>Coffee</i>
Ladang	: <i>Estate</i>
Lingkungan Harga	: <i>Price Range</i>
Lingkungan Sewa Sebulan	: <i>Rental Range Per Month</i>
Lot Niaga Di Dalam Kompleks Perniagaan	: <i>Retail Lot In Shopping Complex</i>
Luas Lantai Purata	: <i>Average Floor Area</i>
Luas Tanah Purata	: <i>Average Land Area</i>
m.p. (Meter Persegi)	: <i>s.m. (Square Meter)</i>
Nilai	: <i>Value</i>
Nilai Pindah Milik	: <i>Value of Transactions</i>
Padi	: <i>Paddy</i>
Padi Dua Kali Setahun	: <i>Double Cropping Paddy</i>
Padi Sekali Setahun	: <i>Single Cropping Paddy</i>
Pajakan	: <i>Lease</i>
Pangsapuri	: <i>Apartment</i>
Paras Ambang	: <i>Threshold Level</i>
Pasaran Sewa	: <i>Rental Market</i>
Pecahan Lot	: <i>Subdivision of Lot</i>
Pedalaman	: <i>Interior</i>
Penawaran Akan Datang	: <i>Incoming Supply</i>
Penawaran Baru Dirancang	: <i>New Planned Supply</i>
Penawaran Dalam Perancangan	: <i>Planned Supply</i>
Penghunian (pejabat/kompleks perniagaan)	: <i>Occupancy (office/shopping complex)</i>
Penginapan (hotel)	: <i>Occupancy (hotel)</i>
Perniagaan/Perdagangan/Komersial	: <i>Commercial</i>
Pertanian	: <i>Agricultural</i>
Perubahan % Dari Tahun Ke Tahun	: <i>Year on Year % Change</i>
Perubahan Harga Purata	: <i>Average Price Change</i>
Perubahan Sewaan Purata	: <i>Average Rental Change</i>
Plot Kosong	: <i>Vacant Plot</i>
Plot Perniagaan	: <i>Commercial Plot</i>
Prestasi Jualan	: <i>Sales Performance</i>
Rumah Bandar	: <i>Townhouse</i>
Rumah Berkelompok/Kluster	: <i>Cluster House</i>
Rumah Kos Rendah	: <i>Low-Cost House</i>
Rumah Pangsa	: <i>Flat</i>
Rumah Pangsa Kos Rendah	: <i>Low-Cost Flat</i>

GLOSARI GLOSSARY

Saiz Sampel	: <i>Sample Size</i>
Sayur-sayuran	: <i>Vegetable</i>
Sesebuah	: <i>Detached</i>
Sewa	: <i>Rent</i>
Sewaan	: <i>Rental</i>
Sewaan Tingkat Bawah Kedai	: <i>Rentals of Ground Floor Shop</i>
Skim Perumahan Bertingkat Tinggi	: <i>High-Rise Residential Schemes</i>
Skim Perumahan Konvensional	: <i>Conventional Housing Schemes</i>
Stabil	: <i>Stable</i>
Stok Sedia Ada	: <i>Existing Stock</i>
Tahun Siap (dibina)	: <i>Year of Completion</i>
Taman Perindustrian Ringan	: <i>Light Industrial Park</i>
Tanah Adat Melayu	: <i>Malay Customary Land</i>
Tanah Kampung	: <i>Kampung Land</i>
Tanah Kosong	: <i>Vacant Land</i>
Tanah Pembangunan	: <i>Development Land</i>
Tanah Rezab Melayu	: <i>Malay Reservation Land</i>
Tarif	: <i>Tariff</i>
Tembakau	: <i>Tobacco</i>
Tempoh Kajian	: <i>Review Period</i>
Tempoh Sebelumnya/Sebelum ini	: <i>Preceeding Period</i>
Tempoh Yang Sama Tahun Lalu	: <i>Corresponding Period</i>
Teres	: <i>Terraced</i>
Berkelompok/Kluster	: <i>Cluster</i>
Tidak Didefinisikan (ND)	: <i>Not Definable (ND)</i>
Tidak Boleh Dipindah Milik	: <i>Not Transferable</i>
Tidak Diperolehi (NA)	: <i>NA (Not Available)</i>
Tingkat Bawah	: <i>Ground Floor</i>
Tingkat Bawah Tanah	: <i>Lower Ground Floor</i>
Trend / Aliran	: <i>Trend</i>
Trend / Aliran Menaik	: <i>Upward Trend</i>
Trend / Aliran Menurun	: <i>Downward Trend</i>
Belum Dibina Belum Terjual	: <i>Unsold Not Constructed</i>
Dalam Pembinaan Belum Terjual	: <i>Unsold Under Construction</i>
Mula Dibina	: <i>Starts</i>
Siap Dibina	: <i>Completion</i>
Siap Dibina Tidak Terjual	: <i>Overhang</i>

GAMBARAN KESELURUHAN *OVERVIEW*

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH

Ekonomi Malaysia menguncup 3.4% pada Q4 2020 berbanding penurunan, masing-masing sebanyak 2.6% dan 17.1% pada Q3 2020 dan Q2 2020, disebabkan Perintah Kawalan Pergerakan (PKP) yang dilaksanakan di dalam negara sejak 18 Mac 2020 dan pelaksanaan semula Perintah Kawalan Pergerakan Bersyarat (PKPB) di zon merah di beberapa negeri sejak pertengahan Oktober berikutan lonjakan jumlah bilangan kes Covid-19 di kawasan-kawasan ini. Bagi tahun 2020 secara keseluruhan, ekonomi menguncup sebanyak 5.6% berbanding pertumbuhan positif 4.3% pada tahun 2019. Prestasi tahun 2020 adalah yang terendah direkodkan selepas tahun 1998 (-7.4%).

Menurut Jabatan Perangkaan Malaysia, Indeks Pengeluaran Perindustrian Malaysia (IPI) untuk tahun 2020 mencatatkan penurunan 4.2% berbanding tahun sebelumnya. Penurunan dipengaruhi oleh semua indeks; Indeks Perlombongan (-9.7%), indeks Elektrik (-3.7%) dan indeks Pembuatan (-2.6%).

Year	2019	Q1 19	Q2 19	Q3 19	Q4 19	2020	Q1 20	Q2 20	Q3 20	Q4 20
GDP	4.3%	4.5%	4.8%	4.4%	3.6%	-5.6%	0.7%	-17.1%	-2.6%	-3.4%

Pelaburan Langsung Asing (FDI) di Malaysia beralih ke aliran keluar RM0.8 bilion pada Q3 2020 setelah mencatat aliran masuk berterusan sejak 2010, disebabkan kredit perdagangan dan peluasan pinjaman yang diberikan oleh syarikat pembuatan multinasional. Dari segi kedudukan, FDI menurun kepada RM689.1 bilion pada akhir September 2020.

Kesan pandemik Covid-19 memberi kesan mudarat kepada sektor pelancongan negara pada 2020. Berdasarkan rekod yang dikeluarkan oleh Tourism Malaysia, negara mencatatkan sekitar 4.3 juta pelancong dari Januari hingga September 2020, turun dengan ketara sebanyak 78.6% berbanding 2019. Sejajar dengan itu, negara menerima sejumlah RM12.63 bilion kedatangan pelancongan, pengurangan 80.9% berbanding RM66.14 bilion yang diterima pada tahun lalu. Begitu juga, perbelanjaan per kapita menunjukkan penurunan 10.7% dari RM3,289.30 pada 2019 kepada RM2,938.40 pada tahun ini.

Di segmen harta tanah, terdapat dua langkah utama yang diperkenalkan oleh kerajaan untuk meningkatkan aktiviti pasaran harta tanah di bawah Bajet 2020:

1. Semakan semula tahun asas untuk Cukai Keuntungan Harta Tanah (CKHT) ke 1 Januari 2013 (asalnya 1 Januari 2000) untuk harta tanah yang diperolehi sebelum tarikh tersebut.

1.0 OVERVIEW OF THE PROPERTY MARKET

The Malaysian economy contracted by 3.4% in Q4 2020 as compared to the 2.6% and 17.1% contraction in Q3 2020 and Q2 2020 respectively, attributed to the implementation of Movement Control Order (MCO) in the country since 18 March 2020 and the imposition of Conditional Movement Control Order (CMCO) on several states with red zones since mid-October following a spike in the number of Covid-19 cases in these areas. For 2020 as a whole, the economy contracted by 5.6% as compared to a positive growth of 4.3% in 2019. The economic performance for 2020 was the lowest recorded after 1998 (-7.4%).

According to Department of Statistics Malaysia (DOSM), The Malaysia's Industrial Production Index (IPI) for the year of 2020 recorded a decline of 4.2% as compared to the previous year. The drop was influenced by all indices; Mining index (-9.7%), Electricity index (-3.7%) and Manufacturing index (-2.6%).

Foreign Direct Investment (FDI) in Malaysia switched to an outflow of RM0.8 billion in Q3 2020 after recording continuous inflow since 2010, due to trade credits and loans extension provided by multinational manufacturing companies. In terms of position, FDI decreased to RM689.1 billion as at end of September 2020.

The impact of Covid-19 pandemic was detrimental on the country's tourism sector in 2020. Based on the records released by Tourism Malaysia, the country recorded about 4.3 million tourists between January and September 2020, a mark decline of 78.6% compared to 2019. Correspondingly, the country received a total of RM12.63 billion in tourism receipts, a decrease of 80.9% compared to RM66.14 billion received last year. Similarly, the per capita expenditure showed a decline of 10.7% from RM3,289.30 in 2019 to RM2,938.40 this year.

In the property segment, there were two main measures initiated by the government aim to improve property market activities under Budget 2020:

1. *The revision of the base year for Real Property Gains Tax (RPGT) to 1 January 2013 (initially 1 January 2000) for property purchased before the date.*

- Pengurangan ambang harga bagi pembeli warga asing dari RM1 juta kepada RM600,000 bagi harta tanah bertingkat tinggi siap dibina tidak terjual di kawasan bandar. Sehubungan itu, beberapa negeri telah menyemak semula harga minima untuk pembeli warga asing.

Pandemik Covid-19 bukan hanya mempengaruhi pelbagai sektor ekonomi, tetapi juga aktiviti pasaran harta tanah, yang menyaksikan bilangan dan nilai transaksi menguncup pada Q2 2020. Pasaran harta tanah menunjukkan tanda-tanda pemulihan pada Q3 2020 berikutan pelaksanaan Perintah Kawalan Pergerakan Pemulihan (PKPP) menjelang 10 Jun 2020 dan pelbagai rangsangan yang diberikan oleh kerajaan iaitu Pakej Rangsangan Ekonomi Prihatin Rakyat (PRIHATIN) dan Pelan Pemulihan Ekonomi Jangka Pendek (PENJANA).

Bagi PRIHATIN, inisiatif kewangan yang diperkenalkan oleh kerajaan yang telah membantu mengurangkan kesan terhadap pasaran harta tanah meliputi:

- Moratorium pinjaman enam bulan secara automatik untuk peminjam individu dan SMEs dari 1 April 2020 yang berakhir pada 30 September 2020.
- Potongan Kadar Dasar Semalaman (OPR) dengan kumulatif 125 mata asas akan membantu menurunkan kos pinjaman; dengan itu, jumlah pembayaran balik bulanan juga menurun.

- The reduction of price threshold for foreign purchase from RM1 million to RM600,000 for unsold completed high-rise properties in urban areas. Consequently, several states have revised the minimum price for foreign purchase.*

Not only has the Covid-19 pandemic taken its toll on various sectors of the economy, but also on the property market activity, which saw volume and value of transactions contracted sharply in Q2 2020. The property market showed signs of recovery in Q3 2020 following the implementation of Recovery Movement Control Order (RMCO) by 10 June 2020 and various stimulus provided by the government, namely Prihatin Rakyat Economic Stimulus Package (PRIHATIN) and Short-term Economic Recovery Plan (PENJANA).

For PRIHATIN, the financial initiatives introduced by the government which have helped soften the impact on property market included:

- An automatic six-month loan moratorium for individual borrowers and SMEs from 1 April 2020 ending on 30 September 2020.*
- The Overnight Policy Rate (OPR) cut with a cumulative 125 basis points in 2020 would help lower the borrowing cost; thus, lower the monthly repayment amount.*

Date	Change in OPR (%)	New OPR Level (%)
3-Nov-20	0	1.75
10-Sep-20	0	1.75
7-Jul-20	-0.25	1.75
5-May-20	-0.5	2
3-Mar-20	-0.25	2.5
22-Jan-20	-0.25	2.75
5-Nov-19	0	3
12-Sep-19	0	3
9-Jul-19	0	3
7-May-19	-0.25	3
5-Mar-19	0	3.25
24-Jan-19	0	3.25

Source: Bank Negara Malaysia

Untuk PENAJNA, rancangan pemulihan yang berkaitan dengan harta tanah termasuk:

- Kempen Pemilikan Rumah (HOC) diperkenalkan semula - Pengecualian duti setem akan diberikan ke atas surat cara pindah milik dan perjanjian pinjaman bagi pembelian rumah kediaman yang

For PENJANA, a recovery plan which is related to property included:

- Reintroduction of Home Ownership Campaign (HOC) - Stamp duty exemption on the instruments of transfer and loan agreement for the purchase of residential homes priced between RM300,000 to*

bernilai melebihi RM300,000 hingga RM2.5 juta tertakluk kepada syarat pemberian diskaun sekurang-kurangnya 10% oleh pihak pemaju. Pengecualian duti setem ini adalah terhad kepada RM1 juta pertama harga rumah kediaman manakala pengecualian duti setem penuh diberikan pada perjanjian pinjaman yang berkuatkuasa untuk perjanjian jual beli yang ditandatangani antara 1 Jun 2020 hingga 31 Mei 2021.

2. Pengecualian CKHT diberikan kepada individu warganegara Malaysia ke atas pelupusan rumah kediaman yang dibuat mulai 1 Jun 2020 sehingga 31 Disember 2021. (Pengecualian ini dihadkan bagi pelupusan tiga (3) unit rumah kediaman sahaja).
3. Had pembiayaan bagi pinjaman untuk pembelian rumah yang ketiga dan seterusnya bernilai RM600,000 ke atas, tidak lagi tertakluk kepada 70% daripada nilai rumah semasa tempoh Program HOC, tertakluk kepada pengurusan risiko dalaman institusi kewangan.

(Sumber: Kementerian Kewangan Malaysia)

Dari segi permintaan, jumlah permohonan pinjaman untuk pembelian harta tanah kediaman meningkat sebanyak 2.2% pada 2020 sementara jumlah kelulusan pinjaman menurun sebanyak 17.3%. Bagi harta tanah bukan kediaman, jumlah permohonan pinjaman dan jumlah kelulusan pinjaman masing-masing menurun sebanyak 30.0% dan 37.3%. Nisbah kelulusan pinjaman terhadap permohonan pinjaman untuk pembelian harta tanah kediaman dan bukan kediaman adalah 35.0% dan 33.6% pada 2020 berbanding 43.2% dan 37.5% pada 2019.

RM2.5 million subject to at least 10% discounts provided by the developer. The exemption on the instrument of transfer is limited to the first RM1 million of the home price while full stamp duty exemption is given on loan agreement effective for sales and purchase agreements signed between 1st June 2020 to 31st May 2021.

2. RPGT exemption for disposal of residential homes from 1st June 2020 to 31st December 2021 (This exemption is limited to the disposal of three (3) units of residential homes per individual).
3. The uplifting of the current 70 percent margin of financing limit applicable for the third housing loan onwards for property valued at RM600,000 and above, during the period of the HOC, subject to internal risk management practices of financial institutions.

(Source: Ministry of Finance Malaysia)

On the demand-side, the amount of loan application for residential property purchase increased by 2.2% in 2020 while the total loan approval decreased by 17.3%. For the non-residential property, the amount of loan application and total loan approval decreased by 30.0% and 37.3% respectively. The ratio of loans approvals against loans applications for the purchase of residential property and non-residential property stood at 35.0% and 33.6% in 2020 versus 43.2% and 37.5% in 2019.

Table 3

Loan Application and Loan Approval for Purchase of Residential

Purchase of Residential					
Year	Loan Application (RM Billion)	Loan Approval (RM Billion)	% Change Loan Application	% Change Loan Approval	Ratio Approval/ Application (%)
2011	186.79	95.16	12.2	13.0	50.9
2012	196.50	92.84	5.2	-2.4	47.3
2013	251.90	120.95	28.2	30.3	48.0
2014	233.50	122.90	-7.3	1.6	52.6
2015	213.80	103.55	-8.5	-15.7	48.4
2016	212.10	87.57	-0.8	-15.4	41.3
2017	239.81	101.52	13.1	15.9	42.3
2018	240.90	103.70	0.4	2.1	43.1
2019	260.77	112.57	8.3	8.6	43.2
2020	266.44	93.12	2.2	-17.3	35.0

Source: Bank Negara Malaysia

Table 4

Loan Application and Loan Approval for Purchase of Non-Residential

Purchase of Non-Residential					
Year	Loan Application (RM Billion)	Loan Approval (RM Billion)	% Change Loan Application	% Change Loan Approval	Ratio Approval/ Application (%)
2011	99.32	52.23	24.4	31.7	52.6
2012	99.95	51.36	0.6	0.3	52.4
2013	119.81	51.14	19.9	-2.3	42.7
2014	103.70	50.87	-13.4	-0.5	49.1
2015	91.02	38.65	-12.2	-24.4	42.3
2016	79.96	32.91	-12.1	-14.4	41.2
2017	86.04	31.12	7.6	-5.4	36.2
2018	96.93	35.15	12.7	12.9	36.3
2019	97.57	36.55	0.7	4.0	37.5
2020	68.34	22.96	-30.0	-37.2	33.6

Source: Bank Negara Malaysia

2.0 AKTIVITI PASARAN HARTA TANAH

Prestasi pasaran harta tanah mencatatkan penurunan ketara pada 2020 berbanding 2019. Sebanyak 295,968 transaksi bernilai RM119.08 bilion direkodkan, menunjukkan penurunan 9.9% dalam bilangan dan 15.8% dalam nilai berbanding 2019, yang merekodkan 328,647 transaksi bernilai RM141.40 bilion.

Bilangan transaksi semua subsektor menguncup secara mendadak pada 2020. Subsektor tanah kediaman, komersial, perindustrian, pertanian dan tanah pembangunan masing-masing mencatatkan penguncupan 8.6%, 21.0%, 24.0%, 10.7% dan 2.6%.

Dari segi nilai transaksi, subsektor kediaman, komersial, perindustrian dan tanah pembangunan masing-masing mencatatkan penurunan mendadak sebanyak 9.0%, 32.6%, 14.0% dan 34.0%, sedangkan pertanian mencatatkan sebaliknya, meningkat 0.6%.

Subsektor kediaman menerajui keseluruhan pasaran harta tanah, menyumbang 64.7% dalam bilangan. Ini diikuti oleh pertanian (20.7%), komersial (6.8%), tanah pembangunan dan lain-lain (6.2%) dan perindustrian (1.6%). Dari segi nilai, kediaman mendahului dengan 55.3% syer, diikuti oleh komersial (16.4%), perindustrian (10.7%), pertanian (10.5%) dan tanah pembangunan dan lain-lain (7.1%).

2.0 PROPERTY MARKET ACTIVITY

The property market performance recorded a significant decline in 2020 compared to 2019. A total of 295,968 transactions worth RM119.08 billion were recorded, showing a decrease of 9.9% in volume and 15.8% in value compared to 2019, which recorded 328,647 transactions worth RM141.40 billion.

Volume of transactions across the sub-sectors contracted sharply in 2020. The residential, commercial, industrial, agriculture and development land sub-sectors recorded contraction of 8.6%, 21.0%, 24.0%, 10.7% and 2.6% respectively.

In terms of value of transactions, residential, commercial, industrial and development land sub-sectors recorded sharp decline of 9.0%, 32.6%, 14.0% and 34.0% respectively, whereas agriculture recorded otherwise, increased by 0.6%.

The residential sub-sector led the overall property market, with 64.7% contribution in volume. This was followed by agriculture (20.7%), commercial (6.8%), development land and others (6.2%) and industrial (1.6%). In terms of value, residential took the lead with 55.3% share, followed by commercial (16.4%), industrial (10.7%), agriculture (10.5%) and development land and others (7.1%).

Chart 1

Overall Property Transactions Volume 2016 – 2020

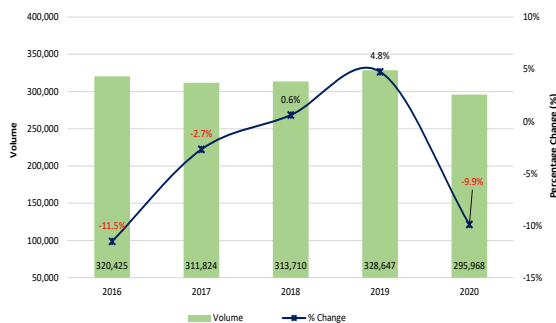


Chart 2

Overall Value of Transactions 2016 – 2020

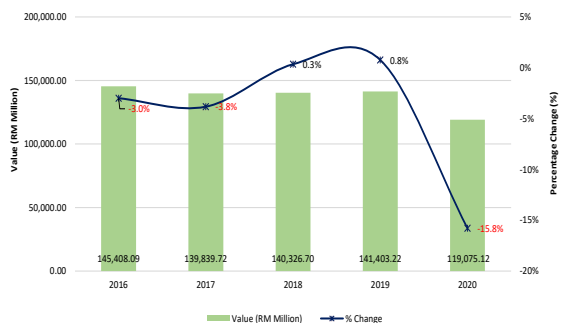
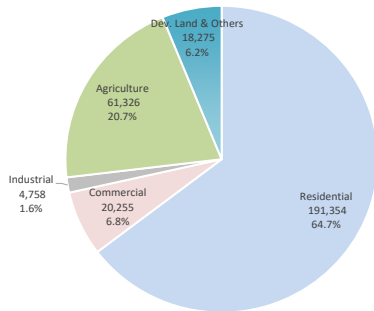


Chart 3

Contribution to Transaction Volume by Sub-sector 2020



2.1 Harta Kediaman

Transaksi

Terdapat 191,354 transaksi bernilai RM65.87 bilion direkodkan pada 2020, menurun 8.6% dalam bilangan dan 9.0% dalam nilai berbanding 2019 (209,295 transaksi bernilai RM72.41 bilion). Prestasi di seluruh negeri tidak memberangsangkan kerana semua negeri kecuali Perak dan Terengganu merekodkan penurunan dalam aktiviti pasaran. Mengikut negeri, Selangor menyumbang bilangan dan nilai tertinggi kepada syer pasaran nasional, dengan 23.0% dalam bilangan (44,034 transaksi) dan 33.0% dalam nilai (RM21.72 bilion). Bagi WP Kuala Lumpur, walaupun hanya merekodkan 10,606 transaksi, nilai transaksi adalah yang kedua tertinggi iaitu RM8.24 bilion, menyumbang 12.5% syer pasaran.

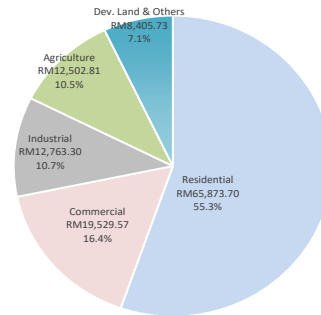
Trend penurunan di negeri-negeri utama iaitu WP Kuala Lumpur (-4.5%), Selangor (-15.3%), Johor (-19.9%) dan Pulau Pinang (-7.7%) menyebabkan penurunan keseluruhan subsektor. Keempat-empat negeri utama ini membentuk 46.8% daripada jumlah bilangan kediaman nasional.

Mengikut jenis, permintaan fokus pada rumah teres, membentuk sekitar 41.0% daripada keseluruhan bilangan transaksi kediaman, diikuti oleh plot kosong (16.2%), unit bertingkat tinggi (14.4%) dan rumah/flat kos rendah (11.6%).

Mengikut lingkungan harga, permintaan terus tertumpu pada RM300,000 dan ke bawah, merangkumi 61.7% daripada jumlah transaksi kediaman, diikuti oleh RM300,001 hingga RM500,000 (21.9%), RM501,000 - RM1,000,000 (12.7%) dan melebihi RM1,000,000 (3.7%).

Chart 4

Contribution to Transaction Value by Sub-sector 2020



2.1 Residential Property

Transaction

There were 191,354 transactions worth RM65.87 billion recorded in 2020, decreased by 8.6% in volume and 9.0% in value as compared with 2019 (209,295 transactions worth RM72.41 billion). Performance across the states was not encouraging as all states except Perak and Terengganu recorded declines in market activity. By state, Selangor contributed the highest volume and value to the national market share, with 23.0% in volume (44,034 transactions) and 33.0% in value (RM21.72 billion). As for WP Kuala Lumpur, though only recorded 10,606 transactions, the transaction value was the second highest at RM8.24 billion, contributing 12.5% market share.

The downward trend in major states namely WP Kuala Lumpur (-4.5%), Selangor (-15.3%), Johor (-19.9%) and Pulau Pinang (-7.7%) led to the overall decline in the sub-sector. These four major states formed 46.8% of the total national residential volume.

By types, demand focus on terraced houses, formed around 41.0% of the total residential transactions, followed by vacant plots (16.2%), high-rise units (14.4%) and low-cost houses/flats (11.6%).

By price range, demand continued to focus on RM300,000 and below, accounting for 61.7% of the total residential transactions, followed by RM300,001 to RM500,000 (21.9%), RM501,000 - RM1,000,000 (12.7%) and more than RM1,000,000 (3.7%).

Chart 5

Residential Transactions Volume 2016 – 2020

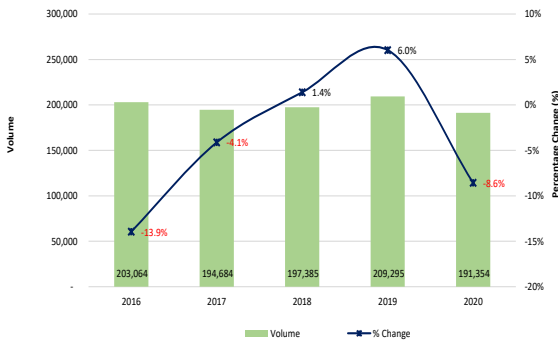
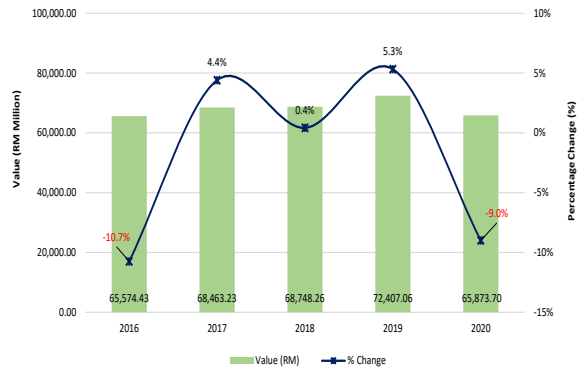


Chart 6

Residential Transactions Value 2016 -2020



Pelancaran Baharu

Oleh kerana kebanyakan pemaju menangguhkan pelancaran baharu untuk memberi tumpuan kepada penjualan stok yang belum terjual, pasaran utama menyaksikan unit pelancaran baharu yang lebih rendah. Sebanyak 47,178 unit dilancarkan pada 2020, berbanding hampir 60,000 unit pada 2019. Prestasi jualan adalah sederhana sebanyak 28.7% pada 2020, lebih rendah dari 2019 pada 40.4%.

Prestasi jualan yang rendah sebahagiannya adalah disebabkan oleh pasaran harta tanah yang lembap dan sentimen pembeli yang berhati-hati. Walaupun begitu, kebanyakan pemaju telah menggunakan strategi pemasaran baharu dengan menggunakan aplikasi laman web dan mudah alih untuk memasarkan produk mereka.

Mengikut negeri, WP Kuala Lumpur merekodkan jumlah bilangan pelancaran baharu tertinggi di negara ini, menguasai hampir 21.8% (10,295 unit) daripada jumlah nasional dengan prestasi jualan pada 18.6%. Selangor merekodkan kedua tertinggi (7,330 unit, 15.5% syer) dengan prestasi jualan pada 39.1%. Johor di tempat ketiga (5,913 unit, 12.5% syer) dengan prestasi jualan pada 29.3%.

Mengikut jenis, rumah teres menguasai pelancaran baharu. Teres satu tingkat (9,409 unit) dan 2-3 tingkat (10,944 unit) menyumbang 43.1% daripada jumlah unit, diikuti oleh unit kondominium/pangsapuri dengan 39.7% syer (18,717 unit).

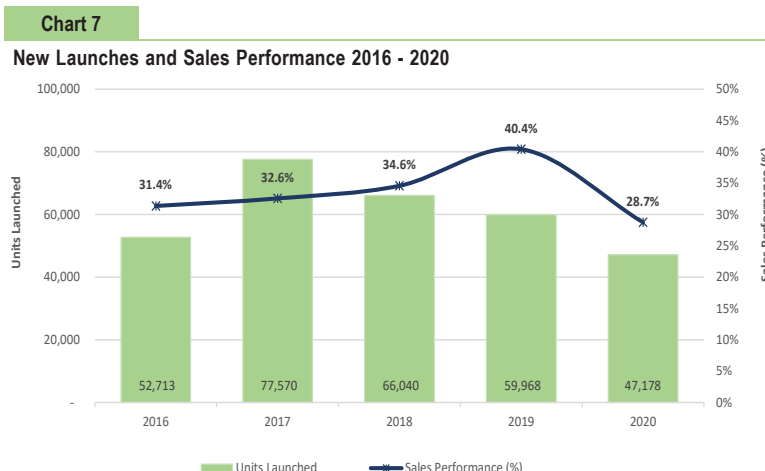
New Launches

As most developers had deferred the new launches to focus on selling remaining unsold inventories, the primary market saw lesser release of new launches. There were 47,178 units launched in 2020, against nearly 60,000 units in 2019. Sales performance was modest at 28.7% in 2020, lower than 2019 at 40.4%.

The low sales performance was partly due to the sluggish property market and cautious buyers' sentiment. Nevertheless, many developers had adopted new marketing strategy by using website and mobile apps to market their products.

By state, WP Kuala Lumpur recorded the highest number of new launches in the country, capturing nearly 21.8% (10,295 units) of the national total with sales performance at 18.6%. Selangor recorded the second highest number (7,330 units, 15.5% share) with sales performance at 39.1%. Johor came third (5,913 units, 12.5% share) with sales performance at 29.3%.

By property type, terraced houses dominated the new launches. Single storey (9,409 units) and 2-3 storey (10,944 units) together contributed 43.1% of the total units, followed by condominium/apartment units at 39.7% share (18,717 units).



Status Pasaran

Kedua-dua siap dibina tidak terjual lebih baik daripada yang dijangkakan dengan 29,565 unit bernilai RM18.92 bilion direkodkan pada Q4 2020, berkurang 3.6% dalam bilangan. Walau bagaimanapun, nilai meningkat 0.5% berbanding Q4 2019 (30,664 unit bernilai RM18.82 bilion).

Johor kekal sebagai negeri yang mempunyai bilangan dan nilai tertinggi bagi unit siap dibina tidak terjual dalam negara dengan 7,030 unit bernilai RM5.48 bilion, masing-masing merangkumi 23.8% dan 29.0% daripada jumlah nasional. Ia diikuti oleh Selangor (4,889 unit), Perak (3,637 unit) dan WP Kuala Lumpur (3,023 unit). Dari segi nilai, yang kedua tertinggi ialah Selangor (RM4.29 bilion), diikuti WP Kuala Lumpur (RM2.92 bilion) dan Perak (RM1.16 bilion).

Mengikut jenis, kondominium/pangsapuri membentuk 51.9% (15,354 unit) daripada keseluruhan nasional, diikuti oleh rumah teres (28.1%; 8,306 unit).

Mengikut lingkungan harga, harta tanah dengan harga RM500,001 hingga RM1.0 juta membentuk 34.5% (10,199 unit) dari jumlah keseluruhan, lebih tinggi daripada 28.3% syer pada 2019. Rumah dalam lingkungan harga mampu milik di bawah RM300,000 berada di tempat kedua, merangkumi 29.6% (8,758 unit). Manakala, harga dalam lingkungan RM300,001 hingga RM500,000 membentuk 24.3% (7,185 unit) daripada jumlah bilangan diikuti oleh yang melebihi RM1.0 juta membentuk 11.6% syer (3,423 unit).

Manakala keadaan unit dalam pembinaan belum terjual dan belum dibina belum terjual bertambah baik kerana jumlahnya menurun kepada 71,735 unit (2019: 72,692 unit) dan 12,975 unit (2019: 16,774 unit), masing-masing turun sebanyak 1.3% dan 22.6%.

Market Status

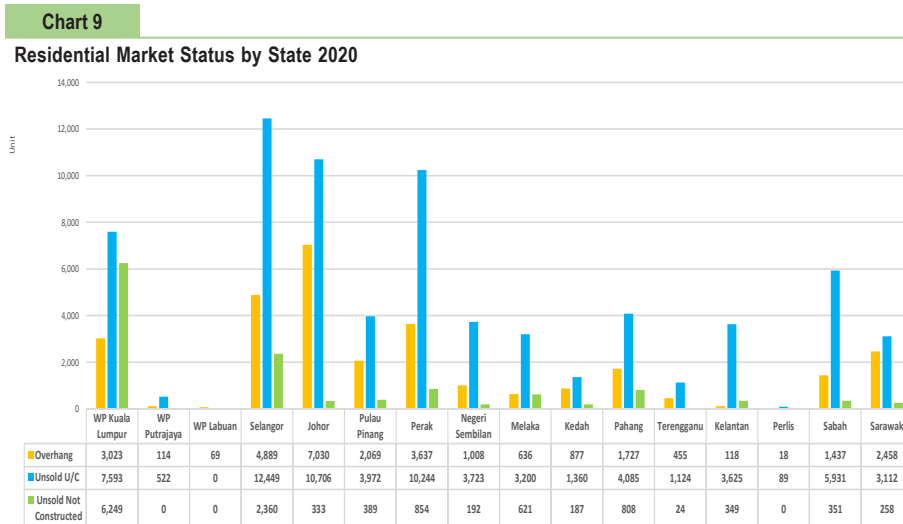
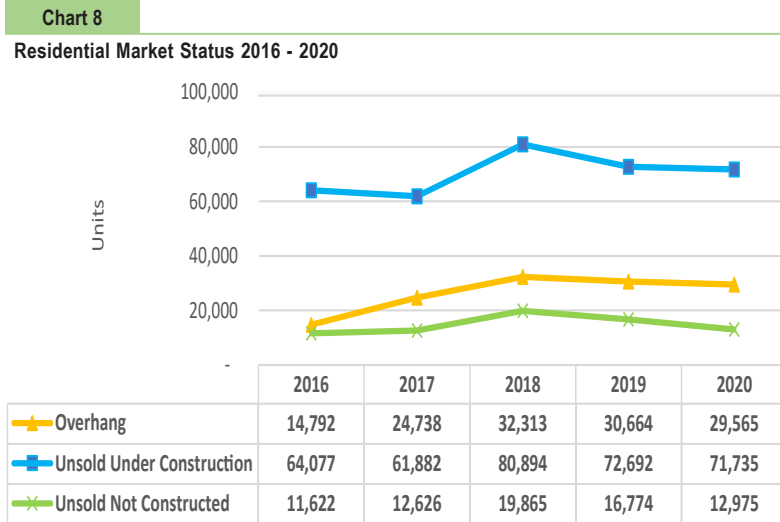
The residential overhang situation was better than expected with 29,565 overhang units worth RM18.92 billion recorded in Q4 2020, reduced by 3.6% in volume. However, value increased by 0.5% against Q4 2019 (30,664 units worth RM18.82 billion).

Johor retained the highest number and value of overhang in the country with 7,030 units worth RM5.48 billion, accounting to 23.8% and 29.0% respectively of the national total. Selangor (4,889 units), Perak (3,637 units) and WP Kuala Lumpur (3,023 units) followed suit. In terms of value, the second highest was Selangor (RM4.29 billion), followed by WP Kuala Lumpur (RM2.92 billion) and Perak (RM1.16 billion).

By type, condominium/apartment formed 51.9% (15,354 units) of the national total overhang, followed by terraced houses (28.1%; 8,306 units).

By price range, those priced at RM500,001 to RM1.0 million formed 34.5% (10,199 units) of the total, higher than 28.3% share in 2019. Houses in the affordable price range of below RM300,000 came second, accounting for 29.6% (8,758 units). Meanwhile, price range between RM300,001 and RM500,000 formed another 24.3% (7,185 units) of the total and followed by more than RM1.0 million price range formed 11.6% share (3,423 units).

Meanwhile the unsold under construction and unsold not constructed improved as the numbers dropped to 71,735 units (2019: 72,692 units) and 12,975 units (2019: 16,774 units), declined by 1.3% and 22.6% respectively.



Aktiviti Pembinaan

Aktiviti pembinaan adalah perlahan kerana siap dibina, mula dibina dan penawaran baharu dirancang berkurang dengan ketara.

Siap dibina turun sebanyak 12.2% kepada 77,009 unit (2019: 87,731 unit). Namun demikian, Selangor, Melaka, Sarawak, Kelantan dan Perlis merekodkan siap dibina yang lebih tinggi, masing-masing meningkat 10.0%, 45.6%, 81.6%, 24.8% dan 127.9%. Selangor menyumbang bilangan siap dibina tertinggi, merangkumi 21.5% (16,594 unit) daripada jumlah nasional, diikuti oleh Johor (15.7%) dan Sarawak (11.8%).

Mula dibina berkurang 18.6% kepada 82,188 unit pada 2020 (2019: 100,908 unit), semua negeri kecuali Melaka, Kelantan dan Perlis merekodkan projek mula dibina yang lebih rendah. Begitu juga, penawaran baharu dirancang

Construction Activity

Construction activities remained on a low tone as completion, starts and new planned supply declined significantly.

Completions were down by 12.2% to 77,009 units (2019: 87,731 units). Nevertheless, Selangor, Melaka, Sarawak, Kelantan and Perlis recorded higher completion, increased by 10.0%, 45.6%, 81.6%, 24.8% and 127.9% respectively. Selangor contributed the highest number of completions, accounting for 21.5% (16,594 units) of the national total, followed by Johor (15.7%) and Sarawak (11.8%).

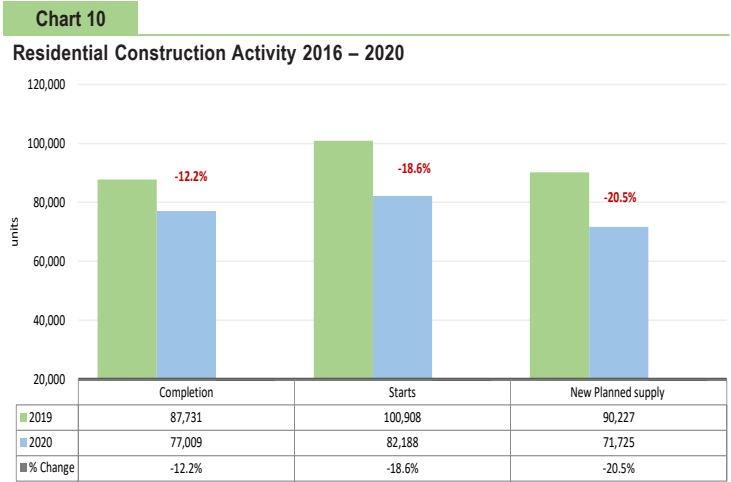
Starts reduced by 18.6% to 82,188 units in 2020 (2019: 100,908 units), all states except Melaka, Kelantan and Perlis recorded lower commencement of project. Likewise, new planned supply dropped by 20.5% to

menurun 20.5% kepada 71,725 unit (2019: 90,227 unit) walaupun WP Kuala Lumpur, WP Putrajaya, Sarawak dan Kedah merekodkan penawaran baharu dirancang yang lebih tinggi berbanding 2019.

71,725 units (2019: 90,227 units) though WP Kuala Lumpur, WP Putrajaya, Sarawak and Kedah recorded higher new planned supply against 2019.

Pada akhir 2020, terdapat hampir 5.85 juta unit kediaman sedia ada dengan lebih daripada 0.43 juta unit dalam penawaran akan datang dan hampir 0.43 juta unit dalam penawaran dirancang.

As at year-end 2020, there were nearly 5.85 million existing residential units with more than 0.43 million in the incoming supply and nearly 0.43 million in the planned supply.



Pergerakan Harga

Indeks Harga Rumah Malaysia (MHPI) berada pada 199.3 mata pada 2020 dengan pertumbuhan tahunan 0.6%, pertumbuhan terendah yang direkodkan sejak 2010. Semua negeri mencatatkan pertumbuhan tahunan pada 2020 kecuali WP Kuala Lumpur (-1.0%), Selangor (-0.7%), Pulau Pinang (-0.1%) dan Sabah (-1.3%). Johor menyaksikan pertumbuhan tahunan sederhana 2.5%. Indeks Harga Rumah Teras mencatat pertumbuhan tahunan 2.0% tetapi ia adalah yang terendah dalam dekad ini. Walau bagaimanapun, rumah bertingkat tinggi, berkembar dan sesebuah masing-masing menurun 0.8%, 0.6% dan 1.1%

Price Movements

The Malaysian House Price Index (MHPI) stood at 199.3 points in 2020 with a low annual growth of 0.6%, the lowest recorded since year 2010. All states recorded annual growth in 2020 except for WP Kuala Lumpur (-1.0%), Selangor (-0.7%), Pulau Pinang (-0.1%) and Sabah (-1.3%). Johor saw a moderate annual growth of 2.5%. Terraced House Price Index recorded an annual growth of 2.0% but it was the lowest in the decade. However, high-rise, semi-detached and detached houses dropped by 0.8%, 0.6% and 1.1% respectively.

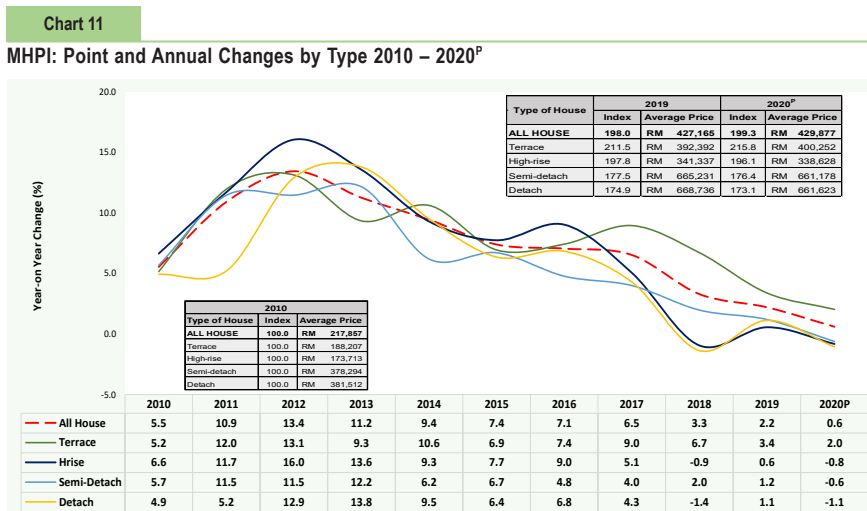
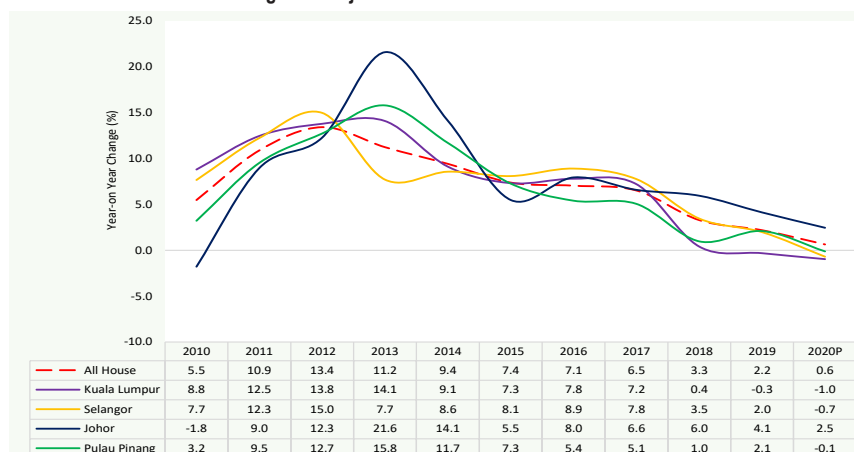


Chart 12

MHPI: Point and Annual Changes in Major States 2010 - 2020^P



Sewa

Di WP Kuala Lumpur, sewa kediaman pada umumnya stabil dengan pertumbuhan marginal bagi rumah teres di lokasi terpilih. Di Selangor, pasaran sewa menggambarkan pergerakan bercampur-campur. Purata kadar pulangan kasar bagi rumah teres dan pangsapuri/kondominium di kawasan Lembah Klang masing-masing berada dalam lingkungan 2.9% hingga 3.1% dan 4.0% hingga 4.4%. Di Johor, pasaran sewa pada umumnya stabil dengan purata kadar pulangan kasar pada 3.6% untuk rumah teres dan 4.6% untuk pangsapuri/kondominium. Di utara, pasaran sewa di Pulau Pinang pada umumnya stabil untuk rumah teres sementara pangsapuri/kondominium menunjukkan trend aliran menurun.

Rental

In WP Kuala Lumpur, the residential rental was generally stable with marginal growth for terraced houses in selective locations. In Selangor, the rental market portrayed mixed movements. The average gross yields for terraced houses and apartments/condominiums in Klang Valley area were in the range of 2.9% to 3.1% and 4.0% to 4.4% respectively. In Johor, the rental market was generally stable with average gross yields at 3.6% for terraced houses and 4.6% for apartments/condominiums. Up north, Pulau Pinang rental market was generally stable for terraced houses whilst apartments/condominium charted downward trend.

2.2 Harta Komersial

Transaksi

Subsektor ini mencatatkan penurunan mendadak pada 2020 berbanding 2019. Terdapat 20,255 transaksi bernilai RM19.53 bilion direkodkan pada 2020, menurun 21.0% dalam bilangan dan 32.6% dalam nilai berbanding 2019 (25,654 transaksi bernilai RM28.99 bilion). Prestasi di seluruh negeri tidak memberangsangkan kerana semua negeri kecuali WP Putrajaya merekodkan penurunan aktiviti pasaran yang ketara. Mengikuti negeri, Selangor menyumbang bilangan dan nilai tertinggi syer pasaran nasional, dengan 23.6% dalam bilangan (4,779 transaksi) dan 27.8% dalam nilai (RM5.42 bilion), diikuti oleh WP Kuala Lumpur, dengan 15.2% dalam bilangan dan 24.5% dalam nilai (3,072 transaksi bernilai RM4.79 bilion) dan Johor dengan 14.9% dalam bilangan dan 14.6% dalam nilai (3,025 transaksi bernilai RM2.86 bilion).

2.2 Commercial Property

Transaction

The sub-sector recorded a sharp decline in 2020 compared to 2019. There were 20,255 transactions worth RM19.53 billion recorded in 2020, decreased by 21.0% in volume and 32.6% in value as compared with 2019 (25,654 transactions worth RM28.99 billion). Performance across the states was not encouraging as all states except WP Putrajaya recorded significant declines in market activity. By state, Selangor contributed the highest volume and value to the national market share, with 23.6% in volume (4,779 transactions) and 27.8% in value (RM5.42 billion), followed by WP Kuala Lumpur, with 15.2% in volume and 24.5% in value (3,072 transactions worth RM4.79 billion) and Johor with 14.9% in volume and 14.6% in value (3,025 transactions worth RM2.86 billion).

Chart 13

Commercial Transaction Volume 2016 - 2020

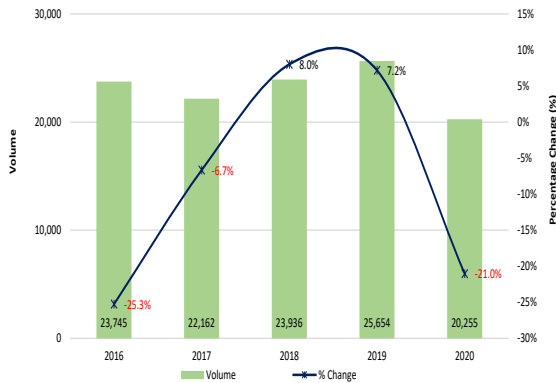
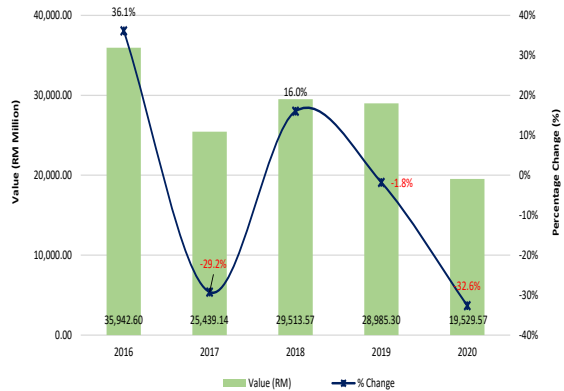


Chart 14

Commercial Transaction Value 2016 - 2020



2.2.1 Kedai

Transaksi

Segmen kedai merekodkan 10,477 transaksi bernilai RM8.5 bilion, mendominasi 51.7% daripada bilangan transaksi harta tanah komersial dan 43.5% daripada nilai keseluruhan. Prestasi pasaran mencatatkan penurunan ketara 21.1% dalam bilangan dan 24.7% dalam nilai (2019: 13,281 transaksi bernilai RM11.29 bilion).

Mengikut negeri, Johor menyumbang bilangan tertinggi di pasaran, dengan 17.7% (1,855 transaksi), diikuti oleh Selangor dengan 17.0% (1,777 transaksi). Dari segi nilai, Selangor mendahului pasaran dengan 25.9% dari keseluruhan nilai (RM2.2 bilion), diikuti oleh Johor dengan 17.8% (RM1.5 bilion).

Mengikut jenis, kedai dua hingga dua setengah tingkat adalah yang paling aktif, menguasai 52.3% (5,481 transaksi) di pasaran kedai, diikuti oleh tiga hingga tiga setengah tingkat, mencatatkan 27.7% syer (2,905 transaksi).

Status Pasaran

Keadaan siap dibina tidak terjual di segmen kedai tidak memberangsangkan. Bilangan terus meningkat kepada 6,904 unit dengan nilai RM5.65 bilion, meningkat 14.6% dalam bilangan dan 15.9% dalam nilai berbanding 2019. Walau bagaimanapun, senario unit dalam pembinaan belum terjual dan unit belum dibina belum terjual bertambah baik dengan bilangannya berkurang kepada 5,383 unit dan 203 unit, masing-masing menurun 13.6% dan 39.6%.

Mengikut negeri, Johor merupakan negeri tertinggi mempunyai unit siap dibina tidak terjual dengan 23.9% syer dalam bilangan dan 29.1% dalam nilai (1,652 unit bernilai RM1.64 bilion) dan unit belum dibina belum terjual dengan 37.1% syer (1,997 unit).

2.2.1 Shop

Transaction

Shop segment recorded 10,477 transactions worth RM8.5 billion, dominating 51.7% of the commercial property transactions volume and 43.5% of the total value. Market performance recorded a significant decrease of 21.1% in volume and 24.7% in value (2019: 13,281 transactions worth RM11.29 billion).

By state, Johor contributed the highest volume to the market share, with 17.7% (1,855 transactions), followed by Selangor with 17.0% (1,777 transactions). In term of value, Selangor led the market with 25.9% of the total value (RM2.2 billion), followed by Johor with 17.8% (RM1.5 billion).

By type, two to two and a-half storey shops were the most active, capturing 52.3% (5,481 transactions) of the shops' market share, followed by three to three and a-half storey shops, registering 27.7% share (2,905 transactions).

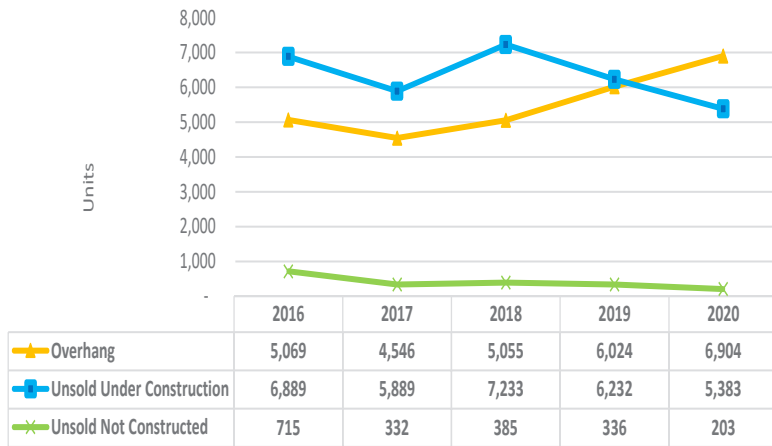
Market Status

Shop segment overhang situation was not encouraging. The numbers continued to increase to 6,904 units with a value of RM5.65 billion, up by 14.6% in volume and 15.9% in value against 2019. The unsold under construction and not constructed scenario however, improved with volume declined to 5,383 units and 203 units, down by 13.6% and 39.6% respectively.

By state, Johor was the highest shop overhang state with 23.9% share in volume and 29.1% in value (1,652 units worth RM1.64 billion) and the unsold under construction with 37.1% share (1,997 units).

Chart 15

Shop Market Status 2016 – 2020



Aktiviti Pembinaan

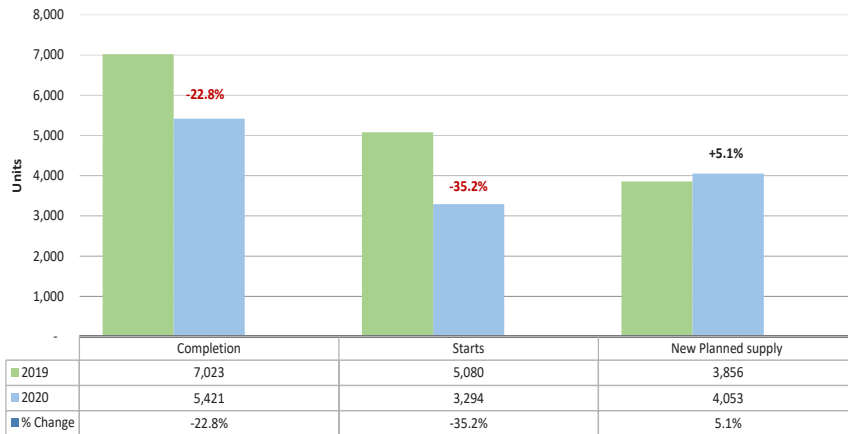
Dari segi penawaran, aktiviti pembinaan adalah perlahan seperti yang ditunjukkan oleh penguncupan siap dibina dan mula dibina, masing-masing menurun 22.8% (5,421 unit) dan 35.2% (3,294 unit). Sebaliknya, penawaran baharu dirancang meningkat 5.1% kepada 4,053 unit. Pada akhir tahun, terdapat lebih daripada 540,000 unit kedai sedia ada dengan lebih daripada 32,000 unit dalam penawaran akan datang dan hampir 33,000 unit dalam penawaran dirancang.

Construction Activity

On the supply front, construction activity was slow as indicated by the contraction in completion and starts, each down by 22.8% (5,421 units) and 35.2% (3,294 units) respectively. On the contrary, the new planned supply increased by 5.1% to 4,053 units. As at year-end, there were more than 540,000 existing shops with more than 32,000 units in the incoming supply and nearly 33,000 units in the planned supply.

Chart 16

Shops Construction Activity 2016 – 2020



Harga dan Sewa

Harga kedai secara amnya stabil dengan pergerakan bercampur-campur secara keseluruhannya. Di Johor, kedai dua tingkat di Bandar Indahpura, Kulai menyaksikan harga sederhana, turun 8.8% pada harga dalam lingkungan RM1.2 juta hingga RM1.5 juta. Kedai serupa di Taman Senai Utama merekodkan pertumbuhan satu digit pada harga dalam lingkungan RM300,000 hingga RM370,000. Di WP Kuala Lumpur, kedai tiga tingkat di

Price and Rental

Prices of shops were generally stable with mixed movements across the board. In Johor, two storey shops in Bandar Indahpura, Kulai saw prices softening, dropped by 8.8% at a price range of RM1.2 million to RM1.5 million. Similar shops in Taman Senai Utama recorded single-digit growth at a price range of RM300,000 to RM370,000. In WP Kuala Lumpur, three storey shops in Taman Tun Dr Ismail were

Taman Tun Dr Ismail dipindah milik pada harga RM4.0 juta hingga RM4.5 juta, turun 7.0%. Kedai serupa di Bandar Baru Sri Petaling dipindah milik pada harga RM3.5 juta hingga RM4.4 juta, meningkat sebanyak 6.2%. Di Selangor, kedai dua tingkat dan tiga tingkat di SS2 Petaling Jaya masing-masing dipindah milik pada harga RM2.2 juta dan RM2.5 juta, turun 9.8% bagi kedai dua tingkat. Di Kuala Lumpur, kedai-kedai tingkat bawah di lokasi utama menyaksikan kadar sewa sederhana. Kedai-kedai di Jalan Imbi dan Jalan Raja Laut masing-masing disewakan pada RM6,800 hingga RM9,500 sebulan dan RM11,000 hingga RM12,000 sebulan, menurun 6.3% dan 4.2%.

2.2.2 Pangsapuri Khidmat

Transaksi

Segmen pangsapuri khidmat merekodkan 3,869 transaksi bernilai RM2.54 bilion, membentuk 19.1% daripada bilangan transaksi harta tanah komersial dan 13.0% daripada nilai. Prestasi pasaran mencatatkan penurunan 7.6% dalam bilangan dan 11.7% dalam nilai transaksi (2019: 4,189 transaksi bernilai RM2.88 bilion). Mengikut negeri, WP Kuala Lumpur dan Selangor menyumbang bilangan pasaran nasional yang lebih tinggi kepada jumlah nasional, masing-masing dengan 42.0% syer (1,625 transaksi) dan 30.7% (1,189 transaksi).

Status Pasaran

Berbeza dengan situasi kediaman siap dibina tidak terjual, segmen pangsapuri khidmat dilihat sebaliknya. Siap dibina tidak terjual terus meningkat dan membentuk sebahagian besar daripada harta tanah siap dibina tidak terjual, mencatat sejumlah 23,606 unit dengan nilai RM20.76 bilion, meningkat 37.7% dalam bilangan dan 38.0% dalam nilai berbanding 2019 (17,142 unit dengan nilai RM15.04 bilion).

Mengikut negeri, Johor adalah negeri yang mempunyai pangsapuri khidmat siap dibina tidak terjual tertinggi dengan 69.7% syer dalam bilangan (16,442 unit) dan 72.1% dalam nilai (RM14.97 bilion); hampir semua unit siap dibina tidak terjual ini berada di Daerah Johor Bahru (16,341 unit). Mengikut harga, unit dalam lingkungan RM600,001 - RM1 juta (12,092 unit) membentuk 51.2%, diikuti oleh melebihi RM1 juta dengan 30.4% (7,173 unit) dan yang berharga RM600,000 dan ke bawah 18.4% (4,341 unit) daripada jumlah siap dibina tidak terjual.

Sementara itu, unit dalam pembinaan belum terjual dan belum dibina belum terjual meningkat kepada 35,258 unit dan 8,153 unit, masing-masing naik 4.2% dan 6.4%. WP Kuala Lumpur mempunyai bilangan dalam pembinaan belum terjual tertinggi, dengan 41.3% syer

transacted at RM4.0 million to RM4.5 million, dropped by 7.0%. Similar shops in Bandar Baru Sri Petaling were transacted at RM3.5 million to RM4.4 million, increased by 6.2%. In Selangor, two storey and three storey shops in SS2 Petaling Jaya was transacted at RM2.2 million and RM2.5 million respectively, dropped by 9.8% for two storey shop. In Kuala Lumpur, ground floor shops in prime location saw rental softening. Shops at Jalan Imbi and Jalan Raja Laut were tenanted at RM6,800 to RM9,500 per month and RM11,000 to RM12,000 per month, declined by 6.3% and 4.2% respectively.

2.2.2 Serviced Apartment

Transaction

Serviced apartment segment recorded 3,869 transactions worth RM2.54 billion, formed 19.1% of the commercial property transactions volume and 13.0% of the value. Market performance recorded a decrease of 7.6% in volume and 11.7% in value of transactions (2019: 4,189 transactions worth RM2.88 billion). By state, WP Kuala Lumpur and Selangor contributed higher national market volume to the national total, each with 42.0% (1,625 transactions) and 30.7% (1,189 transactions) market share.

Market Status

On the contrary to the residential overhang situation, serviced apartment segment saw the reverse. Overhang continued to increase and formed the bulk of the property overhang, recording a total of 23,606 units with a value of RM20.76 billion, up by 37.7% in volume and 38.0% in value against 2019 (17,142 units with a value of RM15.04 billion).

By state, Johor was the highest serviced apartment overhang state with 69.7% share in volume (16,442 units) and 72.1% share in value (RM14.97 billion); almost all of these overhang units were in Johor Bahru District (16,341 units). By price, those in the range of RM600,001 – RM1 million (12,092 units) formed 51.2%, followed by above RM1 million with 30.4% (7,173 units) and priced at RM600,000 and below 18.4% (4,341 units) of the total overhang.

Meanwhile, the unsold under construction and not constructed increased to 35,258 units and 8,153 units, up by 4.2% and 6.4% respectively. WP Kuala Lumpur held the highest number of unsold under construction, with 41.3% share in volume (14,573 units), followed by

dalam bilangan (14,573 unit), diikuti oleh Johor dengan 22.5% syer (7,937 unit) dan Selangor 19.4% (6,838 unit).

Johor with 22.5% share (7,937 units) and Selangor 19.4% (6,838 units).

Chart 17

Serviced Apartment Market Status

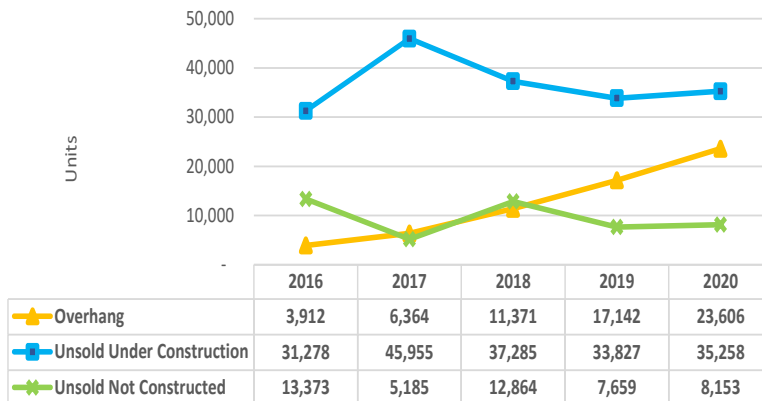
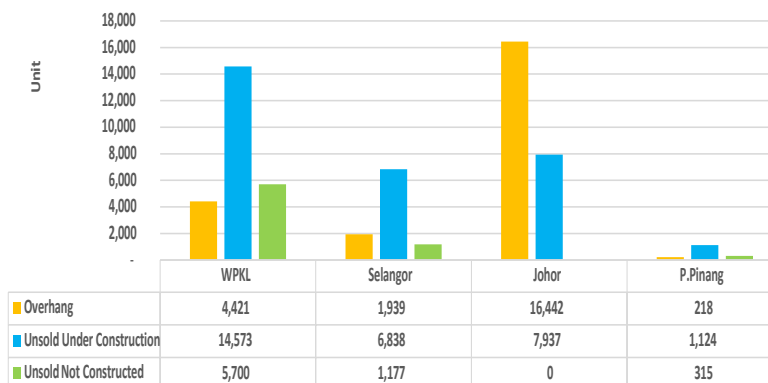


Chart 18

Chart 18 - Serviced Apartment Market Status in Major States 2020



Aktiviti Pembinaan

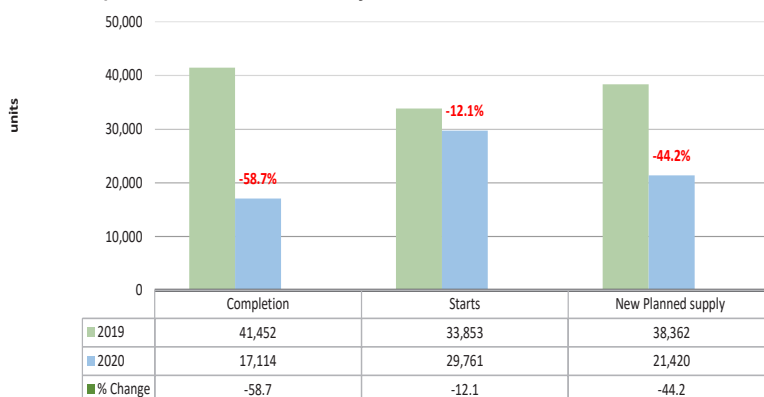
Dari segi penawaran, aktiviti pembinaan kurang aktif dalam tempoh kajian berbanding 2019. Siap dibina, mula dibina dan penawaran baharu dirancang masing-masing menurun sebanyak 58.7% (17,114 unit), 12.1% (29,761 unit) dan 44.2% (21,420 unit). Pada akhir tahun, terdapat 282,992 unit pangsapuri khidmat sedia ada dengan 132,818 unit dalam penawaran akan datang dan 168,028 unit dalam penawaran dirancang.

Construction Activity

On the supply front, construction activity was less active in the review period compared to 2019. Completion, starts and new planned supply declined by 58.7% (17,114 units), 12.1% (29,761 units) and 44.2% (21,420 units) respectively. As at year-end, there were 282,992 existing serviced apartments units with 132,818 units in the incoming supply and 168,028 units in the planned supply.

Chart 19

Serviced Apartment Construction Activity 2016 – 2020



Harga dan Sewa

Harga pangsapuri khidmat menunjukkan aliran arah yang stabil di seluruh negeri dengan penurunan disaksikan di lokasi tertentu. Di WP Kuala Lumpur, harga pangsapuri khidmat di pasaran sekunder pada amnya mengalami penurunan kerana unit yang baru siap dibina memasuki ke pasaran. Pangsapuri khidmat yang berharga melebihi RM1 juta seperti Solaris Dutamas dan The Troika KLCC masing-masing menurun 5.4% dan 5.0%. Pasaran sewa pada umumnya stabil di WP Kuala Lumpur manakala Selangor menggambarkan pergerakan bercampur. Purata kadar pulangan kasar di seluruh negeri adalah dalam lingkungan 2.3% hingga 5.3%.

2.2.3 Kompleks Perniagaan

Transaksi

Tahun ini mencatatkan lima transaksi kompleks perniagaan dengan jumlah nilai RM272 juta; setiap satu di Johor, Pulau Pinang, Negeri Sembilan, Sabah dan Selangor. Dua transaksi mempunyai perjanjian jual beli bertarikh tahun 2019 tetapi diserpurnakan pada tahun 2020. Ringkasan transaksi adalah seperti yang disenaraikan di bawah:

No	State	Name of Property	Location	Transaction Year	Consideration (RM)
1	Pulau Pinang	1st Avenue Mall	Jalan Magazine	2019	153,000,000
2	Johor	Mydin Mall	Tmn Rinting, Johor Bahru	2019	60,000,000
3	Negeri Sembilan	Giant Hypermarket	Bandar Dataran Segar, Port Dickson	2020	12,000,000
4	Sabah	Servay Hypermarket	Jalan Penampang, Penampang	2020	17,000,000
5	Selangor	Giant Hypermarket	Taman Sri Manja, Petaling	2020	30,000,000

Price and Rental

Prices of serviced apartments showed a stable trend across the states with downward trend witnessed in certain locations. In WP Kuala Lumpur, prices of secondary market serviced apartment were generally on a downward trend as more newly completed units came onto market. Serviced apartment priced at above RM1 million such as Solaris Dutamas and The Troika KLCC dropped by 5.4% and 5.0% respectively. The rental market was generally stable in WP Kuala Lumpur whilst Selangor portrayed mixed movements. Average gross rental yield across the states were in the range of 2.3% to 5.3%.

2.2.3 Shopping Complex

Transaction

The year recorded five shopping complex transactions with an accumulative worth of RM272 million; one each in Johor, Pulau Pinang, Negeri Sembilan, Sabah and Selangor. Two had its sale and purchase agreements dated in 2019 but concluded in 2020. The summary of transaction is as listed below:

Penghunian

Pada keseluruhannya prestasi kompleks perniagaan terus perlahan, merekodkan kadar penghunian 77.5%, menurun daripada 79.2% pada 2019. WP Kuala Lumpur dan Selangor masing-masing merekodkan kadar penghunian 82.0% dan 80.0%, manakala Johor dan Pulau Pinang masing-masing memperoleh purata kadar penghunian 74.9% dan 72.8%. Melaka dan Negeri Sembilan masing-masing mencatatkan kadar penghunian 63.3% dan 66.6%, kadar penghunian terendah dan kedua terendah di dalam negara.

Occupancy

The overall performance of shopping complex continued to soften, recording an occupancy rate of 77.5%, down from 79.2% in 2019. WP Kuala Lumpur and Selangor recorded 82.0% and 80.0% occupancy rate respectively, whereas Johor and Pulau Pinang managed to secure an average occupancy of 74.9% and 72.8% respectively. Melaka and Negeri Sembilan recorded an occupancy rate of 63.3% and 66.6% respectively, the first and second lowest occupancy in the country.

Chart 20

Supply & Occupancy of Shopping Complex 2016 – 2020

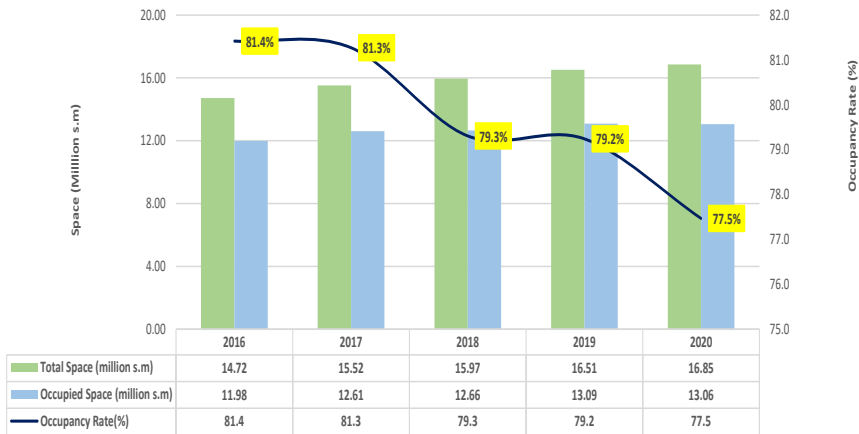
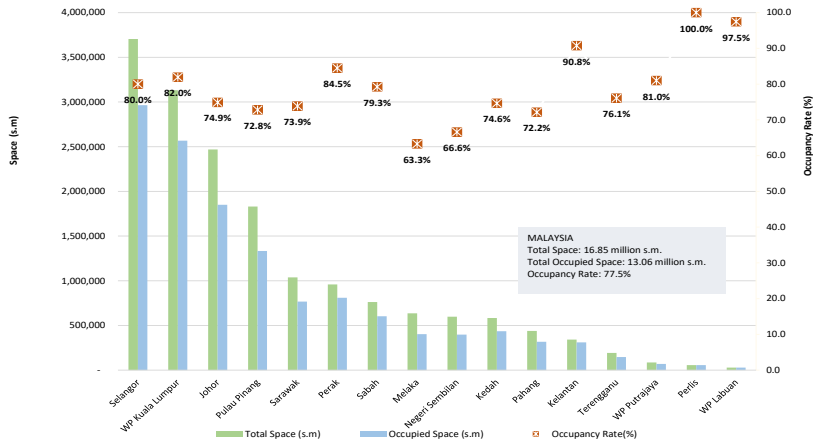


Chart 21

Supply & Occupancy of Shopping Complex by State



Aktiviti Pembinaan

Dari segi pembangunan, terdapat 13 kompleks yang siap dibina lengkap dengan Sijil Penyiapan dan Pematuhan (CCC), menambah hampir 0.35 juta m.p. ruang niaga ke dalam pasaran pada 2020. Pada akhir tahun, terdapat sekitar 16.85 juta m.p. ruang niaga sedia ada daripada 1,050 kompleks perniagaan; sebahagian besarnya adalah pusat membeli-belah (556 bangunan: 12.61 juta m.p.).

Construction Activity

On the development front, there were 13 complexes completed with Certificate of Completion and Compliance (CCC), adding nearly 0.35 million s.m. of retail space into the market in 2020. As at year-end, there were around 16.85 million s.m. existing retail space from 1,050 shopping complexes; majority of which were shopping centres (556 buildings; 12.61 million s.m.).

Selangor mendominasi ruang niaga sedia ada dengan 153 kompleks perniagaan yang menawarkan 3.7 juta m.p. Di mana 42 kompleks lagi dengan 1.81 juta m.p. dalam penawaran akan datang dan 13 kompleks dengan 0.51 juta m.p. dalam penawaran dirancang. Kompleks perniagaan berikut siap dibina pada 2020:

Selangor dominated the existing retail space with 153 shopping complexes offering 3.7 million s.m. There were another 42 complexes with 1.81 million s.m. in the incoming supply and 13 complexes with 0.51 million s.m. in the planned supply. The following shopping complexes were completed in 2020:

State	Name of Complex	Location	NLA (s.m.)
WP Putrajaya	KL East Mall	Setapak	35,694
Selangor	Tropicana Garden Mall	Damansara	92,903
	KIP Mall Desa Coafields	Kuala Selangor	13,180
	Quayside Mall	Persiaran Rimbayu, Banting	27,871
Johor	B5 Johor Street Market	Johor Bahru	14,040
	Paragon Market Place	Johor Bahru	37,161
	Econsave Taman Teratai	Johor Bahru	8,698
Pulau Pinang	TF Mart @ Botanica	Bandar Baru Air Putih / Balik Pulau	7,432
Perak	Econsave Aulong	Taiping	5,589
Pahang	Mydin Mall Jengka	Bandar Tun Razak, Maran	26,864
Terengganu	KTCC Mall	Kuala Terengganu	42,369
Sarawak	La Peomenade Mall @ HSL Tower	Samarahan	8,241
	Boulevard Shopping Mall	Bintulu	24,817
TOTAL	13 complexes		344,859

Sewa

Sewa ruang niaga secara amnya stabil di Lembah Klang dengan pergerakan bercampur-campur di kompleks terpilih. Suria KLCC memperoleh lingkungan sewa bulanan tertinggi pada kadar RM458 s.m.p. hingga setinggi RM2,400 s.m.p. di aras concourse, mencatat kenaikan marginal dalam lingkungan 2.5% hingga 5.0% manakala sewa di The Garden Mall secara amnya stabil kecuali ruang niaga di aras 1 dan 3 yang memperoleh kadar sewa RM183 s.m.p. hingga RM323 s.m.p., masing-masing turun 2.3% dan 3.6%. Di Selangor, The Curve Mutiara Damansara menikmati purata pertumbuhan 5.0% dengan kadar sewa RM21.5 s.m.p. hingga RM422 s.m.p. manakala Puchong IOI Mall merekodkan pertumbuhan negatif dalam lingkungan 2.2% hingga 5.7% dengan kadar sewa RM65 s.m.p. hingga RM313 s.m.p.

Rental

Rentals of retail space were generally stable in Klang Valley with mixed movements in selected complexes. Suria KLCC fetched the highest rental range per month from RM458 p.s.m. to as high as RM2,400 p.s.m. at concourse level, charting marginal increase of 2.5% to 5.0% whilst rental at The Garden Mall was generally stable except retail spaces at levels 1 and 3, which obtained rental between RM183 p.s.m. and RM323 p.s.m., down by 2.3% and 3.6% respectively. In Selangor, The Curve Mutiara Damansara enjoyed average growth of 5.0% with rental ranging from RM21.5 p.s.m. to RM422 p.s.m. whilst Puchong IOI Mall recorded negative growth of 2.2% to 5.7% with rental ranging from RM65.p.s.m. to RM313 p.s.m.

2.2.4 Pejabat Binaan Khas

Transaksi

Lapan transaksi bangunan pejabat dengan nilai terkumpul RM1.16 bilion dicatatkan pada 2020. Ringkasan transaksi adalah seperti yang disenaraikan di bawah:

No	State	Name of Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Tower 7, Avenue 3	Bangsar South	2018	67,000,000
2	WP Kuala Lumpur	Menara Goucoland	Damansara Heights	2020	242,100,000
3	WP Kuala Lumpur	Menara Quill 6	Leboh Ampang	2020	200,000,000
4	WP Kuala Lumpur	Menara MIDF	Jalan Raja Chulan	2019	141,000,000
5	Selangor	Intan Square	Bandar Petaling Jaya	2019	27,500,000
6	Selangor	Pinnacle Sunway	Bandar Sunway	2020	450,000,000
7	Melaka	Wisma UTC	Bandar Melaka	2019	21,494,922
8	Sabah	Wisma Dixon	Kota Kinabalu	2020	10,500,000

Penghunian

Prestasi keseluruhan segmen pejabat kurang memberangsangkan kerana kadar penghunian keseluruhan menyusut kepada 80.2% pada 2020, turun daripada 80.6% pada 2019. Bangunan pejabat swasta mencatatkan purata kadar penghunian 73.9%; WP Kuala Lumpur dan Pulau Pinang masing-masing mencatatkan kadar penghunian 76.2% dan 79.8%, manakala Selangor dan Johor masing-masing mencatatkan 67.5% dan 62.8%, lebih rendah berbanding tahap nasional. Bangunan pejabat swasta di Putrajaya merekodkan kadar penghunian terendah di negara ini iaitu 39.1%.

2.2.4 Purpose-Built Office

Transaction

Eight office building transactions with an accumulated worth RM1.16 billion were recorded in 2020. The summary of transactions is as listed below:

Occupancy

The overall performance of office segment was less promising as the overall occupancy rate shrank to 80.2% in 2020, down from 80.6% in 2019. The private office buildings recorded average occupancy rate at 73.9%; WP Kuala Lumpur and Pulau Pinang recorded an occupancy rate of 76.2% and 79.8% respectively, whereas Selangor and Johor saw lower than national level at 67.5% and 62.8% respectively. Private office buildings in Putrajaya recorded the lowest occupancy rate in the country at 39.1%.

Chart 22

Supply & Occupancy of Purpose-Built Office (Private & Government) 2016 – 2020

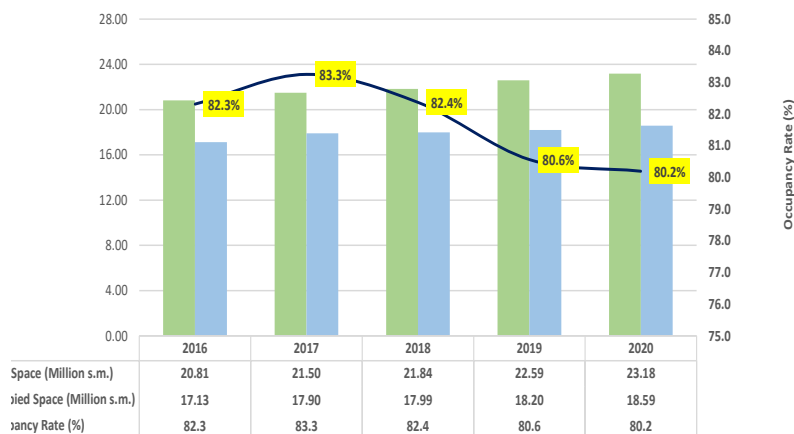


Chart 23

Supply & Occupancy of Purpose-Built Office (Private & Government) by State 2020

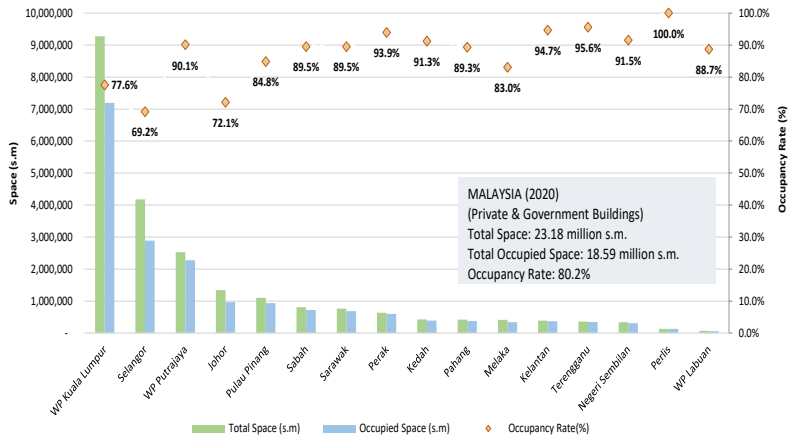
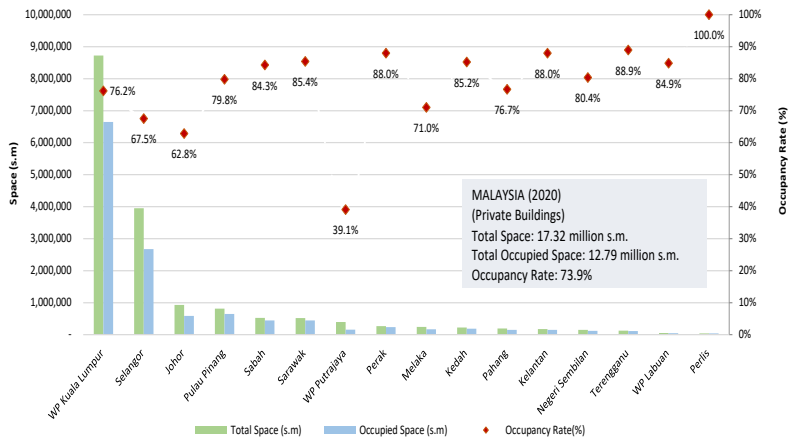


Chart 24

Supply and Occupancy of Private Purpose-Built Office by State 2020



Aktiviti Pembinaan

Terdapat 11 siap dibina baharu menawarkan sejumlah ruang pejabat 448,152 m.p., lebih rendah berbanding dengan 2019 (21 siap dibina baharu; 576,179 m.p.). Pada akhir 2020, terdapat sejumlah 23.18 juta m.p. ruang pejabat sedia ada daripada 2,560 bangunan, manakala 2.51 juta m.p. lagi (50 bangunan) dalam penawaran akan datang dan hampir 0.32 juta m.p. (13 bangunan) dalam penawaran dirancang. WP Kuala Lumpur menguasai ketiga-tiga kategori penawaran, menyumbang 40.0% daripada keseluruhan ruang pejabat sedia ada dan 59.2% daripada keseluruhan ruang dalam penawaran akan datang. Bangunan pejabat berikut siap dibina pada 2020:

Construction Activity

There were 11 new completions offering a total office space of 448,152 s.m., lower compared to 2019 (21 new completions; 576,179 s.m.). As at end-2020, there was a total of 23.18 million s.m. existing office space from 2,560 buildings, while another 2.51 million s.m. (50 buildings) in the incoming supply and nearly 0.32 million s.m. (13 buildings) in the planned supply. WP Kuala Lumpur dominated all three categories of supplies, contributing 40.0% of the total existing office spaces and 59.2% of the total incoming supply spaces. The following office buildings were completed in 2020:

State	Name of Building	Location	Category	NLA (s.m.)
WP Kuala Lumpur	Menara Hap Seng 3	Jalan P Ramlee	Private Building	22,296
WP Putrajaya	Kompleks Pejabat Kerajaan (Fasa 1)	Presint 1	Government Building	122,603
	Kompleks Pejabat Kerajaan (Fasa 2)	Presint 1	Government Building	126,827
Selangor	Sumurwang Tower @ i-City Shah Alam	Shah Alam	Private Building	26,587
	Tropicana Gardens Corporate Office	Persiaran Tropicana, Petaling Jaya	Private Building	18,443
	MyIPO Tower /Menara 6	PJ Central Garden, Petaling Jaya	Government Building	56,917
Johor	Carnelian Tower	Forest City	Private Building	48,540
Perak	Menara Taiko	Ipoh	Private Building	6,850
Sarawak	HSL Tower (Office Suite)	Samarahan	Private Building	9,403
	Ibraco Corporation Building	Kuching	Private Building	6,411
	LHS Building	Kuching	Private Building	3,275
TOTAL	11 buildings			448,152

Harga dan Sewa

Harga lot pejabat berstrata secara umumnya stabil di seluruh negeri dengan beberapa pengecualian. Di WP Kuala Lumpur, harga lot pejabat berstrata di pasaran sekunder pada umumnya cenderung menurun kerana unit yang baru siap dibina memasuki pasaran. Harga lot pejabat berstrata di Menara Centara, Pusat Kepong Baru, Solaris Dutamas, Kiara 163, Phoenix Business Park, Menara Sunway Velocity, Menara MBMR dan Wisma Rampai turun 2.3% hingga 10.2%.

Pasaran sewa ruang pejabat secara keseluruhannya stabil dengan pergerakan minima bercampur-campur di bangunan terpilih. Ruang pejabat di Intermark, Kuala Lumpur mencatatkan lingkungan sewa bulanan sebanyak RM86.11 s.m.p. hingga RM118.40 s.m.p., menurun 6.5%. Sementara itu, ruang pejabat di 1 Sentral, KL Sentral disewakan pada RM54.90 s.m.p. hingga RM57.90 s.m.p. turun 10.3%. Di Selangor, sewa ruang pejabat secara amnya stabil dengan lingkungan sewa bulanan RM40 hingga RM50 s.m.p. kecuali ruang pejabat tingkat bawah/tingkat 1 di Damansara Uptown 1 & 2, disewakan RM96.90 s.m.p. hingga RM127.00 s.m.p. manakala ruang pejabat di aras 3 hingga 11, Damansara Uptown 1 disewakan pada kadar sewa bulanan RM51.67 s.m.p. hingga RM63.51 s.m.p., naik 9.4%.

2.2.5 Riadah

Transaksi

Enam transaksi hotel dan tiga resort direkodkan dalam tempoh kajian dengan nilai terkumpul sedikit lebih daripada RM351 juta. Ringkasan transaksi adalah seperti yang disenaraikan di bawah:

Price and Rental

Prices of stratified office lot was generally stable across the states with several exceptions. In WP Kuala Lumpur, prices of secondary market stratified office lot were generally on a downward trend as more newly completed units came onto market. Prices of stratified office lot in Menara Centara, Pusat Kepong Baru, Solaris Dutamas, Kiara 163, Phoenix Business Park, Menara Sunway Velocity, Menara MBMR and Wisma Rampai were down by 2.3% to 10.2%.

The office rental market was overall stable with minimal mixed movements in selected buildings. Office space in the Intermark, Kuala Lumpur recorded monthly rental range of RM86.11 p.s.m. to RM118.40 p.s.m, declined by 6.5%. Meanwhile, office space in 1 Sentral, KL Sentral were tenanted at RM54.90 p.s.m. to RM57.90 p.s.m., down by 10.3%. In Selangor, the office rental were generally stable with monthly rental range of RM40 to RM50 p.s.m. except for office spaces on the ground floor/level 1 in Damansara Uptown 1 & 2, ranging from RM96.90 p.s.m. to RM127.00 p.s.m. whilst office space at level 3 to 11, Damansara Uptown 1 were tenanted at monthly rental range of RM51.67 p.s.m. to RM63.51 p.s.m., up by 9.4%.

2.2.5 Leisure

Transaction

Six hotels and three resorts transactions were recorded in the review period with an accumulated worth of slightly more than RM351 million. The summary of transactions is as listed below:

No	State	Name of Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	City Comfort Hotel	Jalan Pudu Lama	2020	30,000,000
2	WP Kuala Lumpur	Tune Hotel	Jln Tuanku Abdul Rahman	2019	45,590,000
3	Johor	Tune Hotel	Danga Bay, Johor Bahru	2019	16,450,000
4	Pulau Pinang	TH Hotel cum Kompleks Tabung Haji	Bayan Lepas	2020	89,664,230
5	Pahang	Hotel Shahzan Inn	Bukit Fraser	2019	8,000,000
6	Pahang	Genting Permai Resort	Bentong	2019	8,900,000
7	Pahang	Sempurna Resort	Kuantan	2020	6,000,000
8	Terengganu	TH Hotel	Kuala Nerus	2020	133,736,477
9	Perak	Pangkor Holiday Resort	Pasir Bogak, Manjung	2020	13,000,000

Aktiviti Pembinaan

Aktiviti pembinaan berada pada nada rendah kerana siap dibina, mula dibina dan penawaran baharu dirancang berkurang dengan ketara. Terdapat 19 hotel/resort baharu siap dibina pada 2020 yang menawarkan 1,363 bilik, menurun 65.4% berbanding 2019 dari segi bilik (2019: 24 hotel/ resort: 3,934 bilik). Mula dibina dan penawaran baharu dirancang masing-masing menguncup sebanyak 62.2% (2,030 bilik) dan 19.2% (1,956 bilik). Pada akhir 2020, terdapat 3,445 hotel/resort sedia ada di seluruh negara yang menawarkan 260,097 bilik, 128 hotel/resort lain (27,543 bilik) dalam penawaran akan datang dan 95 hotel/resort (18,737 bilik) dalam penawaran dirancang; kesemuanya didahului oleh WP Kuala Lumpur.

Hotel/resort siap dibina baharu pada 2020 seperti berikut:

Construction Activity

Construction activities was on a low tone as completion, starts and new planned supply declined significantly. There were 19 new hotels/resorts completed in 2020 offering 1,363 rooms, down by 65.4% against 2019 in terms of rooms (2019: 24 hotels/ resorts; 3,934 rooms). Starts and new planned supply contracted by 62.2% (2,030 rooms) and 19.2% (1,956 rooms) respectively. As at end-2020, there were 3,445 hotels/resorts across the country offering 260,097 rooms, another 128 hotels/resorts (27,543 rooms) were in the incoming supply and 95 hotels/resorts (18,737 rooms) at the planned supply stage; all led by WP Kuala Lumpur.

The newly completed hotels/resorts in 2020 as follows:

State	Name of Hotels/Resorts	Number of Rooms
Johor	Holiday Inn City Centre @JBCC	335
	Hotel @ Southkey City	268
	Maple Lodge Hotel, Batu Pahat	60
Perak	Lintang Square - Hotel, Kuala Kangsar	48
	Royale Hotel @ Batu Gajah	32
Pulau Pinang	Angsana Teluk Bahang Hotel	103
	Bahang Bay Hotel	160
	Ozo George Town	132
Terengganu	Ce Wer Chalet	35
	Chalet Singgah Sana	17
	Chalet Su	10
	Chalet Yunie	17
	Impiana Marang Chalet	11
	Maa Hari Hotel	25
	Marang Sunrise Guest House	15
	Qimi Chalet	12
	Raz Hotel	20
	Saudagar Beach Resort	40
	Semarak Bayu Resort	23
TOTAL	19 Hotels/Resorts	1,363

Penghunian

Menurut Tourism Malaysia, dari Januari hingga September 2020, purata kadar penghunian menurun kepada 31.6%, penurunan drastik sebanyak 26.9% berbanding 2019

Occupancy

According to Tourism Malaysia, from January to September 2020, the average occupancy rate dropped to 31.6%, a drastic drop of 26.9% compared to 2019 (58.5%).

(58.5%). Akibatnya, banyak hotel/resort ditutup sementara untuk mengurangkan kos operasi. Sementara itu, ada juga hotel/resort yang ditutup secara kekal untuk pembangunan semula, pengubahsuaian dan sebagainya.

Consequently, many hotels/resorts had been temporarily closed down to cut down the operating cost. Meanwhile, there were hotels/resorts had been permanently closed down for redevelopment, renovation, etc.

Table 5

Malaysia Average Occupancy Rates January – September 2019/2020

LOCALITY	2019	2020	DIFF
KUALA LUMPUR	60.6	26.7	-33.9
PUTRAJAYA	63.2	46.0	-17.2
SELANGOR	54.9	30.7	-24.2
PENANG	56.1	24.9	-31.2
PERAK	41.9	26.4	-15.5
KEDAH	56.4	27.6	-28.8
PERLIS	32.9	22.6	-10.3
NEGERI SEMBILAN	50.7	27.5	-23.2
MELAKA	51.9	21.6	-30.3
JOHOR	56.5	32.9	-23.6
PAHANG	79.0	41.8	-37.2
TERENGGANU	40.2	32.7	-7.5
KELANTAN	44.1	34.4	-9.7
SABAH	67.7	28.2	-39.5
LABUAN*	40.6	44.9	4.3
SARAWAK	44.6	26.3	-18.3
MALAYSIA	58.5	31.6	-26.9

Source: Tourism Malaysia (Based on Hotel Survey)

* Higher due to quarantine hotels

2.3 Harta Tanah Industri

Transaksi

Subsektor perindustrian merekodkan 4,758 transaksi bernilai RM14.85 bilion pada 2020. Berbanding 2019, aktiviti pasaran menurun 24.0% dalam bilangan dan 14.0% dalam nilai. Selangor terus menguasai pasaran, dengan 33.6% daripada jumlah bilangan negara, diikuti oleh Johor dan Sarawak, masing-masing dengan 13.5% dan 10.4% syer pasaran.

2.3 Industrial Property

Transaction

The industrial sub-sector recorded 4,758 transactions worth RM14.85 billion in 2020. Compared to 2019, the market activity decreased by 24.0% in volume and 14.0% in value. Selangor continued to dominate the market, with 33.6% of the nation's volume, followed by Johor and Sarawak, each with 13.5% and 10.4% market share.

Chart 25

Industrial Transactions Volume 2016 – 2020

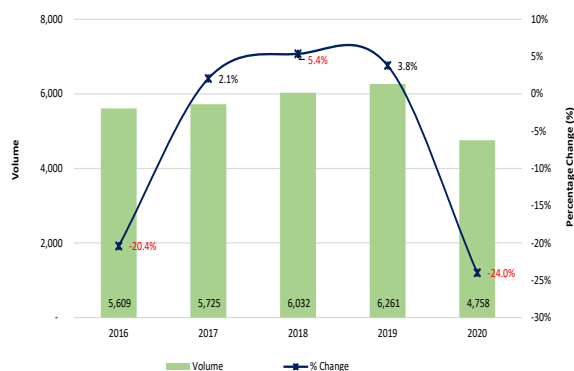


Chart 26

Industrial Transactions Value 2016 – 2020



Status Pasaran

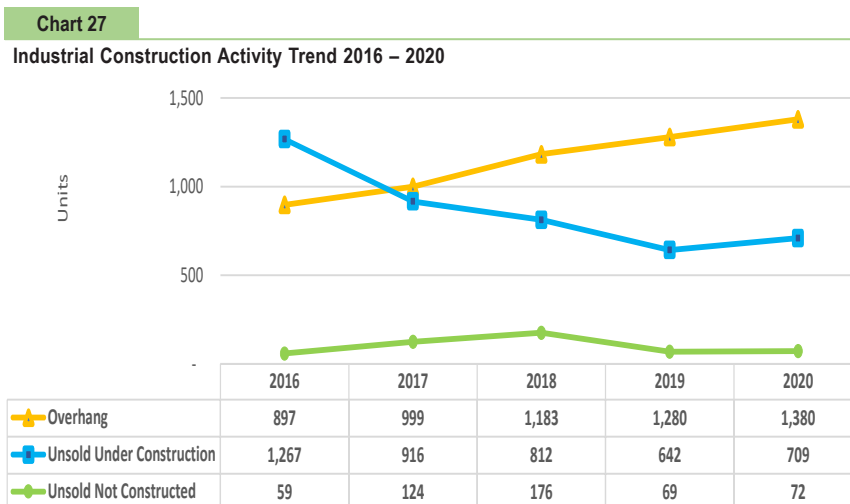
Unit industri siap dibina tidak terjual meningkat sedikit kepada 1,380 unit bernilai hampir RM2.19 bilion, naik 7.8% dalam bilangan dan 16.6% dalam nilai berbanding 2019. Manakala unit dalam pembinaan belum terjual dan belum dibina belum terjual masing-masing meningkat kepada 709 unit dan 72 unit, naik 10.4% dan 4.3%.

Mengikut negeri, Johor mempunyai sebahagian besar bilangan siap dibina tidak terjual, dengan 37.7% syer, diikuti oleh Sarawak (23.7%) dan Pulau Pinang (10.4%). Mengikut jenis, kilang teres dan berkembar membentuk sebahagian besar siap dibina tidak terjual, masing-masing dengan 41.6% dan 39.1% syer di dalam pasaran. Mengikut harga, yang melebihi RM1 juta membentuk 57.6% daripada jumlah keseluruhan unit siap dibina tidak terjual.

Market Status

The industrial overhang increased slightly to 1,380 units worth nearly RM2.19 billion, up by 7.8% volume and 16.6% in value against 2019. Meanwhile, the unsold under construction and not constructed increased to 709 units and 72 units, up by 10.4% and 4.3% respectively.

By state, Johor held most of the overhang, with 37.7% share, followed by Sarawak (23.7%) and Pulau Pinang (10.4%). By type, terraced and semi-detach units formed the bulk of the overhang, each with 41.6% and 39.1% share respectively. By price, those above RM1 million form 57.6% of the total overhang units.



Aktiviti Pembinaan

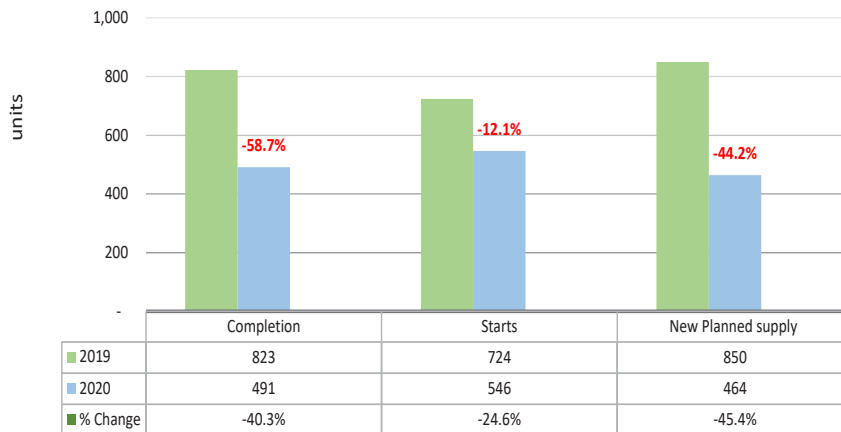
Dari segi pembinaan, subsektor perindustrian kekal dengan nada rendah kerana siap dibina, mula dibina dan penawaran baharu dirancang merekodkan penurunan mendadak. Siap dibina, mula dibina dan penawaran baharu dirancang masing-masing menurun 40.3%, 24.6% dan 45.4% kepada 491 unit, 546 unit dan 464 unit. Selangor menyumbang bilangan siap dibina tertinggi, menyumbang 36.5% daripada jumlah keseluruhan negara, diikuti Pulau Pinang (22.8%) dan Johor (22.2%). Pada akhir 2020, terdapat sedikit lebih daripada 118,000 unit industri sedia ada, sedikit lebih daripada 4,000 unit dalam penawaran akan datang dan hampir 7,000 unit dalam penawaran dirancang.

Construction Activity

On the construction front, the industrial sub-sector remain on a low tone as completion, starts and new planned supply recorded sharp decline. Completion, starts and new planned supply were down by 40.3%, 24.6% and 45.4% to 491 units, 546 units and 464 units respectively. Selangor contributed the highest number of completions, accounting for 36.5% of the national total, followed by Pulau Pinang (22.8%) and Johor (22.2%). As at end-2020, there were slightly more than 118,000 existing industrial units, slightly more than 4,000 units in the incoming supply and nearly 7,000 units in the planned supply.

Chart 28

Industrial Construction Activity 2019 - 2020



Harga

Harga harta tanah industri menunjukkan trend lebih stabil di seluruh negeri dengan trend menurun disaksikan untuk kilang teres. Di Selangor, teres dua tingkat di Taman Perindustrian Ringan Bukit Serdang dan SS25 Petaling Jaya masing-masing merosot 8.2% dan 7.1% kepada RM1.56 juta dan RM1.3 juta. Sebaliknya, plot industri kosong di Mukim Klang: Bandar Armada Putra, Taman Perindustrian Pulau Indah dan Taman Perindustrian Seri Alam masing-masing dipindah milik dengan harga RM580 s.m.p. hingga RM635 s.m.p., RM645 s.m.p. hingga RM725 s.m.p. dan RM1,121 s.m.p., meningkat 3.2%, 4.8% dan 7.8%. Peningkatan ini disebabkan oleh pertambahan permintaan terhadap gudang kerana pengembangan e-dagang.

Price

Prices of industrial property showed a more stable trend across the states with downward trend witnessed for terraced factory. In Selangor, double storey terraced in Bukit Serdang Light Industrial Park and SS25 Petaling Jaya declined by 8.2% and 7.1% to RM1.56 million and RM1.3 million respectively. On the contrary, vacant industrial plots in Mukim Klang: Bandar Armada Putra, Pulau Indah Industrial Park and Seri Alam Industrial Park were transacted at RM580 p.s.m to RM635 p.s.m., RM645 p.s.m. to RM725 p.s.m. and RM1,121 p.s.m., increased by 3.2%, 4.8% and 7.8% respectively. The increase could be attributed to growing demand for warehouse due to expansion of e-commerce.

2.4 Harta Pertanian

Transaksi

Subsektor pertanian merekodkan 61,326 transaksi bernilai RM12.50 bilion, menurun 10.7% dalam bilangan tetapi meningkat 0.6% dalam nilai berbanding 2019 (68,665 transaksi bernilai RM12.42 bilion). Subsektor ini berada di tempat kedua dari segi sumbangan kepada bilangan transaksi keseluruhan pasaran dengan 20.7% syer tetapi hanya menyumbang 10.5% syer dalam nilai transaksi.

Mengikut negeri, Perak dan Kedah menyumbang bilangan transaksi lebih tinggi kepada jumlah nasional, setiap negeri dengan 16.9% syer (Perak: 10,365 transaksi; Kedah: 10,348 transaksi). Dari segi nilai, Johor mendahului pasaran dengan 20.2%, diikuti oleh Pahang (16.5%).

Terdapat 54 transaksi tanah ladang bernilai RM2.51 bilion dicatatkan pada 2020. Masing-masing 16 di Sabah dan

2.4 Agriculture Property

Transaction

Agriculture sub-sector recorded 61,326 transactions worth RM12.50 billion, down by 10.7% in volume but up by 0.6% in value against 2019 (68,665 transactions worth RM12.42 billion). The sub-sector ranked second in terms of contribution to the overall market volume with 20.7% share whilst contributed only 10.5% share in transaction value.

By state, Perak and Kedah contributed higher market volume to the national total, each with 16.9% share (Perak: 10,365 transactions; Kedah: 10,348 transactions). In terms of value, Johor led the market with 20.2%, followed by Pahang (16.5%).

There were 54 estate land transactions worth RM2.51 billion recorded in 2020. Sixteen each in Sabah and

Pahang, lima di Perak, masing-masing empat di Johor dan Negeri Sembilan, masing-masing tiga di Kelantan dan Sarawak, dua di Kedah dan satu di Selangor. Darpada 54 transaksi, 24 tanah ladang dijual pada 2020, 26 dijual pada 2019 dan empat dijual pada 2018 tetapi disempurnakan pada 2020.

Pahang, five in Perak, four each in Johor and Negeri Sembilan, three each in Kelantan and Sarawak, two in Kedah and one in Selangor. Out of 54 transactions, 24 estate lands were sold in 2020, 26 were sold in 2019 and four were sold in 2018 but concluded in 2020.

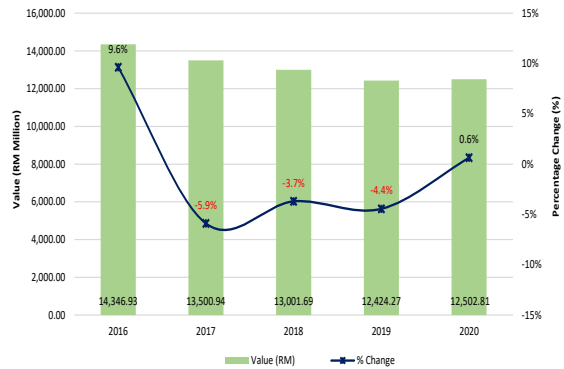
Chart 29

Agriculture Transactions Volume 2016 – 2020



Chart 30

Agriculture Transactions Value 2016 – 2020



Harga

Harga tanah pertanian pada amnya stabil. Di Kedah, tanah sawah tanaman padi dua kali setahun di tepi jalan di Kubang Pasu dipindah milik dalam lingkungan RM245,000 hingga RM250,000 sehektar, tanah serupa di Kota Setar dipindah milik dalam lingkungan RM172,000 dan RM242,000 sehektar. Di Johor, tanah tanaman durian memperoleh harga lebih tinggi daripada RM245,000 sehektar hingga setinggi RM519,000 sehektar manakala tanah tanaman durian di Perak dipindah milik dalam lingkungan RM50,000 hingga RM380,000 sehektar.

Price

Prices of agriculture land were generally stable. In Kedah, road frontage double cropping paddy lands in Kubang Pasu were transacted between RM245,000 and RM250,000 per hectare, similar lands in Kota Setar were transacted between RM172,000 and RM242,000 per hectare. In Johor, durian lands fetched higher prices from RM245,000 per hectare to as high as RM519,000 per hectare whilst durian lands in Perak were transacted between RM50,000 and RM380,000 per hectare.

3.0 PROSPEK 2021

Berdasarkan keadaan semasa wabak Covid-19 yang berpanjangan dan jangkaan kesan terhadap ekonomi keseluruhan, prestasi pasaran harta tanah dijangka kekal perlahan dan lemah pada 2021. Bank Negara Malaysia meramalkan KDNK Malaysia akan meningkat dalam lingkungan 5.5% hingga 8.0 % pada 2021 manakala Bank Dunia meramalkan ekonomi Malaysia akan berkembang 6.7%.

3.0 2021 OUTLOOK

Based on the current prolonged Covid-19 pandemic and the foreseeable impact on the overall economy, the property market performance is expected to remain cautious and soft in 2021. Bank Negara Malaysia is forecasting the Malaysia’s GDP to grow within the range of 5.5% to 8.0% in 2021 while the World Bank is forecasting Malaysia’s economy to grow by 6.7%.

Namun begitu, kerajaan telah memperkenalkan Pakej Rangsangan Ekonomi Prihatin Rakyat (PRIHATIN) dan Pelan Pemulihan Ekonomi Jangka Pendek (PENJANA) pada 2020 serta Belanjawan 2021 untuk membantu mengurangkan kesan terhadap pasaran harta tanah.

Nevertheless, the government has introduced Prihatin Rakyat Economic Stimulus Package (PRIHATIN) and Short-term Economic Recovery Plan (PENJANA) in 2020 as well as Budget 2021 to help cushion the impact on property market.

Dari segi pembangunan infrastruktur, kerajaan telah memperuntukkan RM15 bilion untuk membiayai Lebuh raya Pan Borneo, Gemas-Johor Bahru Electrified Double-tracking Project and Klang Valley Double

On the infrastructure development front, the government has allocated RM15 billion to fund the Pan Borneo Highway, Gemas-Johor Bahru Electrified Double-tracking Project and Klang Valley Double Tracking Project Phase

Tracking Project Fasa 1 di bawah Belanjawan 2021. Di samping itu, beberapa projek utama akan diteruskan seperti Rapid Transit System (RTS) dari Johor Bharu ke Woodlands, Singapura dan MRT 3 di Lembah Klang. Perincian projek utama di bawah Belanjawan 2021 adalah seperti berikut:

Mega Infrastructure Project	Description	Status
Gemas-Johor Bahru electrified double-track	i) 192 km ii) West coast of Peninsular Malaysia	i) Under construction ii) Expected completion by 2022
Pan Borneo Highway	i) Sabah : 706 km ii) Sarawak : 1,077 km	i) Under construction ii) Expected completion by 2022/2023
Klang Valley Double-Track (KVDT) Phase 1	i) Phase 1A: Rawang – Simpang Batu] (SU) – 28 km ii) Phase 1B: Kuala Lumpur - Simpang Pelabuhan Klang (SPK) – 2.7 km	No information
Rapid Transit System (RTS)	i) Bukit Chagar, Johor Bahru – Woodlands, Singapore	i) To resume in 2021 ii) Expected completion by 2026
MRT 3	i) Klang Valley	i) Planning and development stage
KL-Singapore High Speed Rail (HSR)	ii) 350 km railway iii) Bandar Malaysia – Jurong East Singapore	Cancelled - according to the announcement by government in January 2021

Di samping itu, terdapat beberapa projek besar baharu bernilai kira-kira RM3.8 bilion yang akan dilaksanakan pada waktunya. Projek-projek ini diharap dapat mendorong pasaran harta tanah dan mengubah landskap pembangunan harta tanah. Projek tersebut adalah:

1. Projek Fasa 2 pembinaan jambatan Klang ke-3 di Selangor;
2. Meneruskan projek Central Spine Road di jajaran baharu di Negeri Kelantan dan Pahang;
3. Menaik taraf jambatan merentasi Sungai Marang;
4. Menaik taraf Jalan Persekutuan menghubungkan Gerik, Perak ke Kulim, Kedah;
5. Meneruskan projek Fasa 3 bagi membina dan menaik taraf Jalan litar Pulau Indah, Klang, Selangor;
6. Pembinaan Lebuhraya Pan Borneo Sabah bagi pakej dari Serusop ke Pituru; dan
7. Projek Jalan Pintasan Cameron Highlands, Pahang dengan penekanan langkah pemulihan alam sekitar.

Sementara itu, beberapa projek infrastruktur yang sedang berjalan tertangguh terutamanya kerana pandemik Covid-19 dan pelaksanaan Perintah Kawalan Pergerakan dan Perintah Kawalan Pergerakan Bersyarat. Projek infrastruktur dalam pembinaan merangkumi:

1 under Budget 2021. In addition, several key projects will be continued such as Rapid Transit System (RTS) Link from Johor Bharu to Woodlands, Singapore and MRT 3 in Klang Valley. The details of the key projects under Budget 2021 are as follows:

In addition, there are several large new projects worth approximately RM3.8 billion which will be implemented in due time. These projects are expected to drive the property market and change the property development landscape. They are:

1. Construction of the Second Phase of the Klang Third Bridge in Selangor;
2. Continuing the Central Spine Project with the new alignment from Kelantan to Pahang;
3. Upgrading the bridge across Sungai Marang, Terengganu;
4. Upgrading of Federal Road connecting Gerik, Perak to Kulim, Kedah;
5. Building and upgrading phase of Pulau Indah, Klang Ringroad Phase 3, Selangor.
6. Construction of Pan Borneo Highway Sabah from Serusop to Pituru; and
7. Construction of Cameron Highlands Bypass road, Pahang with emphasis on preserving the environment.

Meanwhile, several on-going infrastructure projects have been delayed primarily due to the Covid-19 pandemic and implementation of Movement Control Order and Conditional Movement Control Order. The on-going infrastructure projects include:

Infrastructure project	Descriptions	Status / Commencement/ Completion Year
Damansara – Shah Alam Elevated Expressway (DASH)	i) 20 km highway ii) connecting Penchala Link, LDP, NKVE with Guthrie Corridor Expressway (GCE)	i) Delayed ii) Under construction iii) Expected completion by end 2021
Sungai Besi – Ulu Kelang Elevated Expressway (SUKE):	i) 24.4 km highway ii) Start in Sri Petaling and ending in Ulu Kelang	i) Delayed ii) Under construction iii) Expected completion by end 2021
East Klang Valley Expressway (EKVE)	i) 39.5 km highway ii) connecting Ukay Perdana, Ampang and Bandar Sungai Long, Kajang	i) Delayed ii) Under construction iii) Expected completion by end 2021
West Coast Expressway (WCE)	i) 233 km highway ii) Taiping (Perak) – Banting (Selangor)	i) Delayed ii) WCE line in Selangor expected completion by 2024
Setiawangsa – Pantai Expressway (SPE) (formerly known as DUKE3)	i) 29.8 km highway ii) KL City Bypass	i) Delayed – the original schedule was completion by 2020 ii) Expected completion by 2021
Lebuhraya Putrajaya -KLIA (MEX II)	i) 18 km highway extension from the existing Putrajaya MEX highway ii) Putrajaya – KLIA – KLIA2	i) Delayed – the original schedule was completion by 2020
East Coast Rail Link (ECRL)	i) 640 km railway ii) Kelantan- Terengganu- Pahang-Negeri Sembilan-Selangor-Putrajaya- Port Klang	i) Under construction ii) Realignment iii) Expected completion by 2026
MRT 2	Sungai Buloh – Putrajaya	i) Under construction ii) Expected completion by 2022
LRT 3	i) 37 km railway ii) Bandar Utama – Klang Selangor	i) Under construction ii) Expected completion by 2024

Bandar Malaysia, projek mega yang dijangka akan dimulakan pada bulan Jun 2021. Fasa pertama yang merangkumi beberapa menara pejabat, hotel, pangsapuri khidmat dan kediaman mewah akan dibangunkan selama empat tahun. Projek ekonomi nasional utama ini diharap dapat meningkatkan ekonomi Malaysia dan memacu pasaran harta tanah dalam jangka panjang.

Projek mega penting lain yang diharap dapat memberi kesan yang besar kepada pasaran harta tanah adalah pembangunan Kwasa Damansara oleh KWSP. Ia merangkumi komersial dan kediaman, lebih daripada 25,000 rumah termasuk 10,000 rumah mampu milik akan dibina.

Pasaran kediaman dijangka mengalami kenaikan perlahan pada separuh kedua tahun 2021. Tumpuan akan kekal pada segmen mampu milik. Kerajaan telah memperuntukkan sejumlah RM1.2 bilion dana untuk menyediakan perumahan yang selesa dan berkualiti, terutama untuk golongan berpendapatan rendah, di bawah Belanjawan 2021 yang meliputi:

Bandar Malaysia, a significant mega-project is expected to commence construction by June 2021. The first phase comprising several Grade A office towers, hotels, serviced apartments and luxury residences, will be developed over four years. This prime national economic project is expected to boost the Malaysian economy and spur the property market in the long run.

Another significant mega-project which is expected to have significant impact on the property market is the development of Kwasa Damansara by EPF. It will comprise commercial and residential, more than 25,000 houses including 10,000 affordable houses will be built.

The residential market is expected to see a slow uptick in the second half of year 2021. The focus would remain on affordable segment. Government has allocated a total of RM1.2 billion fund for providing comfortable and quality housing, especially for the low-income group, under Budget 2021 which include:

1. RM500 juta untuk membina 14,000 unit rumah kos rendah di bawah Program Perumahan Rakyat.
2. RM315 juta untuk pembinaan 3,000 unit Rumah Mesra Rakyat oleh Syarikat Perumahan Nasional Berhad.
3. RM125 juta untuk penyelenggaraan perumahan berstrata kos rendah dan sederhana rendah serta bantuan untuk memperbaiki rumah yang buruk dan yang rosak akibat bencana alam; dan
4. RM310 juta untuk Program Perumahan Penjawat Awam Malaysia (PPAM).

Pada masa yang sama, pelbagai insentif dimulakan oleh kerajaan untuk mempromosikan pemilikan rumah, terutama untuk pembeli pertama kali, yang meliputi:

1. Pengecualian duti setem penuh pada instrumen pindah milik dan perjanjian pinjaman untuk pembeli rumah pertama akan dilanjutkan sehingga 31 Disember 2025. Pengecualian ini berkuat kuasa untuk penjualan dan pembelian yang dilaksanakan dari 1 Januari 2021 hingga 31 Disember 2025.
2. Pengecualian Duti Setem pada perjanjian pinjaman dan instrumen pindah milik yang diberikan kepada kontraktor penyelamat dan pembeli rumah asal dilanjutkan selama lima tahun. Pengecualian ini berkesan untuk perjanjian pinjaman dan instrumen pindah milik yang dilaksanakan dari 1 Januari 2021 hingga 31 Disember 2025 untuk projek perumahan terbengkalai yang diperakui oleh Kementerian Perumahan dan Kerajaan Tempatan (KPKT).
3. Kerajaan akan bekerjasama dengan institusi kewangan terpilih untuk menyediakan Skim Sewa untuk Milik. Program ini akan dilaksanakan sehingga tahun 2022 yang melibatkan 3,000 unit rumah PR1MA dengan nilai keseluruhan lebih daripada RM1 bilion.

2020 adalah tahun yang mencabar bukan sahaja bagi harta tanah kediaman tetapi juga untuk subsektor komersial. Prestasi runcit secara keseluruhan perlahan sejak beberapa tahun kebelakangan dan keadaan bertambah buruk pada 2020 kerana wabak tersebut. Giant keluar daripada pasaran Sarawak dan Sabah dengan memindahkan kedai kepada pemain tempatan, Robinson Department Store menutup operasinya secara kekal di Malaysia ketika dua kedai yang terletak di The Gardens Mall dan Four Seasons Place ditutup. Industri hotel paling teruk dilanda pada 2020. Penutupan sempadan antarabangsa, larangan pergerakan antara daerah dan pergerakan antara negeri dalam usaha membendung penyebaran virus, banyak hotel ditutup, taman hiburan ditutup sementara perjalanan percutian berhenti.

1. RM500 million to build 14,000 units low cost housing under Program Perumahan Rakyat.
2. RM315 million for the construction of 3,000 units of Rumah Mesra Rakyat by Syarikat Perumahan Nasional Berhad.
3. RM125 million for the maintenance of low cost and medium-low stratified housing as well as assistance to repair dilapidated houses and those damaged by natural disasters; and
4. RM310 million for the Malaysia Civil Servants Housing Program (PPAM).

At the same time, various incentives are initiated by the government to promote home ownership, especially for first-time buyers, which include:

1. Full stamp duty exemption on instruments of transfer and loan agreement for first-time home buyers will be extended until 31 December 2025. This exception is effective for sale and purchase executed from 1 January 2021 to 31 December 2025.
2. Stamp Duty exemption on loan agreement and instruments of transfer given to rescuing contractors and the original house purchasers is extended for five years. This exemption is effective for loan agreements and instruments of transfer executed from 1 January 2021 to 31 December 2025 for abandoned housing projects certified by Ministry of Housing and Local Government (KPKT).
3. The Government will collaborate with selected financial institutions to provide a Rent-to-Own Scheme. The program will be implemented until 2022 involving 3,000 units PR1MA houses with a total value of more than RM1 billion.

2020 was a challenging year for the residential property but also for commercial sub-sector. The overall retail performance has been sluggish in past years and the situation was worsened in 2020 due to the pandemic. Giant exited Sarawak and Sabah market by transferring the stores to local players, Robinson Department Store permanently shut down its operations in Malaysia as two stores located at The Gardens Mall and Four Seasons Place closed down. The hotel industry was the worst hit in 2020. The closure of international borders, inter-district as well as interstate movements restriction in an effort to stem the spread of the virus, many hotels shuttered, amusement and theme parks closed while leisure travel ceased.

Segmen harta tanah ruang niaga, pejabat dan hotel dijangka kekal rata pada separuh pertama 2021. Segmen ruang niaga akan terus menghadapi persaingan sengit daripada platform membeli-belah dalam talian apabila gaya hidup berubah. Selain itu, lebih banyak pusat membeli-belah baru dijangka akan siap dibina dan memasuki ke pasaran ruang niaga, yang akan mendorong peningkatan pesaingan di antara pemilik pusat membeli-belah untuk menarik penyewa dan pembeli. Pusat membeli-belah kejiranan yang dihuni oleh kedai-kedai yang menyediakan produk dan perkhidmatan penting dan asas cenderung berprestasi lebih baik dan pulih lebih cepat berbanding dengan pusat membeli-belah yang memberi tumpuan kepada penawaran mewah, sementara itu prestasi kompleks perniagaan yang berfokus pada pelancong akan sangat bergantung pada bila masa sempadan antarabangsa dibuka.

Segmen pejabat diramalkan akan terus berada di bawah tekanan pada tahun 2021. Oleh kerana bekerja dari rumah menjadi norma baru, ada kemungkinan permintaan yang lebih sedikit untuk ruang pejabat. Ini boleh menyebabkan keadaan penawaran berlebihan, kekosongan yang tinggi dan tekanan sewa yang semakin menurun. Akibatnya, bangunan pejabat yang terjejas mungkin memerlukan pilihan lain yang mungkin iaitu penukaran ke penggunaan lain seperti institusi pengajian tinggi, asrama dan lain-lain.

Bagi segmen hotel, pelancaran Dasar Pelancongan Nasional (DPN) 2020-2030 pada bulan Disember 2020, yang bertujuan untuk memastikan kesinambungan industri pelancongan negara, mungkin dapat memberikan harapan kepada segmen tersebut. Inisiatif ini dapat menjadikan Malaysia sebagai destinasi pelancongan pilihan di peringkat global, dengan syarat program vaksinasi nasional dilancarkan dengan berkesan dan perjalanan melintasi sempadan dibenarkan.

Di segmen pangsapuri khidmat, keadaan siap dibina tidak terjual dan dalam pembinaan belum terjual akan tetap menjadi perhatian di pasaran harta tanah pada 2021 kerana jumlah bilangannya terus meningkat pada 2020 dan kemungkinan tidak akan diserap dalam waktu terdekat.

Untuk subsektor perindustrian, kerajaan juga telah memperuntukkan RM100 juta untuk penyelenggaraan infrastruktur di taman perindustrian yang akan meningkatkan daya saing industri dan daya tarikan bagi pelabur di bawah Belanjawan 2021. Permintaan untuk kemudahan logistik dan pergudangan dijangka meningkat seiring dengan prestasi kukuh sektor perkilangan dan platform e-dagang.

Retail, office and hotel property segments are expected to remain flat in the first half of 2021. The retail segment will continue facing stiff competition from online shopping platform as lifestyle changes. Apart from that, more new shopping malls are expected to complete and enter the retail market, which will lead to increasing competitive amongst the malls owners to attract tenants and shoppers. Neighbourhood malls that are occupied by shops providing essential products and services is likely to perform better and recover quicker compared to malls focusing on luxury offerings, whilst tourist-focused retail malls' performance will mainly depend on when the international borders to be open.

The office segment is forecasted to remain under pressure in 2021. As working from home is becoming a new norm, there is a likelihood of less demand for office space. This may lead to oversupply situation, high vacancy and further downward rental pressure. As a result, the affected office buildings may need resort to other possible options i.e. conversion to other usage such as higher learning institution, hostels, etc.

As for the hotel segment, the launching of National Tourism Policy (DPN) 2020-2030 in December 2020, which aims to ensure continuity of the country's tourism industry, may provide a silver lining to the segment. The initiative may put Malaysia as the preferred tourism destination at the global level, provided the national vaccination program rolls out effectively and cross border travels are allowed.

In the service apartment segment, the overhang and unsold under construction situation will remain an issue of concern in the property market in 2021 as the numbers continued to increase in 2020 and is not likely to be absorbed in the near future.

For industrial sub-sector, the government has also allocated RM100 million for the maintenance of infrastructure in industrial parks which would enhance competitiveness of the industry and attractiveness for investors under Budget 2021. Demand for logistics and warehousing facilities is expected to grow in tandem with the robust performance of the manufacturing sector and the e-commerce platform.

Kesimpulannya, prestasi pasaran harta tanah pada 2021 banyak bergantung pada prospek ekonomi dan kewangan negara. Ketersediaan vaksin Covid-19 di seluruh negara dilihat sebagai asas untuk mencegah gelombang penyebaran jangkitan baru. Ini akan membantu meningkatkan keyakinan perniagaan, sentimen isi rumah dan ekonomi umum, yang kemungkinan akan menyaksikan kenaikan perlahan di pasaran harta tanah pada separuh kedua tahun 2021.

In conclusion, the property market performance in 2021 is much dependant on the country's economic and financial outlook. The availability and rolling out of Covid-19 vaccine throughout the country is seen as fundamental to deter any new wave of infection spread. This will help boost business confidence, household sentiments as well as the general economy, which will likely see a soft upturn in the property market in the second half of 2021.

JADUAL GAMBARAN KESELURUHAN
OVERVIEW TABLE

Jadual I / Table I
Penunjuk Utama Ekonomi Malaysia
Key Indicators of the Malaysian Economy

Pendapatan Negara dan Pengeluaran Dalam Negeri	2018 ^a		2019 ^a		2020 ^a		
	RM Juta/ RM Million	% Pertumbuhan Growth					
Jumlah Penduduk (Juta)	32.4	1.1	32.5	0.3	32.7	0.6	Total Population (Million)
Keluaran Dalam Negara Kasar (KDNK) (pada harga malar 2015)	1,362.8	4.8	1,421.5	4.3	1,342.0	-5.6	Gross Domestic Product (GDP) (2015 constant prices)
Sektor Utama yang menyumbang kepada KDNK							Key Sectors Contributing to GDP
• Pertanian	99.6	0.1	101.5	2.0	99.3	(2.2)	• Agriculture, forestry and fishery
• Perlombongan	103.5	(2.2)	101.4	(2.0)	91.3	(10.0)	• Mining
• Perkilangan	304.8	5.0	316.3	3.8	308.1	(2.6)	• Manufacturing
• Pembinaan	66.2	4.2	66.3	0.1	53.4	(19.4)	• Construction
• Perkhidmatan	772.7	6.8	820.1	6.1	774.9	(5.5)	• Services
- Elektrik dan gas	28,906.0	4.5	30,534.0	5.6	29,475.0	(3.5)	- Elektrik dan gas
- Pengangkutan dan penyimpanan	50,219.0	6.4	53,650.0	6.8	41,908.0	(21.9)	- Transport and storage
- Maklumat dan komunikasi	79,210.0	8.3	84,426.0	6.6	89,498.0	6.0	- Wholesale, and retail trade
- Perdagangan borong dan runcit	203,398.0	8.8	217,629.0	7.0	205,066.0	(5.8)	- Wholesale, and retail trade
- Penginapan	9,230.0	6.0	9,842.0	6.6	4,887.0	(50.3)	- Accommodation
- Kewangan dan insurans	89,080.0	6.9	93,211.0	4.8	95,684.0	2.9	- Finance and insurance
- Harta tanah dan perkhidmatan perniagaan	63,609.0	6.8	68,565.0	7.0	58,172.0	(16.0)	- Real estate and business services
- Perkhidmatan kerajaan	114,682.0	4.5	118,871.0	3.7	124,210.0	4.5	- Government services
- Perkhidmatan-perkhidmatan lain	46,519.0	5.3	49,074.0	5.5	43,182.0	(12.0)	- Other services
Pendapatan Negara Kasar (PNK) RM Bilion (pada harga semasa)	1,402.4	5.2	1,470.4	4.9	1,388.9	(5.5)	Gross National Income (GNI) RM Billion (at current prices)
Pendapatan Negara Kasar (KNK) (pada harga tetap 2015)	1,334.6	4.1	1,398.9	4.8	1,330.5	(4.9)	Gross National Income (GNI) (2015 constant prices)
Guna Tenaga dan Buruh							Employment and Labour
Tenaga buruh (ribu)	15,280.3	2.4	15,581.6	2.0	15,988.3	2.6	Labour force (thousand)
Penduduk bekerja (ribu)	14,776.0	2.4	15,073.4	2.0	15,215.4	0.9	Employment (thousand)
Kadar pengangguran (%)	3.3		3.3		4.8		Unemployment rate (%)
Indeks Harga Pengguna	120.7		121.5		120.1		Consumer Price Index
Kadar Inflasi (% perubahan)	1.0		0.7		-1.2		Inflation Rates (% Change)

^a Data Awalan (Preliminary)

Sumber: Unit Perancang Ekonomi
Jabatan Perangkaan Malaysia
Kementerian Sumber Manusia Malaysia

Source: Economic Planning Unit
Department of Statistics, Malaysia
Ministry of Human Resource, Malaysia

Jadual III/ Table II
Bilangan Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga
Number of Property Transactions by Sub-Sector and Price Range

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Jan - Mar														
100,000 & Below	10,969	10,127	677	454	181	103	11,974	9,768	2,441	2,371	0	0	26,242	22,823
100,001 - 200,000	12,365	10,826	820	645	205	95	3,052	2,593	845	738	0	0	17,287	14,897
200,001 - 300,000	9,154	8,446	790	600	132	91	1,185	1,045	400	320	0	0	11,661	10,502
300,001 - 400,000	6,690	6,064	725	513	122	79	612	563	265	157	0	0	8,414	7,376
400,001 - 500,000	4,513	4,006	700	544	126	74	424	326	186	154	1	0	5,950	5,104
500,001 - 600,000	2,501	2,255	521	384	91	70	232	190	121	80	0	1	3,466	2,980
600,001 - 700,000	1,714	1,699	442	329	74	66	185	162	104	78	0	0	2,519	2,334
700,001 - 800,000	1,089	1,037	315	234	56	51	125	89	88	54	0	0	1,673	1,465
800,001 - 900,000	730	580	302	181	46	43	78	78	93	39	0	0	1,249	921
900,001 - 1,000,000	510	432	276	182	61	53	74	55	53	50	0	0	974	772
1,000,001 & Above	1,968	1,564	1,399	954	760	519	306	258	520	398	0	0	4,953	3,693
Total	52,203	47,036	6,967	5,020	1,854	1,244	18,247	15,127	5,116	4,439	1	1	84,388	72,867
Apr - Jun														
100,000 & Below	9,520	4,675	574	170	118	69	10,696	5,038	2,078	1,304	1	0	22,987	11,256
100,001 - 200,000	11,108	6,743	700	373	107	51	2,748	1,517	779	389	0	0	15,442	9,073
200,001 - 300,000	8,672	5,837	654	287	63	47	1,079	553	349	165	0	0	10,817	6,889
300,001 - 400,000	6,098	3,910	674	377	104	37	551	292	203	108	0	0	7,630	4,724
400,001 - 500,000	4,229	2,484	681	339	78	33	354	196	161	71	0	0	5,503	3,123
500,001 - 600,000	2,375	1,412	472	250	85	38	212	101	123	67	0	0	3,267	1,868
600,001 - 700,000	1,650	972	348	248	72	36	115	67	84	35	0	0	2,269	1,358
700,001 - 800,000	1,036	559	297	182	51	24	85	58	76	35	0	0	1,545	858
800,001 - 900,000	682	382	229	137	43	29	80	57	73	28	1	0	1,108	633
900,001 - 1,000,000	448	251	195	115	31	33	66	31	53	24	0	0	793	454
1,000,001 & Above	1,910	1,059	1,171	620	532	339	299	169	502	186	2	0	4,416	2,373
Total	47,728	28,284	5,995	3,098	1,284	736	16,285	8,079	4,481	2,412	4	0	75,777	42,609
Jul - Sept														
100,000 & Below	10,175	9,962	580	431	138	179	11,560	13,545	2,329	3,126	1	0	24,783	27,243
100,001 - 200,000	12,804	13,586	675	697	139	124	2,847	3,518	780	948	0	0	17,245	18,873
200,001 - 300,000	9,899	11,164	701	680	97	108	1,117	1,396	361	438	4	0	12,179	13,786
300,001 - 400,000	6,797	7,587	743	687	100	80	584	733	211	226	0	0	8,435	9,313
400,001 - 500,000	4,462	4,537	648	664	110	89	380	479	151	164	1	0	5,752	5,933
500,001 - 600,000	2,643	2,717	515	527	85	63	208	277	97	115	0	0	3,548	3,699
600,001 - 700,000	1,880	1,860	403	388	80	42	157	184	80	94	0	0	2,600	2,568
700,001 - 800,000	1,227	1,124	278	238	77	50	94	142	60	66	0	0	1,736	1,620
800,001 - 900,000	802	802	228	203	81	38	118	102	75	71	0	0	1,304	1,216
900,001 - 1,000,000	507	524	213	190	71	50	62	77	59	50	0	0	912	891
1,000,001 & Above	1,951	1,971	1,295	947	588	500	264	310	492	362	1	0	4,591	4,090
Total	53,147	55,834	6,279	5,652	1,566	1,323	17,391	20,763	4,695	5,660	7	0	83,085	89,232
Oct - Dec														
100,000 & Below	11,011	11,385	595	484	180	139	10,896	10,413	2,200	3,264	0	0	24,882	25,685
100,001 - 200,000	12,782	13,248	755	794	139	90	2,674	3,164	733	802	0	1	17,083	18,099
200,001 - 300,000	10,700	12,051	740	761	93	94	1,214	1,463	309	379	1	1	13,057	14,749
300,001 - 400,000	7,073	8,153	686	755	103	88	604	712	242	270	1	0	8,709	9,978
400,001 - 500,000	4,640	5,260	639	715	73	119	380	473	153	175	0	0	5,885	6,742
500,001 - 600,000	3,033	2,969	518	505	65	75	220	247	105	110	0	0	3,941	3,906
600,001 - 700,000	2,316	2,014	400	508	73	67	155	192	77	90	0	0	3,021	2,871
700,001 - 800,000	1,301	1,259	308	328	56	52	122	148	72	62	0	0	1,859	1,849
800,001 - 900,000	824	835	255	266	45	41	104	109	51	77	0	0	1,279	1,328
900,001 - 1,000,000	551	584	236	227	55	53	72	60	42	60	0	0	956	984
1,000,001 & Above	1,986	2,442	1,281	1,142	675	637	301	376	481	471	1	1	4,725	5,069
Total	56,217	60,200	6,413	6,485	1,557	1,455	16,742	17,357	4,465	5,760	3	3	85,397	91,260

Jadual III / Table II
 Bilangan Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga
 Number of Property Transactions by Sub-Sector and Price

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Jan - June														
100,000 & Below	20,489	14,802	1,251	624	299	172	22,670	14,806	4,519	3,675	1	0	49,229	34,079
100,001 - 200,000	23,473	17,569	1,520	1,018	312	146	5,800	4,110	1,624	1,127	0	0	32,729	23,970
200,001 - 300,000	17,826	14,283	1,444	887	195	138	2,264	1,598	749	485	0	0	22,478	17,391
300,001 - 400,000	12,788	9,974	1,399	890	226	116	1,163	855	468	265	0	0	16,044	12,100
400,001 - 500,000	8,742	6,490	1,381	883	204	107	778	522	347	225	1	0	11,453	8,227
500,001 - 600,000	4,876	3,667	993	634	176	108	444	291	244	147	0	1	6,733	4,848
600,001 - 700,000	3,364	2,671	790	577	146	102	300	229	188	113	0	0	4,788	3,692
700,001 - 800,000	2,125	1,596	612	416	107	75	210	147	164	89	0	0	3,218	2,323
800,001 - 900,000	1,412	962	531	318	89	72	158	135	166	67	1	0	2,357	1,554
900,001 - 1,000,000	958	683	471	297	92	86	140	86	106	74	0	0	1,767	1,226
1,000,001 & Above	3,878	2,623	2,570	1,574	1,292	858	605	427	1,022	584	2	0	9,369	6,066
Total	99,931	75,320	12,962	8,118	3,138	1,980	34,532	23,206	9,597	6,851	5	1	160,165	115,476
Jan - Sept														
100,000 & Below	30,664	24,764	1,831	1,055	437	351	34,230	28,351	6,848	6,801	2	0	74,012	61,322
100,001 - 200,000	36,277	31,155	2,195	1,715	451	270	8,647	7,628	2,404	2,075	0	0	49,974	42,843
200,001 - 300,000	27,725	25,447	2,145	1,567	292	246	3,381	2,994	1,110	923	4	0	34,657	31,177
300,001 - 400,000	19,585	17,561	2,142	1,577	326	196	1,747	1,588	679	491	0	0	24,479	21,413
400,001 - 500,000	13,204	11,027	2,029	1,547	314	196	1,158	1,001	498	389	2	0	17,205	14,160
500,001 - 600,000	7,519	6,384	1,508	1,161	261	171	652	568	341	262	0	1	10,281	8,547
600,001 - 700,000	5,244	4,531	1,193	965	226	144	457	413	268	207	0	0	7,388	6,260
700,001 - 800,000	3,352	2,720	890	654	184	125	304	289	224	155	0	0	4,954	3,943
800,001 - 900,000	2,214	1,764	759	521	170	110	276	237	241	138	1	0	3,661	2,770
900,001 - 1,000,000	1,465	1,207	684	487	163	136	202	163	165	124	0	0	2,679	2,117
1,000,001 & Above	5,829	4,594	3,865	2,521	1,880	1,358	869	737	1,514	946	3	0	13,960	10,156
Total	153,078	131,154	19,241	13,770	4,704	3,303	51,923	43,969	14,292	12,511	12	1	243,250	204,708
Jan - Dec														
100,000 & Below	41,675	36,149	2,426	1,539	617	490	45,126	38,764	9,048	10,065	2	0	98,894	87,007
100,001 - 200,000	49,059	44,403	2,950	2,509	590	360	11,321	10,792	3,137	2,877	0	1	67,057	60,942
200,001 - 300,000	38,425	37,498	2,885	2,328	385	340	4,595	4,457	1,419	1,302	5	1	47,714	45,926
300,001 - 400,000	26,658	25,714	2,828	2,332	429	284	2,351	2,300	921	761	1	0	33,188	31,391
400,001 - 500,000	17,844	16,287	2,668	2,262	387	315	1,538	1,474	651	564	2	0	23,090	20,902
500,001 - 600,000	10,552	9,353	2,026	1,666	326	246	872	815	446	372	0	1	14,222	12,453
600,001 - 700,000	7,560	6,545	1,593	1,473	299	211	612	605	345	297	0	0	10,409	9,131
700,001 - 800,000	4,653	3,979	1,198	982	240	177	426	437	296	217	0	0	6,813	5,792
800,001 - 900,000	3,038	2,599	1,014	787	215	151	380	346	292	215	1	0	4,940	4,098
900,001 - 1,000,000	2,016	1,791	920	714	218	189	274	223	207	184	0	0	3,635	3,101
1,000,001 & Above	7,815	7,036	5,146	3,663	2,555	1,995	1,170	1,113	1,995	1,417	4	1	18,685	15,225
Total	209,295	191,354	25,654	20,255	6,261	4,758	68,665	61,326	18,757	18,271	15	4	328,647	295,968

Jadual III/ Table III
 Nilai Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga (RM Juta)
 Value of Property Transactions by Sub-Sector and Price Range (RM Million)

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Jan - Mar														
100,000 & Below	638.73	588.67	40.40	27.53	9.21	5.51	480.55	392.28	107.51	106.68	0.00	0.00	1,276.40	1,120.67
100,001 - 200,000	1,904.08	1,683.19	125.88	102.01	29.60	15.86	444.32	375.20	123.37	106.95	0.00	0.00	2,627.24	2,283.22
200,001 - 300,000	2,328.52	2,155.26	200.52	152.95	33.77	23.64	296.47	260.77	99.93	81.28	0.00	0.00	2,959.21	2,673.89
300,001 - 400,000	2,366.84	2,135.22	258.66	183.68	43.57	28.10	215.68	196.84	93.28	54.75	0.00	0.00	2,978.03	2,598.60
400,001 - 500,000	2,050.73	1,822.19	322.50	250.96	57.70	33.80	191.69	148.85	83.93	69.88	0.46	0.00	2,707.01	2,325.68
500,001 - 600,000	1,383.87	1,246.17	291.71	214.12	51.23	39.38	127.40	105.76	67.54	43.86	0.00	0.59	1,921.75	1,649.88
600,001 - 700,000	1,121.37	1,108.01	290.95	215.88	49.20	43.60	120.95	105.38	67.79	51.60	0.00	0.00	1,650.26	1,524.46
700,001 - 800,000	820.10	781.06	239.04	178.07	42.67	38.94	93.80	67.43	66.71	41.15	0.00	0.00	1,262.31	1,106.65
800,001 - 900,000	625.21	495.61	259.88	155.60	39.92	37.09	66.75	67.19	79.75	33.43	0.00	0.00	1,071.50	788.93
900,001 - 1,000,000	488.90	414.13	267.33	176.21	58.86	51.28	71.85	52.70	51.45	47.84	0.00	0.00	938.39	742.16
1,000,001 & Above	4,498.24	3,166.07	4,461.88	3,422.87	3,758.82	2,869.64	1,038.22	788.40	4,013.81	1,520.23	0.00	0.00	17,770.97	11,767.21
Total	18,226.58	15,595.59	6,758.74	5,079.88	4,174.53	3,186.84	3,147.70	2,560.79	4,855.06	2,157.65	0.46	0.59	37,163.07	28,581.34
Apr - Jun														
100,000 & Below	579.98	292.72	32.43	11.70	6.05	4.34	432.25	210.55	91.78	57.67	0.03	0.00	1,142.52	576.98
100,001 - 200,000	1,728.62	1,065.14	103.98	57.02	15.55	7.56	397.71	216.26	113.49	56.10	0.00	0.00	2,359.35	1,402.08
200,001 - 300,000	2,208.25	1,488.27	167.21	74.86	15.90	12.24	268.91	137.53	87.53	41.49	0.00	0.00	2,747.80	1,754.39
300,001 - 400,000	2,154.35	1,373.61	242.69	134.38	36.61	13.65	192.71	101.59	71.59	37.80	0.00	0.00	2,697.96	1,661.03
400,001 - 500,000	1,919.58	1,130.59	311.74	155.18	35.90	15.08	160.06	89.09	73.05	32.09	0.00	0.00	2,500.32	1,422.04
500,001 - 600,000	1,315.53	782.62	263.19	139.83	47.32	21.33	116.83	55.79	67.98	37.43	0.00	0.00	1,810.86	1,036.99
600,001 - 700,000	1,079.72	632.70	228.28	162.15	47.65	23.82	74.92	43.45	54.91	22.73	0.00	0.00	1,485.49	884.85
700,001 - 800,000	777.81	423.56	225.14	137.84	38.70	18.30	63.78	43.82	57.16	26.57	0.00	0.00	1,162.59	650.10
800,001 - 900,000	582.75	325.82	197.44	117.69	37.03	24.68	68.68	48.82	62.31	23.63	0.83	0.00	949.04	540.65
900,001 - 1,000,000	430.62	240.77	189.12	111.41	30.21	31.87	63.75	29.88	51.01	23.07	0.00	0.00	764.70	437.00
1,000,001 & Above	3,652.68	2,263.40	4,026.56	2,331.12	2,532.49	2,047.45	1,786.19	588.78	1,741.56	757.29	2.85	0.00	13,742.34	7,988.04
Total	16,429.89	10,019.21	5,987.78	3,433.19	2,843.41	2,220.31	3,625.79	1,565.57	2,472.37	1,115.88	3.71	0.00	31,362.95	18,354.16
Jul - Sept														
100,000 & Below	617.39	631.93	34.78	24.94	7.05	9.56	467.47	564.42	104.47	141.31	0.10	0.00	1,231.27	1,372.15
100,001 - 200,000	1,993.99	2,125.81	106.12	108.69	20.29	19.37	411.77	509.33	112.76	136.46	0.00	0.00	2,644.93	2,899.65
200,001 - 300,000	2,524.16	2,844.51	179.66	174.76	25.82	27.07	279.96	347.17	89.76	109.32	1.02	0.00	3,100.37	3,502.83
300,001 - 400,000	2,403.79	2,672.71	265.52	245.16	36.10	28.36	204.72	255.45	73.73	78.71	0.00	0.00	2,983.87	3,280.40
400,001 - 500,000	2,025.00	2,063.70	297.57	303.27	50.22	40.79	173.00	218.69	68.04	74.42	0.44	0.00	2,614.27	2,700.88
500,001 - 600,000	1,467.51	1,507.38	287.32	294.86	47.67	34.84	114.32	152.62	53.78	64.20	0.00	0.00	1,970.60	2,053.90
600,001 - 700,000	1,232.51	1,212.63	263.59	254.61	52.57	27.73	102.99	119.78	52.14	60.77	0.00	0.00	1,703.80	1,675.52
700,001 - 800,000	925.35	847.38	210.72	181.09	57.99	38.65	71.06	107.56	45.15	49.56	0.00	0.00	1,310.27	1,224.25
800,001 - 900,000	685.43	685.36	196.68	174.95	68.32	32.48	101.64	87.08	64.50	60.27	0.00	0.00	1,116.56	1,040.14
900,001 - 1,000,000	486.17	502.34	207.01	183.37	68.36	48.21	60.02	73.42	56.44	48.23	0.00	0.00	878.01	855.57
1,000,001 & Above	3,759.95	4,277.73	5,806.57	2,970.76	2,703.35	3,313.89	739.30	1,448.58	2,056.33	1,161.49	1.99	0.00	15,067.49	13,172.45
Total	18,121.25	19,371.47	7,855.56	4,916.47	3,137.73	3,620.96	2,726.25	3,884.09	2,777.10	1,984.74	3.55	0.00	34,621.44	33,777.74
Oct - Dec														
100,000 & Below	636.56	660.16	35.26	31.76	10.26	6.48	442.86	446.57	100.75	113.48	0.00	0.00	1,225.69	1,258.44
100,001 - 200,000	2,001.24	2,063.92	119.96	119.72	20.31	14.52	390.68	460.57	108.17	116.35	0.00	0.19	2,640.36	2,775.27
200,001 - 300,000	2,725.97	3,075.98	190.27	195.87	24.08	23.87	304.52	363.45	76.18	94.03	0.25	0.24	3,321.25	3,753.46
300,001 - 400,000	2,498.69	2,877.52	245.84	268.47	36.78	31.76	213.43	250.58	85.48	94.08	0.32	0.00	3,080.53	3,522.42
400,001 - 500,000	2,109.79	2,391.92	291.83	326.60	33.27	55.02	171.96	215.82	69.69	78.86	0.00	0.00	2,676.55	3,068.22
500,001 - 600,000	1,683.03	1,648.46	288.94	282.20	36.31	41.35	121.91	136.77	58.76	61.01	0.00	0.00	2,188.95	2,169.79
600,001 - 700,000	1,509.91	1,314.23	264.23	333.58	48.55	44.21	100.91	125.14	50.71	58.88	0.00	0.00	1,974.30	1,876.04
700,001 - 800,000	975.63	949.64	233.61	248.64	42.71	39.67	91.27	110.69	54.11	46.76	0.00	0.00	1,397.34	1,395.40
800,001 - 900,000	703.35	712.48	219.62	227.18	39.09	35.71	88.84	93.26	43.93	65.76	0.00	0.00	1,094.83	1,134.38
900,001 - 1,000,000	528.96	561.59	228.36	219.15	53.06	51.17	69.11	57.78	40.22	57.71	0.00	0.00	919.72	947.40
1,000,001 & Above	4,256.20	4,631.53	6,265.29	3,846.86	4,345.58	3,391.44	929.06	2,231.71	1,936.21	2,356.69	3.90	2.82	17,736.24	16,461.06
Total	19,629.34	20,887.43	8,383.22	6,100.03	4,689.99	3,735.20	2,924.54	4,492.35	2,624.21	3,143.62	4.46	3.25	38,255.76	38,361.88

Jadual III/ Table III
 Nilai Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga (RM Juta)
 Value of Property Transactions by Sub-Sector and Price Range (RM Million)

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Jan - Jun														
100,000 & Below	1,218.71	881.39	72.83	39.23	15.25	9.85	912.80	602.83	199.29	164.36	0.03	0.00	2,418.92	1,697.65
100,001 - 200,000	3,632.70	2,748.33	229.86	159.04	45.15	23.42	842.03	591.46	236.85	163.05	0.00	0.00	4,986.59	3,685.30
200,001 - 300,000	4,536.77	3,643.52	367.73	227.81	49.68	35.88	565.38	398.30	187.45	122.76	0.00	0.00	5,707.01	4,428.28
300,001 - 400,000	4,521.19	3,508.84	501.35	318.06	80.18	41.75	408.39	298.43	164.87	92.55	0.00	0.00	5,675.98	4,259.63
400,001 - 500,000	3,970.31	2,952.78	634.23	406.15	93.60	48.88	351.75	237.94	156.98	101.97	0.46	0.00	5,207.33	3,747.72
500,001 - 600,000	2,699.41	2,028.79	554.90	353.95	98.55	60.70	244.23	161.55	135.52	81.29	0.00	0.59	3,732.61	2,686.87
600,001 - 700,000	2,201.09	1,740.71	519.24	378.03	96.85	67.42	195.88	148.82	122.70	74.33	0.00	0.00	3,135.75	2,409.31
700,001 - 800,000	1,597.91	1,204.63	464.17	315.91	81.36	57.24	157.58	111.25	123.87	67.72	0.00	0.00	2,424.89	1,756.74
800,001 - 900,000	1,207.96	821.43	457.32	273.30	76.95	61.77	135.43	116.02	142.06	57.06	0.83	0.00	2,020.54	1,329.58
900,001 - 1,000,000	919.51	654.90	456.45	287.62	89.06	83.15	135.60	82.58	102.46	70.92	0.00	0.00	1,703.09	1,179.16
1,000,001 & Above	8,150.92	5,429.48	8,488.44	5,753.98	6,291.31	4,917.09	2,824.42	1,377.18	5,755.37	2,277.52	2.85	0.00	31,513.31	19,755.25
Total	34,656.47	25,614.80	12,746.52	8,513.07	7,017.94	5,407.15	6,773.48	4,126.37	7,327.43	3,273.53	4.17	0.59	68,526.02	46,935.50
Jan - Sept														
100,000 & Below	1,836.10	1,513.32	107.62	64.17	22.31	19.41	1,380.27	1,167.25	303.76	305.66	0.13	0.00	3,650.19	3,069.81
100,001 - 200,000	5,626.69	4,874.14	335.98	267.72	65.43	42.79	1,253.80	1,100.79	349.62	299.51	0.00	0.00	7,631.52	6,584.95
200,001 - 300,000	7,060.93	6,488.03	547.39	402.57	75.50	62.96	845.33	745.47	277.22	232.09	1.02	0.00	8,807.38	7,931.11
300,001 - 400,000	6,924.98	6,181.54	766.87	563.23	116.28	70.11	613.11	553.88	238.61	171.27	0.00	0.00	8,659.85	7,540.02
400,001 - 500,000	5,995.31	5,016.48	931.81	709.42	143.82	89.67	524.75	456.64	225.02	176.39	0.90	0.00	7,821.60	6,448.60
500,001 - 600,000	4,166.91	3,536.16	842.22	648.81	146.22	95.54	358.55	314.18	189.30	145.49	0.00	0.59	5,703.21	4,740.78
600,001 - 700,000	3,433.60	2,953.34	782.83	632.64	149.41	95.15	298.86	268.60	174.84	135.10	0.00	0.00	4,839.54	4,084.83
700,001 - 800,000	2,523.25	2,052.01	674.90	497.00	139.35	95.89	228.64	218.81	169.02	117.29	0.00	0.00	3,735.16	2,980.99
800,001 - 900,000	1,893.39	1,506.79	654.00	448.24	145.26	94.25	237.07	203.10	206.55	117.34	0.83	0.00	3,137.10	2,369.72
900,001 - 1,000,000	1,405.69	1,157.24	663.47	470.99	157.43	131.36	195.62	156.00	158.90	119.15	0.00	0.00	2,581.10	2,034.73
1,000,001 & Above	11,910.87	9,707.21	14,295.01	8,724.74	8,994.66	8,230.98	3,563.71	2,825.76	7,811.70	3,439.01	4.84	0.00	46,580.80	32,927.70
Total	52,777.72	44,986.27	20,602.08	13,429.54	10,155.67	9,028.11	9,499.73	8,010.46	10,104.53	5,258.27	7.72	0.59	103,147.46	80,713.24
Jan - Dec														
100,000 & Below	2,472.65	2,173.47	142.88	95.93	32.56	25.89	1,823.14	1,613.82	404.51	419.14	0.13	0.00	4,875.88	4,328.25
100,001 - 200,000	7,627.93	6,938.06	455.94	387.45	85.75	57.30	1,644.48	1,561.36	457.78	415.86	0.00	0.19	10,271.88	9,360.22
200,001 - 300,000	9,786.89	9,564.01	737.65	598.44	99.57	86.83	1,149.85	1,108.92	353.40	326.12	1.26	0.24	12,128.63	11,684.57
300,001 - 400,000	9,423.67	9,059.07	1,012.71	831.70	153.06	101.87	826.54	804.46	324.09	265.35	0.32	0.00	11,740.39	11,062.44
400,001 - 500,000	8,105.10	7,408.41	1,223.64	1,036.02	177.09	144.69	696.71	672.46	294.71	255.25	0.90	0.00	10,498.15	9,516.82
500,001 - 600,000	5,849.95	5,184.62	1,131.17	931.01	182.53	136.89	480.46	450.94	248.06	206.50	0.00	0.59	7,892.16	6,910.56
600,001 - 700,000	4,943.51	4,267.57	1,047.06	966.22	197.96	139.36	399.77	393.74	225.54	193.98	0.00	0.00	6,813.84	5,960.88
700,001 - 800,000	3,498.89	3,001.65	908.51	745.64	182.07	135.56	319.92	329.49	223.13	164.05	0.00	0.00	5,132.51	4,376.39
800,001 - 900,000	2,596.74	2,219.27	873.62	675.42	184.35	129.96	325.91	296.36	250.48	183.10	0.83	0.00	4,231.93	3,504.10
900,001 - 1,000,000	1,934.65	1,718.83	891.83	690.14	210.49	182.53	264.73	213.78	199.12	176.86	0.00	0.00	3,500.82	2,982.14
1,000,001 & Above	16,167.07	14,338.74	20,560.30	12,571.60	13,340.24	11,622.42	4,492.77	5,057.48	9,747.91	5,795.70	8.74	2.82	64,317.03	49,388.76
Total	72,407.06	65,873.70	28,985.30	19,529.57	14,845.67	12,763.30	12,424.27	12,502.81	12,728.74	8,401.90	12.19	3.84	141,403.22	119,075.12

Horizontal and vertical total may not add up to the shown figures due to rounding off.

Jadual IV / Table IV
Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa
Number of Property Transactions by State and Time Period

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
W.P. Kuala Lumpur														
Jan - Mar	2,690	2,420	1,164	710	53	26	0	0	43	46	0	0	3,950	3,202
Apr - June	2,599	1,680	849	502	28	8	0	0	70	21	0	0	3,546	2,211
Jul - Sept	2,915	3,152	1,015	799	29	27	0	0	35	25	0	0	3,994	4,003
Oct - Dec	2,896	3,354	946	1,061	39	24	0	0	55	31	1	1	3,937	4,471
Jan - June	5,289	4,100	2,013	1,212	81	34	0	0	113	67	0	0	7,496	5,413
Jan - Sept	8,204	7,252	3,028	2,011	110	61	0	0	148	92	0	0	11,490	9,416
Jan - Dec	11,100	10,606	3,974	3,072	149	85	0	0	203	123	1	1	15,427	13,887
W.P. Putrajaya														
Jan - Mar	136	70	5	12	1	0	0	0	0	0	0	0	142	82
Apr - June	131	31	2	5	0	0	0	0	0	0	0	0	133	36
Jul - Sept	133	107	7	8	0	0	0	0	0	0	0	0	140	115
Oct - Dec	152	64	9	5	0	0	0	0	0	0	0	0	161	69
Jan - June	267	101	7	17	1	0	0	0	0	0	0	0	275	118
Jan - Sept	400	208	14	25	1	0	0	0	0	0	0	0	415	233
Jan - Dec	552	272	23	30	1	0	0	0	0	0	0	0	576	302
W.P. Labuan														
Jan - Mar	48	54	11	5	2	5	16	20	51	53	0	0	128	137
Apr - June	44	22	3	4	4	0	15	1	34	22	0	0	100	49
Jul - Sept	73	72	4	5	0	2	21	26	41	48	0	0	139	153
Oct - Dec	60	60	18	6	3	4	15	13	30	15	0	0	126	98
Jan - June	92	76	14	9	6	5	31	21	85	75	0	0	228	186
Jan - Sept	165	148	18	14	6	7	52	47	126	123	0	0	367	339
Jan - Dec	225	208	36	20	9	11	67	60	156	138	0	0	493	437
Selangor														
Jan - Mar	12,884	11,204	1,651	1,144	671	419	980	684	618	466	0	0	16,804	13,917
Apr - June	11,160	5,976	1,561	726	407	261	791	342	585	197	0	0	14,504	7,502
Jul - Sept	12,922	12,759	1,562	1,396	589	444	838	1,062	581	649	0	0	16,492	16,310
Oct - Dec	15,015	14,095	1,620	1,513	545	477	954	1,011	614	461	0	0	18,748	17,557
Jan - June	24,044	17,180	3,212	1,870	1,078	680	1,771	1,026	1,203	663	0	0	31,308	21,419
Jan - Sept	36,966	29,939	4,774	3,266	1,667	1,124	2,609	2,088	1,784	1,312	0	0	47,800	37,729
Jan - Dec	51,981	44,034	6,394	4,779	2,212	1,601	3,563	3,099	2,398	1,773	0	0	66,548	55,286
Johor														
Jan - Mar	7,253	6,704	916	812	282	157	1,937	1,636	451	402	0	1	10,839	9,712
Apr - June	6,793	3,489	803	502	245	95	1,866	978	429	205	0	0	10,136	5,269
Jul - Sept	7,545	6,258	976	762	221	182	1,991	2,467	536	478	0	0	11,269	10,147
Oct - Dec	7,313	6,699	1,011	949	268	206	2,066	2,550	412	569	0	0	11,070	10,973
Jan - June	14,046	10,193	1,719	1,314	527	252	3,803	2,614	880	607	0	1	20,975	14,981
Jan - Sept	21,591	16,451	2,695	2,076	748	434	5,794	5,081	1,416	1,085	0	1	32,244	25,128
Jan - Dec	28,904	23,150	3,706	3,025	1,016	640	7,860	7,631	1,828	1,654	0	1	43,314	36,101
Pulau Pinang														
Jan - Mar	2,965	2,748	347	288	105	104	398	326	281	268	0	0	4,096	3,734
Apr - June	3,091	1,545	336	223	96	48	378	164	262	122	1	0	4,164	2,102
Jul - Sept	3,240	3,446	378	379	112	79	389	464	283	317	3	0	4,405	4,685
Oct - Dec	3,422	3,997	387	434	79	131	316	397	249	292	0	0	4,453	5,251
Jan - June	6,056	4,293	683	511	201	152	776	490	543	390	1	0	8,260	5,836
Jan - Sept	9,296	7,739	1,061	890	313	231	1,165	954	826	707	4	0	12,665	10,521
Jan - Dec	12,718	11,736	1,448	1,324	392	362	1,481	1,351	1,075	999	4	0	17,118	15,772

Jadual IV / Table IV
Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa
Number of Property Transactions by State and Time Period

JABATAN PENILAIAN &
PERKHIDMATAN HARTA

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Perak														
Jan - Mar	5,315	5,344	573	369	122	78	3,070	2,416	157	131	0	0	9,237	8,338
Apr - June	4,595	4,229	454	271	105	60	2,543	1,302	131	66	1	0	7,829	5,928
Jul - Sept	5,622	6,787	464	533	95	116	2,868	3,732	137	130	2	0	9,188	11,298
Oct - Dec	6,395	8,174	445	482	152	133	2,662	2,915	126	139	0	0	9,780	11,843
Jan - June	9,910	9,573	1,027	640	227	138	5,613	3,718	288	197	1	0	17,066	14,266
Jan - Sept	15,532	16,360	1,491	1,173	322	254	8,481	7,450	425	327	3	0	26,254	25,564
Jan - Dec	21,927	24,534	1,936	1,655	474	387	11,143	10,365	551	466	3	0	36,034	37,407
Negeri Sembilan														
Jan - Mar	3,155	2,622	308	211	159	74	872	935	142	114	0	0	4,636	3,956
Apr - June	2,992	1,493	323	123	81	41	895	384	153	50	0	0	4,444	2,091
Jul - Sept	3,392	2,984	217	214	66	100	957	1,211	154	143	0	0	4,786	4,652
Oct - Dec	1,244	2,756	69	284	44	104	941	1,067	63	151	0	0	2,361	4,362
Jan - June	6,147	4,115	631	334	240	115	1,767	1,319	295	164	0	0	9,080	6,047
Jan - Sept	9,539	7,099	848	548	306	215	2,724	2,530	449	307	0	0	13,866	10,699
Jan - Dec	10,783	9,855	917	832	350	319	3,665	3,597	512	458	0	0	16,227	15,061
Melaka														
Jan - Mar	2,738	2,117	285	195	79	71	623	568	415	318	1	0	4,141	3,269
Apr - June	2,323	1,616	271	116	79	55	519	331	369	201	1	0	3,562	2,319
Jul - Sept	2,449	2,498	270	257	141	58	640	825	348	428	0	0	3,848	4,066
Oct - Dec	2,423	3,029	320	365	106	91	611	709	343	438	0	1	3,803	4,633
Jan - June	5,061	3,733	556	311	158	126	1,142	899	784	519	2	0	7,703	5,588
Jan - Sept	7,510	6,231	826	568	299	184	1,782	1,724	1,132	947	2	0	11,551	9,654
Jan - Dec	9,933	9,260	1,146	933	405	275	2,393	2,433	1,475	1,385	2	1	15,354	14,287
Kedah														
Jan - Mar	2,832	3,069	266	194	61	40	3,379	2,805	647	556	0	0	7,185	6,664
Apr - June	3,082	1,859	239	129	44	36	3,138	1,659	688	410	0	0	7,191	4,093
Jul - Sept	3,232	3,776	208	230	56	80	2,943	3,849	581	738	2	0	7,022	8,673
Oct - Dec	4,373	3,786	276	206	98	51	3,177	2,035	635	1,377	0	0	8,559	7,455
Jan - June	5,914	4,928	505	323	105	76	6,517	4,464	1,335	966	0	0	14,376	10,757
Jan - Sept	9,146	8,704	713	553	161	156	9,460	8,313	1,916	1,704	2	0	21,398	19,430
Jan - Dec	13,519	12,490	989	759	259	207	12,637	10,348	2,551	3,081	2	0	29,957	26,885
Pahang														
Jan - Mar	3,015	2,618	338	327	43	33	1,323	1,003	266	218	0	0	4,985	4,199
Apr - June	2,548	1,411	224	91	37	24	1,098	441	216	53	0	0	4,123	2,020
Jul - Sept	2,713	3,261	306	228	53	21	1,156	1,475	199	256	0	0	4,427	5,241
Oct - Dec	3,351	3,667	303	234	56	54	783	1,384	278	235	0	0	4,771	5,574
Jan - June	5,563	4,029	562	418	80	57	2,421	1,444	482	271	0	0	9,108	6,219
Jan - Sept	8,276	7,290	868	646	133	78	3,577	2,919	681	527	0	0	13,535	11,460
Jan - Dec	11,627	10,957	1,171	880	189	132	4,360	4,303	959	762	0	0	18,306	17,034
Terengganu														
Jan - Mar	3,259	3,437	122	100	6	10	713	578	889	868	0	0	4,989	4,993
Apr - June	3,318	2,139	101	45	7	5	746	313	645	512	0	0	4,817	3,014
Jul - Sept	3,406	4,392	86	92	8	6	682	665	758	1,033	0	0	4,940	6,188
Oct - Dec	3,807	4,171	93	128	3	3	737	894	701	858	0	0	5,341	6,054
Jan - June	6,577	5,576	223	145	13	15	1,459	891	1,534	1,380	0	0	9,806	8,007
Jan - Sept	9,983	9,968	309	237	21	21	2,141	1,556	2,292	2,413	0	0	14,746	14,195
Jan - Dec	13,790	14,139	402	365	24	24	2,878	2,450	2,993	3,271	0	0	20,087	20,249

Jadual IV / Table IV
Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa
Number of Property Transactions by State and Time Period

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Kelantan														
Jan - Mar	1,475	1,372	95	79	24	1	1,639	1,339	432	541	0	0	3,665	3,332
Apr - June	1,430	869	80	42	4	2	1,387	772	333	281	0	0	3,234	1,966
Jul - Sept	1,420	1,734	71	112	4	4	1,661	1,490	453	750	0	0	3,609	4,090
Oct - Dec	1,776	1,825	207	194	8	4	1,398	1,351	418	497	0	0	3,807	3,871
Jan - June	2,905	2,241	175	121	28	3	3,026	2,111	765	822	0	0	6,899	5,298
Jan - Sept	4,325	3,975	246	233	32	7	4,687	3,601	1,218	1,572	0	0	10,508	9,388
Jan - Dec	6,101	5,800	453	427	40	11	6,085	4,952	1,636	2,069	0	0	14,315	13,259
Perlis														
Jan - Mar	213	180	32	26	3	2	527	548	23	18	0	0	798	774
Apr - June	203	110	25	12	4	1	465	228	16	13	0	0	713	364
Jul - Sept	191	255	18	18	10	3	468	680	13	30	0	0	700	986
Oct - Dec	246	225	23	17	6	2	438	413	22	9	1	0	736	666
Jan - June	416	290	57	38	7	3	992	776	39	31	0	0	1,511	1,138
Jan - Sept	607	545	75	56	17	6	1,460	1,456	52	61	0	0	2,211	2,124
Jan - Dec	853	770	98	73	23	8	1,898	1,869	74	70	1	0	2,947	2,790
Sabah														
Jan - Mar	1,591	1,090	318	211	91	86	398	337	116	103	0	0	2,514	1,827
Apr - June	1,090	561	239	78	36	31	286	174	66	49	0	0	1,717	893
Jul - Sept	1,361	1,525	273	224	62	59	390	356	121	169	0	0	2,207	2,333
Oct - Dec	1,326	808	237	107	55	25	347	148	77	85	1	0	2,043	1,173
Jan - June	2,681	1,651	557	289	127	117	684	511	182	152	0	0	4,231	2,720
Jan - Sept	4,042	3,176	830	513	189	176	1,074	867	303	321	0	0	6,438	5,053
Jan - Dec	5,368	3,984	1,067	620	244	201	1,421	1,015	380	406	1	0	8,481	6,226
Sarawak														
Jan - Mar	2,634	1,987	536	337	152	138	2,372	1,932	585	337	0	0	6,279	4,731
Apr - June	2,329	1,254	485	229	107	69	2,158	990	484	210	1	0	5,564	2,752
Jul - Sept	2,533	2,828	424	395	120	142	2,387	2,461	455	466	0	0	5,919	6,292
Oct - Dec	2,418	3,490	449	500	95	146	2,297	2,470	442	603	0	1	5,701	7,210
Jan - June	4,963	3,241	1,021	566	259	207	4,530	2,922	1,069	547	1	0	11,843	7,483
Jan - Sept	7,496	6,069	1,445	961	379	349	6,917	5,383	1,524	1,013	1	0	17,762	13,775
Jan - Dec	9,914	9,559	1,894	1,461	474	495	9,214	7,853	1,966	1,616	1	1	23,463	20,985
MALAYSIA														
Jan - Mar	52,203	47,036	6,967	5,020	1,854	1,244	18,247	15,127	5,116	4,439	1	1	84,388	72,867
Apr - June	47,728	28,284	5,995	3,098	1,284	736	16,285	8,079	4,481	2,412	4	0	75,777	42,609
Jul - Sept	53,147	55,834	6,279	5,652	1,566	1,323	17,391	20,763	4,695	5,660	7	0	83,085	89,232
Oct - Dec	56,217	60,200	6,413	6,485	1,557	1,455	16,742	17,357	4,465	5,760	3	3	85,397	91,260
Jan - June	99,931	75,320	12,962	8,118	3,138	1,980	34,532	23,206	9,597	6,851	5	1	160,165	115,476
Jan - Sept	153,078	131,154	19,241	13,770	4,704	3,303	51,923	43,969	14,292	12,511	12	1	243,250	204,708
Jan - Dec	209,295	191,354	25,654	20,255	6,261	4,758	68,665	61,326	18,757	18,271	15	4	328,647	295,968

Jadual V / Table V
 Nilai Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa (RM Juta)
 Value of Property Transactions by State and Time Period (RM Million)

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
W.P. Kuala Lumpur														
Jan - Mar	2,204.13	1,722.46	1,960.22	1,370.90	124.78	52.77	0.00	0.00	254.51	130.27	0.00	0.00	4,543.63	3,276.40
Apr - June	1,965.51	1,391.60	994.73	718.98	86.35	30.98	0.00	0.00	372.19	53.22	0.00	0.00	3,418.78	2,194.78
Jul - Sept	2,123.12	2,538.21	2,288.24	1,287.69	68.80	59.39	0.00	0.00	266.67	114.33	0.00	0.00	4,746.83	3,999.63
Oct - Dec	2,046.00	2,585.52	3,318.78	1,407.62	97.69	56.07	0.00	0.00	194.87	196.81	3.90	2.82	5,661.25	4,248.84
Jan - June	4,169.63	3,114.05	2,954.95	2,089.89	211.13	83.75	0.00	0.00	626.69	183.49	0.00	0.00	7,962.41	5,471.18
Jan - Sept	6,292.75	5,652.26	5,243.20	3,377.58	279.93	143.14	0.00	0.00	893.36	297.82	0.00	0.00	12,709.25	9,470.80
Jan - Dec	8,338.76	8,237.78	8,561.98	4,785.20	377.62	199.21	0.00	0.00	1,088.23	494.63	3.90	2.82	18,370.49	13,719.64
W.P. Putrajaya														
Jan - Mar	55.22	38.15	21.40	32.25	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.12	70.39
Apr - June	63.73	15.13	3.60	11.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.33	26.93
Jul - Sept	60.19	71.42	10.06	15.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.26	87.29
Oct - Dec	69.07	40.64	142.94	7.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	212.01	47.79
Jan - June	118.95	53.28	25.00	44.05	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.45	97.33
Jan - Sept	179.14	124.70	35.07	59.92	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215.71	184.61
Jan - Dec	248.21	165.34	178.01	67.07	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	427.72	232.41
W.P. Labuan														
Jan - Mar	19.33	20.07	22.21	7.04	3.55	7.59	2.14	4.39	15.06	21.46	0.00	0.00	62.29	60.54
Apr - June	18.00	7.55	7.26	5.09	11.47	0.00	3.68	0.62	9.53	6.05	0.00	0.00	49.94	19.31
Jul - Sept	24.42	23.03	5.40	14.15	0.00	2.89	4.61	4.66	14.37	6.43	0.00	0.00	48.80	51.15
Oct - Dec	22.80	23.00	21.45	5.02	4.43	4.30	2.19	2.02	8.07	9.63	0.00	0.00	58.93	43.97
Jan - June	37.33	27.61	29.47	12.13	15.02	7.59	5.82	5.02	24.59	27.51	0.00	0.00	112.22	79.85
Jan - Sept	61.75	50.64	34.87	26.28	15.02	10.48	10.42	9.68	38.96	33.94	0.00	0.00	161.02	131.01
Jan - Dec	84.55	73.64	56.31	31.30	19.45	14.78	12.61	11.69	47.03	43.57	0.00	0.00	219.95	174.97
Selangor														
Jan - Mar	6,412.50	5,388.94	1,925.61	1,362.48	2,476.40	1,866.52	347.69	263.67	844.83	560.51	0.00	0.00	12,007.03	9,442.12
Apr - June	5,272.09	3,047.97	2,642.76	1,036.41	1,296.85	1,398.02	210.91	131.79	395.44	221.23	0.00	0.00	9,818.05	5,835.41
Jul - Sept	6,130.26	6,262.17	2,559.22	1,197.45	1,459.50	1,950.88	211.54	303.28	590.17	542.18	0.00	0.00	10,950.69	10,255.97
Oct - Dec	7,617.23	7,023.41	1,886.67	1,823.36	3,043.72	2,075.58	458.82	734.12	741.69	605.38	0.00	0.00	13,748.12	12,261.85
Jan - June	11,684.59	8,436.91	4,568.37	2,398.88	3,773.25	3,264.53	558.60	395.47	1,240.27	781.74	0.00	0.00	21,825.08	15,277.53
Jan - Sept	17,814.86	14,699.08	7,127.59	3,596.33	5,232.75	5,215.42	770.14	698.75	1,830.44	1,323.92	0.00	0.00	32,775.77	25,533.50
Jan - Dec	25,432.08	21,722.49	9,014.26	5,419.69	8,276.47	7,291.00	1,228.95	1,432.86	2,572.12	1,929.30	0.00	0.00	46,523.89	37,795.35
Johor														
Jan - Mar	2,470.23	2,107.46	970.67	669.50	462.32	482.99	567.08	460.13	293.03	331.00	0.00	0.59	4,763.33	4,051.67
Apr - June	2,434.30	1,260.48	628.29	406.40	571.03	215.88	525.27	301.69	389.92	91.77	0.00	0.00	4,548.80	2,276.22
Jul - Sept	2,651.34	2,340.91	759.28	603.13	415.16	832.39	548.20	983.90	496.34	273.57	0.00	0.00	4,870.32	5,033.90
Oct - Dec	2,560.79	2,453.68	807.62	1,181.09	611.03	637.68	626.52	782.91	359.92	377.32	0.00	0.00	4,965.89	5,432.67
Jan - June	4,904.53	3,367.94	1,598.96	1,075.90	1,033.35	698.87	1,092.35	761.82	682.95	422.77	0.00	0.59	9,312.13	6,327.89
Jan - Sept	7,555.87	5,708.84	2,358.24	1,679.03	1,448.50	1,531.26	1,640.54	1,745.72	1,179.29	696.34	0.00	0.59	14,182.45	11,361.79
Jan - Dec	10,116.66	8,162.52	3,165.86	2,860.12	2,059.53	2,168.95	2,267.07	2,528.63	1,539.22	1,073.66	0.00	0.59	19,148.34	16,794.46
Pulau Pinang														
Jan - Mar	1,208.98	1,064.12	240.38	206.92	124.97	196.94	264.81	112.48	194.97	126.00	0.00	0.00	2,034.10	1,706.45
Apr - June	1,251.25	616.46	270.86	479.65	187.80	211.71	129.66	68.10	164.98	163.11	1.60	0.00	2,006.16	1,539.03
Jul - Sept	1,215.54	1,297.36	467.60	297.39	339.14	202.77	228.76	188.28	220.87	173.07	0.74	0.00	2,472.64	2,158.87
Oct - Dec	1,284.58	1,605.52	291.10	318.17	213.01	204.22	101.78	134.60	229.77	148.16	0.00	0.00	2,120.24	2,410.67
Jan - June	2,460.22	1,680.58	511.24	686.57	312.77	408.64	394.47	180.58	359.95	289.11	1.60	0.00	4,040.25	3,245.48
Jan - Sept	3,675.76	2,977.94	978.83	983.97	651.90	611.41	623.23	368.85	580.82	462.18	2.34	0.00	6,512.89	5,404.35
Jan - Dec	4,960.34	4,583.46	1,269.93	1,302.14	864.91	815.63	725.01	503.46	810.59	610.33	2.34	0.00	8,633.13	7,815.02

Jadual V / Table V
 Nilai Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa (RM Juta)
 Value of Property Transactions by State and Time Period (RM Million)

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Perak														
Jan - Mar	1,038.86	1,085.40	294.29	162.96	122.45	65.36	355.44	300.13	64.96	26.31	0.00	0.00	1,876.01	1,640.16
Apr - June	940.79	1,042.16	234.74	146.16	88.07	65.53	849.37	223.43	47.83	41.92	0.03	0.00	2,160.82	1,519.20
Jul - Sept	1,168.80	1,468.89	461.25	260.83	70.52	87.57	303.29	410.95	38.69	31.30	0.38	0.00	2,042.93	2,259.54
Oct - Dec	1,368.24	1,614.85	296.12	245.22	106.58	181.58	377.36	372.47	27.59	54.09	0.00	0.00	2,175.89	2,468.21
Jan - June	1,979.65	2,127.56	529.03	309.12	210.52	130.89	1,204.81	523.55	112.79	68.23	0.03	0.00	4,036.83	3,159.35
Jan - Sept	3,148.44	3,596.45	990.28	569.95	281.04	218.46	1,508.10	934.51	151.49	99.52	0.41	0.00	6,079.76	5,418.89
Jan - Dec	4,516.68	5,211.30	1,286.40	815.17	387.62	400.04	1,885.46	1,306.98	179.08	153.61	0.41	0.00	8,255.65	7,887.10
Negeri Sembilan														
Jan - Mar	833.43	771.55	143.84	114.14	166.71	163.68	153.85	188.43	2,201.66	83.50	0.00	0.00	3,499.49	1,321.30
Apr - June	909.03	449.43	177.34	53.83	138.85	55.26	183.94	88.25	166.15	42.49	0.00	0.00	1,575.31	689.26
Jul - Sept	863.68	842.32	143.79	150.46	148.40	87.25	301.83	247.47	138.32	70.03	0.00	0.00	1,596.02	1,397.53
Oct - Dec	338.84	743.00	92.22	147.38	81.85	209.30	178.17	434.07	59.49	200.61	0.00	0.00	750.57	1,734.37
Jan - June	1,742.46	1,220.98	321.18	167.97	305.56	218.94	337.79	276.68	2,367.81	125.99	0.00	0.00	5,074.80	2,010.56
Jan - Sept	2,606.13	2,063.31	464.98	318.43	453.96	306.18	639.61	524.15	2,506.13	196.02	0.00	0.00	6,670.81	3,408.10
Jan - Dec	2,944.97	2,806.31	557.20	465.81	535.81	515.49	817.79	958.22	2,565.62	396.63	0.00	0.00	7,421.39	5,142.47
Melaka														
Jan - Mar	724.98	555.38	164.49	249.94	91.23	55.78	173.92	119.97	92.47	134.24	0.46	0.00	1,247.53	1,115.31
Apr - June	632.52	412.25	194.80	95.54	58.44	29.91	177.14	43.59	183.95	162.32	1.25	0.00	1,248.10	743.62
Jul - Sept	623.63	600.22	306.90	164.98	146.37	40.56	84.75	113.86	90.65	84.98	0.00	0.00	1,252.30	1,004.60
Oct - Dec	713.32	777.98	460.19	199.01	88.77	63.13	90.49	112.64	114.76	529.62	0.00	0.24	1,467.52	1,682.62
Jan - June	1,357.49	967.64	359.29	345.48	149.67	85.68	351.06	163.57	276.42	296.56	1.71	0.00	2,495.63	1,858.93
Jan - Sept	1,981.12	1,567.86	666.19	510.46	296.04	126.24	435.81	277.43	367.06	381.54	1.71	0.00	3,747.93	2,863.54
Jan - Dec	2,694.44	2,345.84	1,126.37	709.48	384.81	189.37	526.30	390.07	481.82	911.16	1.71	0.24	5,215.45	4,546.16
Kedah														
Jan - Mar	620.31	671.09	114.50	78.04	75.38	58.68	256.05	276.49	116.07	93.58	0.00	0.00	1,182.31	1,177.88
Apr - June	608.75	460.32	97.07	55.11	133.97	74.88	221.67	145.99	145.79	61.72	0.00	0.00	1,207.26	798.02
Jul - Sept	728.80	889.03	86.40	104.37	98.54	50.84	223.86	353.96	116.25	132.59	2.43	0.00	1,256.27	1,530.78
Oct - Dec	875.36	898.77	303.26	119.13	57.65	21.94	273.85	172.37	169.77	136.10	0.00	0.00	1,679.89	1,348.32
Jan - June	1,229.06	1,131.41	211.57	133.15	209.35	133.56	477.72	422.48	261.86	155.30	0.00	0.00	2,389.58	1,975.91
Jan - Sept	1,957.87	2,020.45	297.97	237.52	307.89	184.40	701.58	776.44	378.11	287.89	2.43	0.00	3,645.85	3,506.69
Jan - Dec	2,833.23	2,919.22	601.24	356.65	365.54	206.34	975.43	948.81	547.88	423.99	2.43	0.00	5,325.74	4,855.01
Pahang														
Jan - Mar	702.28	554.36	286.23	414.63	27.66	23.39	255.20	262.26	108.11	148.90	0.00	0.00	1,379.48	1,403.54
Apr - June	590.11	305.18	208.81	51.95	91.38	30.32	434.34	203.41	86.06	30.84	0.00	0.00	1,410.70	621.71
Jul - Sept	607.50	712.75	230.78	146.30	172.48	82.50	216.38	575.06	93.60	101.81	0.00	0.00	1,320.73	1,618.43
Oct - Dec	719.42	867.30	177.93	183.80	151.89	46.96	230.81	1,024.96	146.13	98.01	0.00	0.00	1,426.20	2,221.03
Jan - June	1,292.38	859.54	495.04	466.59	119.04	53.71	689.54	465.67	194.17	179.75	0.00	0.00	2,790.18	2,025.25
Jan - Sept	1,899.88	1,572.29	725.82	612.89	291.52	136.21	905.91	1,040.72	287.77	281.56	0.00	0.00	4,110.90	3,643.68
Jan - Dec	2,619.30	2,439.59	903.75	796.69	443.41	183.17	1,136.73	2,065.69	433.90	379.57	0.00	0.00	5,537.10	5,864.70
Terengganu														
Jan - Mar	419.22	412.11	78.34	48.43	8.99	10.60	48.75	42.90	72.62	72.80	0.00	0.00	627.92	586.84
Apr - June	454.83	285.08	65.38	163.71	7.97	13.41	53.39	24.40	70.11	38.49	0.00	0.00	651.68	525.09
Jul - Sept	457.87	588.94	38.14	32.58	17.57	6.40	49.45	51.47	73.90	93.36	0.00	0.00	636.94	772.75
Oct - Dec	501.01	564.62	36.42	69.94	4.10	10.29	66.39	73.83	67.55	68.03	0.00	0.00	675.47	786.71
Jan - June	874.05	697.19	143.72	212.15	16.97	24.00	102.14	67.30	142.73	111.29	0.00	0.00	1,279.60	1,111.93
Jan - Sept	1,331.91	1,286.14	181.86	244.72	34.54	30.40	151.59	118.77	216.63	204.65	0.00	0.00	1,916.54	1,884.68
Jan - Dec	1,832.92	1,850.75	218.28	314.66	38.64	40.69	217.99	192.60	284.17	272.68	0.00	0.00	2,592.01	2,671.39

Jadual V / Table V
 Nilai Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa (RM Juta)
 Value of Property Transactions by State and Time Period (RM Million)

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Kelantan														
Jan - Mar	206.96	211.92	32.69	42.70	212.16	1.17	84.05	172.04	66.17	44.26	0.00	0.00	602.04	472.10
Apr - June	188.17	137.11	31.00	18.12	2.30	14.15	74.50	45.74	29.94	23.01	0.00	0.00	325.92	238.13
Jul - Sept	194.81	253.36	30.34	189.33	5.57	8.92	83.55	90.05	74.14	58.30	0.00	0.00	388.41	599.96
Oct - Dec	284.91	299.69	82.47	64.38	9.22	25.80	74.33	110.08	35.81	44.22	0.00	0.00	486.74	544.16
Jan - June	395.14	349.03	63.69	60.83	214.46	15.32	158.55	217.78	96.12	67.27	0.00	0.00	927.95	710.23
Jan - Sept	589.94	602.39	94.03	250.16	220.03	24.24	242.10	307.84	170.26	125.57	0.00	0.00	1,316.36	1,310.19
Jan - Dec	874.85	902.08	176.50	314.54	229.25	50.04	316.43	417.91	206.06	169.79	0.00	0.00	1,803.10	1,854.35
Perlis														
Jan - Mar	50.50	36.37	19.62	13.22	0.46	0.85	41.86	40.21	6.56	2.22	0.00	0.00	118.99	92.88
Apr - June	46.66	22.82	11.88	6.80	1.10	0.09	36.40	15.35	2.53	1.44	0.00	0.00	98.56	46.49
Jul - Sept	45.36	52.97	8.22	7.36	1.28	0.72	37.97	52.93	4.08	4.89	0.00	0.00	96.90	118.87
Oct - Dec	47.41	56.37	8.48	7.75	2.61	1.23	38.91	32.46	4.14	1.14	0.25	0.00	101.81	98.95
Jan - June	97.16	59.19	31.50	20.02	1.55	0.94	78.26	55.55	9.08	3.67	0.00	0.00	217.56	139.37
Jan - Sept	142.52	112.16	39.72	27.38	2.83	1.66	116.23	108.49	13.16	8.55	0.00	0.00	314.46	258.24
Jan - Dec	189.93	168.53	48.20	35.14	5.44	2.90	155.14	140.95	17.30	9.69	0.25	0.00	416.27	357.20
Sabah														
Jan - Mar	516.91	379.88	205.10	132.80	156.83	100.02	269.04	103.67	121.36	107.81	0.00	0.00	1,269.23	824.17
Apr - June	418.81	182.83	188.43	49.58	36.48	23.65	441.23	53.53	49.46	46.21	0.00	0.00	1,134.40	355.81
Jul - Sept	507.96	536.21	215.12	242.16	85.59	127.69	158.99	165.60	206.83	55.99	0.00	0.00	1,174.48	1,127.65
Oct - Dec	468.18	311.15	225.95	61.54	73.82	59.49	128.93	207.29	250.89	25.12	0.32	0.00	1,148.09	664.60
Jan - June	935.72	562.71	393.53	182.38	193.31	123.66	710.27	157.20	170.81	154.02	0.00	0.00	2,403.63	1,179.98
Jan - Sept	1,443.68	1,098.92	608.64	424.54	278.90	251.35	869.25	322.80	377.65	210.02	0.00	0.00	3,578.12	2,307.63
Jan - Dec	1,911.86	1,410.07	834.59	486.08	352.72	310.85	998.18	530.09	628.54	235.14	0.32	0.00	4,726.20	2,972.23
Sarawak														
Jan - Mar	742.76	576.34	279.14	173.94	119.15	100.52	327.83	214.02	402.67	274.77	0.00	0.00	1,871.55	1,339.59
Apr - June	635.36	382.83	230.83	134.05	131.35	56.52	284.30	219.68	358.50	132.06	0.83	0.00	1,641.16	925.14
Jul - Sept	717.97	893.67	244.83	202.40	108.82	80.21	273.08	342.61	352.23	241.92	0.00	0.00	1,696.93	1,760.81
Oct - Dec	712.18	1,021.95	231.61	259.46	143.63	137.61	275.99	298.54	213.75	649.38	0.00	0.19	1,577.16	2,367.13
Jan - June	1,378.12	959.17	509.97	307.98	250.50	157.04	612.13	433.70	761.17	406.83	0.83	0.00	3,512.71	2,264.73
Jan - Sept	2,096.09	1,852.84	754.80	510.38	359.32	237.25	885.20	776.31	1,113.40	648.75	0.83	0.00	5,209.64	4,025.54
Jan - Dec	2,808.27	2,874.79	986.41	769.85	502.95	374.87	1,161.19	1,074.85	1,327.15	1,298.13	0.83	0.19	6,786.80	6,392.67
MALAYSIA														
Jan - Mar	18,226.58	15,595.59	6,758.74	5,079.88	4,174.53	3,186.84	3,147.70	2,560.79	4,855.06	2,157.65	0.46	0.59	37,163.07	28,581.34
Apr - June	16,429.89	10,019.21	5,987.78	3,433.19	2,843.41	2,220.31	3,625.79	1,565.57	2,472.37	1,115.88	3.71	0.00	31,362.95	18,354.16
Jul - Sept	18,121.25	19,371.47	7,855.56	4,916.47	3,137.73	3,620.96	2,726.25	3,884.09	2,777.10	1,984.74	3.55	0.00	34,621.44	33,777.74
Oct - Dec	19,629.34	20,887.43	8,383.22	6,100.03	4,689.99	3,735.20	2,924.54	4,492.35	2,624.21	3,143.62	4.46	3.25	38,255.76	38,361.88
Jan - June	34,656.47	25,614.80	12,746.52	8,513.07	7,017.94	5,407.15	6,773.48	4,126.37	7,327.43	3,273.53	4.17	0.59	68,526.02	46,935.50
Jan - Sept	52,777.72	44,986.27	20,602.08	13,429.54	10,155.67	9,028.11	9,499.73	8,010.46	10,104.53	5,258.27	7.72	0.59	103,147.46	80,713.24
Jan - Dec	72,407.06	65,873.70	28,985.30	19,529.57	14,845.67	12,763.30	12,424.27	12,502.81	12,728.74	8,401.90	12.19	3.84	141,403.22	119,075.12

Horizontal and vertical total may not add up to the shown figures due to rounding off.

Jadual VII Table VI
Bilangan Transaksi Harta Tanah Mengikut Kategori Pemberi dan Penerima Pindah Milik
Number of Property Transactions by Category of Transferor and Transferee

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
KEDIAMAN																		
Perseorangan & Perseorangan % Syer	8,599	7,452	150	94	185	156	37,775	31,760	20,511	16,850	10,106	9,093	13,344	11,567	6,095	6,407	5,417	4,881
Pemaju & Perseorangan	77.5	70.3	27.2	34.6	82.2	75.0	72.7	72.1	71.0	72.8	79.5	77.5	60.9	47.1	56.5	65.0	54.5	52.7
Syarikat & Perseorangan	603	1,331	368	115	20	35	7,623	6,778	5,090	3,916	843	1,381	5,255	8,131	3,242	2,310	4,185	3,538
Lain-lain	5.4	12.5	66.7	42.3	8.9	16.8	14.7	15.4	17.6	16.9	6.6	11.8	24.0	33.1	30.1	23.4	42.1	38.2
Jumlah	1,336	1,371	16	38	16	11	4,743	4,380	1,651	1,286	1,347	933	1,307	1,836	509	852	194	477
Perseorangan & Perseorangan % Syer	12.0	12.9	2.9	14.0	7.1	5.3	9.1	9.9	5.7	5.6	10.6	7.9	6.0	7.5	4.7	8.6	2.0	5.2
Syarikat & Syarikat	178	233	2	11	3	5	1,464	752	1,310	362	228	125	1,597	2,838	918	254	71	229
Lain-lain	1.6	2.2	0.4	4.0	1.3	2.4	2.8	1.7	4.5	1.6	1.8	1.1	7.3	11.6	8.5	2.6	0.7	2.5
Jumlah	384	219	16	14	1	1	376	364	342	736	194	204	424	162	19	32	66	135
Jumlah	3.5	2.1	2.9	5.1	0.4	0.5	0.7	0.8	1.2	3.2	1.5	1.7	1.9	0.7	0.2	0.3	0.7	1.5
Jumlah	11,100	10,606	552	272	225	208	51,981	44,034	28,904	23,150	12,718	11,736	21,927	24,534	10,783	9,855	9,933	9,260
KOMERSIAL																		
Perseorangan & Perseorangan % Syer	1,680	1,317	13	9	11	10	3,172	2,406	1,950	1,470	690	560	1,104	886	409	378	502	347
Pemaju & Perseorangan	42.3	42.9	56.5	30.0	30.6	50.0	49.6	50.3	52.6	48.6	47.7	42.3	57.0	53.5	44.6	45.4	43.8	37.2
Syarikat & Perseorangan	211	310	0	1	7	2	185	275	311	351	52	159	131	134	108	50	211	174
Lain-lain	5.3	10.1	0.0	3.3	19.4	10.0	2.9	5.8	8.4	11.6	3.6	12.0	6.8	8.1	11.8	6.0	18.4	18.6
Jumlah	1,200	842	4	10	9	5	1,670	1,273	732	636	435	347	440	404	242	199	153	158
Perseorangan & Perseorangan % Syer	30.2	27.4	17.4	33.3	25.0	25.0	26.1	26.6	19.8	21.0	30.0	26.2	22.7	24.4	26.4	23.9	13.4	16.9
Syarikat & Syarikat	842	567	2	9	9	3	1,237	747	660	485	226	235	223	198	144	188	260	223
Lain-lain	21.2	18.5	8.7	30.0	25.0	15.0	19.3	15.6	17.8	16.0	15.6	17.7	11.5	12.0	15.7	22.6	22.7	23.9
Jumlah	41	36	4	1	0	0	130	78	53	83	45	23	38	33	14	17	20	31
Jumlah	1.0	1.2	17.4	3.3	0.0	0.0	2.0	1.6	1.4	2.7	3.1	1.7	2.0	2.0	1.5	2.0	1.7	3.3
Jumlah	3,974	3,072	23	30	36	20	6,394	4,779	3,706	3,025	1,448	1,324	1,936	1,655	917	832	1,146	933
PERINDUSTRIAN																		
Perseorangan & Perseorangan % Syer	39	18	0	0	2	3	442	350	248	156	73	66	179	118	86	78	68	53
Pemaju & Perseorangan	26.2	21.2	0.0	ND	22.2	27.3	20.0	21.9	24.4	24.4	18.6	18.2	37.8	30.5	24.6	24.5	16.8	19.3
Syarikat & Perseorangan	1	0	0	0	0	0	19	15	44	23	4	5	3	20	15	33	11	
Lain-lain	0.7	0.0	0.0	ND	0.0	0.0	0.9	0.9	4.3	3.6	1.0	1.1	1.1	0.8	5.7	4.7	8.1	4.0
Jumlah	49	22	1	0	1	3	583	430	272	184	109	77	135	126	47	65	59	51
Perseorangan & Perseorangan % Syer	32.9	25.9	100.0	ND	11.1	27.3	26.4	26.9	26.8	28.8	27.8	21.3	28.5	32.6	13.4	20.4	14.6	18.5
Syarikat & Syarikat	56	44	0	0	6	5	1,143	759	420	271	181	207	139	130	196	151	220	124
Lain-lain	37.6	51.8	0.0	ND	66.7	45.5	51.7	47.4	41.3	42.3	46.2	57.2	29.3	33.6	56.0	47.3	54.3	45.1
Jumlah	4	1	0	0	0	0	25	47	32	6	25	8	16	10	1	10	25	36
Jumlah	2.7	1.2	0.0	ND	0.0	0.0	1.1	2.9	3.1	0.9	6.4	2.2	3.4	2.6	0.3	3.1	6.2	13.1
Jumlah	149	85	1	0	9	11	2,212	1,601	1,016	640	392	362	474	387	350	319	405	275
PERTANIAN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	66	57	3,031	2,688	7,202	6,872	1,280	1,124	10,330	9,697	3,319	3,197	2,224	2,285
Pemaju & Perseorangan	ND	ND	ND	ND	98.5	95.0	85.1	86.7	91.6	90.1	86.4	83.2	92.7	93.6	90.6	88.9	92.9	93.9
Syarikat & Perseorangan	0	0	0	0	0	0	8	9	11	3	0	7	7	3	37	11	27	13
Lain-lain	ND	ND	ND	ND	0.0	0.0	0.2	0.3	0.1	0.0	0.0	0.5	0.1	0.0	1.0	0.3	1.1	0.5
Jumlah	0	0	0	0	0	2	415	306	492	476	108	95	544	456	256	343	93	105
Perseorangan & Perseorangan % Syer	ND	ND	ND	ND	0.0	3.3	11.6	9.9	6.3	6.2	7.3	7.0	4.9	4.4	7.0	9.5	3.9	4.3
Syarikat & Syarikat	0	0	0	0	0	1	70	63	99	253	70	103	178	135	45	42	27	20
Lain-lain	ND	ND	ND	ND	0.0	1.7	2.0	2.0	1.3	3.3	4.7	7.6	1.6	1.3	1.2	1.2	1.1	0.8
Jumlah	0	0	0	0	1	0	39	33	56	27	23	22	84	74	8	4	22	10
Jumlah	ND	ND	ND	ND	1.5	0.0	1.1	1.1	0.7	0.4	1.6	1.6	0.8	0.7	0.2	0.1	0.9	0.4
Jumlah	0	0	0	0	67	60	3,563	3,099	7,860	7,631	1,481	1,351	11,143	10,365	3,665	3,597	2,393	2,433
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan % Syer	92	70	0	0	141	124	1,934	1,466	1,460	1,328	816	791	464	401	327	318	1,288	1,246
Pemaju & Perseorangan	45.3	56.9	ND	ND	90.4	89.9	80.7	82.7	79.9	80.3	75.9	79.2	84.2	86.1	63.9	69.4	87.3	90.0
Syarikat & Perseorangan	0	1	0	0	0	0	3	5	5	2	0	6	1	1	10	4	9	6
Lain-lain	0.0	0.8	ND	ND	0.0	0.0	0.1	0.3	0.3	0.1	0.0	0.6	0.2	0.2	0.9	0.6	0.4	
Jumlah	60	29	0	0	9	12	325	185	266	228	181	153	52	34	121	79	101	79
Perseorangan & Perseorangan % Syer	29.6	23.6	ND	ND	5.8	8.7	13.6	10.4	14.6	13.8	16.8	15.3	9.4	7.3	23.6	17.2	6.8	5.7
Syarikat & Syarikat	47	18	0	0	5	0	107	91	79	83	62	37	30	22	48	54	59	43
Lain-lain	23.2	14.6	ND	ND	3.2	0.0	4.5	5.1	4.3	5.0	5.8	3.7	5.4	4.7	9.4	11.8	4.0	3.1
Jumlah	4	5	0	0	1	2	29	26	18	13	16	12	4	8	6	3	18	11
Jumlah	2.0	4.1	ND	ND	0.6	1.4	1.2	1.5	1.0	0.8	1.5	1.2	0.7	1.7	1.2	0.7	1.2	0.8
Jumlah	203	123	0	0	156	138	2,398	1,773	1,828	1,654	1,075	999	551	466	512	458	1,475	1,385
LAIN-LAIN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	1	0
Pemaju & Perseorangan	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	66.7	ND	ND	ND	50.0	0.0
Syarikat & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lain-lain	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0	ND	ND	ND	0.0	0.0
Jumlah	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1
Perseorangan & Perseorangan % Syer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Syarikat & Syarikat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lain-lain	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Jumlah	1	1	0	0	0	0	0	0	0	1	3	0	1	0	0	0	0	0
Jumlah	100.0	100.0	ND	ND	ND	ND	ND	ND	ND	100.0	75.0	ND	33.3	ND	ND	ND	0.0	0.0
Jumlah	1	1	0	0	0	0	0	0	0	1	4	0	3	0	0	0	2	1
JUMLAH																		
Perseorangan & Perseorangan % Syer	10,410	8,857	163	103	405	350	46,354	38,670	31,371	26,676	12,965	11,634	25,423	22				

Bilangan Transaksi Harta Tanah Mengikut Kategori Pemberi dan Penerima Pindah Milik
Number of Property Transactions by Category of Transferor and Transferee

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	
RESIDENTIAL																
7,996	6,875	5,792	5,275	12,215	12,856	5,316	4,951	483	492	4,520	3,461	8,588	7,984	147,092	130,154	Individual & Individual % Share
59.1	55.0	49.8	48.1	88.6	90.9	87.1	85.4	56.6	63.9	84.2	86.9	86.6	83.5	70.3	68.0	Developer & Individual
3,657	4,517	4,462	4,747	682	469	604	764	310	213	76	41	431	442	37,451	38,728	Company & Individual
27.1	36.2	38.4	43.3	4.9	3.3	9.9	13.2	36.3	27.7	1.4	1.0	4.3	4.6	17.9	20.2	Company & Company
738	609	590	502	390	276	103	42	17	38	398	312	774	977	14,129	13,940	Others
5.5	4.9	5.1	4.6	2.8	2.0	1.7	0.7	2.0	4.9	7.4	7.8	7.8	10.2	6.8	7.3	Company & Company
1017	96	491	286	62	21	2	2	28	10	292	113	95	102	7,758	5,439	Others
7.5	0.8	4.2	2.6	0.4	0.1	0.0	0.0	3.3	1.3	5.4	2.8	1.0	1.1	3.7	2.8	Company & Company
111	393	292	147	441	517	76	41	15	17	82	57	26	54	2,865	3,093	Others
0.8	3.1	2.5	1.3	3.2	3.7	1.2	0.7	1.8	2.2	1.5	1.4	0.3	0.6	1.4	1.6	Company & Company
13,519	12,490	11,627	10,957	13,790	14,139	6,101	5,800	853	770	5,368	3,984	9,914	9,559	209,295	191,354	Total
COMMERCIAL																
559	423	444	321	247	228	283	211	55	46	505	327	1,234	975	12,858	9,914	Individual & Individual % Share
56.5	55.7	37.9	36.5	61.4	62.5	62.5	49.4	56.1	63.0	47.3	52.7	65.2	66.7	50.1	48.9	Developer & Individual
71	80	144	86	2	8	28	47	14	15	14	10	112	38	1,601	1,740	Company & Individual
7.2	10.5	12.3	9.8	0.5	2.2	6.2	11.0	14.3	20.5	1.3	1.6	5.9	2.6	6.2	8.6	Company & Company
209	149	195	202	76	70	40	112	8	6	376	183	366	326	6,155	4,922	Others
21.1	19.6	16.7	23.0	18.9	19.2	8.8	26.2	8.2	8.2	35.2	29.5	19.3	22.3	24.0	24.3	Company & Company
119	82	251	194	28	21	92	51	16	3	139	83	161	104	4,409	3,193	Others
12.0	10.8	21.4	22.0	7.0	5.8	20.3	11.9	16.3	4.1	13.0	13.4	8.5	7.1	17.2	15.8	Company & Company
31	25	137	77	49	38	10	6	5	3	33	17	21	18	631	486	Others
3.1	3.3	11.7	8.8	12.2	10.4	2.2	1.4	5.1	4.1	3.1	2.7	1.1	1.2	2.5	2.4	Company & Company
989	759	1,171	880	402	365	453	427	98	73	1,067	620	1,894	1,461	25,654	20,255	Total
INDUSTRIAL																
45	28	70	36	9	5	7	3	2	0	93	77	245	235	1,608	1,226	Individual & Individual % Share
17.4	13.5	37.0	27.3	37.5	20.8	17.5	27.3	8.7	0.0	38.1	38.3	51.7	47.5	25.7	25.8	Developer & Individual
4	10	15	8	1	0	0	0	2	3	1	1	18	16	167	109	Company & Individual
1.5	4.8	7.9	6.1	4.2	0.0	0.0	0.0	8.7	37.5	0.4	0.5	3.8	3.2	2.7	2.3	Company & Company
67	44	39	31	2	6	3	7	2	78	70	105	141	1,557	1,252	Others	
25.9	21.3	20.6	23.5	8.3	25.0	7.5	0.0	30.4	25.0	32.0	34.8	22.2	28.5	24.9	26.3	Company & Company
133	110	52	38	8	12	12	7	11	1	68	51	106	99	2,751	2,009	Others
51.4	53.1	27.5	28.8	33.3	50.0	30.0	63.6	47.8	12.5	27.9	25.4	22.4	20.0	43.9	42.2	Company & Company
10	15	13	19	4	1	18	1	1	2	4	2	0	4	178	162	Others
3.9	7.2	6.9	14.4	16.7	4.2	45.0	9.1	4.3	25.0	1.6	1.0	0.0	0.8	2.8	3.4	Company & Company
259	207	189	132	24	24	40	11	23	8	244	201	474	495	6,261	4,758	Total
AGRICULTURE																
12419	10139	3,865	3,876	2,848	2,419	6,070	4,925	1,864	1,842	1,111	863	8,684	7,310	64,313	57,294	Individual & Individual % Share
98.3	98.0	88.6	90.1	99.0	98.7	99.8	99.5	98.2	98.6	78.2	85.0	94.2	93.1	93.7	93.4	Developer & Individual
3	2	11	7	1	0	1	0	3	1	0	0	5	0	114	56	Company & Individual
0.0	0.0	0.3	0.2	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.1	0.0	0.2	0.1	Company & Company
131	105	420	335	19	29	3	5	12	7	241	121	456	474	3,190	2,859	Others
1.0	1.0	9.6	7.8	0.7	1.2	0.0	0.1	0.6	0.4	17.0	11.9	4.9	6.0	4.6	4.7	Company & Company
46	59	33	52	1	0	4	6	3	55	26	62	49	692	810	Others	
0.4	0.6	0.8	1.2	0.0	0.0	0.1	0.3	0.2	3.9	2.6	0.7	0.6	1.0	1.3	1.3	Company & Company
38	43	31	33	9	2	11	18	13	16	14	5	7	20	356	307	Others
0.3	0.4	0.7	0.8	0.3	0.1	0.2	0.4	0.7	0.9	1.0	0.5	0.1	0.3	0.5	0.5	Company & Company
12,637	10,348	4,360	4,303	2,878	2,450	6,085	4,952	1,898	1,869	1,421	1,015	9,214	7,853	68,665	61,326	Total
DEVELOPMENT LAND																
2,330	2,050	750	626	2,961	3,230	1,626	2,062	67	62	288	328	1,572	1,309	16,116	15,411	Individual & Individual % Share
91.3	66.5	78.2	82.2	98.9	98.7	99.4	99.7	90.5	88.6	75.8	80.8	80.0	81.0	81.0	84.3	Developer & Individual
4	2	10	7	0	0	0	0	0	0	0	0	7	0	49	34	Company & Individual
0.2	0.1	1.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.3	0.2	Company & Company
148	155	153	93	21	20	3	1	5	6	54	54	301	251	1,800	1,379	Others
5.8	5.0	16.0	12.2	0.7	0.6	0.2	0.0	6.8	8.6	14.2	13.3	15.3	15.5	9.6	7.5	Company & Company
31	20	40	30	5	3	0	0	1	0	36	23	82	53	632	477	Others
1.2	0.6	4.2	3.9	0.2	0.1	0.0	0.0	1.4	0.0	9.5	5.7	4.2	3.3	3.4	2.6	Company & Company
38	854	6	6	6	18	7	6	1	2	2	1	4	3	160	970	Others
1.5	27.7	0.6	0.8	0.2	0.6	0.4	0.3	1.4	2.9	0.5	0.2	0.2	0.2	0.9	5.3	Company & Company
2,551	3,081	959	762	2,993	3,271	1,636	2,069	74	70	380	406	1,966	1,616	18,757	18,271	Total
OTHERS																
0	0	0	0	0	0	0	0	1	0	0	0	0	1	4	1	Individual & Individual % Share
0.0	ND	ND	ND	ND	ND	ND	ND	100.0	ND	0.0	ND	0.0	100.0	26.7	25.0	Developer & Individual
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Company & Individual
1	0	0	0	0	0	0	0	0	0	0	0	1	0	4	1	Company & Company
50.0	ND	ND	ND	ND	ND	ND	ND	0.0	ND	0.0	ND	100.0	0.0	26.7	25.0	Others
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Company & Company
ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0	0.0	Others
1	0	0	0	0	0	0	0	0	0	1	0	0	0	7	2	Company & Company
50.0	ND	ND	ND	ND	ND	ND	ND	0.0	ND	100.0	ND	0.0	0.0	46.7	50.0	Others
2	0	0	0	0	0	0	0	1	0	1	0	1	1	15	4	Total
TOTAL																
23,349	19,515	10,921	10,134	18,280	18,738	13,302	12,152	2,472	2,442	6,517	5,056	20,323	17,814	241,991	214,000	Individual & Individual % Share
77.9	72.6	59.7	59.5	91.0	92.5	92.9	91.7	83.9	87.5	76.8	81.2	86.6	84.9	73.6	72.3	Developer & Individual
3,739	4,611	4,642	4,855	686	477	633	811	329	232	91	52	573	496	39,382	40,667	Company & Individual
12.5	17.2	25.4	28.5	3.4	2.4	4.4	6.1	11.2	8.3	1.1	0.8	2.4	2.4	12.0	13.7	Company & Company
1,294	1,062	1,397	1,163	508	401	152	160	49	59	1,147	740	2,003	2,169	26,835	24,353	Others
4.3	4.0	7.6	6.8	2.5	2.0	1.1	1.2	1.7	2.1	13.5	11.9	8.5	10.3	8.2	8.2	Company & Company
1,346	367	867	600	104	57	106	64	62	17	590	296	506	407	16,242	11,928	Others
4.5	1.4	4.7	3.5	0.5	0.3	0.7	0.5	2.1	0.6	7.0	4.8	2.2	1.9	4.9	4.0	Company & Company
229	1,330	479	282	509	576	122	72	35	40	136	82	58	99	4,197	5,020	Others
0.8	4.9	2.6	1.7	2.5	2.8	0.9	0.5	1.2	1.4	1.6	1.3	0.2	0.5	1.3	1.7	Company & Company
29,957	26,885	18,306	17,034	20,087	20,249	14,315	13,259	2,947	2,790	8,481	6,226	23,463	20,985	328,647	295,968	Total

Jadual VIII Table VII

Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)
Value of Property Transactions by Category of Transferor and Transferee (RM Million)

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
KEDIAMAN																		
Perseorangan & Perseorangan % Syer	5,763.70	5,212.18	106.82	67.04	62.89	49.99	15,987.40	13,880.24	6,825.10	5,426.49	3,685.61	3,237.68	2,397.72	2,196.61	1,314.78	1,465.91	1,156.85	1,055.87
Pemaju & Perseorangan	459.33	737.13	118.89	46.70	10.00	17.12	4,784.59	4,159.42	2,306.73	1,786.65	407.43	680.41	1,546.42	2,265.75	1,405.40	1,002.99	1,319.75	1,071.09
Syarikat & Perseorangan	1,519.66	1,710.03	9.57	30.55	10.15	3.73	2,840.38	2,643.15	739.12	567.11	720.85	499.24	337.47	516.08	147.70	295.62	54.59	149.79
Syarikat & Syarikat	18.2	20.8	3.9	18.5	12.0	5.1	11.2	12.2	7.3	6.9	14.5	10.9	7.5	9.9	5.0	10.5	2.0	6.4
Lain-lain	211.47	99.87	9.88	14.75	0.12	0.12	192.71	100.44	43.09	54.15	54.62	55.54	34.88	36.96	3.43	10.80	45.25	28.69
Jumlah	8,338.76	8,237.78	248.21	165.34	84.55	73.64	25,432.08	21,722.49	10,116.66	8,162.52	4,960.34	4,583.46	4,516.68	5,211.30	2,944.97	2,806.31	2,694.44	2,345.84
KOMERSIAL																		
Perseorangan & Perseorangan % Syer	1,367.43	1,038.43	14.07	10.27	13.17	11.98	1,860.42	1,329.67	981.22	717.78	367.33	282.25	371.51	288.15	152.55	140.67	188.53	116.86
Pemaju & Perseorangan	285.97	301.28	0.00	3.13	4.11	1.76	199.39	199.88	293.77	272.92	33.01	113.30	57.47	65.73	89.13	57.37	105.20	87.61
Syarikat & Perseorangan	1,423.62	1,075.70	6.07	24.04	16.62	6.29	1,726.67	1,199.96	672.35	531.25	357.30	255.71	233.00	200.93	94.82	93.95	104.98	92.32
Syarikat & Syarikat	5,188.92	2,281.01	5.05	25.03	22.42	11.27	4,794.59	2,469.20	1,181.62	1,290.55	484.66	500.20	584.75	232.51	204.31	159.13	444.53	313.26
Lain-lain	296.04	88.79	152.82	4.60	0.00	0.00	433.19	220.99	36.90	47.62	27.63	150.68	39.67	28.55	16.38	14.69	283.14	99.43
Jumlah	8,561.98	4,785.20	178.01	67.07	56.31	31.30	9,014.26	5,419.69	3,165.86	2,860.12	1,269.93	1,302.14	1,286.40	815.17	557.20	465.81	1,126.37	709.48
PERINDUSTRIAN																		
Perseorangan & Perseorangan % Syer	35.75	16.87	0.00	0.00	2.71	4.00	384.60	306.08	174.24	123.04	46.90	47.03	60.61	52.51	41.21	35.80	25.55	18.12
Pemaju & Perseorangan	0.97	0.00	0.00	0.00	0.00	0.00	28.15	29.95	77.92	43.91	5.60	11.53	2.96	0.92	17.97	9.32	23.79	9.16
Syarikat & Perseorangan	98.15	54.35	1.50	0.00	1.48	3.46	1,238.13	812.82	437.12	364.59	128.33	108.21	83.25	123.40	66.75	63.89	41.67	25.16
Syarikat & Syarikat	221.69	126.58	0.00	0.00	15.26	7.32	6,609.63	5,836.28	1,367.35	1,630.61	613.16	624.91	220.18	217.93	406.93	405.14	289.45	127.14
Lain-lain	58.7	63.5	0.00	0.00	78.5	49.5	79.9	80.0	66.4	75.2	70.9	76.6	56.8	54.5	75.9	78.6	75.2	67.1
Jumlah	377.62	199.21	1.50	0.00	19.45	14.78	8,276.47	7,291.00	2,059.53	2,168.95	864.91	815.63	387.62	400.04	535.81	515.49	384.81	189.37
PERTANIAN																		
Perseorangan & Perseorangan % Syer	0.00	0.00	0.00	0.00	12.35	8.89	676.13	601.10	1,744.15	1,678.32	304.17	255.09	959.80	957.72	484.81	519.94	283.24	299.49
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	5.95	8.90	0.69	3.26	0.00	1.63	0.77	0.44	19.64	5.06	7.01	1.94
Syarikat & Perseorangan	0.00	0.00	0.00	0.00	0.86	254.69	257.07	389.83	365.13	86.32	79.65	244.01	144.44	178.62	215.34	36.81	57.59	
Syarikat & Syarikat	0.00	0.00	0.00	0.00	0.00	1.95	286.83	537.79	117.14	475.11	329.52	158.40	660.20	115.30	133.07	217.53	196.10	29.45
Lain-lain	0.00	0.00	0.00	0.00	0.26	0.00	5.35	28.01	15.26	6.81	4.99	8.69	20.68	89.08	1.65	0.36	3.14	1.60
Jumlah	0.00	0.00	0.00	0.00	12.61	11.69	1,228.95	1,432.86	2,267.07	2,528.63	725.01	503.46	1,885.46	1,306.98	817.79	958.22	526.30	390.07
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan % Syer	155.38	87.69	0.00	0.00	28.65	29.73	840.77	657.91	663.86	543.35	281.40	230.30	75.39	54.46	147.35	119.84	207.30	158.42
Pemaju & Perseorangan	0.00	0.15	0.00	0.00	0.00	0.00	2.46	12.27	4.50	1.78	0.00	5.25	0.57	1.22	14.77	8.69	4.31	3.00
Syarikat & Perseorangan	253.30	113.18	0.00	0.00	11.65	7.27	712.16	474.58	448.02	294.31	184.97	162.68	56.63	32.07	201.45	153.69	109.90	116.58
Syarikat & Syarikat	656.16	285.87	0.00	0.00	6.40	0.00	960.60	773.24	414.58	214.23	309.52	193.66	45.81	54.05	2,180.39	113.32	154.83	629.14
Lain-lain	23.39	7.74	0.00	0.00	0.33	6.58	56.13	11.30	8.25	19.99	34.70	18.44	0.69	11.81	21.66	1.09	5.48	4.02
Jumlah	1,088.23	494.63	0.00	0.00	47.03	43.57	2,572.12	1,929.30	1,539.22	1,073.66	810.59	610.33	179.08	153.61	2,565.62	396.63	481.82	911.16
LAIN-LAIN																		
Perseorangan & Perseorangan % Syer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	1.25	0.00
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Syarikat & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.60	0.00	0.00	0.00	0.00	0.00	0.46	0.24
Syarikat & Syarikat	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.4	0.00	0.00	0.00	0.00	0.00	26.9	100.0
Lain-lain	3.90	2.82	0.00	0.00	0.00	0.00	0.00	0.00	0.59	0.74	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00
Jumlah	3.90	2.82	0.00	0.00	0.00	0.00	0.00	0.00	0.59	2.34	0.00	0.41	0.00	0.00	0.00	0.00	1.71	0.24
JUMLAH																		
Perseorangan & Perseorangan % Syer	7,322.26	6,355.17	120.88	77.31	119.77	104.58	19,749.33	16,775.00	10,388.58	8,488.98	4,685.41	4,052.35	3,865.34	3,549.44	2,140.71	2,282.16	1,862.71	1,648.76
Pemaju & Perseorangan	746.26	1,038.56	118.89	49.84	14.10	18.89	5,020.54	4,410.41	2,683.60	2,108.52	446.04	812.12	1,608.20	2,334.06	1,546.91	1,083.42	1,460.07	1,174.82
Syarikat & Perseorangan	3,294.73	2,953.26	17.13	54.58	39.90	21.60	6,772.04	5,387.58	2,686.45	2,122.39	1,479.37	1,105.49	954.35	1,016.92	689.35	822.50	348.40	441.68
Syarikat & Syarikat	6,451.38	3,172.03	8.11	31.33	45.46	23.21	14,278.64	10,555.76	3,283.32	3,938.61	1,828.70	1,587.76	1,711.14	815.70	2,998.35	926.10	1,202.92	1,139.38
Lain-lain	555.87	200.62	162.70	19.35	0.71	6.70	703.34	666.60	106.39	135.96	193.60	257.29	116.63	20.78	46.06	28.28	341.35	141.51
Jumlah	18,370.49	13,719.64	427.72	232.41	219.95	174.97	46,523.89	37,795.35	19,148.34	16,794.46	8,633.13	7,815.02	8,255.65	7,887.10	7,421.39	5,142.47	5,215.45	4,546.16

Jadual VII / Table VII
 Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)
 Value of Property Transactions by Category of Transferor and Transferee (RM Million)

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	
RESIDENTIAL																
1,603.11	1,430.65	1,176.07	1,112.38	1,548.65	1,622.18	707.15	701.43	102.95	106.85	1,578.06	1,192.24	2,368.37	2,275.50	46,385.23	41,033.22	Individual & Individual % Share
56.6	49.0	44.9	45.6	84.5	87.6	80.8	77.8	54.2	63.4	82.5	84.6	84.3	79.2	64.1	62.3	Developer & Individual
1,032.82	1,341.99	1,138.40	1,106.61	137.76	111.04	136.57	186.88	75.12	51.03	25.76	7.18	124.44	138.10	15,029.40	14,710.08	Company & Individual
36.5	46.0	43.5	45.4	7.5	6.0	15.6	20.7	39.5	30.3	1.3	0.5	4.4	4.8	20.8	22.3	Company & Company
153.03	86.36	169.49	123.59	76.07	49.08	15.76	6.66	6.21	8.06	191.25	146.40	269.61	345.26	7,260.90	7,180.72	Others
5.4	3.0	6.5	5.1	4.2	2.7	1.8	0.7	3.3	4.8	10.0	10.4	9.6	12.0	10.0	10.9	
26.84	17.87	94.07	76.74	7.11	11.34	2.55	0.65	2.81	1.04	87.69	47.93	38.08	100.61	2,961.50	2,388.98	
0.9	0.6	3.6	3.1	0.4	0.6	0.3	0.1	1.5	0.6	4.6	3.4	1.4	3.5	4.1	3.6	
17.43	42.35	41.27	20.27	63.35	57.12	12.82	6.46	2.85	1.55	29.09	16.32	7.77	15.32	770.02	560.70	
0.6	1.5	1.6	0.8	3.5	3.1	1.5	0.7	1.5	0.9	1.5	1.2	0.3	0.5	1.1	0.9	
2,833.23	2,919.22	2,619.30	2,439.59	1,832.92	1,850.75	874.85	902.08	189.93	168.53	1,911.86	1,410.07	2,808.27	2,874.79	72,407.06	65,873.70	Total
COMMERCIAL																
183.16	144.14	240.74	157.34	91.34	77.78	92.38	70.50	18.42	18.90	216.18	148.22	466.11	380.52	6,624.57	4,933.45	Individual & Individual % Share
30.5	40.4	26.6	19.7	41.8	24.7	52.3	22.4	38.2	53.8	25.9	30.5	47.3	49.4	22.9	25.3	Developer & Individual
34.03	44.96	91.69	41.26	0.61	3.28	14.62	26.17	8.18	8.91	4.96	3.79	47.43	14.41	1,269.57	1,245.77	Company & Individual
5.7	12.6	10.1	5.2	0.3	1.0	8.3	8.3	17.0	25.4	0.6	0.8	4.8	1.9	4.4	6.4	Company & Company
119.22	73.98	137.98	136.30	53.77	54.18	36.70	40.78	6.11	3.66	267.51	122.19	225.39	221.31	5,482.11	4,132.55	Others
19.8	20.7	15.3	17.1	24.6	17.2	20.8	13.0	12.7	10.4	32.1	25.1	22.8	28.7	18.9	21.2	
79.36	76.46	323.33	406.61	31.06	17.35	27.91	174.29	11.55	2.34	309.89	203.37	187.23	143.20	13,881.18	8,305.75	
13.2	21.4	35.8	51.0	14.2	5.5	15.8	55.4	24.0	6.7	37.1	41.8	19.0	18.6	47.9	42.5	
185.47	17.10	110.01	55.18	41.49	162.08	4.89	2.80	3.94	1.33	36.05	8.51	60.26	10.40	1,727.87	912.05	
30.8	4.8	12.2	6.9	19.0	51.5	2.8	0.9	8.2	3.8	4.3	1.8	6.1	1.4	6.0	4.7	
601.24	356.65	903.75	796.69	218.28	314.66	176.50	314.54	48.20	35.14	834.59	486.08	986.41	769.85	28,985.30	19,529.57	Total
INDUSTRIAL																
15.41	9.44	30.61	22.76	10.93	3.93	3.61	3.12	0.21	0.00	56.49	38.36	92.25	99.42	981.09	780.49	Individual & Individual % Share
4.2	4.6	6.9	12.4	28.3	9.7	1.6	6.2	3.9	0.0	16.0	12.3	18.3	26.5	6.6	6.1	Developer & Individual
2.72	13.08	5.51	6.43	2.20	0.00	0.00	0.00	0.45	1.22	1.33	0.26	6.61	6.54	176.18	134.34	Company & Individual
0.7	6.3	1.2	3.5	5.7	0.0	0.0	0.0	8.3	42.1	0.4	0.1	1.3	1.7	1.2	1.1	Company & Company
42.17	33.15	51.60	17.62	18.2	10.54	3.16	0.00	2.51	0.31	92.76	72.17	82.14	86.34	2,372.54	1,776.00	Others
11.5	16.1	11.6	9.6	4.7	25.9	1.4	0.0	46.1	10.7	26.3	23.2	16.3	23.0	16.0	13.9	
304.81	147.05	259.85	64.59	19.25	25.70	132.50	45.92	1.50	0.13	197.35	199.75	321.94	174.99	10,980.86	9,634.06	
83.4	71.03	58.6	35.3	49.8	63.1	57.8	91.8	27.5	4.5	56.0	64.3	64.0	46.7	74.0	438.42	
0.43	3.63	95.85	71.77	4.45	0.53	89.99	1.00	0.77	1.23	4.79	0.31	0.00	7.57	335.01	438.42	
0.1	1.8	21.6	39.2	11.5	1.3	39.3	2.0	14.2	42.6	1.4	0.1	0.0	2.0	2.3	2.3	
365.54	206.34	443.41	183.17	38.64	40.69	229.25	50.04	5.44	2.90	352.72	310.85	502.95	374.87	14,845.67	12,763.30	Total
AGRICULTURE																
851.87	743.25	527.72	634.19	211.35	180.07	313.84	297.36	147.60	136.80	223.87	163.09	920.08	751.96	7,661.00	7,227.26	Individual & Individual % Share
87.3	78.3	46.4	30.7	97.0	93.5	99.2	71.2	95.1	97.1	22.4	30.8	79.2	70.0	61.7	57.8	Developer & Individual
5.01	0.04	1.59	3.47	0.08	0.00	0.92	0.00	0.26	0.02	0.00	0.00	0.51	0.00	42.43	24.75	Company & Individual
0.5	0.0	0.1	0.2	0.0	0.0	0.3	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.3	0.2	Company & Company
61.07	55.57	225.22	198.22	4.65	12.99	0.66	2.16	2.36	1.99	135.55	64.85	155.95	121.18	1,775.75	1,576.34	Others
6.3	5.9	19.8	9.6	2.1	6.4	0.2	0.5	1.5	1.4	13.6	12.2	13.4	11.3	14.3	12.6	
47.42	146.91	148.88	489.36	0.37	0.00	0.00	115.84	3.37	0.94	593.23	300.71	83.77	194.63	2,599.90	2,783.92	
4.9	15.5	13.1	23.7	0.2	0.0	0.0	27.7	2.2	0.7	59.4	56.7	7.2	18.1	20.9	22.3	
10.04	3.04	233.32	740.46	1.53	0.24	1.00	2.55	1.56	1.20	45.53	1.43	0.88	7.08	345.20	890.54	
1.0	0.3	20.5	35.8	0.7	0.1	0.3	0.6	1.0	0.8	4.6	0.3	0.1	0.7	2.8	7.1	
975.43	948.81	1,136.73	2,065.69	217.99	192.60	316.43	417.91	155.14	140.95	998.18	530.09	1,161.19	1,074.85	12,424.27	12,502.81	Total
DEVELOPMENT LAND																
326.86	278.78	222.15	177.21	267.05	257.05	132.00	168.98	10.15	6.91	122.53	81.32	709.86	521.46	4,190.71	3,373.42	Individual & Individual % Share
59.7	65.8	51.2	46.7	94.0	94.3	64.1	99.5	58.7	71.4	19.5	34.6	53.5	40.2	32.9	40.2	Developer & Individual
5.95	0.61	6.21	2.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.42	0.00	41.18	35.16	Company & Individual
1.1	0.1	1.4	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.3	0.4	Company & Company
114.59	88.70	120.90	79.37	12.04	10.91	0.42	0.10	4.15	2.05	106.43	66.02	254.25	233.11	2,590.86	1,834.61	Others
20.9	20.9	27.9	20.9	4.2	4.0	0.2	0.1	24.0	21.1	16.9	28.1	19.2	18.0	20.4	21.8	
80.12	44.12	74.80	116.17	4.78	1.02	0.00	0.00	3.00	0.00	397.14	80.81	355.04	203.41	5,643.17	2,709.04	
14.6	10.4	17.2	30.67	1.7	0.4	0.0	0.0	17.3	0.0	63.2	34.4	26.8	15.7	44.3	32.2	
20.37	11.78	9.85	4.62	0.30	3.70	73.65	0.71	0.00	0.73	2.45	7.00	5.58	340.15	262.82	449.66	
3.7	2.8	2.3	1.2	0.1	1.4	35.7	0.4	0.0	7.5	0.4	3.0	0.4	26.2	2.1	5.4	
547.88	423.99	433.90	379.57	284.17	272.68	206.06	169.79	17.30	9.69	628.54	235.14	1,327.15	1,298.13	12,728.74	8,401.90	Total
OTHERS																
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.19	1.81	0.19	Individual & Individual % Share
0.0	0.0	ND	ND	ND	ND	ND	ND	100.0	ND	0.0	ND	0.0	100.0	14.8	5.0	Developer & Individual
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Company & Individual
0.0	0.0	ND	ND	ND	ND	ND	ND	0.0	ND	0.0	ND	0.0	0.0	0.0	0.0	Company & Company
1.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83	0.00	4.88	0.24	Others
82.0	0.0	ND	ND	ND	ND	ND	ND	0.0	ND	0.0	ND	100.0	0.0	40.1	6.3	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
0.0	0.0	ND	ND	ND	ND	ND	ND	0.0	ND	0.0	ND	0.0	0.0	0.0	0.0	
0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	0.00	0.00	0.00	5.49	3.41	
18.0	0.0	ND	ND	ND	ND	ND	ND	0.0	ND	100.0	ND	0.0	0.0	45.1	88.7	
2.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.32	0.00	0.83	0.19	12.19	3.84	Total
TOTAL																
2,980.42	2,606.26	2,197.29	2,103.87	2,129.33	2,141.01	1,248.98	1,241.38	279.58	269.47	2,197.14	1,623.22	4,556.67	4,029.06	65,844.40	57,348.03	Individual & Individual % Share
56.0	53.7	39.7	35.9	82.1	80.1	69.3	66.9	67.2	75.4	46.5	54.6	67.1	63.0	46.6	48.2	Developer & Individual
1,080.53																

JABATAN PENILAIAN & PERKHIDMATAN HARTA
Jacual VIII / Table VIII
Penawaran Unit Kediaman di Malaysia
Supply of Residential Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Start			Planned Supply			New Planned Supply		
	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change
W.P. Kuala Lumpur	488,294	495,996	1.6	7,010	4,807	-31.4	46,384	53,274	14.9	14,286	10,941	-23.4	62,865	59,798	-4.6	9,874	11,321	14.7
W.P. Putrajaya	14,991	15,109	0.8	2,379	858	-63.9	5,121	5,602	9.4	500	468	-6.4	530	36	-93.2	0	64	ND
W.P. Labuan	12,691	12,795	0.8	139	40	-71.2	657	1,302	98.2	14	0	-100.0	0	2	ND	0	0	ND
Selangor	1,571,259	1,601,922	2.0	15,087	16,594	10.0	103,286	102,919	-0.4	16,810	15,231	-9.4	79,836	84,531	5.9	16,480	14,750	-10.5
Johor	838,528	859,461	2.5	15,670	12,097	-22.8	59,836	49,607	-17.1	15,894	13,801	-13.2	79,771	70,208	-12.0	16,873	9,641	-42.9
Pulau Pinang	519,603	529,263	1.9	7,686	6,336	-17.6	43,123	37,165	-13.8	7,375	4,427	-40.0	26,922	26,957	0.1	8,915	6,596	-26.0
Perak	491,240	498,732	1.5	8,990	5,409	-39.8	35,740	37,494	4.9	10,591	8,597	-18.8	43,616	48,016	10.1	10,146	7,486	-26.2
Negeri Sembilan	281,836	288,525	2.4	5,457	4,014	-26.4	17,684	17,833	0.8	7,373	6,105	-17.2	32,948	31,406	-4.7	4,643	3,538	-23.8
Melaka	197,024	202,601	2.8	3,520	5,126	45.6	17,813	22,291	25.1	3,683	4,602	25.0	17,888	12,632	-29.4	3,372	2,005	-40.5
Kedah	337,251	340,392	0.9	3,656	1,348	-63.1	15,374	15,459	0.6	4,644	3,219	-30.7	12,501	13,629	9.0	3,054	3,312	8.4
Perang	282,968	288,782	2.1	6,462	5,222	-19.2	19,173	17,683	-7.8	6,514	4,479	-31.2	36,640	35,002	-4.5	6,058	3,256	-46.3
Terengganu	102,235	103,866	1.6	1,308	1,259	-3.7	17,707	18,801	6.2	2,339	2,207	-5.6	12,022	11,496	-4.4	2,618	1,282	-51.0
Kelantan	82,904	85,410	3.0	1,959	2,444	24.8	11,917	11,233	-5.7	1,648	1,816	10.2	4,055	4,802	18.4	2,654	1,640	-38.2
Perlis	26,097	26,350	1.0	111	253	127.9	1,370	1,338	-2.3	273	395	44.7	1,693	2,084	23.1	390	402	3.1
Sabah	219,266	223,593	2.0	3,278	2,087	-36.3	26,400	26,246	-0.6	3,753	1,232	-67.2	24,639	23,499	-4.6	933	45	-95.2
Sarawak	261,627	272,783	4.3	5,019	9,115	81.6	21,576	16,560	-23.2	5,211	4,668	-10.4	5,583	5,887	5.4	4,217	6,387	51.5
MALAYSIA	5,727,814	5,845,580	2.1	87,731	77,009	-12.2	443,161	434,807	-1.9	100,908	82,188	-18.6	441,309	429,985	-2.6	90,227	71,725	-20.5

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung tahun semasa.
The existing stock, incoming supply and planned supply are as available at the end of the current year.

Inventori harta tanah bagi unit siap dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.
Property inventory for completion and start are accumulated over the current year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
 Source: Property Stock Report - NAPIC

JABATAN PENILAIAN & PERKHIDMATAN HARTA
Jadual IX / Table IX
Penawaran Unit Kedai di Malaysia
Supply of Shop Units in Malaysia

State	Existing Stock		Completion		Incoming Supply		Start		Planned Supply		New Planned Supply							
	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change						
W.P. Kuala Lumpur	31,595	32,105	1.6	313	158	-49.5	1,570	1,481	-5.7	24	0	-100.0	1,258	1,441	14.5	18	260	1344.4
W.P. Putrajaya	538	538	0.0	0	0	ND	0	0	ND	0	0	ND	64	64	0.0	0	0	ND
W.P. Labuan	983	1,003	2.0	22	20	-9.1	76	64	-15.8	16	0	-100.0	0	0	ND	0	0	ND
Selangor	107,504	109,499	1.9	983	839	-15.5	6,836	6,149	-10.0	330	350	6.1	3,911	3,436	-12.1	350	305	-12.9
Johor	87,673	91,287	4.1	1,390	1,498	7.8	10,677	8,734	-18.2	1,863	1,317	-29.3	9,601	8,516	-11.3	1,276	972	-23.8
Pulau Pinang	37,832	38,545	1.9	654	221	-66.2	1,845	1,373	-25.6	455	57	-87.5	1,613	2,535	57.2	477	1,113	133.3
Perak	61,723	62,920	1.9	370	345	-6.8	3,923	3,039	-22.5	488	193	-60.5	3,089	3,163	2.4	170	119	-30.0
Negeri Sembilan	25,843	27,161	5.1	200	203	1.5	1,447	947	-34.6	63	144	128.6	2,690	2,129	-20.9	64	73	14.1
Melaka	22,438	23,037	2.7	146	409	180.1	1,635	1,324	-19.0	166	97	-41.6	1,172	1,286	9.7	42	200	376.2
Kedah	31,398	32,188	2.5	343	111	-67.6	1,004	927	-7.7	182	213	17.0	1,117	1,114	-0.3	254	101	-60.2
Pahang	25,029	25,553	2.1	613	165	-73.1	1,635	1,484	-9.2	464	120	-74.1	3,221	3,143	-2.4	302	86	-71.5
Terengganu	8,216	8,388	2.1	37	156	321.6	1,230	1,123	-8.7	101	37	-63.4	916	803	-12.3	155	75	-51.6
Kelantan	13,543	14,050	3.7	485	309	-36.3	1,318	1,289	-2.2	251	187	-25.5	873	819	-6.2	169	96	-43.2
Perlis	5,372	5,656	5.3	148	246	66.2	466	403	-13.5	45	79	75.6	856	808	-5.6	34	9	-73.5
Sabah	31,570	32,135	1.8	378	57	-84.9	1,965	2,142	9.0	336	135	-59.8	2,354	2,323	-1.3	110	79	-28.2
Sarawak	34,822	36,634	5.2	931	684	-26.5	1,768	1,554	-12.1	296	365	23.3	2,448	1,454	-40.6	435	565	29.9
MALAYSIA	526,079	540,699	2.8	7,023	5,421	-22.8	37,395	32,033	-14.3	5,080	3,294	-35.2	35,183	33,034	-6.1	3,856	4,053	5.1

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung tahun semasa.
The existing stock, incoming supply and planned supply are as available at the end of the current year.

Inventori harta tanah bagi unit siap dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.
Property inventory for completion and start are accumulated over the current year.

Jadual X / Table X
Penawaran dan Penghantaran Kompleks Perniagaan di Malaysia
Supply and Occupancy of Shopping Complex in Malaysia

JABATAN PENILAIAN &
PERKHIDMATAN HARTA

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Start (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
W.P. Kuala Lumpur	3,093,317	3,131,431	0	35,694	2,579,070	2,566,619	83.4	82.0	-1,286	-12,461	675,202	645,850	0	6,342	193,459	187,117	0	0
W.P. Putrajaya	86,017	86,017	24,880	0	70,958	69,688	82.5	81.0	20,470	-1,270	0	0	0	0	0	0	0	0
W.P. Labuan	28,698	28,614	0	0	27,711	27,888	96.6	97.5	455	177	0	0	0	0	0	0	0	0
Selangor	3,620,521	3,704,593	96,405	133,954	2,971,139	2,964,756	82.1	80.0	11,202	-6,383	534,091	499,460	0	0	0	0	0	0
Johor	2,392,121	2,469,646	279,563	59,899	1,801,039	1,849,980	75.3	74.9	246,670	48,941	115,784	50,911	2,553	0	0	0	0	0
Pulau Pinang	1,823,589	1,831,021	49,269	7,432	1,345,784	1,333,205	73.8	72.8	73,031	-12,579	0	0	0	0	69,069	69,069	0	0
Perak	952,610	968,199	0	5,589	797,771	809,689	83.7	84.5	-4,215	11,918	100,438	124,775	0	0	0	0	0	0
Negeri Sembilan	595,880	597,350	18,626	0	415,691	397,762	69.8	66.6	8,473	-17,929	0	0	0	0	5,534	5,534	0	0
Melaka	596,074	635,388	0	0	418,430	402,185	70.2	63.3	0	-16,245	128,465	128,465	0	0	0	0	0	0
Kedah	588,094	582,409	7,416	0	456,030	434,717	77.5	74.6	-3,189	-21,313	1,661	0	0	0	93,871	93,871	0	0
Pahang	412,591	439,179	22,956	26,864	294,563	316,912	71.4	72.2	37,205	22,349	35,005	15,055	8,141	6,914	102,923	112,621	9,894	9,698
Terengganu	164,309	192,051	1,403	42,369	115,393	146,149	70.2	76.1	-4,764	30,756	195,796	126,520	187,951	5,724	5,724	0	5,724	0
Kelantan	342,055	342,055	0	0	312,865	310,535	91.4	90.8	634	-2,130	108,393	108,393	0	0	0	0	0	0
Perlis	55,872	55,872	0	0	55,872	55,872	100.0	100.0	0	0	13,493	17,764	0	4,271	0	22,544	0	22,544
Sabah	755,587	761,558	0	0	613,846	603,588	81.2	79.3	-4,674	-10,278	35,743	49,779	0	14,036	0	23,509	0	0
Sarawak	1,005,136	1,038,299	65,643	33,058	809,072	766,921	80.5	73.9	43,028	-42,151	8,064	41,676	0	16,361	35,870	0	0	0
MALAYSIA	16,512,471	16,853,682	566,161	344,659	13,085,034	13,056,446	79.2	77.5	423,040	-28,588	1,952,135	1,808,648	198,645	53,648	506,450	514,265	15,618	32,242

Stok sedia ada, penawaran akan datang dan penawaran yang dijangka sebagaimana diperolehi pada hujung tahun semasa.

The existing stock, incoming supply and planned supply are as available at the end of the current year.

Inventori harta tanah bagi unit siap dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.

Property inventory for completion and start are accumulated over the current year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Start (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
W.P. Kuala Lumpur	9,146,277	9,275,474	269,455	22,296	7,161,566	7,193,446	78.3	77.6	72,716	31,880	1,478,415	1,485,502	211,869	136,697	304,781	168,084	0	0
W.P. Putrajaya	2,274,574	2,525,253	39,949	249,430	2,024,023	2,275,114	89.0	90.1	-3,836	251,091	324,616	75,540	0	0	31,545	31,545	0	0
W.P. Labuan	67,051	67,051	0	0	58,718	59,481	87.6	88.7	2,289	763	0	0	0	0	0	0	0	0
Selangor	4,020,955	4,177,519	124,407	101,947	2,879,104	2,890,317	71.6	69.2	100,500	11,213	181,804	458,746	0	354,205	10,276	10,276	0	354,205
Johor	1,293,521	1,343,334	103,724	48,540	921,513	968,873	71.2	72.1	14,785	47,360	109,929	244,290	0	0	45,301	33,817	0	0
Pulau Pinang	1,123,274	1,103,533	0	0	923,754	935,943	82.2	84.8	-19,405	12,189	4,590	4,590	0	0	0	0	0	0
Perak	628,252	633,588	1,342	6,850	592,600	595,077	94.3	93.9	3,974	2,477	43,697	36,847	14,407	0	0	0	0	0
Negeri Sembilan	333,083	339,649	1,965	0	302,509	310,861	90.8	91.5	21,574	8,352	9,487	11,617	0	2,130	2,130	0	0	0
Malaka	402,247	411,050	0	0	330,275	341,303	82.1	83.0	2,260	11,028	0	0	0	0	0	0	0	0
Kedah	428,672	428,672	0	0	373,780	391,170	87.2	91.3	18,423	17,390	0	0	0	0	0	0	0	0
Pahang	420,374	420,570	0	0	378,853	375,772	90.1	89.3	-9,339	-3,081	36,375	36,375	0	0	4,911	4,911	0	0
Terengganu	361,587	360,738	16,835	0	348,346	344,762	96.3	95.6	13,811	-3,584	63,767	63,767	0	0	0	31,760	0	31,760
Kelantan	391,525	391,525	8,452	0	370,997	370,646	94.8	94.7	-4,674	-351	0	0	0	0	0	0	0	0
Perlis	131,038	131,038	0	0	131,038	131,038	100.0	100.0	0	0	11,933	25,085	0	13,152	0	0	0	0
Sabah	829,798	806,852	10,050	0	722,942	722,213	87.1	89.5	-13,554	-729	47,624	18,850	0	0	0	37,498	0	0
Sarawak	738,245	764,088	0	19,089	677,361	684,134	91.8	89.5	7,512	6,773	65,894	48,936	0	0	0	0	0	0
IMALAYSIA	22,590,473	23,179,914	576,179	448,152	18,197,379	18,590,150	80.6	80.2	207,036	392,771	2,378,131	2,510,145	226,276	506,184	398,944	317,891	0	385,965

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung tahun semasa.

The existing stock, incoming supply and planned supply are as available at the end of the current year.

Inventori harta tamah bagi unit siap dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.

Property inventory for completion and start are accumulated over the current year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

Jadual XII / Table XII
Penawaran Unit SOHO di Malaysia
Supply of SOHO Units in Malaysia

JABATAN PENILAIAN &
PERKHIDMATAN HARTA

State	Existing Stock		Completion		Incoming Supply		Start		Planned Supply		New Planned Supply							
	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change						
W.P. Kuala Lumpur	3,688	5,667	53.7	277	202	-27.1	3,381	8,224	143.2	350.0	0	-100.0	8,039	3,747	-53.4	0	0	ND
W.P. Putrajaya	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	30,479	35,639	16.9	5,170	2,750	-46.8	18,885	18,868	-0.1	1,274.0	554.0	-56.5	658	664	0.9	342	168	-50.9
Johor	646	2,843	340.1	0	0	ND	1,916	966	-49.6	0	0	ND	3,316	3,316	0.0	640	-	-100.0
Pulau Pinang	2,387	2,387	0.0	0	0	ND	2,842	2,896	1.9	1,115.0	0	-100.0	2,495	2,441	-2.2	0	0	ND
Perak	575	577	0.3	0	0	ND	654	654	0.0	12.0	0	-100.0	3,397	3,628	6.8	0	0	ND
Negeri Sembilan	104	104	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Melaka	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	352	ND	0	0	ND
Kedah	0	64	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	0	0	ND	0	0	ND	48	48	0.0	0	0	ND	0	0	ND	0	0	ND
Terengganu	0	0	ND	0	0	ND	0	0	ND	0	0	ND	53	53	0.0	0	0	ND
Kelantan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	152	340	123.7	0	0	ND	145	127	-12.4	127.0	0	-100.0	0	0	ND	0	0	ND
Sarawak	103	257	149.5	48	54	12.5	202	220	8.9	0	72.0	ND	0	0	ND	0	0	ND
MALAYSIA	38,134	47,878	25.6	5,495	3,006	-45.3	28,073	32,003	14.0	2,878.0	626.0	-78.2	17,958	14,201	-20.9	982	168	-82.9

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung tahun semasa.
The existing stock, incoming supply and planned supply are as available at the end of the current year.

Inventori harta tanah bagi unit siap dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.
Property inventory for completion and start are accumulated over the current year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

JABATAN PENILAIAN & PERKHIDMATAN HARTA
Jadual XIII / Table XIII
Penawaran Unit Pangsapuri Khidmat di Malaysia
Supply of Serviced/Apartment Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Start			Planned Supply			New Planned Supply		
	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change
	W.P. Kuala Lumpur	67,563	81,295	20.3	7,122	7,841	10.1	42,215	47,690	13.0	19,646	13,340	-32.1	80,863	71,900	-11.1	18,853	10,351
W.P. Putrajaya	0	746	ND	0	0	ND	746	468	-38.6	0	0	ND	186	186	0.0	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	73,528	81,225	10.5	12,723	4,660	-63.4	38,033	44,221	16.3	5,695	6,760	19.1	21,133	23,313	10.3	2,106	7,469	254.7
Johor	81,343	84,905	4.4	18,015	1,024	-94.3	22,779	23,283	2.2	3,724	5,192	39.4	58,599	51,052	-12.9	12,077	1,235	-89.8
Pulau Pinang	3,546	6,368	79.6	312	1,597	411.9	4,365	2,498	-42.8	1,153	326	-71.7	6,513	9,617	47.7	2,233	1,019	-54.4
Perak	682	1,314	92.7	0	0	ND	404	404	0.0	253	0	-100.0	862	1,240	43.9	414	280	-32.4
Negeri Sembilan	13,077	11,285	-13.7	1,001	0	-100.0	1,524	4,625	203.5	1,524	3,101	103.5	2,795	1,106	-60.4	0	0	ND
Melaka	4,777	5,641	18.1	0	864	ND	6,293	6,779	7.7	1,444	0	-100.0	3,231	3,091	-4.3	0	0	ND
Kedah	637	637	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	5,554	6,398	15.2	2,092	362	-82.7	613	0	-100.0	0	0	ND	3,908	4,272	9.3	1,668	964	-42.2
Terengganu	0	0	ND	0	0	ND	152	152	0.0	0	0	ND	132	132	0.0	0	0	ND
Kelantan	520	858	65.0	0	338	ND	338	0	-100.0	0	0	ND	418	918	119.6	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	1,215	1,215	0.0	0	0	ND	1,391	2,606	87.3	414	920	122.2	2,121	1,201	-43.4	1,011	0	-100.0
Sarawak	614	1,105	80.0	187	428	128.9	428	102	-76.2	0	102	ND	0	0	ND	0	102	ND
MALAYSIA	253,056	282,992	11.8	41,452	17,114	-58.7	119,281	132,818	11.3	3,853	29,761	-12.1	180,751	168,028	-7.0	38,362	21,420	-44.2

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung tahun semasa.
The existing stock, incoming supply and planned supply are as available at the end of the current year.

Inventori harta tanah bagi unit siap dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.
Property inventory for completion and start are accumulated over the current year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
 Source: Property Stock Report - NAPIC

Jadual XIV / Table XIV
Penawaran Unit Industri di Malaysia
Supply of Industrial Units in Malaysia

JABATAN PENILAIAN &
PERKHIDMATAN HARTA

State	Existing Stock		Completion		Incoming Supply		Start		Planned Supply		New Planned Supply				
	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change			
W.P. Kuala Lumpur	5,138	5,138	0.0	0	0	ND	0	0	0	37	37	0.0	0	0	ND
W.P. Putrajaya	48	48	0.0	0	0	ND	0	0	0	0	0	ND	0	0	ND
W.P. Labuan	635	641	0.9	0	6	ND	8	0	0	0	0	ND	0	0	ND
Selangor	40,701	40,984	0.7	245	179	-26.9	1,013	240	129	1,674	1,698	1.4	253	202	-20.2
Johor	17,681	18,079	2.3	232	109	-53.0	1,305	280	52	940	802	-14.7	316	42	-86.7
Pulau Pinang	9,231	9,507	3.0	23	112	387.0	293	127	89	376	230	-38.8	84	0	-100.0
Perak	8,463	8,471	0.1	24	6	-75.0	153	0	0	283	320	13.1	0	37	ND
Negeri Sembilan	5,516	5,528	0.2	0	0	ND	58	36	53	600	630	5.0	43	23	-46.5
Melaka	7,104	7,158	0.8	117	47	-59.8	817	0	0	1,793	1,813	1.1	0	0	ND
Kedah	3,858	3,858	0.0	0	0	ND	33	11	4	311	307	-1.3	18	0	-100.0
Pahang	3,559	3,578	0.5	11	1	-90.9	92	0	32	226	226	0.0	3	33	1000.0
Terengganu	866	866	0.0	0	0	ND	47	0	29	96	73	-24.0	30	0	-100.0
Kelantan	606	613	1.2	2	0	-100.0	28	12	0	33	33	0.0	12	3	-75.0
Perlis	295	296	0.3	61	1	-98.4	29	0	1	140	141	0.7	1	2	100.0
Sabah	6,163	6,189	0.4	18	0	-100.0	305	0	29	233	293	25.8	0	44	ND
Sarawak	7,117	7,347	3.2	90	30	-66.7	162	18	128	427	225	-47.3	90	78	-13.3
MALAYSIA	116,981	118,301	1.1	823	491	-40.3	4,343	724	546	7,169	6,828	-4.8	850	464	-45.4

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung tahun semasa.
The existing stock, incoming supply and planned supply are as available at the end of the current year.

Inventori harta tanah bagi unit siap dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.
Property inventory for completion and start are accumulated over the current year.

Sumber: Laporan Stok Pasaran Harta - IAPIC
Source: Property Stock Report - IAPIC

JABATAN PENILAIAN & PERUMIHATAN HARTA

Jadual XV / Table XV
Bilangan Bilik Hotel
Number of Hotel Rooms

State	Existing Stock		Completion		Incoming Supply		Start		Planned Supply		New Planned Supply	
	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change
W.P. Kuala Lumpur	45,102	40,897	-9.3	1,608	0	-100.0	5,350	8,288	54.9	4,370	4,525	3.5
W.P. Putrajaya	1,026	1,769	72.4	0	0	ND	290	0	-100.0	0	0	ND
W.P. Labuan	1,749	1,697	-3.0	0	0	ND	264	264	0.0	0	0	ND
Selangor	23,762	22,702	-4.5	0	0	ND	1,843	2,143	16.3	311	611	96.5
Johor	31,736	31,066	-2.1	438	663	51.4	3,293	3,628	10.2	2,098	3,134	49.4
Pulau Pinang	21,815	22,088	1.3	397	395	-0.5	5,089	4,759	-6.5	1,339	2,243	67.5
Perak	16,110	16,198	0.5	201	80	-60.2	829	865	4.3	909	909	0.0
Negeri Sembilan	10,029	9,396	-6.3	0	0	ND	1,546	1,588	2.7	408	358	-12.3
Melaka	17,031	16,929	-0.6	301	0	-100.0	1,456	1,456	0.0	1,558	1,558	0.0
Kedah	13,851	13,154	-5.0	96	0	-100.0	756	756	0.0	134	252	88.1
Pahang	25,376	25,375	0.0	893	0	-100.0	70	222	217.1	595	583	-2.0
Terengganu	9,655	10,718	11.0	0	225	ND	568	767	35.0	1,035	752	-27.3
Kelantan	4,360	4,360	0.0	0	0	ND	144	144	0.0	0	0	ND
Perlis	1,276	1,245	-2.4	0	0	ND	120	120	0.0	240	120	-50.0
Sabah	23,860	22,549	-5.5	0	0	ND	1,907	2,225	16.7	1,813	3,692	103.6
Sarawak	20,552	19,954	-2.9	0	0	ND	318	318	0.0	0	0	ND
MALAYSIA	267,290	260,097	-2.7	3,934	1,363	-65.4	23,843	27,543	15.5	14,810	18,737	26.5
							5,377	2,030	-62.2	2,420	1,956	-19.2

Stok sedia ada, perawaran akan datang dan perawaran yang dirancang sebagaimana diperolehi pada hujung tahun semasa.
The existing stock, incoming supply and planned supply are as available at the end of the current year.

Inventori harta tanah bagi unit siap dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.
Property inventory for completion and start are accumulated over the current year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

State	Newly Launched		Completed		Under Construction		Not Constructed	
	2019	2020	2019	2020	2019	2020	2019	2020
Malaysia								
Units Launched	59,968	47,178						
Units Sold	24,238	13,560	30,664	29,565	72,692	71,735	16,774	12,975
Sales Performance	40.4	28.7	Value (RM Million)	18,819.43	18,918.58	NA	NA	NA
W.P. Kuala Lumpur								
Units Launched	8,865	10,295						
Units Sold	3,293	1,916	2,605	3,023	4,317	7,593	8,645	6,249
Sales Performance	37.1	18.6	Value (RM Million)	2,600.25	2,915.02	NA	NA	NA
W.P. Putrajaya								
Units Launched	0	64						
Units Sold	0	0	0	114.00	769	522	13	0
Sales Performance	0.0	0.0	Value (RM Million)	0.00	382.10	NA	NA	NA
W.P. Labuan								
Units Launched	14	0						
Units Sold	4	0	70	69	0	0	0	0
Sales Performance	28.6	NA	Value (RM Million)	22.89	22.56	NA	NA	NA
Selangor								
Units Launched	9,970	7,330						
Units Sold	3,053	2,863	4,687	4,889	10,472	12,449	1,156	2,360
Sales Performance	30.6	39.1	Value (RM Million)	3,750.71	4,287.94	NA	NA	NA
Johor								
Units Launched	9,711	5,913						
Units Sold	4,613	1,734	5,627	7,030	10,392	10,706	104	333
Sales Performance	47.5	29.3	Value (RM Million)	4,703.22	5,480.93	NA	NA	NA
Pulau Pinang								
Units Launched	4,152	1,136						
Units Sold	1,557	166	3,353	2,069	8,601	3,972	1,437	389
Sales Performance	37.5	14.6	Value (RM Million)	2,593.39	1,072.18	NA	NA	NA
Perak								
Units Launched	9,504	5,795						
Units Sold	4,182	1,827	5,024	3,637	8,891	10,244	931	854
Sales Performance	44.0	31.5	Value (RM Million)	1,516.86	1,159.68	NA	NA	NA
Negeri Sembilan								
Units Launched	2,706	5,010						
Units Sold	1,153	2,069	1,048	1,008	3,620	3,723	127	192
Sales Performance	42.6	41.3	Value (RM Million)	581.09	594.94	NA	NA	NA
Melaka								
Units Launched	3,492	1,693						
Units Sold	1,911	552	678	636	3,192	3,200	1,406	621
Sales Performance	54.7	32.6	Value (RM Million)	266.88	267.10	NA	NA	NA
Kedah								
Units Launched	929	1,237						
Units Sold	265	446	1,974	877	1,681	1,360	235	187
Sales Performance	28.5	36.1	Value (RM Million)	560.73	290.57	NA	NA	NA
Pahang								
Units Launched	6,449	3,744						
Units Sold	2,658	1,077	1,466	1,727	5,086	4,085	893	808
Sales Performance	41.2	28.8	Value (RM Million)	570.59	655.90	NA	NA	NA
Terengganu								
Units Launched	517	262						
Units Sold	267	47	498	455	995	1,124	214	24
Sales Performance	51.6	17.9	Value (RM Million)	184.82	168.18	NA	NA	NA
Kelantan								
Units Launched	288	653						
Units Sold	94	125	210	118	4,112	3,625	478	349
Sales Performance	32.6	19.1	Value (RM Million)	85.39	73.96	NA	NA	NA
Perlis								
Units Launched	64	218						
Units Sold	27	156	33	18	65	89	536	0
Sales Performance	42.2	71.6	Value (RM Million)	10.27	5.31	NA	NA	NA
Sabah								
Units Launched	958	1,486						
Units Sold	371	126	1,544	1,437	6,683	5,931	510	351
Sales Performance	38.7	8.5	Value (RM Million)	624.48	601.23	NA	NA	NA
Sarawak								
Units Launched	2,349	2,342						
Units Sold	790	456	1,847	2,458	3,816	3,112	89	258
Sales Performance	33.6	19.5	Value (RM Million)	747.87	940.97	NA	NA	NA

Jadual XVII / Table XVII
Bilangan Unit Kedai yang Tidak Terjual di Malaysia
Number of Unsold Shop Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	2019	2020	2019	2020	2019	2020
Malaysia						
Unsold Units	6,024	6,904	6,232	5,383	336	203
Value (RM Million)	4,871.97	5,647.23	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	18	158	309	70	0	0
Value (RM Million)	10.15	146.01	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	25	21	0	0	0	0
Value (RM Million)	88.37	73.81	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	6	10	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	684	718	721	466	0	0
Value (RM Million)	794.06	705.25	NA	NA	NA	NA
Johor						
Unsold Units	1,288	1,652	2,193	1,997	58	0
Value (RM Million)	1,370.70	1,641.25	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	57	225	172	91	0	0
Value (RM Million)	52.61	169.33	NA	NA	NA	NA
Perak						
Unsold Units	409	448	655	632	22	0
Value (RM Million)	216.38	255.31	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	395	483	117	94	43	28
Value (RM Million)	214.08	309.64	NA	NA	NA	NA
Melaka						
Unsold Units	748	744	241	141	101	53
Value (RM Million)	379.77	383.08	NA	NA	NA	NA
Kedah						
Unsold Units	359	383	170	11	21	0
Value (RM Million)	180.85	282.35	NA	NA	NA	NA
Pahang						
Unsold Units	765	655	404	408	49	93
Value (RM Million)	514.54	473.00	NA	NA	NA	NA
Terengganu						
Unsold Units	130	139	225	198	14	13
Value (RM Million)	94.60	108.38	NA	NA	NA	NA
Kelantan						
Unsold Units	196	155	246	264	28	16
Value (RM Million)	109.17	88.50	NA	NA	NA	NA
Perlis						
Unsold Units	50	154	93	24	0	0
Value (RM Million)	25.23	96.61	NA	NA	NA	NA
Sabah						
Unsold Units	684	620	370	600	0	0
Value (RM Million)	545.48	499.75	NA	NA	NA	NA
Sarawak						
Unsold Units	216	349	310	377	0	0
Value (RM Million)	275.99	414.97	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC
Total may not add up to the shown figures due to rounding off

State	Completed		Under Construction		Not Constructed	
	2019	2020	2019	2020	2019	2020
Malaysia						
Unsold Units	1,280	1,380	642	709	69	72
Value (RM Million)	1,874.60	2,186.07	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	53	65	75	122	0	14
Value (RM Million)	160.74	201.31	NA	NA	NA	NA
Johor						
Unsold Units	554	520	276	246	0	0
Value (RM Million)	1,154.44	1,153.66	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	85	143	8	0	0	0
Value (RM Million)	138.38	321.62	NA	NA	NA	NA
Perak						
Unsold Units	64	60	51	51	0	0
Value (RM Million)	47.47	45.68	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	79	63	17	23	0	36
Value (RM Million)	60.75	41.61	NA	NA	NA	NA
Melaka						
Unsold Units	28	28	0	0	0	0
Value (RM Million)	23.53	23.53	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	38	58	54	44	0	0
Value (RM Million)	23.14	35.34	NA	NA	NA	NA
Terengganu						
Unsold Units	15	14	0	0	0	0
Value (RM Million)	7.69	7.11	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	26	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	0	38	40	0	0	0
Value (RM Million)	0.00	19.66	NA	NA	NA	NA
Sabah						
Unsold Units	42	64	83	60	22	22
Value (RM Million)	43.58	114.47	NA	NA	NA	NA
Sarawak						
Unsold Units	322	327	38	137	47	0
Value (RM Million)	215.88	222.09	NA	NA	NA	NA

Jadual XIX / Table XIX
Bilangan Unit SOHO yang Tidak Terjual di Malaysia
Number of Unsold SOHO Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	2019	2020	2019	2020	2019	2020
Malaysia						
Unsold Units	1,878	2,129	4,469	4,811	0	122
Value (RM Million)	898.83	1,115.10	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	242	256	1,737	1,751	0	0
Value (RM Million)	209.63	266.14	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	1,133	1,409	2,153	2,177	0	122
Value (RM Million)	443.29	606.53	NA	NA	NA	NA
Johor						
Unsold Units	503	464	89	89	0	0
Value (RM Million)	245.91	242.43	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	0	0	490	723	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perak						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Melaka						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Terengganu						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	0	0	0	71	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

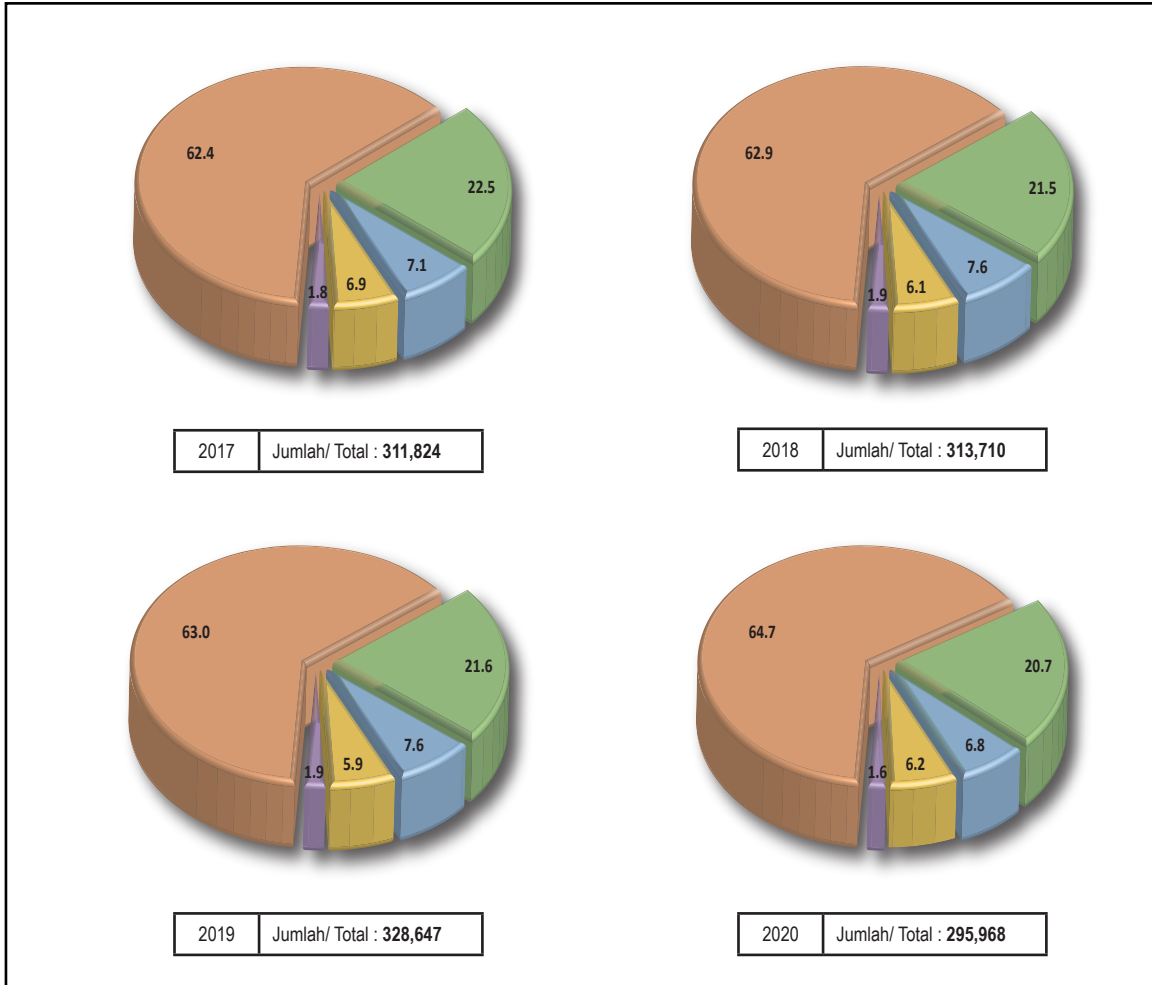
Total may not add up to the shown figures because of rounding up

State	Completed		Under Construction		Not Constructed	
	2019	2020	2019	2020	2019	2020
Malaysia						
Unsold Units	17,142	23,606	33,827	35,258	7,659	8,153
Value (RM Million)	15,039.15	20,759.31	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	2,336	4,421	10,298	14,573	7,457	5,700
Value (RM Million)	2,022.13	4,126.31	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	34	0	201	92	0	0
Value (RM Million)	19.22	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	1,985	1,939	5,714	6,838	202	1,177
Value (RM Million)	1,185.28	1,182.88	NA	NA	NA	NA
Johor						
Unsold Units	12,207	16,442	11,490	7,937	0	0
Value (RM Million)	11,560.77	14,969.95	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	69	218	1,085	1,124	0	315
Value (RM Million)	91.31	297.17	NA	NA	NA	NA
Perak						
Unsold Units	0	0	231	387	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	2,329	2,694	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Melaka						
Unsold Units	32	187	1,035	739	0	0
Value (RM Million)	15.54	74.81	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	141	190	1,176	773	0	961
Value (RM Million)	53.48	67.93	NA	NA	NA	NA
Terengganu						
Unsold Units	0	0	230	101	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kelantan						
Unsold Units	278	209	38	0	0	0
Value (RM Million)	52.26	40.26	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	60	0	0	0	0	0
Value (RM Million)	39.16	0.00	NA	NA	NA	NA

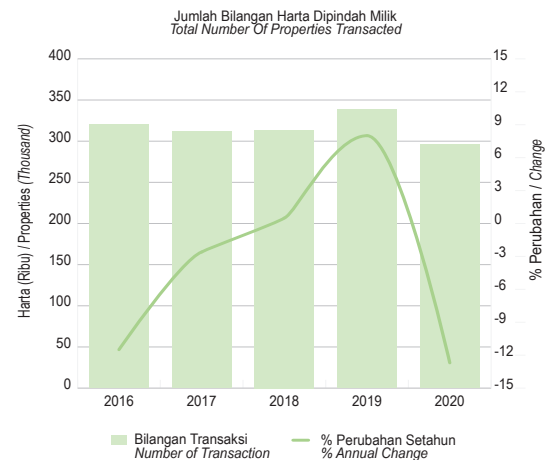
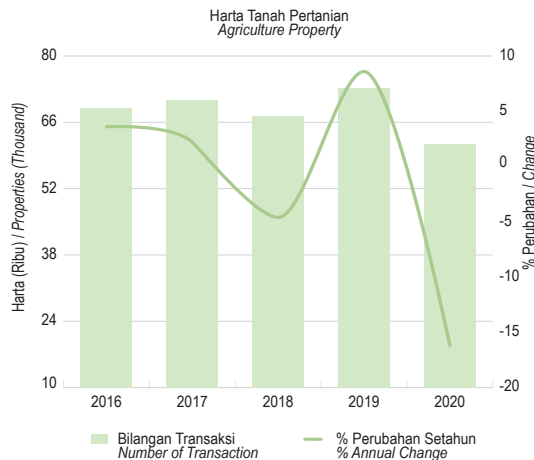
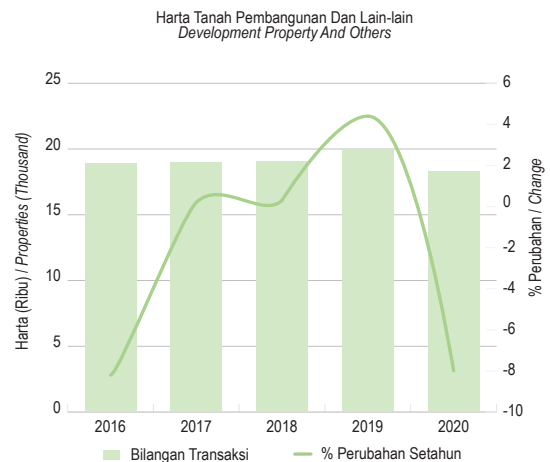
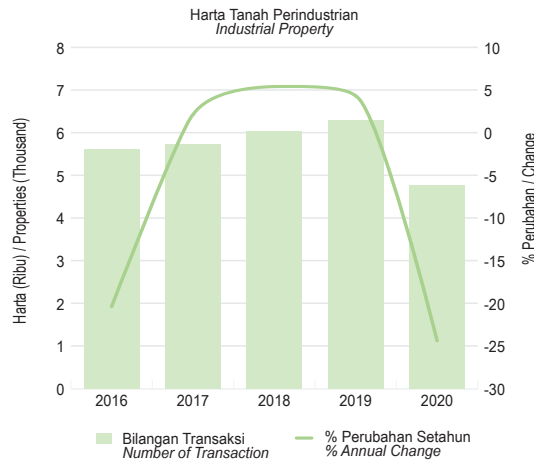
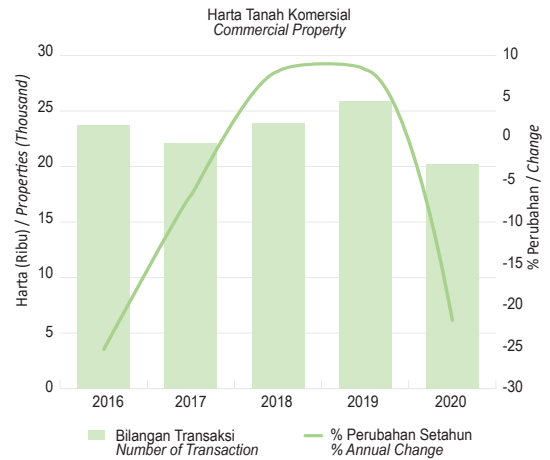
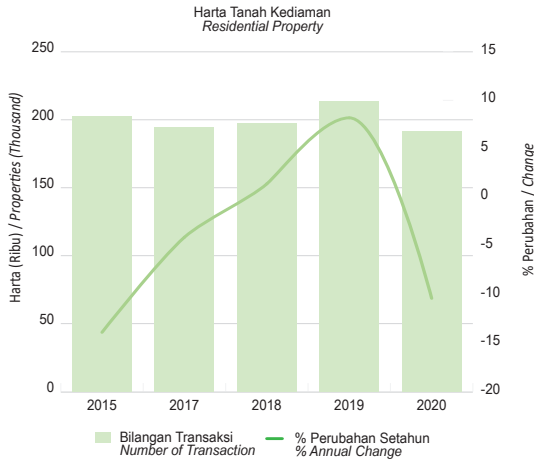
Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

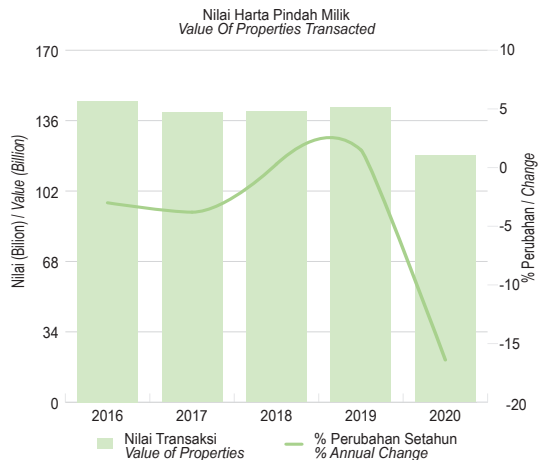
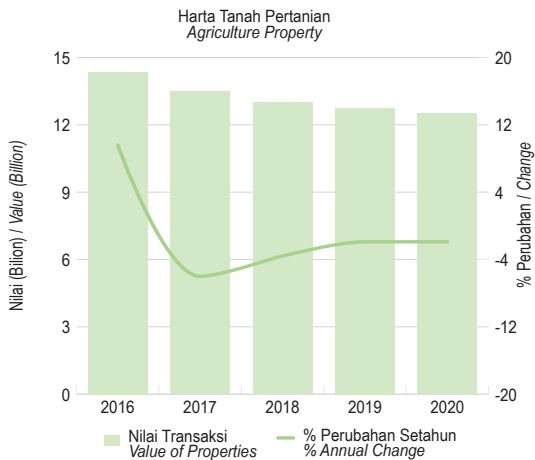
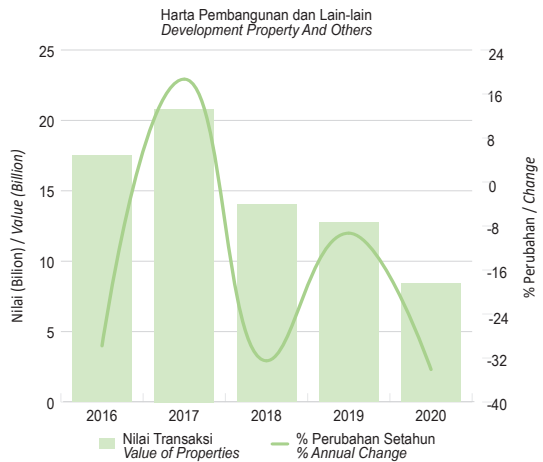
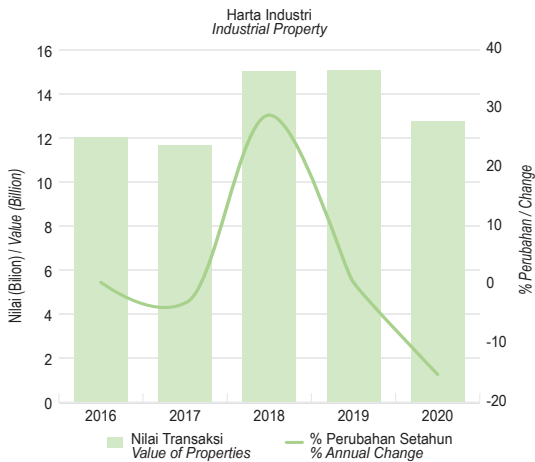
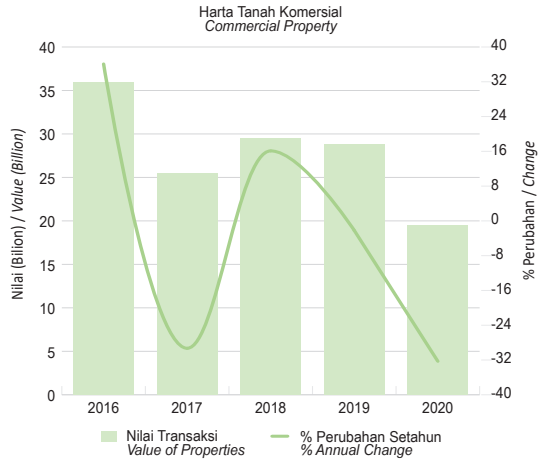
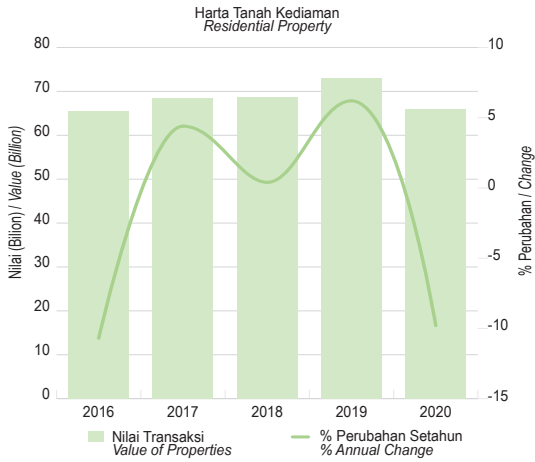
Total may not add up to the shown figures because of rounding up

Chart I / Chart I
 Jumlah dan Peratus Pecahan Transaksi Harta Tanah Mengikut Subsektor
 Total and Percentage Share of Properties Transacted by Sub-Sector



Subsektor/ Sub-sector	Bilangan Harta/ Number of Properties				% Pecahan/ Share			
	2017	2018	2019	2020	2017	2018	2019	2020
Kediaman/ Residential	194,684	197,385	209,295	191,354	62.4	62.9	63.7	64.7
Pertanian/ Agriculture	70,290	67,329	68,665	61,326	22.5	21.5	20.9	20.7
Komersial/ Commercial	22,162	23,936	25,654	20,255	7.1	7.6	7.8	6.8
Tanah Pembangunan Dan Lain-lain/ Development Land and Others	18,963	19,028	18,772	18,275	6.1	6.1	5.7	6.2
Industri/ Industrial	5,725	6,032	6,261	4,758	1.8	1.9	1.9	1.6
Jumlah/ Total	311,824	313,710	328,647	295,968	100.0	100.0	100.0	100.00





CATATAN TEKNIKAL
TECHNICAL NOTES

Catatan Teknikal
Technical Notes

Lampiran I

Appendix I

LAPORAN PASARAN HARTA
2020

PROPERTY MARKET REPORT
2020

1. **Tempoh Kajian**
Tempoh kajian Laporan Pasaran Harta ini adalah tahun 2020, iaitu Januari hingga Disember.

1. **Review Period**
The review period for this Property Market Report is the year of 2020 i.e. January to December.

2. **Data transaksi**
Data transaksi adalah tidak termasuk penjualan harta tanah daripada pemaju di pasaran primer yang hakmilik individu/ hakmilik strata belum dikeluarkan.

2. **Transaction Data**
The transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.

3. **Sektor Harta Tanah**
Pada amnya, kandungan laporan tertumpu kepada subsektor harta tanah berikut:

3. **Property Sectors**
Generally, the report contents focus on the following property sub-sectors:

- (i) Kediaman
- (ii) Pejabat
- (iii) Komersial
- (iv) Industri
- (v) Pertanian
- (vi) Tanah Pembangunan
- (vii) Harta Riadah

- (i) Residential
- (ii) Office
- (iii) Commercial
- (iv) Industrial
- (v) Agriculture
- (vi) Development Land
- (vii) Leisure Property

Klasifikasi kegunaan tanah bagi setiap subsektor harta tanah dinyatakan di Lampiran II.

Land use classification for each property sector is given in Appendix II.

4. **Stok**
Rujukan stok diperoleh daripada Laporan Stok Harta Kediaman, Laporan Stok Harta Komersial dan Industri, Laporan Stok Harta Riadah dan Laporan Status Pasaran Harta Tanah yang diterbitkan oleh Pusat Maklumat Harta Tanah Negara (NAPIC), Jabatan Penilaian dan Perkhidmatan Harta. Definisi adalah seperti di Lampiran III.

4. **Stock**
Stock refers to stock as defined in the Residential Property Stock Report, Commercial and Industrial Stock Report, Leisure Property Stock Report and The Property Market Status Report published by the National Property Information Centre (NAPIC), Valuation and Property Services Department. The definition is given in Appendix III.

5. **Definisi**
(i) Saiz Sampel = Bilangan unit pemerhatian yang akan digunakan untuk analisis adalah jumlah keseluruhan unit yang didapati di sesuatu lokasi ATAU satu sampel yang boleh memberikan gambaran jualan/sewaan yang ada di lokasi itu.

5. **Definition**
(i) Sample Size = *The number of elementary units that are to be drawn into the analysis are either the total elementary units found in a location OR a sample size which can provide inferences to the total sales/lettings available.*

(ii) Keluasan Purata Tanah =
$$\frac{\text{Jumlah keluasan tanah bagi semua jualan untuk sesuatu lokasi}}{\text{Bilangan jualan terpilih di sesuatu lokasi}}$$

(ii) Average Land Area =
$$\frac{\text{Total land area of all sales selected for the location}}{\text{Number of selected sales for the location}}$$

(iii) Keluasan Purata Lantai/Plot =
$$\frac{\text{Jumlah keluasan lantai/plot bagi semua jualan/sewaan terpilih sesuatu lokasi}}{\text{Bilangan jualan terpilih di sesuatu lokasi}}$$

(iii) Average Floor/Plot =
$$\frac{\text{Total floor/plot area of all selected sales/lettings for the location}}{\text{Number of selected sales/lettings for the location}}$$

'Keluasan Lantai' untuk pelbagai jenis harta adalah sebagaimana takrif di dalam 'Uniform Methods of Measurement of Buildings' yang diterbitkan oleh Pertubuhan Juru Ukur Malaysia.

The 'Floor Area' for various types of properties is as defined in the 'Uniform Methods of Measurement of Buildings' published by the Institution of Surveyors, Malaysia.

iv) **Lingkungan Harga/Sewa** = Julat/lingkungan yang menunjukkan harga/sewa terendah hingga tertinggi bagi semua jualbeli terpilih di sesuatu lokasi. Sebagai contoh, sekiranya harga terendah ialah RM18,000 sehektar dan harga tertinggi ialah RM25,000 sehektar, lingkungan harga adalah di antara RM18,000 hingga RM25,000 sehektar.

iv) **Price/Rental Range** = It is a range denoting the lowest to the highest price/rental of all sales selected for a location. For example, if the lowest price is RM18,000 per hectare and the highest price is 25,000 per hectare, the range is between RM18,000 and RM25,000 per hectare.

v) **Harga/Sewa (RM/m.p.)** =
$$\frac{\text{Harga Jualan/Sewa (RM)}}{\text{Keluasan Lantai (m.p.)}}$$

v) **Price/Rental (RM/s.m.)** =
$$\frac{\text{Sale Price/Rental (RM)}}{\text{Floor Area (m.p.)}}$$

Ia adalah harga jualan/sewa individu yang dinyatakan semasa pertukaran hakmilik/sewa di pasaran terbuka.

It is the individual sale price/rental declared during the change of ownership/letting in the open market.

vi) **Perubahan Harga/sewa Purata (%)** =
$$\left\{ \frac{\text{harga/sewa purata 2020 bagi sesuatu lokasi}}{\text{harga/sewa purata 2019 bagi sesuatu lokasi}} - 1 \right\} \times 100$$

vi) **Average Price/Rental Change (%)** =
$$\left\{ \frac{\text{2020 average price/rental for the location}}{\text{2019 average price/rental for the location}} - 1 \right\} \times 100$$

vii) Huruf 'NA' menandakan keadaan di mana tiada bukti jualan/sewa pada 2019 yang boleh dibandingkan dengan sampel yang dipilih pada 2020.

vii) The letter 'NA' denotes that there are no sale/rental evidences available in 2019 which are comparable to the sample selected for 2020.

viii) Huruf 'ND' menandakan keadaan di mana perubahan harga/sewa yang dikira tidak dapat memberikan gambaran yang sebenar.

viii) The letter 'ND' denotes that the calculated average price/rental change is misleading as to the true situation.

KLASIFIKASI KEGUNAAN TANAH

LAND USE CLASSIFICATION

Berikut adalah klasifikasi kegunaan tanah yang digunakan di dalam Laporan Pasaran Harta 2020:

The following are the land use classifications used in the Property Market Report 2020:

Perihal Harta	Catatan	Property Description	Remarks		
1. KEDIAMAN		1. RESIDENTIAL			
a. Rumah Teres		a. Terraced House			
(i) Kos rendah satu tingkat }		(i) Single storey low-cost }			
(ii) Satu tingkat }		(ii) Single storey }			
(iii) Kos rendah dua tingkat }	Mengikut bilangan tingkat dan kos pembinaan	(iii) Double storey low-cost }	Subdivided by reference to the number of storeys and cost of construction		
(iv) Kos sederhana dua tingkat }		(iv) Double storey medium-cost }			
(v) Dua tingkat }		(v) Double storey }			
(vi) 2 hingga 3 tingkat }		(vi) 2 to 3 storey }			
b. Berkembar				b. Semi-Detached	
(i) Kos rendah }		Mengikut bilangan tingkat dan kos pembinaan		(i) Low-cost }	Subdivided by reference to the number of storeys and cost of construction
(ii) Kos sederhana }	(ii) Medium-cost }				
(iii) Satu tingkat }	(iii) Single storey }				
(iv) Dua tingkat }	(iv) Double storey }				
(v) 2 hingga 3 tingkat }	(v) 2 to 3 storey }				
c. Sesebuah		c. Detached			
(i) Satu tingkat di kawasan perumahan		(i) Single storey within housing estate			
(ii) Dua tingkat di kawasan perumahan		(ii) Double storey within housing estate			
(iii) Rekabentuk individu		(iii) Individually-designed			
d. Rumah Pangsa/ Pangsapuri/ Kondominium		d. Flat/Apartment/ Condominium			
(i) Rumah pangsa kos rendah }	Jenis standard dan mewah	(i) Low-cost flat }	Standard and luxury types		
(ii) 1 - 2 bilik tidur }		(ii) 1 - 2 bedrooms }			
(iii) 3 bilik tidur atau lebih }		(iii) 3 bedrooms or more }			
e. Tanah Untuk Pembangunan Kediaman	Tanah dengan kelulusan untuk perumahan sahaja	e. Land For Residential Development	Land with permission for housing only		
f. Pecahan Lot Untuk Sebuah Rumah		f. A Subdivided Lot For One House			
(i) Plot sesebuah }	Suatu lot atau bahagian yang tidak dipecah bahagi untuk tidak melebihi tiga buah rumah	(i) Single plot }	A lot or undivided share of a lot for up to three houses		
(ii) Tapak kecil }		(ii) Small site }			
2. PEJABAT		2. OFFICE			
a. Blok pejabat binaan khas		a. Purpose-built office block			
b. Ruang pejabat di rumah kedai		b. Office space in shophouse			

3. KEDAI & KOMPLEKS PERNIAGAAN

- a. Kedai sebelum perang } Dengan/tanpa pemilikan kosong
- b. Kedai selepas perang } Pelbagai tingkat
- c. Lot perniagaan di kompleks perniagaan
- d. Kedai tanpa inap } Unit kedai di tingkat blok rumah pangsa/ pangsapuri
- e. Plot tanah kosong }

4. INDUSTRI

- a. Kilang
 - (i) Teres } Reka bentuk untuk proses pembuatan am dan lazimnya untuk jualan/disewa ATAU
 - (ii) Berkembar } binaan khas untuk proses pembuatan khusus
 - (iii) Sesebuah }
- b. Gudang
 - (i) Teres } Gudang yang direka untuk tujuan penyimpanan
 - (ii) Berkembar }
 - (iii) Sesebuah }
- c. Kompleks Perindustrian } Bangunan direka bentuk khas mengikut kesesuaian proses perindustrian
- d. Kilang Bertingkat } Unit industri berstrata di dalam bangunan bertingkat rendah
- e. Tapak Perindustrian - Plot Perindustrian

5. PERTANIAN/ LUAR BANDAR

- a. Getah }
- b. Kelapa Sawit }
- c. Padi }
- d. Kelapa }
- e. Koko }
- f. Nenas }
- g. Dusun/Hortikultur } Tanah yang berkeluasan 40 hektar atau lebih dan ditanam dengan tanaman komersial seperti getah, kelapa sawit dan koko
- h. Tanah Ladang }
- i. Perhutanan
- j. Tanah Kampung } Kebun kecil dengan kegunaan kediaman kampong dan pertanian. Berbeza daripada (a-g) di atas dari segi harga. Tidak dianggap sebagai plot sesebuah, kerana terlalu besar untuk sebuah keluarga. Oleh itu, ia berada di antara harta luar bandar dan harta bandar

3. SHOP & SHOPPING COMPLEX

- a. Pre-war shop } With/ without vacant possession
- b. Post-war shop } Various storeys
- c. Retail lot in shopping complex
- d. Lock-up shop } Shop unit on ground floor or flat/ apartment
- e. Vacant Plot }

4. INDUSTRIAL

- a. Factory
 - (i) Terrace } Designed for general manufacturing process and normally is for sale/ letting OR purpose-built for specialised manufacturing process
 - (ii) Semi-detach }
 - (iii) Detach }
- b. Warehouse
 - (i) Terrace } Godowns designed for storage use
 - (ii) Semi-detach }
 - (iii) Detach }
- c. Industrial Complex } Individually designed buildings to suit an industrial process
- d. Flatted factory } Industrial units within a low-rise multi-storey stratified building
- e. Industrial Site - Industrial plot

5. AGRICULTURE/ RURAL

- a. Rubber }
- b. Oil Palm }
- c. Paddy } These categories are for small holdings only
- d. Coconut }
- e. Cocoa }
- f. Pineapple }
- g. Orchard/Horticulture } Land of 40 hectares or more and planted with commercial crops such as rubber, oil palm and cocoa
- h. Estate Land }
- i. Forestry
- j. Kampung Land } Smallholdings with rural residential and agricultural uses. They are distinct from the above mentioned smallholdings (a-g) by their higher land prices. Cannot be regarded as detached plots since they are too large for single family use. Therefore, it falls between rural and urban properties

5. TANAH PEMBANGUNAN

- a. Kediaman
 - b. Komersial
 - c. Industri
 - d. Campuran
- } Termasuk tanah yang
} belum ditukar syarat atau
} diluluskan untuk kegunaan
} lebih tinggi atau telah
} ditukar syarat tetapi belum
} dipecah sempadan
}

6. HARTA RIADAH

- a. Hotel
- b. Motel
- c. Tempat peranginan
- d. Taman rekreasi
- e. Padang golf
- f. Marina

5. DEVELOPMENT LAND

- a. Residential
 - b. Commercial
 - c. Industrial
 - d. Mixed
- } Include not converted
} lands or approved for
} higher use or converted
} but not divided
}

6. LEISURE PROPERTY

- a. Hotel
- b. Motel
- c. Resort
- d. Recreation park
- e. Golf course
- f. Marina

STOK

1. **Tempoh Kajian**
Laporan Stok Harta Tanah pada suku tahun 2020 adalah seperti berikut:
Q1 : 1 Januari 2020 - 31 Mac 2020
Q2 : 1 April 2020 - 30 Jun 2020
Q3 : 1 Julai 2020- 30 September 2020
Q4 : 1 October 2020 - 31 Disember 2020
2. **Peringkat Penyebaran**
Laporan terbahagi adalah pada 3 peringkat pembangunan yang utama dan subperingkat berpandukan jadual di bawah:



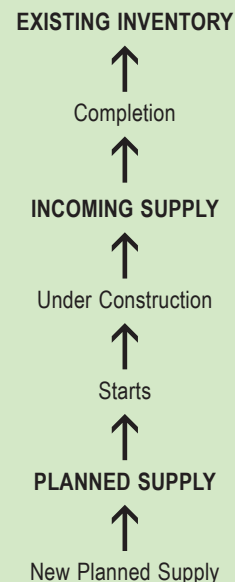
- i) **Inventori Sedia Ada (Stok)**
Inventori sedia ada (stok) adalah unit yang telah memperoleh sijil layak menduduki (CF) atau sijil layak menduduki sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CF/TCF dalam tempoh kajian. Angka dalam inventori sedia ada adalah jumlah terkumpul dari suku-suku sebelumnya ditambah dengan suku semasa.

Inventori harta tanah sedia ada yang terdapat dalam laporan terdiri daripada:

- a) Suku sebelumnya
Inventori sedia ada pada akhir suku sebelumnya ditambah dengan pelarasan yang berlaku dalam tempoh tersebut tetapi belum dimasukkan dalam laporan sebelumnya.

STOCK

1. **Review Periods**
The quarters in the 2020 of the Property Stock Report are as follows:
Q1 : 1 January 2020 - 31 March 2020
Q2 : 1 April 2020 - 30 June 2020
Q3 : 1 July 2020 - 30 September 2020
Q4 : 1 October 2020 - 31 December 2020
2. **Stages of Dissemination**
Information at the 3 main stages of development and their sub-stages according to the chart below:



- i) **Existing Inventory (Stock)**
Existing inventory (stock) are units that have been issued with the certificate of fitness (CF) or temporary certificate of fitness (TCF) prior to the review period plus units completed and issued with CF/TCF within the review period. The figures in the existing inventory are accumulated figures from previous quarters plus the review quarter.

The existing property inventory in the publications comprises of:

- a) *Previous Quarter*
The existing inventory as at the end of the previous quarter plus the adjustments that occurred within that period but was not included in the previous publication.

Pelarasan yang dibuat bagi inventori yang diterbitkan sebelumnya merangkumi:

- **Pertambahan kawasan liputan kajian.** Pengiraan inventori adalah berterusan dan belum mencapai liputan 100%,
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa,**
- **Kesilapan dalam operasi.**

b) Suku Kajian

Inventori sedia ada pada akhir suku sebelumnya (selepas pelarasan) ditambah dengan unit yang siap dibina yang memperoleh CF/TCF serta sebarang perubahan yang berlaku dalam tempoh kajian. Perubahan termasuk:

- **Sebarang unit yang menukar kategori kegunaan.**
- **Sebarang unit yang musnah/dibina semula (dan tidak terdapat dalam penawaran yang baru dirancang).**
- **Sebarang perubahan dalam ruang yang dihuni.**

(ii) **Siap Dibina**

Siap dibina adalah terma yang digunakan bagi bangunan yang mana kerja pembinaan bangunan telah siap dan CF/TCF telah diperolehi dalam tempoh kajian. Angka dalam peringkat siap dibina bukan merupakan angka terkumpul dari unit siap dibina suku-suku sebelumnya tetapi mewakili hanya satu suku kajian sahaja.

(iii) **Penawaran Akan Datang**

Penawaran akan datang merangkumi unit yang mana kerja pembinaannya sedang dijalankan termasuk unit mula dibina dan CF/TCF belum dikeluarkan dalam tempoh kajian. Unit dalam penawaran akan datang mewakili jumlah terkumpul yang mana unit dalam pembinaan dalam suku kajian dan suku sebelumnya ditambah dengan unit yang memulakan pembinaan dalam suku kajian. Ianya tidak mengambil kira tanah kosong tetapi termasuk **unit tertangguh**.

Pengiraan penawaran akan datang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran akan datang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran akan datang yang diselaraskan bagi suku sebelumnya dan penawaran akan datang dalam suku kajian. Penawaran akan datang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

- **Pertambahan dalam kawasan liputan kajian**
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa**
- **Kesilapan dalam operasi.**

Unit tertangguh ialah yang mana kerja asas bangunan secara fizikalnya telah dimulakan tetapi belum siap dibina dan tiada aktiviti pembinaan selepas tiga tahun daripada tarikh kelulusan pembangunan.

Adjustments made to previous published inventory include:

- **Increase in coverage.** The inventory count is on going and has not reached a 100% coverage,
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

b) *Review Quarter*

The existing inventory at the end of the previous review period (after the above adjustments) plus completed units issued with CF/TCF plus any change that occurred within the review period. Change includes:

- **Any unit with a change in the category of use.**
- **Any unit destroyed/rebuilt (and not in the new planned supply).**
- **Any change in the space occupied.**

(i) **Completion**

Completion is the term used when the building construction works are completed and a CF/TCF is issued within the review period. The figures under completion are not accumulated from previous quarter but represent only one review quarter.

(ii) **Incoming Supply**

*Incoming supply comprises units where physical construction works are in progress including start and CF/TCF have not been issued during the review period. Units in the incoming supply represent accumulative totals where units under construction in the review quarter and from the previous quarter are added to the units that have started construction in the review quarter. It does not include vacant land but includes **delayed units**.*

The calculation of incoming supply is on going and has not reached a total population count. Incoming supply disseminated in any quarter publication includes the adjusted incoming supply for the previous quarter and the incoming supply in the review quarter. Incoming supply of the previous quarter have to be adjusted in the review quarter for the following reasons:

- **An increase in coverage**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

***Delayed units** are those where the foundation work has physically started but not completed and no construction activity has taken place for a period of more than 3 years from the date the development was approved.*

- (iv) **Mula Dibina**
Mula dibina terdiri daripada bangunan-bangunan yang mana:
- Kerja asas dan kerja tapak bagi bangunan bertingkat rendah atau kerja bawah paras tanah termasuk cerucuk dan asas bagi bangunan bertingkat tinggi, telah dimulakan,
 - Ianya tidak termasuk kerja-kerja membersihkan, merata dan menyediakan infrastruktur.

Angka dalam peringkat mula dibina bukan merupakan angka terkumpul dan mewakili bangunan yang memulakan pembinaan dalam suku kajian sahaja.

- (v) **Penawaran Dirancang**
Penawaran yang dirancang merangkumi unit yang mana kelulusan pelan bangunan telah diperolehi daripada pihak berkuasa tempatan dalam suku kajian. Unit tersebut belum memulakan pembinaan secara fizikalnya. Unit dalam penawaran yang dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran yang baru dirancang dalam suku kajian. Pengiraan penawaran yang dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran yang dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran yang dirancang yang diselaraskan bagi suku sebelumnya dan penawaran yang baru dirancang dalam suku kajian. Penawaran yang dirancang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:
- Pertambahan kawasan liputan kajian,
 - Data tertunda daripada suku sebelumnya tetapi diterima dalam suku semasa,
 - Kesilapan dalam operasi.

- (vi) **Penawaran Baru**
Penawaran baru dirancang merangkumi unit di mana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian. Angka dalam peringkat penawaran yang baru bukan merupakan angka terkumpul dan mewakili bangunan yang memperoleh kelulusan pelan bangunan dalam suku kajian sahaja.

3. **Penawaran masa depan** yang digunakan dalam laporan ini menunjukkan penawaran akan datang dan penawaran yang dirancang.

- (iv) **Starts**
Starts comprises buildings where:
- The foundation and footing works of low-rise buildings or works below ground level including piling and foundation of high-rise buildings have started, and
 - It does not include site clearing, levelling and laying of infrastructure.

The figures disseminated under starts are not accumulative and represents buildings that started within a review quarter.

- (v) **Planned Supply**
Planned supply comprises units with building plan approval obtained within a review quarter from the local authority. The units have not started physical construction works. Units in the planned supply include accumulative totals from previous quarters plus units in the new planned supply in the review quarter. The calculation of planned supply is on going and has not reached a total population count. Planned supply disseminated in any quarter publication includes the adjusted planned supply for the previous quarter and the planned supply in the review quarter. Planned supply of the previous quarter has to be adjusted in the review for the following reasons:
- An increase in coverage,
 - Delayed data from the previous quarter but received during the review period,
 - Operational errors.

- (vi) **New Planned Supply**
New planned supply comprises units where building plan approval have been obtained within the review period. The figures disseminated under new planned supply are not accumulative and represents buildings that have obtained building plan approval in that review quarter.

3. **Future supply** is a term used in the report to denote incoming supply and planned supply.

4. Terma Am

- (i) **Struktur**
Struktur termasuk kekal, separuh kekal dan sementara.
- (ii) **Pemilikan**
Termasuk kedai/pejabat binaan khas/kompleks perniagaan milik kerajaan dan swasta. Kerajaan termasuklah kerajaan persekutuan, negeri dan pihak berkuasa tempatan. Swasta juga merangkumi kedai yang dimiliki oleh badan separa kerajaan.
- (iii) **Kadar Serapan**
Perubahan dalam ruang dihuni (termasuk ruang siap dibina yang dihuni), dibahagikan dengan jumlah ruang kosong pada suku sebelumnya dan ruang siap dibina pada suku semasa (ataupun ruang boleh dihuni pada suku semasa).
- (iv) **Serapan Ruang Baru**
Ruang dihuni dalam bangunan yang siap dibina dibahagikan dengan jumlah ruang siap dibina pada suku semasa.
- (v) **Serapan Ruang Terdahulu**
Perubahan ruang dihuni daripada stok sedia ada pada suku sebelumnya dibahagikan dengan ruang kosong pada suku tersebut (atau ruang boleh dihuni pada suku sebelumnya).
- (vi) **Kadar Ambilan**
Perubahan ruang dihuni antara suku semasa dengan suku sebelumnya dan dibahagikan dengan jumlah ruang dalam suku semasa.
- (vii) **Kadar Penghunan**
Ruang yang dihuni pada suku semasa dibahagikan dengan jumlah ruang sedia ada pada suku semasa.
- (viii) **Tanah Kosong** tidak dikira dalam inventori sedia ada. Setelah ianya memperoleh kelulusan pelan bangunan, ianya dimasukkan dalam penawaran yang dirancang dan seterusnya memasuki pelbagai peringkat pembinaannya.
- (ix) **Harga Jualan** unit adalah balasan yang dinyatakan semasa pindahmilik (Borang 14A Kanun Tanah Negara), yang menggambarkan nilai pasaran.
- (x) **Min** ialah purata mudah daripada harga jualan.

4. General Term

- (i) **Structures**
The structures included permanent, semi-permanent and temporary construction.
- (ii) **Ownership**
Include all shops/purpose-built office/shopping complexes owned by government and private sectors. Governments comprise federal, state and local authorities. Private sector embraces private companies and quasi-government agencies.
- (iii) **Absorption Rate**
Change in occupied space including the occupation of completed space divided by the vacant space in the previous quarter plus the completed space that is vacant in the current quarter (or available space in the current quarter).
- (iv) **Absorption of New Space**
The occupied space in completed buildings divided by the total space completed in the current quarter.
- (v) **Absorption of Previous Space**
The change in occupied space in the current quarter from the accumulated space of the previous quarter divided by the vacant space in the previous quarter (or available space in the previous quarter).
- (vi) **Take-up Rate**
The change in occupied space in the review quarter compared to the previous quarter divided with the total space in the review quarter.
- (vii) **Occupancy Rate**
The occupied space in the review quarter divided with the total space in the review quarter.
- (viii) **Vacant Lands** are not included under existing inventory. When they obtain building plan approval they are included under planned supply and progresses into the construction stages.
- (ix) **Sale Prices** of units are declared considerations stated on transfer (Form 14A of the National Land Code), which reflects market value.
- (x) **Mean** is a simple average of sales prices.

- (xi) **Median** ialah harga jualan di mana separuh daripada cerapan akan berada di atas paras harga jualan dan separuh daripada cerapan akan berada di bawahnya.
- (xii) **25 percentile** ialah harga jualan di mana 25% daripada cerapan berada di bawah paras tersebut.
- (xiii) **75 percentile** ialah harga jualan di mana 25% daripada cerapan berada di atas paras tersebut.
- (xiv) **Minimum** ialah harga yang paling rendah bagi beberapa cerapan yang diperolehi.
- (xv) **Maksimum** ialah harga yang paling tinggi bagi beberapa cerapan yang diperolehi.

5. Harta Tanah Kediaman

- (i) **Definisi**
Rumah tempat tinggal adalah termasuk mana-mana bangunan yang keseluruhannya atau sebahagian binaannya, disesuaikan atau diniatkan bagi kediaman manusia dan sebahagiannya bagi premis perniagaan. Istilah kediaman manusia adalah termasuk bangunan yang dibina untuk manusia tinggal bersama keluarga. Bagi tujuan laporan ini, rumah kedai, yang mana sebahagiannya digunakan untuk perniagaan dan sebahagian lagi untuk tempat tinggal adalah dikecualikan daripada harta tanah kediaman tetapi dilaporkan sebagai kedai.

Seksyen 3, Akta Pemaju Perumahan 1966 (Kawalan dan Lesen) dan (Pindaan 2002)

Laporan ini termasuk pangsapuri khidmat yang didefinisikan sebagai penginapan jangka pendek samada dimiliki oleh individu sebagai rumah kedua, rumah korporat atau sebagai pelaburan yang dijadikan sebagai hotel. Pangsapuri khidmat yang dimiliki oleh individu mempunyai ciri-ciri berikut:

- **Unit berstrata dengan syarat nyata sebagai kediaman atau komersil.**
- **Unit yang dibina di atas tanah komersial hendaklah diperuntukan sebanyak 15% daripada ruang binaan sebagai kemudahan untuk kegunaan awam. Pangsapuri khidmat yang dibina di atas tanah kediaman memerlukan pengagihan kawasan kemudahan kurang daripada 10% yang mana ianya tidak dibuka kepada orang ramai tetapi bagi kegunaan penduduk setempat sahaja.**
- **Pemilik mungkin mendiaminya sendiri atau melantik syarikat pengurusan untuk menyewakannya secara harian, mingguan, bulanan, tahunan atau pengongsian masa.**

Laporan ini tidak termasuk pangsapuri khidmat yang dijalankan sebagai hotel yang mempunyai lesen hotel dan unit yang dimiliki oleh pengusaha hotel.

- (xi) **Median** is the sales price for which one-half of the observations will lie above that price and one-half will lie below it.
- (xii) **25 percentile** is the sales price for which 25% of the observations fall below that price.
- (xiii) **75 percentile** is the sales price for which 25% of the observations fall above that price.
- (xiv) **Minimum** is the lowest price for a given number of observations.
- (xv) **Maximum** is the highest price for a given number of observations.

5. Residential Property

- (i) **Definition**
Defines housing accommodation to include any building, which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises. The term human habitation would include buildings constructed for humans to live with their families. For the purpose of this report, shop houses, which is partially used as retail and partially for human habitation is excluded as residential property but reported as shop.

Section 3, The Housing Development (Control and Licensing) Act 1966 (as amended 2002)

This report included serviced apartments which is defined as short-term accommodation either owned by an individual as a second home, as corporate housing or as an investment that may be run as a hotel. The serviced apartment owned by individuals has the following features:

- **Stratified units with title condition as residential or commercial use.**
- **The units that are built upon commercial titled lands are required to allocate more than 15% of the built up space not for supporting facilities that are open to the public. Serviced apartments built upon residential titled lands are required to allocate less than 10% of the built up space to supporting facilities that are not open to the public but facilitate internal residents only.**
- **The owner may occupy the unit himself or elect a management company to rent the unit on a daily, weekly, monthly, yearly or timesharing basis.**

This report excluded serviced apartments that are run with hoteliers licence and those units owned by hoteliers.

- (ii) **Jenis Harta Tanah**
Data diperolehi secara tinjauan dalam kawasan pihak berkuasa tempatan. Jenis harta tanah termasuk teres, berkembar, sesebuah, unit kos rendah, rumah pangsa, pangsapuri/kondominium, unit berkelompok dan rumah bandar di semua peringkat.

Walau bagaimanapun, kuarters institusi dan unit setinggan tidak termasuk dalam laporan ini.

6. HARTA TANAH KOMERSIAL

- (i) **Kedai**

Definisi

Kedai merangkumi stor kecil di mana barang runcit dan perkhidmatan diniagakan. Barang yang dijual dan perkhidmatan yang disediakan memenuhi keperluan harian pelanggan.

Kedai adalah merangkumi:

- Rumah kedai/pangsapuri
- Pejabat kedai
- Kedai dengan kegunaan perniagaan
- Kedai makan binaan khas

Kedai tidak termasuk:

- Kedai yang telah diubahsuai 75% (menunjukkan penukaran kegunaan kekal) kepada kegunaan perdagangan lain seperti ruang pejabat.
- Kedai yang telah ditukar kegunaan secara kekal

Jenis Harta Tanah

Data berdasarkan lawat periksa dalam kawasan pihak berkuasa tempatan. Jenis harta tanah kedai adalah termasuk teres, berkembar, sesebuah, kedai tanpa inap dan kedai sebelum perang.

- (ii) **Pejabat Binaan Khas**

Definisi

Bangunan binaan khas bermaksud satu kegunaan utama yang disokong oleh kegunaan sampingan. Kegunaan utama menggabungkan rekabentuk asal, yang mengoptimalkan ruang bagi manfaatnya. Apabila rekabentuk asal diubahsuai sebanyak 75% bagi memanfaatkan kegunaan lain, kegunaan asalnya akan ditukar dengan kegunaan baru.

Inventori pejabat binaan khas dalam laporan NAPIC termasuk tempat perniagaan berbentuk perkhidmatan dijalankan dan bukannya pembuatan atau penjualan barangan. Ruang pejabat ini diperlukan untuk aktiviti kertas kerja, komunikasi serta lain-lain aktiviti pejabat.

- (ii) **Property Types**

The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, low-cost units, flats, condominium/apartment, clustered units and town houses at various levels.

However, the property excluded from this report are institutional quarters and squatter units.

6. COMMERCIAL PROPERTY

- (i) **Shops**

Definition

Shops are small stores where retail goods and services are sold. The goods and services meet day-to-day needs of customers.

Shops include:

- Shop house/apartments
- Shop offices
- Shop with retail use
- Purpose-built eateries

Shops excluded:

- Shops that have been renovated 75% (indicating a permanent change) to other commercial uses like office space.
- Shops that has permanently changed to another use.

Property Types

The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, lock-up and pre-war.

- (ii) **Purpose-Built Offices**

Definition

Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.

NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork, communication and other office activity.

Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam 'Uniform Methods of Measurement of Buildings' yang diterbitkan oleh Pertubuhan Juruukur DiRaja Malaysia.

Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

(iii) Kompleks Perniagaan

Definisi

Kompleks perniagaan termasuk pelbagai unit ruang perniagaan dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar (*stand-alone*)

Pusat membeli-belah ialah ruang perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan terpilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama

Therefore the term *purpose-built office* is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net lettable area. Office space information is disseminated based on the net lettable floor area according to the *Uniform Methods of Measurement of Buildings* published by the Royal Institution of Surveyors Malaysia.

Included within the inventory are:

- Office space within integrated development
- Space with the original use as office but has changed use on a temporary basis

Excluded from the inventory are:

- Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use
- Office space that has permanently changed from the original use

(iii) Shopping Complex

Definition

Shopping complexes include multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- Shopping centres
- Shopping arcades
- Hypermarkets (*stand-alone*)

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- Outlets within an enclosed climate-controlled and spacious walkway
- Retail and service tenants selected for merchandise balance
- One or more anchor tenants
- A single management company
- Common car parks
- Central air-conditioning
- Central security service
- Central fire fighting services
- Common lifts and escalators
- Common lighting, signage and landscaping

- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:

- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Inventori arked beli-belah juga merangkumi:

- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk di dalam laporan ini adalah:

- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan perindustrian.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk bowling, medan selera, taman tema dan panggung wayang.

- *Unified management policies*
- *Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.*

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:

- *Generally open-sided walkway and few have an enclosed climate-controlled passageway.*
- *Retail and service tenants mix generally unplanned and retail goods are generally similar in kind*
- *No anchor tenants within the arcade*
- *A single management company*
- *Common car parks or public car parks*
- *Generally no air-conditioning, some unit air-conditioning and few with central air conditioning*
- *Central security service generally unavailable*
- *Central fire fighting services*
- *Mostly stairways but some have common lifts and escalators*
- *General minimum common lighting, signage and landscaping*
- *Minimum unified management policies*
- *Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.*

Included within the inventory are:

- *Space with the original use as retail but has changed use on a temporary basis.*
- *Retail space in an integrated development (where various category of use compliment each other).*

Excluded from the inventory are:

- *Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.*
- *Retail space that has permanently changed from the original use.*
- *Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.*

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak. Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/perbadanan dengan kemudahan umum.
- Bangunan bebas di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

(iv) Harta Tanah Riadah

Definisi

Merangkumi hotel yang menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar untuk kemudahan yang disediakan. Bilik yang disediakan adalah lengkap untuk penginapan sementara dan khidmat pembantu hotel.

Termasuk di dalam laporan ini adalah:

- Hotel yang menawarkan 10 bilik dan ke atas yang dikenalpasti oleh Kementerian Pelancongan.
- Motel, rumah tumpangan, *chalet*, kabin, kotej, rumah kampung, *hotel resort*.
- Hotel binaan khas dan bangunan pelbagai guna atau bangunan yang diubahsuai yang mempunyai lesen untuk beroperasi sebagai hotel.

Tidak termasuk:

Hostel, pangsapuri khidmat dan rumah rehat kerajaan.

Pangsapuri Khidmat yang dimasukkan dalam Laporan Stok Harta Tanah Riadah merupakan sesebuah bangunan yang turut menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar kemudahan yang disediakan. Setiap unit menyediakan ruang yang lebih besar berbanding dengan bilik hotel dan mempunyai suasana seperti sebuah rumah yang dilengkapi dengan ruang tamu, ruang makan, dapur dan bilik tidur daripada satu hingga empat bilik beserta bilik air. Perkhidmatan yang disediakan sama seperti hotel. Unit-unit ini adalah sebagaimana yang terdapat di dalam stok kediaman kecuali ianya dimiliki oleh pengusaha hotel atau dijalankan oleh mereka sebagai alternatif kepada bilik hotel.

Termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh syarikat yang mengurusnya dengan lesen pengusaha hotel.

Tidak termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh individu tetapi diuruskan oleh pihak pengurusan yang mana unit-unit ini disewakan dalam tempoh mingguan, bulanan atau tahunan. Bagi mereka yang tidak mempunyai lesen hotel tidak termasuk dalam Laporan Stok Harta Tanah Riadah.

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- *Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 sm.*
- *Operated by a single owner/corporation with common facilities/amenities.*
- *A freestanding building under one roof.*

Excluded from publication:

- *Hypermarkets that are an anchor tenant in shopping centres.*

(iv) Leisure Property

Definition

Includes hotel with a number of rooms within a building that provides short-term accommodation for hotel guests or travellers who pay for the services provided. The rooms provided are furnished for a short stay and maid service.

Hotel inventory includes:

- *Hotels that offer 10 rooms and above as defined by the Ministry of Tourism.*
- *Motels, lodging homes, chalets, cabins, cottages, kampung houses, resort hotels.*
- *Purpose-built hotels and multi-purpose buildings or modified buildings with a licence to operate as a hotel.*

Excludes:

Hostels, serviced apartments and public operated rest houses.

The Leisure Property Stock Report also includes serviced apartments, which are a number of units within a building that also provides a short-term accommodation for hotel guests and travellers who pay for the services provided. Each unit provides more space compared to a hotel room and has a home atmosphere like a living room, a dining room, a kitchenette and a choice of bedrooms from one to four rooms with attached bathrooms. Services provided are very similar to hotels. These units are similar to those under residential stock except that hoteliers own them or run them as an alternative to hotel rooms.

Included in the leisure property stock report are serviced apartments owned by companies who operate them with a hotel operator's licence.

Excluded from the leisure stock are serviced apartments owned by individuals but managed by corporations who rent out the units on a weekly, monthly or yearly period. They do not have an hotelier's licence and therefore excluded from the leisure property stock report.

Jenis Harta Tanah

Penyebaran NAPIC termasuk semua hotel yang berada di dalam sempadan negeri.

Pengelasan

Penerbitan adalah termasuk hotel yang diberi penarafan atau tidak. Pengelasan hotel ditentukan oleh Kementerian Pelancongan Malaysia berdasarkan standard antarabangsa. Hotel kelas ekonomi diberi penarafan okid (3 peringkat) dan selain itu adalah penarafan bintang (5 peringkat). Penarafan bintang bagi hotel-hotel di Malaysia dikendalikan oleh Kementerian Pelancongan.

Kadar Purata Penginapan

Adalah berdasarkan maklumat yang diterima daripada pengusaha hotel. Maklumat penginapan berdasarkan tempoh kajian yang dinyatakan di atas dan mungkin berbeza dengan suku tahunan kalendar.

Property Types

NAPIC dissemination includes all hotels within the state boundary.

Classification

Both rated and unrated hotels are included within the publication. Hotel rating classification is carried out by the Ministry of Tourism Malaysia based on international standards. Budget hotels are rated by orchid classification (3 levels) and the others are by star classification (5 levels). The rating of hotels in Malaysia is on going and carried out by the Ministry of Tourism.

Average Occupancy Rate

Is based on responses given by the hotel operators. Occupancy data is based on review periods as stated above and may differ from the calendar quarter.

7. Harta Tanah Industri**Definisi**

Unit bangunan/kilang yang terlibat dalam aktiviti pembuatan dan penyimpanan (gudang). Akta Penyelarasan Perindustrian 1975 (ICA) mendefinisikan "Aktiviti Pengilangan" sebagai membuat, mengubah, mengadun, menghiasi, memperkemas atau dengan cara lain merawat atau menyesuaikan apa-apa barang atau bahan dengan bermaksud penggunaan, penjualan, pengangkutan, penghantaran atau pembuangannya dan merangkumi pemasangan bahagian-bahagian dan pembaikan kapal tetapi tidak termasuk sebarang aktiviti yang biasanya berkaitan dengan perniagaan jual runcit atau borong. Unit perindustrian juga termasuk kemudahan penyimpanan tersendiri atau gudang yang tidak disebut di dalam definisi ICA. Walau bagaimanapun, laporan ini belum mengumpul data bagi kemudahan penyimpanan.

Jenis Harta Tanah

Data adalah berdasarkan lawat periksa dalam dan luar kawasan pihak berkuasa tempatan. Jenis harta tanah industri merangkumi unit teres, berkembar, sesebuah, kompleks perindustrian dan bertingkat.

7. Industrial Property**Definition**

Units that are buildings/factories that engage in manufacturing activity and storage (warehouses). The Industrial Co-ordination Act 1975 (ICA) defines industrial activity as the making, altering, blending, ornamenting, finishing or otherwise treating or adapting any article or substance with a view of its use, sale, transport, delivery or disposal; and includes the assembly of parts and ship repairing but shall not include any activity normally associated with retail or wholesale trade. Industrial units also include stand-alone storage facilities or warehouses that is not mentioned in the ICA definition. However this publication has not captured the data on storage facilities.

Property Types

The data is conducted by survey within and outside local authority area. Property types include terraced, semi-detached, detached, industrial complex and flatted units.

STATUS

1. **Tempoh kajian** laporan ini adalah meliputi tahun 2020 berakhir pada **31 December 2020**.
2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.
3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

Sekiranya satu skim dilancarkan semula, tarikh baru pelancaran diambilkira. Pelancaran tidak rasmi (soft Launch) adalah peristiwa pemasaran bagi membekalkan maklumat mengenai projek sebelum kelulusan permit iklan dan jualan diperolehi. Tarikh tidak rasmi tidak diambilkira dalam pengumpulan data. Oleh itu, Tarikh pelancaran rasmi akan diambilkira sebagai Tarikh pelancaran.

4. **Pelancaran baharu** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada tahun 2020.

Prestasi jualan merujuk kepada peratusan bilangan unit yang telah dijual atas jumlah unit yang dilancarkan bagi sesuatu jenis harta tanah dalam tempoh kajian. Dua jenis prestasi jualan telah dikira di dalam laporan ini iaitu prestasi jualan suku tahunan dan prestasi jualan terkumpul.

5. Mulai 1 Januari 2003, "harta tanah siap dibina tidak terjual" telah didefinisikan sebagai unit kediaman, komersial dan industri yang telah siap dibina dan telah mendapat Sijil Penyiapan dan Pematuhan/ Sijil Layak Menduduki Sementara tetapi kekal tidak terjual melebihi tempoh sembilan bulan selepas ianya dilancarkan untuk jualan pada atau selepas 1 Januari 1997.
6. **Harta tanah siap dibina tidak terjual** merangkumi unit kediaman, komersial dan industri yang telah siap dibina dan mendapat Sijil Layak Menduduki / Sijil Layak Menduduki Sementara/ Sijil Penyiapan Dan Pematuhan dalam tempoh kajian. Unit ini masih tidak terjual melebihi tempoh sembilan bulan dari tarikh pelancaran atau selepas 1 Januari 1997.
7. **Nilai** harta tanah yang tidak terjual diperolehi daripada harga jualan purata oleh pemaju mengikut jenis harta tanah yang ditawarkan untuk jualan dikalikan dengan bilangan harta tanah yang tidak terjual pada penghujung tempoh kajian.

STATUS

1. **The review period** of this report covers the year 2020 ending on 31st December 2020.
2. The coverage of the survey was confined to residential, commercial and industrial units.
3. **Launch of Property Sales** is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.

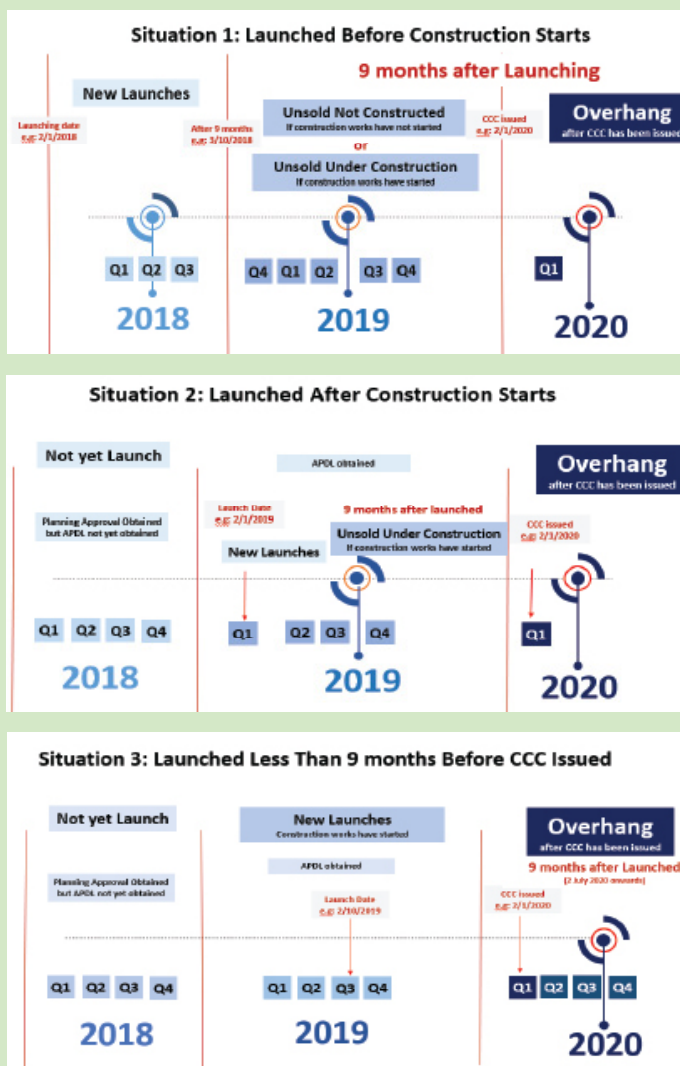
If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft Launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the official launch date will be the date recorded.

4. **New launches** comprise properties in residential schemes launched in year 2020.

Sales performance refers to the percentage of number of units sold from the total units launched for a specific type of property in the review period. Two types of sales performance are computed in this publication namely quarterly sales performance and accumulated sales performance.

5. Starting January 1, 2003 "property overhang" has been defined as residential, commercial and industrial units that have been completed and issued with a Certificate of Completion and Compliance / Temporary Certificate of Fitness for Occupation but remained unsold for more than nine months after it was launched for sales on or after 1st January 1997.
6. **Property overhang** comprises residential units, commercial units and industrial units that are completed with Certificate of Completion and Compliance / Temporary Certificate of Fitness for Occupation in the review period. These units remained unsold for more than nine months from the date of launching or after 1st January 1997.
7. **The value** of overhang properties is derived from the average selling price for the particular type of property offered for sale by the developer multiplied by the number of overhang property at the end of the review period.

UNDERSTANDING THE PROPERTY OVERHANG



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8. **Harta tanah dalam pembinaan belum terjual** merangkumi unit kediaman, komersial dan industri yang sedang dalam pembinaan dan memperoleh kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.
9. **Harta tanah belum dibina belum terjual** merangkumi unit kediaman, komersial dan industri yang belum dibina dan belum memperoleh kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.
10. **Sebuah skim perumahan** adalah projek perumahan yang mengandungi sekurang-kurang lima atau lebih bangunan yang digunakan untuk tujuan kediaman. Satu skim perumahan adalah satu identiti. Ianya boleh dibangunkan di atas sekeping tanah dengan satu hakmilik, atau banyak tanah dengan hakmilik yang lebih dari satu, serta boleh dibangunkan dalam beberapa fasa. Pembangunan tersebut boleh bercampur dengan bangunan untuk kegunaan lain seperti perniagaan, industri dan institusi.
8. **Unsold Under Construction property** comprises residential units, commercial units and industrial units with building plan approval that are under constructed. These Units remained unsold for more than nine months from the date of launch or after 1st January 1997.
9. **Unsold not constructed property** comprises residential units, commercial units and industrial units with building plan approval that are not yet constructed. These units remained unsold for more than nine months from the date of launch or after 1st January 1997.
10. **A residential scheme** is a housing project comprised a minimum of five or more buildings mainly used for dwelling purposes. A residential scheme has one identity. It may be developed on a land with a single title or on lands with multiple titles and could be developed in phases. The developments can be mixed with buildings for other uses like retail, industrial or institutional.

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Ketua Pengarah Penilaian
Jabatan Penilaian dan Perkhidmatan Harta,
Kementerian Kewangan Malaysia,
Aras 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9001

Pengarah
Pusat Maklumat Harta Tanah Negara (NAPIC)
Kementerian Kewangan Malaysia,
Aras 7, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
Pusat Pentadbiran Kerajaan Persekutuan
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9007

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, One Central,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Kuala Lumpur
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, One Central,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Labuan
Jabatan Penilaian dan Perkhidmatan Harta,
No.4(A2), Tingkat 4, Blok 4 Kompleks Ujana Kewangan,
Jalan Merdeka,
87007 Wilayah Persekutuan Labuan
Tel. : 087 - 416445
Faks : 087 - 410337

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5518 4603/ 603- 5519 7825
Faks : 603 - 5510 7397

Penilai Daerah Shah Alam
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3 & 4, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5519 4823
Faks : 603 - 5510 8622

Penilai Daerah Segamat
Jabatan Penilaian dan Perkhidmatan Harta,
No. 49 & 49-1, Tingkat Bawah & 1, Jalan Genuang,
85000 Segamat, Johor
Tel. : 607 - 932 3300
Faks : 607 - 932 4322

Penilai Daerah Bangi
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 3, Komplek PKNS,
Persiaran Bangi,
43650 Bandar Baru Bangi, Selangor
Tel. : 603 - 8925 5467
Faks : 603 - 8925 1041

Penilai Daerah Gombak
Jabatan Penilaian dan Perkhidmatan Harta,
17A-C & 16B, Lorong Batu Caves 2,
Wisma Keringat 2,
68100 Batu Caves, Selangor
Tel. : 603 - 6186 1719
Faks : 603 - 6186 1832

Penilai Daerah Klang
Jabatan Penilaian Dan Perkhidmatan Harta
Tingkat 7, First Tower
Jalan Meru
41050 Klang, Selangor
Tel. : 603 - 3344 1270
Faks : 603 - 3344 1275

Penilai Daerah Sepang
d/a Jabatan Penilaian Dan Perkhidmatan Harta
Institut Penilaian Negara (INSPEN)
Jabatan Penilaian dan Perkhidmatan Harta
Persiaran INSPEN
43000 Kajang, Selangor
Tel. : 603 - 8920 1736
Faks : 603 - 8920 1755

Pengarah Penilaian Johor
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel.: 607 - 218 8800
Faks : 607 - 223 4266

Penilai Daerah Johor Bahru
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 226 9711

Penilai Daerah Batu Pahat
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Gunasama Persekutuan,
Jalan Bakau Condong,
83000 Batu Pahat, Johor
Tel. : 607 - 434 3645
Faks : 607 - 431 7026

Penilai Daerah Kluang
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Batu Pahat,
86000 Kluang, Johor
Tel. : 607 - 772 3566
Faks : 607 - 774 3810

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Muar
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4 & 5,
Bangunan Muar Trade Centre,
Jalan Petrie,
84000 Muar, Johor
Tel. : 606 - 954 2244
Faks : 606 - 954 4499

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang
Tel. : 604 - 261 2607
Faks : 604 - 261 5990

Penilai Daerah George Town
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang
Tel. : 604 - 261 2607
Faks : 604 - 261 5990

Penilai Daerah Seberang Perai
Jabatan Penilaian dan Perkhidmatan Harta,
3-10, Kompleks Sempilai, Jalan Sempilai,
13700 Seberang Perai, Pulau Pinang
Tel. : 604 - 398 8544
Faks : 604 - 398 8533

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan
Tel. : 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Seremban
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan
Tel. : 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Jempol
Jabatan Penilaian dan Perkhidmatan Harta,
NO. 18, 20 & 22, Jalan Ara 6,
Pusat Perniagaan Ara, Bandar IOI Bahau,
72100 Bahau, Negeri Sembilan
Tel. : 606 - 454 6591
Faks : 606 - 454 6597/ 606 - 454 6599

Penilai Daerah Alor Setar
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900
Faks : 604 - 700 1905

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Bangunan Sri Kinta,
Jalan Sultan Idris Shah,
30593 Ipoh, Perak
Tel. : 605 - 241 4577
Faks : 605 - 241 4658

Penilai Daerah Ipoh
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 6, Bangunan Sri Kinta,
Jalan Sultan Idris Shah,
30593 Ipoh, Perak
Tel. : 605 - 241 4577
Faks : 605 - 252 4658

Penilai Daerah Taiping
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 7, Wisma Persekutuan, Jalan Istana Larut
34000 Taiping, Perak
Tel. : 605 - 807 2344
Faks : 605 - 807 2464

Penilai Daerah Teluk Intan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 2, Kompleks SKOMK, Jalan Mahkamah,
36000 Teluk Intan, Perak
Tel. : 605 - 622 3711
Faks : 605 - 622 7122

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102
Faks : 606 - 232 8202

Penilai Daerah Melaka
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102
Faks : 606 - 232 8103

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900
Faks : 604 - 700 1904

Penilai Daerah Sungai Petani
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Ria, Taman Ria
08000 Sungai Petani, Kedah
Tel. : 604 - 421 3024
Faks : 604 - 422 0264

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Langkawi
Jabatan Penilaian dan Perkhidmatan Harta,
No. 102 & 103, Jalan Pandak Mayah 5,
Pusat Bandar Kuah,
07000 Langkawi, Kedah
Tel. : 604 - 966 0478
Faks : 604 - 966 8832

Penilai Daerah Kulim
Jabatan Penilaian dan Perkhidmatan Harta,
69-70, Jalan Kelang Lama,
Taman Manggis,
09000 Kulim, Kedah
Tel. : 04 - 491 7429
Faks : 04 - 490 7362

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5111
Faks : 609 - 571 5112

Penilai Daerah Kuantan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat Bawah, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5000
Faks : 609 - 571 5001

Penilai Daerah Temerloh
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Merdeka,
28000 Temerloh, Pahang
Tel. : 609 - 296 1844
Faks : 609 - 296 3790

Penilai Daerah Raub
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Tengku Abdul Samad,
27600 Raub, Pahang
Tel. : 609 - 355 1744
Faks : 609 - 355 7743

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Wisma Persekutuan,
Jalan Sultan Ismail,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 620 4550
Faks : 609 - 620 4551

Penilai Daerah Kuala Terengganu
Jabatan Penilaian dan Perkhidmatan Harta,
No. 1118 F & 1118 G, Jalan Pejabat,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 626 4266
Faks : 609 - 622 1240

Penilai Daerah Chukai
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Bangunan Persekutuan,
24000 Chukai, Terengganu
Tel. : 609 - 859 2166
Faks : 609 - 859 8296

Penilai Daerah Jerteh
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 60086, Jalan Pasar Baru,
22000 Jerteh, Terengganu
Tel. : 609 - 690 3436 / 09 - 690 3293 /
09 - 690 4030
Faks : 609 - 690 3920

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600
Faks : 609 - 744 1500

Penilai Daerah Kota Bharu
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600
Faks : 609 - 744 1500

Penilai Daerah Kuala Krai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, Bangunan Kerajaan Persekutuan,
18000 Kuala Krai, Kelantan
Tel. : 609 - 966 6757
Faks : 609 - 966 4728

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Persekutuan,
Persiaran Jubli Emas,
01000 Kangar, Perlis
Tel. : 604 - 976 2978
Faks : 604 - 976 1010

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 248 325
Faks : 088 - 242 328

Penilai Daerah Kota Kinabalu
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 5, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 243 433
Faks : 088 - 233 435

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Tawau
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, Wisma Persekutuan,
91000 Tawau, Sabah
Tel. : 089 - 779 823
Faks : 089 - 770 166

Penilai Daerah Sandakan
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 1 & 2, Tingkat Bawah, Wisma Saban,
Megah Light Industrial Estate,
Batu 7, Jalan Labuk,
90000 Sandakan, Sabah
Tel. : 089 - 675 302
Faks : 089 - 675 312

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
Tel. : 082 - 255 859
Faks : 082 - 243 4575

Penilai Daerah Kuching
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
Tel. : 082 - 255 859
Faks : 082 - 426 226

Penilai Daerah Miri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 10, Yu Lan Plaza,
Jalan Brooke,
98000 Miri, Sarawak
Tel. : 085 - 417 226
Faks : 085 - 415 226

Penilai Daerah Sibul
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 903 Blok 7 Sibul Town District
No. 60, Jalan Tiong Hua
96000 Sibul, Sarawak
Tel. : 084 - 327 407
Faks : 084 - 327 064

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