

# LAPORAN PASARAN HARTA

## Property Market Report

# 2021



PUSAT MAKLUMAT HARTA TANAH NEGARA  
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA  
KEMENTERIAN KEWANGAN MALAYSIA



**LAPORAN PASARAN HARTA**  
2021

***PROPERTY MARKET REPORT***  
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**JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**  
**KEMENTERIAN KEWANGAN MALAYSIA**

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

## KANDUNGAN CONTENTS

<b>GAMBARAN KESELURUHAN PASARAN HARTA DI MALAYSIA BAGI TAHUN 2021</b> .....	<i>overview 1</i>
<b>AN OVERVIEW OF THE MALAYSIAN PROPERTY MARKET IN YEAR 2021</b>	

<b>Jadual</b>	I	Penunjuk Utama Ekonomi Malaysia.....	<i>overview 29</i>
<b>Table</b>		<i>Key Indicators of the Malaysian Economy</i>	
	II	Bilangan Transaksi Harta Mengikut Subsektor dan Lingkungan Harga .....	<i>overview 30</i>
		<i>Number of Property Transactions by Sub-Sector and Price Range</i>	
	III	Nilai Transaksi Harta Mengikut Subsektor dan Lingkungan Harga (RM Juta) .....	<i>overview 32</i>
		<i>Value of Property Transactions by Sub-Sector and Price Range (RM Million)</i>	
	IV	Bilangan Transaksi Harta Mengikut Negeri dan Tempoh Masa .....	<i>overview 34</i>
		<i>Number of Property Transactions by State and Time Period</i>	
	V	Nilai Transaksi Harta Mengikut Negeri dan Tempoh Masa (RM Juta).....	<i>overview 37</i>
		<i>Value of Property Transactions by State and Time Period (RM Million)</i>	
	VI	Bilangan Transaksi Harta Mengikut Kategori Pemberi dan Penerima Pindah Milik .....	<i>overview 40</i>
		<i>Number of Property Transactions by Category of Transferor and Transferee</i>	
	VII	Nilai Transaksi Harta Mengikut Kategori Pemberi dan Penerima Pindah Milik (RM Juta) .....	<i>overview 42</i>
		<i>Value of Property Transactions by Category of Transferor and Transferee (RM Million)</i>	
	VIII	Penawaran Unit Kediaman di Malaysia.....	<i>overview 44</i>
		<i>Supply of Residential Units in Malaysia</i>	
	IX	Penawaran Unit Kedai di Malaysia.....	<i>overview 45</i>
		<i>Supply of Shop Units in Malaysia</i>	
	X	Penawaran dan Penghunian Kompleks Perniagaan di Malaysia .....	<i>overview 46</i>
		<i>Supply and Occupancy of Shopping Complex in Malaysia</i>	
	XI	Penawaran dan Penghunian Pejabat Binaan Khas di Malaysia.....	<i>overview 47</i>
		<i>Supply and Occupancy of Purpose-Built Office in Malaysia</i>	
	XII	Penawaran Unit SOHO di Malaysia .....	<i>overview 48</i>
		<i>Supply of SOHO Units in Malaysia</i>	
	XIII	Penawaran Unit Pangsapuri Khidmat di Malaysia.....	<i>overview 49</i>
		<i>Supply of Serviced Apartment Units in Malaysia</i>	
	XIV	Penawaran Unit Industri di Malaysia.....	<i>overview 50</i>
		<i>Supply of Industrial Units in Malaysia</i>	
	XV	Bilangan Bilik Hotel .....	<i>overview 51</i>
		<i>Number of Hotel Rooms</i>	
	XVI	Bilangan & Prestasi Jualan Pelancaran Baru dan Bilangan & Nilai Unit Kediaman yang Tidak Terjual di Malaysia .....	<i>overview 52</i>
		<i>Number &amp; Sales Performance of New Launches and Number &amp; Value of Unsold Residential Units in Malaysia</i>	
	XVII	Bilangan Unit Kedai yang Tidak Terjual di Malaysia.....	<i>overview 53</i>
		<i>Number of Unsold Shop Units in Malaysia</i>	
	XVIII	Bilangan Unit Industri yang Tidak Terjual di Malaysia .....	<i>overview 54</i>
		<i>Number of Unsold Industrial Units in Malaysia</i>	
	XIX	Bilangan Unit SOHO yang Tidak Terjual di Malaysia .....	<i>overview 55</i>
		<i>Number of Unsold SOHO Units in Malaysia</i>	
	XX	Bilangan Unit Pangsapuri Khidmat yang Tidak Terjual di Malaysia.....	<i>overview 56</i>
		<i>Number of Unsold Serviced Apartment Units in Malaysia</i>	

<b>Catatan Teknikal</b> .....	<i>overview 61</i>
<b>Technical Note</b>	

## 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 Baharu 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>Preceding Period</i>
Tempoh Yang Sama Tahun Lalu	:	<i>Corresponding Period</i>
Teres	:	<i>Terraced</i>
Berkelompok/Kluster	:	<i>Cluster</i>
Tidak Didefinasikan (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 menunjukkan pertumbuhan yang positif sebanyak 3.6% pada Q4 2021 berbanding penguncupan 4.5% pada Q3 2021. Memandangkan langkah kawalan dipermudahkan dan sekatan pergerakan antara negeri ditarik balik pada Oktober 2021, aktiviti ekonomi diteruskan. Semua sektor ekonomi pulih, diterajui oleh sektor perkhidmatan dan pembuatan. Dengan peningkatan pada Q4 2021, ekonomi berkembang sebanyak 3.1% pada 2021.

## 1.0 OVERVIEW OF THE PROPERTY MARKET

The Malaysian economy recorded a positive growth of 3.6% in Q4 2021 as compared to the 4.5% contraction in Q3 2021. As containment measures eased and restrictions on movement between states lifted in October 2021, economic activities resumed. All economic sectors rebound, led by services and manufacturing sectors. With the upturn in Q4 2021, the economy grew by 3.1% in 2021.

**Table 1 – Percentage Change from Corresponding Quarter of Preceding Year**

Year	2020	Q1 20	Q2 20	Q3 20	Q4 20	2021	Q1 21	Q2 21	Q3 21	Q4 21
GDP (% yoy)	-5.6%	0.7%	-17.2%	-2.7%	-3.4%	3.1%	-0.5%	16.1%	-4.5%	3.6%

Source: Department of Statistics Malaysia/ Bank Negara Malaysia

Penemuan daripada tinjauan yang dijalankan oleh Institut Penyelidikan Ekonomi Malaysia (MIER) yang melibatkan pengilang dan isi rumah menunjukkan bahawa Indeks Keadaan Perniagaan menyaksikan peningkatan pada Q4 2021 pada 122.0, melebihi mata ambang 100 walaupun Indeks Sentimen Pengguna menyaksikan dengan penurunan indeks di bawah ambang optimisme.

Findings from the surveys conducted by Malaysian Institute of Economic Research (MIER) involving manufacturers and households revealed that Business Conditions Index saw improvements in Q4 2021 at 122.0, above the 100-point threshold though Consumer Sentiment Index saw the reverse, as the index fell below the optimism threshold.

Bagi segmen kewangan, Bank Negara Malaysia (BNM) mengekalkan Kadar Dasar Semalaman (OPR) 1.75% pada 3 Mac 2022. Jawatankuasa Dasar Monetari (MPC) menganggap ianya sesuai dan bertepatan, yang akan terus menyokong pemulihan ekonomi. Dari segi permintaan, permohonan pinjaman dan kelulusan untuk pembelian kediaman masing-masing meningkat lebih daripada 30% berbanding 2020. Kelulusan pinjaman mencatatkan pemulihan yang besar dari tahun lepas. Begitu juga, permohonan pinjaman dan kelulusan untuk pembelian bukan kediaman meningkat masing-masing pada 33.9% dan 45.7%.

On the financial segment, Bank Negara Malaysia (BNM) decided to maintain the Overnight Policy Rate (OPR) at 1.75% as at 3 March 2022. This is considered by the Monetary Policy Committee (MPC) as appropriate and accommodating, which will continue to support economic recovery. On the demand side, loan applications and approvals for residential purchase each increased by more than 30% compared to 2020. Loan approvals recorded a substantial turnaround from last year. Similarly, loan applications and approvals for non-residential purchase increased at a higher 33.9% and 45.7% respectively.

**Table 2 - 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	Approval/ Application (%)
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
2021	349.60	122.0	31.2	31.0	34.9

Source: Bank Negara Malaysia

**Table 3 - Loan Application and Loan Approval for Purchase of Non-Residential**

Purchase of Residential					
Year	Loan Application (RM Billion)	Loan Approval (RM Billion)	% Change Loan Application	% Change Loan Approval	Approval/ Application (%)
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
2021	91.49	33.45	33.9	45.7	36.6

Source: Bank Negara Malaysia

Pasaran harta tanah menunjukkan tanda pemulihan susulan pelaksanaan pelbagai rangsangan yang disediakan kerajaan iaitu Pelan Pemulihan Ekonomi Jangka Pendek yang dipanggil Pelan Jana Semula Ekonomi Negara (PENJANA) dan Pakej Rangsangan Ekonomi Prihatin Rakyat (PRIHATIN). Rangsangan ini pada umumnya membantu mengekalkan keyakinan industri dan isi rumah dalam menghadapi kesan wabak. Di samping itu, inisiatif yang diperkenalkan di bawah Bajet 2021 kekal menyokong pasaran harta tanah. Antara inisiatif termasuk:

1. Memperuntukkan dana sejumlah RM1.2 bilion bagi menyediakan perumahan yang selesa dan berkualiti, khas untuk golongan berpendapatan rendah:
  - a. RM500 juta untuk membina 14,000 unit rumah kos rendah di bawah Program Perumahan Rakyat.
  - b. RM315 juta untuk pembinaan 3,000 unit Rumah Mesra Rakyat oleh Syarikat Perumahan Negara Berhad.
  - c. RM125 juta untuk penyelenggaraan perumahan strata kos rendah dan sederhana rendah serta bantuan untuk memperbaiki rumah yang usang dan rosak akibat bencana alam; dan
  - d. RM310 juta untuk Program Perumahan Penjawat Awam Malaysia (PPAM)
2. Pengecualian penuh duti setem pada instrumen pindahmilik dan perjanjian pinjaman untuk pembeli rumah pertama akan dilanjutkan sehingga 31 Disember 2025, berkuat kuasa untuk penjualan dan pembelian yang disempurnakan dari 1 Januari 2021 hingga 31 Disember 2025.
3. Pengecualian Duti Setem ke atas perjanjian pinjaman dan surat cara pindahmilik diberikan kepada kontraktor penyelamat dan pembeli asal rumah terbengkalai dilanjutkan bagi tempoh lima tahun lagi. Pengecualian ini adalah untuk perjanjian jual beli yang disempurnakan mulai 1 Januari 2021 hingga 31 Disember 2025 bagi projek perumahan terbengkalai yang disahkan oleh Kementerian Perumahan dan Kerajaan Tempatan (KPKT).

*The property market showed signs of recovery following the implementation of various stimulus provided by the government, via Short-term Economic Recovery Plan namely Pelan Jana Semula Ekonomi Negara (PENJANA) and Prihatin Rakyat Economic Stimulus Package (PRIHATIN). The stimulus helped to sustain the confidence of the industry and households at large in coping with the impact of pandemic. In addition, initiatives introduced under Budget 2021 remained supportive to the property market. Among the initiatives included:*

1. *An allocation of RM1.2 billion for providing comfortable and quality housing, especially for the low-income group:*
  - a. *RM500 million to build 14,000 units low-cost housing under Program Perumahan Rakyat.*
  - b. *RM315 million for the construction of 3,000 units of Rumah Mesra Rakyat by Syarikat Perumahan Negara Berhad.*
  - c. *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*
  - d. *RM310 million for the Malaysia Civil Servants Housing Program (PPAM).*
2. *Full stamp duty exemption on instruments of transfer and loan agreement for first-time home buyers will be extended until 31 December 2025, effective for sale and purchase executed from 1 January 2021 to 31 December 2025.*
3. *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).*

4. Kerajaan akan bekerjasama dengan institusi kewangan terpilih untuk menyediakan Skim Sewa untuk Beli. Program ini akan dilaksanakan sehingga tahun 2022 yang melibatkan 5,000 unit rumah PR1MA dengan nilai keseluruhan lebih dari RM1 bilion.

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

1. Memperkenalkan semula Kempen Pemilikan Rumah (HOC) – Pengecualian duti setem ke atas surat cara pemindahan dan perjanjian pinjaman untuk pembelian rumah kediaman berharga antara RM300,000 hingga RM2.5 juta tertakluk kepada sekurang-kurangnya 10% diskaun yang disediakan oleh pemaju. Pengecualian ke atas surat cara pindah milik adalah terhad kepada RM1 juta pertama harga rumah manakala pengecualian duti setem penuh diberikan ke atas perjanjian pinjaman berkuat kuasa untuk perjanjian jual beli yang ditandatangani antara 1 Jun 2020 hingga 31 Mei 2021.
2. Pengecualian RPGT untuk pelupusan rumah kediaman dari 1 Jun 2020 hingga 31 Disember 2021 (Pengecualian ini terhad kepada pelupusan tiga unit rumah kediaman setiap individu).
3. Pengecualian margin semasa 70 peratus had pembiayaan yang terpakai untuk pinjaman perumahan ketiga dan seterusnya untuk harta tanah bernilai RM600,000 dan ke atas, dalam tempoh HOC, tertakluk kepada amalan pengurusan risiko dalaman institusi kewangan.

Kempen Pemilikan Rumah (HOC) telah dilanjutkan oleh kerajaan sehingga 31 Disember 2021, dengan harapan dapat membantu isi rumah memiliki rumah dan mengurangkan bilangan harta tanah belum terjual di negara ini.

4. *Collaboration with selected financial institutions to provide a Rent-to-Own Scheme. The program will be implemented until 2022 involving 5,000 units PR1MA houses with a total value of more than RM1 billion.*

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

1. *Re-introduction 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 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 31 May 2021.*
2. *RPGT exemption for disposal of residential homes from 1st June 2020 to 31 December 2021 (This exemption is limited to the disposal of three units of residential homes per individual).*
3. *The lifting 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.*

*The Home Ownership Campaign (HOC) has been extended by government up to December 31, 2021, in hoping to assist households to own homes and reduce the numbers of unsold properties in the country.*

## 2.0 AKTIVITI PASARAN HARTA TANAH

Prestasi pasaran harta tanah menunjukkan sedikit peningkatan pada 2021 tetapi masih belum melepasi paras pre-pandemik yang dicatatkan sebelum 2020. Lebih 300,000 transaksi bernilai hampir RM145 bilion telah direkodkan, menunjukkan peningkatan sebanyak 1.5% dalam bilangan dan 21.7% dalam nilai berbanding tahun sebelumnya.

Subsektor kediaman, perdagangan dan perindustrian menyaksikan peningkatan masing-masing sebanyak 3.9%, 10.7% dan 17.6%, manakala subsektor pertanian dan tanah pembangunan masing-masing merosot sedikit sebanyak 7.5% dan 7.4%. Nilai transaksi mencatatkan peningkatan yang lebih tinggi bagi subsektor tanah kediaman, perdagangan, perindustrian dan tanah pembangunan masing-masing pada 16.7%, 43.1%, 32.9% dan 33.2% manakala pertanian mencatat sebaliknya, menurun sebanyak 5.1%.

Subsektor kediaman menerajui keseluruhan pasaran harta tanah dengan menyumbang sebanyak 66.2% dalam bilangan transaksi. Ini diikuti oleh pertanian (18.9%), perdagangan (7.5%), tanah pembangunan dan lain-lain (5.6%) dan perindustrian (1.9%). Subsektor kediaman sekali lagi menerajui dengan 53.1% bahagian, diikuti oleh perdagangan (19.3%), perindustrian (11.7%), pertanian (8.2%) dan tanah pembangunan dan lain-lain (7.7%).

## 2.0 PROPERTY MARKET ACTIVITY

The property market performance showed a slight improvement in 2021 but has yet to surpass the pre-pandemic level recorded prior to 2020. More than 300,000 transactions worth nearly RM145 billion were recorded, indicating an increase of 1.5% in volume and 21.7% in value compared to last year.

The residential, commercial and industrial sub-sectors saw an increase of 3.9%, 10.7% and 17.6% respectively, while agriculture and development land sub-sectors declined slightly by 7.5% and 7.4% respectively. Value of transactions recorded higher increase for residential, commercial, industrial and development land sub-sectors each at 16.7%, 43.1%, 32.9% and 33.2% whereas agriculture recorded otherwise, decreased by 5.1%.

The residential sub-sector led the overall property market with 66.2% contribution in volume. This was followed by agriculture (18.9%), commercial (7.5%), development land and others (5.6%) and industrial (1.9%). The residential sub-sector again took the lead with 53.1% share, followed by commercial (19.3%), industrial (11.7%), agriculture (8.2%) and development land and others (7.7%).

Chart 1

Overall Volume of Transactions 2017 – 2021

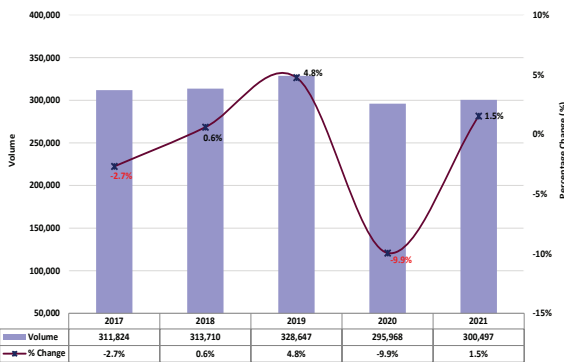


Chart 2

Overall Value of Transactions 2017 – 2021

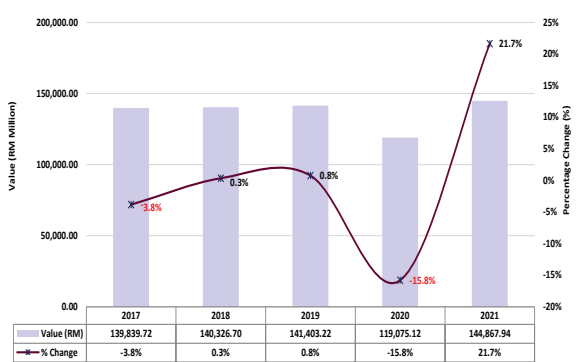


Chart 3

Contribution to Transaction Volume by Sub-sector 2021

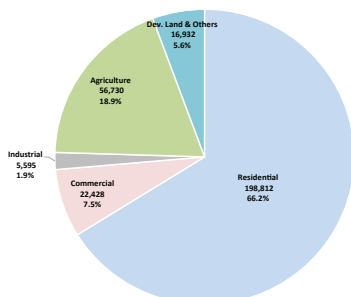
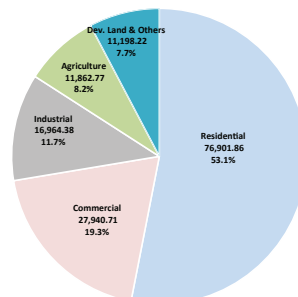


Chart 4

Contribution to Transaction Value by Sub-sector 2021

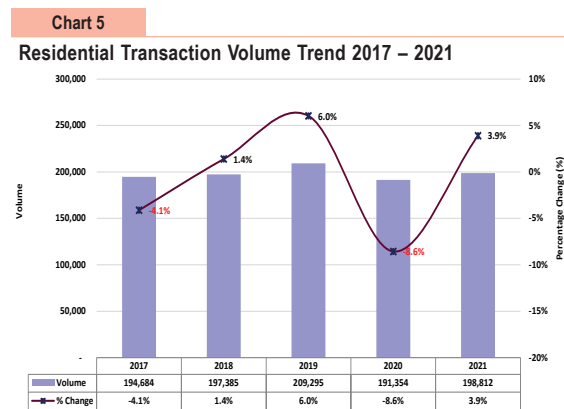


## 2.1 Harta Kediaman

### Transaksi

Terdapat 198,812 transaksi bernilai RM76.90 bilion dicatatkan pada 2021, meningkat 3.9% dalam bilangan dan 16.7% dalam nilai berbanding 2020. Peningkatan itu disokong oleh aliran menaik yang dicatatkan di WP Kuala Lumpur (4.9%), Selangor (10.7%), Pulau Pinang (16.3%) dan Perak (3.2%). Sebaliknya, Johor mencatatkan penurunan dalam aktiviti pasaran sebanyak 2.4%.

Selangor menyumbang bilangan dan nilai tertinggi terhadap syer pasaran negara, dengan 24.5% dalam bilangan (48,755 pindahmilik) dan 34.4% dalam nilai (RM26.49 bilion). WP Kuala Lumpur merekodkan 11,129 transaksi tetapi menduduki tempat kedua tertinggi dalam nilai RM9.69 bilion, menyumbang 12.6% syer pasaran. Permintaan terus tertumpu pada rumah teres, membentuk kira-kira 43.0% daripada jumlah transaksi kediaman, diikuti dengan plot kosong dan unit bertingkat tinggi, masing-masing dengan hampir 15% syer pasaran. Julat harga mampu milik RM300,000 dan ke bawah menyumbang 55.9% daripada jumlah keseluruhan, diikuti RM300,001 hingga RM500,000 (24.6%), RM501,000 – RM1,000,000 (14.8%) dan lebih RM1,000,000 (4.8%).



### Pelancaran Baharu

Pasaran utama menyaksikan kemasukkan unit pelancaran baharu yang lebih rendah. Terdapat hampir 44,000 unit dilancarkan pada 2021, berbanding 47,178 unit pada 2020. Penurunan ini telah dijangka disebabkan pemaju menangguhkan pelancaran baharu berikutan pasaran harta tanah yang perlahan dan peningkatan jumlah inventori belum terjual. Prestasi jualan adalah sederhana pada 39.3% pada 2021.

Selangor mencatatkan jumlah pelancaran baharu tertinggi di negara ini, menguasai hampir 22.4% (9,827 unit) daripada jumlah keseluruhan prestasi jualan negara

## 2.1 Residential Property

### Transaction

There were 198,812 transactions worth RM76.90 billion recorded in 2021, increased by 3.9% in volume and 16.7% in value as compared with 2020. The improvement was supported by the uptrend recorded in WP Kuala Lumpur (4.9%), Selangor (10.7%), Pulau Pinang (16.3%) and Perak (3.2%). Conversely, Johor recorded a decline in market activity by 2.4%.

Selangor contributed the highest volume and value to the national market share, with 24.5% in volume (48,755 transactions) and 34.4% in value (RM26.49 billion). WP Kuala Lumpur recorded 11,129 transactions but ranked the second highest in value at RM9.69 billion, contributing 12.6% market share. Demand continued to focus on terraced houses, formed around 43.0% of the total residential transactions, followed by vacant plots and high-rise units, each with nearly 15% market share. The affordable price range of RM300,000 and below accounted for 55.9% of the total, followed by RM300,001 to RM500,000 (24.6%), RM501,000 – RM1,000,000 (14.8%) and more than RM1,000,000 (4.8%).



### New Launches

The primary market saw lesser release of new launches. There were nearly 44,000 units launched in 2021, against 47,178 units in 2020. The decline was expected as developers held back on the new launches due to the softening property market and increasing numbers of unsold inventories. Sales performance was moderate at 39.3% in 2021.

Selangor recorded the highest number of new launches in the country, capturing nearly 22.4% (9,827 units) of the national total with sales performance at 54.0%.

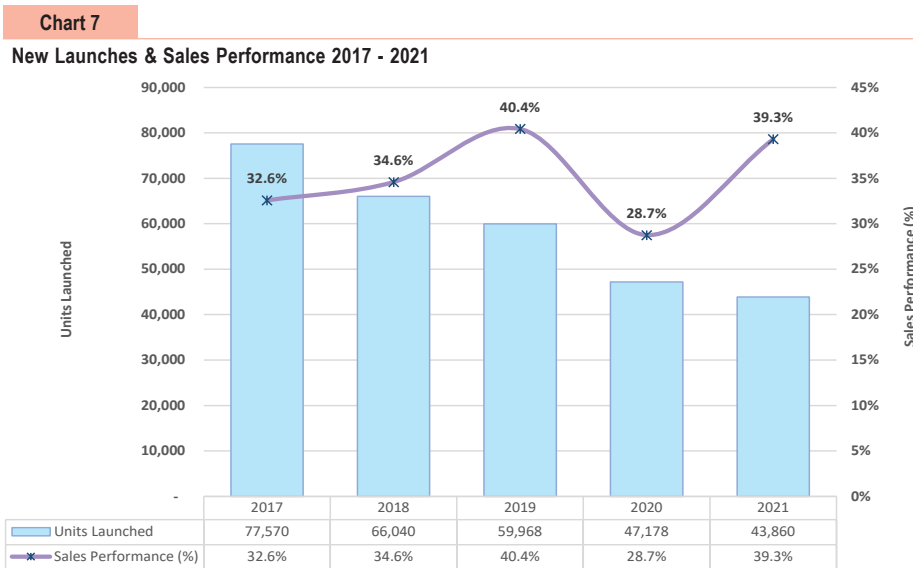


pada 54.0%. Johor mencatatkan jumlah kedua tertinggi (5,513 unit, 12.6% syer) dengan prestasi jualan pada 49.2%. Perak menduduki tempat ketiga (5,239 unit, 11.9% syer) dengan prestasi jualan pada 25.8%.

*Johor recorded the second highest number (5,513 units, 12.6% share) with sales performance at 49.2%. Perak came third (5,239 units, 11.9% share) with sales performance at 25.8%.*

Rumah teres (60.1%) mendominasi pelancaran baharu, terdiri daripada satu tingkat (10,667 unit) dan dua hingga tiga tingkat (15,705 unit), diikuti unit kondominium/ pangsapuri dengan 27.4% syer (12,018 unit).

*Terraced houses (60.1%) dominated the new launches, comprising single storey (10,667 units) and two to three storey (15,705 units), followed by condominium/ apartment units with 27.4% share (12,018 units).*



**Status Pasaran**

Keadaan kediaman tidak terjual kurang memberangsangkan, dengan jumlah bilangan hampir 37,000 unit bernilai RM22.79 bilion pada akhir tahun, masing-masing meningkat sebanyak 24.7% dan 20.5% dalam bilangan dan nilai berbanding tahun lepas.

**Market Status**

*The residential overhang situation was less encouraging, with volume amounting to nearly 37,000 units worth RM22.79 billion as at year-end, increased by 24.7% and 20.5% in volume and value respectively against last year.*

Selangor mengekalkan bilangan dan nilai tidak terjual tertinggi di negara ini dengan 6,095 unit bernilai RM5.28 bilion, masing-masing menyumbang 16.5% dan 23.2% daripada jumlah nasional. Diikuti Johor (6,089 unit bernilai RM4.72 bilion), Pulau Pinang (5,493 unit bernilai RM3.56 bilion) dan WP Kuala Lumpur (3,908 unit bernilai RM3.17 bilion).

*Selangor retained the highest number and value of overhang in the country with 6,095 units worth RM5.28 billion, accounting to 16.5% and 23.2% respectively of the national total. Johor (6,089 units worth RM4.72 billion), Pulau Pinang (5,493 units worth RM3.56 billion) and WP Kuala Lumpur (3,908 units worth RM3.17 billion) followed suit.*

Kondominium/ pangsapuri membentuk 55.6% (20,505 unit) daripada jumlah tidak terjual nasional, diikuti rumah teres (21.3%; 7,839 unit). Ironinya, rumah dalam julat harga mampu milik RM300,000 dan ke bawah membentuk majoriti dengan 31.5% (11,610 unit). Ini diikuti oleh RM500,001 hingga RM1.0 juta dengan 30.2% (11,139 unit), RM300,001 dan RM500,000 dengan 25.7% (9,461 unit) dan lebih RM1.0 juta dengan 12.6% (4,653 unit).

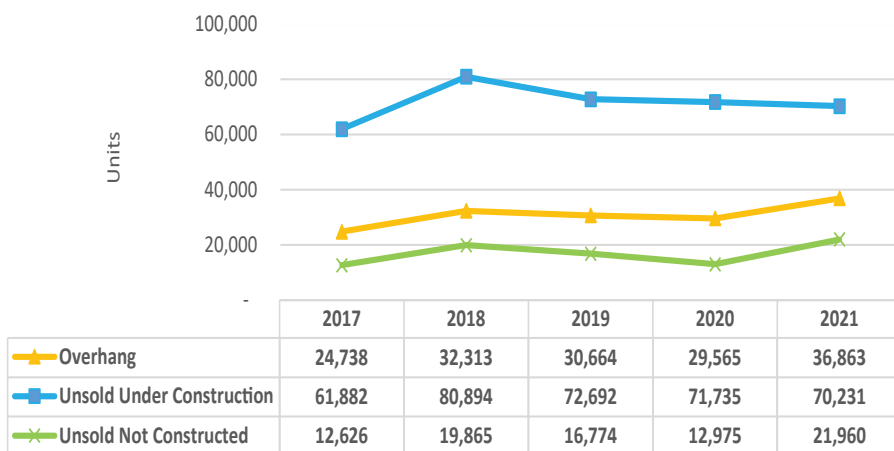
*Condominium/ apartment formed 55.6% (20,505 units) of the national total overhang, followed by terraced houses (21.3%; 7,839 units). Ironically, houses in the affordable price range of RM300,000 and below formed the majority with 31.5% (11,610 units). This was followed by RM500,001 to RM1.0 million with 30.2% (11,139 units), RM300,001 and RM500,000 with 25.7% (9,461 units) and more than RM1.0 million with 12.6% (4,653 units).*



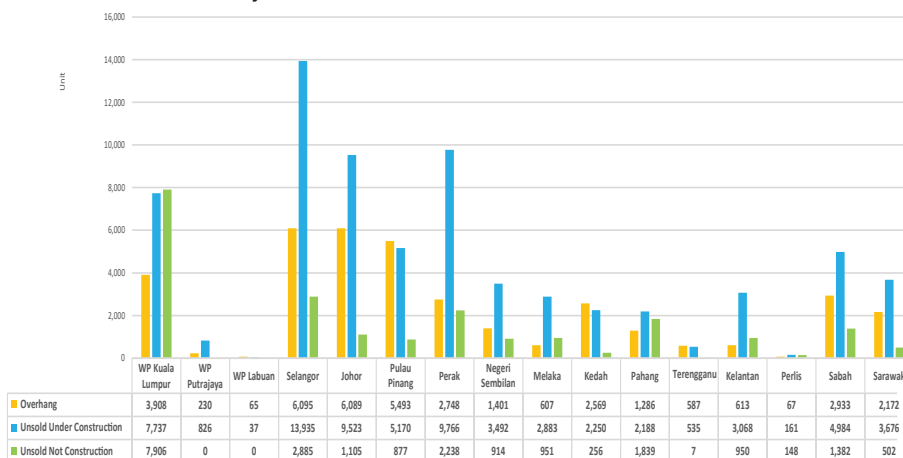
Unit dalam pembinaan belum terjual bertambah baik apabila jumlahnya menurun sebanyak 2.1% kepada 70,231 unit. Bagaimanapun, belum dibina belum terjual mencatatkan peningkatan mendadak sebanyak 69.2% kepada 21,960 unit.

*On a better note, the unsold under construction improved as the numbers dropped by 2.1% to 70,231 units. However, the unsold not constructed recorded a sharp increase by 69.2% to 21,960 units.*

**Chart 8**  
Residential Market Status 2017 – 2021



**Chart 9**  
Residential Market Status by State 2021



### Aktiviti Pembinaan

Dalam segmen pembinaan, unit kediaman mula dibina meningkat sebanyak 5.0% kepada 86,258 unit pada 2021 berbanding 2020, diterajui oleh Selangor dengan 19,283 unit. Begitu juga, penawaran baharu dirancang meningkat 8.2% kepada 77,585 unit diterajui oleh WP Kuala Lumpur dengan 17,068 unit. Sebaliknya, siap dibina menurun sebanyak 0.8% kepada 76,393 unit.

### Construction Activity

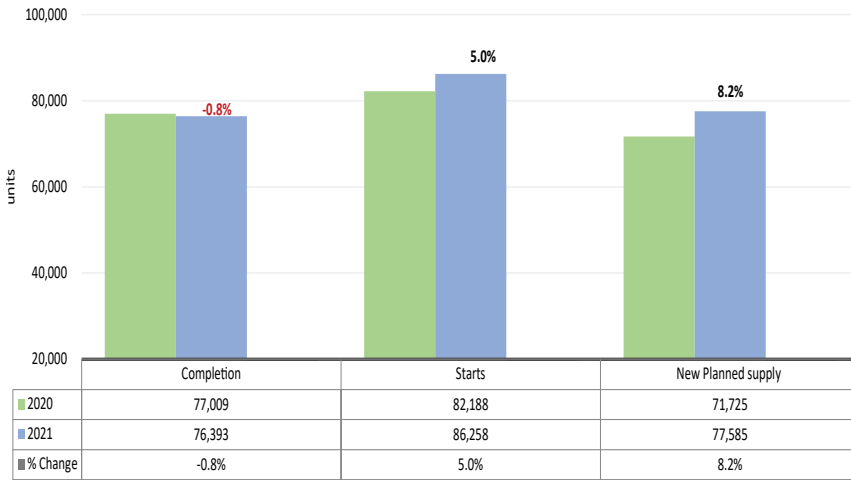
*In the construction segment, housing starts were promising, up by 5.0% to 86,258 units in 2021 compared to 2020, led by Selangor with 19,283 units. Similarly, new planned supply increased by 8.2% to 77,585 units led by WP Kuala Lumpur with 17,068 units. Contrarily, completions downed by 0.8% to 76,393 units.*

Pada akhir tahun, terdapat hampir 5.96 juta unit kediaman sedia ada dengan lebih 0.42 juta unit penawaran akan datang dan hampir 0.43 juta unit penawaran dirancang.

*As at year-end, there were nearly 5.96 million existing residential units with more than 0.42 million in the incoming supply and nearly 0.43 million in the planned supply.*

**Chart 10**

**Residential Construction Activity**



**Pergerakan Harga**

Indeks Harga Rumah Malaysia (MHPI) berada pada 201.5 mata pada 2021<sup>P</sup> dengan pertumbuhan tahunan yang rendah sebanyak 0.6%. Indeks Harga Rumah Teres berjaya mengekalkan pertumbuhan pada 2.0%, disokong oleh permintaan berterusan untuk segmen perumahan. Bagaimanapun, Indeks Harga Rumah Bertingkat Tinggi, Berkembar dan Sesebuah masing-masing mencatatkan sedikit penurunan sebanyak 0.2%, 0.1% dan 3.3%. Negeri-negeri utama menyaksikan pergerakan bercampur-campur dalam Indeks Harga Rumah keseluruhan—Selangor dan Johor masing-masing meningkat 1.6% dan 2.6% manakala WP Kuala Lumpur dan Pulau Pinang masing-masing menurun 3.6% dan 1.7%.

**Price Movements**

The Malaysian House Price Index (MHPI) stood at 201.5 points in 2021<sup>P</sup> with a low annual growth of 0.6%. Terraced House Price Index managed to sustain growth at 2.0%, supported by the continuous demand for this housing segment. However, High-Rise, Semi-Detached and Detached House Price Index recorded a slight decline of 0.2%, 0.1% and 3.3% respectively. Major states saw mixed movements in its overall House Price Index—Selangor and Johor each up by 1.6% and 2.6% while WP Kuala Lumpur and Pulau Pinang each down by 3.6% and 1.7%.

**Chart 11**

**MHPI: Point and Annual Changes by Type 2010 –2021<sup>P</sup>**

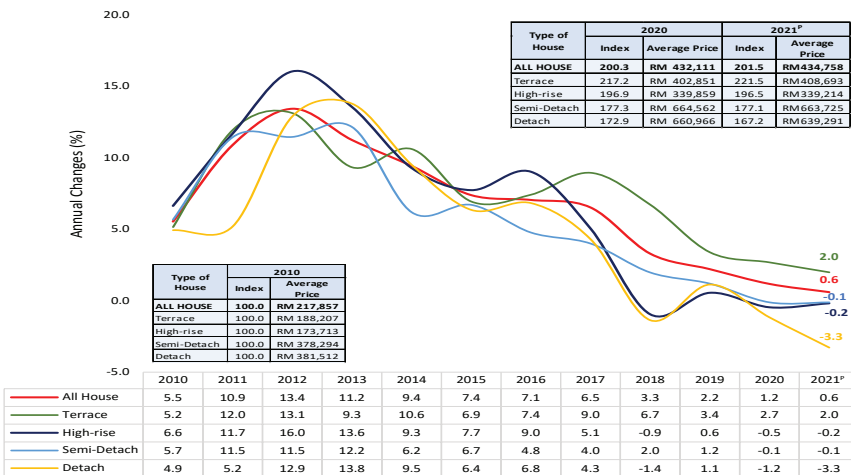
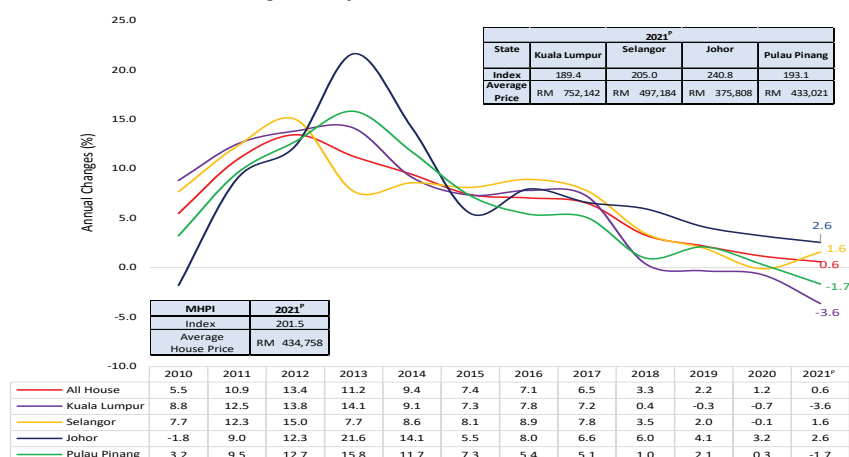


Chart 12

MHPI: Point and Annual Changes in Major States 2010 - 2021<sup>P</sup>



## Sewa

Pasaran sewa pada umumnya stabil dengan pergerakan menaik direkodkan di kawasan pilihan yang mempunyai kemudahan yang baik, bersebelahan dengan stesen LRT dan MRT serta yang terletak berhampiran institusi pengajian tinggi. Kuala Lumpur merekodkan pergerakan menaik yang marginal di lokasi yang menjadi pilihan. Teres dua tingkat di Taman Tun Dr. Ismail (TTDI) mencatatkan peningkatan sebanyak 3.5%, antara RM2,200 hingga RM2,600 sebulan. Selangor dan Johor menyaksikan pasaran sewa yang stabil. Teres dua tingkat di USJ 1 – USJ 20 berjualat antara RM1,200 hingga RM2,000 sebulan manakala rumah serupa di Horizon Hills dan Taman Laguna di Johor Bahru mencatatkan sewa lebih tinggi antara RM2,200 hingga RM3,000 sebulan. Di wilayah utara, pasaran sewa di Pulau Pinang secara amnya stabil walaupun beberapa skim strata menunjukkan sedikit penguncupan iaitu Pangsapuri Sri Orkid, Ocean Residences, Pangsapuri Kamelia dan Wellesley Residence.

## 2.2 Harta Perdagangan

### Transaksi

Subsektor perdagangan menyaksikan prestasi yang lebih baik pada tahun 2021. Terdapat 22,428 transaksi bernilai RM27.94 bilion dicatatkan pada tahun 2021, meningkat sebanyak 10.7% dalam bilangan dan 43.1% dalam nilai berbanding dengan 2020. Pasaran yang bertambah baik disumbangkan oleh peningkatan aktiviti di kebanyakan negeri dan transaksi utama yang melibatkan kompleks perniagaan dan pejabat binaan khas direkodkan dalam tempoh kajian semula.

Selangor menyumbang bilangan tertinggi kepada syer pasaran nasional, dengan 26.8% (6,021 transaksi), diikuti WP Kuala Lumpur dengan 14.5% (3,251 transaksi). Dari segi nilai, WP Kuala Lumpur mendahului

## Rental

The rental market was generally stable with upward movements recorded in choice areas served with efficient connectivity, adjacent to LRT and MRT stations as well as those located nearby higher learning institutions. Kuala Lumpur recorded marginal upward movements in favourable locations. Double storey terrace in Taman Tun Dr. Ismail (TTDI) recorded an increase of 3.5%, ranged RM2,200 to RM2,600 per month. Selangor and Johor saw stable rental market. Double-storey terrace in USJ 1 – USJ 20 ranged from RM1,200 to RM2,000 per month while similar houses in Horizon Hills and Taman Laguna in Johor Bahru recorded higher rental ranging from RM2,200 to RM3,000 per month. In the northern region, the rental market in Pulau Pinang was stable generally though several strata schemes showed slight contractions namely Pangsapuri Sri Orkid, Ocean Residences, Pangsapuri Kamelia and Wellesley Residence.

## 2.2 Commercial Property

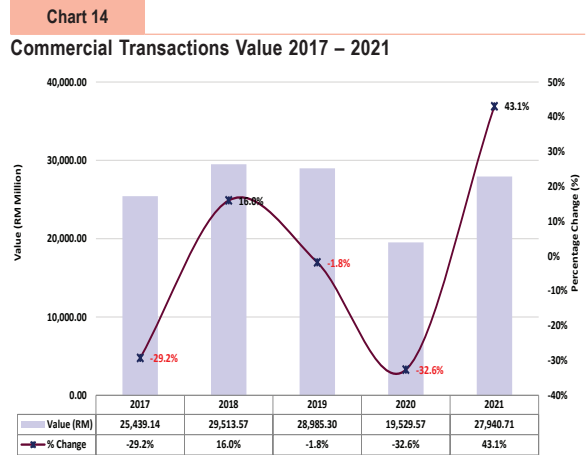
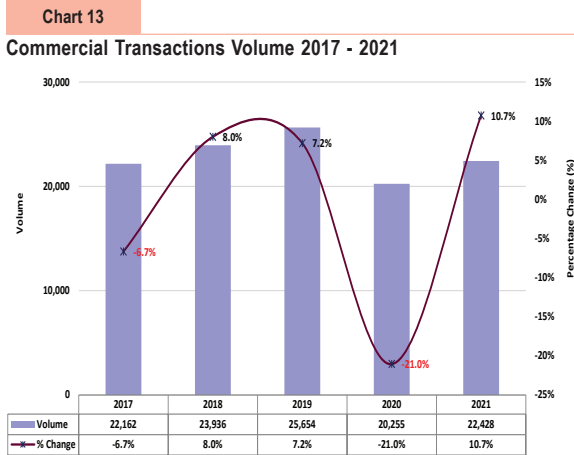
### Transaction

The commercial sub-sector saw a better performance in 2021. There were 22,428 transactions worth RM27.94 billion recorded in 2021, increased by 10.7% in volume and 43.1% in value as compared with 2020. The improved market was contributed by the increased activity recorded in most states and the major transactions involving shopping complex and purpose-built office recorded in the review period.

Selangor contributed the highest volume to the national market share, with 26.8% (6,021 transactions), followed by WP Kuala Lumpur with 14.5% (3,251 transactions). In terms of value, WP Kuala Lumpur led the market

pasaran dengan 32.0% (RM8.95 bilion), diikuti Selangor dengan 25.3% (RM7.06 bilion).

with 32.0% (RM8.95 billion), followed by Selangor with 25.3% (RM7.06 billion).



### 2.2.1 Kedai (Kedai 1 - 6½ tingkat & Kedai Pra-perang)

#### Transaksi

Segmen kedai merekodkan 11,574 transaksi bernilai RM9.6 bilion, menguasai 51.6% daripada bilangan transaksi harta tanah perdagangan dan 34.3% daripada jumlah nilai. Prestasi pasaran mencatatkan peningkatan sebanyak 10.5% dalam bilangan dan 12.7% dalam nilai berbanding 2020.

### 2.2.1 Shop (1 - 6½ storey Shop & Pre-war Shop)

#### Transaction

Shop segment recorded 11,574 transactions worth RM9.6 billion, dominating 51.6% of the commercial property transactions volume and 34.3% of the total value. Market performance recorded an increase of 10.5% in volume and 12.7% in value against 2020.

Selangor menyumbang bilangan dan nilai tertinggi kepada syer pasaran dengan 18.4% (2,135 transaksi) dan 29.3% daripada jumlah nilai (RM2.8 bilion) diikuti Johor dengan 16.8% (1,946 transaksi) dan 15.1% daripada jumlah nilai (RM1.4 bilion).

Selangor contributed the highest volume and value to the market share with 18.4% (2,135 transactions) and 29.3% of the total value (RM2.8 billion) followed by Johor with 16.8% (1,946 transactions) and 15.1% of the total value (RM1.4 billion).

Kedai dua hingga dua setengah tingkat menyumbang sebahagian besar transaksi, menguasai 52.0% (6,023 transaksi) syer pasaran kedai, diikuti oleh kedai tiga hingga tiga setengah tingkat, mencatatkan 28.7% syer (3,324 transaksi).

Two to two and a-half storey shops formed the bulk of the transactions, capturing 52.0% (6,023 transactions) of the shops' market share, followed by three to three and a-half storey shops, registering 28.7% share (3,324 transactions).

#### Status Pasaran

Situasi kedai tidak terjual bertambah baik. Bilangannya menurun kepada 6,612 unit dengan nilai RM5.78 bilion, turun sebanyak 4.2% dalam bilangan walaupun nilai meningkat 2.3% berbanding 2020. Begitu juga, kedai dalam pembinaan belum terjual merosot sebanyak 27.6% kepada 3,899 unit manakala belum dibina belum terjual meningkat sebanyak 97.5% kepada 401 unit.

#### Market Status

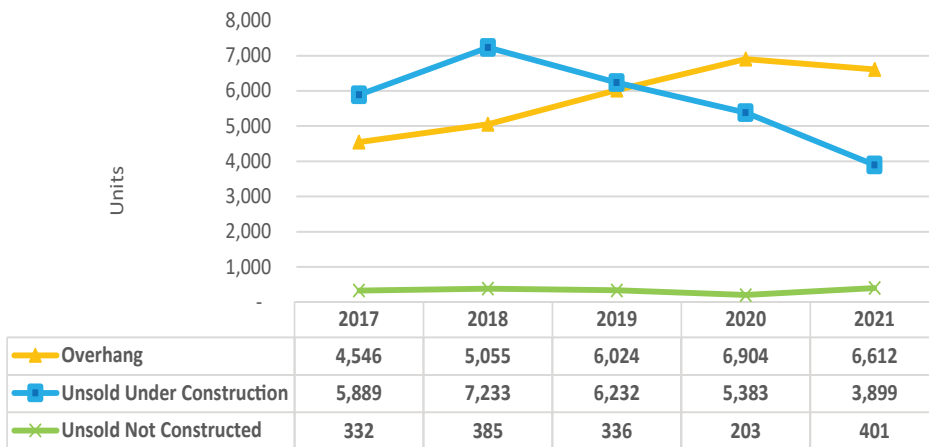
Shop overhang situation improved slightly. The numbers decreased to 6,612 units with a value of RM5.78 billion, down by 4.2% in volume though value up by 2.3% against 2020. Similarly, the unsold under construction shops declined by 27.6% to 3,899 units while unsold not constructed increased by 97.5% to 401 units.

Johor mendahului kedai tidak terjual tertinggi dalam negara ini dengan 23.9% bahagian dalam bilangan dan 27.2% dalam nilai (1,578 unit bernilai RM1.57 bilion) dan dalam pembinaan belum terjual dengan 37.9% syer (1,476 unit).

Johor held the highest shop overhang in the country with 23.9% share in volume and 27.2% in value (1,578 units worth RM1.57 billion) and the unsold under construction with 37.9% share (1,476 units).

**Chart 15**

**Shop Market Status 2017- 2021**



### Aktiviti Pembinaan

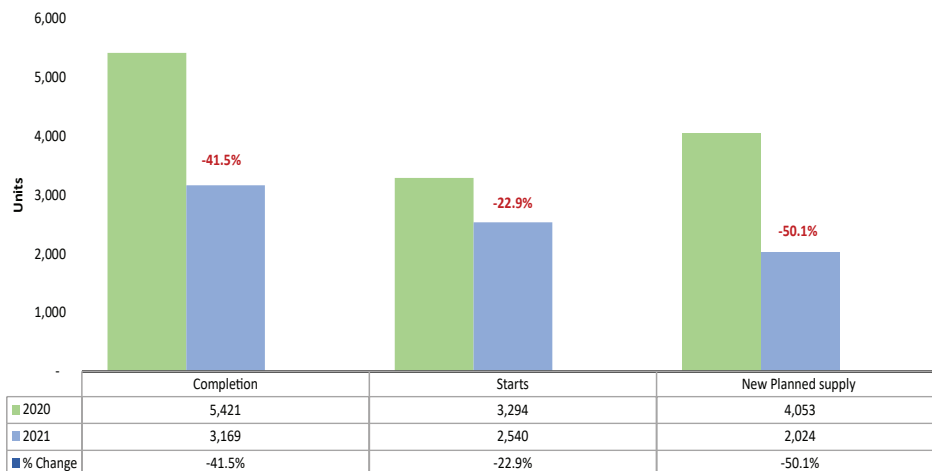
Dari segi penawaran, aktiviti pembinaan adalah perlahan seperti yang ditunjukkan oleh penguncupan dalam siap dibina, mula dibina dan penawaran baharu dirancang masing-masing turun sebanyak 41.5% (3,169 unit), 22.9% (2,540 unit) dan 50.1% (2,024 unit). Pada akhir tahun, terdapat lebih sedikit daripada 543,000 kedai sedia ada dengan lebih daripada 30,000 unit penawaran akan datang dan hampir 32,000 unit unit penawaran dirancang.

### Construction Activity

*On the supply front, construction activity was slow as indicated by the contraction in completion, starts and new planned supply each down by 41.5% (3,169 units), 22.9% (2,540 units) and 50.1% (2,024 units) respectively. As at year-end, there were slightly more than 543,000 existing shops with more than 30,000 units in the incoming supply and nearly 32,000 units in the planned supply.*

**Chart 16**

**Shop Construction Activity**



### Harga

Harga kedai menyaksikan prestasi bercampur-campur secara menyeluruh. Di WP Kuala Lumpur, kedai tiga tingkat di Bandar Sri Permaisuri dan Taman Tun Dr Ismail dipindahmilik pada RM2.5 juta hingga RM4.9 juta, masing-masing meningkat 7.0% dan 4.8%. Di Selangor, kedai dua tingkat di SS2 Petaling Jaya dipindahmilik

### Price

*Prices of shops witnessed mixed performance across the board. In WP Kuala Lumpur, three storey shops in Bandar Sri Permaisuri and Taman Tun Dr Ismail were transacted at RM2.5 million to RM4.9 million, increased by 7.0% and 4.8% respectively. In Selangor, two storey shops in SS2 Petaling Jaya was transacted at RM2.1*

pada RM2.1 juta hingga RM2.5 juta, meningkat 6.2%. Di Johor, kedai dua tingkat di Taman Flora Utama, Batu Pahat menyaksikan penurunan harga, menurun 6.3% pada julat harga RM750,000 hingga RM800,000. Kedai serupa di Taman Nira, Batu Pahat mencatatkan pertumbuhan satu digit pada julat harga RM300,000 hingga RM360,000.

### Sewa

Sewaan kedai di tingkat bawah pada umumnya stabil. Di WP Kuala Lumpur, sewa kedai tingkat bawah kekal tinggi di Changkat Bukit Bintang antara RM22,000 hingga RM30,000 sebulan. Sentul Raya (Boulevard) dan Taman Midah mengalami sedikit peningkatan masing-masing sebanyak 6.4% dan 4.9%. Sewa di Fraser Business Park dan Jalan Tuanku Abdul Rahman masing-masing menurun 6.7% dan 5.6%. Di Selangor, sewa kekal stabil dengan pertumbuhan kecil dicatatkan di Klang, iaitu di Bandar Bukit Raja dan Bandar Baru Klang, masing-masing pada 5.3% dan 6.1%. Terdapat penurunan ketara sebanyak 9.7% di Bandar Puchong Jaya, sewa antara RM6,000 hingga RM7,000 sebulan.

Sewa kedai tingkat bawah stabil di kawasan utama pusat bandar Johor Bahru dengan Jalan Wong Ah Fook dan Jalan Station kekal tinggi pada RM6,900 hingga RM14,000 sebulan. Sewa meningkat di Pusat Perdagangan Kota Tinggi dan Bandar Baru Uda masing-masing sebanyak 15.8% dan 15.0%, antara RM1,900 hingga RM2,500 dan RM5,000 hingga RM6,500 sebulan. Di Pulau Pinang, sewa kedai di tingkat bawah stabil kecuali di luar pusat bandar menunjukkan pergerakan yang bercampur-campur. Kedai baharu dengan reka bentuk moden seperti Juru Sentral mencatatkan kadar sewa yang tinggi antara RM10,000 hingga RM15,000 sebulan.

## 2.2.2 Pangsapuri Khidmat

### Transaksi

Segmen pangsapuri khidmat merekodkan 4,359 transaksi bernilai RM2.82 bilion, membentuk 19.4% daripada bilangan transaksi harta tanah perdagangan dan 10.1% daripada nilai. Prestasi pasaran mencatatkan peningkatan sebanyak 12.7% dalam bilangan dan 11.1% dalam nilai transaksi berbanding 2020. WP Kuala Lumpur dan Selangor menyumbang syer yang lebih tinggi kepada jumlah nasional, masing-masing dengan 41.4% (1,805 transaksi) dan 38.9% (1,694 transaksi).

### Status Pasaran

Bilangan unit tidak terjual pangsapuri khidmat terus meningkat dalam tempoh kajian. Terdapat sejumlah 24,295 unit tidak terjual dengan nilai RM20.46 bilion, meningkat sebanyak 2.9% dalam bilangan tetapi turun 1.4% dalam

*million to RM2.5 million, increased by 6.2%. In Johor, two storey shops in Taman Flora Utama, Batu Pahat saw prices softening, dropped by 6.3% at a price range of RM750,000 to RM800,000. Similar shops in Taman Nira, Batu Pahat recorded single-digit growth at a price range of RM300,000 to RM360,000.*

### Rental

*The ground-floor shop rentals were generally stable. In WP Kuala Lumpur, ground floor shop rents remained high in Changkat Bukit Bintang ranging from RM22,000 to RM30,000 per month. Sentul Raya (Boulevard) and Taman Midah experienced a slight increase of 6.4% and 4.9%, respectively. Rental decreased at Fraser Business Park and Jalan Tuanku Abdul Rahman by 6.7% and 5.6% respectively. In Selangor, rents remained stable with small growth recorded in Klang, namely in Bandar Bukit Raja and Bandar Baru Klang at 5.3% and 6.1%, respectively. There was a significant decrease of 9.7% in Bandar Puchong Jaya, rental ranging from RM6,000 to RM7,000 per month.*

*Ground floor shop rents were stable in the central town prime area of Johor Bahru with Jalan Wong Ah Fook and Jalan Station remained high at RM6,900 to RM14,000 per month. Rental increased in Pusat Perdagangan Kota Tinggi and Bandar Baru Uda by 15.8% and 15.0% respectively, ranging at a lower RM1,900 to RM2,500 and RM5,000 to RM6,500 per month. In Pulau Pinang, ground floor shop rents were stable except outside city center showing a mixed movement. New shops with modern designs such as the Juru Sentral recorded high rental rates ranging from RM10,000 to RM15,000 per month.*

## 2.2.2 Serviced Apartment

### Transaction

*Serviced apartment segment recorded 4,359 transactions worth RM2.82 billion, formed 19.4% of the commercial property transactions volume and 10.1% of the value. Market performance recorded an increase of 12.7% in volume and 11.1% in value of transactions compared with 2020. WP Kuala Lumpur and Selangor contributed higher shares to the national total, each with 41.4% (1,805 transactions) and 38.9% (1,694 transactions).*

### Market Status

*The serviced apartment overhang volume continued to pile up in the review period. There was a total of 24,295 overhang units with a value of RM20.46 billion, up by 2.9% in volume but dropped 1.4% in value against 2020.*



nilai berbanding 2020. Ia membentuk sebahagian besar daripada harta tanah tidak terjual di negara ini, menyumbang 73.2% daripada jumlah keseluruhan.

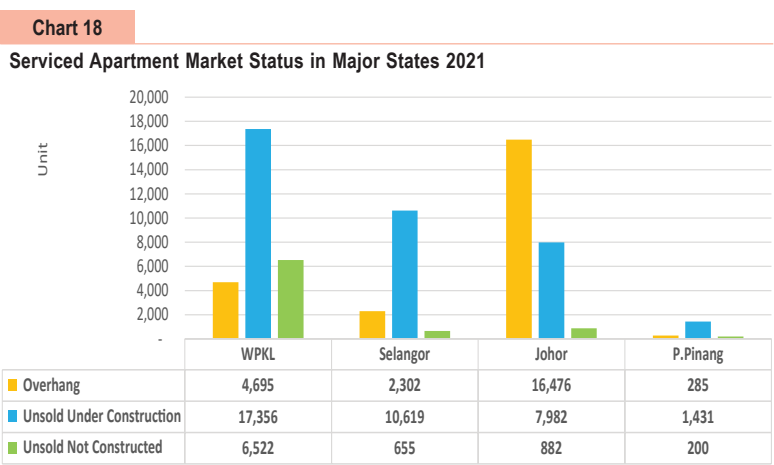
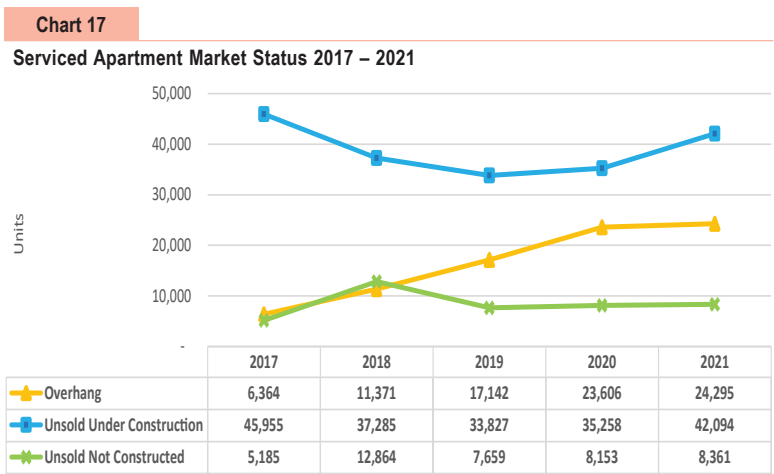
*It formed the bulk of property overhang in the country, accounting for 73.2% of the total.*

Johor mencatatkan bilangan tertinggi di negara ini dengan 67.8% syer (16,476 unit) dan 69.1% syer dalam nilai (RM14.14 bilion); hampir kesemua unit tidak terjual ini berada di Daerah Johor Bahru (16,364 unit). Kebanyakan harga unit tidak terjual berada dalam lingkungan harga ini, iaitu melebihi RM500,000 hingga RM1.0 juta (15,578 unit, 64.1%) dan melebihi RM1.0 juta (5,693 unit, 23.4%).

*Johor recorded the highest volume in the country with 67.8% share (16,476 units) and 69.1% share in value (RM14.14 billion); almost all of these overhang units were in Johor Bahru District (16,364 units). Most of the overhang fell in these two price brackets, namely above RM500,000 to RM1.0 million (15,578 units, 64.1%) and above RM1.0 million (5,693 units, 23.4%).*

Begitu juga, unit dalam pembinaan belum terjual dan belum dibina belum terjual meningkat kepada 42,094 unit dan 8,361 unit, masing-masing meningkat sebanyak 19.4% dan 2.6%. WP Kuala Lumpur memegang jumlah tertinggi unit dalam pembinaan belum terjual, dengan 41.2% syer (17,356 unit), diikuti oleh Selangor dengan 25.2% syer (10,619 unit) dan Johor 19.0% (7,982 unit).

*Similarly, the unsold under construction and not constructed increased to 42,094 units and 8,361 units, up by 19.4% and 2.6% respectively. WP Kuala Lumpur held the highest number of unsold under construction, with 41.2% share (17,356 units), followed by Selangor with 25.2% share (10,619 units) and Johor 19.0% (7,982 units).*

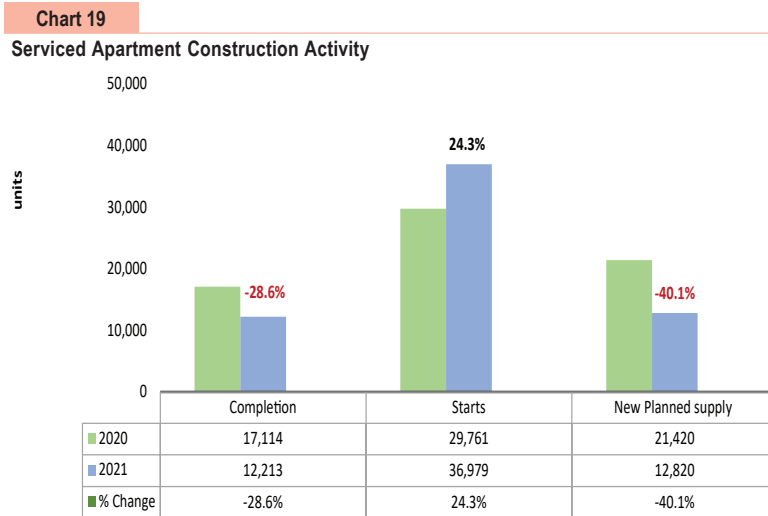


## Aktiviti Pembinaan

Walaupun keadaan tidak terjual kurang memberangsangkan, pangsapuri khidmat mula dibina meningkat sebanyak 24.3% kepada 36,979 unit. Sebaliknya, siap dibina dan penawaran baharu dirancang masing-masing merosot sebanyak 28.6% (12,213 unit) dan 40.1% (12,820 unit). Pada akhir tahun, terdapat 295,205 unit pangsapuri khidmat sedia ada dengan 162,006 unit dalam penawaran akan datang dan 158,516 unit dalam penawaran dirancang.

## Construction Activity

Despite the lacklustre overhang situation, service apartments starts increased by 24.3% to 36,979 units. On the contrary, completion and new planned supply declined by 28.6% (12,213 units) and 40.1% (12,820 units) respectively. As at year-end, there were 295,205 existing serviced apartments units with 162,006 units in the incoming supply and 158,516 units in the planned supply.



## Harga dan Sewa

Harga pangsapuri khidmat menunjukkan arah aliran yang stabil di seluruh negeri dengan beberapa pengecualian di lokasi tertentu. Di WP Kuala Lumpur, harga pangsapuri khidmat dalam segmen pasaran sekunder secara amnya berada pada arah aliran menurun. Unit berharga melebihi RM1 juta seperti 6 Kia Peng dan Four Seasons Place masing-masing turun 12.9% dan 11.3%. Begitu juga, Fairlane Residences, Swiss Garden Hotel dan Establishment @ Alila Bangsar juga menguncup masing-masing pada 14.1%, 13.9% dan 6.9%.

## Price and Rental

Prices of serviced apartments showed a stable trend across the states with several exceptions in certain locations. In WP Kuala Lumpur, prices of serviced apartments in the secondary market segment were generally on a downward trend. Units priced at above RM1 million such as 6 Kia Peng and Four Seasons Place dropped by 12.9% and 11.3% respectively. Likewise, Fairlane Residences, Swiss Garden Hotel and Establishment @ Alila Bangsar also contracted at 14.1%, 13.9% and 6.9%, respectively.

Di Selangor, pangsapuri khidmat di D'Latour dan I Residence masing-masing mencatatkan penurunan harga sebanyak 11.8% dan 12.3%. Begitu juga, harga pangsapuri khidmat di Johor Bahru iaitu Sky Suites @ Meldrum Hills dan D'ambience Residence menguncup masing-masing sebanyak 10.0% dan 10.1%.

In Selangor, serviced apartments at D'Latour and I Residence recorded price declines of 11.8% and 12.3% respectively. Similarly, serviced apartments prices in Johor Bahru namely Sky Suites @ Meldrum Hills and D'ambience Residence contracted by 10.0% and 10.1% respectively.

Pasaran sewa secara amnya stabil di WP Kuala Lumpur manakala Selangor menggambarkan pergerakan yang bercampur-campur. Purata kadar pulangan kasar sewa di seluruh negeri berada dalam julat 2.3% hingga 6.8%. Di Kuala Lumpur, Casa Residensi memperoleh julat sewa yang lebih tinggi antara RM2,500 hingga RM3,500, meningkat sebanyak 9.1%. Begitu juga, Pacific Place Commercial Centre di Daerah Petaling, Selangor

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 6.8%. In Kuala Lumpur, Casa Residensi secured higher rental range between RM2,500 to RM3,500, up by 9.1%. Similarly, Pacific Place Commercial Centre in Petaling District, Selangor saw an increase of 9.1% though at a lower rental range of



menyaksikan peningkatan sebanyak 9.1% walaupun pada julat sewa yang lebih rendah iaitu RM1,100 hingga RM1,400 sebulan. Sebaliknya, Nadayu 63 @ Melati di Daerah Gombak mencatatkan penurunan sebanyak 9.1% antara RM1,300 hingga RM1,600 sebulan.

RM1,100 to RM1,400 per month. Conversely, Nadayu 63 @ Melati in Gombak District saw a decline of 9.1% ranging from RM1,300 to RM1,600 per month.

### 2.2.3 Kompleks Perniagaan

### 2.2.3 Shopping Complex

#### Transaksi

#### Transaction

Tahun ini mencatatkan enam transaksi kompleks perniagaan dengan jumlah nilai RM1.28 bilion; setiap satu di Kedah, Negeri Sembilan and Sarawak dan tiga di Selangor. Dua transaksi mempunyai perjanjian jual beli bertarikh tahun 2020 tetapi disempurnakan pada tahun 2021. Ringkasan transaksi adalah seperti yang disenaraikan di bawah:

The year recorded six shopping complex transactions with an accumulative worth of RM1.28 billion; one each in Kedah, Negeri Sembilan and Sarawak and three in Selangor. Two had its sale and purchase agreements dated in 2020 but concluded in 2021. The summary of transaction is as listed below:

No	State	Lot / Name of Property	Location	Transaction Year	Consideration (RM)
1	Selangor	PT13738 & 2437/ Ampang Point Mall	Ampang/ Hulu Langat	2020	300,000,000
2	Selangor	PT72421/ Lotus	Bandar Kajang/ Hulu Langat	2021	79,900,000
3	Selangor	PT33924/ Giant	Pekan Cheras/ Hulu Langat	2021	72,100,000
4	Kedah	Lot 60031/Aman Sentral	Lebuhraya Darul Aman	2021	750,000,000
5	Negeri Sembilan	Lot 22174/ Oakland Commerce Square	Jalan Haruan 2, Seremban	2021	35,500,000
6	Sarawak	Lot 13967/ Eco Mall. Petrajaya	Jalan Samariang/ Kuching	2020	38,000,000

#### Penghunian

#### Occupancy

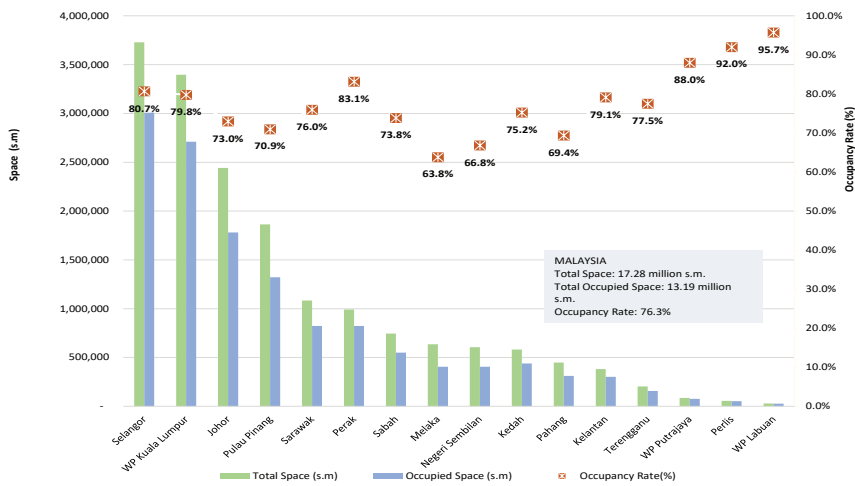
Pada keseluruhannya prestasi kompleks perniagaan terus perlahan, mencatatkan kadar penghunian 76.3%, menurun daripada 77.5% pada tahun 2020. WP Kuala Lumpur dan Selangor masing-masing mencatatkan kadar penghunian 79.8% dan 80.7%, manakala Johor dan Pulau Pinang masing-masing berjaya memperoleh kadar penghunian purata 73.0% dan 70.9%. Melaka dan Negeri Sembilan mencatatkan antara kadar penghunian terendah di dalam negara, masing-masing pada 63.8% dan 66.8%.

The overall performance of shopping complex continued to soften, recording an occupancy rate of 76.3%, down from 77.5% in 2020. WP Kuala Lumpur and Selangor recorded 79.8% and 80.7% occupancy rate respectively, whereas Johor and Pulau Pinang managed to secure an average occupancy of 73.0% and 70.9% respectively. Melaka and Negeri Sembilan recorded among the lowest occupancy rate in the country, each at 63.8% and 66.8%.



**Chart 21**

**Supply & Occupancy of Shopping Complex by State 2021**



**Aktiviti Pembinaan**

Dua belas kompleks perniagaan baharu siap dalam tempoh kajian, menambah hampir 440,000 m.p. ruang niaga ke dalam pasaran. Kompleks perniagaan berikut telah siap pada tahun 2021:

**Construction Activity**

Twelve new complexes completed in the review period, adding nearly 440,000 s.m. of retail space into the market. The following shopping complexes were completed in 2021:

State	Name of Complex	Location	NLA (s.m.)
WP Kuala Lumpur	Pavilion Bukit Jalil	Persiaran Jalil Utama	185,800.00
	Mitsui Shopping Park Lalaport (BCCC Shopping Mall)	Jalan Hang Tuah/ Jalan Pudu	92,902.00
Selangor	Setia City Mall (Fasa 2)	Persiaran Dagang, Setia Alam	21,363.00
	Eco Hill Walk Mall	Jalan Semenyih	26,012.00
Johor	TD Central	Taman Daya, Johor Bahru	7,432.00
Negeri Sembilan	Pasaraya Zemart	Persiaran Senawang 2	8,106.00
Pahang	Tasek Kotasas	Bandar Indera Mahkota, Kuantan	6,914.00
	Pasaraya Pantai Timor	Jalan Tengku Abdul Samad, Raub	8,141.00
	Pasaraya Billion	Pekan Brinchang, Cameron Highlands	6,046.00
Perak	Pasaraya ECONSAVE @ Botani Village	Bandar Seri Botani - Parcel H, Ipoh	9,067.00
	Silverlake Village Outlet @ Kinta Valley	Jalan Bemban, Batu Gajah	29,634.00
Kuching	Farley Mall Kuching	Jalan Penrissen	36,860.00
<b>Total</b>	<b>12 complexes</b>		<b>438,277.00</b>

Pada akhir tahun, terdapat sekitar 17.28 juta m.p. ruang niaga sedia ada daripada 1,062 kompleks perniagaan; majoritinya adalah pusat membeli-belah (567 bangunan; 13.14 juta m.p.). Johor menguasai ruang niaga sedia ada dengan 158 kompleks perniagaan menawarkan 2.4 juta m.p. Terdapat 43 lagi kompleks dengan 1.71 juta m.p. dalam penawaran akan datang dan 11 kompleks dengan 0.37 juta m.p. dalam penawaran dirancang.

As at year-end, there were around 17.28 million s.m. existing retail space from 1,062 shopping complexes; majority of which were shopping centres (567 buildings; 13.14 million s.m.). Johor dominated the existing retail space with 158 shopping complexes offering 2.4 million s.m. There were another 43 complexes with 1.71 million s.m. in the incoming supply and 11 complexes with 0.37 million s.m. in the planned supply.

## Sewa

Sewaan ruang niaga secara amnya stabil di Lembah Klang dengan pergerakan bercampur-campur di kompleks terpilih. Suria KLCC memperoleh julat sewaan tertinggi setiap bulan daripada RM458 s.m.p. hingga setinggi RM2,300 s.m.p. di aras concourse, mencatatkan peningkatan kecil sebanyak 3.6% hingga 5.8% manakala sewa di Semua House secara amnya stabil kecuali unit tingkat bawahnya, yang memperoleh sewa antara RM183 s.m.p. dan RM217 s.m.p., turun sebanyak 2.9%. Di Selangor, The Curve Mutiara Damansara menikmati pertumbuhan sederhana 2.3% hingga 3.6% dengan sewa antara RM21.50 s.m.p. hingga RM422 s.m.p. Begitu juga, Subang Parade mencatatkan pertumbuhan positif sebanyak 5.6% dengan sewa antara RM129 s.m.p. hingga RM244 s.m.p.

### 2.2.4 Pejabat Binaan Khas

#### Transaksi

Sebelas transaksi bangunan pejabat dengan nilai terkumpul RM2.23 bilion dicatatkan pada tahun 2021. Empat transaksi mempunyai perjanjian jual beli bertarikh tahun 2020 tetapi disempurnakan pada tahun 2021. Ringkasan transaksi adalah seperti yang disenaraikan di bawah:

No	State	Name of Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	G Tower	Jalan Tun Razak	2021	739,800,000
2		The Gardens, South Tower	Mid Valley City	2021	391,500,000
3		The Gardens, North Tower	Mid Valley City	2021	382,100,000
4		Menara Tan & Tan	Jalan Tun Razak	2021	239,100,000
5		Menara Zurich	Jalan Dewan Bahasa	2020	120,000,000
6		Centre Point South & North, Menara IGB & Annexe	Mid Valley City	2021	575,900,000
7		Wisma KFC	Jalan Sultan Ismail	2021	190,000,000
8	Selangor	Quill 5	Jalan Teknokrat 3, Cyberjaya	2020	45,000,000
9		Bangunan CJ1	Off Lingkaran Cyber Point Selatan, Cyberjaya	2020	70,000,000
10		PT 12166/ (Former institution)	Persiaran Cyber Point, Cyberjaya	2021	29,000,000
11	Johor	Bangunan Seri Medini	Jalan Persiaran Ledang Height	2020	31,000,000

## 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 RM2,300 p.s.m. at concourse level, charting marginal increase of 3.6% to 5.8% whilst rental at Semua House was generally stable except its ground floor units, which obtained rental between RM183 p.s.m. and RM217 p.s.m., down by 2.9%. In Selangor, The Curve Mutiara Damansara enjoyed a moderate growth of 2.3% to 3.6% with rental ranging from RM21.50 p.s.m. to RM422 p.s.m. Likewise, Subang Parade recorded positive growth of 5.6% with rental ranging from RM129 p.s.m. to RM244 p.s.m.

### 2.2.4 Purpose-Built Office

#### Transaction

Eleven office building transactions with an accumulated worth RM2.23 billion were recorded in 2021. Four had its sale and purchase agreements dated in 2020 but concluded in 2021. The summary of transaction is as listed below:

## Penghunian

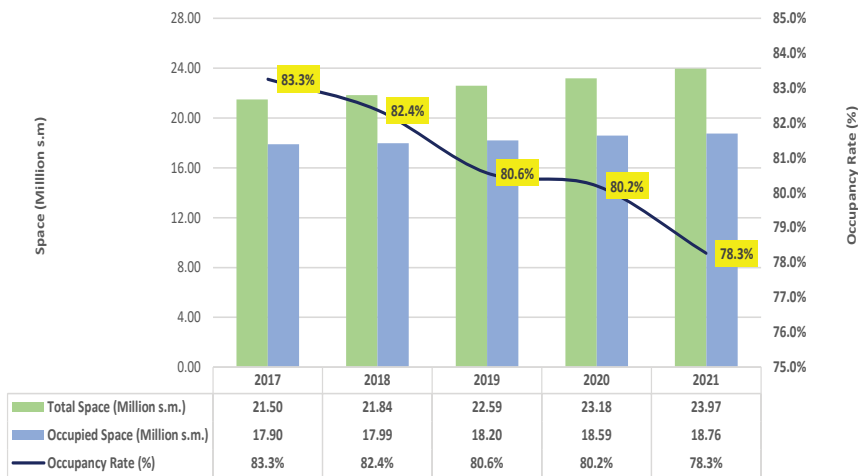
Pasaran pejabat terus lemah apabila kadar penghunian keseluruhan menurun kepada 78.3% pada 2021, turun daripada 80.2% pada 2020. Bangunan pejabat swasta merekodkan kadar penghunian purata pada 71.5%; WP Kuala Lumpur dan Pulau Pinang mencatatkan kadar penghunian masing-masing 71.8% dan 80.6%, manakala Selangor dan Johor mencatatkan lebih rendah daripada paras nasional masing-masing pada 67.3% dan 62.4%. Bangunan pejabat persendirian di Putrajaya mencatatkan kadar penghunian terendah di dalam negara iaitu 44.0%.

## Occupancy

The office market continued to soften as the overall occupancy rate declined to 78.3% in 2021, down from 80.2% in 2020. The private office buildings recorded average occupancy rate at 71.5%; WP Kuala Lumpur and Pulau Pinang recorded an occupancy rate of 71.8% and 80.6% respectively, whereas Selangor and Johor saw lower than national level at 67.3% and 62.4% respectively. Private office buildings in Putrajaya recorded the lowest occupancy rate in the country at 44.0%.

**Chart 22**

**Supply and Occupancy of Purpose-Built Office (Private & Government) 2017 – 2021**



**Chart 23**

**Supply & Occupancy of Purpose-Built Office (Private & Government) by State 2021**

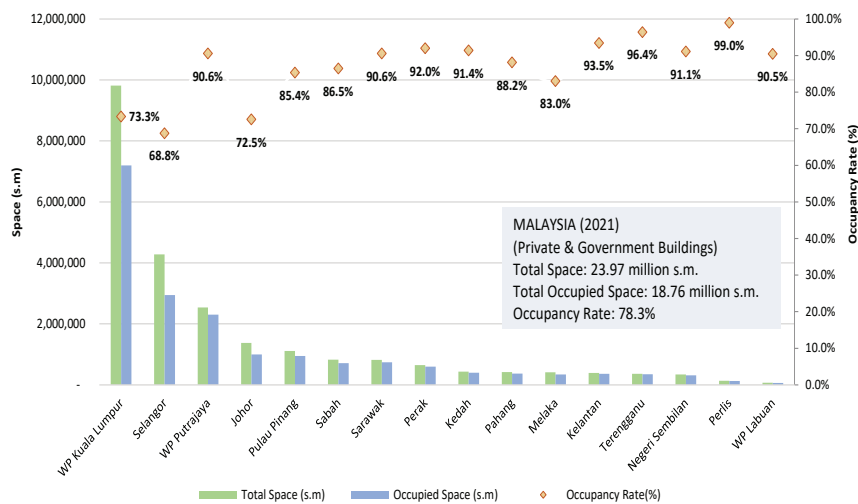
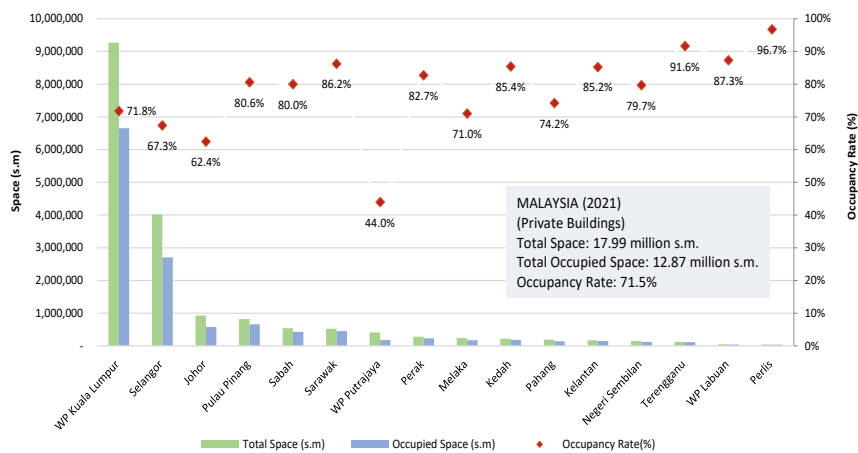


Chart 24

Supply and Occupancy of Private Purpose-Built Office by State 2021



### Aktiviti Pembinaan

Terdapat 13 bangunan pejabat siap dibina menawarkan jumlah ruang pejabat 0.69 juta m.p., lebih rendah berbanding 2020 (11 siap dibina; 0.45 juta m.p.). Pada akhir 2021, terdapat sejumlah 23.97 juta m.p. ruang pejabat sedia ada daripada 2,583 bangunan, manakala 1.65 juta m.p. (44 bangunan) dalam penawaran akan datang dan hampir 0.29 juta m.p. (12 bangunan) dalam penawaran dirancang. WP Kuala Lumpur mendominasi ketiga-tiga kategori penawaran, menyumbang 41.0% daripada jumlah ruang pejabat sedia ada dan 59.8% daripada keseluruhan ruang dalam penawaran akan datang.

Bangunan pejabat berikut telah siap pada tahun 2021:

### Construction Activity

There were 13 new completions offering a total office space of 0.69 million s.m., lower compared to 2020 (11 new completion; 0.45 million s.m.). As at end-2021, there was a total of 23.97 million s.m. existing office space from 2,583 buildings, while another 1.65 million s.m. (44 buildings) in the incoming supply and nearly 0.29 million s.m. (12 buildings) in the planned supply. WP Kuala Lumpur dominated all three categories of supplies, contributing 41.0% of the total existing office spaces and 59.8% of the total incoming supply spaces.

The following office buildings were completed in 2021:

State	Name of Building	Location	Category	NLA (s.m.)
WP Kuala Lumpur	Menara Sapura	Jalan Kia Peng	Private Building	110,614
	Menara TCM	Jalan Tun Razak	Private Building	40,274
	Menara Legasi	Jalan Raja Muda Abd Aziz, Kg Bharu	Private Building	212,906
	Menara HSBC @ TRX	Jalan Tun Razak	Private Building	52,767
	Menara UOB 2	Jalan Tuanku Abdul Rahman	Private Building	31,816
	Menara Great Eastern 2	Jalan Ampang	Private Building	19,667
	Plaza Conlay 301 Tower 1	Jalan Conlay	Private Building	85,611
	TS Law Tower	Jalan Delima/ Jalan Kemuning	Private Building	27,332
WP Putrajaya	OCHRE Plot Z1	Presint 1, Putrajaya	Private Building	15,600
Selangor	Menara Imazium	Damansara Uptown	Private Building	46,078
Johor	Bangunan Pejabat Majlis Bandaraya Iskandar Puteri (MBIP)	Medini, Nusajaya	Government Building	30,149
Perak	Menara SSM Perak	Ipoh	Private Building	10,268
Negeri Sembilan	Bangunan D20	Jalan Seremban 2	Private Building	2,786
<b>Total</b>	<b>13 buildings</b>			<b>685,868</b>

## Harga dan Sewa

Harga lot pejabat berstrata pada umumnya stabil di seluruh negeri dengan beberapa pengecualian. Di WP Kuala Lumpur, harga untuk ruang pejabat secara amnya stabil dengan kenaikan kecil dicatatkan di Plaza Mont' Kiara naik 2.6% pada julat harga RM5,770 hingga RM6,810 s.m.p. Harga lebih tinggi dicatatkan di Q Sentral yang lebih strategik pada RM16,150 s.m.p. Di Selangor, harga lot pejabat berstrata di Jaya One dan 8Trium, Sri Damansara masing-masing meningkat 7.1% dan 6.9%.

Pasaran sewa pejabat menggambarkan prestasi bercampur-campur pada tahun 2021. Di Kuala Lumpur, beberapa bangunan pejabat menyaksikan pertumbuhan dua angka iaitu Menara Darussalam (13.5%), Menara AIA Sentral (Menara Standard Chartered) (12.0%), UBN Tower (14.4%) dan UOA Centre (16.0%). Sewa yang lebih tinggi dilihat di Wisma Genting, Jalan Sultan Ismail antara RM118.41 s.m.p. hingga RM131.32 s.m.p.

Di Selangor, sewa pejabat secara amnya stabil dengan julat sewa bulanan RM40 s.m.p. – RM50 s.m.p. Kecuali bagi Damansara Uptown 1 & 2 sewanya antara RM107.90 s.m.p. Hingga RM155.00 s.m.p.

### 2.2.5 Riadah

#### Transaksi

Sebelas transaksi hotel direkodkan dalam tempoh kajian dengan nilai terkumpul lebih sedikit daripada RM700 juta. Enam mempunyai perjanjian jual beli bertarik pada 2020 tetapi disempurnakan pada 2021. Ringkasan transaksi adalah seperti yang disenaraikan di bawah:

No	State	Name of Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Lot 1297& 1298/ Royale Chulan Bukit Bintang Hotel	Jalan Bukit Bintang	2020	174,993,638
2		Hotel Summit KL City	Jalan Raja Laut	2020	40,500,000
3		Lotus Hotel	Jalan Tun Sambanthan	2021	21,000,000
4	Sabah	Kompleks Tabung Haji	Jalan Sembulan Lama	2021	110,180,620
5	Pulau Pinang	Hydro Hotel	Jalan Low Yat	2020	85,500,000
6		Cophorne Hotel	Jalan Tanjung Bungah	2020	75,000,000
7	Pahang	Country Lodge	Pekan Brinchang	2021	15,000,000
8		Hotel Casa Dela Rosa	Bandar Baru Tanah Rata	2020	6,000,000
9	Johor	Medini Zone A, Legoland	Nusajaya	2021	158,190,000
10	Negeri Sembilan	Hotel Legacy	Jalan Seremban/Port Dickson	2020	13,000,000
11	Melaka	Hotel Tan Kim Hock	Jalan Laksamana Cheng Ho	2021	5,500,000

## Price and Rental

Prices of stratified office lot was generally stable across the states with several exceptions. In WP Kuala Lumpur, prices for office space were generally stable with a marginal increase recorded in Plaza Mont' Kiara up by 2.6% at a price range of RM5,770 to RM6,810 p.s.m. A higher price was recorded at a more strategically-located Q Sentral at RM16,150 p.s.m. In Selangor, prices of stratified office lot in Jaya One and 8Trium, Sri Damansara increased by 7.1% and 6.9% respectively

The office rental market portrayed mixed performance in 2021. In Kuala Lumpur, several office buildings witnessed double-digit growth namely Menara Darussalam (13.5%), Menara AIA Sentral (Menara Standard Chartered) (12.0%), UBN Tower (14.4%) dan UOA Centre (16.0%). A higher rental was seen at Wisma Genting, Jalan Sultan Ismail ranging between RM118.41 p.s.m. to RM131.32 p.s.m.

In Selangor, the office rental was generally stable with monthly rental range of RM40 p.s.m. – RM50 p.s.m. Damansara Uptown 1 & 2 was an exception with its rental ranging from RM107.90 p.s.m. to RM155.00 p.s.m.

### 2.2.5 Leisure

#### Transaction

Eleven hotel transactions were recorded in the review period with an accumulated worth of slightly more than RM700 million. Six had its sale and purchase agreements dated in 2020 but concluded in 2021. The summary of transactions is as listed below:



## Aktiviti Pembinaan

Aktiviti pembinaan adalah pada nada rendah. Tiga hotel/resort siap dibina pada 2021 menawarkan 337 bilik, turun 77.6% berbanding 2020 (20 hotel/resort; 1,503 bilik). Mula dibina dan penawaran baharu dirancang masing-masing menguncup sebanyak 51.5% (985 bilik) dan 79.6% (400 bilik). Pada akhir 2021, terdapat 3,445 hotel/resort di seluruh negara yang menawarkan 261,519 bilik, 133 lagi hotel/resort (27,800 bilik) dalam penawaran akan datang dan 98 hotel/resort (19,504 bilik) dalam peringkat penawaran dirancang; semuanya didahului oleh WP Kuala Lumpur.

Hotel/ resort yang baharu siap dibina pada tahun 2021 seperti berikut:

State	Name of Hotels/Resorts	Number of Rooms
Pahang	Hotel Zenith (Royal)	152
Perak	CH Hotel	25
Sarawak	Serapi Verdure Hotel	160
<b>Total</b>	<b>3 Hotels/Resorts</b>	<b>337</b>

## Penghunian

Pandemik COVID-19 memberi kesan ke atas sektor riadah apabila banyak hotel/resort terpaksa ditutup buat sementara waktu atau ditutup terus kerana kos operasi jauh melebihi kemampuan untuk bertahan. Menurut Tourism Malaysia, kadar penghunian purata turun kepada 21.8% (Januari hingga September 2021) daripada 31.6% pada 2020.

## Construction Activity

Construction activities was on a low tone. Three new hotels/resorts completed in 2021 offering 337 rooms, down by 77.6% against 2020 (20 hotels/resorts; 1,503 rooms). Starts and new planned supply contracted by 51.5% (985 rooms) and 79.6% (400 rooms) respectively. As at end-2021, there were 3,445 hotels/resorts across the country offering 261,519 rooms, another 133 hotels/resorts (27,800 rooms) in the incoming supply and 98 hotels/resorts (19,504 rooms) in the planned supply stage; all led by WP Kuala Lumpur.

The newly completed hotels/ resorts in 2021 as follows:

## Occupancy

The impact of COVID-19 pandemic on the leisure sector was catastrophic as many hotels/resorts had been forced to either temporarily shut down or permanently closed down as the operating costs were way beyond its sustenance. According to Tourism Malaysia, the average occupancy rate dropped to 21.8% (January to September 2021) from 31.6% in 2020.

Table 4 – Malaysia Average Occupancy Rates January – September 2020/2021

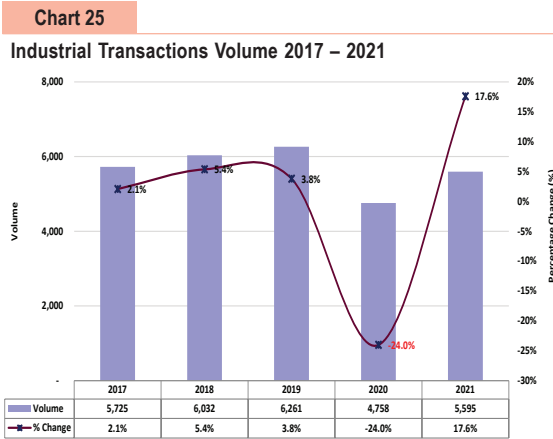
State	2020 (%)	2021 (%)	Difference
Kuala Lumpur	26.7	16.9	-9.8
Putrajaya	46.0	21.4	-24.6
Selangor	30.7	26.8	-3.9
Penang	24.9	11.9	-13.0
Perak	26.4	15.0	-11.4
Kedah	27.6	11.6	-16.0
Perlis	22.6	13.0	-9.6
Negeri Sembilan	27.5	14.6	-12.9
Melaka	21.6	14.8	-6.8
Johor	32.9	16.9	-16.0
Pahang	41.8	13.5	-28.3
Terengganu	32.7	35.5	2.8
Kelantan	34.4	27.4	-7.0
Sabah	28.2	10.8	-17.4
Labuan	44.9	28.4	-16.5
Sarawak	26.3	49.6	23.3
<b>Malaysia</b>	<b>31.6</b>	<b>21.8</b>	<b>-9.8</b>

Source: Tourism Malaysia (Based on Hotel Survey)

### 2.3 Harta Tanah Industri

#### Transaksi

Subsektor industri mencatat 5,595 transaksi bernilai RM16.96 bilion pada tahun 2021. Berbanding tahun 2020, aktiviti pasaran meningkat sebanyak 17.6% dalam bilangan dan 32.9% dalam nilai. Selangor terus menguasai pasaran, dengan 34.9% daripada jumlah bilangan dalam negara, diikuti oleh Johor dan Perak, masing-masing dengan syer pasaran 14.5% dan 9.0%.



#### Status Pasaran

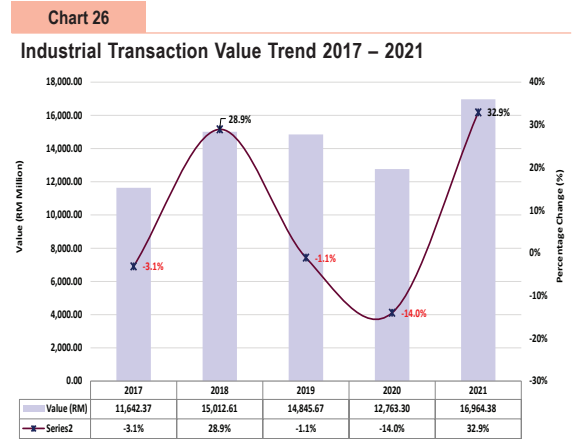
Unit industri siap dibina tidak terjual kekal terkawal. Jumlah tidak terjual berkurangan kepada 1,130 unit bernilai RM1.58 bilion, turun sebanyak 18.1% dalam bilangan dan 27.5% dalam nilai berbanding 2020. Begitu juga, unit dalam pembinaan belum terjual dan belum dibina belum terjual menurun kepada 654 unit dan 22 unit, turun sebanyak 7.8% dan 69.4% masing-masing.

Johor memegang sebahagian besar bilangan siap dibina tidak terjual, dengan 31.2% syer, diikuti oleh Sarawak (28.3%) dan Pulau Pinang (8.9%). Unit teres dan berkembar membentuk sebahagian besar daripada siap dibina tidak terjual, masing-masing dengan 49.7% dan 36.0% bahagian. Kebanyakan unit siap dibina tidak terjual berharga melebihi RM1 juta, membentuk 51.7% daripada jumlah keseluruhan negara.

### 2.3 Industrial Property

#### Transaction

The industrial sub-sector recorded 5,595 transactions worth RM16.96 billion in 2021. Compared to 2020, the market activity increased by 17.6% in volume and 32.9% in value. Selangor continued to dominate the market, with 34.9% of the nation's volume, followed by Johor and Perak, each with 14.5% and 9.0% market share.



#### Market Status

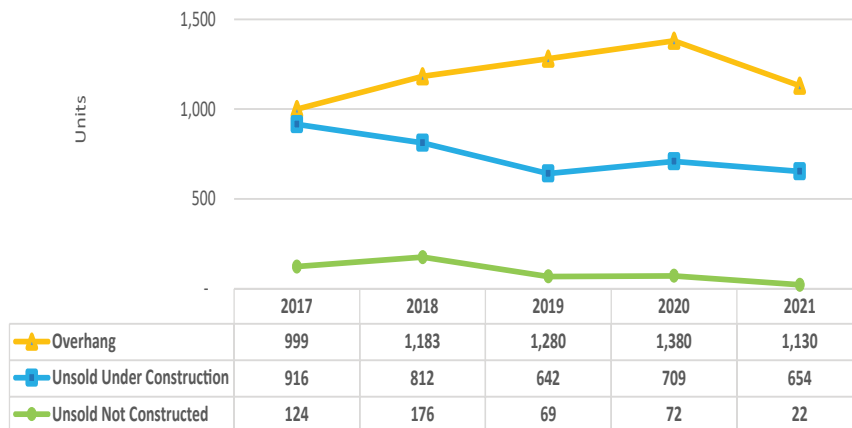
The industrial overhang remained manageable. The overhang volume decreased to 1,130 units worth RM1.58 billion, down by 18.1% volume and 27.5% in value against 2020. Likewise, the unsold under construction and not constructed decreased to 654 units and 22 units, down by 7.8% and 69.4% respectively.

Johor held most of the overhang, with 31.2% share, followed by Sarawak (28.3%) and Pulau Pinang (8.9%). Terraced and semi-detached units formed the bulk of the overhang, each with 49.7% and 36.0% share. Most of the overhang were above RM1 million, forming 51.7% of the national total.



Chart 27

## Industrial Market Status 2017 - 2021



## Aktiviti Pembinaan

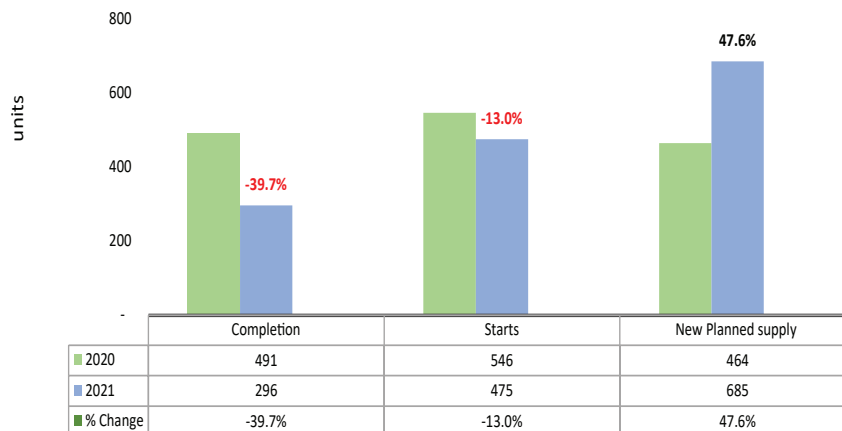
Dari segi pembinaan, subsektor industri kekal dengan nada rendah. Siap dibina dan mula dibina masing-masing menurun sebanyak 39.7% dan 13.0% kepada 296 unit dan 475 unit. Sebaliknya, penawaran baharu dirancang meningkat 47.6% kepada 685 unit. Selangor menyumbang bilangan siap dibina tertinggi, menyumbang 69.3% daripada jumlah keseluruhan negara, diikuti oleh Negeri Sembilan (9.5%) dan Sabah (8.4%). Pada akhir tahun 2021, terdapat lebih daripada 119,000 unit industri sedia ada, 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. Completion and starts were down by 39.7%, and 13.0% to 296 units and 475 units respectively. On the contrary, the new planned supply increased by 47.6% to 685 unit. Selangor contributed the highest number of completions, accounting for 69.3% of the national total, followed by Negeri Sembilan (9.5%) and Sabah (8.4%). As at end-2021, there were slightly more than 119,000 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



## Harga

Harga harta tanah industri menunjukkan arah aliran yang lebih stabil di seluruh negeri dengan beberapa pengecualian. Di Selangor, teres satu tingkat di Subang International Light Ind. Park 1 dan Taman Taming

## Price

Prices of industrial property showed a more stable trend across the states with few exceptions. In Selangor, single storey terraced in Subang International Light Ind. Park 1 and Taman Taming Jaya declined by 7.7%

Jaya masing-masing merosot 7.7% dan 5.9% kepada RM600,000 dan RM800,000. Sebaliknya, plot industri kosong di Kawasan Perusahaan Ringan PKNS Batu 17, Gombak dan Kawasan Perindustrian Sungai Rambai di Kuala Langat masing-masing dipindahmilik dengan harga RM883 s.m.p. dan RM431 s.m.p., meningkat 9.8% dan 3.7%. Peningkatan ini disebabkan oleh meningkatnya permintaan terhadap gudang kerana pengembangan e-dagang.

and 5.9% to RM600,000 and RM800,000 respectively. On the contrary, vacant industrial plots in Kawasan Perusahaan Ringan PKNS Batu 17 in Gombak and Kawasan Perindustrian Sungai Rambai in Kuala Langat were transacted at RM883 p.s.m and RM431 p.s.m., increased by 9.8% and 3.7% respectively. The increase could probably be attributed to growing demand for warehouse due to expansion of e-commerce.

## 2.4 Harta Pertanian

## 2.4 Agriculture Property

### Transaksi

### Transaction

Subsektor pertanian mencatatkan 56,730 transaksi bernilai RM11.86 bilion, menurun sebanyak 7.5% dan 5.1% dalam bilangan dan nilai berbanding 2020. Subsektor ini menduduki tempat kedua dari segi sumbangan kepada bilangan transaksi keseluruhan pasaran dengan syer 18.9% tetapi hanya menyumbang syer 8.2% dalam nilai transaksi.

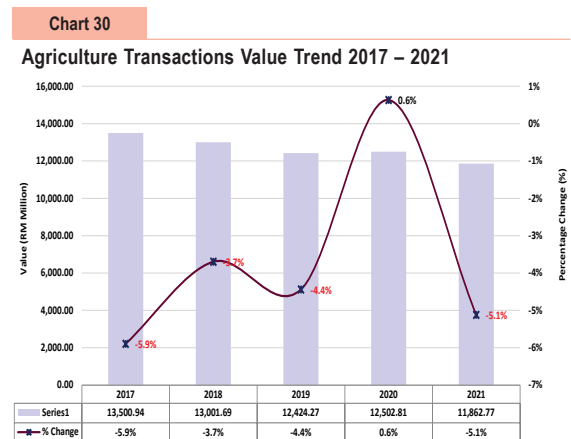
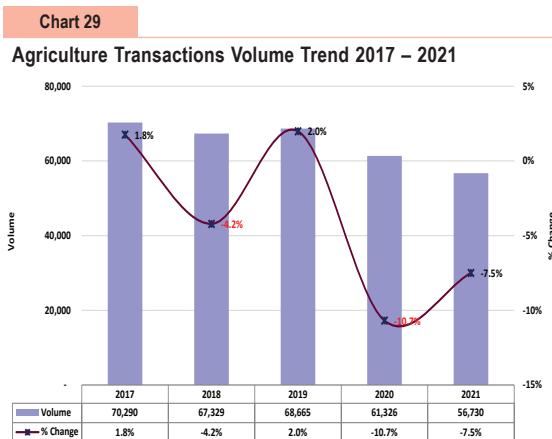
Agriculture sub-sector recorded 56,730 transactions worth RM11.86 billion, down by 7.5% and 5.1% in volume and value against 2020. The sub-sector ranked second in terms of contribution to the overall market volume with 18.9% share whilst contributed only 8.2% share in transaction value.

Kedah dan Perak menyumbang syer pasaran tertinggi kepada jumlah nasional, setiap negeri dengan syer 18.5% (10,471 transaksi) dan 15.5% (8,821 transaksi). Dari segi nilai, Johor mendahului pasaran dengan 23.2%, diikuti oleh Perak (11.4%).

Kedah and Perak contributed higher market share to the national total, each with 18.5% (10,471 transactions) and 15.5% (8,821 transactions) share. In terms of value, Johor led the market with 23.2%, followed by Perak (11.4%).

Terdapat 46 transaksi tanah ladang bernilai RM1.12 bilion yang dicatatkan pada tahun 2021 - 22 di Sabah, lima masing-masing di Pahang, Johor dan Kelantan, tiga di Negeri Sembilan, dua masing-masing di Perak dan Sarawak dan satu masing-masing di Selangor dan Kedah. Daripada 46 transaksi, 26 tanah ladang dijual pada tahun 2021, 13 dijual pada tahun 2020 dan 7 dijual pada tahun 2019 tetapi disempurnakan pada tahun 2021.

There were 46 estate land transactions worth RM1.12 billion recorded in 2021- 22 in Sabah, five each in Pahang, Johor and Kelantan, three in Negeri Sembilan, two each in Perak and Sarawak and one each in Selangor and Kedah. Out of 46 transactions, 26 estate lands were sold in 2021, 13 were sold in 2020 and 7 were sold in 2019 but concluded in 2021.



## Harga

Harga tanah pertanian pada amnya stabil. Di Kedah, tanah sawah tanaman padi dua kali setahun menghadap jalan di Kuala Muda dipindahmilik dalam lingkungan RM198,000 hingga RM216,000 sehektar. Tanah serupa di Kubang Pasu dipindahmilik pada RM359,000 sehektar. Di Johor, tanah tanaman durian memperoleh harga lebih tinggi antara RM260,000 sehektar hingga setinggi RM690,000 sehektar sementara di Perak lingkungan antara RM167,000 dan RM244,000 sehektar.

### 3.0 PROSPEK 2022

Bank Negara Malaysia (BNM) menjangkakan pemulihan pertumbuhan ekonomi bertambah kukuh pada 2022, pada landasan yang sama dengan pemulihan ekonomi global. Walaupun terdapat risiko luaran yang timbul daripada konflik ketenteraan di Ukraine ke atas perdagangan antarabangsa, harga komoditi dan pasaran kewangan, BNM menjangka pemulihan ekonomi Malaysia akan “didorong oleh pengembangan dalam permintaan global dan perbelanjaan sektor swasta yang lebih tinggi di tengah-tengah peningkatan dalam pasaran buruh dan sokongan dasar disasar yang berterusan.”

Pasaran harta tanah dijangka memperoleh semula momentumnya pada 2022 walaupun persekitaran kekal mencabar. Prestasi sektor kediaman adalah penting kepada prestasi keseluruhan pasaran harta tanah. Untuk memastikan sektor ini terus bertenaga serta meningkatkan taraf hidup rakyat, pelbagai inisiatif digariskan di bawah Bajet 2022. Di bawah ‘Inisiatif 2: Pemilikan Rumah’, inisiatif termasuk:

- Peruntukan RM1.5 bilion untuk projek perumahan kumpulan berpendapatan rendah iaitu rumah mesra rakyat dan program bantuan penyelenggaraan.
- Menarik balik pengenaan Cukai Keuntungan Harta Tanah ke atas pelupusan harta tanah pada tahun ke-6 dan seterusnya oleh warganegara Malaysia, pemastautin tetap dan selain daripada syarikat.
- Menjamin sehingga RM2 bilion kepada bank melalui Skim Jaminan Kredit Perumahan dalam membantu pekerja gig, usahawan kecil dan petani dalam mendapatkan pembiayaan rumah.

Selain itu, Kementerian Perumahan dan Kerajaan Tempatan bersama Kementerian Kewangan merancang untuk menganjurkan Program Pemilikan Rumah (HOPE) dengan tumpuan khusus untuk kumpulan B40 dan M40 dalam menyediakan kemudahan pembiayaan perumahan kepada golongan tersebut.

## Price

*Prices of agriculture land were generally stable. In Kedah, road frontage double cropping paddy lands in Kuala Muda were transacted between RM198,000 and RM216,000 per hectare. Similar lands in Kubang Pasu were transacted at RM359,000 per hectare. In Johor, durian lands fetched higher prices ranging from RM260,000 per hectare to as high as RM690,000 per hectare whilst in Perak ranged between RM167,000 and RM244,000 per hectare.*

### 3.0 2022 OUTLOOK

*Bank Negara Malaysia (BNM) is expecting economic growth recovery to strengthen in 2022, on similar track with global economic recovery. Despite the external risks arising from the military conflict in Ukraine on international trading, commodity prices and financial markets, BNM anticipated that Malaysia economic recovery will be “driven by expansion in global demand and higher private sector expenditure amid improvements in the labour market and continued targeted policy support.”*

*The property market is expected to regain its momentum in 2022 though the environment remained challenging. The health of the residential sector is paramount to the overall performance of the property market. To ensure the vitality of this sector as well as improving the livelihood of the nation, various initiatives are outlined under Budget 2022. Under ‘Initiative 2: Home Ownership’, the initiatives include:*

- *RM1.5 billion allocation for low-income groups housing projects i.e. rumah mesra rakyat and maintenance assistance programmes.*
- *Lifting the imposition of Real Property Gains Tax on the disposal of properties in the 6th year onwards by Malaysian citizens, permanent residents and other than companies.*
- *Guarantees of up to RM2 billion to banks via Skim Jaminan Kredit Perumahan in assisting gig works, small entrepreneurs and farmers in obtaining home financing.*

*In addition, the Ministry of Housing and Local Government alongside the Ministry of Finance is planning to organise a Home Ownership Programme (HOPE) with special focus for B40 and M40 groups in providing home financing facilities to these groups.*

Fasa 'Peralihan ke Endemik' Covid-19 mulai 1 April 2022 akan menyaksikan penarikan balik sekatan waktu operasi perniagaan dan pembukaan semula sempadan negara, yang dijangka meningkatkan lagi aktiviti ekonomi domestik dan memberikan prospek yang lebih baik untuk sektor riadah. Fasa peralihan adalah rangsangan yang amat diperlukan untuk sektor ini kerana dijangkakan lebih banyak ketibaan pelancong domestik dan antarabangsa. Ini akan dapat meningkatkan kadar penginapan hotel selain daripada mewujudkan peluang pekerjaan kepada penduduk tempatan.

Namun begitu, persekitaran akan kekal mencabar bagi sektor ruang niaga dan pejabat apabila lebih banyak penawaran baharu memasuki pasaran dalam masa terdekat. Apabila industri dapat semakin menyesuaikan dan mengadaptasi kepada norma baharu bekerja dari rumah dan pendigitalan pasaran, sektor pejabat dan niaga berkemungkinan akan terus menghadapi tekanan menurun.

Dari segi pembangunan, projek infrastruktur utama yang sedang berjalan dijangka akan merangsang aktiviti ekonomi dan pasaran harta tanah dalam jangka panjang. Ini termasuk antara lain:

- Gemas - Johor Bahru landasan berkembar elektrik
- Rapid Transit System (RTS)
- Transit Aliran Ringan (LRT) Line 3
- Mass Rapid Transit 2 (MRT 2) - Putrajaya Line
- Mass Rapid Transit 3 (MRT 3) - Circle Line
- Nilai – Labu – Enstek (NLE)
- East Coast Rail Link (ECRL)
- Lebuhraya Pan Borneo (Tawau – Kuching)

Dengan ekonomi yang berada di trajektori yang betul, prestasi pasaran harta tanah dijangka berada pada landasan yang sama. Dasar akomodatif, sokongan berterusan kerajaan, pelaksanaan semua langkah yang dirancang dengan baik yang digariskan dalam Bajet 2022 dan pelaksanaan strategi dan inisiatif yang betul di bawah RMK-12 dijangka menyokong pertumbuhan dalam sektor harta tanah.

*The 'Transition to Endemic' phase of Covid-19 starting 1st April 2022 will see the lifting of restrictions of business operating hours and reopening of country borders, which is expected to further improve domestic economic activities and entails better prospects for the leisure sector. The transition phase is a much needed boost for this sector as more tourist arrivals are expected, both domestic and international. This will translate into better occupancy of hotels apart from creating employment opportunities to the locals.*

*Nevertheless, the environment will remain challenging for the retail and office sector as more new supply enter the market in the near future. As industry normalizes and adapts to the new norms of working from home and market digitalization, the office and retail sector may continue to face downward pressure.*

*On the development front, major ongoing infrastructure projects are expected to spur the economic activities and property market in the long run. These include among others:*

- Gemas - Johor Bahru electrified double-track
- Rapid Transit System (RTS)
- Light Rail Transit (LRT) Line 3
- Mass Rapid Transit 2 (MRT 2) - Putrajaya Line
- Mass Rapid Transit 3 (MRT 3) - Circle Line
- Nilai – Labu – Enstek Expressway (NLE)
- East Coast Rail Link (ECRL)
- Pan Borneo Highway (Tawau – Kuching)

*As economy is set to be on the right trajectory, the property market performance is expected to be on similar track. The accommodative policies, continuous government support, well execution of all planned measures outlined in Budget 2022 and the proper implementation of strategies and initiatives under RMK-12 are expected to support growth in the property sector.*

# **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	2019 <sup>a</sup>		2020 <sup>a</sup>		2021 <sup>a</sup>		
	RM Juta/ RM Million	% Pertumbuhan Growth					
<b>Jumlah Penduduk (Juta)</b>	32.50	0.3	32.60	0.3	32.70	0.2	<b>Total Population (Million)</b>
<b>Keluaran Dalam Negara Kasar (KDNK) (pada harga malar 2015)</b>	1,424.3	4.4	1,343.9	-5.6	1,386.0	3.1	<b>Gross Domestic Product (GDP) (2015 constant prices)</b>
<b>Sektor Utama yang menyumbang kepada KDNK</b>							<b>Key Sectors Contributing to GDP</b>
• Pertanian	101,580	2.0	99,367	-2.2	99,186	-0.2	• Agriculture, forestry and fishery
• Perlombongan	102,897	-0.6	91,993	-10.6	92,654	0.7	• Mining
• Perkilangan	316,283	3.8	307,924	-2.6	337,295	9.5	• Manufacturing
• Pembinaan	66,453	0.4	53,556	-19.4	50,767	-5.2	• Construction
• Perkhidmatan	820,857	6.2	775,717	-5.5	790,421	1.9	• Services
- Elektrik dan gas	30,567	5.7	29,512	-3.5	29,975	1.6	- Elektrik dan gas
- Pengangkutan dan penyimpanan	53,631	6.8	41,902	-21.9	42,473	1.4	- Transport and storage
- Maklumat dan komunikasi	84,327	6.6	89,378	6.0	95,021	6.3	- Information and Communication
- Perdagangan borong dan runcit	217,935	7.2	205,462	-5.7	211,997	3.2	- Wholesale, and retail trade
- Penginapan	9,851	6.6	4,891	-50.3	3,700	-24.3	- Accommodation
- Kewangan dan insurans	93,353	5.2	95,858	3.0	105,676	10.9	- Finance and insurance
- Harta tanah dan perkhidmatan perniagaan	68,843	7.3	58,395	-16.1	51,968	-11.6	- Real estate and business services
- Perkhidmatan kerajaan	118,901	3.5	124,229	4.5	130,929	5.4	- Government services
- Perkhidmatan-perkhidmatan lain	49,055	5.5	43,181	-12.0	40,762	-5.6	- Other services
<b>Pendapatan Negara Kasar (PNK) (pada harga semasa)</b>	<b>1,473.70</b>	<b>5.1</b>	<b>1,388.00</b>	<b>-5.8</b>	<b>1,498.00</b>	<b>7.9</b>	<b>Gross National Income (GNI) (at current prices)</b>
<b>Pendapatan Negara Kasar (KNK) (pada harga tetap 2015)</b>	<b>1,402.50</b>	<b>5.0</b>	<b>1,330.20</b>	<b>-5.2</b>	<b>1,362.30</b>	<b>2.4</b>	<b>Gross National Income (GNI) (2015 constant prices)</b>
<b>Guna Tenaga dan Buruh</b>							<b>Employment and Labour</b>
Tenaga buruh (ribu)	15.58	2.0	15.99	2.6	16.34	2.2	Labour force (thousand)
Penduduk bekerja (ribu)	15.07	2.0	14.96	0.9	15.40	2.9	Employment (thousand)
Kadar pengangguran (%)	3.3		4.5		4.6		Unemployment rate (%)
<b>Indeks Harga Pengguna</b>	<b>121.5</b>		<b>120.1</b>		<b>123.1</b>		<b>Consumer Price Index</b>
<b>Kadar Inflasi (% perubahan)</b>	<b>1.0</b>		<b>-1.2</b>		<b>2.5</b>		<b>Inflation Rates (% Change)</b>

<sup>a</sup> 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

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>Jan - Mar</b>														
100,000 & Below	10,127	8,633	454	610	103	118	9,768	9,523	2,371	2,399	0	0	22,823	21,283
100,001 - 200,000	10,826	10,975	645	675	95	84	2,593	2,978	738	901	0	0	14,897	15,613
200,001 - 300,000	8,446	10,154	600	763	91	102	1,045	1,185	320	371	0	0	10,502	12,575
300,001 - 400,000	6,064	7,593	513	725	79	104	563	672	157	268	0	0	7,376	9,362
400,001 - 500,000	4,006	5,123	544	630	74	90	326	462	154	151	0	0	5,104	6,456
500,001 - 600,000	2,255	2,731	384	425	70	66	190	262	80	86	1	0	2,980	3,570
600,001 - 700,000	1,699	2,015	329	424	66	83	162	204	78	82	0	0	2,334	2,808
700,001 - 800,000	1,037	1,274	234	320	51	73	89	138	54	77	0	0	1,465	1,882
800,001 - 900,000	580	808	181	286	43	41	78	103	39	77	0	0	921	1,315
900,001 - 1,000,000	432	542	182	238	53	40	55	65	50	56	0	0	772	941
1,000,001 & Above	1,564	2,427	954	1,005	519	658	258	298	398	486	0	0	3,693	4,874
<b>Total</b>	<b>47,036</b>	<b>52,275</b>	<b>5,020</b>	<b>6,101</b>	<b>1,244</b>	<b>1,459</b>	<b>15,127</b>	<b>15,890</b>	<b>4,439</b>	<b>4,954</b>	<b>1</b>	<b>0</b>	<b>72,867</b>	<b>80,679</b>
<b>Apr - Jun</b>														
100,000 & Below	4,675	6,434	170	275	69	107	5,038	6,150	1,304	1,585	0	0	11,256	14,551
100,001 - 200,000	6,743	8,540	373	550	51	52	1,517	1,983	389	595	0	0	9,073	11,720
200,001 - 300,000	5,837	7,754	287	531	47	70	553	870	165	313	0	0	6,889	9,538
300,001 - 400,000	3,910	5,728	377	490	37	81	292	454	108	156	0	0	4,724	6,909
400,001 - 500,000	2,484	3,874	339	493	33	81	196	321	71	127	0	0	3,123	4,896
500,001 - 600,000	1,412	2,111	250	366	38	44	101	159	67	72	0	0	1,868	2,752
600,001 - 700,000	972	1,456	248	294	36	53	67	138	35	52	0	0	1,358	1,993
700,001 - 800,000	559	1,010	182	216	24	46	58	113	35	64	0	0	858	1,449
800,001 - 900,000	382	617	137	215	29	33	57	58	28	52	0	0	633	975
900,001 - 1,000,000	251	455	115	167	33	51	31	61	24	35	0	0	454	769
1,000,001 & Above	1,059	1,761	620	735	339	485	169	234	186	305	0	1	2,373	3,521
<b>Total</b>	<b>28,284</b>	<b>39,740</b>	<b>3,098</b>	<b>4,332</b>	<b>736</b>	<b>1,103</b>	<b>8,079</b>	<b>10,541</b>	<b>2,412</b>	<b>3,356</b>	<b>0</b>	<b>1</b>	<b>42,609</b>	<b>59,073</b>
<b>Jul - Sept</b>														
100,000 & Below	9,962	6,116	431	321	179	74	13,545	4,884	3,126	1,193	0	1	27,243	12,589
100,001 - 200,000	13,586	7,932	697	461	124	72	3,518	1,778	948	546	0	0	18,873	10,789
200,001 - 300,000	11,164	8,383	680	565	108	73	1,396	873	438	258	0	0	13,786	10,152
300,001 - 400,000	7,587	6,543	687	553	80	65	733	520	226	164	0	0	9,313	7,845
400,001 - 500,000	4,537	4,463	664	621	89	100	479	297	164	126	0	0	5,933	5,607
500,001 - 600,000	2,717	2,498	527	518	63	61	277	220	115	85	0	0	3,699	3,382
600,001 - 700,000	1,860	1,815	388	316	42	50	184	181	94	58	0	0	2,568	2,420
700,001 - 800,000	1,124	1,108	238	270	50	46	142	112	66	56	0	0	1,620	1,592
800,001 - 900,000	802	830	203	213	38	47	102	79	71	59	0	0	1,216	1,228
900,001 - 1,000,000	524	567	190	159	50	38	77	88	50	52	0	0	891	904
1,000,001 & Above	1,971	2,354	947	960	500	649	310	342	362	469	0	1	4,090	4,775
<b>Total</b>	<b>55,834</b>	<b>42,609</b>	<b>5,652</b>	<b>4,957</b>	<b>1,323</b>	<b>1,275</b>	<b>20,763</b>	<b>9,374</b>	<b>5,660</b>	<b>3,066</b>	<b>0</b>	<b>2</b>	<b>89,232</b>	<b>61,283</b>
<b>Oct - Dec</b>														
100,000 & Below	11,385	10,970	484	516	139	140	10,413	12,837	3,264	2,723	0	1	25,685	27,187
100,001 - 200,000	13,248	12,740	794	692	90	96	3,164	3,899	802	939	1	1	18,099	18,367
200,001 - 300,000	12,051	12,470	761	791	94	97	1,463	1,490	379	445	1	0	14,749	15,293
300,001 - 400,000	8,153	9,281	755	872	88	105	712	872	270	275	0	1	9,978	11,406
400,001 - 500,000	5,260	6,292	715	778	119	110	473	508	175	202	0	0	6,742	7,890
500,001 - 600,000	2,969	3,409	505	606	75	69	247	305	110	122	0	1	3,906	4,512
600,001 - 700,000	2,014	2,450	508	501	67	68	192	240	90	104	0	0	2,871	3,363
700,001 - 800,000	1,259	1,737	328	385	52	93	148	173	62	96	0	0	1,849	2,484
800,001 - 900,000	835	1,148	266	296	41	60	109	112	77	62	0	1	1,328	1,679
900,001 - 1,000,000	584	778	227	228	53	60	60	95	60	60	0	0	984	1,221
1,000,001 & Above	2,442	2,913	1,142	1,373	637	860	376	394	471	517	1	3	5,069	6,060
<b>Total</b>	<b>60,200</b>	<b>64,188</b>	<b>6,485</b>	<b>7,038</b>	<b>1,455</b>	<b>1,758</b>	<b>17,357</b>	<b>20,925</b>	<b>5,760</b>	<b>5,545</b>	<b>3</b>	<b>8</b>	<b>91,260</b>	<b>99,462</b>



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

JABATAN PENILAIAN &  
 PERKHIDMATAN HARTA

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>Jan - June</b>														
100,000 & Below	14,802	15,067	624	885	172	225	14,806	15,673	3,675	3,984	0	0	34,079	35,834
100,001 - 200,000	17,569	19,515	1,018	1,225	146	136	4,110	4,961	1,127	1,496	0	0	23,970	27,333
200,001 - 300,000	14,283	17,908	887	1,294	138	172	1,598	2,055	485	684	0	0	17,391	22,113
300,001 - 400,000	9,974	13,321	890	1,215	116	185	855	1,126	265	424	0	0	12,100	16,271
400,001 - 500,000	6,490	8,997	883	1,123	107	171	522	783	225	278	0	0	8,227	11,352
500,001 - 600,000	3,667	4,842	634	791	108	110	291	421	147	158	1	0	4,848	6,322
600,001 - 700,000	2,671	3,471	577	718	102	136	229	342	113	134	0	0	3,692	4,801
700,001 - 800,000	1,596	2,284	416	536	75	119	147	251	89	141	0	0	2,323	3,331
800,001 - 900,000	962	1,425	318	501	72	74	135	161	67	129	0	0	1,554	2,290
900,001 - 1,000,000	683	997	297	405	86	91	86	126	74	91	0	0	1,226	1,710
1,000,001 & Above	2,623	4,188	1,574	1,740	858	1,143	427	532	584	791	0	1	6,066	8,395
<b>Total</b>	<b>75,320</b>	<b>92,015</b>	<b>8,118</b>	<b>10,433</b>	<b>1,980</b>	<b>2,562</b>	<b>23,206</b>	<b>26,431</b>	<b>6,851</b>	<b>8,310</b>	<b>1</b>	<b>1</b>	<b>115,476</b>	<b>139,752</b>
<b>Jan - Sept</b>														
100,000 & Below	24,764	21,183	1,055	1,206	351	299	28,351	20,557	6,801	5,177	0	1	61,322	48,423
100,001 - 200,000	31,155	27,447	1,715	1,686	270	208	7,628	6,739	2,075	2,042	0	0	42,843	38,122
200,001 - 300,000	25,447	26,291	1,567	1,859	246	245	2,994	2,928	923	942	0	0	31,177	32,265
300,001 - 400,000	17,561	19,864	1,577	1,768	196	250	1,588	1,646	491	588	0	0	21,413	24,116
400,001 - 500,000	11,027	13,460	1,547	1,744	196	271	1,001	1,080	389	404	0	0	14,160	16,959
500,001 - 600,000	6,384	7,340	1,161	1,309	171	171	568	641	262	243	1	0	8,547	9,704
600,001 - 700,000	4,531	5,286	965	1,034	144	186	413	523	207	192	0	0	6,260	7,221
700,001 - 800,000	2,720	3,392	654	806	125	165	289	363	155	197	0	0	3,943	4,923
800,001 - 900,000	1,764	2,255	521	714	110	121	237	240	138	188	0	0	2,770	3,518
900,001 - 1,000,000	1,207	1,564	487	564	136	129	163	214	124	143	0	0	2,117	2,614
1,000,001 & Above	4,594	6,542	2,521	2,700	1,358	1,792	737	874	946	1,260	0	2	10,156	13,170
<b>Total</b>	<b>131,154</b>	<b>134,624</b>	<b>13,770</b>	<b>15,390</b>	<b>3,303</b>	<b>3,837</b>	<b>43,969</b>	<b>35,805</b>	<b>12,511</b>	<b>11,376</b>	<b>1</b>	<b>3</b>	<b>204,708</b>	<b>201,035</b>
<b>Jan - Dec</b>														
100,000 & Below	36,149	32,153	1,539	1,722	490	439	38,764	33,394	10,065	7,900	0	2	87,007	75,610
100,001 - 200,000	44,403	40,187	2,509	2,378	360	304	10,792	10,638	2,877	2,981	1	1	60,942	56,489
200,001 - 300,000	37,498	38,761	2,328	2,650	340	342	4,457	4,418	1,302	1,387	1	0	45,926	47,558
300,001 - 400,000	25,714	29,145	2,332	2,640	284	355	2,300	2,518	761	863	0	1	31,391	35,522
400,001 - 500,000	16,287	19,752	2,262	2,522	315	381	1,474	1,588	564	606	0	0	20,902	24,849
500,001 - 600,000	9,353	10,749	1,666	1,915	246	240	815	946	372	365	1	1	12,453	14,216
600,001 - 700,000	6,545	7,736	1,473	1,535	211	254	605	763	297	296	0	0	9,131	10,584
700,001 - 800,000	3,979	5,129	982	1,191	177	258	437	536	217	293	0	0	5,792	7,407
800,001 - 900,000	2,599	3,403	787	1,010	151	181	346	352	215	250	0	1	4,098	5,197
900,001 - 1,000,000	1,791	2,342	714	792	189	189	223	309	184	203	0	0	3,101	3,835
1,000,001 & Above	7,036	9,455	3,663	4,073	1,995	2,652	1,113	1,268	1,417	1,777	1	5	15,225	19,230
<b>Total</b>	<b>191,354</b>	<b>198,812</b>	<b>20,255</b>	<b>22,428</b>	<b>4,758</b>	<b>5,595</b>	<b>61,326</b>	<b>56,730</b>	<b>18,271</b>	<b>16,921</b>	<b>4</b>	<b>11</b>	<b>295,968</b>	<b>300,497</b>

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>Jan - Mar</b>														
100,000 & Below	588.67	538.82	27.53	39.69	5.51	7.51	392.28	409.08	106.68	114.56	0.00	0.00	1,120.67	1,109.67
100,001 - 200,000	1,683.19	1,720.58	102.01	108.10	15.86	12.64	375.20	438.27	106.95	132.71	0.00	0.00	2,283.22	2,412.29
200,001 - 300,000	2,155.26	2,599.25	152.95	196.15	23.64	27.06	260.77	297.18	81.28	90.30	0.00	0.00	2,673.89	3,209.95
300,001 - 400,000	2,135.22	2,682.02	183.68	259.27	28.10	38.29	196.84	236.40	54.75	94.01	0.00	0.00	2,598.60	3,309.99
400,001 - 500,000	1,822.19	2,341.67	250.96	288.47	33.80	41.19	148.85	209.94	69.88	69.22	0.00	0.00	2,325.68	2,950.50
500,001 - 600,000	1,246.17	1,516.74	214.12	237.57	39.38	36.44	105.76	145.04	43.86	47.79	0.59	0.00	1,649.88	1,983.58
600,001 - 700,000	1,108.01	1,313.29	215.88	278.96	43.60	54.16	105.38	132.28	51.60	53.66	0.00	0.00	1,524.46	1,832.36
700,001 - 800,000	781.06	960.56	178.07	243.14	38.94	56.32	67.43	103.86	41.15	58.42	0.00	0.00	1,106.65	1,422.30
800,001 - 900,000	495.61	690.96	155.60	244.78	37.09	35.28	67.19	88.00	33.43	65.91	0.00	0.00	788.93	1,124.92
900,001 - 1,000,000	414.13	520.74	176.21	230.55	51.28	38.30	52.70	62.86	47.84	53.80	0.00	0.00	742.16	906.25
1,000,001 & Above	3,166.07	4,750.49	3,422.87	4,528.12	2,869.64	3,402.50	788.40	1,187.67	1,520.23	1,956.54	0.00	0.00	11,767.21	15,825.32
<b>Total</b>	<b>15,595.59</b>	<b>19,635.13</b>	<b>5,079.88</b>	<b>6,654.79</b>	<b>3,186.84</b>	<b>3,749.69</b>	<b>2,560.79</b>	<b>3,310.58</b>	<b>2,157.65</b>	<b>2,736.93</b>	<b>0.59</b>	<b>0.00</b>	<b>28,581.34</b>	<b>36,087.12</b>
<b>Apr - Jun</b>														
100,000 & Below	292.72	397.76	11.70	17.06	4.34	5.56	210.55	271.84	57.67	74.04	0.00	0.00	576.98	766.26
100,001 - 200,000	1,065.14	1,335.31	57.02	84.06	7.56	7.97	216.26	290.34	56.10	85.74	0.00	0.00	1,402.08	1,803.42
200,001 - 300,000	1,488.27	1,980.48	74.86	135.60	12.24	18.11	137.53	217.33	41.49	79.26	0.00	0.00	1,754.39	2,430.78
300,001 - 400,000	1,373.61	2,025.75	134.38	175.09	13.65	28.96	101.59	158.22	37.80	54.54	0.00	0.00	1,661.03	2,442.56
400,001 - 500,000	1,130.59	1,767.44	155.18	227.65	15.08	36.84	89.09	145.35	32.09	57.67	0.00	0.00	1,422.04	2,234.95
500,001 - 600,000	782.62	1,173.09	139.83	204.66	21.33	24.60	55.79	88.42	37.43	39.77	0.00	0.00	1,036.99	1,530.54
600,001 - 700,000	632.70	949.38	162.15	193.15	23.82	35.13	43.45	90.02	22.73	34.33	0.00	0.00	884.85	1,302.00
700,001 - 800,000	423.56	762.66	137.84	164.33	18.30	34.88	43.82	85.21	26.57	48.05	0.00	0.00	650.10	1,095.13
800,001 - 900,000	325.82	527.35	117.69	185.04	24.68	28.67	48.82	50.07	23.63	44.46	0.00	0.00	540.65	835.58
900,001 - 1,000,000	240.77	437.59	111.41	160.95	31.87	49.49	29.88	58.17	23.07	33.91	0.00	0.00	437.00	740.11
1,000,001 & Above	2,263.40	3,517.04	2,331.12	2,726.66	2,047.45	2,456.60	588.78	727.93	757.29	1,314.28	0.00	1.62	7,988.04	10,744.13
<b>Total</b>	<b>10,019.21</b>	<b>14,873.84</b>	<b>3,433.19</b>	<b>4,274.26</b>	<b>2,220.31</b>	<b>2,726.80</b>	<b>1,565.57</b>	<b>2,182.91</b>	<b>1,115.88</b>	<b>1,866.04</b>	<b>0.00</b>	<b>1.62</b>	<b>18,354.16</b>	<b>25,925.47</b>
<b>Jul - Sept</b>														
100,000 & Below	631.93	355.43	24.94	21.80	9.56	4.70	564.42	233.30	141.31	57.10	0.00	0.00	1,372.15	672.34
100,001 - 200,000	2,125.81	1,248.23	108.69	71.45	19.37	11.73	509.33	261.73	136.46	80.08	0.00	0.00	2,899.65	1,673.22
200,001 - 300,000	2,844.51	2,144.74	174.76	147.65	27.07	18.59	347.17	220.19	109.32	64.25	0.00	0.00	3,502.83	2,595.43
300,001 - 400,000	2,672.71	2,317.59	245.16	197.33	28.36	23.31	255.45	183.14	78.71	58.32	0.00	0.00	3,280.40	2,779.68
400,001 - 500,000	2,063.70	2,036.22	303.27	284.72	40.79	46.11	218.69	135.74	74.42	57.53	0.00	0.00	2,700.88	2,560.31
500,001 - 600,000	1,507.38	1,389.63	294.86	289.77	34.84	33.94	152.62	122.20	64.20	47.45	0.00	0.00	2,053.90	1,882.99
600,001 - 700,000	1,212.63	1,188.92	254.61	207.43	27.73	33.10	119.78	118.25	60.77	37.74	0.00	0.00	1,675.52	1,585.45
700,001 - 800,000	847.38	837.76	181.09	203.74	38.65	35.19	107.56	84.76	49.56	42.01	0.00	0.00	1,224.25	1,203.46
800,001 - 900,000	685.36	708.66	174.95	182.97	32.48	40.63	87.08	67.63	60.27	49.96	0.00	0.00	1,040.14	1,049.85
900,001 - 1,000,000	502.34	543.72	183.37	153.31	48.21	36.76	73.42	84.45	48.23	50.35	0.00	0.00	855.57	868.58
1,000,001 & Above	4,277.73	5,051.82	2,970.76	6,203.82	3,313.89	4,536.76	1,448.58	1,032.26	1,161.49	2,301.08	0.00	4.12	13,172.45	19,129.87
<b>Total</b>	<b>19,371.47</b>	<b>17,822.73</b>	<b>4,916.47</b>	<b>7,963.99</b>	<b>3,620.96</b>	<b>4,820.82</b>	<b>3,884.09</b>	<b>2,543.64</b>	<b>1,984.74</b>	<b>2,845.87</b>	<b>0.00</b>	<b>4.12</b>	<b>33,777.74</b>	<b>36,001.18</b>
<b>Oct - Dec</b>														
100,000 & Below	660.16	651.16	31.76	31.80	6.48	7.72	446.57	557.38	113.48	127.47	0.00	0.03	1,258.44	1,375.56
100,001 - 200,000	2,063.92	1,996.00	119.72	108.65	14.52	15.34	460.57	566.04	116.35	136.16	0.19	0.14	2,775.27	2,822.32
200,001 - 300,000	3,075.98	3,190.53	195.87	203.32	23.87	24.64	363.45	373.13	94.03	110.80	0.24	0.00	3,753.46	3,902.42
300,001 - 400,000	2,877.52	3,280.03	268.47	311.72	31.76	38.11	250.58	307.32	94.08	95.99	0.00	0.38	3,522.42	4,033.55
400,001 - 500,000	2,391.92	2,870.26	326.60	365.26	55.02	50.35	215.82	232.08	78.86	91.43	0.00	0.00	3,068.22	3,609.37
500,001 - 600,000	1,648.46	1,892.53	282.20	338.84	41.35	38.61	136.77	169.85	61.01	67.63	0.00	0.52	2,169.79	2,507.98
600,001 - 700,000	1,314.23	1,604.67	333.58	328.75	44.21	45.63	125.14	155.12	58.88	68.19	0.00	0.00	1,876.04	2,202.36
700,001 - 800,000	949.64	1,309.76	248.64	292.12	39.67	70.35	110.69	130.37	46.76	72.07	0.00	0.00	1,395.40	1,874.66
800,001 - 900,000	712.48	980.98	227.18	253.51	35.71	51.40	93.26	95.15	65.76	52.97	0.00	0.87	1,134.38	1,434.88
900,001 - 1,000,000	561.59	744.25	219.15	219.58	51.17	57.69	57.78	91.39	57.71	57.65	0.00	0.00	947.40	1,170.55
1,000,001 & Above	4,631.53	6,050.01	3,846.86	6,594.12	3,391.44	5,267.24	2,231.71	1,147.84	2,356.69	2,850.78	2.82	10.55	16,461.06	21,920.54
<b>Total</b>	<b>20,887.43</b>	<b>24,570.16</b>	<b>6,100.03</b>	<b>9,047.67</b>	<b>3,735.20</b>	<b>5,667.07</b>	<b>4,492.35</b>	<b>3,825.64</b>	<b>3,143.62</b>	<b>3,731.14</b>	<b>3.25</b>	<b>12.50</b>	<b>38,361.88</b>	<b>46,854.18</b>

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

JABATAN PENILAIAN &  
 PERKHIDMATAN HARTA

Time Period & Price Range	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>Jan - Jun</b>														
100,000 & Below	881.39	936.58	39.23	56.76	9.85	13.07	602.83	680.92	164.36	188.60	0.00	0.00	1,697.65	1,875.93
100,001 - 200,000	2,748.33	3,055.89	159.04	192.16	23.42	20.61	591.46	728.61	163.05	218.45	0.00	0.00	3,685.30	4,215.72
200,001 - 300,000	3,643.52	4,579.73	227.81	331.76	35.88	45.17	398.30	514.51	122.76	169.56	0.00	0.00	4,428.28	5,640.73
300,001 - 400,000	3,508.84	4,707.77	318.06	434.36	41.75	67.25	298.43	394.62	92.55	148.55	0.00	0.00	4,259.63	5,752.55
400,001 - 500,000	2,952.78	4,109.11	406.15	516.11	48.88	78.03	237.94	355.29	101.97	126.89	0.00	0.00	3,747.72	5,185.44
500,001 - 600,000	2,028.79	2,689.83	353.95	442.23	60.70	61.04	161.55	233.46	81.29	87.56	0.59	0.00	2,686.87	3,514.12
600,001 - 700,000	1,740.71	2,262.67	378.03	472.11	67.42	89.29	148.82	222.30	74.33	87.99	0.00	0.00	2,409.31	3,134.36
700,001 - 800,000	1,204.63	1,723.23	315.91	407.47	57.24	91.19	111.25	189.07	67.72	106.47	0.00	0.00	1,756.74	2,517.43
800,001 - 900,000	821.43	1,218.31	273.30	429.81	61.77	63.94	116.02	138.07	57.06	110.37	0.00	0.00	1,329.58	1,960.50
900,001 - 1,000,000	654.90	958.32	287.62	391.50	83.15	87.80	82.58	121.03	70.92	87.70	0.00	0.00	1,179.16	1,646.36
1,000,001 & Above	5,429.48	8,267.52	5,753.98	7,254.78	4,917.09	5,859.10	1,377.18	1,915.61	2,277.52	3,270.83	0.00	1.62	19,755.25	26,569.45
<b>Total</b>	<b>25,614.80</b>	<b>34,508.97</b>	<b>8,513.07</b>	<b>10,929.05</b>	<b>5,407.15</b>	<b>6,476.49</b>	<b>4,126.37</b>	<b>5,493.48</b>	<b>3,273.53</b>	<b>4,602.97</b>	<b>0.59</b>	<b>1.62</b>	<b>46,935.50</b>	<b>62,012.58</b>
<b>Jan - Sept</b>														
100,000 & Below	1,513.32	1,292.01	64.17	78.55	19.41	17.78	1,167.25	914.22	305.66	245.71	0.00	0.00	3,069.81	2,548.27
100,001 - 200,000	4,874.14	4,304.13	267.72	263.61	42.79	32.34	1,100.79	990.34	299.51	298.53	0.00	0.00	6,584.95	5,888.94
200,001 - 300,000	6,488.03	6,724.47	402.57	479.41	62.96	63.76	745.47	734.70	232.09	233.81	0.00	0.00	7,931.11	8,236.16
300,001 - 400,000	6,181.54	7,025.36	563.23	631.69	70.11	90.56	553.88	577.75	171.27	206.87	0.00	0.00	7,540.02	8,532.23
400,001 - 500,000	5,016.48	6,145.33	709.42	800.83	89.67	124.14	456.64	491.03	176.39	184.42	0.00	0.00	6,448.60	7,745.75
500,001 - 600,000	3,536.16	4,079.46	648.81	732.00	95.54	94.98	314.18	355.66	145.49	135.01	0.59	0.00	4,740.78	5,397.11
600,001 - 700,000	2,953.34	3,451.59	632.64	679.54	95.15	122.39	268.60	340.55	135.10	125.73	0.00	0.00	4,084.83	4,719.81
700,001 - 800,000	2,052.01	2,560.99	497.00	611.21	95.89	126.38	218.81	273.83	117.29	148.48	0.00	0.00	2,980.99	3,720.89
800,001 - 900,000	1,506.79	1,926.97	448.24	612.78	94.25	104.57	203.10	205.70	117.34	160.32	0.00	0.00	2,369.72	3,010.35
900,001 - 1,000,000	1,157.24	1,502.04	470.99	544.82	131.36	124.55	156.00	205.48	119.15	138.05	0.00	0.00	2,034.73	2,514.94
1,000,001 & Above	9,707.21	13,319.35	8,724.74	13,458.60	8,230.98	10,395.86	2,825.76	2,947.86	3,439.01	5,571.91	0.00	5.74	32,927.70	45,699.31
<b>Total</b>	<b>44,986.27</b>	<b>52,331.70</b>	<b>13,429.54</b>	<b>18,893.04</b>	<b>9,028.11</b>	<b>11,297.31</b>	<b>8,010.46</b>	<b>8,037.13</b>	<b>5,258.27</b>	<b>7,448.84</b>	<b>0.59</b>	<b>5.74</b>	<b>80,713.24</b>	<b>98,013.76</b>
<b>Jan - Dec</b>														
100,000 & Below	2,173.47	1,943.17	95.93	110.35	25.89	25.49	1,613.82	1,471.60	419.14	373.18	0.00	0.03	4,328.25	3,923.83
100,001 - 200,000	6,938.06	6,300.12	387.45	372.26	57.30	47.68	1,561.36	1,556.37	415.86	434.68	0.19	0.14	9,360.22	8,711.26
200,001 - 300,000	9,564.01	9,915.00	598.44	682.73	86.83	88.40	1,108.92	1,107.83	326.12	344.62	0.24	0.00	11,684.57	12,138.57
300,001 - 400,000	9,059.07	10,305.39	831.70	943.41	101.87	128.67	804.46	885.07	265.35	302.86	0.00	0.38	11,062.44	12,565.77
400,001 - 500,000	7,408.41	9,015.58	1,036.02	1,166.09	144.69	174.49	672.46	723.10	255.25	275.85	0.00	0.00	9,516.82	11,355.12
500,001 - 600,000	5,184.62	5,971.99	931.01	1,070.84	136.89	133.59	450.94	525.51	206.50	202.64	0.59	0.52	6,910.56	7,905.09
600,001 - 700,000	4,267.57	5,056.26	966.22	1,008.29	139.36	168.02	393.74	495.67	193.98	193.93	0.00	0.00	5,960.88	6,922.17
700,001 - 800,000	3,001.65	3,870.74	745.64	903.33	135.56	196.72	329.49	404.21	164.05	220.55	0.00	0.00	4,376.39	5,595.55
800,001 - 900,000	2,219.27	2,907.95	675.42	866.30	129.96	155.97	296.36	300.85	183.10	213.30	0.00	0.87	3,504.10	4,445.22
900,001 - 1,000,000	1,718.83	2,246.29	690.14	764.40	182.53	182.24	213.78	296.86	176.86	195.70	0.00	0.00	2,982.14	3,685.49
1,000,001 & Above	14,338.74	19,369.36	12,571.60	20,052.72	11,622.42	15,663.10	5,057.48	4,095.70	5,795.70	8,422.69	2.82	16.29	49,388.76	67,619.86
<b>Total</b>	<b>65,873.70</b>	<b>76,901.86</b>	<b>19,529.57</b>	<b>27,940.71</b>	<b>12,763.30</b>	<b>16,964.38</b>	<b>12,502.81</b>	<b>11,862.77</b>	<b>8,401.90</b>	<b>11,179.98</b>	<b>3.84</b>	<b>18.24</b>	<b>119,075.12</b>	<b>144,867.94</b>

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

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>W.P. Kuala Lumpur</b>														
Jan - Mar	2,420	3,061	710	835	26	23	0	0	46	41	0	0	3,202	3,960
Apr - June	1,680	1,850	502	524	8	14	0	0	21	32	0	0	2,211	2,420
Jul - Sept	3,152	3,070	799	877	27	33	0	0	25	43	0	0	4,003	4,023
Oct - Dec	3,354	3,148	1,061	1,015	24	27	0	0	31	59	1	0	4,471	4,249
Jan - June	4,100	4,911	1,212	1,359	34	37	0	0	67	73	0	0	5,413	6,380
Jan - Sept	7,252	7,981	2,011	2,236	61	70	0	0	92	116	0	0	9,416	10,403
Jan - Dec	10,606	11,129	3,072	3,251	85	97	0	0	123	175	1	0	13,887	14,652
<b>W.P. Putrajaya</b>														
Jan - Mar	70	53	12	3	0	2	0	0	0	0	0	0	82	58
Apr - June	31	35	5	6	0	0	0	0	0	0	0	0	36	41
Jul - Sept	107	84	8	3	0	0	0	0	0	0	0	0	115	87
Oct - Dec	64	84	5	11	0	11	0	0	0	4	0	0	69	110
Jan - June	101	88	17	9	0	2	0	0	0	0	0	0	118	99
Jan - Sept	208	172	25	12	0	2	0	0	0	0	0	0	233	186
Jan - Dec	272	256	30	23	0	13	0	0	0	4	0	0	302	296
<b>W.P. Labuan</b>														
Jan - Mar	54	59	5	27	5	6	20	22	53	49	0	0	137	163
Apr - June	22	46	4	1	0	4	1	10	22	32	0	0	49	93
Jul - Sept	72	69	5	8	2	3	26	15	48	38	0	0	153	133
Oct - Dec	60	120	6	3	4	7	13	17	15	28	0	0	98	175
Jan - June	76	105	9	28	5	10	21	32	75	81	0	0	186	256
Jan - Sept	148	174	14	36	7	13	47	47	123	119	0	0	339	389
Jan - Dec	208	294	20	39	11	20	60	64	138	147	0	0	437	564
<b>Selangor</b>														
Jan - Mar	11,204	13,077	1,144	1,554	419	495	684	693	466	489	0	0	13,917	16,308
Apr - June	5,976	10,633	726	1,187	261	420	342	615	197	445	0	1	7,502	13,301
Jul - Sept	12,759	9,671	1,396	1,201	444	410	1,062	444	649	344	0	0	16,310	12,070
Oct - Dec	14,095	15,374	1,513	2,079	477	627	1,011	1,139	461	608	0	1	17,557	19,828
Jan - June	17,180	23,710	1,870	2,741	680	915	1,026	1,308	663	934	0	1	21,419	29,609
Jan - Sept	29,939	33,381	3,266	3,942	1,124	1,325	2,088	1,752	1,312	1,278	0	1	37,729	41,679
Jan - Dec	44,034	48,755	4,779	6,021	1,601	1,952	3,099	2,891	1,773	1,886	0	2	55,286	61,507
<b>Johor</b>														
Jan - Mar	6,704	5,973	812	753	157	203	1,636	2,083	402	683	1	0	9,712	9,695
Apr - June	3,489	4,708	502	657	95	134	978	1,414	205	344	0	0	5,269	7,257
Jul - Sept	6,258	4,937	762	656	182	242	2,467	1,506	478	364	0	0	10,147	7,705
Oct - Dec	6,699	6,973	949	980	206	231	2,550	2,686	569	617	0	1	10,973	11,488
Jan - June	10,193	10,681	1,314	1,410	252	337	2,614	3,497	607	1,027	1	0	14,981	16,952
Jan - Sept	16,451	15,618	2,076	2,066	434	579	5,081	5,003	1,085	1,391	1	0	25,128	24,657
Jan - Dec	23,150	22,591	3,025	3,046	640	810	7,631	7,689	1,654	2,008	1	1	36,101	36,145
<b>Pulau Pinang</b>														
Jan - Mar	2,748	3,657	288	355	104	138	326	413	268	276	0	0	3,734	4,839
Apr - June	1,545	2,407	223	236	48	109	164	208	122	160	0	0	2,102	3,120
Jul - Sept	3,446	3,127	379	307	79	105	464	207	317	275	0	0	4,685	4,021
Oct - Dec	3,997	4,457	434	371	131	112	397	311	292	294	0	1	5,251	5,546
Jan - June	4,293	6,064	511	591	152	247	490	621	390	436	0	0	5,836	7,959
Jan - Sept	7,739	9,191	890	898	231	352	954	828	707	711	0	0	10,521	11,980
Jan - Dec	11,736	13,648	1,324	1,269	362	464	1,351	1,139	999	1,005	0	1	15,772	17,526

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	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>Perak</b>														
Jan - Mar	5,344	5,681	369	534	78	114	2,416	2,319	131	121	0	0	8,338	8,769
Apr - June	4,229	4,991	271	401	60	75	1,302	1,608	66	63	0	0	5,928	7,138
Jul - Sept	6,787	5,703	533	406	116	98	3,732	1,200	130	68	0	0	11,298	7,475
Oct - Dec	8,174	8,935	482	547	133	218	2,915	3,694	139	116	0	1	11,843	13,511
Jan - June	9,573	10,672	640	935	138	189	3,718	3,927	197	184	0	0	14,266	15,907
Jan - Sept	16,360	16,375	1,173	1,341	254	287	7,450	5,127	327	252	0	0	25,564	23,382
Jan - Dec	24,534	25,310	1,655	1,888	387	505	10,365	8,821	466	368	0	1	37,407	36,893
<b>Negeri Sembilan</b>														
Jan - Mar	2,622	2,970	211	195	74	88	935	814	114	114	0	0	3,956	4,181
Apr - June	1,493	2,169	123	148	41	86	384	646	50	66	0	0	2,091	3,115
Jul - Sept	2,984	2,293	214	157	100	54	1,211	539	143	54	0	1	4,652	3,098
Oct - Dec	2,756	4,798	284	227	104	89	1,067	1,270	151	103	0	1	4,362	6,488
Jan - June	4,115	5,139	334	343	115	174	1,319	1,460	164	180	0	0	6,047	7,296
Jan - Sept	7,099	7,432	548	500	215	228	2,530	1,999	307	234	0	1	10,699	10,394
Jan - Dec	9,855	12,230	832	727	319	317	3,597	3,269	458	337	0	2	15,061	16,882
<b>Melaka</b>														
Jan - Mar	2,117	2,461	195	252	71	98	568	620	318	411	0	0	3,269	3,842
Apr - June	1,616	1,662	116	111	55	72	331	291	201	291	0	0	2,319	2,427
Jul - Sept	2,498	2,015	257	151	58	48	825	394	428	241	0	0	4,066	2,849
Oct - Dec	3,029	2,171	365	205	91	80	709	694	438	591	1	0	4,633	3,741
Jan - June	3,733	4,123	311	363	126	170	899	911	519	702	0	0	5,588	6,269
Jan - Sept	6,231	6,138	568	514	184	218	1,724	1,305	947	943	0	0	9,654	9,118
Jan - Dec	9,260	8,309	933	719	275	298	2,433	1,999	1,385	1,534	1	0	14,287	12,859
<b>Kedah</b>														
Jan - Mar	3,069	3,154	194	251	40	55	2,805	3,382	556	679	0	0	6,664	7,521
Apr - June	1,859	2,490	129	153	36	31	1,659	1,894	410	402	0	0	4,093	4,970
Jul - Sept	3,776	2,044	230	145	80	37	3,849	1,224	738	263	0	0	8,673	3,713
Oct - Dec	3,786	3,842	206	244	51	69	2,035	3,971	1,377	747	0	0	7,455	8,873
Jan - June	4,928	5,644	323	404	76	86	4,464	5,276	966	1,081	0	0	10,757	12,491
Jan - Sept	8,704	7,688	553	549	156	123	8,313	6,500	1,704	1,344	0	0	19,430	16,204
Jan - Dec	12,490	11,530	759	793	207	192	10,348	10,471	3,081	2,091	0	0	26,885	25,077
<b>Pahang</b>														
Jan - Mar	2,618	2,630	327	195	33	51	1,003	1,116	218	142	0	0	4,199	4,134
Apr - June	1,411	2,450	91	192	24	21	441	770	53	131	0	0	2,020	3,564
Jul - Sept	3,261	1,820	228	120	21	34	1,475	586	256	87	0	0	5,241	2,647
Oct - Dec	3,667	3,597	234	220	54	50	1,384	1,486	235	289	0	1	5,574	5,643
Jan - June	4,029	5,080	418	387	57	72	1,444	1,886	271	273	0	0	6,219	7,698
Jan - Sept	7,290	6,900	646	507	78	106	2,919	2,472	527	360	0	0	11,460	10,345
Jan - Dec	10,957	10,497	880	727	132	156	4,303	3,958	762	649	0	1	17,034	15,988
<b>Terengganu</b>														
Jan - Mar	3,437	3,573	100	72	10	7	578	677	868	809	0	0	4,993	5,138
Apr - June	2,139	2,105	45	73	5	1	313	442	512	581	0	0	3,014	3,202
Jul - Sept	4,392	2,412	92	70	6	7	665	435	1,033	432	0	0	6,188	3,356
Oct - Dec	4,171	3,822	128	104	3	10	894	709	858	982	0	0	6,054	5,627
Jan - June	5,576	5,678	145	145	15	8	891	1,119	1,380	1,390	0	0	8,007	8,340
Jan - Sept	9,968	8,090	237	215	21	15	1,556	1,554	2,413	1,822	0	0	14,195	11,696
Jan - Dec	14,139	11,912	365	319	24	25	2,450	2,263	3,271	2,804	0	0	20,249	17,323

Time Period	Residential		Commercial		Industrial		Agriculture		Development Land		Others		Total	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>Kelantan</b>														
Jan - Mar	1,372	1,706	79	215	1	1	1,339	1,277	541	342	0	0	3,332	3,541
Apr - June	869	908	42	60	2	6	772	612	281	141	0	0	1,966	1,727
Jul - Sept	1,734	1,370	112	102	4	3	1,490	636	750	115	0	0	4,090	2,226
Oct - Dec	1,825	1,855	194	129	4	2	1,351	1,495	497	239	0	0	3,871	3,720
Jan - June	2,241	2,614	121	275	3	7	2,111	1,889	822	483	0	0	5,298	5,268
Jan - Sept	3,975	3,984	233	377	7	10	3,601	2,525	1,572	598	0	0	9,388	7,494
Jan - Dec	5,800	5,839	427	506	11	12	4,952	4,020	2,069	837	0	0	13,259	11,214
<b>Perlis</b>														
Jan - Mar	180	244	26	25	2	2	548	417	18	35	0	0	774	723
Apr - June	110	193	12	35	1	1	228	366	13	95	0	0	364	690
Jul - Sept	255	104	18	20	3	0	680	170	30	11	0	0	986	305
Oct - Dec	225	329	17	37	2	3	413	614	9	57	0	0	666	1,040
Jan - June	290	437	38	60	3	3	776	783	31	130	0	0	1,138	1,413
Jan - Sept	545	541	56	80	6	3	1,456	953	61	141	0	0	2,124	1,718
Jan - Dec	770	870	73	117	8	6	1,869	1,567	70	198	0	0	2,790	2,758
<b>Sabah</b>														
Jan - Mar	1,090	1,198	211	262	86	56	337	268	103	100	0	0	1,827	1,884
Apr - June	561	1,028	78	194	31	36	174	282	49	133	0	0	893	1,673
Jul - Sept	1,525	1,218	224	272	59	66	356	375	169	119	0	0	2,333	2,050
Oct - Dec	808	1,361	107	252	25	69	148	485	85	210	0	1	1,173	2,378
Jan - June	1,651	2,226	289	456	117	92	511	550	152	233	0	0	2,720	3,557
Jan - Sept	3,176	3,444	513	728	176	158	867	925	321	352	0	0	5,053	5,607
Jan - Dec	3,984	4,805	620	980	201	227	1,015	1,410	406	562	0	1	6,226	7,985
<b>Sarawak</b>														
Jan - Mar	1,987	2,778	337	573	138	120	1,932	1,789	337	663	0	0	4,731	5,923
Apr - June	1,254	2,065	229	354	69	93	990	1,383	210	440	0	0	2,752	4,335
Jul - Sept	2,828	2,672	395	462	142	135	2,461	1,643	466	612	0	1	6,292	5,525
Oct - Dec	3,490	3,322	500	614	146	153	2,470	2,354	603	601	1	1	7,210	7,045
Jan - June	3,241	4,843	566	927	207	213	2,922	3,172	547	1,103	0	0	7,483	10,258
Jan - Sept	6,069	7,515	961	1,389	349	348	5,383	4,815	1,013	1,715	0	1	13,775	15,783
Jan - Dec	9,559	10,837	1,461	2,003	495	501	7,853	7,169	1,616	2,316	1	2	20,985	22,828
<b>MALAYSIA</b>														
Jan - Mar	47,036	52,275	5,020	6,101	1,244	1,459	15,127	15,890	4,439	4,954	1	0	72,867	80,679
Apr - June	28,284	39,740	3,098	4,332	736	1,103	8,079	10,541	2,412	3,356	0	1	42,609	59,073
Jul - Sept	55,834	42,609	5,652	4,957	1,323	1,275	20,763	9,374	5,660	3,066	0	2	89,232	61,283
Oct - Dec	60,200	64,188	6,485	7,038	1,455	1,758	17,357	20,925	5,760	5,545	3	8	91,260	99,462
Jan - June	75,320	92,015	8,118	10,433	1,980	2,562	23,206	26,431	6,851	8,310	1	1	115,476	139,752
Jan - Sept	131,154	134,624	13,770	15,390	3,303	3,837	43,969	35,805	12,511	11,376	1	3	204,708	201,035
Jan - Dec	191,354	198,812	20,255	22,428	4,758	5,595	61,326	56,730	18,271	16,921	4	11	295,968	300,497

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	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>W.P. Kuala Lumpur</b>														
Jan - Mar	1,722.46	2,395.35	1,370.90	1,900.10	52.77	43.56	0.00	0.00	130.27	353.89	0.00	0.00	3,276.40	4,692.90
Apr - June	1,391.60	1,512.94	718.98	1,184.99	30.98	46.33	0.00	0.00	53.22	260.67	0.00	0.00	2,194.78	3,004.93
Jul - Sept	2,538.21	2,954.48	1,287.69	3,059.59	59.39	92.12	0.00	0.00	114.33	706.40	0.00	0.00	3,999.63	6,812.60
Oct - Dec	2,585.52	2,828.95	1,407.62	2,800.37	56.07	53.14	0.00	0.00	196.81	212.07	2.82	0.00	4,248.84	5,894.54
Jan - June	3,114.05	3,908.29	2,089.89	3,085.09	83.75	89.89	0.00	0.00	183.49	614.57	0.00	0.00	5,471.18	7,697.83
Jan - Sept	5,652.26	6,862.77	3,377.58	6,144.68	143.14	182.01	0.00	0.00	297.82	1,320.97	0.00	0.00	9,470.80	14,510.43
Jan - Dec	8,237.78	9,691.72	4,785.20	8,945.06	199.21	235.16	0.00	0.00	494.63	1,533.04	2.82	0.00	13,719.64	20,404.97
<b>W.P. Putrajaya</b>														
Jan - Mar	38.15	39.58	32.25	3.16	0.00	14.70	0.00	0.00	0.00	0.00	0.00	0.00	70.39	57.43
Apr - June	15.13	30.88	11.80	11.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.93	42.26
Jul - Sept	71.42	57.13	15.87	9.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.29	66.54
Oct - Dec	40.64	77.54	7.15	56.30	0.00	7.80	0.00	0.00	0.00	269.12	0.00	0.00	47.79	410.76
Jan - June	53.28	70.46	44.05	14.53	0.00	14.70	0.00	0.00	0.00	0.00	0.00	0.00	97.33	99.69
Jan - Sept	124.70	127.59	59.92	23.94	0.00	14.70	0.00	0.00	0.00	0.00	0.00	0.00	184.61	166.23
Jan - Dec	165.34	205.13	67.07	80.25	0.00	22.50	0.00	0.00	0.00	269.12	0.00	0.00	232.41	576.99
<b>W.P. Labuan</b>														
Jan - Mar	20.07	22.78	7.04	18.93	7.59	10.42	4.39	3.58	21.46	9.75	0.00	0.00	60.54	65.45
Apr - June	7.55	18.29	5.09	0.38	0.00	3.60	0.62	1.97	6.05	9.49	0.00	0.00	19.31	33.72
Jul - Sept	23.03	27.49	14.15	6.00	2.89	205.25	4.66	2.21	6.43	12.65	0.00	0.00	51.15	253.60
Oct - Dec	23.00	40.29	5.02	13.45	4.30	4.53	2.02	2.81	9.63	5.32	0.00	0.00	43.97	66.39
Jan - June	27.61	41.06	12.13	19.31	7.59	14.02	5.02	5.55	27.51	19.23	0.00	0.00	79.85	99.17
Jan - Sept	50.64	68.55	26.28	25.31	10.48	219.27	9.68	7.76	33.94	31.88	0.00	0.00	131.01	352.77
Jan - Dec	73.64	108.84	31.30	38.76	14.78	223.80	11.69	10.57	43.57	37.20	0.00	0.00	174.97	419.16
<b>Selangor</b>														
Jan - Mar	5,388.94	6,792.51	1,362.48	1,884.94	1,866.52	1,906.35	263.67	415.88	560.51	458.56	0.00	0.00	9,442.12	11,458.24
Apr - June	3,047.97	5,621.28	1,036.41	1,481.60	1,398.02	1,558.41	131.79	231.14	221.23	408.84	0.00	1.62	5,835.41	9,302.89
Jul - Sept	6,262.17	5,608.56	1,197.45	1,372.28	1,950.88	2,437.91	303.28	261.63	542.18	528.60	0.00	0.00	10,255.97	10,208.98
Oct - Dec	7,023.41	8,468.36	1,823.36	2,316.78	2,075.58	3,014.57	734.12	340.81	605.38	709.01	0.00	0.87	12,261.85	14,850.41
Jan - June	8,436.91	12,413.79	2,398.88	3,366.54	3,264.53	3,464.76	395.47	647.02	781.74	867.40	0.00	1.62	15,277.53	20,761.13
Jan - Sept	14,699.08	18,022.35	3,596.33	4,738.82	5,215.42	5,902.67	698.75	908.65	1,323.92	1,396.01	0.00	1.62	25,533.50	30,970.11
Jan - Dec	21,722.49	26,490.71	5,419.69	7,055.61	7,291.00	8,917.24	1,432.86	1,249.46	1,929.30	2,105.02	0.00	2.49	37,795.35	45,820.53
<b>Johor</b>														
Jan - Mar	2,107.46	2,193.46	669.50	797.11	482.99	581.49	460.13	825.83	331.00	418.89	0.59	0.00	4,051.67	4,816.77
Apr - June	1,260.48	1,706.38	406.40	475.35	215.88	277.70	301.69	445.88	91.77	383.37	0.00	0.00	2,276.22	3,288.68
Jul - Sept	2,340.91	1,924.31	603.13	639.23	832.39	722.69	983.90	573.65	273.57	360.25	0.00	0.00	5,033.90	4,220.13
Oct - Dec	2,453.68	2,658.59	1,181.09	1,836.11	637.68	1,007.24	782.91	901.36	377.32	490.33	0.00	1.72	5,432.67	6,895.35
Jan - June	3,367.94	3,899.85	1,075.90	1,272.46	698.87	859.18	761.82	1,271.71	422.77	802.26	0.59	0.00	6,327.89	8,105.45
Jan - Sept	5,708.84	5,824.16	1,679.03	1,911.69	1,531.26	1,581.87	1,745.72	1,845.36	696.34	1,162.51	0.59	0.00	11,361.79	12,325.58
Jan - Dec	8,162.52	8,482.75	2,860.12	3,747.80	2,168.95	2,589.11	2,528.63	2,746.72	1,073.66	1,652.83	0.59	1.72	16,794.46	19,220.93
<b>Pulau Pinang</b>														
Jan - Mar	1,064.12	1,624.28	206.92	332.02	196.94	367.99	112.48	155.09	126.00	179.20	0.00	0.00	1,706.45	2,658.58
Apr - June	616.46	984.19	479.65	160.61	211.71	407.62	68.10	53.78	163.11	110.73	0.00	0.00	1,539.03	1,716.94
Jul - Sept	1,297.36	1,468.69	297.39	515.04	202.77	412.71	188.28	119.87	173.07	335.09	0.00	0.00	2,158.87	2,851.40
Oct - Dec	1,605.52	1,889.04	318.17	309.76	204.22	424.31	134.60	88.80	148.16	509.33	0.00	0.03	2,410.67	3,221.28
Jan - June	1,680.58	2,608.47	686.57	492.63	408.64	775.61	180.58	208.87	289.11	289.93	0.00	0.00	3,245.48	4,375.51
Jan - Sept	2,977.94	4,077.16	983.97	1,007.67	611.41	1,188.32	368.85	328.74	462.18	625.03	0.00	0.00	5,404.35	7,226.91
Jan - Dec	4,583.46	5,966.21	1,302.14	1,317.42	815.63	1,612.64	503.46	417.54	610.33	1,134.36	0.00	0.03	7,815.02	10,448.19



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	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>Perak</b>														
Jan - Mar	1,085.40	1,324.20	162.96	227.99	65.36	178.01	300.13	360.19	26.31	34.00	0.00	0.00	1,640.16	2,124.39
Apr - June	1,042.16	1,020.18	146.16	153.68	65.53	79.74	223.43	235.20	41.92	31.26	0.00	0.00	1,519.20	1,520.07
Jul - Sept	1,468.89	1,334.91	260.83	252.76	87.57	162.63	410.95	302.62	31.30	84.07	0.00	0.00	2,259.54	2,136.99
Oct - Dec	1,614.85	1,813.24	245.22	275.00	181.58	340.14	372.47	449.41	54.09	40.79	0.00	0.14	2,468.21	2,918.72
Jan - June	2,127.56	2,344.38	309.12	381.67	130.89	257.76	523.55	595.39	68.23	65.26	0.00	0.00	3,159.35	3,644.46
Jan - Sept	3,596.45	3,679.29	569.95	634.43	218.46	420.38	934.51	898.02	99.52	149.33	0.00	0.00	5,418.89	5,781.45
Jan - Dec	5,211.30	5,492.53	815.17	909.43	400.04	760.53	1,306.98	1,347.43	153.61	190.12	0.00	0.14	7,887.10	8,700.17
<b>Negeri Sembilan</b>														
Jan - Mar	771.55	966.02	114.14	256.92	163.68	168.00	188.43	225.44	83.50	68.17	0.00	0.00	1,321.30	1,684.54
Apr - June	449.43	671.98	53.83	82.31	55.26	105.60	88.25	156.80	42.49	47.09	0.00	0.00	689.26	1,063.77
Jul - Sept	842.32	802.25	150.46	95.13	87.25	181.69	247.47	168.77	70.03	70.52	0.00	4.12	1,397.53	1,322.48
Oct - Dec	743.00	1,725.80	147.38	173.37	209.30	247.90	434.07	414.56	200.61	52.48	0.00	0.52	1,734.37	2,614.62
Jan - June	1,220.98	1,638.00	167.97	339.23	218.94	273.59	276.68	382.24	125.99	115.25	0.00	0.00	2,010.56	2,748.31
Jan - Sept	2,063.31	2,440.24	318.43	434.36	306.18	455.29	524.15	551.01	196.02	185.78	0.00	4.12	3,408.10	4,070.79
Jan - Dec	2,806.31	4,166.04	465.81	607.73	515.49	703.18	958.22	965.57	396.63	238.25	0.00	4.64	5,142.47	6,685.42
<b>Melaka</b>														
Jan - Mar	555.38	664.71	249.94	238.09	55.78	88.44	119.97	85.34	134.24	425.52	0.00	0.00	1,115.31	1,502.10
Apr - June	412.25	472.69	95.54	71.50	29.91	67.77	43.59	51.22	162.32	59.75	0.00	0.00	743.62	722.93
Jul - Sept	600.22	584.35	164.98	110.29	40.56	36.88	113.86	84.79	84.98	72.52	0.00	0.00	1,004.60	888.84
Oct - Dec	777.98	605.19	199.01	294.93	63.13	96.10	112.64	97.38	529.62	252.46	0.24	0.00	1,682.62	1,346.06
Jan - June	967.64	1,137.40	345.48	309.59	85.68	156.20	163.57	136.57	296.56	485.27	0.00	0.00	1,858.93	2,225.03
Jan - Sept	1,567.86	1,721.76	510.46	419.88	126.24	193.09	277.43	221.36	381.54	557.79	0.00	0.00	2,863.54	3,113.87
Jan - Dec	2,345.84	2,326.95	709.48	714.81	189.37	289.18	390.07	318.74	911.16	810.25	0.24	0.00	4,546.16	4,459.93
<b>Kedah</b>														
Jan - Mar	671.09	816.82	78.04	100.84	58.68	45.88	276.49	297.39	93.58	123.56	0.00	0.00	1,177.88	1,384.48
Apr - June	460.32	654.44	55.11	85.08	74.88	35.27	145.99	174.29	61.72	75.46	0.00	0.00	798.02	1,024.53
Jul - Sept	889.03	583.28	104.37	815.14	50.84	58.36	353.96	160.33	132.59	91.98	0.00	0.00	1,530.78	1,709.10
Oct - Dec	898.77	952.66	119.13	116.09	21.94	116.38	172.37	347.73	136.10	321.25	0.00	0.00	1,348.32	1,854.12
Jan - June	1,131.41	1,471.25	133.15	185.92	133.56	81.14	422.48	471.68	155.30	199.01	0.00	0.00	1,975.91	2,409.01
Jan - Sept	2,020.45	2,054.54	237.52	1,001.07	184.40	139.50	776.44	632.01	287.89	291.00	0.00	0.00	3,506.69	4,118.11
Jan - Dec	2,919.22	3,007.20	356.65	1,117.16	206.34	255.87	948.81	979.74	423.99	612.25	0.00	0.00	4,855.01	5,972.23
<b>Pahang</b>														
Jan - Mar	554.36	620.18	414.63	140.45	23.39	39.26	262.26	321.30	148.90	73.67	0.00	0.00	1,403.54	1,194.86
Apr - June	305.18	572.08	51.95	145.30	30.32	9.50	203.41	244.39	30.84	72.29	0.00	0.00	621.71	1,043.55
Jul - Sept	712.75	479.92	146.30	608.51	82.50	34.24	575.06	263.76	101.81	54.93	0.00	0.00	1,618.43	1,441.35
Oct - Dec	867.30	964.15	183.80	155.16	46.96	39.61	1,024.96	385.99	98.01	292.97	0.00	7.00	2,221.03	1,844.88
Jan - June	859.54	1,192.25	466.59	285.75	53.71	48.76	465.67	565.69	179.75	145.96	0.00	0.00	2,025.25	2,238.41
Jan - Sept	1,572.29	1,672.17	612.89	894.25	136.21	82.99	1,040.72	829.45	281.56	200.88	0.00	0.00	3,643.68	3,679.75
Jan - Dec	2,439.59	2,636.33	796.69	1,049.41	183.17	122.60	2,065.69	1,215.44	379.57	493.85	0.00	7.00	5,864.70	5,524.63
<b>Terengganu</b>														
Jan - Mar	412.11	489.11	48.43	47.61	10.60	6.19	42.90	54.43	72.80	79.55	0.00	0.00	586.84	676.88
Apr - June	285.08	297.00	163.71	25.13	13.41	2.20	24.40	34.51	38.49	51.24	0.00	0.00	525.09	410.07
Jul - Sept	588.94	386.99	32.58	29.18	6.40	234.59	51.47	41.74	93.36	39.47	0.00	0.00	772.75	731.96
Oct - Dec	564.62	529.80	69.94	47.84	10.29	25.91	73.83	60.16	68.03	82.11	0.00	0.00	786.71	745.82
Jan - June	697.19	786.11	212.15	72.73	24.00	8.39	67.30	88.94	111.29	130.79	0.00	0.00	1,111.93	1,086.95
Jan - Sept	1,286.14	1,173.09	244.72	101.91	30.40	242.97	118.77	130.68	204.65	170.26	0.00	0.00	1,884.68	1,818.91
Jan - Dec	1,850.75	1,702.89	314.66	149.75	40.69	268.88	192.60	190.84	272.68	252.37	0.00	0.00	2,671.39	2,564.73

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	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
<b>Kelantan</b>														
Jan - Mar	211.92	252.46	42.70	90.15	1.17	1.33	172.04	166.41	44.26	36.91	0.00	0.00	472.10	547.26
Apr - June	137.11	176.20	18.12	26.62	14.15	6.78	45.74	37.89	23.01	17.24	0.00	0.00	238.13	264.73
Jul - Sept	253.36	229.80	189.33	43.26	8.92	9.35	90.05	190.12	58.30	12.10	0.00	0.00	599.96	484.63
Oct - Dec	299.69	311.77	64.38	51.16	25.80	5.30	110.08	102.11	44.22	20.61	0.00	0.00	544.16	490.95
Jan - June	349.03	428.66	60.83	116.77	15.32	8.11	217.78	204.30	67.27	54.15	0.00	0.00	710.23	811.98
Jan - Sept	602.39	658.46	250.16	160.03	24.24	17.46	307.84	394.42	125.57	66.25	0.00	0.00	1,310.19	1,296.62
Jan - Dec	902.08	970.23	314.54	211.19	50.04	22.76	417.91	496.53	169.79	86.86	0.00	0.00	1,854.35	1,787.57
<b>Perlis</b>														
Jan - Mar	36.37	49.25	13.22	12.60	0.85	0.85	40.21	36.40	2.22	3.55	0.00	0.00	92.88	102.65
Apr - June	22.82	51.25	6.80	13.21	0.09	0.24	15.35	24.80	1.44	6.29	0.00	0.00	46.49	95.78
Jul - Sept	52.97	27.00	7.36	10.82	0.72	0.00	52.93	15.09	4.89	1.20	0.00	0.00	118.87	54.11
Oct - Dec	56.37	78.88	7.75	23.90	1.23	1.61	32.46	45.27	1.14	3.76	0.00	0.00	98.95	153.42
Jan - June	59.19	100.49	20.02	25.81	0.94	1.08	55.55	61.20	3.67	9.84	0.00	0.00	139.37	198.43
Jan - Sept	112.16	127.50	27.38	36.63	1.66	1.08	108.49	76.29	8.55	11.04	0.00	0.00	258.24	252.54
Jan - Dec	168.53	206.37	35.14	60.53	2.90	2.70	140.95	121.57	9.69	14.80	0.00	0.00	357.20	405.96
<b>Sabah</b>														
Jan - Mar	379.88	501.73	132.80	139.61	100.02	156.63	103.67	131.42	107.81	98.33	0.00	0.00	824.17	1,027.72
Apr - June	182.83	404.25	49.58	140.22	23.65	60.41	53.53	197.68	46.21	108.75	0.00	0.00	355.81	911.30
Jul - Sept	536.21	474.16	242.16	162.87	127.69	112.60	165.60	134.85	55.99	88.54	0.00	0.00	1,127.65	973.02
Oct - Dec	311.15	561.64	61.54	228.79	59.49	157.70	207.29	227.93	25.12	131.85	0.00	1.84	664.60	1,309.76
Jan - June	562.71	905.98	182.38	279.83	123.66	217.05	157.20	329.09	154.02	207.07	0.00	0.00	1,179.98	1,939.03
Jan - Sept	1,098.92	1,380.15	424.54	442.70	251.35	329.64	322.80	463.94	210.02	295.61	0.00	0.00	2,307.63	2,912.05
Jan - Dec	1,410.07	1,941.79	486.08	671.50	310.85	487.35	530.09	691.87	235.14	427.47	0.00	1.84	2,972.23	4,221.80
<b>Sarawak</b>														
Jan - Mar	576.34	882.70	173.94	464.29	100.52	140.61	214.02	231.89	274.77	373.38	0.00	0.00	1,339.59	2,092.86
Apr - June	382.83	679.81	134.05	216.91	56.52	65.64	219.68	293.36	132.06	223.59	0.00	0.00	925.14	1,479.32
Jul - Sept	893.67	879.40	202.40	234.47	80.21	119.81	342.61	224.21	241.92	387.54	0.00	0.00	1,760.81	1,845.44
Oct - Dec	1,021.95	1,064.26	259.46	348.65	137.61	124.83	298.54	361.30	649.38	337.69	0.19	0.38	2,367.13	2,237.11
Jan - June	959.17	1,562.52	307.98	681.20	157.04	206.25	433.70	525.25	406.83	596.97	0.00	0.00	2,264.73	3,572.18
Jan - Sept	1,852.84	2,441.92	510.38	915.67	237.25	326.06	776.31	749.46	648.75	984.51	0.00	0.00	4,025.54	5,417.61
Jan - Dec	2,874.79	3,506.17	769.85	1,264.32	374.87	450.89	1,074.85	1,110.76	1,298.13	1,322.20	0.19	0.39	6,392.67	7,654.72
<b>MALAYSIA</b>														
Jan - Mar	15,595.59	19,635.13	5,079.88	6,654.79	3,186.84	3,749.69	2,560.79	3,310.58	2,157.65	2,736.93	0.59	0.00	28,581.34	36,087.12
Apr - June	10,019.21	14,873.84	3,433.19	4,274.26	2,220.31	2,726.80	1,565.57	2,182.91	1,115.88	1,866.04	0.00	1.62	18,354.16	25,925.47
Jul - Sept	19,371.47	17,822.73	4,916.47	7,963.99	3,620.96	4,820.82	3,884.09	2,543.64	1,984.74	2,845.87	0.00	4.12	33,777.74	36,001.18
Oct - Dec	20,887.43	24,570.16	6,100.03	9,047.67	3,735.20	5,667.07	4,492.35	3,825.64	3,143.62	3,731.14	3.25	12.50	38,361.88	46,854.18
Jan - June	25,614.80	34,508.97	8,513.07	10,929.05	5,407.15	6,476.49	4,126.37	5,493.48	3,273.53	4,602.97	0.59	1.62	46,935.50	62,012.58
Jan - Sept	44,986.27	52,331.70	13,429.54	18,893.04	9,028.11	11,297.31	8,010.46	8,037.13	5,258.27	7,448.84	0.59	5.74	80,713.24	98,013.76
Jan - Dec	65,873.70	76,901.86	19,529.57	27,940.71	12,763.30	16,964.38	12,502.81	11,862.77	8,401.90	11,179.98	3.84	18.24	119,075.12	144,867.94

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











Jadual VIII / Table VIII  
Penawaran Unit Kediaman di Malaysia  
Supply of Residential Units in Malaysia

JABATAN PENILAIAN &  
PERKHIDMATAN HARTA

State	Existing Stock		Completion		Incoming Supply		Starts		Planned Supply		New Planned Supply							
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change						
W.P. Kuala Lumpur	495,996	515,083	3.8	4,807	12,719	164.6	53,274	43,119	-19.1	10,941	11,432	4.5	59,798	64,117	7.2	11,321	17,068	50.8
W.P. Putrajaya	15,109	16,881	11.7	858	2,450	185.5	5,602	4,788	-14.5	468	463	-1.1	36	36	0	64	0	-100.0
W.P. Labuan	12,795	12,803	0.1	40	10	-75.0	1,302	1,291	-0.8	0	0	NA	2	75	3,650.0	0	0	NA
Selangor	1,601,922	1,625,686	1.5	16,594	13,853	-16.5	102,919	106,173	3.2	15,231	19,283	26.6	84,531	79,995	-5.4	14,750	14,808	0.4
Johor	859,461	875,166	1.8	12,097	8,307	-31.3	49,607	47,429	-4.4	13,801	9,692	-29.8	70,208	67,818	-3.4	9,641	8,341	-13.5
Pulau Pinang	529,263	537,596	1.6	6,336	9,306	46.9	37,165	29,631	-20.3	4,427	6,229	40.7	26,957	25,346	-6.0	6,596	6,895	4.5
Perak	498,732	505,146	1.3	5,409	3,312	-38.8	37,494	42,096	12.3	8,597	8,680	1.0	48,016	48,682	1.4	7,486	7,859	5.0
Negeri Sembilan	288,525	293,673	1.8	4,014	3,752	-6.5	17,833	18,018	1.0	6,105	5,094	-16.6	31,406	31,178	-0.7	3,538	3,485	-1.5
Malaka	202,601	208,871	3.1	5,126	4,945	-3.5	22,291	21,672	-2.8	4,602	5,556	20.7	12,632	13,555	7.3	2,005	4,998	149.3
Kedah	340,392	343,461	0.9	1,348	2,293	70.1	15,459	17,394	12.5	3,219	4,374	35.9	13,629	13,387	-1.8	3,312	3,608	8.9
Pahang	288,782	292,375	1.2	5,222	3,310	-36.6	17,683	17,704	0.1	4,479	5,101	13.9	35,002	34,333	-1.9	3,256	3,224	-1.0
Terengganu	103,866	106,479	2.5	1,259	1,417	12.5	18,801	17,679	-6.0	2,207	1,405	-36.3	11,496	11,024	-4.1	1,282	1,037	-19.1
Kelantan	85,410	86,927	1.8	2,444	2,028	-17.0	11,233	11,191	-0.4	1,816	2,360	30.0	4,802	3,935	-18.1	1,640	961	-41.4
Perlis	26,350	26,628	1.1	253	266	5.1	1,338	1,575	17.7	395	322	-18.5	2,084	2,275	9.2	402	729	81.3
Sabah	223,593	231,424	3.5	2,087	3,129	49.9	26,246	22,158	-15.6	1,232	1,677	36.1	23,499	21,788	-7.3	45	312	593.3
Sarawak	272,783	278,917	2.2	9,115	5,296	-41.9	16,560	16,583	0.1	4,668	4,590	-1.7	5,887	5,752	-2.3	6,387	4,260	-33.3
<b>MALAYSIA</b>	<b>5,845,580</b>	<b>5,957,116</b>	<b>1.9</b>	<b>77,009</b>	<b>76,393</b>	<b>-0.8</b>	<b>434,807</b>	<b>418,501</b>	<b>-3.8</b>	<b>82,188</b>	<b>86,258</b>	<b>5.0</b>	<b>429,985</b>	<b>423,296</b>	<b>-1.6</b>	<b>71,725</b>	<b>77,585</b>	<b>8.2</b>

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 dibina dan mula dibina adalah jumlah bagi sepanjang tahun semasa.  
Property inventory for completion and starts are accumulated over the current year.

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



State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change
W.P. Kuala Lumpur	32,105	32,105	0.0	158	0	-100.0	1,481	1,823	9.6	0	68	NA	1,441	1,439	-0.1	260	29	-88.8
W.P. Putrajaya	538	538	0.0	0	0	NA	0	0	NA	0	0	NA	64	64	0.0	0	0	NA
W.P. Labuan	1,003	1,003	0.0	20	0	-100.0	64	64	0.0	0	0	NA	0	0	NA	0	0	NA
Selangor	109,499	109,986	0.4	839	487	-42.0	6,149	5,953	-3.2	350	330	-5.7	3,436	3,335	-2.9	305	425	39.3
Johor	91,287	92,388	1.2	1,498	1,101	-26.5	8,734	7,580	-13.2	1,317	755	-42.7	8,516	7,617	-10.6	972	139	-85.7
Pulau Pinang	38,545	38,945	1.0	221	400	81.0	1,373	1,029	-25.1	57	259	354.4	2,535	2,134	-15.8	1,113	349	-68.6
Perak	62,920	62,997	0.1	345	77	-77.7	3,039	2,907	-4.3	193	76	-60.6	3,163	3,706	17.2	119	153	28.6
Negeri sembilan	27,161	27,173	0.0	203	12	-94.1	947	893	-5.7	144	21	-85.4	2,129	2,672	25.5	73	70	-4.1
Melaka	23,037	23,180	0.6	409	143	-65.0	1,324	1,273	-3.9	97	126	29.9	1,286	1,135	-11.7	200	48	-76.0
Kedah	32,188	32,302	0.4	111	114	2.7	927	1,072	15.6	213	368	72.8	1,114	857	-23.1	101	128	26.7
Perang	25,553	25,757	0.8	165	204	23.6	1,484	1,233	-16.9	120	41	-65.8	3,143	3,386	7.7	86	80	-7.0
Terengganu	8,388	8,501	1.3	156	113	-27.6	1,123	1,080	-3.8	37	97	162.2	803	740	-7.8	75	36	-52.0
Kelantan	14,050	14,109	0.4	309	59	-80.9	1,289	1,360	5.5	187	115	-38.5	819	734	-10.4	96	28	-70.8
Perlis	5,656	5,718	1.1	246	62	-74.8	403	335	-16.9	79	24	-69.6	808	810	0.2	9	9	0.0
Sabah	32,135	32,187	0.2	57	52	-8.8	2,142	2,429	13.4	135	49	-63.7	2,323	2,282	-1.8	79	0	-100.0
Sarawak	36,634	36,979	0.9	684	345	-49.6	1,554	1,622	4.4	365	211	-42.2	1,454	1,275	-12.3	565	530	-6.2
<b>MALAYSIA</b>	<b>540,699</b>	<b>543,868</b>	<b>0.6</b>	<b>5,421</b>	<b>3,169</b>	<b>-41.5</b>	<b>32,033</b>	<b>30,453</b>	<b>-4.9</b>	<b>3,294</b>	<b>2,540</b>	<b>-22.9</b>	<b>33,034</b>	<b>32,186</b>	<b>-2.6</b>	<b>4,053</b>	<b>2,024</b>	<b>-50.1</b>

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 Starts are accumulated over the current year.

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

Jadual X / Table X  
 Penawaran dan Penghunian 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 TakeUp Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
W.P. Kuala Lumpur	3,131,431	3,397,193	35,694	278,702	2,566,619	2,709,996	82.0	79.8	-12,451	143,377	645,850	393,540	6,342	0	187,117	187,117	0	0
W.P. Putrajaya	86,017	86,017	0	0	69,688	75,684	81.0	88.0	-1,270	5,996	0	0	0	0	0	0	0	0
W.P. Labuan	28,614	28,614	0	0	27,888	27,392	97.5	95.7	177	-496	0	0	0	0	0	0	0	0
Selangor	3,704,593	3,729,665	133,954	47,375	2,964,756	3,008,199	80.0	80.7	-6,383	43,443	499,460	513,937	0	0	0	0	0	0
Johor	2,469,646	2,442,257	59,899	7,432	1,849,980	1,781,800	74.9	73.0	48,941	-68,180	50,911	43,479	0	0	0	0	0	0
Pulau Pinang	1,831,021	1,863,714	7,432	0	1,333,205	1,321,907	72.8	70.9	-12,579	-11,298	0	223,052	0	27,352	69,069	96,421	0	0
Perak	958,199	991,062	5,589	38,701	809,689	823,890	84.5	83.1	11,918	14,201	124,775	120,437	0	0	0	0	0	0
Negeri Sembilan	597,350	605,456	0	8,106	397,762	404,587	66.6	66.8	-17,929	6,825	0	5,534	0	5,534	5,534	0	0	0
Melaka	635,388	635,388	0	0	402,185	405,243	63.3	63.8	-16,245	3,058	128,465	128,465	0	0	0	0	0	0
Kedah	582,409	582,356	0	0	434,717	438,049	74.6	75.2	-21,313	3,332	0	0	0	0	93,871	15,045	0	0
Pahang	439,179	448,799	26,864	21,101	316,912	311,302	72.2	69.4	22,349	-5,610	15,055	0	6,914	0	112,621	25,267	9,698	0
Terengganu	192,051	203,379	42,369	0	146,149	157,599	76.1	77.5	30,756	11,450	126,520	126,520	5,724	0	0	0	0	0
Kelantan	342,055	381,280	0	0	310,535	301,668	90.8	79.1	-2,130	-8,867	108,393	69,168	0	0	0	0	0	0
Perlis	55,872	56,421	0	0	55,872	51,905	100.0	92.0	0	-3,967	17,764	12,145	4,271	0	22,544	22,544	0	0
Sabah	761,558	745,796	0	0	603,568	550,639	79.3	73.8	-10,278	-52,929	49,779	35,743	14,036	0	23,509	23,509	0	0
Sarawak	1,038,299	1,084,338	33,058	36,860	766,921	823,598	73.9	76.0	-42,151	56,677	41,676	41,676	16,361	0	0	0	0	0
<b>MALAYSIA</b>	<b>16,853,682</b>	<b>17,281,735</b>	<b>344,859</b>	<b>438,277</b>	<b>13,056,446</b>	<b>13,193,458</b>	<b>77.5</b>	<b>76.3</b>	<b>-28,588</b>	<b>137,012</b>	<b>1,808,648</b>	<b>1,713,696</b>	<b>53,648</b>	<b>32,886</b>	<b>514,265</b>	<b>369,903</b>	<b>32,242</b>	<b>0</b>

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 starts 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 TakenUp Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021
W.P. Kuala Lumpur	9,275,474	9,817,650	22,296	580,987	7,193,446	7,199,049	77.6	73.3	31,880	5,603	1,485,502	985,662	136,697	0	168,084	136,268	0	0
W.P. Putrajaya	2,525,253	2,540,853	249,430	15,600	2,275,114	2,301,282	90.1	90.6	251,091	26,168	75,540	59,940	0	0	31,545	31,545	0	0
W.P. Labuan	67,051	67,051	0	0	59,481	60,680	88.7	90.5	763	1,199	0	0	0	0	0	0	0	0
Selangor	4,177,519	4,282,121	101,947	46,078	2,890,317	2,945,335	69.2	68.8	9,015	55,018	458,746	91,369	354,205	0	10,276	10,276	354,205	0
Johor	1,343,334	1,374,661	48,540	30,149	988,873	997,303	72.1	72.5	47,360	28,430	244,290	229,933	0	0	33,817	33,817	0	0
Pulau Pinang	1,103,533	1,110,561	0	0	935,943	948,202	84.8	85.4	12,189	12,259	4,590	56,486	0	0	0	0	0	0
Perak	633,568	646,045	6,850	10,268	595,077	594,295	93.9	92.0	2,477	-782	36,847	25,912	0	0	0	0	0	0
Negeri Sembilan	339,649	342,435	0	2,786	310,861	312,042	91.5	91.1	8,352	1,181	11,617	8,831	2,130	0	0	0	0	0
Melaka	411,050	411,050	0	0	341,303	341,303	83.0	83.0	11,028	0	0	0	0	0	0	0	0	0
Kedah	428,672	432,312	0	0	391,170	395,206	91.3	91.4	17,390	4,036	0	0	0	0	0	0	0	0
Pahang	420,570	421,719	0	0	375,772	371,824	89.3	88.2	-3,081	-3,948	36,375	36,375	0	0	4,911	4,911	0	0
Terengganu	360,738	360,738	0	0	344,762	347,818	95.6	96.4	-3,584	3,056	63,767	63,767	0	0	31,760	31,760	31,760	0
Kelantan	391,525	391,077	0	0	370,646	365,534	94.7	93.5	-351	-5,112	0	0	0	0	0	0	0	0
Perlis	131,038	131,038	0	0	131,038	129,688	100.0	99.0	0	-1,350	25,085	25,085	13,152	0	0	0	0	0
Sabah	806,852	822,600	0	0	722,213	711,309	89.5	86.5	-729	-10,904	18,850	6,963	0	0	37,498	37,498	0	0
Sarawak	764,088	818,073	19,089	0	684,134	741,150	89.5	90.6	6,773	57,016	48,936	56,952	0	0	0	0	0	0
<b>MALAYSIA</b>	<b>23,175,914</b>	<b>23,969,984</b>	<b>448,152</b>	<b>685,868</b>	<b>18,590,150</b>	<b>18,762,020</b>	<b>80.2</b>	<b>78.3</b>	<b>390,573</b>	<b>171,870</b>	<b>2,510,145</b>	<b>1,647,275</b>	<b>506,184</b>	<b>0</b>	<b>317,891</b>	<b>286,075</b>	<b>385,965</b>	<b>0</b>

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada penghujung 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 starts 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

State	Existing Stock		Completion		Incoming Supply		Starts		Planned Supply		New Planned Supply							
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change						
W.P. Kuala Lumpur	5,667	6,390	12.8	202	723	257.9	8,224	7,532	-8.4	0	0	NA	3,747	4,375	16.8	0	661	NA
W.P. Putrajaya	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA
W.P. Labuan	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA
Selangor	35,639	36,141	1.4	2,750	502	-81.7	18,868	18,046	-4.4	554	1,690	205.1	664	7,943	1,096.2	168	0	-100.0
Johor	2,843	2,843	0.0	0	0	NA	966	966	0.0	0	0	NA	3,316	3,316	0.0	0	0	NA
Pulau Pinang	2,387	2,614	9.5	0	227	NA	2,896	3,647	25.9	0	0	NA	2,441	626	-74.4	0	0	NA
Perak	577	577	0.0	0	0	NA	654	654	0.0	0	0	NA	3,628	3,628	0.0	0	0	NA
Negeri Sembilan	104	104	0.0	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA
Melaka	0	0	NA	0	0	NA	0	352	NA	0	0	NA	352	0	-100.0	0	0	NA
Kedah	64	64	0.0	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA
Perlis	0	0	NA	0	0	NA	48	0	-100.0	0	0	NA	0	0	NA	0	0	NA
Terengganu	0	0	NA	0	0	NA	0	0	NA	0	0	NA	53	53	0.0	0	0	NA
Kelantan	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA
Perlis	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA
Sabah	340	467	37.4	0	127	NA	127	0	-100.0	0	0	NA	0	0	NA	0	0	NA
Sarawak	257	405	57.6	54	148	174.1	220	72	-67.3	72	0	-100.0	0	0	NA	0	0	NA
<b>MALAYSIA</b>	<b>47,878</b>	<b>49,605</b>	<b>3.6</b>	<b>3,006</b>	<b>1,727</b>	<b>-42.5</b>	<b>32,003</b>	<b>31,269</b>	<b>-2.3</b>	<b>626</b>	<b>1,690</b>	<b>170.0</b>	<b>14,201</b>	<b>19,941</b>	<b>40.4</b>	<b>168</b>	<b>661</b>	<b>293.5</b>

Sikit 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 starts are accumulated over the current year.

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change
	W.P. Kuala Lumpur	81,295	86,960	7.0	7,841	5,665	-27.8	47,690	66,722	39.9	13,340	25,808	93.5	71,900	61,582	-14.4	10,351	6,778
W.P. Putrajaya	746	746	0.0	0	0	NA	458	781	70.5	0	0	0	186	186	0.0	0	0	NA
W.P. Labuan	0	0	NA	0	0	NA	0	0	NA	0	0	0	0	0	NA	0	0	NA
Selangor	81,225	85,553	5.3	4,660	4,328	-7.1	44,221	54,596	23.5	6,780	6,477	-4.5	23,313	21,079	-9.6	7,469	3,281	-56.1
Johor	84,905	86,025	1.3	1,024	1,120	9.4	23,283	21,666	-6.9	5,192	1,953	-62.4	51,052	54,760	7.3	1,235	1,472	19.2
Pulau Pinang	6,368	6,614	3.9	1,597	246	-84.6	2,498	3,100	24.1	326	1,004	208.0	9,617	8,698	-9.6	1,019	418	-59.0
Perak	1,314	1,314	0.0	0	0	NA	404	404	0.0	0	0	0	1,240	1,240	0.0	280	0	-100.0
Negeri Sembilan	11,285	11,285	0.0	0	0	NA	4,625	4,877	5.4	3,101	980	-68.4	1,106	712	-35.6	0	0	NA
Melaka	5,641	6,363	12.8	864	722	-16.4	6,779	5,926	-12.6	0	130	NA	3,091	3,643	17.9	0	442	NA
Kedah	637	637	0.0	0	0	NA	0	0	NA	0	0	0	0	0	NA	0	0	NA
Pahang	6,398	6,398	0.0	362	0	-100.0	0	0	NA	0	0	0	4,272	4,746	11.1	964	243	-74.8
Terengganu	0	132	NA	0	132	NA	152	0	-100.0	0	0	0	132	132	0.0	0	0	NA
Kelantan	858	858	0.0	338	0	-100.0	0	480	NA	0	0	0	918	418	-54.5	0	0	NA
Perlis	0	0	NA	0	0	NA	0	0	NA	0	0	0	0	0	NA	0	0	NA
Sabah	1,215	1,215	0.0	0	0	NA	2,606	2,725	4.6	920	0	-100.0	1,201	1,201	0.0	0	0	NA
Sarawak	1,105	1,105	0.0	428	0	-100.0	102	729	614.7	102	627	514.7	0	119	NA	102	186	82.4
<b>MALAYSIA</b>	<b>282,992</b>	<b>295,205</b>	<b>4.3</b>	<b>17,114</b>	<b>12,213</b>	<b>-28.6</b>	<b>132,818</b>	<b>162,006</b>	<b>22.0</b>	<b>29,761</b>	<b>36,979</b>	<b>24.3</b>	<b>168,028</b>	<b>158,516</b>	<b>-5.7</b>	<b>21,420</b>	<b>12,820</b>	<b>-40.1</b>

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 starts 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

State	Existing Stock		Completion		Incoming Supply		Starts		Planned Supply		New Planned Supply				
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change			
W.P. Kuala Lumpur	5,138	5,138	0.0	0	0	NA	0	0	NA	37	37	0.0	0	0	NA
W.P. Putrajaya	48	48	0.0	0	0	NA	0	0	NA	0	0	NA	0	0	NA
W.P. Labuan	641	641	0.0	6	0	-100.0	8	0	NA	0	0	NA	0	0	NA
Selangor	40,994	41,339	0.9	179	205	14.5	1,320	1,286	9.3	1,698	1,683	-0.9	202	259	28.2
Johor	18,079	18,525	2.5	109	10	-90.8	1,037	927	151.9	802	817	1.9	42	190	352.4
Pulau Pinang	9,507	9,606	1.0	112	11	-90.2	196	193	-52.8	230	148	-35.7	0	22	NA
Perak	8,471	8,471	0.0	6	0	-100.0	115	118	2.6	320	315	-1.6	37	4	-89.2
Negeri Sembilan	5,528	5,556	0.5	0	28	NA	103	77	-25.2	630	707	12.2	23	0	-100.0
Melaka	7,158	7,158	0.0	47	0	-100.0	799	829	3.8	1,813	1,783	-1.7	0	0	NA
Kedah	3,858	3,869	0.3	0	11	NA	37	69	86.5	307	307	0.0	0	43	NA
Pahang	3,578	3,584	0.2	1	6	500.0	106	102	-3.8	226	229	1.3	33	5	-84.8
Terengganu	866	866	0.0	0	0	NA	76	83	9.2	73	66	-9.6	0	0	NA
Kelantan	613	617	0.7	0	0	NA	24	18	-25.0	33	31	-6.1	3	1	-66.7
Perlis	296	296	0.0	1	0	-100.0	29	30	3.4	141	140	-0.7	2	0	-100.0
Sabah	6,189	6,237	0.8	0	25	NA	308	276	-10.4	293	277	-5.5	44	0	-100.0
Serawak	7,347	7,337	-0.1	30	0	-100.0	196	300	53.1	225	161	-28.4	78	161	106.4
<b>MALAYSIA</b>	<b>118,301</b>	<b>119,288</b>	<b>0.8</b>	<b>491</b>	<b>296</b>	<b>-39.7</b>	<b>4,354</b>	<b>4,316</b>	<b>-0.9</b>	<b>6,828</b>	<b>6,701</b>	<b>-1.9</b>	<b>464</b>	<b>685</b>	<b>47.6</b>

Sikb sedia ada, penawaran akan datang dan penawaran yang diancang sebagaimana diprolehi 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 starts are accumulated over the current year.

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

JABATAN PENILAIAN & PERKHIDMATAN HARTA  
Bilangan Bilik Hotel  
Number of Hotel Rooms

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change
	W.P. Kuala Lumpur	40,897	40,897	0.0	0	0	NA	8,288	8,396	1.3	290	0	-100.0	4,525	4,417	-2.4	370	0
W.P. Putrajaya	1,769	1,769	0.0	0	0	NA	0	0	NA	0	0	NA	0	0	NA	0	0	NA
W.P. Labuan	1,697	1,697	0.0	0	0	NA	264	264	0.0	0	0	NA	0	0	NA	0	0	NA
Selangor	22,702	23,002	1.3	0	0	NA	2,143	2,254	5.2	0	111	NA	611	564	-7.7	0	0	NA
Johor	31,066	31,066	0.0	663	0	-100.0	3,628	2,822	-22.2	945	0	-100.0	3,134	3,754	19.8	1,566	0	-100.0
Pulau Pinang	22,088	22,406	1.4	535	0	-100.0	4,759	6,005	26.2	191	874	357.6	2,243	2,432	8.4	20	400	1,900.0
Perak	16,198	16,338	0.9	80	25	-68.8	865	865	0.0	0	0	NA	909	909	0.0	0	0	NA
Negeri Sembilan	9,396	9,396	0.0	0	0	NA	1,588	1,588	0.0	42	0	-100.0	358	358	0.0	0	0	NA
Melaka	16,929	17,031	0.6	0	0	NA	1,456	1,456	0.0	0	0	NA	1,558	1,558	0.0	0	0	NA
Kedah	13,154	13,154	0.0	0	0	NA	756	756	0.0	0	0	NA	252	252	0.0	0	0	NA
Perlis	25,375	25,527	0.6	0	152	NA	222	70	-68.5	152	0	-100.0	583	696	19.4	0	0	NA
Terengganu	10,718	10,718	0.0	225	0	-100.0	767	767	0.0	410	0	-100.0	752	752	0.0	0	0	NA
Kelantan	4,360	4,360	0.0	0	0	NA	144	144	0.0	0	0	NA	0	0	NA	0	0	NA
Perlis	1,245	1,245	0.0	0	0	NA	120	120	0.0	0	0	NA	120	120	0.0	0	0	NA
Sabah	22,549	22,799	1.1	0	0	NA	2,225	1,975	-11.2	0	0	NA	3,692	3,692	0.0	0	0	NA
Sarawak	19,954	20,114	0.8	0	160	NA	318	318	0.0	0	0	NA	0	0	NA	0	0	NA
<b>MALAYSIA</b>	<b>260,097</b>	<b>261,519</b>	<b>0.5</b>	<b>1,503</b>	<b>337</b>	<b>-77.6</b>	<b>27,543</b>	<b>27,800</b>	<b>0.9</b>	<b>2,030</b>	<b>985</b>	<b>-51.5</b>	<b>18,737</b>	<b>19,504</b>	<b>4.1</b>	<b>1,956</b>	<b>400</b>	<b>-79.6</b>

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diprolehi 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 starts 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	
	2020	2021	2020	2021	2020	2021	2020	2021
<b>Malaysia</b>								
Units Launched	47,178	43,860	29,565	36,863	71,735	70,231	12,975	21,960
Units Sold	13,560	17,237	18,918.58	22,789.74	NA	NA	NA	NA
Sales Performance	28.7	39.3						
<b>W.P. Kuala Lumpur</b>								
Units Launched	10,295	5,029	3,023	3,908	7,593	7,737	6,249	7,906
Units Sold	1,916	725	2,915.02	3,166.05	NA	NA	NA	NA
Sales Performance	18.6	14.4						
<b>W.P. Putrajaya</b>								
Units Launched	64	0	114	230	522	826	0	0
Units Sold	0	0	382.10	439.03	NA	NA	NA	NA
Sales Performance	0.0	0.0						
<b>W.P. Labuan</b>								
Units Launched	0	0	69	65	0	37	0	0
Units Sold	0	0	22.56	21.25	NA	NA	NA	NA
Sales Performance	0.0	0.0						
<b>Selangor</b>								
Units Launched	7,330	9,827	4,889	6,095	12,449	13,935	2,360	2,885
Units Sold	2,863	5,302	4,287.94	5,281.23	NA	NA	NA	NA
Sales Performance	39.1	54.0						
<b>Johor</b>								
Units Launched	5,913	5,513	7,030	6,089	10,706	9,523	333	1,105
Units Sold	1,734	2,714	5,480.93	4,715.35	NA	NA	NA	NA
Sales Performance	29.3	49.2						
<b>Pulau Pinang</b>								
Units Launched	1,136	2,338	2,069	5,493	3,972	5,170	389	877
Units Sold	166	1,523	1,072.18	3,555.04	NA	NA	NA	NA
Sales Performance	14.6	65.1						
<b>Perak</b>								
Units Launched	5,795	5,239	3,637	2,748	10,244	9,766	854	2,238
Units Sold	1,827	1,352	1,159.68	920.29	NA	NA	NA	NA
Sales Performance	31.5	25.8						
<b>Negeri Sembilan</b>								
Units Launched	5,010	4,273	1,008	1,401	3,723	3,492	192	914
Units Sold	2,069	1,616	594.94	697.59	NA	NA	NA	NA
Sales Performance	41.3	37.8						
<b>Melaka</b>								
Units Launched	1,693	3,150	636	607	3,200	2,883	621	951
Units Sold	552	1,315	267.10	233.65	NA	NA	NA	NA
Sales Performance	32.6	41.7						
<b>Kedah</b>								
Units Launched	1,237	448	877	2,569	1,360	2,250	187	256
Units Sold	446	274	290.57	732.72	NA	NA	NA	NA
Sales Performance	36.1	61.2						
<b>Pahang</b>								
Units Launched	3,744	2,794	1,727	1,286	4,085	2,188	808	1,839
Units Sold	1,077	1,110	655.90	558.17	NA	NA	NA	NA
Sales Performance	28.8	39.7						
<b>Terengganu</b>								
Units Launched	262	373	455	587	1,124	535	24	7
Units Sold	47	132	168.18	229.94	NA	NA	NA	NA
Sales Performance	17.9	35.4						
<b>Kelantan</b>								
Units Launched	653	562	118	613	3,625	3,068	349	950
Units Sold	125	85	73.96	223.55	NA	NA	NA	NA
Sales Performance	19.1	15.1						
<b>Perlis</b>								
Units Launched	218	443	18	67	89	161	0	148
Units Sold	156	143	5.31	13.30	NA	NA	NA	NA
Sales Performance	71.6	32.3						
<b>Sabah</b>								
Units Launched	1,486	1,622	1,437	2,933	5,931	4,984	351	1,382
Units Sold	126	352	601.23	1,121.23	NA	NA	NA	NA
Sales Performance	8.5	21.7						
<b>Sarawak</b>								
Units Launched	2,342	2,249	2,458	2,172	3,112	3,676	258	502
Units Sold	456	594	940.97	881.36	NA	NA	NA	NA
Sales Performance	19.5	26.4						

State	Completed		Under Construction		Not Constructed	
	2020	2021	2020	2021	2020	2021
<b>Malaysia</b>						
Unsold Units	6,904	6,612	5,383	3,899	203	401
Value (RM Million)	5,647.23	5,778.24	NA	NA	NA	NA
<b>W. P. Kuala Lumpur</b>						
Unsold Units	158	66	70	45	0	0
Value (RM Million)	146.01	41.62	NA	NA	NA	NA
<b>W. P. Putrajaya</b>						
Unsold Units	21	17	0	0	0	0
Value (RM Million)	73.81	60.65	NA	NA	NA	NA
<b>W. P. Labuan</b>						
Unsold Units	0	0	10	9	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Selangor</b>						
Unsold Units	718	566	466	446	0	0
Value (RM Million)	705.25	553.99	NA	NA	NA	NA
<b>Johor</b>						
Unsold Units	1,652	1,578	1,997	1,476	0	0
Value (RM Million)	1,641.25	1,571.10	NA	NA	NA	NA
<b>Pulau Pinang</b>						
Unsold Units	225	278	91	7	0	0
Value (RM Million)	169.33	166.25	NA	NA	NA	NA
<b>Perak</b>						
Unsold Units	448	706	632	350	0	29
Value (RM Million)	255.31	339.04	NA	NA	NA	NA
<b>Negeri Sembilan</b>						
Unsold Units	483	464	94	55	28	30
Value (RM Million)	309.64	289.39	NA	NA	NA	NA
<b>Melaka</b>						
Unsold Units	744	174	141	22	53	0
Value (RM Million)	383.08	127.84	NA	NA	NA	NA
<b>Kedah</b>						
Unsold Units	383	319	11	118	0	21
Value (RM Million)	282.35	235.27	NA	NA	NA	NA
<b>Pahang</b>						
Unsold Units	655	619	408	157	93	267
Value (RM Million)	473.00	523.77	NA	NA	NA	NA
<b>Terengganu</b>						
Unsold Units	139	195	198	34	13	14
Value (RM Million)	108.38	159.78	NA	NA	NA	NA
<b>Kelantan</b>						
Unsold Units	155	205	264	289	16	22
Value (RM Million)	88.50	124.67	NA	NA	NA	NA
<b>Perlis</b>						
Unsold Units	154	78	24	64	0	0
Value (RM Million)	96.61	43.01	NA	NA	NA	NA
<b>Sabah</b>						
Unsold Units	620	602	600	565	0	0
Value (RM Million)	499.75	434.47	NA	NA	NA	NA
<b>Sarawak</b>						
Unsold Units	349	745	377	262	0	18
Value (RM Million)	414.97	1,107.38	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	
	2020	2021	2020	2021	2020	2021
<b>Malaysia</b>						
Unsold Units	1,380	1,130	709	654	72	22
Value (RM Million)	2,186.07	1,584.44	NA	NA	NA	NA
<b>W. P. Kuala Lumpur</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>W. P. Putrajaya</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>W. P. Labuan</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Selangor</b>						
Unsold Units	65	50	122	56	14	0
Value (RM Million)	201.31	155.85	NA	NA	NA	NA
<b>Johor</b>						
Unsold Units	520	352	246	174	0	0
Value (RM Million)	1,153.66	721.29	NA	NA	NA	NA
<b>Pulau Pinang</b>						
Unsold Units	143	101	0	0	0	0
Value (RM Million)	321.62	225.24	NA	NA	NA	NA
<b>Perak</b>						
Unsold Units	60	46	51	51	0	0
Value (RM Million)	45.68	37.61	NA	NA	NA	NA
<b>Negeri Sembilan</b>						
Unsold Units	63	66	23	51	36	0
Value (RM Million)	41.61	56.31	NA	NA	NA	NA
<b>Melaka</b>						
Unsold Units	28	19	0	0	0	0
Value (RM Million)	23.53	15.92	NA	NA	NA	NA
<b>Kedah</b>						
Unsold Units	0	0	0	41	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Pahang</b>						
Unsold Units	58	73	44	38	0	0
Value (RM Million)	35.34	41.14	NA	NA	NA	NA
<b>Terengganu</b>						
Unsold Units	14	15	0	0	0	0
Value (RM Million)	7.11	5.38	NA	NA	NA	NA
<b>Kelantan</b>						
Unsold Units	0	0	26	26	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Pertlis</b>						
Unsold Units	38	31	0	0	0	0
Value (RM Million)	19.66	15.04	NA	NA	NA	NA
<b>Sabah</b>						
Unsold Units	64	57	60	44	22	22
Value (RM Million)	114.47	94.94	NA	NA	NA	NA
<b>Sarawak</b>						
Unsold Units	327	320	137	173	0	0
Value (RM Million)	222.09	215.74	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	
	2020	2021	2020	2021	2020	2021
<b>Malaysia</b>						
Unsold Units	2,129	2,274	4,811	8,161	122	920
Value (RM Million)	1,115.10	1,292.94	NA	NA	NA	NA
<b>W. P. Kuala Lumpur</b>						
Unsold Units	256	457	1,751	2,837	0	0
Value (RM Million)	266.14	492.14	NA	NA	NA	NA
<b>W. P. Putrajaya</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>W. P. Labuan</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Selangor</b>						
Unsold Units	1,409	1,187	2,177	3,480	122	280
Value (RM Million)	606.53	493.34	NA	NA	NA	NA
<b>Johor</b>						
Unsold Units	464	426	89	94	0	640
Value (RM Million)	242.43	222.75	NA	NA	NA	NA
<b>Pulau Pinang</b>						
Unsold Units	0	60	723	1,476	0	0
Value (RM Million)	0.00	38.58	NA	NA	NA	NA
<b>Perak</b>						
Unsold Units	0	0	0	203	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Negeri Sembilan</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Melaka</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Kedah</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Pahang</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Terengganu</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Kelantan</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Perlis</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Sabah</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Sarawak</b>						
Unsold Units	0	144	71	71	0	0
Value (RM Million)	0.00	46.12	NA	NA	NA	NA

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

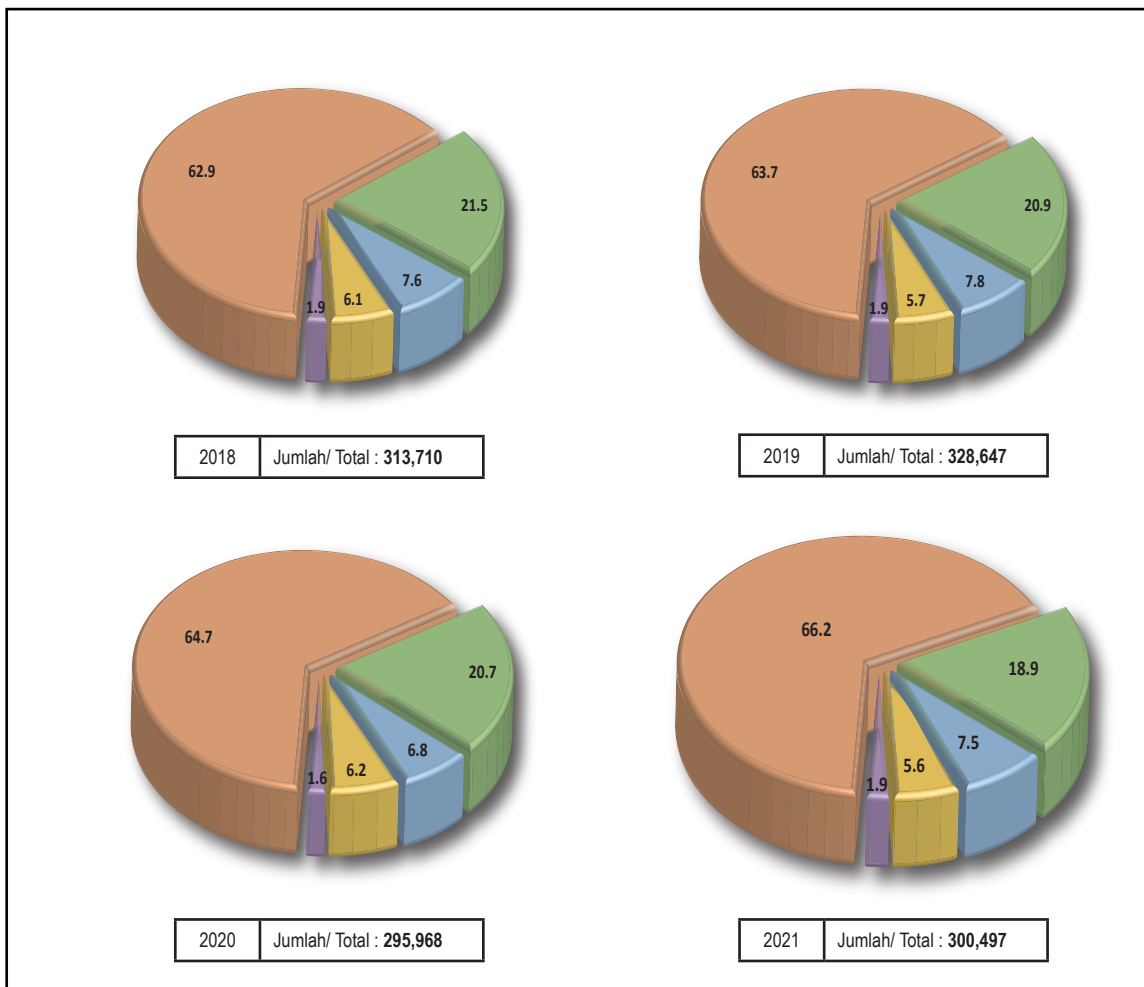
Total may not add up to the shown figures due to rounding off

State	Completed		Under Construction		Not Constructed	
	2020	2021	2020	2021	2020	2021
<b>Malaysia</b>						
Unsold Units	23,606	24,295	35,258	42,094	8,153	8,361
Value (RM Million)	20,759.31	20,453.81	NA	NA	NA	NA
<b>W. P. Kuala Lumpur</b>						
Unsold Units	4,421	4,695	14,573	17,356	5,700	6,522
Value (RM Million)	4,126.31	4,327.55	NA	NA	NA	NA
<b>W. P. Putrajaya</b>						
Unsold Units	0	0	92	163	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>W. P. Labuan</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Selangor</b>						
Unsold Units	1,939	2,302	6,838	10,619	1,177	655
Value (RM Million)	1,182.88	1,426.44	NA	NA	NA	NA
<b>Johor</b>						
Unsold Units	16,442	16,476	7,937	7,982	0	882
Value (RM Million)	14,969.95	14,141.08	NA	NA	NA	NA
<b>Pulau Pinang</b>						
Unsold Units	218	285	1,124	1,431	315	200
Value (RM Million)	297.17	373.82	NA	NA	NA	NA
<b>Perak</b>						
Unsold Units	0	54	387	355	0	0
Value (RM Million)	0.00	11.13	NA	NA	NA	NA
<b>Negeri Sembilan</b>						
Unsold Units	0	0	2,694	2,454	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Melaka</b>						
Unsold Units	187	44	739	57	0	0
Value (RM Million)	74.81	21.35	NA	NA	NA	NA
<b>Kedah</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Pahang</b>						
Unsold Units	190	123	773	1,516	961	0
Value (RM Million)	67.93	45.67	NA	NA	NA	NA
<b>Terengganu</b>						
Unsold Units	0	99	101	0	0	0
Value (RM Million)	0.00	42.79	NA	NA	NA	NA
<b>Kelantan</b>						
Unsold Units	209	217	0	0	0	0
Value (RM Million)	40.26	63.98	NA	NA	NA	NA
<b>Perlis</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Sabah</b>						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
<b>Sarawak</b>						
Unsold Units	0	0	0	161	0	102
Value (RM Million)	0.00	0.00	NA	NA	NA	NA

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

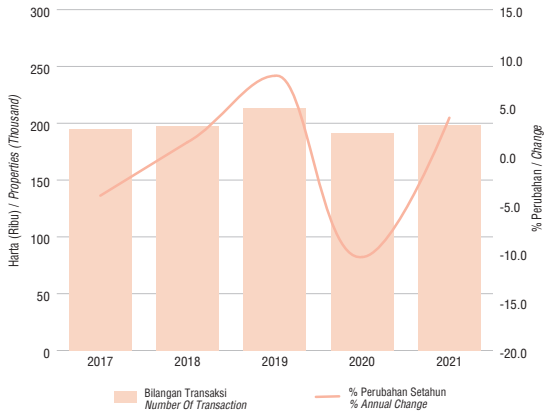
Total may not add up to the shown figures due to rounding off

Chart 1 / Chart 1  
 Jumlah dan Peratus Pecahan Transaksi Harta Tanah Mengikut Subsektor  
 Total and Percentage Share of Properties Transacted by SubSector

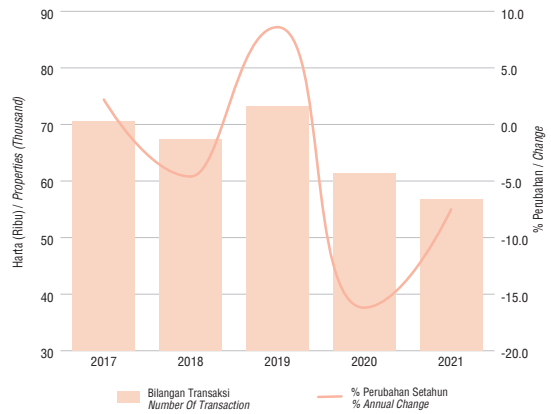


Subsektor/ Sub-sector	Bilangan Harta/ Number of Properties				% Pecahan/ Share			
	2018	2019	2020	2021	2018	2019	2020	2021
Kediaman/ Residential	197,385	209,295	191,354	198,812	62.9	63.7	64.7	66.2
Pertanian/ Agriculture	67,329	68,665	61,326	56,730	21.5	20.9	20.7	18.9
Komersial/ Commercial	23,936	25,654	20,255	22,428	7.6	7.8	6.8	7.5
Tanah Pembangunan Dan Lain-lain/ Development Land and Others	19,028	18,772	18,275	16,932	6.1	5.7	6.2	5.6
Industri/ Industrial	6,032	6,261	4,758	5,595	1.9	1.9	1.6	1.9
<b>Jumlah/ Total</b>	<b>313,710</b>	<b>328,647</b>	<b>295,968</b>	<b>300,497</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

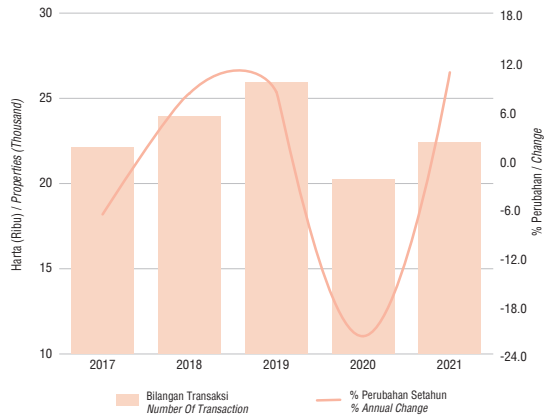
**Harta Tanah Kediaman**  
*Residential Property*



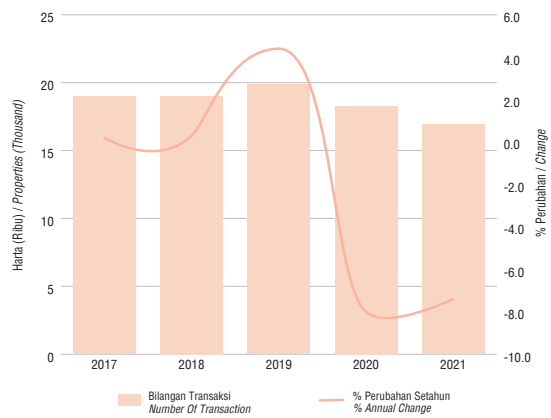
**Harta Tanah Pertanian**  
*Agriculture Property*



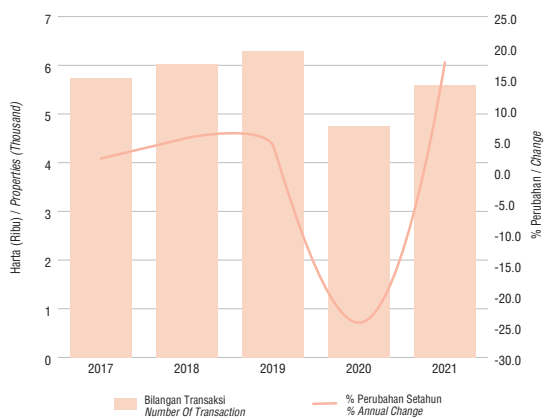
**Harta Tanah Komersial**  
*Commercial Property*



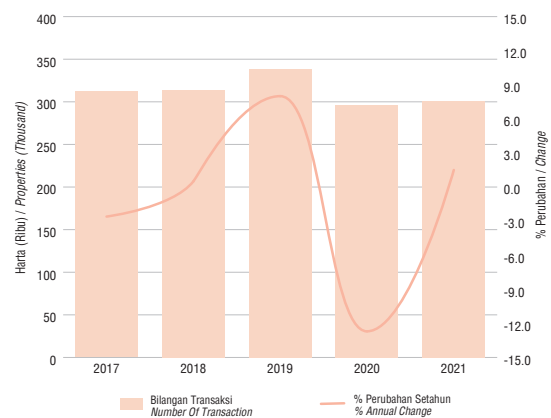
**Harta Tanah Pembangunan Dan Lain-lain**  
*Development Property And Others*



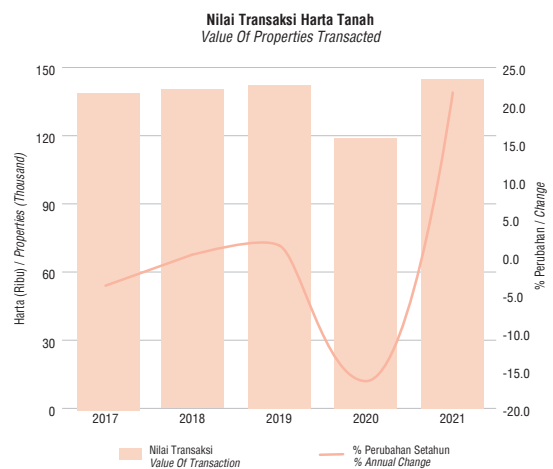
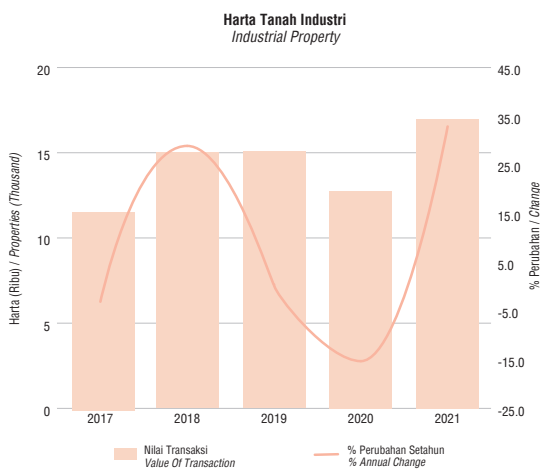
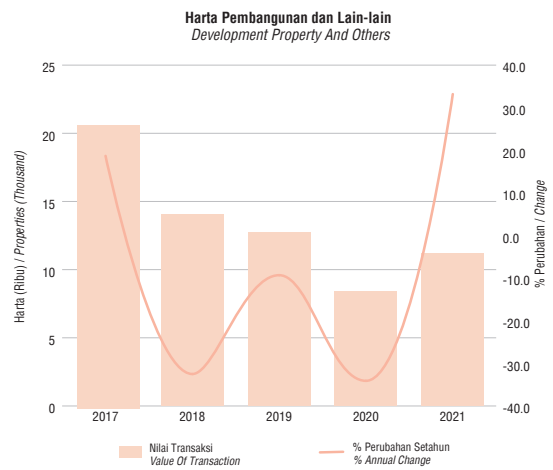
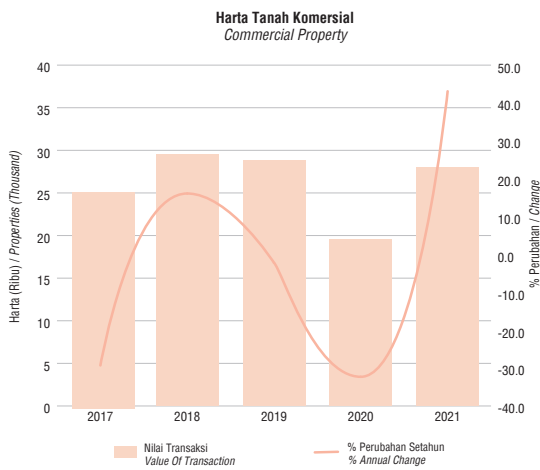
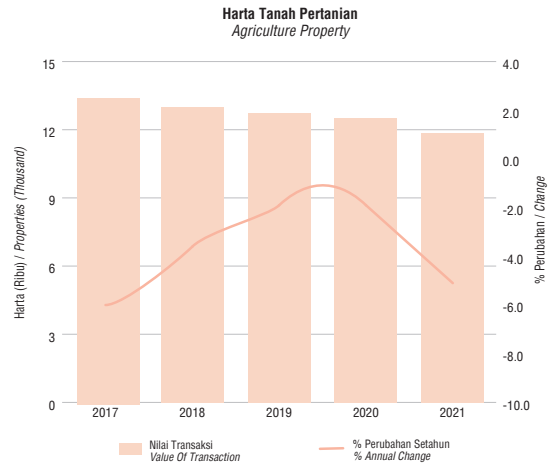
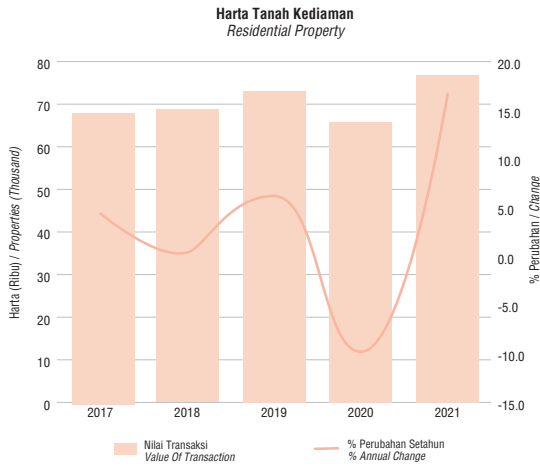
**Harta Tanah Perindustrian**  
*Industrial Property*



**Jumlah Bilangan Transaksi Harta Tanah**  
*Total Number Of Properties Transacted*









**CATATAN TEKNIKAL**  
***TECHNICAL NOTES***

## Catatan Teknikal Technical Notes

Lampiran I

Appendix I

### LAPORAN PASARAN HARTA 2021

### PROPERTY MARKET REPORT 2021

**1. Tempoh Kajian**

Tempoh kajian Laporan Pasaran Harta ini adalah pada tahun 2021, iaitu Januari hingga Disember.

**2. Data transaksi**

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

**3. Sektor Harta Tanah**

Pada amnya, kandungan laporan tertumpu kepada subsektor harta tanah berikut:

- (i) Kediaman
- (ii) Pejabat
- (iii) Kedai & Kompleks Perniagaan
- (iv) Industri
- (v) Pertanian
- (vi) Tanah Pembangunan
- (vii) Harta Riadah

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

**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.

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

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

**1. Review Period**

The review period for this Property Market Report is the year of 2021 i.e. January to December.

**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. Property Sectors**

Generally, the report contents focus on the following property sub-sectors:

- (i) Residential
- (ii) Office
- (iii) Shop & Shopping Complexes
- (iv) Industrial
- (v) Agriculture
- (vi) Development Land
- (vii) Leisure Property

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

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

(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 Method 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 Method 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 jualan/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.

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

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

Ita 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.

$$vi) \text{ Perubahan Harga/sewa Purata (\%)} = \left\{ \frac{\text{harga/ sewa purata 2021 bagi sesuatu lokasi}}{\text{harga/ sewa purata 2020 bagi sesuatu lokasi}} - 1 \right\} \times 100$$

$$vi) \text{ Average Price/Rental Change (\%)} = \left\{ \frac{\text{2021 average price/ rental for the location}}{\text{2020 average price/ rental for the location}} - 1 \right\} \times 100$$

vii) Huruf 'NA' menandakan keadaan di mana tiada bukti jualan/sewa pada 2020 yang boleh dibandingkan dengan sampel yang dipilih pada 2021.

vii) The letter 'NA' denotes that there are no sale/rental evidences available in 2020 which are comparable to the sample selected for 2021.

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 2021:

The following are the land use classifications used in the Property Market Report 2021:

Perihal Harta	Catatan	Property Description	Remarks		
<b>1. KEDIAMAN</b>		<b>1. RESIDENTIAL</b>			
a. Rumah Teres		b. 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 area			
(ii) Dua tingkat di kawasan perumahan		(ii) Double storey within housing area			
(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 }			
<b>2. PEJABAT</b>		<b>3. OFFICE</b>			
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
  - (ii) Berkembar } pembuatan am dan lazimnya
  - (iii) Sesebuah } untuk jualan/disewa ATAU
  - } binaan khas untuk proses
  - } pembuatan khusus
- b. Gudang
  - (i) Teres } Gudang yang direka untuk
  - (ii) Berkembar } tujuan penyimpanan
  - (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
- h. Tanah Ladang } Tanah yang berkeluasan 40
- } hektar atau lebih dan ditanam
- } dengan tanaman komersial
- } seperti getah, kelapa sawit
- } dan koko
- 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
  - (ii) Semi-detach } manufacturing process
  - (iii) Detach } and normally is for sale/
  - } letting OR purpose-built for
  - } specialised manufacturing
  - } process
- b. Warehouse
  - (i) Terrace } Godowns designed
  - (ii) Semi-detach } for storage use
  - (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
- d. Coconut } small holdings only
- e. Cocoa }
- f. Pineapple }
- g. Orchard/Horticulture }
- h. Estate Land } Land of 40 hectares or
- } more and planted with
- } commercial crops such as
- } rubber, oil palm and cocoa
- i. Forestry
- j. Kampung Land } Smallholdings with rural
- } residential and agriculture
- } 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 2021 adalah seperti berikut:

- Q1 : 1 Januari 2021 - 31 Mac 2021
- Q2 : 1 April 2021 - 30 Jun 2021
- Q3 : 1 Julai 2021 - 30 September 2021
- Q4 : 1 Oktober 2021 - 31 Disember 2021

**2. Peringkat Penyebaran**

Laporan terbahagi kepada 3 peringkat pembangunan utama dan subperingkat berpandukan jadual di bawah:

**i) Inventori Sedia Ada (Stok)**

Inventori sedia ada (stok) adalah unit yang telah memperoleh Sijil Penyiapan Dan Pematuhan (CCC), Sijil Layak Menduduki (CF) atau Sijil Layak Menduduki Sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CCC/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.

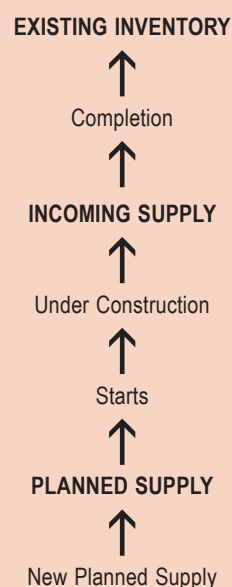
**STOCK****1. Review Periods**

The quarters in the 2021 of the Property Stock Report are as follows:

- Q1 : 1 January 2021 - 31 March 2021
- Q2 : 1 April 2021 - 30 June 2021
- Q3 : 1 July 2021 - 30 September 2021
- Q4 : 1 October 2021 - 31 December 2021

**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 Completion and Compliance (CCC), Certificate Of Fitness (CF) or Temporary Certificate Of Fitness (TCF) prior to the review period plus units completed and issued with CCC/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 CCC/CF/TCF serta sebarang perubahan yang berlaku dalam tempoh kajian. Perubahan termasuk:

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

(iii) **Siap Dibina**

Siap dibina adalah terma yang digunakan bagi bangunan yang mana kerja pembinaan bangunan telah siap dan CCC/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.

(iv) **Penawaran Akan Datang**

Penawaran akan datang merangkumi unit yang mana kerja pembinaannya sedang dijalankan termasuk unit mula dibina dan CCC/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 CCC/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.**

(iii) **Completion**

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

(iv) **Incoming Supply**

*Incoming supply comprises units where physical construction works are in progress including starts and CCC/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,
- hanya 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 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 dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran baharu dirancang dalam suku kajian. Pengiraan penawaran dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran dirancang yang diselaraskan bagi suku sebelumnya dan penawaran baharu dirancang dalam suku kajian. Penawaran 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 Baharu Dirancang**

Penawaran baharu dirancang merangkumi unit di mana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian. Angka dalam peringkat penawaran baharu dirancang 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 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 Baharu**  
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 Penghunian**  
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 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 Act 1966 (Control and Licensing) and (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 boling, 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 shopping arcades 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.

### **Purata Kadar 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.

## **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.

### **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. 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 2021 berakhir pada **31 Disember 2021**.
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 2021.

**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 Penyiapan dan Pematuhan/ Sijil Layak Menduduki/ Sijil Layak Menduduki Sementara 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.

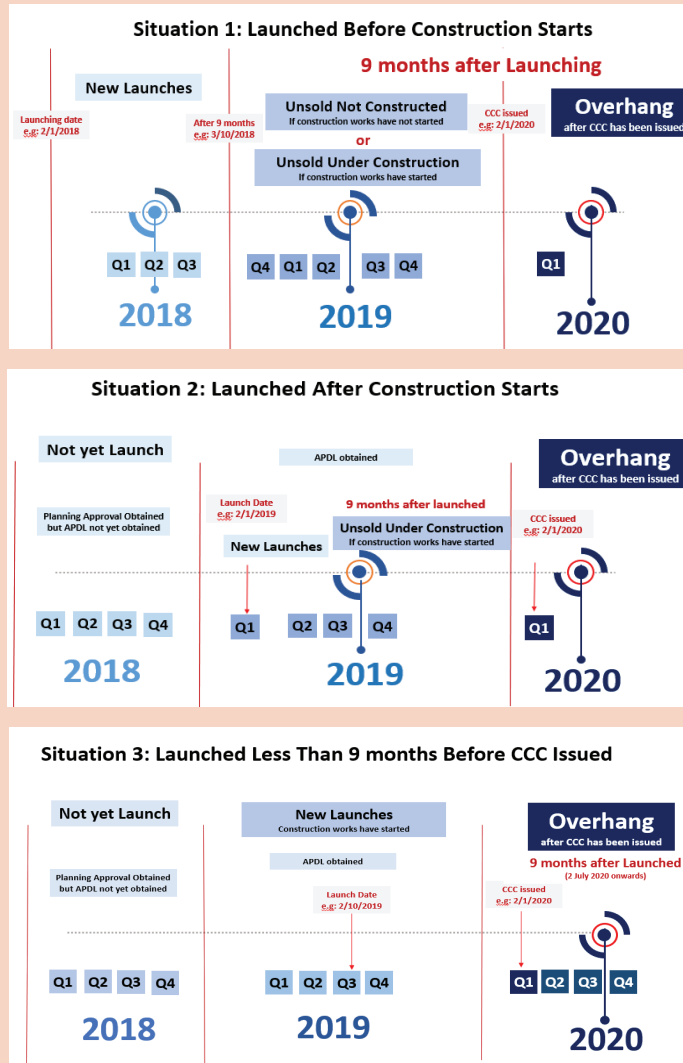
## STATUS

1. **The review period** of this report covers of the year 2021 ending on **31<sup>st</sup> December 2021**.
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 2021.

**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



78

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.
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. **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.
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. **Sebuah skim perumahan** adalah projek perumahan yang mengandungi sekurang-kurangnya lima atau lebih bangunan yang digunakan untuk tujuan kediaman. Satu skim perumahan adalah satu identiti. Hanya 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.
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  
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Faks : 603 - 8886 9001

Pengarah  
Pusat Maklumat Harta Tanah Negara (NAPIC)  
Kementerian Kewangan Malaysia,  
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Penilai Daerah Kuala Lumpur  
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Penilai Daerah Labuan  
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Pengarah Penilaian Negeri  
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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,  
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**85000 Segamat, Johor**  
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Faks : 607 - 932 4322

Penilai Daerah Bangi  
Jabatan Penilaian dan Perkhidmatan Harta,  
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Faks : 603 - 8925 1041

Penilai Daerah Gombak  
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Wisma Keringat 2,  
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Faks : 603 - 6186 1832

Penilai Daerah Klang  
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Penilai Daerah Sepang  
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Institut Penilaian Negara (INSPEN)  
Jabatan Penilaian dan Perkhidmatan Harta  
Persiaran INSPEN  
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Penilai Daerah Johor Bahru  
Jabatan Penilaian dan Perkhidmatan Harta,  
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Faks : 607 - 226 9711

Penilai Daerah Batu Pahat  
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Jalan Bakau Condong,  
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Faks : 607 - 431 7026

Penilai Daerah Kluang  
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**86000 Kluang, Johor**  
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Faks : 607 - 774 3810

**SENARAI CAWANGAN  
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

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Penilai Daerah George Town  
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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 Pemiagaan 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**  
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Faks : 609 - 966 4728

Pengarah Penilaian Negeri  
Jabatan Penilaian dan Perkhidmatan Harta,  
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Persiaran Jubli Emas,  
**01000 Kangar, Perlis**  
Tel. : 604 - 976 2978  
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Pengarah Penilaian Negeri  
Jabatan Penilaian dan Perkhidmatan Harta,  
Tingkat 4, Blok B, Kompleks KUWASA,  
Jalan Karamunsing, Beg Berkunci 2043  
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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**  
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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**  
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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**  
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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 4160 Blok 7 Sibul Town District  
No. 60, Jalan Tiong Hua  
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