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REGIONAL HOUSING CONFERENCE 2024

"How does Housing Impact Sustainable Urban Development & City Planning?"

14 May 2024 (Tuesday) | 7:30 a.m. - 5:00 p.m. | AVANTÉ HOTEL, Petaling Jaya, Selangor

PRESS REPORT

1. ENGLISH NEWS

1.1 The Edge

SOURCE LINK : <https://theedgemalaysia.com/node/711517>
PRESS : The Edge
PUBLISHED DATE: 14 May 2024



Nga: Govt mulling Real Property Development Act to streamline real estate market in Peninsular Malaysia

By Priya Devan



(From left) Rehda Institute trustees Tan Sri Teo Chiang Kok, Datuk Seri Fateh Iskandar and Tan Sri Eddy Chen, chairman Datuk Jeffrey Ng Tiong Lip, Housing and Local Government Minister Nga Kor Ming, Rehda Malaysia president Datuk NK Tong and his deputy Datuk Ho Hon Sang, Rehda WPKL committee member Teo Chui Ping, and Rehda Institute trustees Datuk Ng Seing Liong and Datuk Muztaza Mohamad launching the Affordable Housing II report at the Regional Housing Conference 2024. (Photos by Low Yen Yeing/The Edge)

PETALING JAYA (May 14): The Ministry of Housing and Local Government is considering the introduction of a new Act called the Real Property Development Act to streamline the real estate market in Peninsular Malaysia, said Housing and Local Government Minister Nga Kor Ming at the Regional Housing Conference 2024 on Tuesday.

Organised by Rehda Institute, an independent think tank focusing on research and education relating to housing matters, the conference was attended by 20 local government authorities, housing experts from the region including Australia, Singapore and Hong Kong, as well as other industry stakeholders.

“Over the past decade, the housing industry has undergone significant transformations in response to the evolving needs of our society. These changes push us to become more resilient, and it’s time to review our regulations, and act to make them more business-friendly and protect buyers’ interests.

“[We are considering this Act] to govern the protection of the interest of purchasers, developers and landowners. [This] not only will apply to residential properties, [but also] to commercial properties. However, this is still subject to discussion. I am not here to impose any new policies, but we are open to discussing ideas,” Nga further stressed.

This is an important direction, Nga said, as the country should not be left behind in making safe and regulated property investment decisions. Some countries that have a similar Act in place are Dubai and Australia, he shared.



Nga says the country should not be left behind in making safe and regulated property investment decisions.

Providing updates on the Housing Integrated Management System (HIMS), National Housing Department director general Datuk Jayaselan Navaratnam revealed that the ministry aims to execute a big data integration proposal. This would be carried out with permission for integration with all agencies into a single data centre for analytic purposes.

“Currently, we are in the final phase of our e-SPA (electronic sale and purchase agreement) project, which has already been in place since Jan 31, 2022. In the final phase, we are working on implementing digital signatures and e-stamping — that means the end-to-end will be completed in the system itself. This also allows documents to be sent via soft copies instead of hard copies. We are targeting to complete this phase by Oct 18 this year.

“For public viewing, we offer something called the Teduh system, so they can monitor a project. The moment the SPA is signed, they would be able to see the project’s status. Also, whatever advertisements that have been submitted during the sales of a project will be in our system, so buyers can view if the submitted advertisements

are similar to what was presented to them by the developer. In the future, we also have an idea to include the advertisements in the SPA, so whatever was promised in the advertisements will become part of the agreement. This will take place next year.”

Jayaselan highlighted that the end goal is to create a marketplace using HIMS, where everything is transparent and from the data source.

“Another thing we are suggesting is that when you file income tax, the number of houses you have bought will be automatically stipulated in your income tax form. It will also have information on who owns homes and who are renting homes. This is to get more accurate data and see what the market needs.

“We are bound by the Personal Data Protection Act 2010, so we have to get clearance for many issues. Currently, we are working with the Ministry of Communications to reach a middle ground,” Jayaselan elaborated.

Affordable Housing II report suggests three approaches

At the Regional Housing Conference 2024 on Tuesday with the theme “How does Housing Impact Sustainable Urban Development & City Planning?”, Rehda Institute launched its latest report titled Affordable Housing II — Closing the Gap: A Strategic Approach to Balancing Supply & Demand.

In his opening address, Rehda Institute chairman Datuk Jeffrey Ng Tiong Lip said, “Our objective is to deliver a more comprehensive and deeper understanding of insights in the region. We cannot overemphasise the importance of developing the right ecosystem in affordable housing living. These units must be built in locations where there is good and affordable

public transportation, with adequate facilities for work, play, education and economic activities.

“In short, an affordable housing quota cannot be imposed across the board in all private developments as the required affordable housing ecosystem may not be present. If we go back to the basics of defining housing affordability, one commonly used benchmark is the median multiple approach (with the house price divided by annual median gross household income). However, as our nation evolves, the demographics of the rakyat including the household composition continue to remain dynamic. The question is, can housing affordability be measured more accurately in Malaysia?”

This new report, Ng said, covers some of the issues relating to how the benchmark of affordability is measured and should evolve in today’s context. He added that the new report builds and expands on the groundwork put in the earlier report titled “Affordable Housing: The Game Plan Transformation”, which was published in 2018.

Presenting the report, Rehda Institute director of research and education Malathi Thevendran said that the research recommends that the housing cost burden approach be adopted in the interim, and if necessary, the median multiple approach can be utilised with different multipliers depending on the location. Later, the residual income (RI) approach should be applied in policymaking when there is a comprehensive housing and population database available.

“The RI approach is the more suitable approach in measuring housing affordability that takes into consideration the different types and sizes of households, household expenses and net household incomes, compared to the median multiple approach that is too conservative. The reason is that the median multiple approach may underestimate the housing affordability capability of urban households, thereby incorrectly exaggerating the demand for lower-priced housing,” she added.

The report also highlighted that the changing demographic profiles and composition of the rakyat may not have been adequately considered in determining affordability in Malaysia. She emphasised that affordable housing should be differentiated from social and public housing to target different groups of people at the specific locality level.

1.2 The Star

SOURCE LINK : <https://www.thestar.com.my/business/business-news/2024/05/14/malaysia039s-property-market-on-road-to-recovery>
PRESS : The Star
PUBLISHED DATE: 14 May 2024



Malaysia's property market on road to recovery

PETALING JAYA: Malaysia's property market is on the road to recovery, as evidenced by improved volume and value in property transactions last year and steady economic growth, said Housing and Local Government (KPKT) Minister Nga Kor Ming.

He said Malaysia witnessed 399,000 property transactions worth around RM200 billion in 2023, a 2.5 per cent growth in volume and 9.9 per cent in ringgit value, he said in a keynote address in conjunction with Rehda Institute's Regional Housing Conference 2024 today.

Since the MADANI government came into power, completed unsold properties, commonly known as an overhang, have decreased to less than 24,000 units from 37,066, an improvement of more than 40 per cent.

"We expect steady performance in the property market in 2024. This will help boost our gross domestic product (GDP)," he said, adding that property stocks have appreciated, some by more than 600 per cent in the last 12 months.

Rehda Institute is an independent industrial think-tank focusing on research and education related to housing. It is the training, education and research arm of the Real Estate And Housing Developers' Association (Rehda) Malaysia.

Nga also witnessed the launch of a report "Affordable Housing II - Closing the Gap: A Strategic Approach to Balancing Supply & Demand" by Rehda Institute.

The minister also said Malaysia has become a magnet for expatriates, with the number of working permits issued by immigration to high-skilled expatriates rising to 154,115 in 2023 against 110,819 in 2022.

He said this 40 per cent rise suggests that the influx of foreign direct investments (FDIs) has created more high-skilled job opportunities.

Meanwhile, on the Housing Integrated Management System (HIMS) launched on Jan 31 this year, Nga said the system is designed to ease how business is done.

This includes applying for developers' licenses, generating electronic sale and purchase agreements, housing project updates and compliance issues.

"Information on licensed housing projects has been seamlessly updated in almost real-time from HIMS to TEDUH (Sistem Bank Data Perumahan) to help purchasers and members of the public to follow up on the project status, from the availability of units/prices to construction status.

"This empowers individuals to make informed decisions, narrow their search and reduce time spent on property hunting," Nga said. - Bernama

SOURCE LINK : <https://www.nst.com.my/news/nation/2024/05/1050524/nga-property-market-recovering-malaysia-now-expat-magnet>
PRESS : New Straits Times
PUBLISHED DATE: 14 May 2024

Nga: Property market recovering, Malaysia now expat magnet



Housing and Local Development (KPKT) Minister, Nga Kor Ming deliver his speech during REHDA Institute Regional Housing Conference 2024 at Avante Hotel. -NSTP/ASYRAF HAMZAH

KUALA LUMPUR: The property market is recovering and seeing steady growth under the Madani government, said Housing and Local Government Development Minister Nga Kor Ming.

In his keynote address at the 2024 Rehda Institute Regional Housing Conference, Nga said under the Madani government, the country had seen 399,000 property transactions worth about RM200 billion, marking a growth of 2.5 per cent in the number of transactions and 9.9 per cent in value.

"Since the Madani government took over, our overhang properties dropped from 37,066 units to 24,000 units, which indicates a significant improvement of more than 40 per cent."

He said Malaysia is now an expatriate magnet, with the number of work permits issued by the Immigration Department to high-skilled expats increasing more than 50 per cent, from 110,819 in 2022 to 154,115 in 2023.

"Malaysia has now become a magnet to expatriates, with the increased number of working permits issued by immigration (department) to high skills expatriates.

"This is a strong indication that the influx of foreign direct investments have created more high-skilled job opportunities.

"In 2024, we expect a steady performance in our property market and it will help boost our gross domestic product.

"Many stocks in the property sectors have experienced good appreciation. Some property counters have seen an appreciation of more than 600 per cent in the last 12 months."

Finance Minister II Datuk Seri Amir Hamzah had said unsold or overhang residential properties declined to 26,000 units worth RM17.7 billion in 2023 compared with 28,000 units worth RM18.41 billion in 2022.

SOURCE LINK : <https://www.nst.com.my/news/nation/2024/05/1050554/give-rent-option-those-who-cant-afford-buy-houses-rehda-institute-tells>
PRESS : New Straits Times
PUBLISHED DATE: 14 May 2024

Give rent option to those who can't afford to buy houses, Rehda Institute tells govt

By Bernama



PETALING JAYA: The government should explore offering rental housing options alongside homeownership to address the rising construction and raw materials costs, said the Real Estate and Housing Developers' Association Malaysia (Rehda) Institute.

Its chairman Datuk Jeffrey Ng Tiong Lip said renting could be a more sustainable option as land is a limited and depleting resource.

"If the government continues to build homes, there will always be pressure to find more land and build more houses. From a productivity standpoint, the government sells these homes at heavily subsidised prices.

"Additionally, a tier of the Bottom 40 income group will never be able to afford their own homes. We do not want them to face such a scenario. Therefore, renting is a realistic proposition," he told reporters at the Rehda Institute Regional Housing Conference 2024, here, today.

Ng also suggested that the government should increase the rental housing stock and maintain these national assets to meet the needs of people who prefer not to own homes.

At the event, Rehda Institute launched its report 'Affordable Housing II – Closing the Gap: A Strategic Approach to Balancing Supply & Demand,' an extension of its first report from 2018.

Ng explained that the second version of the report addresses pressing issues such as housing demand and supply and affordable housing, which have been major concerns for the government for many years.

He said the government and policymakers need to address core structural issues and create policies to resolve the housing crisis, thereby fostering a conducive housing market that benefits the people.

"There are many recommendations in the report, which we need to discuss with our stakeholders within the industry, especially the authorities. Policy changes should be based on thorough analysis and justification of the data.

"Stakeholders may or may not agree with our conclusions, but the idea is to engage (in dialogue), accept constructive criticism and justify the stance," Ng added.

1.5 MalaysiaKini

SOURCE LINK: <https://www.nst.com.my/news/nation/2024/05/1050524/nga-property-market-recovering-malaysia-now-expat-magnet>
PRESS: MalaysiaKini
PUBLISHED DATE: 14 May 2024

malaysiakini
news and views that matter

40pct drop in property overhang after Madani govt takeover: Nga
By Ili Aqilah



Housing and Local Government Minister Nga Kor Ming revealed that about 13,066 overhang residential units have been sold since the coalition government took charge. At the launch of the Real Estate and Housing Developers' Association (Rehda) Institute's affordable housing report, Nga noted that under the Madani government's leadership, the number of unsold properties decreased from 37,066 units to less than 24,000 units, marking a significant improvement of over 40 percent.

SOURCE LINK: <https://www.thestar.com.my/business/business-news/2024/05/15/property-market-on-recovery-path-says-minister>
PRESS: The Star
PUBLISHED DATE: 15 May 2024



Property market on recovery path, says minister

By Daniel Khoo



PETALING JAYA: The property market is on the road to recovery and will see a further improvement this year on the back of an improved economic outlook, says Housing and Local Government Minister Nga Kor Ming.

Citing a report from The Star, Nga also said the rising number of expatriates entering the country will be a boost for the property market outlook.

“For instance, recently, The Star reported Malaysia had now become a magnet for expatriates. The immigration department statistics for 2023 showed that it had issued 154,155 working permits to expatriates, which is one of the highest numbers in decades.

“When compared to 2022, the immigration department issued some 110,000 that year.

“This is an increase of nearly 50% in terms of the number of expatriates who are attracted to move, work and live in Malaysia – this is a strong sign for recovery,” Nga said in his speech at the Real Estate and Housing Developers Association of Malaysia (Rehda) Institute Regional Housing Conference 2024.

“I am also very sure that Malaysia’s property market is not in a bubble now, so there is no (bubble) to be burst.

“We have made slow but steady growth in the property market. This signifies the improved conditions of the market locally,” Nga added.

He said the next three years could see a further recovery and growth in the sector, following the rebound in property stocks on Bursa Malaysia.

“Some of the top-performing counters have seen up to a 700% growth in share price in the last one year. This signals that our property market is on the steady road to recovery.

“This is why the market must have confidence that we will attract more international players as well as domestic players,” he said.

Apart from these, he said another positive indicator was that the property market had recorded more than 399,000 transactions last year with close to RM200bil in terms of value, which signifies a year-on-year increase of 2.5% and 9.9% growth respectively.

“The housing industry is a very important element of the economy and we need to enhance this industry’s reputation and growth, so that it will continue to contribute to the country’s coffers.

“The economic multiplier in the business and supply chain is high. However, the business must be structured to ensure it remains vibrant and healthy at the same time. This gives confidence to the purchasers and protects their interests as well.

“I am not pro-developer, neither am I pro-buyer, and this is my duty. The Housing Ministry is always here to provide a fair and balanced view, even though we engage Rehda,” Nga said.

Meanwhile, he said the government was in the midst of defining different affordable price thresholds for different states and localities in the country.

“It will be a more scientific guide based on statistics and data. Previously under the National Housing Policy 1.0, the overall definition of affordable housing was not more than RM300,000.

“But the price of affordable homes in Kelantan, for example, and Kuala Lumpur was measured on the same threshold of RM300,000 which doesn’t make sense,” he said.

“As such, we are prepared to come up with a more realistic definition of affordable housing according to each region – for example the Klang Valley or the east coast region,” he added.

Nga also noted the new Affordable Housing 2 report by Rehda Institute that was done in collaboration with researchers from University Utara Malaysia, Bank Pembangunan Malaysia Bhd and various other organisations, which will provide some new research insights on how housing affordability could be better measured and considered.

It will take into consideration the expenses and net disposable income of each urban household, he said.

1.7 BERNAMA

SOURCE LINK: <https://www.bernama.com/en/news.php?id=2297513>
PRESS: BERNAMA
PUBLISHED DATE: 14 May 2024



Malaysia's Property Market On Road To Recovery

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Nga also witnessed the launch of a report "Affordable Housing II - Closing the Gap: A

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The minister also said Malaysia has become a magnet for expatriates, with the number of working permits issued by immigration to high-skilled expatriates rising to 154,115 in 2023 against 110,819 in 2022.

He said this 40 per cent rise suggests that the influx of foreign direct investments (FDIs) has created more high-skilled job opportunities.

Meanwhile, on the Housing Integrated Management System (HIMS) launched on Jan 31 this year, Nga said the system is designed to ease how business is done.

This includes applying for developers' licenses, generating electronic sale and purchase agreements, housing project updates and compliance issues.

"Information on licensed housing projects has been seamlessly updated in almost real-time from HIMS to TEDUH (Sistem Bank Data Perumahan) to help purchasers and members of the public to follow up on the project status, from the availability of units/prices to construction status.

"This empowers individuals to make informed decisions, narrow their search and reduce time spent on property hunting," Nga said. - Bernama

SOURCE LINK : <https://www.freemalaysiatoday.com/category/nation/2024/05/14/expand-rental-housing-initiative-for-low-income-group-govt-told/>
PRESS : Free Malaysia Today
PUBLISHED DATE: 14 May 2024



Expand rental housing initiative for low-income group, govt told

By FMT Reporters



The government currently offers affordable rental housing under the People's Housing Project and PR1MA, and rent-to-own options under the My First Home Scheme.

PETALING JAYA: The Real Estate and Housing Developers' Association Malaysia (Rehda) Institute has urged the government to expand its rental housing initiative to help those with low income who are struggling to afford their own homes.

The Rehda Institute is the training and research arm of Rehda. It was established in 2001 to address the research and educational needs of the housing and property industry.

Rehda Institute chairman Jeffrey Ng was quoted by Utusan Malaysia as saying that the government could expand rental options for households with the lowest income level who have difficulties owning their own homes and are currently on social housing.

He said once these households have reached a certain income level, they could move out and buy suitable affordable housing, with their previous social housing rental opportunity to be given to those in the lowest income level.

“This is in contrast to providing subsidised low-cost homes, which are finite and require more houses to be built for new buyers.

“If the government continues to build homes, there will always be pressure to find more land and build more houses,” Utusan reported him as telling reporters at Rehda Institute's Regional Housing Conference 2024 here today.

Ng later told FMT that Rehda Institute describes social and public housing as that which is funded by the government. He said this is as opposed to affordable housing – which can be funded by the government, private sector, or a combination of both.

Currently, the government offers affordable rental housing under the People's Housing Project (PPR) for households with monthly incomes of less than RM3,000, as well as under PR1MA. It also offers rent-to-own options under the My First Home Scheme.

At the event, Rehda Institute launched its report “Affordable Housing II – Closing the Gap: A Strategic Approach to Balancing Supply & Demand”, an extension of its first report from 2018.

Meanwhile, Rehda Institute’s research and development director T Malathi said during the presentation of the report that the number of completed but unsold houses in the country had increased by over 100% in the past 10 years, from 12,551 units in 2013 to 25,816 units last year.

She noted that 7,592 of these units were priced at RM300,000 and below. She also said there were 433,136 households with incomes below RM2,000 while the number of completed houses under various government housing initiatives totalled 212,328 units as of 2022.

“This meets 50% of the housing needs of households with incomes below RM2,000.

“Meanwhile, the total budget for public housing from 2013 to 2023 amounted to RM12.7 billion, involving 1,033,949 housing units,” she said.

SOURCE LINK : <https://www.freemalaysiatoday.com/category/nation/2024/05/14/property-market-on-road-to-recovery-says-nga/>
PRESS : Free Malaysia Today
PUBLISHED DATE: 14 May 2024



Property market on road to recovery, says Nga

By FMT Reporters



Housing and local government minister Nga Kor Ming said the number of completed but unsold properties decreased by over 40% since the Madani government took office.

PETALING JAYA: Malaysia's property market is on the road to recovery, as evidenced by improved volume and value in property transactions last year, says housing and local government minister Nga Kor Ming.

In his keynote address for the Real Estate and Housing Developers' Association Malaysia's (Rehda) Regional Housing Conference 2024, Nga said Malaysia witnessed 399,000 property transactions worth around RM200 billion in 2023, a 2.5% growth in volume and 9.9% in ringgit value.

He was quoted by Bernama as saying that since the Madani government took office, the number of completed but unsold properties, commonly referred to as an overhang, has

decreased by over 40% with a drop from 37,066 units to less than 24,000 units.

"We expect steady performance in the property market in 2024. This will help boost our gross domestic product (GDP)," he said, adding that property stocks have appreciated, some by more than 600% in the last 12 months.

The minister also said Malaysia had become a magnet for expatriates, with the number of working permits issued by the immigration department to highly skilled foreigners rising to 154,115 in 2023 against 110,819 in 2022.

He said this 40% rise suggested that the influx of foreign direct investments had created more high-skilled job opportunities.

1.10 The Sun

SOURCE LINK : https://thesun.my/local_news/govt-could-offer-rent-option-for-those-unable-to-afford-houses-rehda-institute-BC12451635
PRESS : The Sun
PUBLISHED DATE: 14 May 2024



Govt could offer rent option for those unable to afford houses - REHDA Institute

PETALING JAYA: The government should explore offering rental housing options alongside homeownership to address the rising construction and raw materials costs, said the Real Estate and Housing Developers' Association Malaysia (REHDA) Institute.

Its chairman Datuk Jeffrey Ng Tiong Lip said renting could be a more sustainable option as land is a limited and depleting resource.

"If the government continues to build homes, there will always be pressure to find more land and build more houses. From a productivity standpoint, the government sells these homes at heavily subsidised prices.

"Additionally, a tier of the Bottom 40 income group will never be able to afford their own homes. We do not want them to face such a scenario. Therefore, renting is a realistic proposition," he told reporters at the REHDA Institute Regional Housing Conference 2024 here today.

Ng also suggested that the government should increase the rental housing stock and maintain these national assets to meet the needs of people who prefer not to own homes.

At the event, REHDA Institute launched its report 'Affordable Housing II – Closing the Gap: A Strategic Approach to Balancing Supply & Demand,' an extension of its first report from 2018.

Ng explained that the second version of the report addresses pressing issues such as housing demand and supply and affordable housing, which have been major concerns for the government for many years.

He said the government and policymakers need to address core structural issues and create policies to resolve the housing crisis, thereby fostering a conducive housing market that benefits the people.

"There are many recommendations in the report, which we need to discuss with our stakeholders within the industry, especially the authorities. Policy changes should be based on thorough analysis and justification of the data.

"Stakeholders may or may not agree with our conclusions, but the idea is to engage (in dialogue), accept constructive criticism and justify the stance," Ng added.

SOURCE LINK : https://thesun.my/local_news/malaysia-s-property-market-on-road-to-recovery-nga-kor-ming-HC12451565
PRESS : The Sun
PUBLISHED DATE: 14 May 2024



Malaysia's property market on road to recovery - Nga Kor Ming



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SOURCE LINK : <https://selangorjournal.my/2024/05/govt-could-offer-rentals-in-addition-to-selling-property-rehda-institute/>
PRESS : Selangor Journal
PUBLISHED DATE: 14 May 2024



Govt could offer rentals in addition to selling property — Rehda Institute

PETALING JAYA, May 14 — The government should explore rental options alongside homeownership to address rising construction and raw materials costs, said the Real Estate and Housing Developers' Association (Rehda) Institute.

Its chairman Datuk Jeffrey Ng Tiong Lip said renting could be a more sustainable option as land is a limited and depleting resource.

"If the government continues to build homes, there will always be pressure to find more land and build more houses. From a productivity standpoint, the government sells these homes at heavily subsidised prices.

"A tier of the B40 income group will never be able to afford their own homes. We do not want them to face such a scenario. Therefore, renting is a realistic proposition," he told reporters at the Rehda Institute Regional Housing Conference 2024 here today.

Ng suggested the government increase rental housing stock and maintain these assets to meet the needs of people who prefer not to own homes.

At the event, Rehda Institute launched its report titled Affordable Housing II – Closing the Gap: A Strategic Approach to Balancing Supply & Demand, an extension of its first report from 2018.

Ng said the second version of the report addresses pressing issues such as housing demand and supply and affordable housing, which have been major concerns for the government for many years.

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SOURCE LINK : <https://www.bernama.com/en/region/news.php?id=2297539>
PRESS : Bernama
PUBLISHED DATE: 14 May 2024



**GOVT COULD OFFER RENT OPTION FOR THOSE UNABLE TO AFFORD HOUSES --
REHDA INSTITUTE**



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Ng explained that the second version of the report addresses pressing issues such as housing demand and supply and affordable housing, which have been major concerns for the government for many years.

He said the government and policymakers need to address core structural issues and create policies to resolve the housing crisis, thereby fostering a conducive housing market that benefits the people.

"There are many recommendations in the report, which we need to discuss with our stakeholders within the industry, especially the authorities. Policy changes should be based on thorough analysis and justification of the data.

"Stakeholders may or may not agree with our conclusions, but the idea is to engage (in dialogue), accept constructive criticism and justify the stance," Ng added.

2. **MALAY NEWS**

2.1 Kosmo!

SOURCE LINK: https://www.kosmo.com.my/2024/05/14/jumlah-kediaman-siap-tidak-dapat-dijual-naik-lebih-100-peratus/#google_vignette
PRESS: Kosmo!
PUBLISHED DATE: 15 May 2024



Jumlah kediaman siap, tidak dapat dijual naik lebih 100 peratus

By Muhammad Ikhwan Ideris



Menteri Perumahan dan Kerajaan Tempatan, Nga Kor Ming (lima dari kiri) dan Jeffrey (empat dari kiri) pada pelancaran laporan terkini REHDA Institute di Petaling Jaya hari ini.

PETALING JAYA – Jumlah ke-diaman yang telah siap dibina di negara ini dan tidak dapat jual telah meningkat lebih 100 peratus dalam tempoh 10 tahun lalu.

Ia melibatkan sebanyak 25,816 unit tahun lalu berbanding 12,551 unit pada 2013.

Pengarah Kajian dan Pendidikan Persatuan Pemaju Perumahan dan Hartanah Malaysia (REHDA), Malathi Thevendran berkata, sebanyak 7,592 unit daripadanya adalah kediaman berharga RM300,000 dan ke bawah.

Menurut beliau, terdapat 433,136 isi rumah dengan pendapatan bawah RM2,000 (lima pe-ratus daripada 8.66 juta isi rumah di negara ini).

Pada tahun 2022, jumlah rumah siap di bawah inisiatif perumahan utama kerajaan (Program Perumahan Rakyat, Rumah Mesra Rakyat, Kediaman Syarikat Perumahan Negara Berhad dan PR1MA) berjumlah 212,328 unit.

“Ini memenuhi 50 peratus daripada keperluan isi rumah dengan pendapatan RM2,000 ke bawah,” katanya.

Beliau berkata demikian ketika membentangkan laporan Rumah Mampu Milik II, Merapatkan Jurang: Pendekatan Strategik Mengimbangi Bekalan & Permintaan oleh REHDA Institute di sini semalam.

Sementara itu, Malathi me-nerangkan, jumlah bajet untuk perumahan awam dari 2013 hingga 2023 adalah sebanyak RM12.7 bilion, melibatkan 1,033,949 unit kediaman,

Selain itu, Pengerusi REHDA Institute, Datuk Jeffrey Ng Tiong Lip menyarankan agar kerajaan memperluaskan penyediaan kediaman sewa khusus buat golongan berpendapatan rendah yang berdepan kesukaran memiliki rumah sendiri pada tahap pendapatan semasa.

Menurut beliau, model sewa seperti yang diamalkan di Australia dilihat lebih lestari menuju ke hadapan.

Jelasnya, ia dapat dilihat pada mana-mana penghuni yang telah berjaya mencapai tahap pendapatan tertentu maka mereka sepatutnya

berpindah keluar daripada rumah tersebut dan memberi peluang kepada orang lain yang lebih memerlukan.

"Ini berbanding penyediaan rumah kos rendah bersubsidi yang sifatnya lebih terhad dan memerlukan pembinaan berte-rusan untuk dijual kepada pemilik-pemilik baharu.

"Tanah merupakan sumber yang terhad.

"Sekiranya industri terus perlu membina rumah mampu milik dan bersubsidi untuk rakyat, maka akan sentiasa wujud tekanan bagi pihak pemaju untuk membina lebih banyak rumah sedemikian pada masa depan.

"Sehubungan itu, kita perlu melihat kepada model yang lebih lestari berbanding cuba menjual rumah mampu milik kepada golongan yang tidak mampu membeli," ujarnya.

SOURCE LINK: <https://www.bharian.com.my/bisnes/hartanah/2024/05/1246894/panduan-pemetaan-pastikan-harga-rumah-mampu-milik-masuk-akal>
 PRESS: Berita Harian
 PUBLISHED DATE: 14 May 2024



Panduan pemetaan pastikan harga rumah mampu milik masuk akal

By Mohd Zaky Zainuddin



Kor Ming menyampaikan ucapan pada Persidangan Perumahan Serantau REHDA Institute di Petaling Jaya, hari ini -NSTP/ASYRAF HAMZAH

PETALING JAYA: Kementerian Perumahan dan Kerajaan Tempatan (KPKT) sedang melaksanakan panduan pemetaan harga kediaman mampu milik bagi memastikan ia sesuai dan masuk akal.

Menterinya, Nga Kor Ming, berkata panduan pemetaan di bawah Dasar Perumahan Negara itu adalah lebih saintifik dengan mengambil kira negeri dan lokaliti tertentu.

"Sebagai contoh, sebelum ini di bawah Dasar Perumahan Negara, definisi kediaman mampu milik tidak melebihi RM300,000, tetapi harga rumah mampu milik di Kelantan dan Kuala Lumpur (jika) diukur pada titik yang sama iaitu RM300,000 mungkin tidak masuk akal.

"Justeru, bagi memastikan ia sesuai, KPKT sedang melaksanakan panduan pemetaan yang lebih saintifik di bawah Dasar Perumahan Negara bagi memastikan jenis harga yang sesuai boleh ditawarkan, bergantung kepada negeri dan lokaliti," katanya.

Beliau berkata demikian ketika menyampaikan ucapan pada Persidangan Perumahan Serantau REHDA Institute, di sini, hari ini.

Yang turut hadir, Pengerusi REHDA Institute, Datuk Jeffrey Ng Tiong Lip dan Presiden Persatuan Pemaju Hartanah dan Perumahan (REHDA), Datuk NK Tong.

Sementara itu, Kor Ming berkata, KPKT menjangkakan prestasi yang stabil dalam pasaran hartanah dan menyumbang kepada peningkatan Keluaran Dalam Negara Kasar (KDNK).

Malah, beliau berkata, banyak saham dalam sektor hartanah turut mencatatkan peningkatan yang baik.

Katanya, pasaran hartanah negara sedang mencatatkan pemulihan dan pertumbuhan yang stabil, selepas merekodkan 399,000 transaksi hartanah bernilai sekitar RM200 bilion tahun lalu.

"Sejak kerajaan MADANI mengambil alih kepimpinan negara, hartanah tidak terjual telah menurun kepada kurang 24,000 unit berbanding 37,066 unit, pengurangan besar dan ketara melebihi 40 peratus.

"Malaysia kini menjadi destinasi menarik kepada ekspatriat dengan jumlah permit kerja yang dikeluarkan oleh imigresen kepada ekspatriat berkemahiran tinggi telah meningkat kepada 154,115 pada 2023, berbanding 110,819 pada 2022.

"Peningkatan lebih daripada 50 peratus ini menjadi petunjuk kukuh bahawa kemasukan pelaburan langsung asing (FDI) telah mewujudkan lebih banyak peluang pekerjaan berkemahiran tinggi," katanya.

Dalam pada itu, Kor Ming berkata, pembangunan semula perancangan bandar menjadi agenda ekonomi dan sosial yang penting kepada Malaysia.

Katanya, kadar urbanisasi diunjurkan meningkat kepada 84 peratus menjelang 2040 berbanding kadar semasa 78 peratus.

"Banyak bangunan di Malaysia kini semakin usang dan usaha pembaharuan boleh membantu dalam memulihkan serta menghidupkan semula kawasan bandar yang usang dan tidak berdaya maju dari segi ekonomi melalui pelaksanaan Garis Panduan Pembaharuan Bandar," katanya.

Beliau berkata, kerajaan dan Dewan Bandaraya Kuala Lumpur (DBKL) bercadang mengubah Kuala Lumpur menjadi pusat bandar masa depan terkemuka dan contoh menerusi Pelan Induk Bandar Pintar Kuala Lumpur 2021-2025, Pelan Strategik DBKL 2021-2030 dan Pelan Struktur Kuala Lumpur 2040 (PSKL 2040).

"Semua pelan ini tidak akan berjaya jika banyak bangunan di bandar kita termasuk hartanah strata tidak dihuni dan terbiar kerana isu undang-undang yang membawa kepada potensi kawasan setinggan bandar," katanya.

2.3 Berita RTM

SOURCE LINK: <https://berita.rtm.gov.my/nasional/senarai-berita-nasional/senarai-artikel/pasaran-hartanah-malaysia-dalam-usaha-pemulihan>
PRESS: Berita RTM
PUBLISHED DATE: 14 May 2024



Pasaran hartanah Malaysia dalam usaha pemulihan



PETALING JAYA, 14 Mei- Pasaran hartanah Malaysia dalam usaha menuju pemulihan kata Menteri Perumahan dan Kerajaan Tempatan Nga Kor Ming.

Perkara itu dibuktikan dengan peningkatan jumlah dan nilai urus niaga hartanah yang mencatatkan 399,000 transaksi hartanah bernilai kira-kira RM200 bilion pada 2023.

Dalam ucap tama bersempena dengan Persidangan Perumahan Serantau Rehda Institute 2024, ia mencatatkan pertumbuhan sebanyak 2.5 peratus dari segi jumlah dan 9.9 peratus dalam nilai ringgit.

"Inilah tanda pemulihan yang baik, kerana saya sangat pasti pasaran hartanah Malaysia tidak terapung. Kami mungkin lambat tetapi ada pertumbuhan kekal dalam pasaran hartanah Malaysia," katanya di sini.

Nga turut menjelaskan, sejak pentadbiran kerajaan MADANI, hartanah tidak terjual yang telah siap atau lambakan hartanah telah menyusut iaitu kurang daripada 24,000 unit berbanding 37,066, peningkatan lebih 40 peratus.

Ia juga menunjukkan Malaysia mempunyai daya menarik dalam kalangan ekspatriat, dengan bilangan permit kerja yang dikeluarkan oleh imigresen kepada ekspatriat berkemahiran tinggi meningkat kepada 154,115 pada 2023 berbanding 110,819 pada 2022.

Beliau turut menjangkakan prestasi yang stabil dalam pasaran hartanah akan membantu meningkatkan Keluaran Dalam Negara Kasar (KDNK).

Sementara itu, sebanyak 1,340 lesen pemaju (DL) dan 2,631 permit pengiklanan dan penjualan (AP) melibatkan 195,958 unit rumah diluluskan untuk pembangunan telah dikeluarkan kepada pemaju pada tahun 2023.

Daripada jumlah itu, 64,024 unit atau 32.7 peratus berada dalam kategori mampu milik dengan harga jualan bawah RM300,000.

Dalam perkembangan lain sebanyak 139 kawasan meliputi 1,300 ekar tanah di Kuala Lumpur dikenal pasti berpotensi untuk pembangunan semula bandar.

91 daripada jumlah itu merupakan tapak kediaman yang termasuk dalam Pelan Struktur Kuala Lumpur 2040 (PSKL2040).

Pihaknya sedang merangka draf akhir Akta Pembangunan Semula Bandar bagi mengubah landskap bandar serta menghasilkan nilai pembangunan kasar (GDV) yang lebih baik.

"Tentunya kerajaan bersedia untuk bergerak seiring dalam pembangunan ini. Kami sedang

melangkah ke arah Akta Pembangunan Semula Bandar. Semakan dan laporan berkaitan akta ini akan diumumkan tidak lama lagi.

"Kami amat menggalakkan semua pihak terlibat untuk bekerjasama dengan KPKT bagi pembangunan semula bandar yang akan meningkatkan ekonomi. Ia dijangka membawa lebih banyak peluang pekerjaan dan pelaburan sebaik akta baharu ini diluluskan," katanya.

SOURCE LINK: <https://www.astroawani.com/berita-malaysia/pasaran-hartanah-malaysia-dalam-usaha-pemulihan-kor-ming-470541>
PRESS: Astro Awani
PUBLISHED DATE: 14 May 2024



Pasaran hartanah Malaysia dalam usaha pemulihan - Kor Ming



Sejak pentadbiran kerajaan Madani, hartanah tidak terjual yang telah siap atau lambakan hartanah telah menyusut iaitu kurang daripada 24,000 unit berbanding 37,066, peningkatan lebih 40 peratus. - Gambar hiasan

PETALING JAYA: Pasaran hartanah Malaysia dalam usaha menuju pemulihan yang dibuktikan dengan peningkatan jumlah dan nilai urus niaga hartanah pada tahun lepas serta pertumbuhan ekonomi yang stabil, kata Menteri Perumahan dan Kerajaan Tempatan Nga Kor Ming.

Dalam ucap tama bersempena dengan Persidangan Perumahan Serantau Rehda Institute 2024 di sini hari ini, beliau berkata Malaysia mencatatkan 399,000 transaksi hartanah bernilai kira-kira RM200 bilion pada 2023, pertumbuhan sebanyak 2.5 peratus dari segi jumlah dan 9.9 peratus dalam nilai ringgit.

Sejak pentadbiran kerajaan Madani, hartanah tidak terjual yang telah siap atau lambakan hartanah telah menyusut iaitu kurang daripada 24,000 unit berbanding 37,066, peningkatan lebih 40 peratus.

"Kami menjangkakan prestasi mantap pasaran hartanah pada 2024. Ini akan membantu meningkatkan Keluaran Dalam Negara Kasar," katanya sambil memaklumkan saham hartanah telah meningkat, dengan sebahagiannya

melebihi 600 peratus dalam tempoh 12 bulan lepas.

Pada majlis itu, Nga turut menyaksikan pelancaran laporan "Rumah Mampu Milik II - Merapatkan Jurang: Pendekatan Strategik untuk Mengimbangi Bekalan dan Permintaan" oleh Rehda Institute.

Rehda Institute adalah kumpulan pemikir bebas industri yang memfokuskan kepada penyelidikan dan pendidikan berkaitan perumahan. Ia merupakan cabang latihan, pendidikan dan penyelidikan Persatuan Pemaju Hartanah dan Perumahan (Rehda) Malaysia.

Menurut Nga, Malaysia telah mempunyai daya menarik dalam kalangan ekspatriat, dengan bilangan permit kerja yang dikeluarkan oleh imigresen kepada ekspatriat berkemahiran tinggi meningkat kepada 154,115 pada 2023 berbanding 110,819 pada 2022.

Beliau berkata pertambahan 40 peratus ini menunjukkan kemasukan pelaburan langsung asing (FDI) telah mewujudkan lebih banyak peluang pekerjaan berkemahiran tinggi.

Mengenai "Housing Integrated Management System (HIMS) atau Sistem Pengurusan Bersepadu Perumahan yang mula beroperasi pada 31 Jan 2022, Nga berkata sistem itu diwujudkan untuk memudahkan pelaksanaan urusan.

Ini termasuk memohon lesen pemaju, menghasilkan perjanjian jual beli elektronik, mengemaskinikan projek perumahan dan isu pematuhan.

"Maklumat mengenai projek perumahan berlesen telah dikemas kini dengan lancar

hampir mengikut masa nyata daripada HIMS kepada TEDUH (Sistem Bank Data Perumahan) untuk membantu pembeli dan orang ramai membuat tindakan susulan mengenai status projek, daripada ketersediaan unit/harga sehingga status pembinaan.

"Langkah ini membolehkan individu untuk membuat keputusan termaklum, mengecilkan pencarian mereka dan mengurangkan masa yang diperuntukkan untuk mencari hartanah," kata Nga. -- BERNAMA

2.5 Harian Metro

SOURCE LINK : <https://www.hmetro.com.my/mutakhir/2024/05/1090400/panduan-pemetaan-pastikan-harga-kediaman-mampu-milik-masuk-akal>

PRESS: Harian Metro

PUBLISHED DATE: 14 May 2024



Panduan pemetaan pastikan harga kediaman mampu milik masuk akal

By Mohd Zaky Zainuddin



Petaling Jaya: Kementerian Perumahan dan Kerajaan Tempatan (KPKT) sedang melaksanakan panduan pemetaan harga kediaman mampu milik bagi memastikan ia sesuai dan masuk akal.

Menterinya, Nga Kor Ming berkata panduan pemetaan di bawah Dasar Perumahan Negara itu adalah lebih saintifik dengan mengambil kira negeri dan lokaliti tertentu.

"Sebagai contoh, sebelum ini di bawah Dasar Perumahan Negara, definisi kediaman mampu milik tidak melebihi RM300,000, tetapi harga rumah mampu milik di Kelantan dan Kuala Lumpur (jika) diukur pada titik yang sama iaitu RM300,000 mungkin tidak masuk akal.

"Justeru, bagi memastikan ia sesuai, KPKT sedang melaksanakan panduan pemetaan yang lebih saintifik di bawah Dasar Perumahan Negara bagi memastikan jenis harga yang sesuai boleh ditawarkan, bergantung kepada negeri dan lokaliti," katanya. Beliau berkata demikian ketika menyampaikan ucap terna pada Persidangan Perumahan Serantau REHDA Institute, di sini, hari ini.

Yang turut hadir, Pengerusi REHDA Institute, Datuk Jeffrey Ng Tiong Lip dan Presiden Persatuan Pemaju Hartanah dan Perumahan (REHDA), Datuk NK Tong.

Sementara itu, Kor Ming berkata, KPKT menjangkakan prestasi yang stabil dalam pasaran hartanah dan menyumbang kepada peningkatan Keluaran Dalam Negara Kasar (KDNK).

Malah, beliau berkata, banyak saham dalam sektor hartanah turut mencatatkan peningkatan yang baik.

Katanya, pasaran hartanah negara sedang mencatatkan pemulihan dan pertumbuhan yang stabil, selepas merekodkan 399,000 transaksi hartanah bernilai sekitar RM200 bilion tahun lalu.

"Sejak kerajaan MADANI mengambil alih kepimpinan negara, hartanah tidak terjual telah menurun kepada kurang 24,000 unit berbanding 37,066 unit, pengurangan besar dan ketara melebihi 40 peratus.

"Malaysia kini menjadi destinasi menarik kepada ekspatriat dengan jumlah permit kerja yang dikeluarkan oleh imigresen kepada ekspatriat berkemahiran tinggi telah meningkat kepada 154,115 pada 2023, berbanding 110,819 pada 2022.

"Peningkatan lebih daripada 50 peratus ini menjadi petunjuk kukuh bahawa kemasukan pelaburan langsung asing (FDI) telah mewujudkan lebih banyak peluang pekerjaan berkemahiran tinggi," katanya.

Dalam pada itu, Kor Ming berkata, pembangunan semula perancangan bandar menjadi agenda ekonomi dan sosial yang penting kepada Malaysia.

Katanya, kadar urbanisasi diunjurkan meningkat kepada 84 peratus menjelang 2040 berbanding kadar semasa 78 peratus.

"Banyak bangunan di Malaysia kini semakin usang dan usaha pembaharuan boleh membantu dalam memulihkan serta menghidupkan semula kawasan bandar yang usang dan tidak berdaya maju dari segi ekonomi melalui pelaksanaan Garis Panduan Pembaharuan Bandar," katanya.

Beliau berkata, kerajaan dan Dewan Bandaraya Kuala Lumpur (DBKL) bercadang mengubah Kuala Lumpur menjadi pusat bandar masa depan terkemuka dan contoh menerusi Pelan Induk Bandar Pintar Kuala Lumpur 2021-2025, Pelan Strategik DBKL 2021-2030 dan Pelan Struktur Kuala Lumpur 2040 (PSKL 2040).

"Semua pelan ini tidak akan berjaya jika banyak bangunan di bandar kita termasuk hartanah strata tidak dihuni dan terbiar kerana isu undang-undang yang membawa kepada potensi kawasan setinggan bandar," katanya.

SOURCE LINK : <https://malaysiagazette.com/2024/05/14/399000-transaksi-hartanah-bernilai-rm200-bilion-tahun-lalu-kor-ming/>
PRESS: Malaysia Gazette
PUBLISHED DATE: 14 May 2024

399,000 transaksi hartanah bernilai RM200 bilion tahun lalu – Kor Ming

By Shawaliah Hadir



PETALING JAYA – Sebanyak 399,000 transaksi hartanah bernilai RM200 bilion direkodkan pada tahun lalu.

Menteri Perumahan dan Kerajaan Tempatan, Nga Kor Ming berkata, perkembangan tersebut membuktikan pasaran hartanah negara sedang menuju pemulihan dan pertumbuhannya stabil.

“Jumlah ini menunjukkan pertumbuhan sebanyak 2.5 peratus dan jumlah pulangan 9.9 peratus,” katanya ketika menyampaikan ucapan perasmian Persidangan Rumah Serantau.

Menurut beliau, sejak Kerajaan Madani memerintah, jumlah hartanah yang tidak terjual semakin berkurangan daripada 37,066 kepada 24,000 unit.

Dalam masa sama, banyak saham dalam sektor hartanah mengalami peningkatan.

“Jumlah pengurangan ini besar dan perubahan baik ini signifikan iaitu berkurangan sebanyak lebih 40 peratus.

“Beberapa kaunter hartanah telah menyaksikan peningkatan lebih daripada 600 peratus dalam tempoh 12 bulan yang lalu, katanya lagi.

Sehubungan itu, beliau yakin pasaran hartanah tahun ini akan menjadi lebih baik sekaligus membantu meningkatkan Keluaran Dalam Negara Kasar (KDNK).- MalaysiaGazette.

SOURCE LINK : <https://www.bernama.com/radio/news.php?id=2297690>
PRESS: Bernama
PUBLISHED DATE: 14 May 2024



Kerajaan Boleh Tawar Pilihan Sewa Kepada Mereka Tidak Mampu Beli Rumah - Institut Rehda



PETALING JAYA, 14 Mei (Bernama) -- Kerajaan perlu mempertimbangkan untuk menawarkan pilihan rumah sewa di samping pemilikan rumah untuk menangani kenaikan kos pembinaan dan bahan mentah, menurut Institut Persatuan Pemaju Hartanah dan Perumahan Malaysia (REHDA).

Pengerusinya, Datuk Jeffrey Ng Tiong Lip berkata menyewa boleh menjadi pilihan yang lebih mampan berikutan tanah adalah sumber yang terhad.

“Jika kerajaan terus membina rumah, akan sentiasa ada tekanan untuk mencari lebih banyak tanah dan membina lebih banyak rumah. Dari aspek produktiviti, kerajaan menjual rumah ini pada harga dengan subsidi yang tinggi.

“Selain itu, segmen kumpulan pendapatan B40 tidak akan mampu untuk membeli rumah. Kita tidak mahu mereka menghadapi situasi tersebut. Justeru, menyewa adalah cadangan yang realistik,” katanya kepada pemberita pada Persidangan Perumahan Serantau Institut REHDA 2024 di sini hari ini.

Ng turut mencadangkan kerajaan perlu meningkatkan unit rumah sewa dan mengekalkan aset negara ini untuk memenuhi keperluan orang ramai yang memilih untuk tidak memiliki rumah.

Pada acara itu, Institut REHDA melancarkan laporannya ‘Affordable Housing II – Closing the Gap: A Strategic Approach to Balancing Supply & Demand,’ lanjutan daripada laporan pertama dari 2018.

Ng menjelaskan versi kedua laporan itu memberi tumpuan kepada isu-isu mendesak seperti permintaan dan penawaran untuk perumahan serta rumah mampu milik, yang telah menjadi kebimbangan kerajaan selama bertahun-tahun.

Beliau berkata kerajaan dan penggubal dasar perlu menangani isu struktur teras dan mewujudkan dasar untuk menyelesaikan krisis perumahan, sekali gus menggalakkan pasaran perumahan yang kondusif yang memberi manfaat kepada rakyat.

“Terdapat banyak cadangan dalam laporan itu yang perlu kami bincangkan dengan pihak berkepentingan dalam industri, terutamanya pihak berkuasa. Perubahan dasar perlu berdasarkan analisis yang menyeluruh dan justifikasi data.

“Pihak berkepentingan mungkin bersetuju atau tidak bersetuju dengan rumusan kami tetapi ideanya untuk berbincang (secara dialog), menerima kritikan membina dan mewajarkan pendirian itu,” katanya.

3. CHINESE NEWS

3.1 Business Time CN

SOURCE LINK : <https://businesstimescn.com/amp-articles/618176.html>
PRESS : Business Time CN
PUBLISHED DATE: 15 May 2024



【RCEP财讯】马来西亚房屋及地方政府部：房产复苏强劲成长 滞销产业降逾40%



马来西亚房屋及地方政府部长倪可敏表示，自昌明政府执政以来，该国滞销产业数量大幅减少，降幅超过40%，从3万7066单位减少至少于2万4000单位。他指出，这一变化归功于政府的积极政策，预计今年产业市场将继续保持强劲表现，有望推动国内经济增长。

倪可敏在马来西亚房地产商会学院举办的“2024年区域房屋大会”上发表讲话时表示，去年产业交易量达到39万9000宗，交易总值达2000亿林吉特，分别增长2.5%和9.9%。他还透露，明年马来西亚将担任东盟轮值主席国，计划举办多场国际峰会，其中包括东盟产业峰会，旨在提升该国的国际地位。

此外，倪可敏推介了一份由REHDA学院出版的研究报告，名为《可负担房屋2 - 缩小差距：平衡供需的战略方法》。这份报告提供了新的研究见解，探讨了如何更好地衡量和考虑可负担房屋的负担能力，以及制定更科学的定价指南。

在保护各方利益方面，倪可敏呼吁制定更完善的“马来西亚半岛房地产发展法令”，以规范房地产市场，保护购房者、发展商和地主的利益。同时，他介绍了房政部推行的房屋综合管理系统（HIMS），旨在简化私人房屋发展商的业务流程。

SOURCE LINK : <https://www.orientaldaily.com.my/news/nation/2024/05/14/651791>
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去年大马房产交易达2000亿令吉增9.9% 倪可敏：我国房地产市场稳健成长



(吉隆坡14日讯) 房屋及地方政府部长倪可敏说，我国房地产市场在昌明政府的领导下，正在积极复苏并稳步增长。

倪可敏指出，我国目前已促成了39万9000笔房地产交易，价值约2000亿令吉，年交易数增长2.5%，交易总额增长9.9%。

倪可敏今天在大马房地产发展商会 (REHDA Institute) 举办的《可负担房屋II - 缩小差距：平衡供需的战略方针》国际研讨会上，这样指出。

“自昌明政府执政以来，我们的滞销房产便从3万7066套减少到了2万4000套，显著改善了40%以上。”

倪可敏认为，我国如今愈来愈能够吸引外籍人士，移民局向高技能外籍人士发放的工作证数量增加了50%以上，从2022年的11万819份，提高到了2023年的15万4115份。

他说，这不仅显示了外国直接投资 (FDI) 带来的高技能工作机会增多，也反映了在首相拿督斯里安华的领导下，举国力拼经济政策初见成效。



房地产股市表现良好

“房地产股市去年至今表现良好，预计2024年房地产市场将持续维持成长，进一步推动国内生产毛额 (GDP) 的成长。” 他说。

截至今年5月，相关房地产股票表现强劲，部分股票一年内升值超过600%，显现国家经济尤其是房地产经济的蓬勃发展。

倪可敏指出，“马来西亚即将在2025年担任东盟主席国，届时将举办近200场国际会议，包括东盟房地产峰会，这将有助于进一步提升马来西亚的国际地位。”

在房地产市场稳健发展的背景下，倪可敏强调，“我们必须稳扎稳打，确保房地产市场的健康发展，防止经济泡沫出现。”

可负担房屋售价或随州浮动

关于可负担房屋，倪可敏表示，房地部正在研究一套更科学的定价指南，以便根据各州的物价水平进行房屋定价，以此应对各地成本的不同。

目前，国家房屋政策规定的可负担房屋价格上限为30万令吉，但在如吉兰丹和吉隆坡这样的地区以相同价格衡量显然不合理。

这次会议吸引了来自澳洲、香港和新加坡等地的专家及利害关系人共同探讨房屋的可持续城市发展和城市规划的影响。

可负担房屋售价或随州浮动关于可负担房屋，倪可敏表示，房地部正在研究一套更科学的定价指南，以便根据各州的物价水平进行房屋定价，以此应对各地成本的不同。

3.3 Nanyang Siang Pau

SOURCE LINK :

<https://www.enanyang.my/%E8%B4%A2%E7%BB%8F%E6%96%B0%E9%97%BB/%E5%80%AA%E5%8F%AF%E6%95%8F%E6%88%BF%E4%BA%A7%E5%A4%8D%E8%8B%8F%E5%BC%BA%E5%8A%B2%E6%88%90%E9%95%BF-%E6%BB%9E%E9%94%80%E4%BA%A7%E4%B8%9A%E9%99%8D%E9%80%BE40>

PRESS : Nanyang Siang Pau

PUBLISHED DATE: 14 May 2024



倪可敏：房产复苏强劲成长 滞销产业降逾40%



倪可敏（右六）和REHDA领导层一起展示《可负担房屋2》研究报告。左起为张昌国、法迪依斯干达、曾福传及黄忠立；右起为慕斯达法、黄腾亮、张翠苹、何汉生及董银坤。

(吉隆坡14日讯)房屋及地方政府部长倪可敏指出，自从昌明政府执政以来，我国的滞销产业大幅减少，降幅超过40%，从3万7066单位下降至少于2万4000单位。

明年办东盟产业峰会

他说，今年产业市场料将有强劲表现，这将会推动国内经济增长。许多产业上市公司的股价纷纷升值，有者甚至在过去12个月大涨600%。

倪可敏今天为马来西亚房地产商会学院（REHDA Institute）举行的“2024年区域房屋大会”致辞时说，我国产业市场正在复苏且稳定成长，去年交易量录得39万9000宗，交易总值达2000亿令吉，分别增长2.5%和9.9%。

他说，我国将在明年担任东盟轮值主席国，届时将举办多场国际峰会，进一步提升大马的国际地位：“届时吉隆坡会展中心将举办史上第一届东盟产业峰会，致力打造大马成为东盟的门户。”

倪可敏也说，大马吸引外籍高技术专才，我国已成为他们的聚集地：“前年，移民局发放11万零819份工作准证给外籍高技术专才，去年发放率超过50%，达15万4115份。”

探讨可负担屋定价标准

倪可敏现场推介由REHDA学院出版的研究报告《可负担房屋2 - 缩小差距：平衡供需的战略方法》。

他指根据了解，这份研究报告是与马来西亚北方大学（UUM）、大马发展银行（BPMB）研究人员和其他组织合作的成果，它可提供新的研究见解，探讨如何更好地衡量和考虑可负担房屋的负担能力，同时顾及每一个城市家庭的支出和可支配收入来为可负担屋定价。

保护各方利益

倪可敏为此提出制定更完善的“马来西亚半岛房地产发展法令”，以规范房地产市场，保护购屋者、发展商和地主的利益。”

房政部于2022年1月31日推行房屋综合管理系统（HIMS），此系统结构被设计为端对端流程，旨在简化私人房屋发展商的业务，从申请发展准证到电子买卖协议（e-SPA）、更新房屋项目及遵守1966年房屋发展法令的要求。

关于可负担房屋，房政部目前在根据国家房屋政策研究一套更科学的定价指南，以根据不同州属的物价水平为可负担房屋定价。

根据国家房屋政策，可负担房屋的定价不超过30万令吉。不过，若吉兰丹和吉隆坡的可负担房价同样是30万令吉，则是不合理的。

出席者有REHDA信托人丹斯里张昌国、拿督斯里法迪依斯干达、丹斯里曾福传、拿督黄忠立、拿督哈芝慕斯达法、拿督黄腾亮、总秘书张翠苹、署理主席拿督何汉生及主席拿督董银坤。

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倪可敏：房地产市场逐步复苏 料今年市场持稳



倪可敏在大马房地产发展商会会长拿督童银坤（右）及大马房地产发展商会研究院主席拿督黄忠立（左）陪同下，为可负担房屋II最新报告主持推介。（谭湘璇摄）

（八打灵再也14日讯）房屋及地方政府部长倪可敏说，2023年国内房地产交易量达39万9000宗，总价值高达2000亿令吉，相比2022年的交易量增长了2.5%，价值增长达9.9%；这意味着马来西亚房地产市场逐步迈向复苏，呈平稳增长的趋势。

他指出，该部预测今年的房地产市场将保持稳定，这有助于提高占国内生产总值（GDP）贡献比率。

他说，自团结政府执政以来，国内滞销的房地产已从3万7066个单位，下降至不足2万4000个单位，降幅超过40%，滞销情况获得大幅改善。

他今日为2024年区域房屋大会，以及为马来西亚房地产发展商会（REHDA）推出的最新可负担房屋II报告主持推介仪式时，发表谈话

倪可敏也说，大马现已成为吸引外籍专才的磁石，因为根据移民局向高技术外籍专才发放的。

工作准证数量，2023年已增至15万4115份，相较于2022年的11万零819份增加逾50%。

“这清楚显示这个趋势及外来直接投资，已创造了更多高技术的就业机会。”

同时，他表示，大马股市许多房地产板块的公司股票都出现升值，在过去12个月，部分房地产股升值超过60%。

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可负担房屋II报告推介礼 | 倪可敏：稳健成长 房产交易增9.9%



倪可敏（右六）为REHDA可负担房屋II最新报告主持推介并合影。左起为张昌国、法迪依斯干达、曾福传、黄忠立；右一起慕扎达查、黄腾亮、张翠苹、何汉生及童银坤。（谭湘璇摄）

（八打灵再也14日讯）房屋及地方政府部长倪可敏指出，我国房地产市场逐步迈向复苏，呈平稳增长的趋势。2023年国内房地产交易量写下价值2000亿令吉的39万9000项交易，相比起2022年数量增长了2.5%，价值增长达9.9%。

他指出，该部预测今年的房地产市场将保持稳定，这有助于提高占国内生产总值（GDP）贡献比率。

滞销单位降逾40%

“自团结政府执政中央以来，国内滞销的房地产已从3万7066单位，下降至不足2万4000单位，降幅超过40%，因此滞销情况获得大幅改善。”

他今日为2024年区域房屋大会及为马来西亚房地产发展商会（REHDA）推出的最新可负担房屋II报告主持推介时，发表谈话。

他也说，大马现已成为吸引外籍专才的磁石，因根据移民局向高技术外籍专才发放的工作许可证数量，2023年已增至15万4115份，相较于2022年的11万零819份增加逾50%以上。

同时，他指大马股市许多房地产板块的公司股票，都经历了良好的升值，在过去12个月，部分房地产股升值超过600%。

他指出，单在2023年，当局已发出1340份房地产执照、

2631份广告与销售准证给国内发展商，也意味着有19万5958个单位获准发展；当中有6万4024个单位或32.7%属于售价30万令吉以下的可负担房屋。

他也表示，城市规划重建是我国重要的经济和社会议程，尤其是目前城市化的比率已高达78%，而预计到2040年将增加到84%。

拟西马房产发展法

保障屋主倪可敏说，为了应对过去10年社会不断变化的需求，及住房领域所经历重大改变的情况，该部正计划制定适用于西马的房地产发展法(Real Property Development Act)，以便能保障购屋者、管制发展商和处理土地拥有者等相关事宜。

他表明持开明态度，接受发展商提出的观点和意见。

“像迪拜和澳洲这些地区，已落实了房地产发展法。”

他说，制定该法是一个重要的方向，以便国内的房地产投资市场能受到监管，并确保房地产投资活动，是安全和有保障的。

此外，倪可敏说，该部早在2022年落实了线上房屋综合管理系统（HIMS），以方便发展商可透过该系统平台，便捷地申请房产开发执照和电子买卖协议（e-SPA）。

将办东盟房地产峰会

倪可敏说，马来西亚将在2025年担任东盟轮值主席国，届时将举办多场国际峰会，这将进一步提升马来西亚的国际地位。

他宣布，届时大马将在吉隆坡会议中心，举办史上第一场东盟房地产峰会。

“这有助于将大马打造成为东盟区域，经济成长最快速的国家。”

谈到可负担房屋，倪可敏说，该部正在研究一套更科学的定价指南，以便根据各州的物价水平进行房屋定价，以更加反映对各地区不同成本的现实。

“这是因为目前，国家房屋政策规定的可负担房屋价格上限为30万令吉，但在如吉兰丹和吉隆坡这样的地区以相同价格衡量显然不合理。”

另外，倪可敏说，此次2024年区域房屋大会吸引了来自澳洲、香港和新加坡等地专家及利益相关者抵马，共同探讨房屋的可持续城市发展和城市规划的影响。

童银坤:将与大学合作

探讨可负担屋售价

马来西亚房地产发展商会会长拿督童银坤说，该商会接下来几个月内，将联合国内大学和相关机构，展开另一项研究工作，以探讨各地区可负担房屋的售价比较。

上述推介仪式出席者包括该商会前会长黄腾亮、拿督法迪依斯干达、副会长拿督何汉生、总秘书张翠苹、REHDA研究院主席拿督黄忠立、信托人丹斯里张昌国、丹斯里曾福传、拿督慕扎达查、张协铨等。

3.6 China Press

SOURCE LINK :
<https://www.chinapress.com.my/20240514/2025%E5%B9%B4%E4%BB%BB%E4%B8%9C%E5%8D%8F%E8%BD%AE%E5%80%BC%E4%B8%BB%E5%B8%AD%E5%9B%BD-%E5%8A%9E%E5%8F%B2%E4%B8%8A%E9%A6%96%E5%9C%BA%E6%88%BF%E5%9C%B0%E4%BA%A7%E5%B3%B0%E4%BC%9A/>
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2025年任东协轮值主席国 办史上首场房地产峰会

(吉隆坡14日讯) 房屋及地方政府部长倪可敏说，大马将在2025年担任东协轮值主席国，届时将举办史上第一场东协房地产峰会。

“大马将在2025年担任东协主席国，届时将举办近200场国际会议，包括东协房地产峰会，这将有助于进一步提升大马的国际地位。”

倪可敏今日为2024年区域房屋大会和大马房地产发展商商会研究院 (REHDA Institute) 推出《可负担房屋II - 缩小差距：平衡供需的战略方针》报告主持推介礼时，这么指出。

另外，倪可敏说，房地产领域在过去的10年里有很大的变化，因此他有意通过在大马半岛推出房地产发展法令，引入更全面的方法来简化房地产市场，以管理保障与购屋者、发展商、土地所有者相关事宜的利益。

至于从2022年1月31日开始运作的房屋综合管理系统 (HIMS)，他说，该系统旨在简化开发业务的程序，包括申请发展商准证、生成电子销售和购买协议、更新房屋项目和合规问题。

“有准证的房屋项目信息已从HIMS即时更新到TEDUH (房屋数据库系统)，以帮助买家和公众跟进项目状态。”

SOURCE LINK :

<https://www.chinapress.com.my/20240514/%E5%80%AA%E5%8F%AF%E6%95%8F%E5%BC%9A%E5%B8%82%E5%9C%BA%E5%A4%8D%E8%8B%8F-%E6%88%BF%E4%BA%A7%E6%BB%9E%E9%94%80%E5%A4%A7%E5%87%8F%E9%80%BE40/>

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倪可敏：市场复苏 房产滞销大减逾40%



倪可敏

(吉隆坡14日讯)房屋及地方政府部长倪可敏指出，国内房地产市场正在复苏及稳健成长，2023年的房地产交易额达到约2000亿令吉，同比增长9.9%。

他说，2023年，大马房地产市场共录得39万9000宗交易，总值约2000亿令吉，年交易量增长2.5%，交易总额增长9.9%。

倪可敏今日为2024年区域房屋大会和大马房地产发展商会研究院（REHDA Institute）推出《可负担房屋II - 缩小差距：平衡供需的战略方针》报告主持推介礼时，这么指出。

他也说，自昌明政府上任以来，国内的滞销房产数量已从3万7066个单位大幅减少至少过2万4000个，降幅超过40%，足见政府在改善滞销房屋方面政策见成效，为市场注入了一针强心剂。

倪可敏说，去年至今房地产股市表现良好，因此预计2024年房地产市场将继续保持增长，进一步推动国内生产总值的增长。

“截至今年5月，相关房地产股票表现强劲，部分股票一年内升值超过600%，显现出国家经济尤其是房地产经济的蓬勃发展。”，防止出现经济泡沫。

在房地产市场大好的背景下，倪可敏强调，大家必须稳扎稳打，确保房地产市场的健康发展，防止出现经济泡沫。

出席者包括大马房地产发展商公会（REHDA）主席拿督童银坤、大马房地产发展商会研究院主席拿督黄忠立、信托人丹斯里张昌国、丹斯里曾福传、拿督何汉生、张翠苹、拿督黄腾亮、拿督斯里依斯甘达和拿督慕兹塔扎。

4. TV Broadcast

4.0 Berita RTM

SOURCE LINK :

<https://drive.google.com/file/d/14YizpoR7yo7jmp7cgGZhyDNBqYVWasVY/view?usp=sharing>

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4.1 Buletin Utama

SOURCE LINK : <https://drive.google.com/file/d/1Lljn-D5luZYvTuTFjn4TRNYLGyTv6mST/view>

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