

**ASEAN**  
MALAYSIA 2025  
INCLUSIVITY AND SUSTAINABILITY



# International Strata Symposium

"Fostering Growth and Collaboration Among Government, Strata, and Property Management Stakeholders, with Insights on Laws and Best Practices from APAC, Australia, Hong Kong, and the UK."

9.00 a.m - 5.00 p.m | 8 and 9 April 2025 ( 2 Days) |

Venue : M World Hotel, Petaling Jaya  
(formerly known as AVANTÉ Hotel)

# PRESS REPORT

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<sup>NEW</sup>  
**STRAITS**TIMES

### Government Mulls New Law to Tackle Poor Property Management, Says Nga

By Hakim Mahari



*Housing and Local Government Minister Nga Kor Ming delivers his keynote address at the International Strata Symposium.*

PETALING JAYA: The Malaysian Government is mulling over a new law to address long-standing issues surrounding poor property and building management in the Country.

Housing and Local Government Minister Nga Kor Ming said such issues, particularly substandard property management services, have led to a decline in property asset values, especially in stratified buildings.

He said there are currently only 594 licensed firms serving 26,334 strata schemes, or 2.91 million stratified property units, nationwide. "In other words, each firm is, on average, responsible for managing nearly 4,900 units in stratified properties.

"This shortage of licensed firms has led to poor service quality for Joint Management Bodies (JMB) and Management Committees (MC), as well as the rise of unlicensed property managers operating nationwide," he said in his keynote address at the International Strata Symposium here today.

Nga said the situation has caused many property owners and tenants, especially those in strata schemes, to face challenges due to declining property values. "These problems often stem from poor or inadequate building management by unqualified, poorly trained, and in some cases, dishonest property managers."

He said the Ministry had, in recent months, engaged with several associations and interest groups to study the feasibility of a new, comprehensive act focused solely on regulating property and building management. He added that property managers are currently regulated under Valuers, Appraisers, Estate Agents and Property Managers Act 1981 alongside valuers, appraisers, and estate agents.

"By establishing a new act specifically for property managers, we aim to improve the quality of property management services in Malaysia. "This will ensure that the maintenance fees paid by property owners or tenants are properly utilised, such as for lift and parks maintenance, facility refurbishments, waste collection, or sewage system repairs.

SOURCE LINK:

<https://www.nst.com.my/news/nation/2025/04/1198955/govt-revives-1016-abandoned-housing-projects-worth-rm9896bil>

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<sup>NEW</sup>  
**STRAITS**TIMES

## Government Revives 1,016 Abandoned Housing Projects, Worth RM98.96 Billion

By Hakim Mahari



*Housing and Local Government Minister Nga Kor Ming said that the persistent issue of abandoned housing projects had caused significant hardship for thousands of homebuyers and destabilised the property market over the years.*

PETALING JAYA: A total of 1,016 sick and abandoned private housing projects, worth RM98.96 billion and involving 122,083 housing units, have been revived by the Malaysian Government as of February.

Housing and Local Government Minister Nga Kor Ming said that the persistent issue of abandoned housing projects had caused significant hardship for thousands of homebuyers and destabilised the property market over the years.

"Many families continue to pay for homes they can never live in, while also struggling with rental costs. The consequences go beyond individual households — abandoned projects lead to decaying neighbourhoods, declining property values and rising safety concerns, affecting entire communities," he said.

He said this in his keynote address at the International Strata Symposium today. Nga said that the Government established the task force on Sick and Abandoned Private Housing Projects in December 2022 as part of its commitment to protecting homebuyers and restoring confidence in the housing sector.

While significant progress has been made, he stressed that much work remained to be done. "Just yesterday,

we announced the blacklisting of 109 developers for non-compliance, as part of our ongoing efforts to safeguard homebuyers' interests," he said.

Between January 2024 and February 2025, the Ministry issued 527 notices, resulting in RM10.28 million in fines, mainly against developers who failed to submit mandatory reports.

These reports include development status updates, audit reports, balance sheets and profit-and-loss statements to the National Housing Department. "These reports are not just procedural; they are vital in ensuring the timely completion of housing projects and reducing the risk of abandonment," he added.

Nga also said that the Ministry was considering stricter penalties, including travel bans on errant developers, through proposed amendments to the Housing Development (Control and Licensing) Act.

"We are committed to upholding high standards in our property market, restoring homebuyers' confidence, and eliminating the 'bad apples' in the industry — especially those who undermine homebuyers' interests through fraud and non-compliance," he said.

SOURCE LINK:

<https://thesun.my/business-news/nga-ministry-has-revived-rm9896-billion-worth-of-abandoned-housing-projects-FL13908973>

PUBLISHED DATE: 9 April 2025



## Nga: Ministry has Revived RM98.96 Billion Worth of Abandoned Housing Projects

By Aimie Shazrie



*Nga (third from right), REHDA Malaysia president Datuk Ir. Ho Hon Sang (second from left) and REHDA Institute chairman Dato' Jeffrey Ng Tiong Lip (third from left) at the launch of the Abandoned Housing Report published by the REHDA Institute.*

PETALING JAYA: The Housing and Local Government Ministry has revived a staggering RM98.96 billion worth of abandoned housing projects, marking a significant milestone in Malaysia's push to restore investor confidence and uplift the construction sector.

Minister Nga Kor Ming said that 1,016 abandoned housing projects comprising 122,083 units have been brought back to life since the establishment of the Task Force on Sick and Abandoned Private Housing Projects in late 2022.

"The Ministry's proactive approach, through tighter coordination with developers, financial institutions, and Local Authorities, has not only accelerated project recovery but also helped stabilise the broader property market, offering renewed assurance to both domestic and foreign investors," he said at the International Strata Symposium 2025 today.

Nga disclosed that the Ministry is preparing to introduce a new Act focused solely on the property management industry, a sector currently regulated only as a subset of broader laws.

"With just 594 licensed property management firms serving over 2.9 million strata units nationwide, the upcoming legislation is expected to fill a critical vacuum and create a more professional, accountable strata management ecosystem.

"This will be a game-changer," he said, noting that unregulated and inexperienced joint management

bodies have become a root cause of poor building maintenance, disputes, and resident dissatisfaction.

Furthermore, he noted that the ministry has stepped up regulatory enforcement.

"As of March 2024, 109 developers have been blacklisted, with RM10.28 million in compound fines issued for non-compliance with Housing Development Act provisions. This sends a clear message: we will no longer tolerate developers who fail their obligations.

"The blacklist, which is publicly accessible via the National Housing Department's portal, is part of KPKT's (Ministry's) broader effort to improve transparency and accountability in the housing sector," he said.

Positioning Malaysia as a forward-looking leader in sustainable development, Nga announced that the Country is bidding for a seat on the executive board of the United Nations Human Settlements Programme (UN-Habitat), a key global body shaping the future of urbanisation.

"As current Chair of the Asean Ministerial Meeting on Housing and Urban Development (AMMHU), Malaysia is not only influencing regional policy but also seeking a stronger voice at the international table.

"Malaysia's urban population is expected to reach 88% by 2050, making global collaboration and innovation essential. "Malaysia is ready to contribute to the world's urban future – from smart cities to inclusive housing policies," Nga said, adding that participation in global platforms would allow Malaysia to export its policy

ideas, attract partnerships, and benchmark against world-class standards.

Malaysia is ready to contribute to the world's urban future, from smart cities to inclusive housing policies, he said.

"Our participation in global platforms will help us share our policy ideas, form new partnerships, and align with world-class standards.

"At the Ministry, we are aiming to table the Urban Renewal Act or *Akta Pembaharuan Semula Bandar* in June 2025. The bill consists of four key elements: urban redevelopment, urban regeneration, urban revitalisation and urban conservation. "Our utmost priority is to ensure a structured and inclusive approach to development, in line with our principle of 'leave no one behind,'" Nga said.



SOURCE LINK:

<https://www.edgeprop.my/content/1912229/new-property-management-act-planned-address-strata-boom-says-nga>

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## New Property Management Act Planned to Address Strata Boom, Says Nga

By Tam You Sheng



*(From left) REHDA secretary general Datuk Tan Hon Lim, REHDA Institute Trustee Datuk Seri (Dr) Michael K C Yam, REHDA president Datuk Ir. Ho Hon Sang, REHDA Institute chairman Dato' Jeffrey Ng Tiong Lip, KPKT Minister Nga Kor Ming, REHDA Institute Trustee Tan Sri Datuk Eddy Chen and Datuk Ng Seing Liong, and REHDA vice president Datuk Ir. Tiah Oon Ling (Photo by REHDA Institute)*

PETALING JAYA (April 8): The Malaysian Government is planning to establish a new Property Management Act in the near future in light of the increasing number of strata developments in Malaysia.

This was announced by Housing and Local Government Minister Nga Kor Ming at the International Strata Symposium hosted by the Real Estate and Housing Developers' Association Malaysia REHDA Institute at M World Hotel, Petaling Jaya (formerly AVANTÉ Hotel) today.

### Massive Shortage of Licensed Property Managers for Millions of Strata Units

In his keynote speech, Nga indicated that there are only 594 licensed firms practising property management, serving 2.91 million strata units in the Country.

"Each firm is responsible for managing approximately 5,000 strata units. This highlights a serious problem: there are insufficient licensed firms to properly serve all strata properties. The Government has started to study a new comprehensive act that will focus solely on regulating property and building management.

"Currently, property management is regulated under Act 242. By establishing a new Act, specifically for property managers, we aim to improve the quality of property management services in Malaysia, ensuring that the maintenance fees paid are properly utilised for

things such as lift maintenance, parks, and even waste collection or sewerage system repair works," Nga elaborated.

### Complaints Rife on Kuala Lumpur's Strata Living

"Strata developments are a vital component of urban living, with approximately 925,000 properties in Kuala Lumpur. KL City Hall (DBKL) oversees these developments and receives an average of 7,000 to 8,000 complaints annually, underscoring the need for effective strata management," REHDA Institute chairman Dato' Jeffrey Ng Tiong Lip said in his welcoming remarks.

"Some argue that properties under 30 years old should not be redeveloped [under the Urban Renewal Act (URA)] or that homebuyers with unpaid mortgages could be negatively impacted. However, the real issue with these buildings is mainly poor property management, which has affected their values, and the owners ultimately bear the asset depreciation and high maintenance costs," he stressed.

He stated that as our Cities continue to evolve, upgrades to urban development policies become necessary. Strata laws play a crucial role in urban renewal, especially as many old buildings require restoration. Updating these laws is essential to address the challenges posed by outdated, unsafe, and dilapidated buildings that contribute to urban decay, strained infrastructure, and worsened land scarcity.

## **URA Offers Fair Compensation, Benefits Nation**

Ng also said that the URA offers fair and equitable compensation, allowing property owners and the Country to benefit from urban redevelopment. Developers play a critical role in this process, adding value through comprehensive master planning, creative and sustainable development concepts, and infrastructure investments, all of which are important steps towards achieving a developed Nation-State.

"Countries like Singapore, Hong Kong and Australia have successfully used legal frameworks to encourage property owners' participation in urban renewal, bypassing the lengthy land acquisition process. These examples show that with the right legal frameworks, urban renewal laws are a high-impact protocol for socioeconomic advancement in the country," he added.

## **REHDA Institute Launched a Report on Abandoned Housing**

REHDA Institute also launched a research report on abandoned housing issues. The report titled "Abandoned Housing: Challenges, Insights and Solutions" is a comprehensive research report, developed in collaboration with the University of Malaya and represents a significant milestone in understanding the root causes of project abandonment.

Ng pointed out that, beyond strata governance, Malaysia must also confront a long-standing issue: abandoned housing projects in Malaysia. As of the end of 2024, over 111,000 abandoned or sick housing units have been recorded across 726 projects, leaving thousands of homebuyers in financial and emotional distress.

He stated that, while licensed developers maintain a strong track record, many abandoned projects arise from unlicensed or financially unstable developers, creating immense challenges for homebuyers and damaging the industry's reputation.

"This research report is not just a retrospective analysis; it offers forward-thinking solutions, including enhanced regulatory frameworks, stricter financial oversight and improved enforcement mechanisms. It serves as a roadmap for policymakers, developers and industry players, guiding the way toward a more resilient and responsible housing sector," Ng said.

The International Strata Symposium 2025 is an event to discuss and share insights on strata governance, best practices, and the latest regulatory developments. It aims to support the Housing and Local Government Ministry in reforming and amending the Strata Management Act to enhance Malaysia's strata laws. EdgeProp.my is the media partner for this event.

SOURCE LINK:

<https://www.edgeprop.my/content/1912253/international-strata-symposium-2025-new-legislations-works-regulate-multiple-phase-strata-developments-says-expert>

PUBLISHED DATE: 10 April 2025



## International Strata Symposium 2025: New Legislations in the Works to Regulate Multiple-Phase Strata Developments, Says Expert

By Tam You Sheng



(Photo by EdgeProp)

PETALING JAYA (April 10): Policymakers are working together with legal experts to refine legislations to address issues that have arisen in strata management, especially in regards to multiple-phase developments, says a Malaysian law practitioner.

Law firm Chur Associates founder and managing partner Chris Tan said that the current Strata Management Act (SMA) 2013 (Act 757) and Strata Titles Act (STA) 1985 (Act 318) are not comprehensive enough because they are only premised on single-phase developments.

"If you have multiple phases, there are still some issues and grey areas that need to be addressed ... We're seriously looking into it with the government now, hoping that [the old act] is overhauled to address these issues, especially those concerning strata management," Tan said at the International Strata Symposium 2025.

Hosted by the independent research think tank Real Estate and Housing Developers' Association Malaysia REHDA Institute, the symposium was held on Tuesday at M World Hotel here in conjunction with Malaysia's

ASEAN Chairmanship in 2025. The event, attended by more than 280 regional industry stakeholders, marked a significant moment for the Malaysian housing sector with the official launch of REHDA Institute's research report titled "Abandoned Housing—Challenges, Insights & Solutions". EdgeProp Malaysia is the event's media partner.

### Reconciling Conflicting Interests in Mixed-Use Projects

"We live in a society; no one lives on an isolated island. In the context of strata living, the Malaysian Government has drafted policies to enhance the community living experience. Certain expectations need to be managed, and the SMA 2013 facilitates collaboration among the government, strata and property management, and stakeholders," said Tan in his presentation.

According to him, there were 2.89 million strata units as of end-December 2024; and more are emerging. From the STA 1985 until the SMA 2013, there have been clearer boundaries between ownership and management in strata buildings, but he pointed out that one of the key challenges in Malaysia is mixed-use development.

"If you were in a mixed-use residential strata development, you probably would want to enjoy the tranquillity; you wouldn't want to have people coming in and out of your living space. Whereas, if you were in a [mixed-use] commercial development, you would want high-traffic consumers; you would want people to visit you. This is a challenge for developers to harmonise the commercial and residential elements in mixed-use developments, especially to address the expectations of a strata community and avoid [potential] disputes," Tan said.



Besides Tan, the international Strata Symposium 2025 also heard from regional leaders in strata property management, governance, and innovation. This year's speakers from Singapore, Hong Kong and Indonesia offered invaluable cross-jurisdictional insights, especially for Malaysian authorities drafting new laws to reform the SMA 2013.

### **Singapore: Extra Stamp Duty to Curb Excessive En-Bloc Sales**



*Singapore Shook Lin & Bok LLP partner Kenneth Szeto*

Singapore law firm Shook Lin & Bok LLP partner Kenneth Szeto pointed out that 80% of Singapore residents live in Housing & Development Board (HDB) properties. The remaining comprised 5% in landed homes and 15% in private strata buildings.

Currently, the strata title-property framework in Singapore has two key pieces of legislation — the Land Titles Strata Act and the Building Maintenance Strata Management Act (BMSMA).

According to him, a particularly distinctive aspect of Singapore's strata property landscape is the concept of collective sales, often referred to as "en bloc" sales. This mechanism allows the majority of owners within a development to compel the minority to sell their units.

"Singapore en-bloc sales threshold was 100% consensus in the past, especially with a larger development. The rules were relaxed in 1999 and reduced to 90% for developments 10 years old and less, and 80% for developments over 10 years old.

"In 2007, the Singapore government decided to change the law to include the unit sizes as well when they looked into the consensus. The reason is, in the early days, the developers would just ascribe everybody who would like to sell their properties the same share value in an en-bloc sale, so even the penthouse and the four- or five- bedroom units had the same share value as a two-bedroom unit, which upset a lot of people with larger units," Szeto explained.

However, he stressed that to curb speculative activities and fluctuations in the property market, the Singapore government also intervened with measures such as the Additional Buyer's Stamp Duty (ABSD) for developers acquiring residential land, which aims to avoid excessive en-bloc activity and its potential disruption to existing communities.

### **Hong Kong's strata ordinances frequently update**



*Hong Kong Withersworldwide partner Polly Chu*

Hong Kong, a densely populated metropolis, presents a unique landscape for property ownership, particularly within its numerous high-rise buildings.

Hong Kong law firm Withersworldwide partner Polly Chu shared that in Hong Kong, except for a church — St John's Cathedral — that is freehold, all other lands are leasable landed or non-landed.

She highlighted that the cornerstone of strata management in Hong Kong lies within its legal ordinances, primarily the Building Management Ordinance (BMO) and the Land Registration Ordinance. The BMO serves as the primary legislation governing the operation of building management, outlining the formation and powers of owners' corporations, decision-making processes, and the responsibilities of management bodies.

"However, the legal framework for strata management in Hong Kong is not static. The most recent development is the BMO amendment in 2024, set to take effect in July this year," Chu pointed out.

She indicated that the amendment of the ordinance aims to target pain points such as collusion in maintenance procurement and the need for in-person voting for significant financial decisions. It also introduces stricter requirements for audited financial statements for large-scale projects and criminalises the failure to maintain essential building records. These measures underscore the government's commitment to enhancing transparency, accountability, and fairness in strata management.

## Low Owner-Occupancy Compounds Strata Management Difficulty in Indonesia



*Makarim & Taira partner Vincent Ariesta Lie*

The landscape of strata development in Indonesia presents a unique set of challenges and opportunities. Indonesian law firm Makarim & Taira partner Vincent Ariesta Lie pointed out that under Law No. 20 of 2011, also known as the "Apartments Law" in Indonesia, developers are obligated to establish and transfer

management rights to the Owners and Residents Associations (ORA) upon completion of strata developments, but in reality, that often does not happen.

"The urban centres of Indonesia, such as Jakarta and Surabaya, see a significant portion of apartment purchases driven by investment motives. This results in a low occupancy rate, sometimes as high as 70%, creating a substantial issue in forming a representative ORA," Vincent said.

He emphasised that in some rural strata communities, the individuals involved may lack the professional expertise required to effectively manage the complex buildings and engage with third-party service providers. This can lead to issues surrounding the management of the property, including the mismanagement of funds and the appointment of favoured contractors for maintenance, which could lead to criminal cases.

SOURCE LINK:

<https://www.edgeprop.my/content/1912256/international-strata-symposium-2025-no-perfect-house-make-use-defect-liability-period-says-expert>

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## International Strata Symposium 2025: No Perfect House, Make Use of Defect Liability Period, Says Expert

By Veishnawi Nehru



*Pretam Singh, Nor & Co partner Datuk Dr Pretam Singh*

PETALING JAYA (April 10): Building defects is one of the most common issues in Malaysia's property landscape, says a law expert, so homeowners should just make use of the legal provisions to claim their rights.

"There cannot be a perfect house. Therefore, there cannot be a perfect building," Pretam Singh, Nor & Co partner Datuk Dr Pretam Singh told EdgeProp.my at the International Strata Symposium 2025 at M World Hotel yesterday. The event was hosted by REHDA Institute in conjunction with Malaysia's ASEAN Chairmanship in 2025.

Pretam explained that the law provides a defect liability period of two years.

"During these two years, the developer's responsibility is to carry out the defect rectification. So, no need to fight or argue over it.

"If there are defects, then bring it up to the attention of the developer, and it's the developer's responsibility to rectify within 30 days, as provided for under the HDA (Housing Development (Control and Licensing) Act 1966, also known as Act 118)," he explained.

He added that legal disputes often arise when a developer doesn't carry out its responsibility properly, resulting in poor workmanship or standards that do not meet the expectations of purchasers.

"If a luxury house or luxury condominium is promised, but defects are present, people are not going to be happy. The important thing is, what is promised must be delivered. If luxury is promised, it should be delivered. Otherwise, don't promise," he stressed.

Pretam also pointed out that homebuyers must understand their rights. "Make sure that what is advertised is already in the Sale and Purchase Agreement (SPA). Learn to understand the SPA and the developer's responsibility so that you can make an informed decision.

"Don't blindly buy. Make sure you take into consideration all the factors before you actually do the booking. Don't have a herd mentality, rushing to buy just because everyone else is," he stated.

### **Strata Titles Crucial for Ownership and Management**

Meanwhile, Federal Land and Mines (JKPTG) Department of Director General Division of Strata and Stratum Titles director Danial Lee Abdullah stressed the importance of strata titles.

"In a strata development, there are two main elements, which are ownership and management ... where buyers will enjoy the services that come with ownership," he told EdgeProp.my.

"Strata titles are crucial in the ownership and management of high-rise properties," Danial said.



*Federal Land and Mines (JKPTG) Department of Director General  
Division of Strata and Stratum Titles director Danial Lee Abdullah*

Danial explained that fulfilling the requirements for strata title issuance is vital, and to do this, everyone involved in the strata development, from developers to house buyers and the management body, must play their role.

"Before talking about management, we must fulfil the requirement of the strata title. Developers and buyers must work together to ensure that the strata title can be issued as promised," he said.

### **All Acts Need to Be Aligned for Better Strata Management**

Besides that, Selangor Department of Survey and Mapping Malaysia (Jupem) director Lsr Looi Kam Seng highlighted the need for better alignment between the various laws governing strata titles and management.

"The laws need to be in sync, especially the Strata Title Act [1985], Strata Management Act [2013] and HDA.

"These three acts must be in sync so that problem-solving and interpretation can be better managed," he added.

He also expressed support for a proposal by National Housing Department director-general Datuk Jayaselan

K Navaratnam to implement a new Strata Title Act by next year.

"It's a good move because the current act isn't in sync with the others. Reworking the acts to ensure they align will be for the public's benefit," he said.



*Selangor Department of Survey and Mapping Malaysia (JUPEM)  
director Lsr Looi Kam Sen*

During the panel discussion, a participant raised a concern about government practices, referring to instances where issues have not been addressed adequately.

"I don't think it's the fault of the government. Sometimes it's the fault of the professionals themselves

"It's important for there to be collaboration between government agencies and practitioners. Jupem is always open to discussions with professionals to solve any problems," he said.

The International Strata Symposium 2025 is an event to discuss and share insights on strata governance, best practices, and the latest regulatory developments. It aims to support the Housing and Local Government Ministry in reforming and amending the SMA to enhance Malaysia's strata laws.

SOURCE LINK:

<https://www.edgeprop.my/content/1912243/national-housing-department-aims-workable-strata-management-act-2026-says-jayaselan>

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## National Housing Department Aims for A Workable Strata Management Act by 2026, Says Jayaselan

By Veishnawi Nehru



*Jayaselan: We want it to be a workable act. It must be simple, straight to the point, and empower parcel unit owners to understand and enforce their rights.*

PETALING JAYA (April 9): The National Housing Department is revising the Strata Management Act to enhance governance and close accountability gaps, with full implementation expected by 2026.

Its director-general, Datuk Jayaselan K Navaratnam said the reforms are part of a broader effort to create a more efficient, understandable and enforceable legal system for parcel owners, developers and managers.

"We want it to be a workable act. It must be simple, straight to the point, and empower parcel unit owners to understand and enforce their rights," he told EdgeProp at the International Strata Symposium hosted by REHDA Institute at M World Hotel today.

He said one of the key changes will be to clearly separate the responsibilities between the Strata Titles Act 1985 (Act 318) and the Strata Management Act 2013 (Act 757), with the former focused on ownership and the latter on building management.

"We don't want overlap between acts. Titles belong to Act 318, and everything related to management must fall under Act 757. We want a clear demarcation," he explained.

Additionally, Jayaselan mentioned that the Housing and Local Government Ministry is addressing a major enforcement gap, which is the lack of accountability for misbehaving management committee (MC) members.



*Looi: A final title is required to submit a subdivision or building. Without a final title, the process can't proceed.*

"There are currently no provisions to penalise MCs for wrongdoing. If someone mismanages funds in Community A, they can still stand for election in Scheme C. That's a loophole we must close," he stated.

He also pointed out that a blacklisting mechanism, similar to the developer penalties under the Sales and Purchase Agreement (Act 118), is being proposed to prevent repeated mismanagement.

"There is a need to review how maintenance charges and voting rights are calculated, particularly in mixed-use developments.

"Just because a unit is bigger doesn't mean it should have more voting power. The enjoyment of a parcel is a right, but the common areas are shared equally, so charges and voting must reflect that," he explained.



Moreover, Jayaselan added that scheme-specific bylaws are being considered to reflect the unique needs of various developments, including gated communities, rent-to-own housing, public housing, short-term rental accommodations (STRA), and provisions for green tech such as electric vehicle (EV) charging stations and solar panels.

"The amendment also involves harmonising multiple housing and planning laws, including Acts 118 (Sales and Purchase Agreement), 133 (Planning Act), 171 (Development Control), 172 (Building Control), 318 (Strata Titles) and 757 (Strata Management), to streamline regulatory processes, especially for phased and integrated projects.

"The amendment study began in January 2025 and full implementation is targeted for 2026 following public consultations and legislative drafting," he added.

Meanwhile, Selangor Department of Survey and Mapping Malaysia (Jupem) director Lsr Looi Kam Seng explained that cadastral surveys are essential for

determining the exact boundaries of land and property.

"Cadastral survey is about determining the rightful boundary of a property – land, parcel," he said during his session titled, "Jupem's Role in Strata Development: Cadastral Mapping and Surveying for Strata Development."

He also explained that, in property development, having a final title is crucial for submitting subdivision or building plans.

"A final title is required to submit a subdivision or building. Without a final title, the process can't proceed. It is also important to have land surveyors involved in the process," he said.

The International Strata Symposium 2025 is an event to discuss and share insights on strata governance, best practices, and the latest regulatory developments. It aims to support the Housing and Local Government Ministry in reforming and amending the Strata Management Act to enhance Malaysia's strata laws.

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## New Law Being Mulled to Address Poor Property, Building Management Services, Says Nga

By Chin Wai Lun



*'The Ministry has been engaging several associations and interest groups to study a new Act that will focus solely on regulating property and building management under the ministry,' says Housing and Local Government Minister Nga Kor Ming. (Photo by Shahrill Basri/The Edge)*

PETALING JAYA (April 8): The Ministry of Housing and Local Government (KPKT) is considering introducing a new law to address the issue of poor property and building management in the Country.

In his keynote address at the International Strata Symposium held by REHDA Institute at M World Hotel, Petaling Jaya, on Tuesday, Minister Nga Kor Ming pointed out that there are only 594 firms licensed to practise property management, serving 26,334 strata schemes or 2.91 million strata units in Malaysia.

"In other words, [on average] each firm is responsible for managing 44 strata schemes or 4,898 strata units. This highlights a serious problem — there are insufficient licensed firms to properly serve all strata schemes, leading to poor service quality of JMBs (joint management bodies) or MCs (management corporations), as well as the proliferation of unlicensed property managers across the Country," said Nga.

Hence, he noted that many property owners and tenants, especially in strata schemes, face hardships due to declines in property asset values, which are often caused by the poor and inadequate management of their buildings by "unqualified, poorly trained and dishonest property managers".

To tackle this issue, Nga shared that the KPKT had been engaging several associations and interest groups to study a new Act that will focus solely on regulating property and building management.

"Currently, property managers are regulated alongside valuers, appraisers and estate agents under Act 242 (the Valuers, Appraisers, Estate Agents and Property Managers Act 1981). By establishing a new Act specifically for property managers, we aim to improve the quality of property management services in Malaysia, ensuring that the maintenance fees paid by property owners or tenants are properly utilised, such as for lift maintenance, facility refurbishments, waste collection, or sewage system repair works," said Nga.

Separately, he also highlighted that as of February 2025, the Ministry had successfully revived 1,016 housing projects worth RM98.96 billion, involving 122,083 housing units. This was achieved through the Task Force on Sick and Abandoned Private Housing Projects, which was established by the ministry back in December 2022.

"Many families continue to pay for homes they can never live in while struggling with rental costs. In fact, the impact extends beyond individual households — abandoned projects lead to deteriorating neighbourhoods, reduced property values, and increasing safety concerns," said Nga.

Despite that, he added that more work needs to be done. "Just yesterday (Monday), we announced that 109 developers had been blacklisted for non-compliance, as part of our ongoing efforts to safeguard the interests of homebuyers. From January 2024 to February 2025, we issued 527 notices, resulting in fines totalling RM10.28 million.

The majority of these violations, he said, involved developers failing to submit the required reports, such as development status updates, audit reports, balance sheets, or profit-and-loss statements to the National Housing Department.

Additionally, Nga mentioned that the ministry is mulling

stiffer penalties — including travel bans — for unscrupulous developers through proposed amendments to the Housing Development (Control and Licensing) Act.

“We are committed to upholding high standards in our property market, restore homebuyers’ confidence, and remove the ‘bad apples’ from the industry,” said Nga.

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## Advancing The Real Estate Sector Through Proper Strata Governance and Best Practices

By Chin Wai Lun, Priya Devan and Chelsea J Lim



*More than 280 regional industry stakeholders attended REHDA Institute's International Strata Symposium  
(Photo by Shahrill Basri/The Edge)*

This article first appeared in City & Country, The Edge Malaysia Weekly on April 21, 2025 - April 27, 2025

More than 280 regional industry stakeholders attended REHDA Institute's International Strata Symposium at M World Hotel Petaling Jaya (formerly known as Avanté Hotel) on April 8 and 9. The event was aimed at fostering growth and collaboration among government, strata and property management stakeholders, with insights on laws and global best practices.

In his welcome address, REHDA Institute chairman Dato' Jeffrey Ng Tiong Lip said strata developments are a vital component of urban living and that of the 925,000 properties in Kuala Lumpur, 85% (around 784,355 properties) are part of stratified development schemes.

"The Commissioner of Buildings Kuala Lumpur (COBKL) oversees these developments and received an average of 7,000 to 8,000 complaints annually between 2017 and April 2024, underscoring the need for effective strata management and laws, a key focus of this symposium," said Ng.

"By engaging global best practices, we have the opportunity to gain fresh perspectives and innovative solutions to improve strata management, legislation and community governance, ultimately benefiting homeowners, policymakers and industry stakeholders."

The symposium also saw the launch of REHDA Institute's "Abandoned Housing — Challenges, Insights and Solutions" research report by Minister of Housing and Local Government Nga Kor Ming.

The report was developed in collaboration with Universiti Malaya. It represents a crucial step in understanding the root causes behind project abandonment. The report draws on extensive research and consultation with a broad range of stakeholders, including government bodies, liquidators, developers, bankers, lawyers and architects. It was further refined through a dedicated workshop held in October 2024.

### The Importance of Good Property Management

During a panel discussion on the first day of the symposium, PropertyGuru Group (Singapore) head of real estate intelligence, data and software solutions Lee Nai Jia pointed out that well-managed strata property listings could fetch premiums of up to 20% to 30% compared with those that are not well-managed.

"[The value] of some of the properties that are maintained well can appreciate over time. For others in which the management does not take a proactive approach, the building deteriorates fast and so does the value. Some [older] buildings can be maintained on par with the newer projects," said Nai Jia.

However, he also acknowledged that a well-managed property could be hard to discern, merely from photos provided on the online listings. Meanwhile, Henry Butcher Malaysia (Mont Kiara) Sdn Bhd managing director Low Hon Keong observed a growing awareness over the years of the importance of property management in Malaysia, noting that it will affect property values eventually.

"For instance, developers are asking us to plan their budget, both opex (operating expenditure) and capex (capital expenditure), even way before the completion of the building. On the other hand, JMBs (joint management bodies) and MCs (management corporations) are also realising the importance of maintaining common areas in a proper manner," Low noted.



*Ng: By engaging with global best practices, we have the opportunity to gain fresh perspectives and innovative solutions to improve strata management, legislation and community governance, ultimately benefiting homeowners, policymakers and industry stakeholders (Photo by Shahrill Basri/The Edge)*

### Challenges of Stratified Property Development

On the second day of the symposium, Chur Associates founder and managing partner Chris Tan addressed the common challenges faced by developers in the strata property development and management realm via his presentation titled "Addressing the Existing Strata Challenges for Property Development Now".

One key challenge that Tan raised was the delay in the issuance of strata titles and vacant possession (VP). He pointed out that developers are expected to hand over both vacant possession with strata titles (VPST) within 36 months of the date of the sale and purchase agreement

With this expectation, he added that coordination between different stakeholders is essential to meet the timeline. "Within the context of the regulatory process, it is definitely possible to get your strata title to be delivered together with your VP. It has to do with compliance — there are timelines and there are various stakeholders [you have to deal with such as] the Land Office and Jupem (Department of Survey and Mapping) for the purpose of submitting the title as well as a surveyor to measure the site for the purpose of determining the strata title."

He pointed out that the core of strata title issuance lies in accurately defining parcel boundaries and emphasised that this step is crucial to start the process of applying for the strata titles. He said developers should begin the application as soon as there is a clear framework to measure these boundaries, ensuring the

process moves forward without unnecessary delays.

Since 2015, developers have been mandated to deliver VP of units together with the strata titles to buyers. However, many struggle to meet this timeline.



Tan: Within the context of the regulatory process, it is definitely possible to get your strata title to be delivered together with your VP  
(Photo by Low Yen Yeing/The Edge)

Addressing this issue in his presentation titled "Challenges and Progress in Strata Title Issuance with Vacant Possession: The Way Forward", Danial Lee Abdullah, director of the strata and stratum titles division at the Federal Land and Mines Department, highlighted that the key reason is in the process for the application of the Certificate of Proposed Strata Plan (CPSP) — a certificate that indicates the approval of a proposed strata plan, which developers are required to obtain within three months of the superstructure's completion.

This stage is often delayed due to several factors, including land-related issues, development complexity, inadequate or missing information and amendments made after submission, thereby making it a hurdle to meet the required timeline.

Danial added that as at October 2022, there had been only 19 development schemes that were able to successfully deliver VPST since the mandate was introduced.

Elaborating on the importance of CPSP, Jupem Selangor director Looi Kam Seng said in his presentation titled "Jupem's Role in Strata Development: Cadastral Mapping and Surveying for Strata Development" that obtaining CPSP is critical in the success of the strata title application process.

Issued by Jupem, CPSP — which is a detailed plan outlining the subdivision of a building or land into individual units and common areas — is necessary for developers to apply for strata titles at the Land Office, ensuring that the boundaries, layout and measurements of each parcel are correctly surveyed and verified. Without the CPSP, the application for strata titles cannot proceed.





Nai Jia: [The value] of some of the properties that are maintained well can appreciate over time (Photo by Shahrill Basri/The Edge)

Looi further stressed that addressing land-related issues before applying for the CPSP is essential for a successful strata title application as unresolved matters are often the root cause of delays in obtaining the certificate, thereby delaying the entire strata title process.



Low: There is a growing awareness over the years of the importance of property management in Malaysia (Photo by Shahrill Basri/The Edge)

### Acts Need to be Updated

Meanwhile, National Housing Department director-general Datuk Jayaselan Navaratnam gave an update on ongoing and upcoming reforms of legislation pertaining to strata management in his presentation titled "The Future of Strata Governance in Malaysia: Key Reforms and Policy Directions".

One of the Acts that the Ministry of Housing and Local Government (KPKT) is looking to propose is the Fair Property Act, similar to that of the US, which, according to Jayaselan, will have elements of subsidies and discounts. However, he did not provide further details on the proposed Act, noting that it is still in the early stages.

Another Act the ministry is currently working on is the Real Property Development Act, which will replace the Housing Development Act 118. The Act, which is in the pipeline, is intended to streamline the real estate market in Peninsular Malaysia and govern the protection of the interests of purchasers, developers and landowners, covering both residential and commercial properties.

KPKT is also looking to revamp the Strata Management Act (SMA) to meet the current needs of the strata development industry.

The proposed amendments aim to address several key issues, including overlapping jurisdiction between federal and state authorities, legislative conflicts between ownership and management matters, outdated provisions that no longer meet industry needs, poor building management and maintenance, weak coordination with other laws, and the growing volume and complexity of tribunal cases.



Danial says the key reason for developers unable to meet the deadline of strata title applications is due to complexity in the CPSP stage (Photo by Low Yen Yeing/The Edge)

### Disputes and Legal Issues in Strata Developments

In his session titled "Common Strata Disputes Faced by Developers and Navigating the Strata Management Tribunal", Nor & Co founder and partner Datuk Pretam Singh discussed various legal issues and disputes related to strata properties in Malaysia.

Key issues highlighted by Pretam included defects in common property, improper imposition of conditions on JMBs, and disputes over car park ownership, share units and Airbnb usage.

He started by pointing out that there are still some cases where developers use Deed of Mutual Covenants (DMCs) instead of abiding by the SMA.

"Once the SMA came into force, we should have stopped talking about the DMC. It's no longer relevant. Yet, we still see developers continuing to rely on the DMC. And in these DMCs, they add all kinds of terms that are completely one-sided.



Looi says addressing land-related issues before applying for the CPSP is essential for a successful strata title application (Photo by Low Yen Yeing/The Edge)

"Let's refer to the case of Wisma MPL JMB vs Malaysia Pacific Corporation. The court made it very clear that once the SMA comes into operation, any conflicting laws, contracts or deeds related to maintenance and management cease to have effect. Similar wording is found in Section 148 of the SMA, which states that the DMC loses its legal effect once the Act is in place."

Simply put, in this case, the DMC has no more standing, Pretam said. In order to create additional by-laws during the developer's management period, the commissioner's approval would be needed, he added. After the first annual general meeting (AGM), the JMB can adopt additional by-laws via a special resolution.

In another case, KB Loh Sdn Bhd vs Perbadanan Pengurusan SOHO, Pretam said the developer stated in a DMC that they should be granted a 90% rebate on service charges.

"However, the court said no. Any contractual clause that tries to override or contract out of a legal provision is illegal and unenforceable, as it goes against public policy. So, developers cannot impose terms like a mandatory 90% rebate for themselves on the JMB or MC, even if all the purchasers signed off on it," he explained.

"Also, importantly, there is no privity of contract between the developer and the JMB or MC. That means, the developer cannot bind the JMB or MC to terms that were agreed upon with the purchasers in the DMC."



Jayaselan says the Ministry of Housing and Local Government is looking to revamp the Strata Management Act to meet the current needs of the strata development industry (Photo by Low Yen Yeing/The Edge)

One significant issue frequently observed by Pretam is the calculation of share units and maintenance charges.

"There was this case where essentially the developer agreed to implement lower share units for their parcels using a weightage factor of one instead of four. In return, the plaintiff agreed to transfer a laundry room and 10 car park bays to the developer. The developer — in this case, the defendant — also agreed to provide an additional 10 car parks free of charge. So the idea was, 'I'll give you more car park bays, but don't charge me the full service charge.'

"But can they do that? Absolutely not. That's completely taking the law into their own hands. The court said no — developers do not have the power to reduce or alter share units that are already endorsed in the strata register and titles. In a more recent Court of Appeal case in 2025, the court laid down the legal parameters for accessory parcels. It ruled that operating a business using accessory parcels does not amount to a dealing under the Strata Titles Act," he said.

Meanwhile, in the final session titled "Case Studies in Strata Property Law Enforcement: Lessons from Kuala Lumpur's High-Density Developments", COBKL legal officer Palaniappan Murugan discussed the role of COBKL in managing disputes between developers, JMBs and MCs.

Through several case studies he presented, Palaniappan emphasised that management bodies can prohibit short-term rentals and proxies cannot be elected to committees.



Pretam: Developers do not have the power to reduce or alter share units that are already endorsed in the strata register and titles (Photo by Low Yen Yeing/The Edge)

In the case of Innab Salil & Ors vs Verve Suites Mont Kiara (2020), Palaniappan said it involved an MC that introduced house rules to prohibit short-term rentals, such as Airbnb.

"Despite some resistance from owners, the court upheld the MC's authority under Section 70 of the SMA 2013. The judgment confirmed that MCs are legally permitted to enact additional by-laws to restrict short-term rental activity, even when the property is held under a commercial title. This decision reinforced the MC's right to self-regulate, provided it is done in accordance with the law."

Another case, Gorgeous Green Sdn Bhd vs COB DBKL & Anor (2018), centred around the appointment of proxies to an MC.

"The court ruled that, in accordance with the Second Schedule of Act 757 (SMA), proxies cannot be elected as committee members or as chairman. While a proxy may attend and vote on behalf of a proprietor at [AGMs], they cannot hold elected positions. This judgment helps prevent the misuse of proxy rights and ensures that only actual proprietors can serve on the MC," he clarified.



*Palaniappan: While a proxy may attend and vote on behalf of a proprietor at [AGMs], they cannot hold elected positions (Photo by Low Yen Yeing/The Edge)*

## Learning From Neighbouring Countries

Presenting the Singaporean strata housing landscape, PropertyGuru Group's Nai Jia returned on the second day to present his session titled "Property Management and Strata Issues in HDB (Housing and Development Board) Developments and How is it Resolved?"

Nai Jia spoke about the challenges and opportunities in managing Singapore's strata properties in both public and private housing. In public housing, he explained that town councils handle maintenance, supported by government grants and programmes like the Home Improvement Programme and Neighbourhood Renewal Programme.

Despite these schemes, Nai Jia said town councils face numerous challenges, including managing the diverse needs of an ageing population and younger generations; cluttering of common areas; arrears collection from residents who fall behind on payments; and the growing expectation for biophilic and modern urban living environments.

In contrast, the private sector faces different dynamics, Nai Jia revealed. "One major concern for private housing is that poor upkeep in some developments could cause property values to fall. A study by the National University of Singapore found that HDB flats over 30 years old tend to depreciate less than equivalent private properties. Therefore, in Singapore, what is most resilient is actually the HDBs.



*The Malaysian public housing could learn from Singapore's HDB where town councils handle maintenance, supported by government grants and programmes (Photo by Sam Fong/The Edge)*

In terms of urban renewal for the public sector, Nai Jia said the government had introduced the Selective En Bloc Redevelopment Scheme (SERS). Under SERS, ageing HDB estates are redeveloped and residents are compensated and relocated, he added.

"An example of this is a unit in Ang Mo Kio, where SERS introduced the opportunity for renewal. However, urban renewal can spark dissatisfaction, especially among elderly residents with limited savings, who may struggle to afford a new home even with compensation. The revised SERS policy now addresses some of these issues by offering more support and flexibility."



SOURCE LINK:

[https://www.facebook.com/story.php?story\\_fbid=653177987573262&id=100086431987401&rdid=AUddziPnSMmRfsgE#](https://www.facebook.com/story.php?story_fbid=653177987573262&id=100086431987401&rdid=AUddziPnSMmRfsgE#)

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## Malaysia's Housing Time Bomb: 111,000 Abandoned Homes and a New Law to Save Property Values



(Photo by Twenty4Seven Media)

PETALING JAYA, 8 April 2025 – Urgent housing reforms took centre stage at the REHDA Institute International Strata Symposium 2025 today, as the Ministry of Housing and Local Government (KPKT Malaysia) and REHDA INSTITUTE sounded the alarm on two critical threats plaguing the property sector: the nationwide crisis of abandoned housing projects and the chronic decline in property values due to mismanaged strata buildings.

The symposium, attended by over 280 regional stakeholders, saw the launch of a groundbreaking research report by the REHDA Institute, as well as a bold policy announcement by Housing and Local Government Minister YB Tuan Nga Kor Ming.

### REHDA Institute Launches Landmark Report on Abandoned Housing

At the heart of the symposium was the unveiling of Abandoned Housing – Challenges, Insights & Solutions, a major research initiative by REHDA Institute in collaboration with the University of Malaya. The report provides a deep dive into Malaysia's escalating abandoned housing problem, which as of end-2024 saw a staggering 111,929 abandoned and "sick" housing units across 726 projects.

The findings highlight how these abandoned developments have devastated thousands of homebuyers, causing emotional and financial strain, while also tarnishing the reputation of the housing industry. Although licensed developers generally

maintain reliable performance, the report warns that a large proportion of abandoned projects stem from unlicensed or financially unstable developers.

### Why Housing Projects Fail: The 4 Major Culprits

The research identifies four primary drivers of project abandonment:

1. Economic and Financial Factors - including economic downturns, insufficient funding, and poor financial management.
2. Project Development Challenges - such as technical delays, landowner disputes, local authority red tape, and corruption.
3. Market Mismatch - oversupply in low-demand areas leads to poor sales and stalled projects.
4. Weak Oversight - limited enforcement and developer accountability have allowed many failing projects to spiral out of control.

### Bold Solutions: From Regulatory Overhauls to Buyer Protection

To address the crisis, the report outlines several transformative policy proposals:

- Centralised Monitoring System - A real-time project tracker to identify financial distress early.
- Tiered Developer Licensing - A rating system based on financial health and past project records, allowing proven developers more regulatory flexibility.

- Removal of Price-Control Mandates - To avoid cross-subsidisation that distorts project feasibility and inflates market prices.
- Housing Completion Guarantee System - Modelled after Korea's HUG, this system would safeguard buyers even if developers go bust.
- Stricter Oversight of Housing Development Accounts (HDA) - To prevent fund misuse.
- Legal Penalties for Non-Compliance - Including holding banks accountable for premature withdrawals of project funds.

#### **KPKT Eyes New Law for Strata Management Crisis**

In his keynote address, Minister Nga Kor Ming also spotlighted another major threat to property value—substandard building and property management, especially in strata-titled schemes. He noted that while Malaysia has 2.91 million units across 26,334 strata schemes, only 594 licensed property management firms are available—each managing nearly 4,900 units on average.

"This shortage leads to a service quality collapse for Joint Management Bodies (JMBs) and Management Committees (MCs)," said Nga. "Unlicensed, unqualified, and even dishonest property managers are proliferating across the country, harming owners and tenants alike."

#### **New Legislation in the Works**

To fix the situation, KPKT is now studying a new, dedicated act solely to regulate property and building management, separate from the current Act 242, which governs valuers, appraisers, and estate agents.

"This new law will ensure that maintenance fees collected are used properly for elevator repairs, park maintenance, waste collection, and other essentials," said Nga. "We are engaging actively with associations and industry stakeholders to build a comprehensive framework."

#### **Shaping the Future of Malaysian Housing**

As both the REHDA Institute and KPKT make decisive moves, the 2025 Strata Symposium has sparked nationwide dialogue on how to rescue homebuyers from stalled developments and raise the standards of property maintenance.

REHDA Institute reaffirmed its role as a policy think tank and advocate for sustainable housing, celebrating its 20th anniversary last November. With this landmark report and renewed government collaboration, Malaysia is poised for a housing policy transformation that balances industry growth with homeowner protection.



SOURCE LINK:

<https://paparazzi.com.my/rehda-institute-launches-key-report-on-abandoned-housing-at-strata-symposium-2025/>

PUBLISHED DATE: 11 April 2025



## REHDA Institute Unveils Landmark Research Report on Abandoned Housing at the International Strata Symposium 2025



*REHDA Institute is dedicated to building a robust regional network for research, education and training, said Ng.*

8 April 2025 | Petaling Jaya, Malaysia – The 2025 REHDA Institute International Strata Symposium, hosted by the REHDA Institute, which was attended by more than 280 regional industry stakeholders, marked a significant moment for the Malaysian housing sector with the official launch of the REHDA Institute's Abandoned Housing – Challenges, Insights & Solutions Research Report. The research report was launched by YB Tuan Nga Kor Ming, Minister of Housing and Local Government, offering a thorough analysis of Malaysia's abandoned housing including the causes alongside practical policy recommendations aimed at preventing future occurrences.

### The Extent of Malaysia's Abandoned Housing

As of the end of 2024, Malaysia recorded 111,929 abandoned and "sick" housing units across 726 projects, resulting in significant financial and emotional distress for thousands of homebuyers. While licensed developers generally maintain a strong track record, many abandoned projects are linked to unlicensed or financially unstable developers, compounding the challenges for homebuyers and damaging the reputation of the industry.

The REHDA Institute Research Report on Abandoned Housing, developed in collaboration with the University of Malaya, represents a crucial step in understanding the root causes behind project abandonment. The research report draws on extensive research and

consultation with a broad range of stakeholders, including government bodies, liquidators, developers, bankers, lawyers and architects and was further refined through a dedicated workshop held on 11 October 2024.

### Causes of Project Abandonment

The report identifies four major factors contributing to the abandonment of housing projects:

1. Economic and Financial Factors – Economic downturns (such as recessions or pandemics), insufficient funding, poor cash flow management and rising labour/material costs.
2. Project Development Challenges – Disputes between landowners and developers, Local Authorities' requirements (including infrastructure), technical issues and corruption.
3. Market Conditions – Mismatch between housing supply and actual market demand, where oversupply in certain locations or segments leads to weak demand and poor sales performance

### A Call for Immediate Policy Action

The REHDA Institute Report on Abandoned Housing offers a clear framework for tackling this pressing issue, with a focus on improved enforcement, financial discipline and legal reforms. Key recommendations include:

### **1. Strengthening Regulatory Monitoring Systems**

- Establish a Centralised Monitoring System to ensure that the development process is transparent at all levels between the various stakeholders. The objective is to implement a real-time project tracking system to identify early warning signs of financial distress and delays.

### **2. Market-Driven Housing Policies**

- Eliminate Price-Controlled Housing Mandates – Remove price-controlled housing quotas, as these have led to cross-subsidisation and inflated open-market prices affecting financial feasibility.
- Introduce a Tiered Developer Classification System as part of the licensing process. Developers would be assessed based on financial capacity and non-financial indicators such as experience and past project performance, with the aim of reducing bureaucratic processes. Higher ratings would denote experienced developers with strong track records, whilst lower ratings would indicate limited experience.
- Higher-rated developers would benefit from greater regulatory flexibility, including liberalised provisions under Schedules G and H. These measures would enhance cash flow management and support accelerated project delivery.
- Lower-rated developers would be subject to more stringent financial and feasibility assessments to ensure project viability and mitigate risk.

### **3. Financial Safeguards to Prevent Project Abandonment**

- Introduce a Housing Completion Guarantee System for Malaysia, developed after the Korea Housing & Urban Guarantee Corporation (HUG), this system would protect homebuyers from financial losses and ensure projects are completed even in cases of developer insolvency.
- Enhance Transparency in Housing Development Accounts (HDA) – Enforce stricter compliance measures to prevent fund mismanagement by developers.

### **4. Reinforcing Stakeholder Accountability**

- Penalties for Non-Compliance – Legal Action should be taken against developers and stakeholders involved in property development for regulatory breaches, project abandonment or financial mismanagement. Banks should also be held accountable when funds are withdrawn prematurely.

### **Shaping Future Housing Policies**

The launch of the REHDA Institute Research Report is set to ignite vital discussions among policymakers, industry leaders and housing stakeholders to ensure effective measures are taken to prevent housing abandonment. REHDA Institute is committed to working with the Government and relevant parties to advocate for improved regulations and stronger consumer protection. As a leading provider of intellectual and human capital in the property sector, REHDA Institute has fostered research, innovation and collaboration for two decades. We proudly celebrated our 20th anniversary last November, marking a key milestone in our journey as a Malaysian-based think tank with growing regional recognition.

## 2.0 Bahasa Malaysia

SOURCE LINK:

<https://www.bharian.com.my/amp/berita/nasional/2025/04/1381766/kpkt-pertimbang-wujud-akta-baharu-tangani-kelemahan-pengurusan-harta>

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### KPKT Pertimbang Wujud Akta Baharu Tangani Kelemahan Pengurusan Harta, Bangunan

By Tuty Haryanti Ahmad Rodzi



*Nga Kor Ming. - Foto BERNAMA*

PETALING JAYA: Kementerian Perumahan dan Kerajaan Tempatan (KPKT) sedang mempertimbangkan untuk mewujudkan akta baharu bagi menangani kelemahan pengurusan harta dan bangunan.

Menterinya, Nga Kor Ming, berkata ini kerana masalah pengurusan harta menyebabkan penurunan dalam nilai aset terutamanya ke atas bangunan berstrata.

Beliau berkata, ketika ini terdapat hanya 594 firma berlesen menguruskan 26,334 skim strata atau 2.91 juta unit dalam harta strata di Malaysia.

"Dalam erti kata lain, setiap firma secara purata bertanggungjawab untuk menguruskan hampir 4,900 unit dalam harta strata.

"Kekurangan firma berlesen ini mendorong kepada kualiti perkhidmatan yang lemah bagi Badan Pengurusan Bersama (JMB) atau Jawatankuasa Pengurusan (MC) serta penambahan pengurus harta yang tidak berlesen di seluruh negara," katanya.

Beliau berkata demikian ketika berucap pada Simposium Strata Kebangsaan di sini, hari ini.

Kor Ming berkata, keadaan itu menyebabkan ramai pemilik harta dan penyewa terutama dalam skim strata berdepan kesukaran berikutan kemerosotan nilai aset

akibat pengurusan bangunan yang lemah dan tidak mencukupi oleh pengurus harta yang tidak bertauliah dan tidak terlatih.

Justeru katanya, bagi menangani isu itu, KPKT bekerjasama dengan beberapa persatuan serta pihak berkepentingan dalam tempoh beberapa bulan kebelakangan ini untuk mengkaji satu akta baharu yang komprehensif dan mampu memberi tumpuan sepenuhnya terhadap pengawalseliaan pengurusan harta dan bangunan di bawah KPKT.

Katanya, ketika ini pengurus harta dikawal selia bersama penilai, pentaksir dan ejen harta tanah di bawah Akta 242.

"Oleh itu, dengan mewujudkan akta baharu yang khusus bagi pengurus harta, kami berhasrat untuk meningkatkan kualiti perkhidmatan pengurusan harta di Malaysia.

"Selain itu, ia juga diharap dapat memastikan yuran penyelenggaraan yang dibayar oleh pemilik atau penyewa harta digunakan secara betul, seperti untuk penyelenggaraan lif dan taman, pengubahsuaian kemudahan, pengumpulan sisa buangan atau pembaikan sistem kumbahan," katanya.

### 3.0 Chinese

SOURCE LINK:

<https://www.sinchew.com.my/news/20250408/nation/6435162>

PUBLISHED DATE: 8 April 2025



## 倪可敏：管理不善屋价大跌 拟立分层房屋新法 维护购屋者利益



倪可敏（左五）移交3万令吉的模拟支票予大马房地产发展商会研究院主席黄中立，供调研用途。（陈启基摄）

（八打灵再也 8 日讯）房屋及地方政府部计划推出新的法令，加强全国分层地契房屋的管理，以保障公寓及分层地契持有者的权益，以及提升人民的居住品质。

房地部长倪可敏说，目前我国仅有 594 所房产管理公司，但需管理高达 2 万 6 千 334 个分层地契房产，总共达 291 万单位房屋，管理资源严重不足，进而影响住户的生活质量与居住安全。

“平均一间房产管理公司需要管理高达 4 千 900 单位房屋。面对如此庞大的管理规模，服务质量难以受保障。”

他席国际分层房屋专题研讨会主持开幕致词时说，由于分层地契房产管理公司不足，一些共管机构（JMB）及管理机构（MC）无法为分层房屋居民提供优质的服务。

“由于管理不善，一些分层房屋房价因此下跌、居民生活水平下降，更产生社会问题，因此政府将计划制定新的法案以帮助管理及解决相关问题。”

目前国内物业管理公司受 1981 年房地产估价师、房地产代理法令（242 法令）管制。

SOURCE LINK:

<https://www.sinchew.com.my/news/20250408/nation/6435104>

PUBLISHED DATE: 8 April 2025



## 倪可敏：探讨修法 失责发展商或禁出国



可敏指出，目前正在探讨对不负责任发展商实施出国禁令。（倪可敏办公室提供）

（八打灵再也 8 日讯）房屋及地方政府部长倪可敏说，继 109 名发展商被列入黑名单之后，政府将考虑对不遵守规则的发展商实施禁止出国的限制。

“禁止出国在内的更严厉的处罚措施将会在房屋发展法令的修订中进行讨论，以进一步遏制不法行为。”

他说，高教机构之前曾落实欠款者禁出国的禁令，房地部也会探讨对不法发展商实施出国禁令，以儆效尤。

他说，该部致力于保持高标准的房地产市场，恢复购房者的信心，并清除行业中的“害群之马”。尤其是那些危害购房者利益的开发商。

部长是今日出席国际分层房屋专题研讨会主持开幕致词时，如是指出。

他昨天宣布将 109 名违反房屋发展规定的发展商列入黑名单，由 2024 年 1 月到今年 2 月，该部已发出 527 份通知，并征收了总额达 1028 万令吉的罚款。

他说，大多数违规行为是发展商未提交所需报告，包括项目进度更新、稽查报告、财务报表及损益表等，这些报告对确保项目按时完成至关重要，也是防止项目被搁置的关键。

“为进一步遏制不法行为，我们正在考虑对开发商实施更严厉的处罚措施，包括限制其出境的提案，这一提案将在《住宅发展法》的修订中进行讨论。”

房地部副部长拿督艾曼阿蒂拉去年 10 月中在下议院时曾经表示，涉及烂尾楼盘的发展商未来可能被列入禁止出国的黑名单。

她说，上述举措也是该部即将拟定的修正案内容之一，并会对违规的发展商采取惩罚行动。



SOURCE LINK:

<https://www.orientaldaily.com.my/news/nation/2025/04/08/724637>

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東方日報  
Oriental Daily News

## 倪可敏：拟修法铲除害群之马 涉欺诈发展商或禁出国

报导：黄禹靖



（八打灵再也 8 日讯）房屋及地方政府部长倪可敏表示，政府目前仍在拟议修订法令，以禁止涉及欺诈罪的发展商出国。

倪可敏今日受邀出席国际分层房屋专题研讨会，并致开幕词时说，目前已有 109 个不合规的发展商在黑名单之列。

他透露，从 2024 年 1 月至 2025 年 2 月，房地部共发出了 527 份通知，并开出了总额 1028 万令吉的罚款。

“这是我们努力保障购屋者利益的一环。”

倪可敏指出，大多数违规情况涉及，开发商未能把开发进度汇报、审计报告、资产负债表、损益表等必要报告提交给国家房屋局。

“这些报告并非只是例行公事，它们是我们确保房屋项目得以按时交付，并降低烂尾风险的重要一环。”

他续称，房地部目前依然在考虑修订《房屋发展法令》，对判有诈骗罪的发展商，施加出国禁令等更严厉的惩罚。

“我们致力于维护房地产市场的高标准，重建购屋者的信心，并铲除那些损害购屋者利益的害群之马。”

今日的出席者还有大马房地产发展商会（REHDA）研究院主席拿督黄中立、主席拿督何汉生、以及国内外房地产领域人士。

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<https://news.seehua.com/post/1305529>

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詩華日報  
SEE HUA DAILY NEWS

## 倪可敏：拟修法铲除害群之马 涉欺诈发展商或禁出国



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SOURCE LINK:

<https://www.enanyang.my/%E8%B6%8B%E5%8A%BF/%E6%88%BF%E6%94%BF%E9%83%A8%E6%8B%9F%E6%96%B0%E6%B3%95%E7%9B%91%E7%AE%A1%E7%89%A9%E4%B8%9A%E7%AE%A1%E7%90%86-%E5%80%AA%E5%8F%AF%E6%95%8F%E8%A7%A3%E5%86%B3%E5%88%86%E5%B1%82%E5%BB%BA%E7%AD%91%E7%AE%A1%E7%90%86%E4%B9%B1%E8%B1%A1>

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## 房政部拟新法监管物业管理 倪可敏:解决分层建筑管理乱象



倪可敏（右四）拨出3万令吉给大马房地产发展商会研究院，作为调查与研究资金。  
左起为陈汉林、任广财、何汉生及黄中立。右起为程文林、黄腾亮及曾福传。

（八打灵再也8日讯）为了提升公寓及分层房屋的管理效率与居住品质，房屋及地方政府部计划拟定新法令，加强全国分层地契房产的管理机制。

房政部长倪可敏指出，政府已开始与多个协会及利益相关团体接洽，该新法令将专注于由该部监管的物业与建筑管理事务。

他说，全国目前仅有594间房产管理公司，却需负责管理多达2万6334个分层地契发展项目，涉及291万个房屋单位，管理资源远远不足，导致服务质量难以维持，严重影响居民的生活环境与安全。

“一间公司平均需管理约4900个单位，面对如此庞大的工作量，服务水平实难令人满意。”

倪可敏今天出席“2025年国际分层物业研讨会”时说，通过设立新的专属法令，希望能全面提升房产管理服务素质，确保屋主与租户缴纳的维护费用真正用于电梯维修、公共设施整修、污水系统修复等必要服务。

倪可敏提到，我国长期存在的废置房屋项目问题，已对成千上万购屋者造成严重困扰，也破坏了房地产市场的稳定。

“政府正探讨更严厉的惩罚机制，包括禁止不法发展商出境。就像拖欠国家高等教育基金

（PTPTN）贷款的毕业生一样，我们致力于维护房地产市场的高标准，恢复购屋者信心，并将害群之马清除出行业，特别是损害购屋者利益者。”

他说，截至今年2月28日，政府通过该部成立的“病态与废置私人住宅项目专案小组”，成功复原1016个住宅项目，总值达989亿6000万令吉，涉及12万2083个住宅单位。当局已把109名不合规的发展商列入黑名单。

“去年1月至今年2月期间，我们发出527张通知书，开出的罚款总额达1028万令吉。”

他指此轮行动中，不仅公司被列入黑名单，连董事也一并列名。无论是母公司或子公司，未遵守执照条款者将无法再申请发展执照，直到全面合规。

### 大马准备竞选

#### 联合国人居大会主席国

倪可敏说，大马准备竞选2026至2029年联合国人居大会（UN-Habitat）大会主席国。如成功当选，将与全球各会员国紧密合作，加快落实新城市议程，并在国际平台上发挥更积极的角色，建设兼具包容性、经济活力及宜居品质的城市。

他提到，废置房屋与分层房产管理问题不仅是大马的问题，也是东盟的共同挑战。随着大马今年担任东盟轮值主席国，我国将充分利用政策经验、产业知识与区域合作，推动东盟在房屋发展方面的统一步伐。

当局也计划于下半年主办多个区域重点活动，包括东盟房地产大会（AREC）及东盟首都总督与市长会议（MGMAC）。

另一方面，倪可敏指该部计划在今年 6 月提呈城市翻新法案，涵盖城市重建、更新、振兴和保护。

他说，单在吉隆坡，该部已鉴定出 139 个城市更新地点，预计总发展价值（GDV）高达 3553 亿令吉。新法案的推出将有助于简化程序，保障业主

权益之际，也带动破旧城区经济复兴。

“大马应积极借鉴香港、新加坡与澳洲等发达城市的成功经验，尤其是在整体收购方面的公平赔偿机制、与发展商的有效协商策略及业主集体决策过程。”

倪可在会上代表部门拨出 3 万令吉给大马房地产发展商会研究院，作为其调查与研究资金。

与会者包括大马房地产发展商会研究院 (REHDA Institute) 主席拿督黄中立、信托人丹斯里曾福传、拿督黄腾亮、拿督斯里任广财、大马房地产发展商会 (REHDA) 主席拿督何汉生、总秘书拿督程文林、雪州分会委员拿督陈汉林（译音）等。

SOURCE LINK:

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中國報  
CHINAPRESS

## 房政部拟推出新法 加强分层房屋管理



倪可敏（右4）为烂尾房屋报告主持推介礼；左3起为何汉生与黄中立。

（吉隆坡 8 日讯）为了保障广大公寓及分层地契持有者的权益及提升人民的居住品质，房屋及地方政府部拟推出新法，加强全国分层地契（Strata Title）房屋管理制度。

房屋及地方政府部长倪可敏指出，目前我国仅有 594 所房产管理公司（property management company），但需管理高达 2 万 6334 个分层地契房产，总共达 291 万单位房屋，管理资源严重不足，进而影响住户的生活质量与居住安全。

“平均一间房产管理公司需要管理高达 4900 单位房屋。面对如此庞大的管理规模，服务质量难以受保障。”

倪可敏今日在出席国际分层房屋专题研讨会，主持开幕致词时如此指出。

“由于分层地契房产管理公司不足，一些共管机构（JMB）及管理机构（MC）无法为分层房屋居民提供优质的服务。

倪可敏说，由于管理不善，一些分层房屋房价因此下跌、居民生活水平下降，更产生社会问题，因此政府将计划制定新的法案以帮助管理及解决相关问题。

目前国内物业管理公司受 1981 年房地产估价师、房地产代理法令（242 法令）管制。

“通过实施新法令，我们将致力提升分层地契房产管理水平、包括电梯与泳池维修、垃圾处理、污水处理、实施维修等，确保分层地契屋主所缴付的管理费获得妥善使用，为居民生活水平带来保障。”

另一方面，倪可敏也重申，该部有意修订 1966 年房屋发展（管制与执照）法令，一旦成功修法，涉及诈骗或骗局的黑心发展商都会遭到更严厉对付，包括禁止出国。

“我们正在考虑通过拟议的房屋发展修正案，对被发现有欺诈行为的发展商，实施更严厉的处罚，包括禁止出国。”

他在致词时说，目前已有 109 个不合规的发展商在黑名单之列。

他透露，从 2024 年 1 月至 2025 年 2 月，房地部共发出了 527 份通知，并开出了总额 1028 万令吉的罚款。

另一方面，提到烂尾房屋课题，倪可敏说，房政部通过搁置私人房屋计划特工队，负责处理相关课题，截至今年 2 月 28 日，该部已成功恢复 1016 个房屋项目。

“这些房屋计划，价值 989 亿 6000 万令吉，共涉及 12 万 2083 个住房单位。”

他也提及城市翻新法，预计将带来 3553 亿令吉的总发展价值（GDV），并指责麻坡国会议员赛沙迪胡说八道，后者形容此法案是抢夺房屋法令（Akta Rampas Rumah）。

出席今日国际研讨会的嘉宾包括有大马房地产发展商会研究院（REHDA Institute）主席拿督黄中立、REHDA 主席拿督何汉生、及国内外房地产界业界人士等人。



SOURCE LINK:

<https://guangming.com.my/%e5%80%aa%e5%8f%af%e6%95%8f-%e7%ae%a1%e7%90%86%e4%b8%8d%e5%96%84%e5%b1%8b%e4%bb%b7%e5%a4%a7%e8%b7%8c-%e6%8b%9f%e7%ab%8b%e5%88%86%e5%b1%82%e6%88%bf%e5%b1%8b%e6%96%b0%e6%b3%95>

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## 倪可敏：管理不善屋价大跌 拟立分层房屋新法 维护购屋者利益



倪可敏（左五）移交 3 万令吉的模拟支票予大马房地产发展商会研究院主席黄中立，供调研用途。

（八打灵再也 8 日讯）房屋及地方政府部计划推出新的法令，加强全国分层地契房屋的管理，以保障公寓及分层地契持有者的权益，以及提升人民的居住品质。

房地部长倪可敏说，目前我国仅有 594 所房产管理公司，但需管理高达 2 万 6 千 334 个分层地契房产，总共达 291 万单位房屋，管理资源严重不足，进而影响住户的生活质量与居住安全。

“平均一间房产管理公司需要管理高达 4 千 900 单位房屋。面对如此庞大的管理规模，服务质量难以受保障。”

他席国际分层房屋专题研讨会主持开幕致词时说，由于分层地契房产管理公司不足，一些共管机构（JMB）及管理机构（MC）无法为分层房屋居民提供优质的服务。

“由于管理不善，一些分层房屋房价因此下跌、居民生活水平下降，更产生社会问题，因此政府将计划制定新的法案以帮助管理及解决相关问题。”

目前国内物业管理公司受 1981 年房地产估价师、房地产代理法令（242 法令）管制。

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## 严惩黑名单发展商 倪可敏: 或禁出国

(八打灵再也 8 日讯) 房屋及地方政府部长倪可敏说, 继 109 名房屋发展商被列入黑名单之后, 政府将也考虑对不遵守规则的发展商实施禁止出国的限制。

“包括禁止出国在内的更严厉的处罚措施将会在房屋发展法令的修订中进行讨论, 以进一步遏制不法行为。”

他说, 高等教育机构先前曾落实欠款者禁出国的禁令, 房地部也会探讨对不法发展商落实出国禁令。

他说, 该部致力于保持高标准的房地产市场, 恢复购房者的信心, 并清除行业中的“害群之马”, 尤其是那些危害购房者利益的发展商。

倪可敏是今日出席国际分层房屋专题研讨会主持开幕致词时, 如是指出。

他昨日宣布将 109 名违反房屋发展规定的开发商列入黑名单, 由 2024 年 1 月到今年 2 月, 该部已发出 527 份通知, 并征收了总额达 1028 万令吉的罚款。

他说, 大多数违规行为是开发商未提交所需报告, 包括专案进度更新、稽查报告、财务报表及损益表等, 这些报告对确保专案按时完成至关重要, 也是防止专案被搁置的关键。

他说, 自搁置私人房屋计划特工队 (TFST) 成立后, 截至今年 2 月 28 日, 大马已成功恢复了 1016 个房屋项目, 价值 989 亿 6000 万令吉, 涉及 12 万 2083 个房屋单位。

他也说, 该部展望今年 6 月向国会提呈城市翻新法案, 包含城市重建、城市再生、城市振兴和城市保护的法案, 将采取结构化和包容性的发展方式, 确保不会有人被遗弃。

倪可敏也赞扬马来西亚房地产发展商会研究院发布的《烂尾楼——挑战、见解和解决方案报告》, 致力于解决这项紧迫问题。

他说, 报告揭示了一些关键问题, 包括房屋供需不匹配、影响发展商和购屋者的财务困难, 以及现行法规对确保工程完成的有效性。

“报告也研究了韩国、澳洲和新加坡等成功实施有力措施防止烂尾楼的范例。”