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REHDA INSTITUTE
REGIONAL HOUSING CONFERENCE

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ENGLISH NEWS

malaysiakini
news and views that matter

Link:
https://m.malaysiakini.com/news/615723

Press : MalaysiaKini

Published date : 24/3/2022

Want cheaper homes? Loosen rules on developers, says Rehda Institute

Aidila Razak March 24, 2022 15:10 pm

The clamour for more affordable housing may push the government to impose regulations on developers to control prices, but this approach could backfire.

This is because empirical data analysed by the Rehda Institute show that tight regulations on the industry have actually driven developers to price up homes to cover the cost of complying with such regulations.

Rehda Institute is a research house linked to the Real Estate Housing Developers Association (Rehda).

The study, which analyses data volunteered by property developers, showed compliance costs range from 12.8 to 32.5 percent of gross development value.

These include cross-subsidising the development of affordable housing by bumping up the price of free-market units, holding the cost of unsold bumiputera units, surrendering land for public facilities and lengthy process of approvals.

Compliance costs

The study estimates that compliance costs increase house prices by as much as 16.6 percent on average while in township developments, the price is bumped up as high as 50 percent to cover the cost of compliance.

"In reality, however, other costs will also increase due to inflation, market demand, change in policy direction, particularly land, building materials and interest costs and as such actual price increase can be much more than shown," the report reads.

On the flip side, it said, if compliance costs are halved, prices can go down by nine to 16 percent on average in a strata and township development respectively.

Asked if the developers use savings from lower compliance costs to raise profit margins instead of lowering the price, Rehda Institute trustee Jeffrey Ng said this will not be the case because developers would prefer to sell more units.

They can do so by lowering the prices to meet consumer demand, he said.

"The big picture is, whatever the authorities do will hit on compliance cost and it will raise the cost of housing.

"The government cannot say we want housing cost to come down but hit on compliance cost. Opposite forces are at play," he said after launching the report in Bandar Sunway today.

Home prices gone up

Home prices have gone up an average of 10 percent annually in the last 10 years from RM217,856 in 2010 to RM428,458 in the third quarter of 2021.

The average household income in 2020 was RM7,089 per month, making homeownership beyond reach for many.

In 2019, a Khazanah Research Institute study showed owning a home is an untenable goal for most Malaysians due to high property prices.

Compliance Costs

Table 3.1: Summary of Compliance Costs as % of GDV, Estimates

Details of Compliance (Township)	% to GDV
Coversion Premium	1% to 2%
Development Charges	1% to 2%
Capital Contribution	1.5% to 2%
Other Utilities Costs	1.5% to 2%
Loss of Sellable Land (60% surrendered)	6% to 9%
Cross Subsidies - Bumiputera Quota Discounts	1.5% to 2%
Holding Costs - Unsold Bumiputera Quota Units	0.5% to 1.5%
Holding Costs - Delays in Approvals	0.5% to 1.5%
Submission Fees, Titles etc	0.3% to 0.5%
SUB TOTAL	**13.8% - 22.5%**
Cross Subsidies - Affordable Housing (Land, Building & Other Costs)	**8% - 10%***
TOTAL	**21.8% - 32.5%**

* Equals to about 15% to 20% cross subsidies by market driven units.

Details of Compliance (Strata Less Than 10 acres)	% to GDV
Coversion Premium	1% to 2%
Development Charges	1% to 2%
Capital Contribution	1.5% to 2%
Other Utilities Costs	0.5% - 1%
Car Park Requirements (every 1 basement / elevated car park for strata)	4% to 8%
Loss of Sellable Land / GFA (Open space, setbacks, reserves, facilities etc)	2% to 4%
Cross Subsidies - Bumiputera Quota Discounts	1.5% to 2%
Holding Costs - Unsold Bumiputera Quota Units	0.5% to 1.5%
Holding Costs - Delays in Approvals	0.5% to 1.5%
Submission Fees, Titles etc	0.3% to 0.5%
SUB TOTAL	**12.8% - 24.5%**
Cross Subsidies - Affordable Housing (Land, Building & Other Costs)	**#**
TOTAL	**12.8% - 24.5%**

Depending on policies.

Source: Rehda Institute

'Very little skin left for developers to gain'

Ng said there is a misconception that developers enjoy high-profit margins when data collected by researchers found developers were making an annual profit of five to seven percent on development.

"Is this fantastic margins for the risk of taking on a development? The answer is no.

"There is very little skin left for developers to gain, so we want the authorities to please consult everybody before imposing (more regulations)," he said.

He said developers are already weathering higher costs of labour, building material and land which cannot be brought down easily and depends on global market forces.

However, compliance cost is in the control of the authorities and can be used to influence home prices, he said.

"You may innocently look at it as 'I want to impose extra compliance cost for a certain segment' but what is the impact of the house pricing? You have triggered off something beyond control.

"If developers can absorb certain types of cost, they will but they have no choice but the pass on (the extra cost) to the project (price) so who suffers? Of course the buyers," he said.

Shrinkage of sellable land

According to the study, among drivers of rising costs of compliance is the shrinkage in sellable land.

It found that developers have had to surrender a greater percentage of their land for public facilities, leaving a smaller portion for development, leading to higher prices per unit.

Looking at federal and Selangor government planning guidelines, it said, the percentage of land which can be developed for profit has reduced from 55 to 45 percent

For example, in Selangor, it said, the main road width was extended from 100 to 133 feet, while the land area for schools grew from nine to 10 acres for secondary schools and six to 6.5 acres for primary schools for a population of 10,000 people.

Lot sizes for houses have also grown, reducing the number of units that can be built, it said.

Ng added that while surrendering land for public facilities is for the good of the community, there have also been various instances where such lands given up for parks or schools were "hijacked by third parties" and developed.

Other compliance costs which can be reduced include removing the need for two car parking lots per unit.

It said one feet basement parking lot costs RM125 to RM215 per square foot or about RM37,500 to RM64,500 per lot.

A simulation showed that two parking lots per unit plus visitor parking lots cost 16.5 percent of gross domestic value.

To reduce compliance costs, the study proposes a range of recommendations.

'State, not developers should build affordable homes'

This includes removing the condition to build affordable housing, with developers instead paying 2.5 percent of gross domestic value to the state to build affordable homes instead.

It also proposes the government purchase unsold built affordable homes, to be pooled and sold to eligible buyers.

Rehda Institute also proposes the government apply the use of plot ratio instead of density, to allow more units to be built and cost per unit spread out.

Smaller-sized homes can cater to different types of buyers, including retirees, young couples and singles, it said.

Ng said house prices can be impacted even if the government takes on half of the proposals.

"If there is a need to impose (further regulations), first do a cost-benefit analysis on the impact on home prices.

"If the authorities were to add on (regulations) there must be something to balance it."

Link: https://bernama.com/en/news.php?id=2065279

Press : Bernama

Published date : 24/3/2022

BERNAMA.COM
Get It Right

Rehda Institute's report provides solutions to make housing affordable

BERNAMA March 24, 2022 16:30 pm

Real Estate and Housing Developers' Association (REHDA)

Rehda Institute has released a report that puts forward practical and impactful solutions to reduce cost and to make housing affordable.

The report, called "Housing Forward – Understanding Costs and Sustainable Prices", was conducted to give stakeholders clarity on the key issues facing the industry, particularly the impact of compliance costs.

Rehda Institute chairman Datuk Jeffrey Ng Tiong Lip said the report, which was released today, analyses the costs of doing business and how this contributes to the increased overall development costs and prices.

"This research report attempts to look at all the anomalies that we are seeing in the industry, for example, the Bumiputera housing quota and the need for an efficient, transparent and automatic mechanism to release these units into the open market after a period of time.

"The holding cost on unsold Bumiputera quota units can be substantial and unproductive to developers," Ng told a press conference at the institute's Regional Housing Conference here today.

Rehda Institute took two years to complete the report using empirical data and members' feedback, he said.

"The report requires a mindset change and the political will to achieve the desired outcome of a more efficient delivery system and sustainable house prices," he said.

The report comprises three main thrusts, seven focus areas, 21 practical solutions and 14 outcomes, or impacts from recommendations.

Before imposing any compliance cost on to developers, Ng hopes that the authorities would first study and carry out a cost-benefit analysis of such a move.

"This is because any impact or outcome which requires additional costs that developers cannot absorb will be passed on to buyers," he explained.

Copies of the report will be shared with the Ministry of Housing and Local Government (KPKT) and ministry officials, chief ministers, state executive council members, mayors, and local authorities.

Ng said the report could serve as a blueprint for stakeholders to undertake a strategic direction to turn the property industry around.

Rehda Institute is the non-profit education arm of the Real Estate and Housing Developers' Association Malaysia (Rehda Malaysia).

-- BERNAMA

NEW STRAITS TIMES

Link:
https://www.nst.com.my/property/2022/03/782781/rehda-institutes-report-provides-solutions-make-housing-affordable

Press : New Straits Times

Published date : 24/3/2022

Rehda Institute's report provides solutions to make housing affordable

BERNAMA March 24, 2022 16:25 pm

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THE EDGE MARKETS

MAKE BETTER DECISIONS

Link: https://www.theedgemarkets.com/article/reducing-compliance-costs-key-sustainable-house-prices-says-rehda-institutes-latest-report

Press : The Edge Markets

Published date : 24/3/2022

Reducing compliance costs key for sustainable house prices, says Rehda Institute's latest report

WONG KING WAI March 24, 2022 17:39 pm

Ng (left) with Tong at the launch of the "Housing Forward — Understanding Costs and Sustainable Prices" research report (Photo by Low Yen Yeing/The Edge)

PETALING JAYA (March 24): The Real Estate and Housing Developers' Association (Rehda) Institute launched its "Housing Forward — Understanding Costs and Sustainable Prices" research report at its Regional Housing Conference held at Sunway Resort in Bandar Sunway on Thursday (March 24).

The objectives of the report were to find out what the costs contributing to the overall increase in development costs and prices were, and to provide practical solutions and recommendations to reduce costs so that house prices will be affordable for the rakyat. Said Rehda Institute chairman Datuk Jeffrey Ng Tiong Lip at the media briefing, "This report is based on a thorough understanding of what causes house prices to move up because of the cost, in particular, compliance costs, which is part of the overall costs."

The report highlighted four compliance costs issues, which are over-regulation that adds to cost but not necessarily to the value of houses, overzealous planning requirements that reduce sellable lands, cross-subsidies that create price distortion, and lengthy approval process that is unproductive, resulting in costly delays and creating uncertainty. Ng said that all levels of the government should work together with developers and NGOs to better understand how the increase in compliance cost actually leads to higher house prices.

"What is important at the end of the day is that, if we can mitigate the compliance cost impact, then there is a higher chance that, moving forward, house prices can be kept at a more sustainable level in terms of price increase," added Ng.

He suggested that the government should do a cost-benefit analysis by involving all stakeholders — property developers, professional consultants and so on — in a discussion before imposing any new compliance cost, to ensure the cost imposed will not ultimately impact house prices. Ng gave the example that in Australia, house supply is limited but demand is high, hence the house prices increase.

"In Malaysia, we have no shortage of supply. Our demand has been steady but house prices are slightly declining. So one has to wonder, why is Malaysia having affordability issues compared to Australia, where prices are driven up by the dynamics of supply and demand?" He added that the majority of the overhang in Malaysia are houses priced RM300,000 and below.

"So one has to ask, what are the real structural problems that are causing the situation that we have today? If we can understand the root causes, then we can get out of this dilemma that has lasted for many years," Ng said.

Some other recommendations to reduce compliance costs, which total 21 in the report, include the government taking over social housing development. Ng said that if the government takes over the development of social housing, then houses can be built on lands owned by the government that are close to public transport like the LRT, MRT and buses, and this will allow developers to focus on developing products for the open market. He also suggested that private developers could contribute a sum, which the government can use to build social housing on lands that the government owns.

Another recommendation was for a standardised and transparent bumiputera unit release mechanism for unsold bumiputera units to be released back to the developer. The report revealed that as at June 2020 there are 6,121 unreleased bumiputera units surveyed from 136 developers, which translates to RM3.8 billion in tied up resources and RM4.6 billion in holding costs. Ng suggested that a digital mechanism be implemented so that these homes can be released back to the developer and sold on the open market. Currently, the release mechanism differs from state to state and some developers have held on to unreleased bumiputera units for over five years.

Also at the launch of the report was Rehda Malaysia acting president Datuk N K Tong, who said, "This report will be a fantastic blueprint for the industry, government, and all stakeholders to look into. It is also very timely that Rehda Institute is coming up with this report, as this report was two years in the making and it just so happens that now the government is seriously questioning how we can lower construction costs.

"If all stakeholders involved take a serious look at this and implement some, if not all, the recommendations, we will have a chance to turn the tide. Having said that, as this report was two years in the making, it does not include the inflation that we are experiencing in the last couple of months that has been further exacerbated by the current global tensions."

The Malaysian Reserve

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Link: https://themalaysianreserve.com/2022/03/25/reduce-compliance-costs-to-control-house-prices-rehda-institute-says/

Press : The Malaysian Reserve

Published date : 25/3/2022

Reduce compliance costs to control house prices, Rehda Institute says

S BIRRUNTHA March 25, 2022

The higher the cost of compliance, the higher the cost of development and this leads to a spike in house prices

REHDA Institute has released a report that puts forward practical and impactful solutions to reduce cost and to make housing affordable.

The report, called "Housing Forward — Understanding Costs and Sustainable Prices", was conducted to give stakeholders clarity on the key issues facing the industry, particularly the impact of compliance costs.

Rehda Institute chairman Datuk Jeffrey Ng Tiong Lip said compliance costs refer to expenses incurred to comply with various policies, guidelines, standards and regulations.

He added that it covers capitalbased costs such as land conversion premiums, contribution charges, levies, fees and other financial contributions including infrastructure services funds, utility development charges, sewerage capital contributions as well as contributions for road infrastructure upgrades.

He noted that the delay in getting approval before, during and post-development also resulted in increased risks and holding costs, including for the release of unsold Bumiputera quotas.

"All of this will form part of the total development cost of the project and will translate into house prices.

"The higher the cost of compliance, the higher the cost of development which will eventually lead to a spike in house prices and in turn push the people's economy," he said.

He added that in the current situation, the cost of land ownership and other development such as building materials, labour, professionals and operations would continue to increase due to economic, market and inflationary factors.

He emphasised that it also would put pressure on the final selling price as construction costs make up to 60% of the gross development value (GDV). He also added that there was almost no room for this cost to be reduced as it was necessary to follow existing construction standards, quality and current material prices.

"Therefore, there is an urgent need to ensure compliance costs are controlled to maintain house prices," he said.

Commenting further, Ng noted that the land for the new township construction project is currently not fully usable. He said clearly, it is because almost 60% of the land had to be used for the development of public facilities and other related areas such as utility sites, roads, sewers and recreational areas.

"This has resulted in property developers having only 40% of the land to use for the sale property development," he said.

Ng cited an example that a 20% increase in the development of 40.5ha of land would bring an additional loss of 8.1ha of saleable land.

"Previously, the land use ratio was around 40% for facilities and 60% for property development sales.

"However, every year the ratio is increasing causing developers to face reduced supply and loss of additional GDV," he said.

Meanwhile, Ng also added that Rehda Institute together with the Real Estate and Housing Developers Association of Malaysia would submit the latest report to the government, including the Ministry of Housing and Local Government (KPKT), agencies, state governments and local authorities.

He said, all parties need to hold immediate discussions to enable affordable housing developments in Malaysia as well as to provide space for people to own houses.He said it was an urgent need because without absolute control and solution, the issue would continue to linger which would ultimately burden the people.

Previously, there were multiple calls from the property industry to reduce compliance cost and capital contributions in housing developments.

After Pakatan Harapan (PH) came to power in 2018, KPKT at the time (under PH) was reported as saying that the government was mulling a reduction in compliance costs for affordable housing development. However, with the change of government in 2020, the talks of reducing compliance cost has been pushed behind although there are still ongoing efforts and commitments from the ruling party to provide affordable housing to bottom 40% income group and urban poor group.

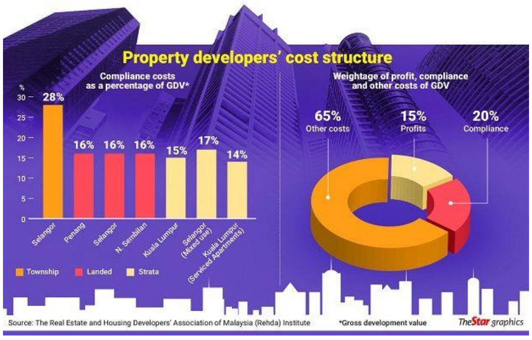
Link:
https://www.thestar.com.my/business/business-news/2022/03/25/developer-margins-shrinking-amid-cost-concerns

Press : The Star

Published date : 25/3/2022

Developer margins shrinking amid cost concerns

Bernama March 25, 2022



PETALING JAYA: The Real Estate and Housing Developers' Association Malaysia (Rehda) says property developers' margins are shrinking, and are now at around 15%.

Rehda Institute chairman Datuk Jeffrey Ng said this has been the case in recent years because of rising costs especially compliance costs with regards to property projects which are seeing profit margins being squeezed.

"It is idealistic to talk about house prices coming down. If property developers' profit margins are very high then the developers can absorb some of these costs for house prices to be contained.

"But in reality this is not the case," Ng said in a statement at the launch of the Housing Forward Understanding Costs and Sustainable Prices research book yesterday.

"If you take an average of 15% margins, and it takes a project excluding townships of an average of three years to build – developer margins are at 5% to 7.5% per annum. These margins are not worth the risk that the developers are taking," he added.

According to the research book, generally a feasible property development should provide investors with a return of between 15% to 20%.

REHDA

A housing development spans over a minimum of five to six years from the first ringgit invested for land purchase to the closing of a project account, it noted.

"By industry practice, a 15% to 20% margin on such high risks and capital-intensive investment is fair as it gives a buffer against various risk factors and is acceptable to financial institutions for funding purposes," Rehda Institute said in its report.

Notably, compliance costs, which are necessary costs that are associated with a particular property project that are paid to the authorities such as the local, state and federal government, are higher than the developers' margins now.

"This is one area that few people talk about and the authorities do play a significant impact.

"If we can mitigate compliance cost impact – then there is a higher chance that house prices can be kept at a sustainable level in terms of price as other costs such as labour costs with the recent minimum wage hike are rising," Ng said.

Meanwhile, he also highlighted that there should be an orderly and planned way to release the bumiputra units that are still unsold after many years.

"The number of bumiputra units' unsold stocks are huge – this is in the report.

"There should be an orderly way to release this in a very transparent way back to the developer so it can be resold again on the market as these are currently unproductive stocks and it adds on to our costs.

"We can follow the (bumiputra) policy, but not at the expense of having the units being unproductive to the developer," Ng said.

Rehda Institute in its survey found that some 30% of unreleased and unsold bumiputra units are five years or older.

"These are usually stuck at the state or local authorities. The release mechanism is not transparent.

"If you think about it logically, the holding costs are not borne by the developers – but these costs are borne by future property buyers as we have to make it up from somewhere else (to balance the finances)," Rehda Malaysia's acting president Datuk N K Tong said.

He said that with the resources the government has access to, they should fund the affordable housing projects for the B40 group.

Link:
https://www.starproperty.my/news/property-news/compliance-costs-hindering-affordable-housing-rehda-institute-report/122254

Press : Star Property

Published date : 25/3/2022

Compliance Costs Hindering Affordable Housing: REHDA Institute Report

YANIKA LIEW March 25, 2022

Ng (left) and Tong unveil new Rehda Institute report.

PETALING JAYA: Compliance costs remain as a stumbling block in ensuring that homes are affordable, especially to the lower income groups.

Imposed by separate governmental agencies, the over-regulation adds towards the cost but not the value of the property and these costs have been steadily increasing over the past 30 years, creating inflexibility in the market.

"It cannot be a situation where the government says, we want house prices to come down, but on the other hand, you increase your compliance cost," said Datuk Jeffrey Ng, chairman of Rehda Institute, the training and research arm of the Real Estate and Housing Developers' Association Malaysia (Rehda).

When acquiring land for a project, developers are asked to surrender a portion for public amenities such as roads, parks and schools, he said during the Regional Housing Conference (RHC).

Findings from Rehda Institute's report reveal that an approximate 60% of land bought by developers are to be surrendered, only to be hijacked by third parties and funnelled into separate projects rather than public amenities.

While industry leaders do not expect construction and labour costs to decrease, compliance costs are imposed by the authorities, therefore, these policies can be changed with enough political will.

While the government has reiterated its commitment towards affordable housing provision in line with the 12th Malaysian Plan (12MP), Ng cautioned against building more houses rather than tackling the root cause of the affordable housing crisis. Decreasing profit margins through additional compliance costs will cause house prices to rise, contributing to the issue of overhang units.

Ng called for the government to include property stakeholders, such as developers and professional consultants into discussions to ascertain if the cost of implementing a new compliance cost outweighs the benefit.

"The federal level has very robust policies but as it trickles down, especially at the local authority level, the interpretation goes any which way," Rehda acting president Datuk NK Tong said.

The report's researchers outlined several recommendations, which include reducing unproductive costs, minimising cross-subsidies, optimising land and implementing a more efficient approval system.

"If we can mitigate the compliance cost impact then there is a higher chance that moving forward, house prices can be kept at a more sustainable level," Ng added.

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Link:
https://www.propertyguru.com.my/property-news/2022/3/204244/johor-developers-expect-rents-to-rebound-with-border-reopening-strata-titles-act-to-be-amended-and-more

Press : PropertyGuru

Published date : 28/3/2022

Johor Developers Expect Rents To Rebound With Border Reopening, Strata Titles Act To Be Amended, And More

March 28, 2022

Property developers in Johor expect rental rates within the state to rebound to pre-pandemic levels once land borders between Singapore and Malaysia are reopened. Meanwhile, Housing and Local Government Minister Datuk Seri Reezal Merican Naina Merican said the Strata Titles Act 1985 (Act 318) will be amended to address the issue of dilapidated buildings in Malaysia.

1) Johor developers expect rents to rebound with border reopening

Property developers in Johor expect rental rates within the state to rebound to pre-pandemic levels once land borders between Singapore and Malaysia are reopened.

Malaysia and Singapore are set to reopen their borders to fully vaccinated travellers from 1 April, enabling Malaysian workers to revert to their previous practice of commuting from their homes in Johor to their workplace within Singapore, reported The Star.

Law Teck Seng, Deputy General Manager at Seri Alam Properties Sdn Bhd, noted that monthly rent for a shop lot dropped from RM5,000 before the pandemic to RM3,000 during the pandemic.

He also pointed that current room rates for single-storey homes in areas near the Causeway such as Taman Daya, Taman Sri Tebrau and Taman Maju Jaya stands at about RM850.

"Those earning Singapore dollars in the island republic will not have trouble paying their rents as they are more affordable here than across the Causeway," added Law.

2) Strata Titles Act to be amended

Housing and Local Government Minister Datuk Seri Reezal Merican Naina Merican said the Strata Titles Act 1985 (Act 318) will be amended to address the issue of dilapidated buildings in Malaysia.

He shared that the amendments would involve procedure to terminate the strata title scheme and consent by unit owners to allow reconstruction of the building, reported Bernama.

And while Malaysia has "no law on it yet", Reezal noted that many urban renewal programmes have already been implemented since 2000.

"It involves the implementation by the private sector for urban renewal areas to generate appropriate economic returns," he said.

"For dilapidated buildings or areas that do not bring economic returns to the private sector, then the government can consider a form or method of urban renewal to prevent the area or building from further deteriorating and raising the issue of 'urban decay'."

3) Aspire Residence buyers assured the project would be ready by July 2023

The 558 buyers of Aspire Residence @ Cyberjaya has been assured by the Housing and Local Government Ministry (KPKT) that the housing project would be ready by July 2023.

The 1,168-unit project, which has been delayed since 2019, has been categorised as a sick project, reported Bernama. This comes after its contractor, Sterling Prima Sdn Bhd, faced cash flow issues, affecting the construction of Aspire Residence.

KPKT Minister Datuk Seri Reezal Merican Naina Merican shared that Sterling Prima and SPNB have mutually terminated the project implementation, which means SPNB would take over the project and appoint a new contractor.

Upon visiting the project site, the minister noted that the project's progress is now at 85%.

"This project has been scheduled to be ready in 16 months and it will be around July 2023 and then handed over to the buyers," he said.

4) REHDA Institute offers practical solutions to make housing affordable

A report from REHDA Institute offers practical and impactful solutions on how to reduce cost and make housing affordable.

Titled "Housing Forward – Understanding Costs and Sustainable Prices", the report aims to provide clarity on key issues facing the industry, specifically the impact of compliance costs.

"This research report attempts to look at all the anomalies that we are seeing in the industry, for example, the Bumiputera housing quota and the need for an efficient, transparent and automatic mechanism to release these units into the open market after a period of time," said REHDA Institute Chairman Datuk Jeffrey Ng Tiong Lip as quoted by Bernama.

He noted that the holding cost on unsold Bumiputera quota units could be "substantial and unproductive to developers".

With this, Ng hopes the authorities would study first and conduct a cost-benefit analysis before imposing any compliance cost on developers.

"This is because any impact or outcome which requires additional costs that developers cannot absorb will be passed on to buyers," explained Ng.

5) Selangor housing board meets weekly to address abandoned projects issue

The Selangor Housing and Property Board (LPHS) meets weekly in a bid to resolve the abandoned housing project issues facing Selangor.

Previously, such meetings are conducted once every three to four months, said Selangor Housing, Urban Well-being and Entrepreneur Development Committee Chairman Rodziah Ismail.

She explained that the move is aimed at keeping track of proposals or matters "that we have asked certain parties to implement and to ensure these measures are actually carried out", reported The Star.

Rodziah noted that many such projects in Kuala Langat are related to the original land status as well as changes in the policies of the state government.

6) DBKL to review building plans, approvals for Taman Bukit Desa housing scheme

A detailed review of the building plans as well as prior approvals issued for a residential development in Taman Bukit Desa, Kuala Lumpur will be conducted by the authorities, after a house owner complained of land encroachment.

Kuala Lumpur City Hall (DBKL) will also secure further information regarding the freehold titles for the development from the Lands and Mines Office, reported The Star.

It was previously reported that Datuk Edmund Lim had placed a steel container in the middle of Jalan Taman Bukit Desa, claiming that it forms part of the land he bought four years ago.

He shared that he had his land remeasured by a land surveyor upon noticing that his property is smaller than his neighbours. The result showed that 93.74 sq m of his land was missing and that 1,009 sq ft was now on a public road.

After several failed attempts to seek clarification from DBKL, Lim placed the steel container on the road right in front of his house to get DBKL's attention.

Image source from: The Star

The Phnom Penh Post

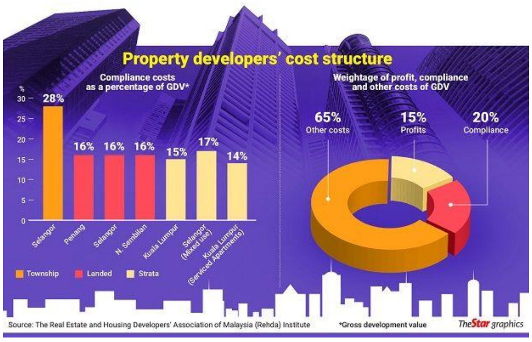
Link: https://www.phnompenhpost.com/post-property/malaysia-developer-margins-shrinking-amid-cost-jitters

Press : The Phnom Penh Post

Published date : 30/3/2022

Malaysia developer margins shrinking amid cost jitters

Asia News Network | Publication date 30 March 2022 | 21:07pm ICT



The Real Estate and Housing Developers' Association Malaysia (Rehda) says property developers' margins are shrinking, and are now at around 15 per cent.

Rehda Institute chairman Jeffrey Ng said this has been the case in recent years because of rising costs especially compliance costs with regards to property projects which are seeing profit margins being squeezed.

"It is idealistic to talk about house prices coming down. If property developers' profit margins are very high then the developers can absorb some of these costs for house prices to be contained.

"But in reality this is not the case," Ng said in a statement at the launch of the Housing Forward Understanding Costs and Sustainable Prices research book last week.

"If you take an average of 15 per cent margins, and it takes a project excluding townships of an average of three years to build – developer margins are at five per cent to 7.5 per cent per annum. These margins are not worth the risk that the developers are taking," he added.

According to the research book, generally a feasible property development should provide investors with a return of 15-20 per cent.

A housing development spans over a minimum of five to six years from the first ringgit invested for land purchase to the closing of a project account, it noted.

"By industry practice, a 15 per cent to 20 per cent margin on such high risks and capital-intensive investment is fair as it gives a buffer against various risk factors and is acceptable to financial institutions for funding purposes," Rehda Institute said in its report.

Notably, compliance costs, which are necessary costs that are associated with a particular property project that are paid to the authorities such as the local, state and federal government, are higher than the developers' margins now.

"This is one area that few people talk about and the authorities do play a significant impact.

"If we can mitigate compliance cost impact – then there is a higher chance that house prices can be kept at a sustainable level in terms of price as other costs such as labour costs with the recent minimum wage hike are rising," Ng said.

Meanwhile, he also highlighted that there should be an orderly and planned way to release the "bumiputra units" – those reserved for buyers from bumiputra ethnic groups – that are still unsold after many years.

"The number of bumiputra units' unsold stocks are huge – this is in the report.

"There should be an orderly way to release this in a very transparent way back to the developer so it can be resold again on the market as these are currently unproductive stocks and it adds on to our costs.

"We can follow the [bumiputra] policy, but not at the expense of having the units being unproductive to the developer," Ng said.

Rehda Institute in its survey found that some 30 per cent of unreleased and unsold bumiputra units are five years or older.

"These are usually stuck at the state or local authorities. The release mechanism is not transparent.

"If you think about it logically, the holding costs are not borne by the developers – but these costs are borne by future property buyers as we have to make it up from somewhere else [to balance the finances]," Rehda Malaysia's acting president N K Tong said.

He said that with the resources the government has access to, they should fund the affordable housing projects for the B40 (bottom 40 per cent) group – currently those whose households bring in a monthly median income of below 4,850 ringgit ($1,150).

THE STAR (MALAYSIA)/ASIA NEWS NETWORK

Link:
https://www.starproperty.my/news/property-news/developers-are-solving-kl-s-parking-issue-but-not-the-way-you-think/122349

Press : Star Property

Published date : 04/3/2022

Developers Are Solving KL's Parking Issue But Not The Way You Think

YANIKA LIEW April 4, 2022

Malaysia has not quite reached its goal of making public transport a viable mode of travel.

Parking can be a nightmare in the city, anyone in Kuala Lumpur will tell you. As the country moves into an endemic stage, Malaysians are seeing a return to traffic congestion and finding a parking spot at your place of work becomes a race against time.

The solution? Getting cars off the road.

According to Rehda institute trustee Datuk Ng Seing Liong, reducing the number of car parks down to zero will reduce both traffic congestion and the mad dash for a parking spot.

With increased efforts from the government to build connectivity infrastructures, such as the mass rapid transit (MRT), light rail transit (LRT) and bus rapid transit (BRT), Ng questioned the necessity of car parks in big cities like Kuala Lumpur. He pointed to cities such as Melbourne and Hong Kong, where there is a decreased need for car parks due to the strength of their public transport.

However, despite the increasing connectivity in Malaysia's largest cities, Malaysia has not quite reached its goal of making public transport a viable mode of travel.

"The LRT is going from Damansara to Klang but by reaching the station you still haven't reached your home, so you still have the last mile," Ng said during the recent 2022 Regional Housing Conference.

To fully embrace public transport, Ng pressed on the need for the government to provide feeder buses at MRT stations to all surrounding housing areas. This is the last mile. It is an important part of connectivity, as people coming from the MRT still require transportation to bring them to their homes.

"Not many people can afford a grab or taxi and it's not cheap, it's RM10 to RM20," Ng said.

The government is more than capable of providing free shuttle buses at MRT stations, as evidenced by the MRT Kajang line shuttle bus services during the temporary suspensions of three MRT Kajang line stations.

Car parks already take up unnecessary space in busy cities, and more often than not, property developers build additional car parks that go unused. This has contributed significantly to the cost of construction of a project and the value of the property involved.

In a building with car parks, developers will have to create spaces that are expensive, especially in urban areas. Municipally zoned parking requirements could further lead to a waste of land usage.

With a viable public transport option, people will be encouraged to take the sustainable option, rather than rely on their own vehicles, leaving car parks obsolete.

The core pillar of such a solution is transit-oriented developments (TODs), which require a reframing of how transport is perceived.

Rather than the singular function of the current transportation system, transportation in TODs is created to be multi-purpose communities that also incorporate residential development, offices, public facilities and green spaces. A TOD should be within a five-minute walking distance of a transit station.

In Selangor, Sunway City's free shuttle bus acts as an example of an alternative transport option, following a route that includes the residential areas in the city, universities, commercial centres and the hospital.

Ng calls for developers to think outside the box when it comes to transportation options instead of creating more car parks. In seeking a sustainable way to optimise the shrinking land bank, Malaysian cities might one day be car park free.

Link:
https://www.freemalaysiatoday.com/category/leisure/property/2022/04/12/impact-of-car-parks-on-residential-property-prices/

Press : Free Malaysia Today

Published date : 12/4/2022

The impact of car parks on residential property prices

VIGNESWAR RAJASURIAN April 25, 2022 8:30 am

According to architect Lillian Tay, as much as 35% of costs involved in housing construction are to comply with minimum carpark requirements.

Car parks form a significant chunk of the total Gross Floor Area (GFA) of housing projects and the purchase price of a high-rise property.

As much as 25-35% of the costs involved in housing construction are to comply with minimum carpark requirements, according to architect Lillian Tay, vice-president of Veritas Design Group, at Rehda Institute's Housing Conference held last month.

She said the additional cost of paying for a car park forced upon a first-home buyer could prevent them from purchasing a property sooner, or even rule out home ownership entirely.

The typical costs in Kuala Lumpur can range from RM130 per sq ft for a podium car park, and from RM250 per sq ft for a basement parking lot.

State regulations and local council bylaws require strata developers to provide a minimum number of carpark lots for each residential unit. In areas such as Selangor, developers are required to build two carpark lots per unit, and as much as 20% allocated to visitors.

The requirements vary depending on the property type and are more relaxed in the case of low-cost housing.

Tay highlighted a case study where a building with a 440 to 500 sq ft car park, with a cost of RM146 per sq ft, amounted to RM73,000. This made up as much as 34% of construction costs, with only 66% of these costs attached to the 717 sq ft residential units priced at RM141,000 each.

"The typical units being built today are smaller so they are more affordable, so you end up with this ironic scenario where you're building that much footprint for a car, as opposed to for a family," Tay pointed out.

Lilian Tay

She said reducing minimum carpark requirements in urban areas would encourage public transport at transit-oriented developments (TOD) and minimise reliance on cars, which would reduce greenhouse gases.

TOD is a land-use solution that focuses on enhancing accessibility by encouraging compact, high-density and mixed-use developments within an easy walk of a transit station. But, according to Tay, it is a relatively new concept

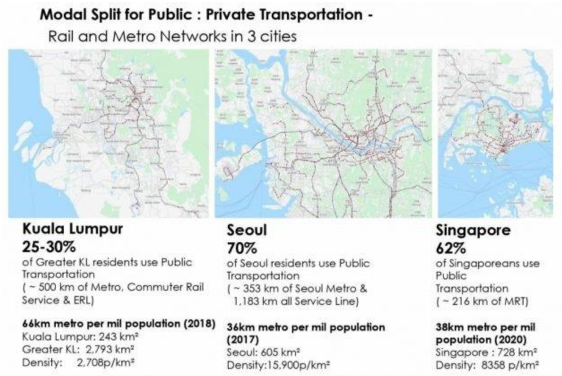
She suggested that affordable housing be integrated with public transportation, and for carpark bays to be limited in inner-city housing where mass transport is more readily available.

Tay highlighted that car parks could be rented out on an as-needed basis or during emergencies, but acknowledged that reducing carpark numbers would only be feasible where public transportation is a viable alternative.

Unfortunately, Malaysia's cities subscribe to a car-centric model of development that perpetuates a dependency on cars, hindering public-transportation objectives. Poor walkability with a lack of first- and last-km connectivity also discourages urbanites who wish to make the switch to public transportation.

"Our towns and cities today have many barriers towards walkability – multiple highways that make them disconnected, obstructive utility structures, discontinuous sidewalks, fences, boundaries and gated communities… all creating unwalkable neighbourhoods and dependency on car transport," she said.

She added that KL's rail network has relatively lower ridership than Seoul and Singapore despite nearly double the rail length.



Ridership and population density in KL compared with Seoul and Singapore. (Rehda Institute pic)

Tay further said the split between public and private transportation in KL is currently at a 25:75 ratio, whereas the KL Structure Plan targets a 60:40 split by 2040. Hence, the city is still some ways away from achieving those aspirations.

The crucial shift from a car-centric city to one focused on public transportation also goes beyond the question of affordability. From an environmental standpoint, it would help Malaysia meet its commitments to reduce greenhouse-gas emissions by 45% by 2030.

Tay also highlighted a study by the World Bank that shows up to 2.2% of GDP economic losses in Malaysia – some RM24.7 billion – are due to traffic congestion.

Road transport is the second-largest carbon emitter in the country (25%) after the energy industry, according to a report titled “Climate Change and Health in Asia” (October 2021) by the Association of Academies and Societies of Sciences in Asia.

MALAY NEWS

Link:
https://www.bharian.com.my/bisnes/hartanah/2022/03/938100/kos-pematuhan-lebih-berpatutan-mampu-kawal-harga-rumah

Press : Berita Harian

Published date : 24/3/2022

Kos pematuhan lebih berpatutan mampu kawal harga rumah

ALZAHRIN ALIAS March 24, 2022 15:32 pm

Kos pembangunan yang tinggi membawa kepada lonjakan harga rumah dan seterusnya mendesak ekonomi rakyat - Foto hiasan

SUBANG JAYA: Pemaju perumahan berharap supaya kos pematuhan untuk menyediakan pelbagai kemudahan utiliti yang terpaksa mereka tanggung menjadi lebih berpatutan, bagi membolehkan satu penyelesaian komprehensif kawalan harga rumah dapat dicapai.

Pengerusi Institut REHDA, Datuk Jeffrey Ng Tiong Lip, berkata kos pematuhan adalah kos yang ditanggung untuk mematuhi pelbagai dasar, garis panduan, piawaian dan peraturan. Beliau berkata, ia merangkumi kos berasaskan modal seperti premium penukaran tanah, caj sumbangan, levi, yuran dan sumbangan kewangan lain termasuk dana perkhidmatan infrastruktur, caj pembangunan utiliti, sumbangan modal pembetungan serta sumbangan untuk naik taraf jalan.

Katanya, kelewatan dan mendapatkan kelulusan sebelum, semasa dan pasca pembangunan turut mengakibatkan peningkatan risiko serta kos pegangan, termasuklah bagi pelepasan kuota Bumiputera yang tidak terjual.

"Semua ini akan membentuk sebahagian daripada jumlah kos pembangunan projek dan akan diterjemahkan kepada harga rumah.

"Semakin tinggi kos pematuhan, semakin tinggi kos pembangunan yang akhirnya membawa kepada lonjakan harga rumah dan seterusnya mendesak ekonomi rakyat," katanya.

Beliau berkata demikian selepas melancarkan laporan terbaharu Institut REHDA bertajuk 'Perumahan Masa Hadapan, Memahami Kos dan Harga Mampan di sini, hari ini.

Tiong Lip berkata, dalam situasi semasa, kos pemilikan tanah dan pembangunan lain seperti bahan binaan, buruh, profesional dan operasi akan terus meningkat disebabkan oleh faktor ekonomi, pasaran dan inflasi.

Beliau berkata, ia akan memberi tekanan kepada harga jualan akhir kerana kos pembinaan membentuk sehingga 60 peratus daripada nilai pembangunan kasar (GDV). Katanya, kos ini hampir tidak ada ruang untuk dikurangkan kerana perlu mengikut standard pembinaan sedia ada, kualiti dan harga bahan semasa.

"Oleh itu, terdapat keperluan mendesak untuk memastikan kos pematuhan terkawal daripada kesan kos yang tinggi," katanya.

Tiong Lip berkata, tanah projek pembinaan perbandaran baharu pada masa ini juga tidak dapat digunakan sepenuhnya. Jelasnya, ia disebabkan hampir 60 peratus tanah terpaksa digunakan untuk pembangunan kemudahan awam dan kawasan berkaitan lain seperti tapak utiliti, jalan, pembentungan dan kawasan riadah.

"Ini mengakibatkan pemaju hartanah hanya mempunyai 40 peratus tanah untuk digunakan bagi pembangunan hartanah jualan," katanya.

Beliau memberi contoh, peningkatan 20 peratus pembangunan 100 ekar tanah akan membawa kerugian tambahan 20 ekar tanah yang boleh dijual.

"Sebelum ini, nisbah penggunaan tanah adalah sekitar 40 peratus untuk kemudahan dan 60 peratus untuk pembangunan hartanah jualan.

"Namun, saban tahun nisbah itu semakin meningkat menyebabkan pemaju berdepan pengurangan bekalan dan kehilangan GDV tambahan," katanya.

Sementara itu, Tiong Lip berkata, Institut REHDA bersama dengan Persatuan Pemaju Hartanah dan Perumahan Malaysia (REHDA) akan menyerahkan laporan terbaharu itu kepada kerajaan, termasuk Kementerian Perumahan dan Kerajaan Tempatan (KPKT), agensi, kerajaan negeri serta pihak berkuasa tempatan. Beliau berkata, semua pihak perlu mengadakan perbincangan segera bagi membolehkan harga rumah dapat dikawal selain memberikan ruang kepada rakyat memiliki rumah. Katanya, ia adalah satu keperluan mendesak, kerana tanpa kawalan dan penyelesaian mutlak, isu itu akan terus berlarutan yang akhirnya membebankan rakyat.

Kosmo! SUARA KONTEMPORARI

Link:
https://www.kosmo.com.my/2022/03/25/kos-pematuhan-punca-harga-rumah-kekal-tinggi/

Press : Kosmo

Published date : 24/3/2022

Kos pematuhan punca harga rumah kekal tinggi

MUHAMMAD IKHWAN IDERIS March 25, 2022 9:26 am

SUBANG – Kos pematuhan antara punca utama yang mengakibatkan harga kediaman di negara ini kekal tinggi, berdasarkan laporan Perumahan Menuju Ke Hadapan – Memahami Kos dan Harga Lestari yang diterbitkan REHDA Institute semalam.

Pengerusinya, Datuk Jeffrey Ng Tiong Lip berkata, berbanding kos buruh, bahan mentah dan tanah yang sentiasa meningkat, kos pematuhan kurang dibincangkan sedangkan ia salah satu faktor yang mampu dikawal kerajaan untuk menjadikan harga rumah di Malaysia lebih mampu milik.

Beliau memberi contoh bagi pembangunan sebuah perbandaran sekitar 15 hingga 20 tahun lalu, sekitar 60 peratus daripada tanah yang dibangunkan pemaju boleh dijual kepada pembeli dan hanya 40 peratus perlu diserahkan kepada pihak berwajib untuk kemudahan infrastruktur.

"Bagaimanapun keadaan sekarang sudah terbalik, pemaju hanya boleh menjual 40 peratus daripada tanah yang dibangunkan, manakala 60 peratus lagi adalah untuk kos pematuhan antaranya melibatkan pembinaan jalan raya, sekolah, taman dan sebagainya.

. "Lebih mengecewakan, ada kes yang mana tanah diserahkan pemaju kepada kerajaan, akhir-nya diberikan kepada pihak ketiga untuk tujuan pembangunan," katanya.

Beliau berkata demikian pada sidang akhbar sempena pelancaran laporan berkenaan di sini.

Berdasarkan laporan tersebut, sekitar 21.8 peratus hingga 32.5 peratus daripada nilai pembangunan kasar sesebuah projek perbandaran adalah untuk kos pematuhan, bergantung kepada pelbagai faktor termasuk lokasi, jenis dan saiz.

Laporan berkenaan yang mengambil masa dua tahun untuk dibangunkan antara lain mengetengahkan 21 cadangan kepada kerajaan untuk menangani pelbagai isu yang menyelubungi industri perumahan negara. -KOSMO! ONLINE

CHINESE NEWS

Link:
https://www.orientaldaily.com.my/news/business/2022/03/24/476094

Press : Oriental Daily

Published date : 24/3/2022

REHDA：政府稳住房价　可与发展商协调合规成本

（吉隆坡 24 日讯）大马房地产发展商会研究院（REHDA Institute）认为，虽然原料与劳动等建筑成本下跌空间不大，但政府与发展商可在合规成本方面进行商讨与协调，籍此稳住房价。

研究院主席黄忠立在周四举办的《住房前瞻：了解成本和可持续价格》报告推介礼上表示，民众总是将注意力放在原料成本与劳动成本上，但鲜少注意合规成本所带来的影响。

他续称，原料成本与劳动成本在经济发展与通胀的影响下，将随著时间无可避免地逐渐增加，政府日前宣布将最低工资调涨至 1500 令吉便是个好例子。

报告中指出，住宅开发项目的建筑成本在发展总值（GDV）占比介于 50%至 60%，但考虑到现有的建筑标准、质量要求与原料价格，下砍建筑成本的空间不大，但合规成本的占比却也不小。

其中城镇住宅项目的合规成本在其发展总值的占比高达 28%，有地住宅项目为 16%，高楼等分层住宅项目的占比则介于 14%至 17%。

黄忠立表示，合规成本是政府为了人民福祉与社会发展而加诸于发展商身上的成本，因此能有审视与商讨的空间，若能够减轻合规成本对发展商的影响，便能进一步稳住我国房价走势。

REHDA 研究院也在报告中举例合规成本如何造成我国房价上涨。近年来我国发展商在开发住宅项目时交回土地发展公共设施的比例要求增加不少，这导致发展商损失了可出售土地，造成剩馀可建造住宅土地成本上涨，而成本上涨将引领房屋价格升高。

因此，黄氏认为，政府在实行或调整合规成本时，会对项目的总成本与房屋价格造成影响，应先进行成本效益分析，并与发展商进行商讨如何在实行合规成本与稳定房价之间取得适当的平衡，否则发展商只能将无法吸收的成本转嫁予消费者，进而导致房屋价格走高。

Link:
https://www.enanyang.my/%E8%A6%81%E9%97%BB/%E6%88%BF%E5%9C%B0%E4%BA%A7%E5%8F%91%E5%B1%95%E5%95%86%E4%BC%9A%E5%AD%A6%E9%99%A2-%E5%90%81%E5%88%B6%E5%AE%9A%E5%9C%9F%E8%91%97%E6%88%BF%E5%B1%8B%E5%9B%BA%E6%89%93%E9%87%8A%E6%94%BE%E6%9C%BA%E5%88%B6

Press : Nanyang Siang Pau

Published date : 24/3/2022

房地产发展商会学院 吁制定土著房屋固打释放机制

马来西亚房地产发展商会学院领导层推介"房屋前瞻：了解成本和可持续价格"报告，左起为程文林、黄腾亮、黄忠立、童银坤、慕扎达查及何汉生。

（八打灵再也 24 日讯）针对土著房屋固打制，马来西亚房地产发展商会学院（REHDA Institute）主席拿督黄忠立说，政府可保留这项政策，惟必须制定释放机制，过了特定年份，应让发展商脱售保留给土著的房屋。

他说，若发展商长时间持有无法脱售的土著房屋，它矢必影响未来的购屋者。

他今天出席区域房屋会议后在记者会上表示。

他也建议由发展商贡献 1 至 2%发展总值（GDV），作为政府负责兴建社会房屋用途。

他说，在这种情况下，私人发展商可根据自由市场兴建房屋，一并解决房屋滞销的问题。

他说，根据"房屋前瞻：了解成本和可持续价格"报告，由于发展商必须兴建一定数量的可负担房屋，甚至使到一些售价 30 万令吉或以下房屋面对滞销问题。

"市场上的 25%滞销房屋为可负担房屋，主要是因为有关地点没有公共交通，就算是 B40 低收入群体或 M40 中等收入群体也没有意愿购买。"

黄忠立认为，负责公共交通建设的政府机构如国家基建公司（Prasarana）拥有许多土地，该公司可协助政府兴建可负担房屋。

发展商为他人做嫁不公平

黄忠立指出，发展商已贡献 60%土地作为公共实施用途，仍然要为公共事业公司如国能、英达丽水等兴建基础设施，过后却由它们收取费用，这是不公平的做法。

他说，政府全权控制官联公司，是否要控制合规成本，这胥视国家领袖的政治意愿，而不是在实施新合规成本后，却期望发展商降低屋价。

"房屋前瞻：了解成本和可持续价格报告提出 14 项建议，只要落实五成的建议，即可有效降低房屋价格。"

童银坤:房屋固打制致 M40 双重征税

大马房地产发展商会（REHDA）代主席拿督童银坤说，政府应负责兴建可负担房屋，以免对 M40 造成经济负担。

"若有房屋固打制，M40 将面对双重征税，首先是缴付所得税，其次则是购屋时缴税，因为必须补贴 B40。"

他认为，如果政府有资源，政府将更有效兴建供 B40 房屋。

出席记者会的包括大马房地产发展商会学院信托人拿督黄腾亮、拿督慕扎达查、程文林、REHDA 雪州分会会长拿督何汉生等。

Link:
https://www.enanyang.my/%E8%B6%8B%E5%8A%BF/%E6%88%BF%E5%9C%B0%E4%BA%A7%E5%8F%91%E5%B1%95%E5%95%86%E4%BC%9A%E5%AD%A6%E9%99%A2-%E4%BF%83%E6%94%BF%E5%BA%9C%E6%8E%A7%E5%88%B6%E5%90%88%E8%A7%84%E6%88%90%E6%9C%AC%E7%A8%B3%E4%BD%8F%E6%88%BF%E4%BB%B7

Press : Nanyang Siang Pau

Published date : 24/3/2022

房地产发展商会学院 促政府控制合规成本稳住房价

（八打灵再也 24 日讯）马来西亚房地产发展商会学院(REHDA Institute）披露，近年来发展商的利润率只有区区15%。

该学院主席拿督黄忠立指出，若一项发展项目耗时 2 至 3 年，意味着每年的平均回酬只介于 5 至 7.5%，根本没有所谓的惊人利润。

占成本 25%

他举例，若大型发展商进行城镇发展项目，合规成本占总成本的 16 至 25%，有关成本比 20 年前大幅度增长。因此，该学院促请政府控制合规成本，以期房屋价格处于可持续水平。

“随着政府将把最低薪金调至 1500 令吉，加上建材涨价，除非政府调整合规成本，否则房价在未来几年只涨不跌。”

黄忠立今天主持“房屋前瞻：了解成本和可持续价格”报告推介礼后，在记者会说，由于经济、市场及通货膨胀因素，土地及其他发展成本如建材、劳动力、资金成本及其他营运成本在未来几年将持续增加。

有鉴于此，迫切需要控制合规成本，以缓冲摆脱高成本的影响，使屋价上涨幅度维持可持续性。

他提到，在 90 年代，发展商必须拨出 40%总发展面积的土地作为公共设施用途，如今则增至近 60%。

“这意味着在 100 英亩的开发项目中，发展损失额外的 20 英亩可出售土地，导致剩余 40%土地作为建屋用途，促使每单位的土地成本增加。”

实施新合规成本前
应咨询利益相关者

黄忠立建议政府在实施任何新合规成本前，必须咨询利益相关者的意见，探讨成本效益；若成本超越利益，意味当局不能实施新的合规成本。

“合规成本将直接冲击总建筑成本，导致屋价上涨，最终受影响的是平民百姓。”

他感叹，发展商拨出 60%土地作为公共设施用途，惟一些土地最终却被第三方骑劫，作为房屋发展用途。

“发展商过去多年都尽量吸纳增加的建屋成本，一旦发展商不能吸纳，将转嫁给购屋者，进而导致屋价上涨。”

黄忠立说，大马房地产发展商会学院将提呈报告给房屋及地方政府部、各州大臣及首长、市长及地方当局，必要时会与房政部长会面，汇报有关调查结果。

Link: https://www.sinchew.com.my/20220325/2025%E5%B9%B4%E5%89%8D%E5%BB%BA50%E4%B8%87%E9%97%B4%E7%9B%AE%E6%A0%87%E8%99%BD%E5%8F%AF%E6%9C%9F-rehda-%E5%8F%AF%E8%B4%9F%E6%8B%85%E6%88%BF%E9%97%AE%E9%A2%98%E9%9C%80%E6%AD%A3%E8%A7%86

Press : Sinchew Daily

Published date : 25/3/2022

2025年前建50万间目标虽可期-rehda-可负担房问题需正视

(图 :马新社)

(吉隆坡24日讯)大马房地产发展商会研究院(REHDA Institute)主席拿督黄忠立说,政府承诺在第 12 大马计划下兴 建 50 万间可负担房屋,业者对此表示支持,预定在 2025 年之前 兴建 50 万间可负担房屋是可期的,但是政府必须正视核心基本 面,特别是影响房屋可负担性的一些问题,需尽快解决。

“是否每年需要 10 万间? “

黄忠立: 截至去年第三季,共有 7743 间、价格低于 30 万令吉的滞销房产, 占滞销 住宅产业总体的 25.5%

他表示,在需求方面,问题是: “我们是否每年平均需要 10 万间可负担房屋?”

他指出,可负担房屋的价格是受控的,主要供一些中低收入家庭。根据全国产业资讯中心的数据,截至 2021 年第三季,共有 7743 间、价格低于 30 万令吉的滞销房产,占滞销住宅产业总体的 25.5%

他补充,在供应方面,偏高的营运成本,还有交叉补贴,这些对产业的永续发展不利,土地、筑材料价格上涨、劳工短缺,即将 在 2022 年 5 月 1 日起,实施新的最低薪金,从原有的 1200 令吉,调 高至 1500 令吉,加上产业市场尚未全面复苏,对私人产业发展 商,造成沉重的冲击。

“假如产业发展商可以减少面对上述成本的冲击,那么,接下来,房屋价格维持稳定水平的可能性较大。

他建议:“如果政府接手为人民兴建公共房屋,特别是应对 B40 和 M40 对房屋的需求,那么,可以建在靠近轻快铁站、捷运站 、 巴士站附近的政府土地上,让发展商专注为公开市场兴建房产计 划。

黄忠立说,马来西亚的产业发展领域,与 140 个上游和下游行业息 息相关,在塑造就业机会,对国内生产总值和整体经济的发展, 扮演重要角色。

政府最近重申,为达到第 12 大马计划下,兴建 50 万间可负担房 屋,联邦政府、州政府和私人界发展商需要联手合作,全国可负 担房屋理事会,已经针对“一个家庭、一间房屋”的目标开会讨 论,希望可以在预定期间内达到目标.

黄忠立是在提呈该研究院题为:“掌握发展成本与稳定屋价、洞 察房产未来”的研究报告,发表上述谈话。

与会者包括大马房地产发展商代主席拿督童银坤,以及该机构多 a 位信托代表。

JAPANESE NEWS

時事通信社

Press : Jiji Press

Published date : 25/3/2022

「手頃な価格の住宅」、供給は公共セクターで＝業界団体提言ーマレーシア

(2022/03/25-18:26)

ＲＥＨＤＡインスティテュートの報告書発表の様子＝２４日、プタリンジャヤ

【プタリンジャヤ時事】マレーシアの不動産住宅開発業者協会（ＲＥＨＤＡ）の調査部門ＲＥＨＤＡインスティテュートは２４日、国内の住宅開発に関する最新の報告書を発表した。その中で、官民で低中所得者向けに普及を進めている「手頃な価格の住宅」について、供給は公共セクターが行うべきだと提言した。民間セクターは市場性が高い住宅プロジェクトなどに集中し、低中所得者向けの住宅開発に拠出金を支払う形で貢献できると指摘した。

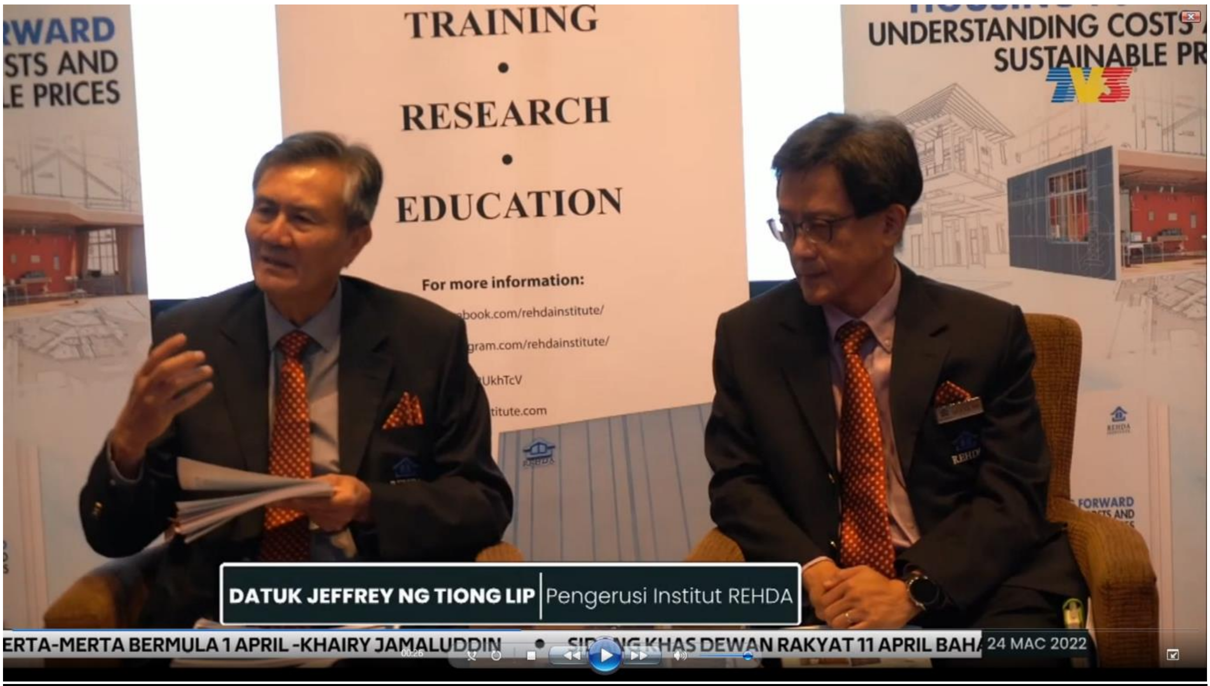
ＲＥＨＤＡインスティテュートのジェフリー・ウン会長は同日開いた会見で、低中所得者向けの住宅供給は社会的な事業だと説明。「政府にその役割を引き渡し、民間セクターは建設資金などを提供することで支援していくのが望ましい」と述べた。具体的には民間開発業者などが基金を通じ、低中所得者向けの住宅プロジェクトの総開発価値（ＧＤＶ）の１～２％に当たる資金を拠出することを提案した。

政府は２０２１年から２５年までの中期国家開発計画「第１２次マレーシア計画（１２ＭＰ）」で、手頃な価格の住宅を５０万戸建設する目標を掲げている。ウン会長はこれについて、２１年第３四半期の時点で手頃な価格の基準とされる３０万リンギ（約８６６万円）以下の物件が７７４３戸売れ残っており、売れ残り不動産全体の２５．５％に相当すると指摘。需要の弱さも踏まえた上で、目標を設定し直す必要があると示唆した。

報告書はこのほか、新築住宅の需要は過去数年間安定していると評価。しかし、宅地などの開発では土地取得や計画承認を含めた、いわゆる「コンプライアンス（法令順守）コスト」が最終価格を押し上げているのが問題だと分析し、関連当局による承認の迅速化や手続きの合理化などを求めた。（了）

MEDIA CLIPPINGS

BULETIN UTAMA TV3



Link: https://www.youtube.com/watch?v=RLr3ur9kYoQ

Minute: 25:00 – 26:00

StarAsean+
Man's bid to see wife cut short
Vietnamese rescued after trying to row from Phuket to India. >20

The Star
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Causeway opens

Commuters, tourists and businesses have reason to rejoice as Singapore is opening its doors to Malaysia. From April 1, land travel between the two countries will be back to normal for the fully vaccinated – no more quarantine and no more testing before and after arrival. The decision is expected to result in a huge increase in cross-border travel and revitalise both economies.

> See reports on pages 2 & 3

Slow lorries: Freight trucks queueing up to enter Singapore via the Causeway yesterday. – THOMAS YONG/ The Star

Nation
Sosma motion to be retabled but MOU is now in doubt. >4

InvestKL targets RM35bil by 2030

Agency aiming for high-level, niche businesses

INVESTMENT

PETALING JAYA: InvestKL is targetting a total of RM35bil in investments by 2030, despite the challenges of global economic volatility, rising energy prices and geopolitical uncertainty.

In a statement yesterday, InvestKL chief executive officer Muhammad Azmi Zulkifli said investors wanted to build a sustainable future while pursuing the environmental, social and governance agenda.

"They are investing in new technologies that will help them to grow responsibly. We are working closely with the International Trade and Industry Ministry (Miti) to position Greater KL as an investment gateway into Malaysia.

"Our pipeline remains strong and we are well-poised to advance Malaysia's sustainable agenda by targeting high-level and niche investments, specifically in the areas of digital technology, global services, and innovative offerings."

InvestKL is an investment promotion agency under Miti. It is tasked to attract large global multinationals to establish regional business services headquarters in Greater Kuala Lumpur and strategically grow their business in Asia.

Since its inception in 2011, InvestKL has attracted a total of RM18.3bil in approved and committed investments through the establishment of 116 global services hubs by leading multinationals and fast-growing companies.

Azmi said this has led to the creation of 16,392 regional executive jobs for Malaysians.

"In 2021, RM2.46bil investments were secured through 13 global services hubs, creating 2,281 regional executive jobs and making it the best performing year for InvestKL in the last decade."

In the same statement, senior minister and Miti minister Datuk Seri Mohamed Azmin Ali said InvestKL's stellar performance is a testament to foreign investors' confidence in Malaysia's business ecosystem and Greater KL as a destination of choice for high-growth, high-impact business activities, making it an excellent location to set up regional offices and hubs.

"Indeed, this will pave the path for greater trade linkages considering the record-breaking trade performance last year surpassing RM2 trillion, placing Malaysia on a trajectory of growth.

"We will be able to go to greater heights with Miti redoubling efforts to ensure that Malaysia remains competitive with a new strategy to drive further growth for the digital economy, green technology, the Fourth Industrial Revolution sectors, implementation of the largest Free Trade Agreement, Regional Comprehensive Economic Partnership Agreement (RCEP), as well as enhanced cross-border collaborations on supply chain management."

With RCEP entering into force, Mohamed Azmin said Malaysia and Greater KL's strategic location in Asia are poised to further cement the country's critical role in the global supply chain for services and industries.

Developer margins shrinking amid cost concerns

PETALING JAYA: The Real Estate and Housing Developers' Association Malaysia (Rehda) says property developers' margins are shrinking, and are now at around 15%.

Rehda Institute chairman Datuk Jeffrey Ng said this has been the case in recent years because of rising costs especially compliance costs with regards to property projects which are seeing profit margins being squeezed.

"It is idealistic to talk about house prices coming down. If property developers' profit margins are very high then the developers can absorb some of these costs for house prices to be contained.

"But in reality this is not the case," Ng said in a statement at the launch of the Housing Forward Understanding Costs and Sustainable Prices research book yesterday.

"If you take an average of 15% margins, and it takes a project excluding townships of an average of three years to build – developer margins are at 5% to 7.5% per annum. These margins are not worth the risk that the developers are taking," he added.

According to the research book, generally a feasible property development should provide investors with a return of between 15% to 20%.

A housing development spans over a minimum of five to six years from the first ringgit invested for land purchase to the closing of a project account, it noted.

"By industry practice, a 15% to 20% margin on such high risks and capital-intensive investment is fair as it gives a buffer against various risk factors and is acceptable to financial institutions for funding purposes," Rehda Institute said in its report.

> ***"By industry practice, a 15% to 20% margin on such high risks and capital-intensive investment is fair as it gives a buffer against various risk factors."***
> Rehda Institute

Notably, compliance costs, which are necessary costs that are associated with a particular property project that are paid to the authorities such as the local, state and federal government, are higher than the developers' margins now.

"This is one area that few people talk about and the authorities do play a significant impact.

"If we can mitigate compliance cost impact – then there is a higher chance that house prices can be kept at a sustainable level in terms of price as other costs such as labour costs with the recent minimum wage hike are rising," Ng said.

Meanwhile, he also highlighted that there should be an orderly and planned way to release the bumiputra units that are still unsold after many years.

"The number of bumiputra units' unsold stocks are huge – this is in the report.

"There should be an orderly way to release this in a very transparent way back to the developer so it can be resold again on the market as these are currently unproductive stocks and it adds on to our costs.

"We can follow the (bumiputra) policy, but not at the expense of having the units being unproductive to the developer," Ng said.

Rehda Institute in its survey found that some 30% of unreleased and unsold bumiputra units are five years or older.

"These are usually stuck at the state or local authorities. The release mechanism is not transparent.

"If you think about it logically, the holding costs are not borne by the developers – but these costs are borne by future property buyers as we have to make it up from somewhere else (to balance the finances)," Rehda Malaysia's acting president Datuk N K Tong said.

He said that with the resources the government has access to, they should fund the affordable housing projects for the B40 group.

SDP to introduce new minimum wage across its ops

PETALING JAYA: Sime Darby Plantation Bhd (SDP) will be implementing a RM1,500 monthly minimum wage for all workers across its Malaysian operations with effect from May 1.

In a statement yesterday, the plantation group said it is also implementing additional incentive programmes to encourage productivity among its workforce and attract more locals to join the industry.

"SDP currently has more than 24,000 plantation workers in Malaysia. The roll-out of the new minimum wage will require the recalibration of hourly and daily rates and revision of previous benchmarks for wage calculations across the board.

"This will benefit all workers and employees across the board. Coupled with the enhanced productivity incentives, the more attractive take-home pay will hopefully appeal to more locals in joining the workforce."

Effective March 1, SDP had streamlined the minimum wage rate for all its Malaysia-based workers to RM1,200 a month, regardless of their location.

SDP group managing director Mohamad Helmy Othman Basha said the group's last wage rate adjustment was in May 2020, following a government decision to raise the minimum wage for workers in municipal council areas to RM1,200 a month and RM1,100 for those in non-municipal council areas.

He said more than 16,000 workers in areas within or adjacent to a city or municipal council benefited from that adjustment.

"We decided to streamline the current minimum wage rates to RM1,200 a month across our Malaysian operations, as we work towards implementing the RM1,500 minimum wage rates.

"We also decided to enhance productivity incentives to ensure that SDP's workers are well compensated and rewarded for their productivity."

On top of the wages and productivity incentives, Mohamad Helmy said plantation workers at SDP also enjoy several other free and subsidised benefits provided by the company.

"These include free housing for themselves and their dependants, subsidised utilities, free medical treatment for employees and their immediate dependants and various amenities such as school bus transport for employees' children, child-care centres and recreational facilities."

Glittering Q2 net profit for Poh Kong

PETALING JAYA: Poh Kong Holdings Bhd recorded a net profit of RM29.35mil in the second quarter ended Jan 31, 2022, its highest ever quarterly net profit, thanks to higher gold prices.

Net profit for the quarter doubled to RM29.35mil compared with RM11.35mil in the previous corresponding quarter.

The jeweller's revenue jumped 76% to RM406.46mil from RM231.39mil in the previous year.

In a filling with Bursa Malaysia yesterday, Poh Kong attributed the bottomline and topline performance to higher demand for gold jewellery and gold investment products, as well as higher retail gold prices, amid the gradual reopening of the economy.

Cypark secures RM74mil roadworks deal

PETALING JAYA: Cypark Resources Bhd has secured a roadworks contract worth RM74.3mil from TTDI KL Metropolis Sdn Bhd.

In a filing with Bursa Malaysia yesterday, Cypark said it had accepted a letter of award from TTDI KL for the proposed construction and completion of road upgrading and associated works along Jalan Dutamas 2, KL.

The stipulated completion date of the project is on Nov 22, 2023.

"The project is expected to contribute positively to the earnings and net assets of the group.

"The project will be undertaken by our construction and engineering division which have the necessary experience and capabilities to deliver the project successfully," Cypark said.

Bintai Kinden wins RM57mil TNB contracts

KUALA LUMPUR: Bintai Kinden Corp Bhd's subsidiary Kejuruteraan Bintai Kindenko Sdn Bhd (KBK) has secured power substation and power transformer contracts from Tenaga Nasional Bhd with a combined value of RM57.4mil.

In a statement, the group said the power substation contract entails the supply, erection, testing and commission of a 275kV switching station in Malaysia-China Kuantan Industrial Park in Gebeng, Pahang, for RM31.5mil.

The second contract, valued at RM25.9mil, appoints KBK as the contractor for the proposed 132kV power transformer extension in Elmina West in Shah Alam.

PA Resources receives master supply extension

KUALA LUMPUR: PA Resources Bhd's wholly-owned subsidiary, PA Extrusion (M) Sdn Bhd, has received an extension to the master supply agreement with First Solar Inc, First Solar Vietnam Mfg Co Ltd and First Solar Malaysia Sdn Bhd until July 1, 2024 worth approximately RM550mil.

It said the agreement might be renewed by First Solar for a subsequent one year period upon notice to the supplier to be delivered not later than 30 days prior to the then-current term.

Jumaat, 25 Mac 2022 | 22 Syaaban 1443H | Tel: 1 300 22 6787 | PP 414/10/2012 (030686) | RM2

Wadah Pembaharuan

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Pemimpin UMNO saran nilai semula MoU kerajaan, pembangkang

Presiden UMNO dan Timbalannya sependapat kegagalan Dewan Rakyat lulus usul melanjutkan tempoh kuat kuasa Subseksyen 4(5) SOSMA membuktikan MoU Transformasi dan Kestabilan Politik sukar diuruskan kerana pembangkang pada bila-bila masa cenderung memungkiri janji. *Nasional* 3

Sultan Johor perkenan senarai EXCO, majlis angkat sumpah esok *Nasional* 18

PDRM, SKMM, BNM ‘gabung’ perangi sindiket scam

Oleh Safeek Affendy Razali, Hafidzul Hilmi Mohd Noor
bhnews@bh.com.my

Kuala Lumpur: Polis Diraja Malaysia (PDRM) akan bekerjasama dengan Bank Negara (BNM) serta Suruhanjaya Komunikasi dan Multimedia Malaysia (SKMM) untuk memerangi jenayah penipuan dalam talian dengan lebih pantas, khususnya untuk menjejaki pergerakan wang.

Pengarah Jabatan Siasatan Jenayah Komersial (JSJK) Bukit Aman, Datuk Mohd Kamarudin Md Din, berkata gabungan tiga agensi itu dapat mempercepatkan tindakan terhadap sindiket penipuan dalam talian berikutan peningkatan mendadak jenayah berkenaan.

“Paling penting kita mahu mengesan ‘money trail’ (pergerakan wang) kerana sindiket itu didapati mengeluarkan atau memindahkan wang (hasil penipuan) begitu pantas daripada akaun mangsa kepada akaun lain.

“Oleh itu, usaha pencegahan perlu dilaksanakan dengan lebih komprehensif (membabitkan pelbagai agensi) untuk memerangi jenayah komersial, selain berkongsi maklumat dengan masyarakat.

“Proses kerjasama serta mengeratkan lagi sistem sedia ada itu sedang berlangsung dan kami menjangka kedua-dua agensi itu (BNM dan SKMM) akan bekerjasama dengan Pusat Respon Penipuan JSJK atau CCID Scam Response Center bermula Jun ini,” katanya.

Nasional 6

Tarikan fenomena Ekuinoks

Pengunjung, Fatin Humairah Mohd Sabri mengambil gambar bayangnya yang kelihatan mengecil ketika tinjauan pada jam 1.15 tengah hari di arca glob yang menandakan titik paling selatan benua Asia di Tanjung Piai, Pontian. Fenomena dikenali peristiwa Ekuinoks berlaku apabila matahari melintasi tepat garisan Khatulistiwa ketika ia bergerak dari Hemisfera Utara ke Hemisfera Selatan, manakala waktu siang dan malam adalah sama panjang iaitu 12 jam. *Nasional* 18 (Foto Nur Aisyah Mazalan/ BH)

9 termasuk Datuk direman kes rasuah institut automotif bernilai RM85 juta

Nasional 16

3 beradik johan tiga kategori berbeza Tilawah dan Hafazan al-Quran peringkat negeri Perak

Nasional 20

Malaysia, Singapura buka semula sempadan darat berkuat kuasa 1 April

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Kuala Lumpur: Malaysia dan Singapura mengumumkan pembukaan semula sempadan darat kedua-dua negara berkuat kuasa 1 April ini, dengan sebahagian besar prosedur operasi standard (SOP) dilonggarkan.

Selari dengan pengumuman itu, pengembara dari kedua-dua negara yang lengkap vaksinasi dibenarkan untuk merentas sempadan darat tanpa perlu menjalani kuarantin atau melaksanakan ujian saringan COVID-19, termasuk ujian prapelepasan dan semasa ketibaan.

Perkara itu diumumkan dalam kenyataan media bersama Perdana Menteri, Datuk Ismail Sabri Yaakob dan rakan sejawatannya dari Singapura, Lee Hsien Loong, semalam.

Ismail Sabri berkata, keputusan itu dibuat sejajar peralihan kehidupan fasa mendepani pandemik COVID-19.

Katanya, selain pembukaan semula sempadan negara kepada pengembara antarabangsa bermula 1 April ini, negara turut melakar satu lagi kejayaan penting dalam memudah cara perjalanan rentas sempadan dengan jiran terdekat, Singapura.

Nasional 4

Kos pematuhan lebih berpatutan mampu kawal harga rumah

REHDA minta semua pihak segerakan perbincangan selesai isu bebankan rakyat

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Pemaju perumahan berharap kos pematuhan untuk menyediakan pelbagai kemudahan utiliti yang terpaksa mereka tanggung menjadi lebih berpatutan, bagi membolehkan penyelesaian komprehensif kawalan harga rumah dapat dicapai.

Pengerusi Institut REHDA, Datuk Jeffrey Ng Tiong Lip, berkata kos pematuhan adalah kos yang ditanggung untuk mematuhi pelbagai dasar, garis panduan, piawaian dan peraturan.

Beliau berkata, ia merangkumi kos berasaskan modal seperti premium penukaran tanah, caj sumbangan, levi, yuran dan sumbangan kewangan lain termasuk dana perkhidmatan infrastruktur, caj pembangunan utiliti, sumbangan modal pembetungan serta sumbangan untuk naik taraf jalan.

Katanya, kelewatan dan mendapatkan kelulusan sebelum, semasa dan pasca pembangunan turut mengakibatkan peningkatan risiko serta kos pegangan, termasuk bagi pelepasan kuota Bumiputera yang tidak terjual.

"Semua ini membentuk sebahagian daripada jumlah kos pembangunan projek dan diterjemahkan kepada harga rumah.

"Semakin tinggi kos pematuhan, semakin tinggi kos pembangunan yang akhirnya membawa kepada lonjakan harga rumah dan seterusnya mendesak ekonomi rakyat," katanya.

Beliau berkata demikian selepas melancarkan laporan terbaru Institut REHDA bertajuk 'Perumahan Masa Hadapan, Memahami Kos dan Harga Mampan' di Subang Jaya, semalam.

Tiong Lip berkata, dalam situasi semasa, kos pemilikan tanah dan pembangunan lain seperti bahan binaan, buruh, profesional dan operasi akan terus meningkat disebabkan oleh faktor ekonomi, pasaran dan inflasi.

Beliau berkata, ia akan memberi tekanan kepada harga jualan akhir kerana kos pembinaan membentuk sehingga 60 peratus daripada nilai pembangunan kasar (GDV).

Katanya, kos ini hampir tidak ada ruang untuk dikurangkan kerana perlu mengikut standard pembinaan sedia ada, kualiti dan harga bahan semasa.

"Oleh itu, terdapat keperluan mendesak untuk memastikan kos pematuhan terkawal daripada kesan kos yang tinggi," katanya.

Tiong Lip berkata, tanah projek pembinaan perbandaran baharu pada masa ini juga tidak dapat digunakan sepenuhnya.

Jelasnya, ia disebabkan hampir 60 peratus tanah terpaksa digunakan untuk pembangunan kemudahan awam dan kawasan berkaitan lain seperti tapak utiliti, jalan, pembentungan dan kawasan riadah.

"Ini mengakibatkan pemaju hartanah hanya mempunyai 40 peratus tanah untuk digunakan bagi pembangunan hartanah jualan," katanya.

Beliau memberi contoh, peningkatan 20 peratus pembangunan 100 ekar tanah akan membawa kerugian tambahan 20 ekar tanah yang boleh dijual.

"Sebelum ini, nisbah penggunaan tanah sekitar 40 peratus untuk kemudahan dan 60 peratus untuk pembangunan hartanah jualan.

"Namun, saban tahun nisbah itu semakin meningkat menyebabkan pemaju berdepan pengurangan bekalan dan kehilangan GDV tambahan," katanya.

Sementara itu, Tiong Lip berkata, Institut REHDA bersama dengan Persatuan Pemaju Hartanah dan Perumahan Malaysia (REHDA) akan menyerahkan laporan terbaru itu kepada kerajaan, termasuk Kementerian Perumahan dan Kerajaan Tempatan (KPKT), agensi, kerajaan negeri serta pihak berkuasa tempatan.

Beliau berkata, semua pihak perlu mengadakan perbincangan segera bagi membolehkan harga rumah dapat dikawal, selain memberikan ruang kepada rakyat memiliki rumah.

Katanya, ia adalah satu keperluan mendesak kerana tanpa kawalan dan penyelesaian mutlak, isu itu akan terus berlarutan yang akhirnya membebankan rakyat.

> "Semakin tinggi kos pematuhan, semakin tinggi kos pembangunan yang akhirnya membawa kepada lonjakan harga rumah dan seterusnya mendesak ekonomi rakyat"
>
> *Jeffrey Ng Tiong Lip, Pengerusi Institut REHDA*

Harga minyak dunia kembali cecah AS$120 satu tong

Harga minyak meneruskan kenaikannya berikutan kebimbangan semakin meningkat terhadap sekatan ke atas Russia yang boleh menjejaskan lagi kekurangan bekalan.

Kedua-dua kontrak utama meningkat lebih lima peratus dengan Brent kembali melebihi AS$120 dan terus meningkat pada awal dagangan di Asia.

Dalam pada itu, kebanyakan pasaran saham susut berikutan lonjakan inflasi dan rancangan bank pusat untuk menaikkan kadar faedah secara mendadak.

Rali merentasi pasaran sepanjang minggu lalu dilihat berakhir buat masa ini apabila pelabur berhati-hati mengikuti perkembangan perang Ukraine dengan usaha mencapai penyelesaian diplomatik terus berjalan.

Semua mata tertumpu kepada mesyuarat Pertubuhan Perjanjian Atlantik Utara (NATO) minggu ini, apabila Presiden Amerika Syarikat (AS), Joe Biden dan pemimpin lain dijangka membincangkan lebih lanjut untuk menghukum Moscow di atas pencerobohan selama sebulan, sementara Kesatuan Eropah (EU) masih membahaskan kemungkinan sekatan ke atas minyak Russia.

Amaran daripada Russia bahawa kerja pembaikan di terminal berhampiran pelabuhan Laut Hitam mungkin mengambil masa sehingga dua bulan, menyebabkan kemerosotan eksport kira-kira satu juta tong sehari, menambahkan lagi kebimbangan terhadap bekalan.

Terdapat sedikit sokongan daripada spekulasi mengenai kemajuan dalam perkembangan perjanjian nuklear Iran yang boleh membawa kepada kemasukan minyak mentah Tehran kembali ke pasaran dunia.

Lonjakan dalam pasaran minyak akan menaikkan lagi inflasi yang sudah meningkat, berada pada paras tertinggi 40 tahun di AS dan 30 tahun di Britain, memberi tekanan kepada bank pusat untuk mengetatkan dasar monetari sebelum harga barangan tidak lagi terkawal.

Pengerusi Rizab Persekutuan AS, Jerome Powell awal minggu ini mencadangkan pegawai boleh menaikkan kadar faedah sebanyak setengah mata dengan lebih daripada sekali jika kenaikan harga tidak perlahan, walaupun dengan mengorbankan pemulihan ekonomi.

Prospek kekangan kewangan yang lebih ketat menjejaskan saham.

"Memandangkan pedagang mencerna hasil (Perbendaharaan) lebih besar dan isyarat inflasi yang lebih tinggi melalui saluran harga minyak, maka harga saham lebih rendah," kata Stephen Innes dari SPI Asset Management.

Pada awal dagangan semalam, pasaran saham di Tokyo, Hong Kong, Shanghai, Seoul, Wellington, Taipei dan Bangkok susut, walaupun Sydney dan Singapura meningkat. AFP