



KEMENTERIAN KEWANGAN
MALAYSIA

LAPORAN PASARAN HARTA SEPARUH PERTAMA

PROPERTY MARKET REPORT FIRST HALF

2023



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

LAPORAN PASARAN HARTA
Separuh Pertama 2023

PROPERTY MARKET REPORT
First Half 2023

**JABATAN PENILAIAN DAN PERKHIDMATAN HARTA MALAYSIA
KEMENTERIAN KEWANGAN MALAYSIA**

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

Jabatan Penilaian dan Perkhidmatan Harta
Kementerian Kewangan Malaysia
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KANDUNGAN CONTENTS

GAMBARAN KESELURUHAN PASARAN HARTA DI MALAYSIA BAGI SEPARUH PERTAMA 2023 overview 1
AN OVERVIEW OF THE MALAYSIAN PROPERTY MARKET IN FIRST HALF 2023

Jadual	I	Penunjuk Utama Ekonomi Malaysia..... overview 29	
Table		<i>Key Indicators of the Malaysian Economy</i>	
	II	Bilangan Transaksi Harta Mengikut Subsektor dan Lingkungan Harga overview 30	
		<i>Number of Property Transactions by Sub-Sector and Price Range</i>	
	III	Nilai Transaksi Harta Mengikut Subsektor dan Lingkungan Harga (RM Juta) overview 32	
		<i>Value of Property Transactions by Sub-Sector and Price Range (RM Million)</i>	
	IV	Bilangan Transaksi Harta Mengikut Negeri dan Tempoh Masa overview 34	
		<i>Number of Property Transactions by State and Time Period</i>	
	V	Nilai Transaksi Harta Mengikut Negeri dan Tempoh Masa (RM Juta)..... overview 37	
		<i>Value of Property Transactions by State and Time Period (RM Million)</i>	
	VI	Bilangan Transaksi Harta Mengikut Kategori Pemberi dan Penerima Pindah Milik overview 40	
		<i>Number of Property Transactions by Category of Transferor and Transferee</i>	
	VII	Nilai Transaksi Harta Mengikut Kategori Pemberi dan Penerima Pindah Milik (RM Juta) overview 42	
		<i>Value of Property Transactions by Category of Transferor and Transferee (RM Million)</i>	
	VIII	Penawaran Unit Kediaman di Malaysia..... overview 44	
		<i>Supply of Residential Units in Malaysia</i>	
	IX	Penawaran Unit Kedai di Malaysia..... overview 45	
		<i>Supply of Shop Units in Malaysia</i>	
	X	Penawaran dan Penghunian Kompleks Perniagaan di Malaysia overview 46	
		<i>Supply and Occupancy of Shopping Complex in Malaysia</i>	
	XI	Penawaran dan Penghunian Pejabat Binaan Khas di Malaysia..... overview 47	
		<i>Supply and Occupancy of Purpose-Built Office in Malaysia</i>	
	XII	Penawaran Unit SOHO di Malaysia overview 48	
		<i>Supply of SOHO Units in Malaysia</i>	
	XIII	Penawaran Unit Pangsapuri Khidmat di Malaysia..... overview 49	
		<i>Supply of Serviced Apartment Units in Malaysia</i>	
	XIV	Penawaran Unit Industri di Malaysia..... overview 50	
		<i>Supply of Industrial Units in Malaysia</i>	
	XV	Bilangan Bilik Hotel overview 51	
		<i>Number of Hotel Rooms</i>	
	XVI	Bilangan & Prestasi Jualan Pelancaran Baru dan Bilangan & Nilai Unit Kediaman yang Tidak Terjual di Malaysia overview 52	
		<i>Number & Sales Performance of New Launches and Number & Value of Unsold Residential Units in Malaysia</i>	
	XVII	Bilangan Unit Kedai yang Tidak Terjual di Malaysia..... overview 53	
		<i>Number of Unsold Shop Units in Malaysia</i>	
	XVIII	Bilangan Unit Industri yang Tidak Terjual di Malaysia overview 54	
		<i>Number of Unsold Industrial Units in Malaysia</i>	
	XIX	Bilangan Unit SOHO yang Tidak Terjual di Malaysia overview 55	
		<i>Number of Unsold SOHO Units in Malaysia</i>	
	XX	Bilangan Unit Pangsapuri Khidmat yang Tidak Terjual di Malaysia..... overview 56	
		<i>Number of Unsold Serviced Apartment Units in Malaysia</i>	
		Catatan Teknikal overview 57	
		Technical Note	

GLOSARI
GLOSSARY

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

GLOSARI GLOSSARY

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

GLOSARI GLOSSARY

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

GAMBARAN KESELURUHAN *OVERVIEW*

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH

Ekonomi Malaysia berkembang sederhana 2.9% pada Q2 2023 (Q1 2023: 5.6%), disebabkan terutamanya oleh permintaan luaran yang lebih perlahan. Permintaan domestik kekal sebagai pendorong utama pertumbuhan, disokong oleh penggunaan swasta dan pelaburan. Pertumbuhan yang disokong oleh keadaan pasaran pekerja yang terus bertambah baik, perbelanjaan isi rumah yang terus meningkat dan aktiviti pelancongan yang lebih baik mengimbangi pertumbuhan eksport barangan yang lebih perlahan. Pertumbuhan pada suku kedua juga dipengaruhi oleh kesan asas yang tinggi pada suku kedua tahun 2022 apabila ekonomi mencatatkan pertumbuhan yang kukuh berikutan kesan pembukaan semula ekonomi dan langkah-langkah dasar.

Walaupun keadaan kewangan dan ekonomi global yang mencabar, pasaran harta tanah masih teguh dengan mencatat sedikit penurunan dalam aktiviti pasaran pada separuh pertama tahun 2023 (H1 2023) berbanding tempoh yang sama tahun lalu (H1 2022).

1.0 OVERVIEW OF THE PROPERTY MARKET

The Malaysian economy expanded moderately by 2.9% in Q2 2023 (Q1 2023: 5.6%), weighed mainly by slower external demand. Domestic demand remained the key driver of growth, supported by private consumption and investment. The growth which supported by continued improvement in labour market conditions, continued increase in household spending and higher tourism activities offset the slower goods export growth. Growth during the quarter was also affected by the high base effect in the second quarter of 2022 when economy experienced strong growth from reopening effects and policy measures.

Despite the challenging global financial and economic environment, the property market managed to stay poised and posted a marginal softening in market activity in the first half of 2023 (H1 2023) compared to the same period last year (H1 2022).

Table 1 – Percentage Change from Corresponding Quarter of Preceding Year

Year	2021	2022	Q1 22	Q2 22	Q3 22	Q4 22	Q1 2023	Q2 2023
GDP (% yoy)	3.1%	8.7%	5.0%	8.9%	14.2%	7.0%	5.6%	2.9%

Source: Department of Statistics Malaysia

Pelbagai inisiatif yang digariskan di bawah Bajet 2023 oleh kerajaan telah membantu merangsang aktiviti pasaran harta tanah. Inisiatif tersebut adalah:

1. Pengecualian penuh duti setem ke atas surat cara pindah milik dan perjanjian pinjaman untuk pembelian rumah kediaman pertama berharga sehingga RM500,000 oleh warganegara Malaysia kekal sehingga 31 Disember 2025.
2. Kenaikan pelepasan duti setem daripada 50% kepada 75% untuk pembelian hartanah kediaman pertama berharga antara RM500,000 hingga RM 1 juta oleh warganegara Malaysia dan hanya terpakai untuk perjanjian jual beli yang disempurnakan sehingga 31 Disember 2023.
3. Pengecualian penuh duti setem sehingga RM1 juta dan 50% pelepasan duti setem bagi amaun selebihnya bagi pindah milik harta secara kasih sayang antara ahli keluarga (bapa kepada anak dan datuk kepada cucu).
4. Peruntukan RM460.2 juta untuk pembinaan rumah baharu dan ubah suai rumah di kawasan luar bandar.
5. Peruntukan RM389.5 juta akan disalurkan kepada Program Perumahan Rakyat.
6. Peruntukan RM358 juta untuk pembinaan rumah mampu milik di bawah program Rumah Mesra Rakyat oleh Syarikat Perumahan Negara Berhad.

Various initiatives outlined under the revised Budget 2023 by the government to a certain extent helped to spur property market activities. These are:

1. *Full stamp duty exemption on instrument of transfer and loan agreement for the purchase of the first residential home priced up to RM500,000 by Malaysia citizens remained until 31 December 2025.*
2. *Increase of stamp duty remission from 50% to 75% for the purchase of the first residential properties priced between RM500,000 to RM 1 million by Malaysian citizens and applicable for sale and purchase agreements executed until 31 December 2023.*
3. *Full stamp duty exemption up to RM1 million and 50% stamp duty remission for the remaining balance on transfers of property by way of love and affection between family members (father to child and grandfather to grandson).*
4. *Allocation of RM460.2 million for the building of new homes and home renovations in rural areas.*
5. *Allocation of RM389.5 million will be channelled to the People's Housing Programme.*
6. *Allocation of RM358 million for the construction of affordable homes under Rumah Mesra Rakyat programme by Syarikat Perumahan Negara Berhad.*

¹ BNM Economic and Financial Developments in Malaysia in the Second Quarter of 2022

7. Peruntukan RM462 juta untuk pembinaan 23,000 rumah di bawah Projek Perumahan Awam Malaysia.
8. Meningkatkan jaminan sehingga RM5 bilion melalui Syarikat Jaminan Kredit Perumahan (SJKP) dalam membantu pekerja gig seperti pekerja e-hailing dalam mendapatkan pembiayaan rumah sehingga RM500,000.

Kadar Dasar Semalaman (OPR) dinaikkan sebanyak 25 mata asas kepada 3.0% pada Mei 2023 selepas dinaikkan sebanyak empat kali sebanyak 100 mata asas terkumpul kepada 2.75% pada 2022. Bagaimanapun, kadar ini masih di bawah kadar sebelum Covid iaitu 3.25% seperti pada Mac 2019. Dengan prospek pertumbuhan dalam negeri yang terus berdaya tahan, Jawatankuasa Dasar Monetari (MPC) menilai bahawa pelarasan dibuat pada masa yang tepat untuk terus mengembalikan tahap akomodasi monetari ke paras yang wajar. Pada tahap OPR semasa, pendirian dasar monetari kekal akomodatif dan terus menyokong pertumbuhan ekonomi.

Dari segi permintaan, trend bercampur juga dilihat dalam indikator permintaan harta kediaman dan harta bukan kediaman. Jumlah pinjaman yang dipohon untuk pembelian harta kediaman menurun 5.8% berbanding H1 2022 tetapi pinjaman yang diluluskan pula meningkat sedikit sebanyak 1.7%. Namun begitu, situasi berbeza bagi harta bukan kediaman di mana, pinjaman yang dipohon dan diluluskan untuk tujuan ini menunjukkan peningkatan masing-masing 28.0% dan 24.3%.

Indeks Sentimen Pengguna (CSI) yang dianalisis oleh Institut Penyelidikan Ekonomi Malaysia (MIER) kekal dalam aliran menurun pada Q2 2023 pada 90.8 mata (Q1 2023: 99.2; Q4 2022: 105.3), di bawah ambang 100 mata yang menunjukkan tahap keyakinan. Menurut MIER, apabila responden menunjukkan pesimisme tentang pekerjaan masa depan, pendapatan dan inflasi, rancangan perbelanjaan mereka juga kelihatan lebih rendah. Begitu juga, Indeks Keadaan Perniagaan (BCI) juga menurun pada Q2 2023 pada 82.4 mata (Q1 2023: 95.4; Q4 2022: 85.9). Ini mungkin menunjukkan bahawa firma merasakan ketidakpastian global yang berterusan akan terus memberi kesan negatif kepada perniagaan mereka dalam tempoh terdekat.

7. Allocation of RM462 million for the construction of 23,000 houses under Projek Perumahan Awam Malaysia.
8. Increase the guarantees of up to RM5 billion via Syarikat Jaminan Kredit Perumahan (SJKP) in assisting gig workers such as e-hailing workers in obtaining home financing up to RM500,000.

The Overnight Policy Rate (OPR) was increased by another 25 basis points to 3.0% in May 2023 after it was raised a total of four times by a cumulative 100 basis points to 2.75% in 2022. However, this figure was still below the pre-Covid rate of 3.25% seen in March 2019. With the domestic growth prospects remained resilient, the Monetary Policy Committee (MPC) judges that the adjustment was made timely to further normalise the degree of monetary accommodation. At the current OPR, the monetary policy stance is slightly accommodative and remains supportive of the economy.

On the demand-side, mixed trends are also seen in the indicators of residential and non-residential property demand. The amount of loans applied for the purchase of residential property decreased by 5.8% as compared to H1 2022 but the approved loan increased marginally by 1.7%. However, the situation differs for non-residential property where loans applied and approved for this purpose indicate an increase of 28.0% and 24.3% respectively.

The Consumer Sentiment Index (CSI) tracked by the Malaysian Institute of Economic Research (MIER) continued its downtrend in Q2 2023 at 90.8 points (Q1 2023: 99.2; Q4 2022: 105.3), below the threshold of 100 points which indicates optimism. According to MIER, as respondents exhibited pessimism about future jobs, incomes and inflation, their spending plans also appear to be lower. Similarly, the Business Conditions Index (BCI) also decreased in Q2 2023 at 82.4 points (Q1 2023: 95.4 ; Q4 2022: 85.9). This may indicate that firms feel the ongoing global uncertainties will continue to negatively impact their business in the near term.

Table 2 - OPR Decision

Date	Change in OPR (%)	New OPR Level (%)
7-Sep-23	0	3.00
6-Jul-23	0	3.00
3-May-23	0.25	3.00
9-Mar-23	0	2.75
19-Jan-23	0	2.75
3-Nov-22	0.25	2.75
8-Sep-22	0.25	2.50
6-Jul-22	0.25	2.25
11-May-22	0.25	2.00
3-Mar-22	0	1.75
20-Jan-22	0	1.75
3-Nov-21	0	1.75
9-Sep-21	0	1.75
8-Jul-21	0	1.75
6-May-21	0	1.75
4-Mar-21	0	1.75
20-Jan-21	0	1.75
3-Nov-20	0	1.75
10-Sep-20	0	1.75
7-Jul-20	-0.25	1.75
5-May-20	-0.50	2.00
3-Mar-20	-0.25	2.50
22-Jan-20	-0.25	2.75

Source: Bank Negara Malaysia

Table 3 - Loan Application and Loan Approval for Purchase of Residential Property

Purchase of Residential					
Year	Loan Application (RM Million)	Loan Approval (RM Million)	% Change Loan Application	% Change Loan Approval	Approval Application %
H1 2014	113,572.12	57,677.59	-1.1	4.7	50.8
H1 2015	105,088.95	52,805.82	-7.5	-8.4	50.2
H1 2016	105,114.20	41,442.29	0.0	-21.5	39.4
H1 2017	116,420.80	48,512.88	10.8	17.1	41.7
H1 2018	113,233.68	48,688.11	-2.7	0.4	43.0
H1 2019	127,119.01	53,937.10	12.3	10.8	42.4
H1 2020	96,445.53	32,841.42	-24.1	-39.1	34.1
H1 2021	179,427.35	63,250.01	86.0	92.6	35.3
H1 2022	235,732.86	92,381.92	31.4	46.1	39.2
H1 2023	222,032.06	93,949.40	-5.8	1.7	42.3

Source: Bank Negara Malaysia

Notes:

New data updated by BNM from 2022 onwards in accordance with the latest data definition and requirement. The new application and approval data will be based on real-time application and approval during the month, irrespective of time lag or application withdrawal by customer in the same month. Though higher growth recorded but the growth trends remain broadly similar.

Table 4 - Loan Application and Loan Approval for Purchase of Non-Residential Property

Purchase of Non-Residential					
Year	Loan Application (RM Million)	Loan Approval (RM Million)	% Change Loan Application	% Change Loan Approval	Approval Application %
H1 2014	51,704.92	24,552.86	-12.9	-3.2	47.5
H1 2015	49,388.50	21,752.95	-4.5	-11.4	44.0
H1 2016	39,501.36	15,569.61	-20.0	-28.4	39.4
H1 2017	42,061.22	14,240.12	6.5	-8.5	33.9
H1 2018	48,308.15	15,215.82	14.9	6.9	31.5
H1 2019	47,225.88	18,689.75	-2.2	22.8	39.6
H1 2020	30,098.74	9,932.77	-36.3	-46.9	33.0
H1 2021	45,941.15	15,786.50	52.6	58.9	34.4
H1 2022	58,701.35	29,658.89	27.8	87.9	50.5
H1 2023	75,139.82	36,869.22	28.0	24.3	49.1

Source: Bank Negara Malaysia

Notes:

New data updated by BNM from 2022 onwards in accordance with the latest data definition and requirement. The new application and approval data will be based on real-time application and approval during the month, irrespective of time lag or application withdrawal by customer in the same month. Though higher growth recorded but the growth trends remain broadly similar.

2.0 AKTIVITI PASARAN HARTA

Aktiviti pasaran harta tanah merekodkan sebanyak 184,140 transaksi bernilai RM85.37 bilion, turun 2.1% dalam bilangan tetapi meningkat sedikit sebanyak 1.1% dalam nilai berbanding tempoh yang sama tahun lalu. Daripada jumlah transaksi tersebut, sebanyak 32.1% (59,090) dan 63.6% (117,129) telah dipindah milik masing-masing pada tahun 2022 dan 2023 manakala peratusan bahagian selebihnya merupakan pindah milik pada tahun sebelumnya.

Prestasi aktiviti pasaran sektoral menurun sedikit: kediaman (-1.0%), perindustrian (-2.5%) dan pertanian (-12.4%) dengan pengecualian subsektor perdagangan dan tanah pembangunan, masing-masing meningkat sebanyak 16.0% dan 1.4%.

Dari segi nilai transaksi, subsektor kediaman dan pertanian merekodkan penurunan masing-masing sebanyak 1.8% dan 17.7%, manakala subsektor perdagangan, perindustrian dan tanah pembangunan mencatatkan sebaliknya, masing-masing meningkat sebanyak 19.5%, 1.8% dan 7.3%.

Subsektor kediaman menerajui keseluruhan pasaran harta tanah, dengan sumbangan 62.4%. Ini diikuti oleh subsektor pertanian (19.8%), perdagangan (9.6%), tanah pembangunan dan lain-lain (6.2%) dan industri (2.0%). Dari segi nilai, kediaman mendahului dengan 52.5% syer, diikuti oleh perdagangan (19.6%), industri (12.8%), pertanian (8.3%) serta tanah pembangunan dan lain-lain (6.8%).

2.0 PROPERTY MARKET ACTIVITY

Property market activity recorded a total of 184,140 transactions worth RM85.37 billion, down by 2.1% in volume but increased slightly by 1.1% in value against corresponding period. From the total transactions, 32.1% (59,090) and 63.6% (117,129) were transfers dated in 2022 and 2023 respectively while the remaining percentage share was for prior years' transfers.

Sectoral market activity performance declined marginally: residential (-1.0%), industrial (-2.5%) and agriculture (-12.4%) with the exception of commercial and development land sub-sector, which increased by 16.0% and 1.4% respectively.

In terms of value of transactions, residential and agriculture sub-sector recorded a decrease of 1.8% and 17.7% respectively, whereas commercial, industrial and development land sub-sector recorded otherwise, increased by 19.5%, 1.8% and 7.3% respectively.

The residential sub-sector led the overall property market, with 62.4% contribution. This was followed by agriculture sub-sector (19.8%), commercial (9.6%), development land and others (6.2%) and industrial (2.0%). In terms of value, residential took the lead with 52.5% share, followed by commercial (19.6%), industrial (12.8%), agriculture (8.3%) and development land and others (6.8%).

Chart 1

Overall Volume of Transactions H1 2019 – H1 2023

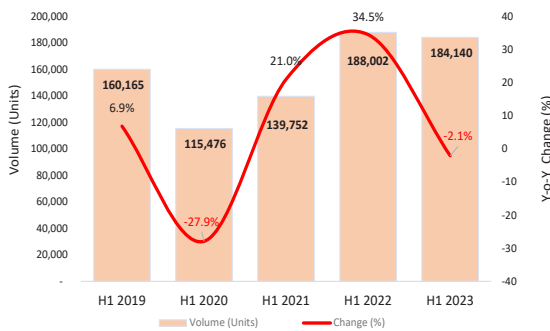


Chart 2

Overall Value of Transactions H1 2019 – H1 2023

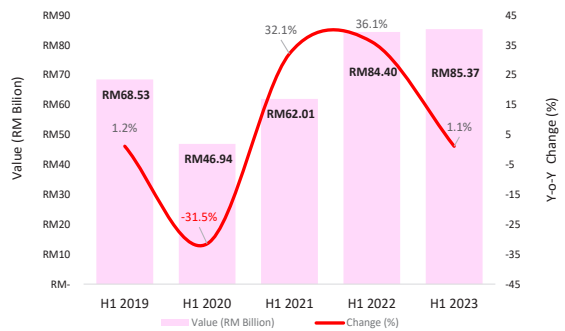


Chart 3

Contribution to Transaction Volume by Sub-sector H1 2023

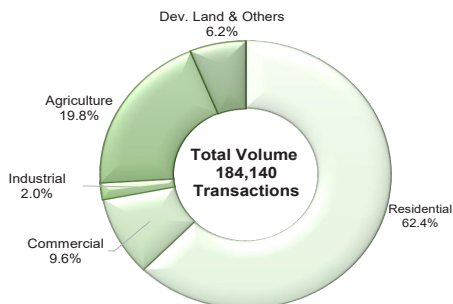
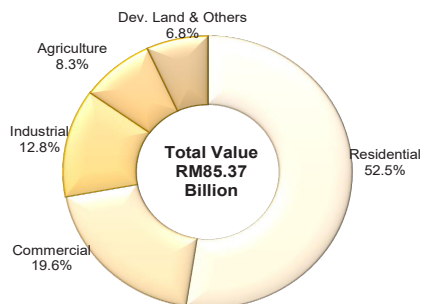


Chart 4

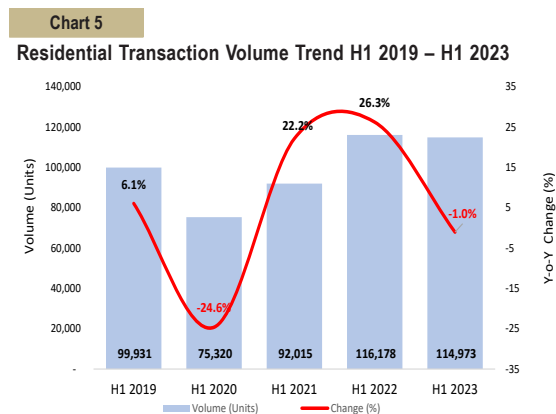
Contribution to Transaction Value by Sub-sector H1 2023



2.1 Harta Kediaman

Transaksi

Terdapat 114,973 transaksi bernilai RM44.78 bilion yang dicatatkan dalam tempoh kajian, menurun sedikit sebanyak 1.0% dalam bilangan dan 1.8% bagi nilai tahun ke tahun. Pasaran sekunder membentuk 79.4% (91,318 transaksi) daripada jumlah transaksi kediaman manakala pasaran utama (pembelian daripada pemaju) membentuk 20.6% (23,655 transaksi). Prestasi mengikut negeri adalah bercampur-campur. Semua negeri mencatatkan bilangan transaksi yang lebih rendah kecuali Johor, Negeri Sembilan, Perlis dan Kedah yang mencatatkan peningkatan dalam aktiviti pasaran masing-masing sebanyak 39.9%, 14.6%, 4.3% dan 3.2% mengimbangi penurunan keseluruhan. Empat negeri utama iaitu Pulau Pinang, WP Kuala Lumpur, Johor dan Selangor membentuk sebanyak 50% daripada jumlah kediaman nasional.



Pelancaran Baharu

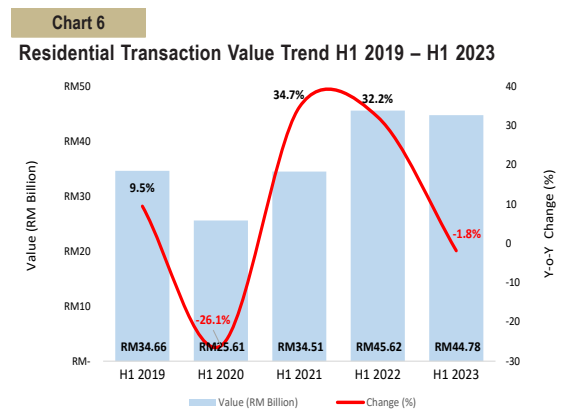
Pasaran primer menyaksikan unit pelancaran baharu yang lebih rendah pada separuh pertama tahun ini, menggambarkan sentimen berhati-hati di kalangan pemaju. Terdapat 16,545 unit dilancarkan, menurun sebanyak 50.2% berbanding 33,205 unit (disemak semula) pada H1 2022. Berbanding H2 2022, pelancaran baharu lebih rendah sebanyak 20.9% (H2 2022: 20,913 unit). Prestasi jualan pelancaran baharu mencatat 32.2%, meningkat berbanding H1 2022 (disemak semula 14.6%) tetapi sedikit merosot berbanding H2 2022 (36.8%).

Johor mencatatkan pelancaran baharu tertinggi di negara ini, menguasai hampir 25.9% (4,286 unit) daripada jumlah nasional dengan prestasi jualan pada 34.5%. Selangor mencatat jumlah kedua tertinggi (2,978 unit, 18.0% syer) dengan prestasi jualan pada 38.6%. Pulau Pinang di tempat ketiga (1,632 unit, 9.9% syer) dengan prestasi jualan pada 64.0%.

2.1 Residential Property

Transaction

There were 114,973 transactions worth RM44.78 billion recorded in the review period, decreased slightly by 1.0% in volume and 1.8% in value year-on-year. Secondary market formed 79.4% (91,318 transactions) of the total residential transactions while primary market (purchase from developers) formed 20.6% (23,655 transactions). States' performances were mixed. All states recorded lower market volume except Johor, Negeri Sembilan, Perlis and Kedah which recorded an increase in market activity by 39.9%, 14.6%, 4.3% and 3.2% respectively offset the overall decline. The four major states namely Pulau Pinang, WP Kuala Lumpur, Johor and Selangor formed about 50% of the total national residential volume.



New Launches

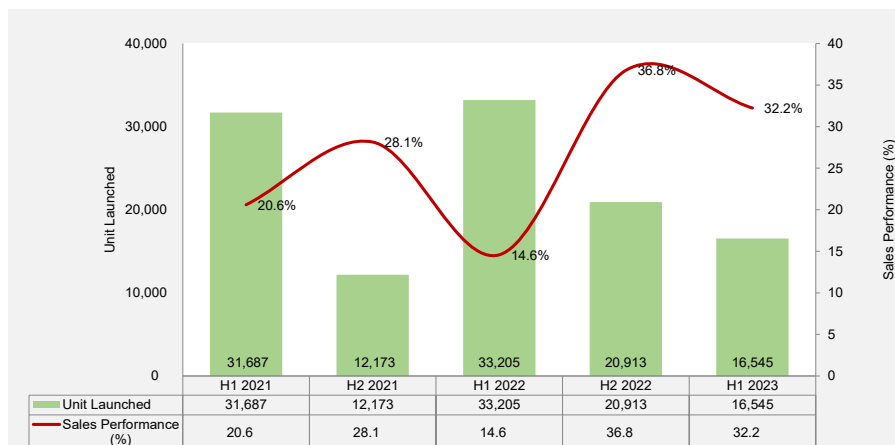
The primary market saw fewer new launches in the first half of the year, reflecting the cautionary sentiment among developers. There were 16,545 units launched, down by 50.2% against 33,205 units (revised) in H1 2022. Against H2 2022, the new launches were lower by 20.9% (H2 2022: 20,913 units). Sales performance for new launches recorded at 32.2%, higher compared to H1 2022 (revised 14.6%) but slightly lower compared to H2 2022 (36.8%).

Johor recorded the highest number of new launches in the country, capturing nearly 25.9% (4,286 units) of the national total with sales performance at 34.5%. Selangor recorded the second highest number (2,978 units, 18.0% share) with sales performance at 38.6%. Penang came third (1,632 units, 9.9% share) with sales performance at 64.0%.

Rumah teres mendominasi pelancaran baharu. Teres satu tingkat (3,489 unit) dan 2-3 tingkat (4,795 unit) secara kolektif menyumbang 50.1% daripada jumlah keseluruhan dengan prestasi jualan 49.1%, diikuti oleh unit kondominium/pangsapuri pada 31.0% syer (5,126 unit) dengan prestasi jualan 27.8%.

Terraced houses dominated the new launches. Single storey (3,489 units) and 2-3 storey (4,795 units) together contributed 50.1% of the total units with sales performance at 49.1%, followed by condominium/apartment units at 31.0% share (5,126 units) with sales performance at 27.8%.

Chart 7
New Launches & Sales Performance H1 2021 – H1 2023



Status Pasaran

Pada separuh tahun pertama 2023, keadaan kediaman siap dibina tidak terjual bertambah baik dengan bilangannya yang berkurangan. Sebanyak 26,286 unit siap dibina tidak terjual bernilai RM18.30 bilion dicatatkan, menunjukkan penurunan masing-masing 5.3% dan 0.6% di dalam jumlah dan nilai masing-masing berbanding H2 2022. Begitu juga, unit kediaman dalam pembinaan belum terjual menyaksikan penurunan 4.9% kepada 54,844 unit berbanding H2 2022 (57,649 unit).

Johor mengekalkan bilangan siap dibina tidak terjual tertinggi dalam negara dengan 4,717 unit bernilai RM4.00 bilion, menyumbang 17.9% dan 21.9% dalam jumlah dan nilai daripada jumlah nasional. Selangor di tempat kedua tertinggi dengan 16.4% syer (4,307 unit; RM4.09 bilion), dan diikuti oleh Perak dengan 12.7% syer (3,333 unit; RM0.99 bilion).

Kondominium / pangsapuri membentuk 58.3% (15,336 unit) daripada jumlah nasional siap dibina tidak terjual, diikuti oleh teres (23.9%; 6,289 unit). Lingkungan harga mewah melebihi RM500,000 merupakan penyumbang terbesar, membentuk 47.9% (12,581 unit) daripada jumlah siap dibina tidak terjual. Harga RM300,000 dan ke bawah menyumbang 26.8% (7,036 unit) manakala RM300,001 hingga RM500,000 membentuk 25.4% (6,669 unit).

Market Status

In the first half of 2023, the residential overhang situation improved as the numbers reduced. A total of 26,286 overhang units worth RM18.30 billion was recorded, showing a decrease of 5.3% and 0.6% in volume and value respectively against H2 2022. Likewise, the unsold under construction residential units saw a decrease of 4.9% to 54,844 units compared to H2 2022 (57,649 units).

Johor retained the highest number of overhang in the country with 4,717 units worth RM4.00 billion, accounting to 17.9% and 21.9% in volume and value respectively of the national total. Selangor ranked second with 16.4% share (4,307 units; RM4.09 billion), and followed by Perak with 12.7% share (3,333 units; RM0.99 billion).

Condominium/apartment formed 58.3% (15,336 units) of the national overhang, followed by terraced (23.9%; 6,289 units). The high-end price range at more than RM500,000 took up the largest share, accounting for 47.9% (12,581 units) of total overhang. Those priced at RM300,000 and below accounted for 26.8% (7,036 units) while RM300,001 to RM500,000 took up 25.4% (6,669 units).

Chart 8

Residential Market Status H1 2021 – H1 2023

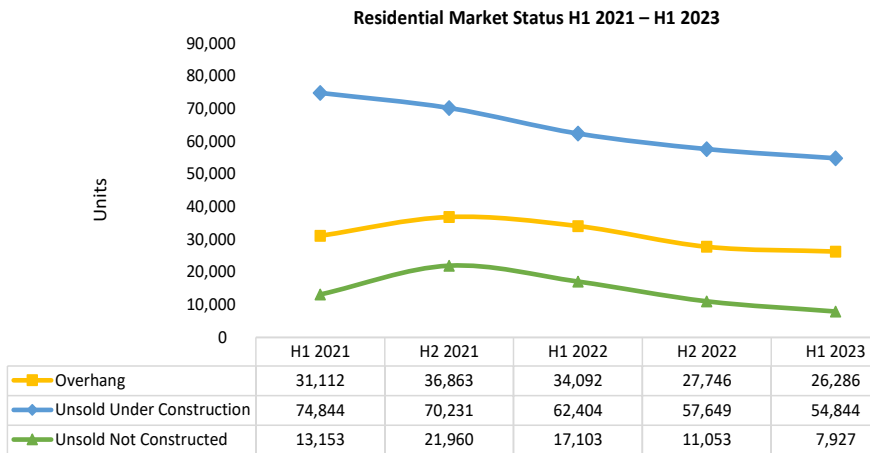
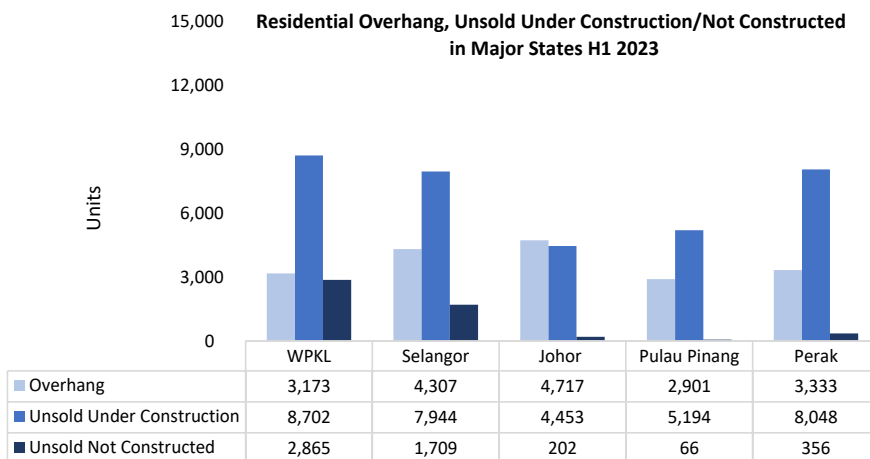


Chart 9

Residential Overhang, Unsold Under Construction and Not Constructed in Major States H1 2023



Aktiviti Pembinaan

Sejajar dengan sentiment berhati-hati di kalangan pemaju, aktiviti pembinaan kediaman agak perlahan pada separuh pertama 2023. Bilangan unit kediaman siap dibina, mula dibina dan penawaran baru dirancang masing-masing menurun 10.4% (28,412 unit), 1.2% (41,101 unit) dan 15.8% (31,139 unit) berbanding separuh pertama tahun lalu.

Selangor menyumbang bilangan siap dibina tertinggi, merangkumi 31.2% (8,874 unit) daripada jumlah keseluruhan nasional, diikuti oleh Perak (12.8%) dan WP Kuala Lumpur (12.7%). Pada akhir Jun 2023, terdapat kira-kira 6.13 juta unit kediaman sedia ada dan 0.40 juta unit perancangan akan datang dengan hampir 0.38 juta unit penawaran yang dirancang.

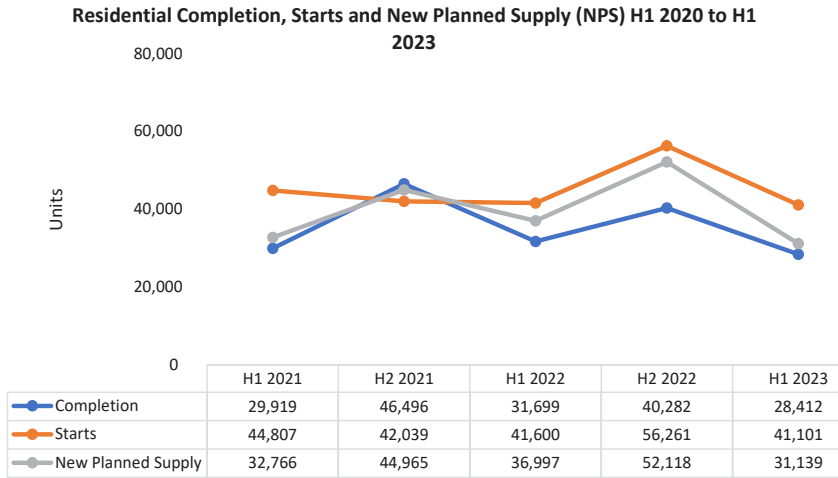
Construction Activity

In line with the cautious sentiment among developers, residential construction activity slowed down in the first half of 2023. The number of completions, starts and new planned supply decreased by 10.4% (28,412 units), 1.2% (41,101 units) and 15.8% (31,139 units) respectively against the first half last year.

Selangor contributed the highest number of completions, accounting for 31.2% (8,874 units) of the national total, followed by Perak (12.8%) and WP Kuala Lumpur (12.7%). As at end-June 2023, there were approximately 6.13 million existing residential units and 0.40 million in the incoming supply with nearly 0.38 million in the planned supply.

Chart 10

Residential Completion, Starts and New Planned Supply (NPS) H1 2021 – H1 2023



Pergerakan Harga

Indeks Harga Rumah Malaysia (IHRM) terus meningkat pada trend yang sederhana. Pada Q2 2023^P, Indeks Harga Rumah Malaysia berada pada 212.3 mata, meningkat 2.2% secara tahunan. Walau bagaimanapun, mata indeks menurun 1.6% jika dibandingkan Q1 2023 (215.8 mata). Semua negeri mencatat pertumbuhan tahunan positif berbanding Q2 2022 kecuali Sarawak (-0.7%) dan Terengganu (-0.1%). Unit bertingkat tinggi merekodkan pertumbuhan tahunan tertinggi sebanyak 5.4%, disokong oleh kenaikan dua angka di kawasan Petaling (Selangor). Rumah teres dan berkembar masing-masing mencatatkan pertumbuhan 2.0% dan 0.2% manakala sesebuah mencatatkan sedikit penurunan pada 0.3%.

Price Movements

Malaysian House Price Index (MHPI) continued to increase at a moderating trend. As at Q2 2023^P, the MHPI stood at 212.3 points, up by 2.2% on annual basis. However, the index points decreased by 1.6% against Q1 2023 (215.8 points). All states recorded positive annual growth against Q2 2022 except for Sarawak (-0.7%) and Terengganu (-0.1%). High-rise units recorded the highest annual growth of 5.4%, supported by the double-digit increase in the Petaling area (Selangor). Terraced house and semi-detached recorded a growth of 2.0% and 0.2% respectively while detached recorded a slight decrease of 0.3%.

Chart 11

MHPI: Index Point, Annual and Quarterly Percentage Change Q1 2018 - Q2 2023^P

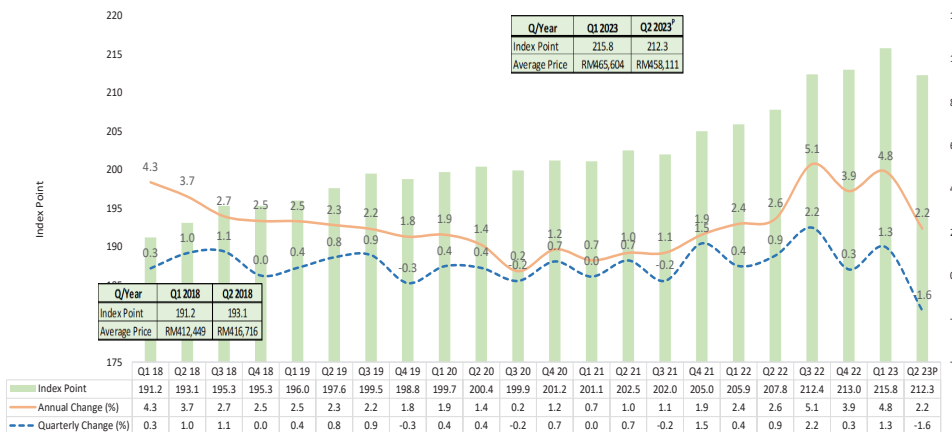


Chart 12

MHPI: Annual Percentage Change By State (Q2 2022 vs Q2 2023^P)

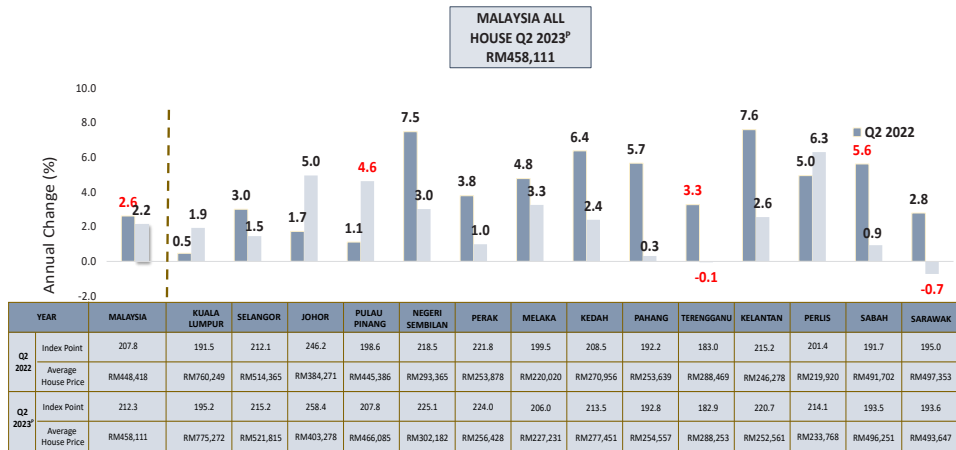
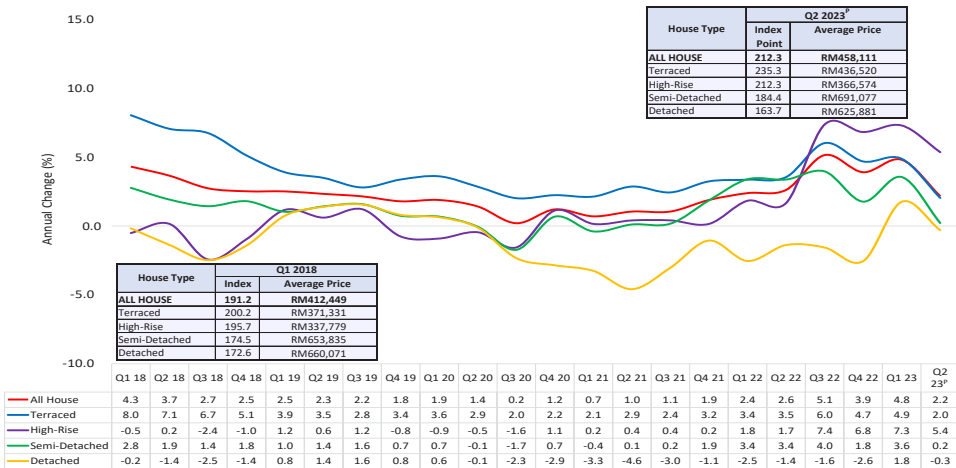


Chart 13

MHPI: Annual Percentage Change By Type Q1 2018 - Q2 2023^P



Sewa

Secara amnya, pasaran sewa kediaman berada dalam keadaan stabil di negeri utama dengan pergerakan menaik dicatatkan di kawasan tertentu yang disediakan dengan jalinan perhubungan yang cekap dan skim strategik yang berhampiran dengan pusat komersial, kompleks membeli-belah serta pusat bandar. Di WP Kuala Lumpur, pasaran sewa kediaman pada umumnya stabil dengan pertumbuhan sedikit untuk rumah teres di lokasi terpilih. Begitu juga Selangor menunjukkan tren stabil dengan Daerah Petaling, Klang dan Gombak menyaksikan sedikit pergerakan menaik bagi rumah teres dan kediaman bertingkat tinggi. Di Johor, pasaran sewa adalah stabil dengan pergerakan menaik untuk kondominium di Johor Bahru. Di utara, pasaran sewa di Pulau Pinang pada umumnya stabil dengan beberapa pergerakan menaik bagi rumah teres dan kediaman bertingkat tinggi di kebanyakan daerah. Eco Horizon (Fasa 1) menyaksikan teres dua tingkat memperoleh sewa RM3,200 sebulan.

Rental

Generally, residential rental market was on a stable mode with upward movements recorded in choice areas served with efficient connectivity and strategically located nearby commercial centres, shopping complex as well as city centre. In WP Kuala Lumpur, residential rental market was generally stable with marginal growth for terraced houses in selective locations. Similarly, Selangor show a stable trend with Petaling, Klang and Gombak Districts saw some upward movements for both terrace houses and high-rise residential. In Johor, the rental market was stable with upward movements for condominiums in Johor Bahru. Up north, the rental market in Pulau Pinang was stable generally with some mix movements for terrace houses and high rise residential in most districts. Eco Horizon (Phase 1) saw its double-storey terrace fetching rental of RM3,200 per month.

2.2 Harta Perdagangan

Transaksi

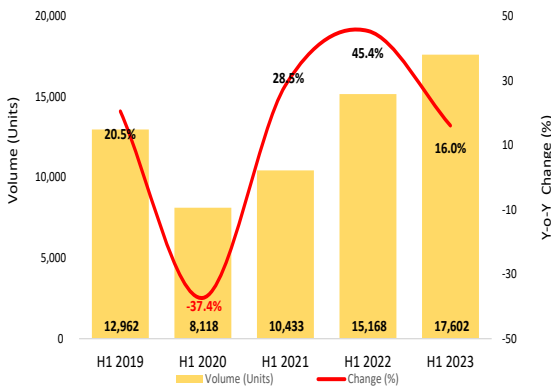
Terdapat 17,602 transaksi bernilai RM16.76 bilion dicatatkan, meningkat sebanyak 16.0% dalam bilangan dan 19.5% dalam nilai berbanding tempoh yang sama tahun lalu.

Semua negeri mencatatkan lebih banyak aktiviti pasaran dalam tempoh kajian kecuali WP Putrajaya, Perak and Sabah. Dari segi nilai transaksi, semua negeri mencatat peningkatan nilai kecuali lapan negeri mencatat penguncupan di WP Kuala Lumpur (-21.9%), WP Putrajaya (-76.1%), WP Labuan (-13.2%), Selangor (-5.7%), Perak (-3.9%), Kedah (-26.3%), Pahang (-13.4%) dan Kelantan (-1.1%) .

Selangor menyumbang bilangan dan nilai tertinggi kepada syer pasaran nasional, dengan 26.1% di dalam bilangan (4,590 transaksi) dan 26.5% dalam nilai (RM4.44 bilion); diikuti oleh Johor dengan 17.8% di dalam bilangan (3,138 transaksi) dan 15.7% di dalam nilai (RM2.63 bilion) dan WP Kuala Lumpur dengan 13.4% di dalam bilangan (2,356 transaksi) dan 15.4% di dalam nilai (RM2.58 bilion).

Chart 14

Commercial Transaction Volume Trend H1 2019 – H1 2023



2.2.1 Kedai

Transaksi

Segmen kedai mencatatkan 7,966 transaksi bernilai RM6.78 bilion, menguasai 45.3% daripada transaksi harta tanah perdagangan dan 40.5% daripada jumlah keseluruhan. Kedua-dua bilangan dan nilai masing-masing meningkat sebanyak 0.1% dan 4.0% berbanding tempoh yang sama pada tahun lalu.

Johor dan Selangor menyumbang bilangan transaksi pasaran yang lebih tinggi kepada jumlah nasional, masing-masing dengan 20.6% (1,637 transaksi) dan

2.2 Commercial Property

Transaction

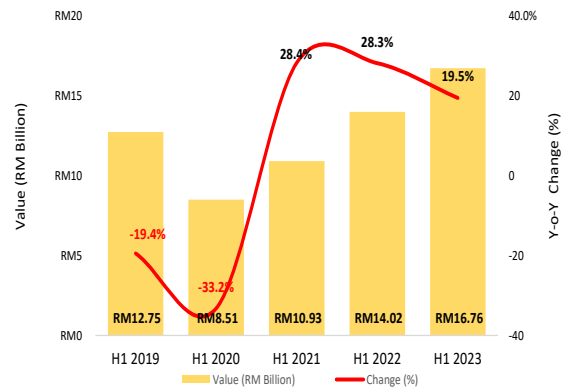
There were 17,602 transactions worth RM16.76 billion recorded, up by 16.0% in volume and 19.5% in value compared to the same period last year.

All states recorded more market activity in the review period except for WP Putrajaya, Perak and Sabah. In terms of transaction value, all states recorded higher value except 8 states which recorded contraction in WP Kuala Lumpur (-21.9%), WP Putrajaya (-76.1%), WP Labuan (-13.2%), Selangor (-5.7%), Perak (-3.9%), Kedah (-26.3%), Pahang (-13.4%) and Kelantan (-1.1%).

Selangor contributed the highest volume and value to the national market share, with 26.1% in volume (4,590 transactions) and 26.5% in value (RM4.44 billion); followed by Johor with 17.8% in volume (3,138 transactions) and 15.7% in value (RM2.63 billion) and WP Kuala Lumpur with 13.4% in volume (2,356 transactions) and 15.4% in value (RM2.58 billion).

Chart 15

Commercial Transaction Value Trend H1 2019 – H1 2023



2.2.1 Shop

Transaction

Shop segment recorded 7,966 transactions worth RM6.78 billion, dominating 45.3% of the commercial property transactions and 40.5% of the total value. Both volume and value increased by 0.1% and 4.0% respectively compared to similar period last year.

Johor and Selangor contributed higher market transaction volume to the national total, each with 20.6% (1,637 transactions) and 16.9% (1,347 transactions) market

16.9% (1,347 transaksi) syer pasaran. Kedai dua dan dua setengah tingkat menguasai 53.7% (4,280 transaksi) daripada syer pasaran kedai.

share. Two and two and a-half storey shops captured 53.7% (4,280 transactions) of the shops' market share.

Chart 16

Shop Transaction Volume Trend H1 2019 – H1 2023

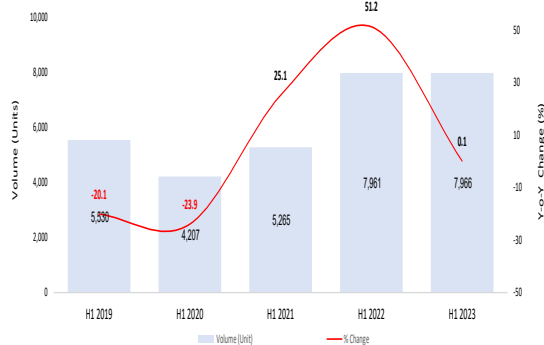
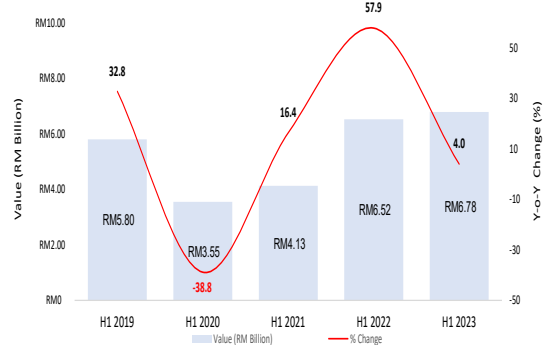


Chart 17

Shop Transaction Value Trend H1 2019 – H1 2023



Status Pasaran

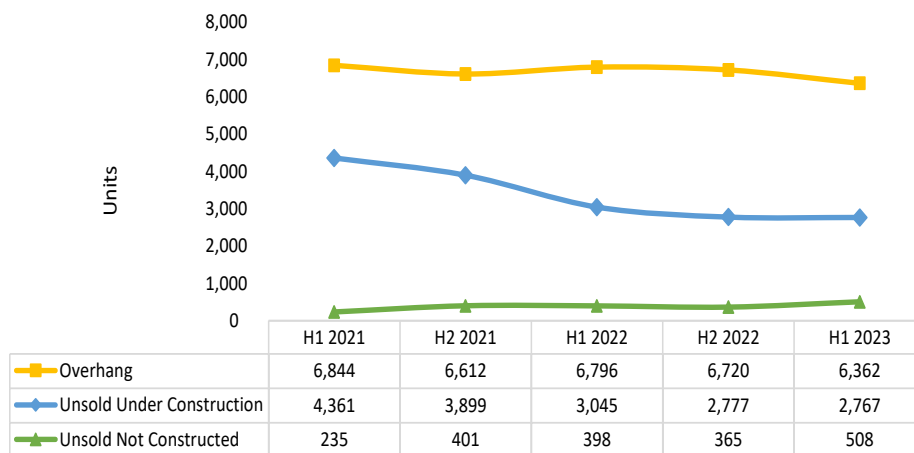
Siap dibina tidak terjual bagi subsektor kedai menurun pada H1 2023. Terdapat 6,362 unit bernilai RM5.62 bilion, menunjukkan penurunan 5.3% dalam bilangan dan 3.8% dalam nilai berbanding separuh tahun sebelumnya. Kedai dalam pembinaan belum terjual hampir tidak berubah pada 2,767 unit (H2 2022: 2,777 unit) manakala unit belum dibina belum terjual menunjukkan yang sebaliknya, meningkat sebanyak 39.2% (508 unit).

Market Status

Shop sub-sector overhang declined in H1 2023. There were 6,362 units worth RM5.62 billion, indicating a decrease of 5.3% in volume and 3.8% in value against the preceding half year. The unsold under construction almost unchanged at 2,767 units (H2 2022: 2,777 units) while and not constructed saw the reverse, up by 39.2% (508 units).

Chart 18

Shop Market Status H1 2021 – H1 2023



Aktiviti Pembinaan

Dari segi penawaran, aktiviti pembinaan mencatatkan penurunan dalam siap dibina, turun 19.4% kepada 1,427 unit manakala mula dibina dan penawaran baharu dirancang, masing-masing naik 27.4% kepada 1,618 unit dan 0.9% kepada 1,280 unit berbanding tempoh yang

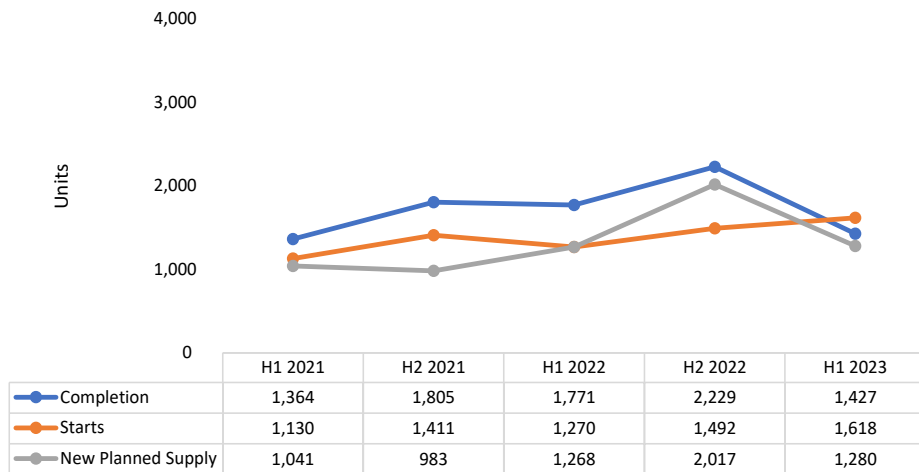
Construction Activity

On the supply front, construction activity recorded a decrease in completion, down by 19.4% to 1,427 units while starts and new planned supply, each up by 27.4% to 1,618 units and 0.9% to 1,280 units against similar period last year. As end of June 2023, there were more

sama tahun lalu. Pada akhir Jun 2023, terdapat lebih dari 549,000 kedai sedia ada dengan lebih dari 25,000 unit dalam penawaran akan datang dan lebih daripada 28,000 unit dalam penawaran dirancang. Kedai dua dan dua setengah tingkat adalah dominan di semua peringkat pembangunan.

than 549,000 existing shops with more than 25,000 units in the incoming supply and more than 28,000 units in the planned supply. Two to two and a-half storey shops were dominant across all development stages.

Chart 19
Shops Completion, Starts & New Planned Supply (NPS) H1 2021 – H1 2023



Harga

Harga kedai menunjukkan prestasi yang bercampur. Di WP Kuala Lumpur, harga kedai tiga di Taman Tun Dr. Ismail menurun 10.1% kepada RM4.48 juta. Di Selangor, kedai tiga tingkat di USJ 10, Subang Jaya mencatatkan peningkatan sebanyak 10.2% kepada RM3,500,000. Di Johor, kedai dua tingkat di Taman Intan, Kluang dan Pusat Komersial Sri Utama, Segamat masing-masing meningkat 10.2% dan 8.3% kepada RM540,000 dan RM650,000. Walau bagaimanapun, kedai yang sama di Taman Sri Skudai dan Taman Skudai Baru, Johor Bahru masing-masing menurun 9.8% dan 6.4%. Kedai tiga tingkat di Taman Ungku Tun Aminah juga mencatat penurunan 8.3%, antara RM1.50 juta hingga RM1.54 juta. Di Pulau Pinang, kedai sebelum perang dipindah milik di antara RM750,000 hingga RM4,100,000 bergantung kepada lokasi dan keluasan tanah.

Price

Prices of shop showed mixed performance. In WP Kuala Lumpur, the prices of three-storey shop in Taman Tun Dr. Ismail decreased by 10.1% to RM4.48 million. In Selangor, three-storey shop in USJ 10, Subang Jaya recorded an increase of 10.2% to RM3,500,000. In Johor, two-storey shops in Taman Intan, Kluang and Pusat Komersial Sri Utama, Segamat increased by 10.2% and 8.3% to RM540,000 and RM650,000 respectively. However, similar shops in Taman Sri Skudai and Taman Skudai Baru, Johor Bahru decreased by 9.8% and 6.4% respectively. Three-storey shops in Taman Ungku Tun Aminah also recorded a decrease of 8.3%, ranging from RM1.50 million to RM1.54 million. In Pulau Pinang, pre-war shops were transferred between RM750,000 to RM4,100,000 depending on location and land area.

Sewa

Penyewaan kedai di tingkat bawah umumnya stabil. Di WP Kuala Lumpur, sewa kedai tingkat bawah kekal tinggi di Changkat Bukit Bintang dari RM22,000 hingga RM30,000 sebulan. Kedai di Jalan Tuanku Abdul Rahman dan Jalan Ipoh merekodkan penurunan masing-masing sebanyak 11.3% dan 6.8%.

Rental

The ground-floor shop rentals were generally stable. In WP Kuala Lumpur, ground floor shop rents remained high in Changkat Bukit Bintang from RM22,000 to RM30,000 per month. Shops at Jalan Tuanku Abdul Rahman and Jalan Ipoh recorded a decrease of 11.3% and 6.8% respectively.

Di Selangor, sewa kekal stabil dengan Daerah Petaling, Gombak dan Hulu Selangor menunjukkan pergerakan bercampur. Batu Caves Centrepoint dan Taman Melawati

In Selangor, rents remained stable with Petaling, Gombak and Hulu Selangor District saw mixed movements. Batu Caves Centrepoint and Taman Melawati recorded an

mencatatkan pertumbuhan masing-masing sebanyak 10.3% dan 8.8%. Pekan Rawang dan Rawang Intergated mengalami sedikit penurunan di antara 4.5% hingga 6.4% dengan sewa dalam lingkungan RM2,000 hingga RM2,200 sebulan.

Di Johor Bahru, sewa kedai di tingkat bawah adalah stabil di kawasan utama pusat bandar, sementara di Jalan Wong Ah Fook dan Jalan Station kekal tinggi pada RM6,900 hingga RM14,000 sebulan. Sewa meningkat bagi unit dengan luas lantai lebih besar masing-masing sebanyak 6.7% dan 5.2%.

Di Pulau Pinang, sewa kedai tingkat bawah adalah stabil kecuali di luar pusat bandar yang menunjukkan pergerakan bercampur. Kedai baharu dengan reka bentuk moden seperti Elevate @ Gravitas dan Juru Sentral mencatatkan harga sewa yang tinggi di antara RM5,000 hingga RM10,000 sebulan.

increase of 10.3% and 8.8% respectively. Pekan Rawang and Rawang Intergated experienced slight decrease of 4.5% to 6.4% with rental ranging from RM2,000 to RM2,200 per month.

In Johor Bahru, ground floor shop rents were stable in the central town prime area, while Jalan Wong Ah Fook and Jalan Station remained high at RM6,900 to RM14,000 per month. Rental increased slightly for larger floor area unit in Taman Mount Austin and Taman Austin Perdana by 6.7% and 5.2% respectively.

In Pulau Pinang, ground floor shop rents were stable except outside city center showing a mixed movement. New shops with modern designs such as the Elevate @ Gravitas and Juru Sentral recorded high rental rates ranging from RM5,000 to RM10,000 per month.

2.2.2 Pangsapuri Khidmat

Transaksi

Subsektor pangsapuri khidmat merekodkan 4,616 transaksi bernilai RM2.93 bilion, membentuk 26.2% daripada jumlah transaksi harta tanah perdagangan dan 17.5% daripada nilai. Prestasi pasaran merekodkan peningkatan bilangan transaksi 60.3% dan nilai transaksi 56.9% berbanding dengan tempoh yang sama tahun lalu. WP Kuala Lumpur dan Selangor menyumbang jumlah pasaran yang lebih tinggi, masing-masing dengan syer 34.9% (1,610 transaksi) dan 30.9% (1,426 transaksi).

2.2.2 Serviced Apartment

Transaction

Serviced apartment sub-sector recorded 4,616 transactions worth RM2.93 billion, formed 26.2% of the commercial property transactions volume and 17.5% of the value. Market performance recorded an increase of 60.3% in volume and 56.9% in value compared to similar period last year. Selangor and WP Kuala Lumpur contributed higher market volume, each with 34.9% (1,610 transactions) and 30.9% (1,426 transactions) market share.

Chart 20

Serviced Apartment Transaction Volume Trend H1 2019 – H1 2023

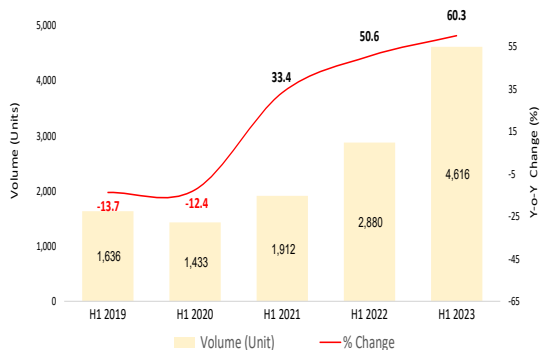
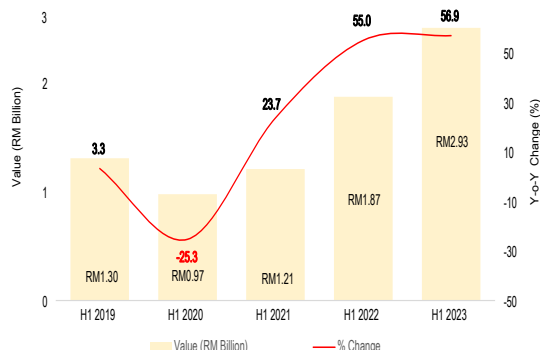


Chart 21

Serviced Apartment Transaction Value Trend H1 2019 – H1 2023



Status Pasaran

Subsektor pangsapuri khidmat mencatatkan 22,497 unit siap dibina tidak terjual dengan nilai RM19.13 bilion, menunjukkan penurunan 6.2% dan 5.2% di dalam bilangan dan nilai transaksi berbanding H2 2022. Begitu juga, dalam pembinaan belum terjual mencatat 29,528

Market Status

Serviced apartment sub-sector recorded 22,497 overhang units with a value of RM19.13 billion, indicating a decrease of 6.2% and 5.2% in volume and value respectively against H2 2022. Likewise, the unsold under construction recorded 29,528 units,

unit, menurun kepada 10.8%. Johor mencatat unit siap tidak terjual tertinggi di dalam negara dengan 59.4% (13,366 unit), diikuti oleh WP Kuala Lumpur dan Selangor, masing-masing dengan 24.2% (5,450 unit) dan 12.0% (2,689 unit) syer. Lingkungan harga RM500,000 hingga RM1 juta (14,784 unit) membentuk 65.7% manakala harga melebihi RM1 juta membentuk 22.8% (5,137 unit) daripada jumlah keseluruhan unit siap dibina tidak terjual.

reduced by 10.8%. Johor recorded the highest overhang in the country with 59.4% (13,366 units), followed by WP Kuala Lumpur and Selangor, with 24.2% (5,450 units) and 12.0% (2,689 units) share respectively. Those in the range of RM500,000 to RM1 million (14,784 units) formed 65.7%, while above RM1 million formed 22.8% (5,137 units) of the total overhang.

Chart 22
Serviced Apartment Market Status H1 2021 – H1 2023

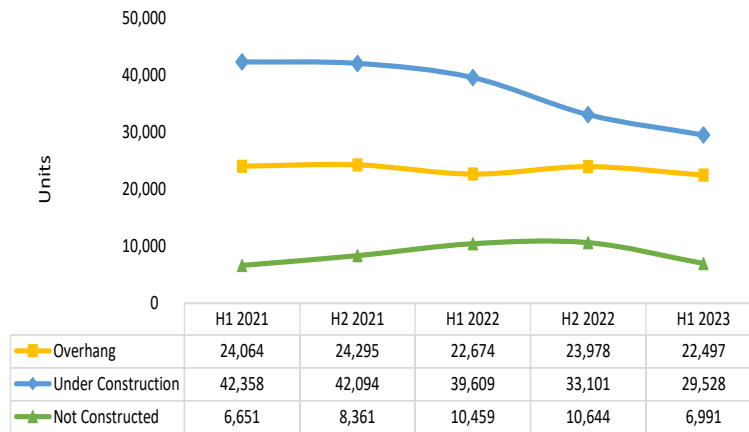
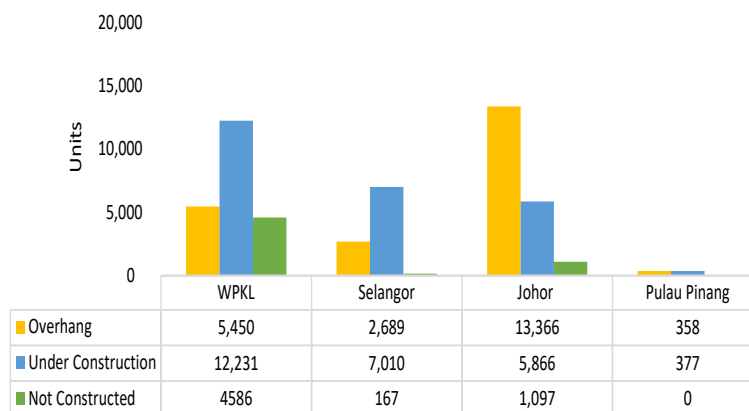


Chart 23
Serviced Apartment Overhang, Unsold Under Construction and Unsold Not Constructed in Major States H1 2023



Aktiviti Pembinaan

Dari segi penawaran, aktiviti pembinaan kurang aktif dalam tempoh kajian berbanding H1 2022. Siap dibina, mula dibina dan penawaran baru dirancang masing-masing menurun sebanyak 20.6% (7,684 unit), 28.9% (4,967 unit) dan 52.8% (2,842 unit).

Pada akhir Jun 2023, terdapat hampir 327,000 pangsapuri khidmat sedia ada dengan lebih daripada 156,000 unit penawaran akan datang dan lebih daripada 135,000 unit penawaran yang dirancang.

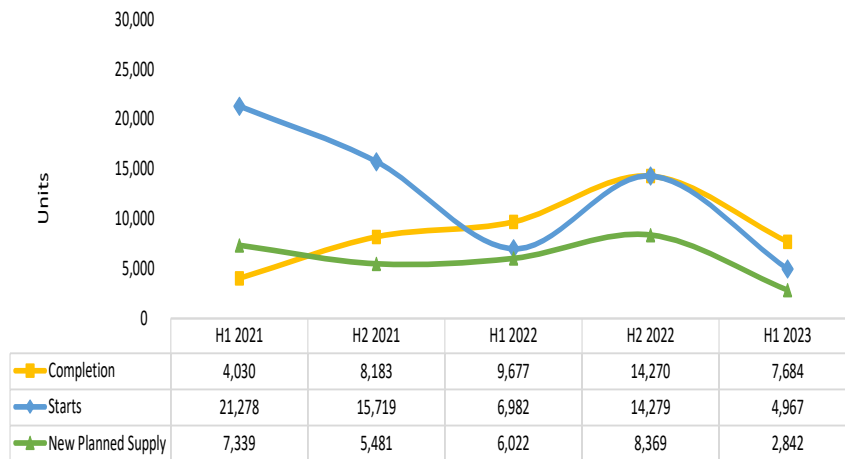
Construction Activity

On the supply front, construction activity was less active in the review period compared to H1 2022. Completion, starts and new plan supply declined by 20.6% (7,684 units), 28.9% (4,967 units) and 52.8% (2,842 units) respectively.

As of end-June 2023, there were nearly 327,000 existing serviced apartments with more than 156,000 units in the incoming supply and more than 135,000 units in the planned supply.

Chart 24

Serviced Apartment Completion, Starts & New Planned Supply (NPS) H1 2021 – H1 2023



Harga & Sewa

Harga pangsapuri khidmat menunjukkan prestasi bercampur di beberapa lokasi. Di WP Kuala Lumpur, pangsapuri khidmat berharga melebihi RM1 juta, seperti di The Troika KLCC, Residensi Sentral dan Residensi Lucentia masing-masing meningkat sedikit sebanyak 7.8%, 6.8% dan 5.9%. Di Selangor, pangsapuri khidmat di Residensi Setia Impian, Conezion Commercial and You City masing-masing mencatatkan peningkatan harga sebanyak 7.7%, 6.5% dan 6.3%. Harga pangsapuri khidmat di Johor Bahru juga menunjukkan trend meningkat di Sky Suites @ Meldrum Hills dan The Seasons Apartment @Amara Larkin kedua-duanya naik 6.4%. The rental market was generally stable in major sates with upward movements recorded in favourable locations.

2.2.3 Kompleks Perniagaan

Transaksi

Tempoh kajian mencatatkan empat transaksi kompleks komersial dengan nilai keseluruhan berjumlah RM68.80 juta; setiap satu masing-masing di Perak, Negeri Sembilan, Sabah dan Sarawak. Antara transaksi utama adalah seperti di bawah:

No	State	Lot / Name of Property	Location/ Mukim/ Daerah	Transaction Year	Consideration (RM)
1.	Perak	Econsave Bandar Baru Kampar	Bandar Baru Kampar/Kampar	2022	17,000,000
2.	Negeri Sembilan	TF Value-Mart	PD Water Front/Port Dickson	2022	23,800,000
3.	Sabah	Econsave Hypermarket	Jalan Pantai, First Palm City Centre /Lahad Datu	2022	18,000,000
4.	Sarawak	Lepapa Hypermarket	Jalan Sabu, Sri Aman Square/ Sri Aman	2021	10,000,000

Price & Rental

Prices of serviced apartments showed a mixed performance in a few locations. In WP Kuala Lumpur, serviced apartments priced above RM1 million, such as The Troika KLCC, Residensi Sentral and Residensi Lucentia slightly contracted at 7.8%, 6.8% and 5.9% respectively. In Selangor, serviced apartments at Residensi Setia Impian, Conezion Commercial and You City recorded price increases of 7.7%, 6.5% and 6.3% respectively. Serviced apartment prices in Johor Bahru showed some uptrend at Sky Suites @ Meldrum Hills and The Seasons Apartment @Amara Larkin, both up by 6.4%. Pasaran sewa pada amnya stabil di kawasan utama dengan pergerakan menaik dicatatkan di lokasi yang baik.

2.2.3 Shopping Complex

Transaction

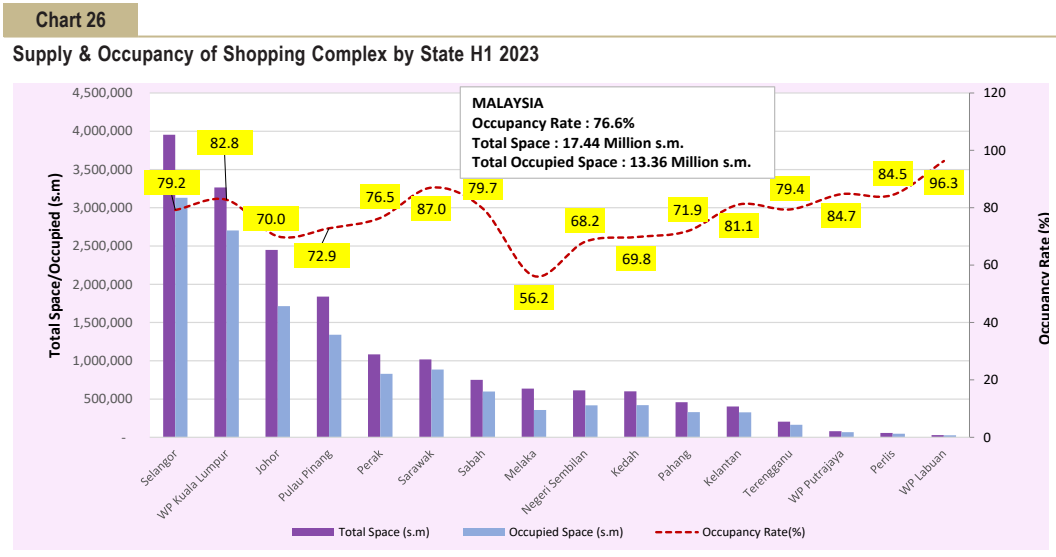
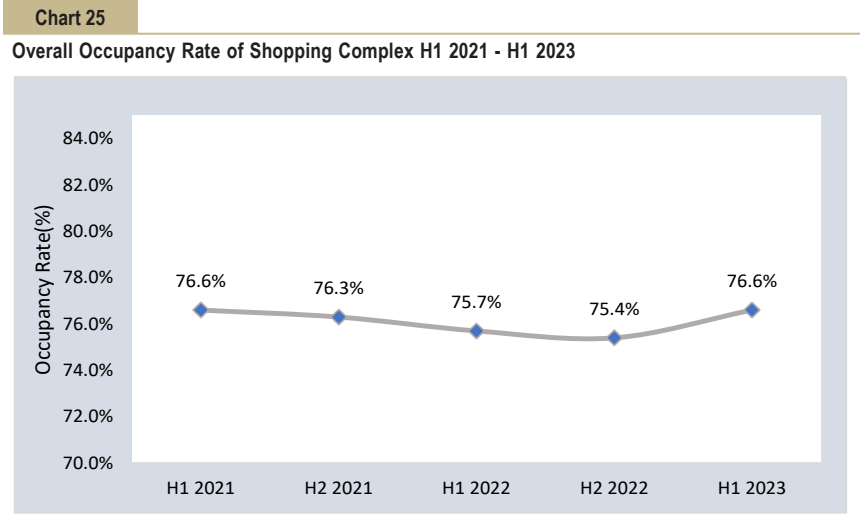
The review period recorded four commercial complex transactions with an accumulative worth of RM68.80 million; one each in Perak, Negeri Sembilan, Sabah and Sarawak. Among the major sales are as listed below:

Penghunan dan Ketersediaan Ruang

Prestasi kompleks perniagaan menunjukkan sedikit peningkatan pada H1 2023, dengan kadar penghunan negara meningkat kepada 76.6% berbanding H1 2022 (75.7%) dan H2 2022 (75.4%). Terdapat 17.44 juta m.p. ruang niaga sedia ada direkodkan, meningkat daripada 17.36 juta m.p. seperti yang dicatatkan pada H1 2022. WP Kuala Lumpur dan Selangor masing-masing mencatatkan kadar penghunan 82.8% dan 79.2%, sementara Johor dan Pulau Pinang masing-masing memperoleh penghunan purata 70.0% dan 72.9%. Sementara itu, Negeri Sembilan dan Melaka mencatatkan kadar penghunan terendah masing-masing pada 68.2% dan 56.2%.

Occupancy and Space Availability

The performance of shopping complex showed an improvement in H1 2023, as the national occupancy rate increased to 76.6% against H1 2022 (75.7%) and H2 2022 (75.4%). There were 17.44 million s.m. of existing retail space recorded, increased from 17.36 million s.m. as recorded in H1 2022. WP Kuala Lumpur and Selangor recorded 82.8% and 79.2% occupancy rate respectively, whereas Johor and Pulau Pinang managed to secure an average occupancy of 70.0% and 72.9% respectively. Meanwhile, Negeri Sembilan and Melaka recorded lowest occupancy rate at 68.2% and 56.2% respectively.



Aktiviti Pembinaan

Dari segi pembangunan, aktiviti pembinaan mencatatkan penurunan mendadak bagi siap dibina dan tiada mula dibina direkodkan. Empat bangunan baharu siap dibina telah dicatatkan menyuntikkan lebih daripada 21,000 m.p. ruang niaga ke pasaran pada H1 2023 (H1 2022: 94,482 m.p.). Ruang siap dibina merupakan ruang niaga baru Lotus's Hypermarket, Kuantan (9,894 m.p.), Econsave Port Dickson (5,534 m.p.), Chow Kit Trade Centre, Kuala Lumpur (3,219 m.p.) dan Pilah Gateway, Kuala Pilah (2,621 s.m.). Terdapat 36 kompleks perniagaan (1.36 juta m.p.) dalam penawaran akan datang dan sembilan kompleks lagi (0.35 juta m.p.) dalam penawaran yang dirancang. WPKL menguasai penawaran akan datang pada 35.3% (478,578 m.p.), diikuti oleh Selangor pada 24.4% (331,202 m.p.) dan Pulau Pinang pada 14.0% (190,552 m.p.) di dalam penawaran yang dirancang.

Sewa

Penyewaan ruang niaga secara amnya stabil di Lembah Klang dengan pergerakan bercampur di kompleks terpilih. Suria KLCC terus memperoleh sewa bulanan tertinggi, lingkungan dari RM376 s.m.p. sehingga setinggi RM2,226 s.m.p. Di aras concourse, bawah dan 2, terdapat peningkatan antara 2.6% hingga 9.9% direkodkan. Di Selangor, sewa ruang niaga pada umumnya stabil untuk kebanyakan pusat beli belah kecuali Starling Mall dan Sunway Pyramid. Aras basement Starling Mall, Petaling Jaya dan Lower Ground 1 (Fashion) Sunway Pyramid, Petaling Jaya mencatatkan peningkatan sewa masing-masing pada 12.5% dan 5.6% dengan sewa bulanan antara RM97 s.m.p. hingga RM200 s.m.p dan RM146 s.m.p. hingga RM344 s.m.p.

Construction Activity

On the development front, construction activities recorded a sharp decline for completions and no starts recorded. Four new completions were recorded injecting more than 21,000 s.m. of space into the market in H1 2023 (H1 2022: 94,482 s.m.). The completions were new completion of Lotus's Hypermarket, Kuantan (9,894 s.m.), Econsave Port Dickson (5,534 s.m.), Chow Kit Trade Centre, Kuala Lumpur (3,219 s.m.) and Pilah Gateway, Kuala Pilah (2,621 s.m.). There were another 36 complexes (1.36 million s.m.) in the incoming supply and with another nine complexes (0.35 million s.m.) in the planned supply. WPKL dominated the incoming supply at 35.3% (478,578 s.m.), followed by Selangor at 24.4% (331,202 s.m.) and Pulau Pinang at 14.0% (190,552 s.m) in planned supply.

Rental

Rentals of retail space were generally stable in Klang Valley with mixed movements in selected complexes. Suria KLCC continued to earn the highest monthly rentals, ranged from RM376 p.s.m. up to as high as RM2,226 p.s.m. At concourse, ground and 2nd floor level, an increase between 2.6% to 9.9% were recorded. In Selangor, rents of retail space were generally stable for most shopping centre except for Starling Mall and Sunway Pyramid. Basement of Starling Mall, Petaling Jaya and Lower Ground 1 (Fashion) of Sunway Pyramid, Petaling Jaya recorded positive growth of 12.5% and 5.6% respectively with monthly rents between RM97 p.s.m. to RM200 s.m. and RM146 p.s.m. to RM344 p.s.m.

2.2.4 Pejabat Binaan Khas

Transaksi

Enam transaksi bangunan pejabat bernilai lebih RM550 juta direkodkan pada H1 2023 seperti berikut:

No	State	Lot / Name of Property	Location/ Mukim/ Daerah	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Menara HSBC	Leboh Ampang / Kuala Lumpur	2023	55,000,000
2	Pulau Pinang	Bangunan MCIS Zurich	Jalan Argyll/ Georgetown	2023	14,000,000
3	WP Kuala Lumpur	Plaza VADS	Jalan Tun Mohd Fuad / Kuala Lumpur	2022	137,300,000
4	Johor	Permas Point	Bandar Baru Permas Jaya/ Johor Bahru	2022	11,000,000
5	Perak	Bangunan M&A	Jalan Sultan Idris Shah, Ipoh/ Kinta	2022	13,800,000
6	Selangor	Data Centre NTT MSC	Persiaran APEC /Cyberjaya	2021	319,800,000

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas meningkat kepada 79.0% lebih tinggi daripada H1 2022 (77.7%) dan H2 2022 (78.5%). Pejabat binaan khas terdiri daripada 1,578 bangunan milik swasta (18,370,380 m.p) dan 1,013 bangunan milik kerajaan (6,155,509 m.p).

Bagi bangunan pejabat swasta, penghunian purata berada pada 72.4%, meningkat sedikit daripada 70.8% (H1 2022). Pulau Pinang memperoleh kadar penghunian yang lebih tinggi pada 81.5% sementara Kuala Lumpur, Selangor dan Johor masing-masing mencatatkan lebih rendah daripada paras nasional iaitu pada 71.9%, 70.5%, dan 58.8%. Bangunan pejabat swasta di Putrajaya mencatatkan kadar penghunian terendah pada 52.4%.

2.2.4 Purpose Built Office

Transaction

Six office building transactions with an accumulated worth of more than RM550 million were recorded in H1 2023 as follows:

Occupancy and Space Availability

The performance of purpose-built office improved to 79.0% slightly higher than H1 2022 (77.7%) and H2 2022 (78.5%). The purpose-built office consists of 1,578 private-owned buildings (18,370,380 s.m.) and 1,013 public-owned buildings (6,155,509 s.m.).

As for the private office buildings, the average occupancy stood at 72.4%, increased marginally from 70.8% (H1 2022). Pulau Pinang secured a higher occupancy rate at 81.5% while Kuala Lumpur, Selangor and Johor recorded lower than the national level at 71.9%, 70.5%, and 58.8%, respectively. Private office buildings in Putrajaya recorded the lowest occupancy rate at 52.4%.

Chart 27

Overall Occupancy Rate of Purpose-Built Office H1 2021 - H1 2023

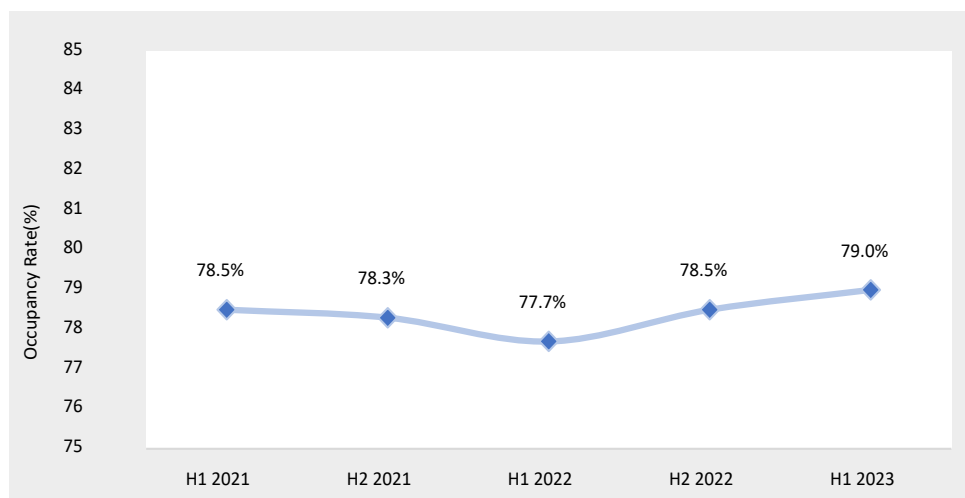


Chart 28

Supply & Occupancy of Purpose-Built Office (Public & Private) by State H1 2023

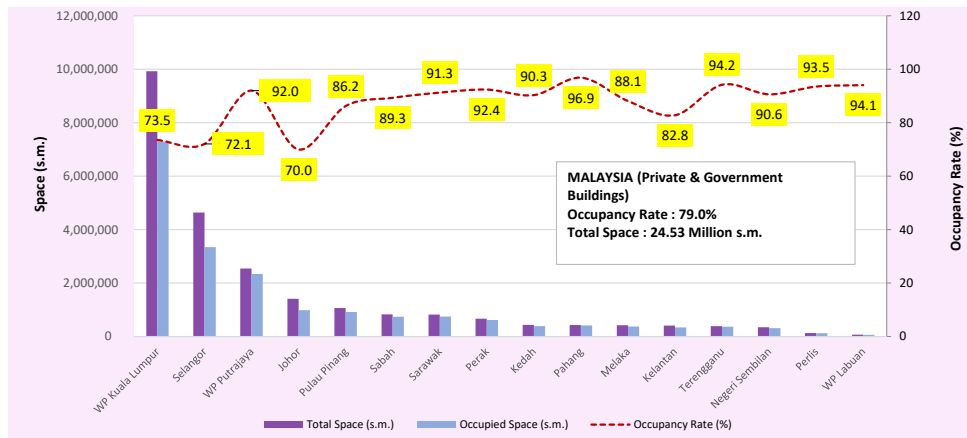
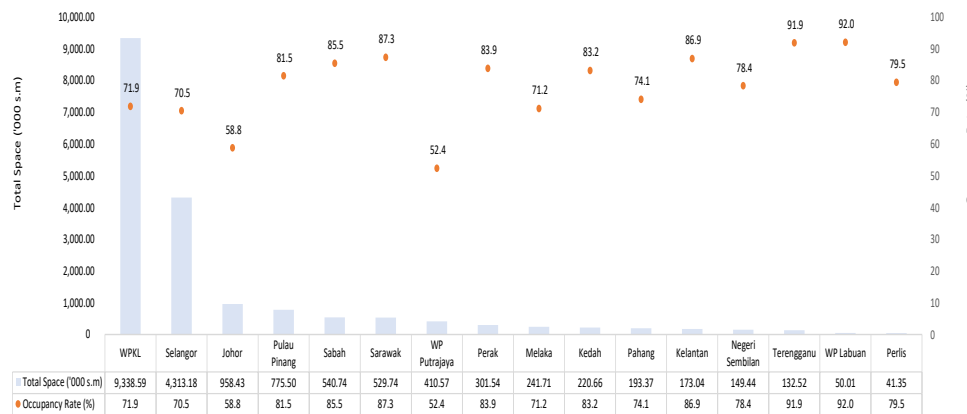


Chart 29

Occupancy Rate (%) of Private Purpose-Built Office Building by State H1 2023



Aktiviti Pembinaan

Dari segi pembangunan, aktiviti pembinaan mencatatkan penurunan mendadak bagi siap dibina. Hanya empat bangunan pejabat baharu siap dibina direkodkan, menawarkan jumlah ruang 60,990 m.p. lebih rendah daripada 114,716 m.p. direkodkan pada H1 2022.

Construction Activity

On the development front, construction activities recorded a sharp decline for completions. Only four new completions were recorded, offering a total space of 60,990 s.m. lower than 114,716 s.m. recorded in H1 2022.

Pada akhir Jun 2023, terdapat sejumlah 24.53 juta m.p ruang pejabat sedia ada dari 2,590 bangunan. WP Kuala Lumpur adalah penyumbang utama ruang pejabat dengan sumbangan 40.5% (9.93 juta m.p) ke dalam ruang pejabat sedia ada, 64.2% (0.98 juta m.p) penawaran akan datang dan 79.0% (0.76 juta m.p.) dalam penawaran yang dirancang. Selangor di tempat kedua di dalam ruang pejabat sedia ada. Berikut adalah bangunan pejabat yang telah disiapkan pada H1 2023:

As at end of June 2023, there was a total of 24.53 million s.m. existing office space from 2,590 buildings. WP Kuala Lumpur was the lead contributor for office space with a share of 40.5% (9.93 million s.m.) in the existing market, 64.2% (0.98 million s.m.) in incoming supply and 79.0% (0.76 million s.m.) in planned supply. Selangor ranked second place in the existing office space. The following office buildings were completed in H1 2023:

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
WPKL	Corporate Tower@Sunway Velocity 2	Ipoh	Private Building	2,738
Johor	Wisma Sunway Big Box	Medini Iskandar Puteri, Johor Bahru	Private Building	15,792
Perak	Menara Air Perak	Jalan Raja Ashman Shah (Jalan Hospital), Ipoh	Private Building	14,407
Negeri Sembilan	Kompleks Pentadbiran Pejabat Agama Islam Daerah Kuala Pilah	Pekan Kuala Pilah	Government Building	1,606

Harga dan Sewa

Harga pejabat berstrata umumnya stabil, dengan beberapa pengecualian. Di WPKL, Phileo Promenade mencatatkan kenaikan 16.3% dengan harga dipindahmilik pada kadar RM5,900 s.m.p. Di Selangor, Melawati Corporate Centre, Gombak juga menyaksikan sedikit peningkatan sebanyak 3.6% dengan lingkungan harga RM8,044 s.m.p – RM8,383 s.m.p.

Pasaran sewa ruang pejabat adalah stabil dengan merekod pergerakan bercampur di bangunan tertentu. Ruang pejabat di Wisma Hong Leong dan Menara Mara mengalami penurunan sewa masing-masing 14.5% dan 11.6% dengan sewa antara RM41.00 s.m.p. hingga RM60.00 s.m.p. Di Selangor, kebanyakan kadar sewa ruang pejabat kekal stabil dengan beberapa pergerakan bercampur ditunjukkan di beberapa bangunan pejabat. Ruang pejabat di aras 4, Kompleks MAIS Klang menyaksikan peningkatan mendadak sebanyak 16.0% dengan sewa bulanan RM18.00 s.m.p. manakala aras bawah hingga 5, Crystal Plaza, Petaling Jaya disewakan pada sewa bulanan RM49.51 smp, turun 6.1%.

Price and Rental

The price of the stratified office lot was generally stable, with a few exceptions. In WPKL, Phileo Promenade recorded an increase of 16.3% with price transacted at RM5,900 p.s.m. In Selangor, Melawati Corporate Centre, Gombak also registered a slight increase of 3.6% with price ranging at RM8,044 p.s.m. – RM8,383 p.s.m.

The office space rental market was stable with mixed movements recorded in selected buildings. Office space at Wisma Hong Leong and Menara Mara experienced a rental decrease of 14.5% and 11.6% respectively with rental ranging from RM41.00 p.s.m. to RM60.00 p.s.m. In Selangor, most office space rental rates remained stable with mixed performance showed in a few office buildings. Office space at Level 4, Kompleks MAIS Klang experienced a significant increase of 16.0% with monthly rental of RM18.00 p.s.m. whilst Ground to 5th Floor, Crystal Plaza, Petaling Jaya were tenanted at monthly rental of RM49.51 p.s.m., down 6.1%.

2.2.5 Riadah

Transaksi

Beberapa transaksi dicatatkan di dalam tempoh kajian dengan jumlah nilai terkumpul lebih daripada RM50 juta. Antara transaksi utama adalah seperti berikut:

No	State	Lot / Name of Property	Location/ Mukim/ Daerah	Transaction Year	Consideration (RM)
1	Pulau Pinang	Lot 21870	Jalan Perniagaan Star Avenue / Seberang Perai Selatan	2022	12,000,000
2	Negeri Sembilan	The Aston Hotel	Jalan Bandar Baru Nilai / Seremban	2022	11,300,000
3	Melaka	Terra Nova Hotel	Jalan Syed Abdul Aziz / Melaka Tengah	2022	8,000,000
4	Sarawak	Li Hua Hotel	Jalan Pulau Li Hua / Sibu	2021	19,000,000

Aktiviti Pembinaan

Tiada hotel siap dibina direkodkan pada H1 2023, turun dengan mendadak sekali berbanding tempoh yang sama tahun lalu (H1 2022: lapan hotel; 1,071 bilik). Pada akhir bulan Jun 2023, terdapat 3,519 hotel di seluruh negara yang menawarkan 271,391 bilik. Sejumlah 104 hotel lain (21,176 bilik) di dalam penawaran akan datang dan 59 hotel (12,824 bilik) pada peringkat penawaran dirancang.

2.3 Harta Tanah Industri

Transaksi

Subsektor industri mencatatkan 3,735 transaksi bernilai RM10.94 bilion pada separuh pertama 2023. Berbanding dengan tempoh yang sama tahun lalu, aktiviti pasaran menurun sedikit sebanyak 2.5% dalam bilangan tetapi meningkat 1.8% dalam nilai. Selangor terus menguasai pasaran, dengan 31.1% (1,163 transaksi) daripada jumlah nasional, diikuti oleh Johor dan Negeri Sembilan, masing-masing dengan syer pasaran 18.3% dan 8.2%. Kilang teres membentuk 31.8% daripada jumlah transaksi industri, diikuti dengan plot kosong (28.0%), dan kilang berkembar (24.0%).

2.2.5 Leisure

Transaction

Several transactions were recorded in the review period with an accumulated worth of slightly more than RM50 million. Among the major transactions are as listed below:

Construction Activity

No completions of hotel were recorded in H1 2023, down sharply compared to the same period last year (H1 2022: eight hotels; 1,071 rooms). As at end of June 2023, there were 3,519 hotels across the country offering 271,391 rooms. Another 104 hotels (21,176 rooms) in the incoming supply and 59 hotels (12,824 rooms) at the planned supply stage.

2.3 Industrial Property

Transaction

The industrial sub-sector recorded 3,735 transactions worth RM10.94 billion in the first half of 2023. Compared to the same period last year, the market activity slightly decreased by 2.5% in volume but increased by 1.8% in value. Selangor continued to dominate the market, with 31.1% (1,163 transactions) of the nation's volume, followed by Johor and Negeri Sembilan, each with 18.3% and 8.2% market share. Terraced factory formed 31.8% of the total industrial transactions, followed by vacant plots (28.0%), and semi-detached factory (24.0%).

Chart 30

Industrial Transaction Volume Trend H1 2019 – H1 2023

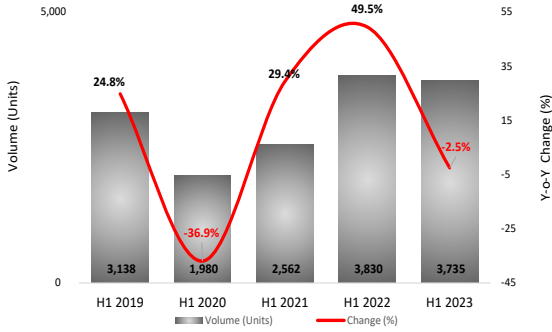
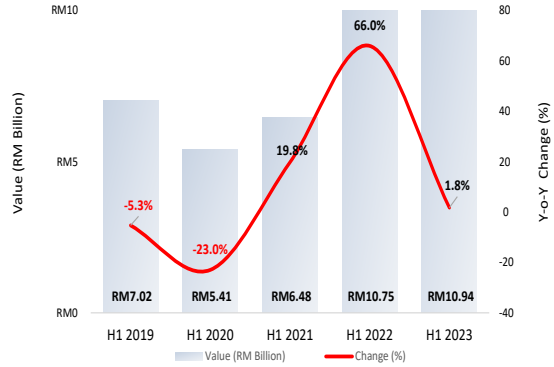


Chart 31

Industrial Transaction Value Trend H1 2019 – H1 2023



Status Pasaran

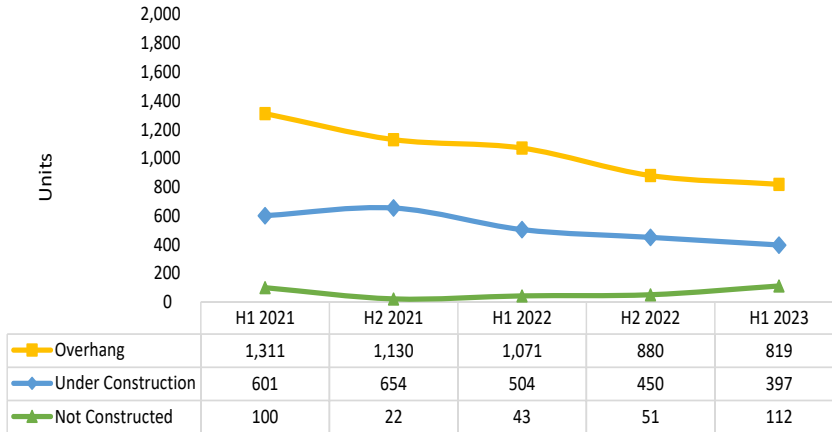
Unit siap dibina tidak terjual industri terus bertambah baik dengan bilangan unit yang semakin berkurangan. Terdapat 819 unit siap dibina tidak terjual bernilai RM0.98 bilion, masing-masing menunjukkan penurunan 6.9% dan 14.1% dalam bilangan dan nilai (H2 2022: 880 unit siap dibina tidak terjual bernilai RM1.15 bilion). Pada masa yang sama, kategori dalam pembinaan belum terjual menurun sebanyak 11.8% dengan 397 unit berbanding H2 2022 pada 450 unit. Prestasi belum dibina belum terjual mencatatkan 112 unit, lebih daripada 51 unit yang direkodkan pada H2 2022.

Market Status

The industrial overhang situation continued to improve lesser in numbers. There were 819 overhang units worth RM0.98 billion, indicating a decline of 6.9% and 14.1% in volume and value respectively (H2 2022: 880 overhang units worth RM1.15 billion). On a similar note, the unsold under construction category declined by 11.8% with 397 units compared to H2 2022 at 450 units. The unsold not constructed recorded 112 units, more than 51 units recorded in H2 2022.

Chart 32

Industrial Market Status H1 2021 – H1 2023



Aktiviti Pembinaan

DI sudut penawaran, aktiviti pembinaan subsektor industri agak memberangsangkan. Siap dibina meningkat 2 kali ganda kepada 260 unit (H1 2022: 118 unit) manakala mula dibina merekodkan peningkatan 55.8% kepada 413 unit (H1 2022: 265 unit). Penawaran baru yang dirancang juga meningkat 4 kali ganda kepada 478 unit (H1 2022: 118 unit). Pada akhir Jun 2023, terdapat 120,647 unit industri

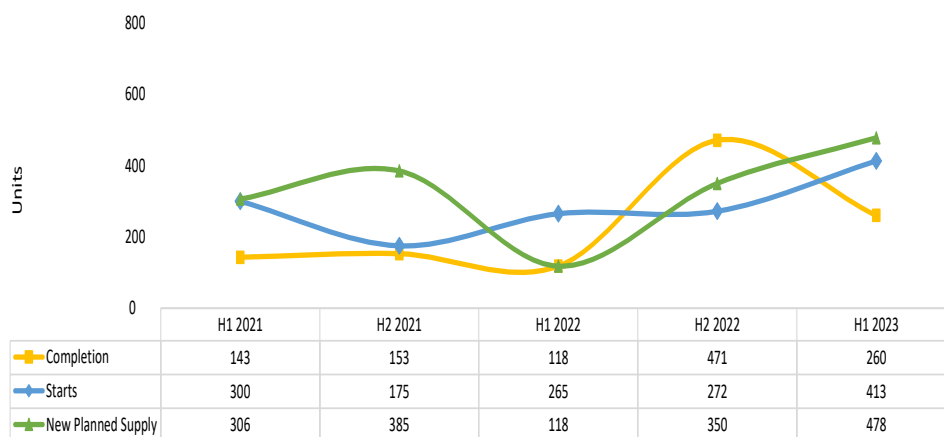
Construction Activity

On the supply front, the construction activity in the industrial sub-sector was overwhelming. Completions increased by more than two-fold to 260 units (H1 2022: 118 units) while starts recorded an increase of 55.8% to 413 units (H1 2022: 265 units). The new planned supply also increased by four-fold to 478 units (H1 2022: 118 units). As of end-June 2023, there were 120,647 existing

sedia ada dengan 4,121 unit dalam penawaran akan datang dan 6,460 unit dalam penawaran yang dirancang. Selangor dan Johor menguasai stok sedia ada dan penawaran akan datang dengan syer pasaran kolektif 50.3% dan 56.0% di setiap peringkat pembangunan manakala Selangor dan Melaka menguasai penawaran yang dirancang dengan syer pasaran kolektif 55.4%.

industrial units with 4,121 units in the incoming supply and 6,460 units in the planned supply. Selangor and Johor led the existing stock and incoming supply with a combine market share of 50.3% and 56.0% in the related development stages while Selangor and Melaka led planned supply with a combine market share of 55.4% share.

Chart 33
Industrial Completion, Starts & New Planned Supply (NPS) H1 2021 – H1 2023



Harga

Harga harta tanah industri menunjukkan prestasi bercampur tetapi tetap stabil di negeri utama. Di Selangor, kilang teres satu setengah tingkat di Taman Industri Puchong Raya sebanyak 8.5%. Begitu juga, Johor dan Pulau Pinang mencatatkan pergerakan meningkat masing-masing antara 3.1% hingga 6.0% dan 3.2% hingga 5.7% untuk jenis yang serupa.

Price

Prices of industrial property showed mixed performance but remained stable in major states. In Selangor, one and a-half-storey terraced factory at Taman Industri Puchong Raya increased by 8.5%. Likewise, Johor and Pulau Pinang recorded an upward movement between 3.1% to 6.0% and 3.2% to 5.7% respectively for similar type.

2.4 Harta Pertanian

2.4 Agriculture Property

Transaksi

Transaction

Subsektor pertanian mencatatkan 36,447 transaksi bernilai RM7.06 bilion pada separuh tahun pertama, menurun 12.4% dalam bilangan dan 17.7% dalam nilai berbanding tempoh yang sama tahun lalu. Subsektor ini menduduki tempat kedua dari segi sumbangan kepada jumlah keseluruhan pasaran dengan syer 19.8% namun hanya menyumbang 8.3% dalam nilai transaksi.

Agriculture sub-sector recorded 36,447 transactions worth RM7.06 billion in the first half-year, down by 12.4% in volume and 17.7% in value against the same period last year. The sub-sector ranked second in terms of contribution to the overall market volume with 19.8% share whilst contributed only 8.3% share in transaction value.

Kedah, Perak dan Sarawak menyumbang jumlah pasaran yang lebih tinggi kepada jumlah nasional, masing-masing dengan syer pasaran 18.5%, 17.4% dan 14.4%. Dari segi nilai transaksi, Johor mendahului pasaran dengan 21.4%, diikuti oleh Perak (13.3%) dan Pahang (12.7%). Terdapat 23 transaksi tanah ladang bernilai hampir RM567 juta yang dicatatkan dalam

Kedah, Perak and Sarawak contributed higher market volume to the national total, each with 18.5%, 17.4% and 14.4% market share. In terms of transaction value, Johor led the market with 21.4%, followed by Perak (13.3%) and Pahang (12.7%). There were 23 estate land transactions worth nearly RM567 million recorded in the review period. Fourteen in Sabah, three

tempoh kajian. Empat belas di Sabah, tiga di Pahang, dua di Negeri Sembilan dan masing-masing satu di Johor, Kedah, Perak dan Sarawak. Daripada 23 transaksi, sepuluh tanah ladang dijual pada tahun 2023 manakala tiga belas lagi dijual pada tahun 2022.

in Pahang, two in Negeri Sembilan, one each in Johor, Kedah, Perak and Sarawak. Out of 23 transactions, ten estate lands were sold in 2023 and thirteen were sold in 2022.

Chart 34

Agriculture Transactions Volume Trend H1 2019 – H1 2023

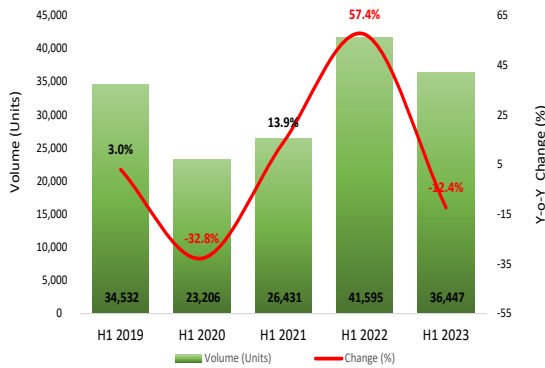
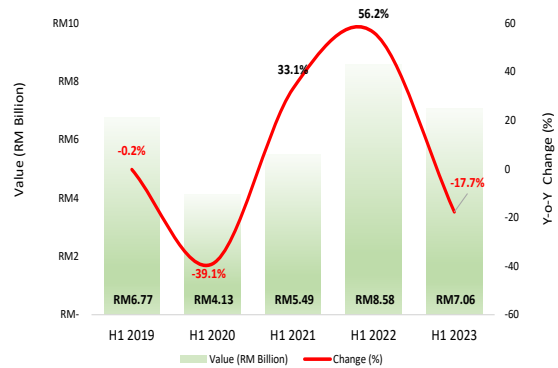


Chart 35

Agriculture Transactions Value Trend H1 2019 – H1 2023



Harga

Harga tanah pertanian pada amnya stabil. Di Kedah, tanah padi dua kali setahun pedalaman di Kubang Pasu dipindah milik dalam lingkungan RM134,000 hingga RM208,000 sehektar manakala tanah padi menghadap jalan dipindah milik pada RM195,000 sehektar. Di Daerah Kota Bharu, transaksi tanah yang sama adalah antara RM174,000 hingga RM423,000 sehektar. Di Johor, tanah dengan tanaman durian pedalaman memperoleh harga lebih tinggi antara RM188,000 hingga RM482,000 sehektar.

Price

Prices of agriculture land were generally stable. In Kedah, interior double-cropping paddy lands in Kubang Pasu were transacted between RM134,000 and RM208,000 per hectare, whilst the road frontage paddy lands were transacted at RM195,000 per hectare. In Kota Bharu District, similar land was transacted between RM174,000 and RM423,000 per hectare. In Johor, interior durian lands in Johor fetch higher prices from RM188,000 per hectare to RM482,000 per hectare.

3.0 Kesimpulan

Prestasi pasaran hartanah adalah sederhana pada separuh pertama 2023 (H1 2023) berbanding tempoh yang sama tahun lalu walaupun terdapat beberapa kekangan yang menghadkan potensi pertumbuhan sektor ini. Ini termasuk peningkatan kos pinjaman, trend menurun yang berterusan dalam Indeks Sentimen Pengguna (CSI) (Q2 2023: 90.8 mata; Q1 2023: 99.2; Q4 2022: 105.3) dan kebimbangan mengenai situasi ekonomi akibat permintaan luaran yang lebih perlahan.

3.0 Conclusion

The property market performance was moderate in the first half of 2023 (H1 2023) compared to the same period last year despite of a number of headwinds which have limit the sector's growth potential. This include the increase of borrowing costs, the continued downtrend in Consumer Sentiment Index (CSI) (Q2 2023: 90.8 points; Q1 2023: 99.2; Q4 2022: 105.3) and the concerns on the economic situations due to weaker external demand.

Kenaikan Kadar Dasar Semalaman (OPR) secara beransur-ansur sejak Mei 2022 dijangka akan memberi kesan kepada aktiviti pasaran harta tanah, khususnya dari segi permintaan kediaman. Di samping itu, prospek tenaga kerja di sektor pembinaan dan kenaikan harga bahan binaan juga akan turut memberi kesan kepada penawaran.

The gradual increase in the Overnight Policy Rate (OPR) since May 2022 is expected to have an impact on property market activity, particular on residential demand. In addition, the outlook of the workforce in the construction sector and the increase in the prices of building materials will also affect supply.

Perkembangan ekonomi dan kewangan negara serta sentimen penggiat industri merupakan faktor dalaman yang akan memberi kesan kepada sektor harta tanah di samping faktor luaran seperti keadaan kewangan dan ekonomi global. Memandangkan ekonomi negara diunjurkan berkembang hampir kepada julat yang lebih rendah antara 4.0% hingga 5.0% pada tahun 2023 yang disokong oleh prospek pertumbuhan domestik yang terus berdaya tahan, prestasi pasaran harta tanah dijangka kekal optimistik dengan berhati-hati.

The country's economic and financial developments and the sentiment of industry players are the internal factors that will have an impact on the property sector as well as the external factors such as global financial and economic conditions. As the national economy is projected to expand to the lower end of the 4.0% to 5.0% range in 2023 supported by continued resilient domestic growth prospects, the property market performance is expected to remain cautiously optimistic.

JADUAL GAMBARAN KESELURUHAN
OVERVIEW TABLE

Pendapatan Negara dan Pengeluaran Dalam Negeri	H1 2021		H1 2022		H1 2023 ^P		National Income and Domestic Product
	RM Bilion/ RM Billion	% Pertumbuhan Growth					
Jumlah Penduduk ('000)	32,576	0.4	32,698	0.4	33,379	2.1	Total Population ('000)
Keluaran Dalam Negara Kasar (KDNK) (pada harga malar 2015)	681.78	8.0	728.05	6.8	758.89	4.3	Gross Domestic Product (GDP) (2015 constant prices)
Sektor Utama yang menyumbang kepada KDNK							Key Sectors Contributing to GDP
• Pertanian	46.69	-0.7	46.14	-1.2	46.11	-0.1	• Agricultural
• Perlombongan dan kuari	48.70	5.4	47.75	-2.0	47.80	0.1	• Mining and quarrying
• Pembuatan	163.25	15.6	176.22	7.9	179.15	1.7	• Manufacturing
• Pembinaan	26.43	8.7	25.90	-2.0	27.67	6.8	• Construction
• Perkhidmatan	388.66	5.5	424.01	9.1	449.45	6.0	• Services
- Utiliti (Elektrik, gas)	14.87	2.8	15.45	3.8	15.66	1.4	- Utilities
- Pengangkutan dan penyimpanan	20.60	3.9	26.86	30.4	30.95	15.2	- Transport and storage
- Maklumat dan komunikasi	46.57	5.5	49.41	6.1	51.26	3.7	- Wholesale, and retail trade
- Perdagangan borong dan runcit	102.47	120.2	111.02	8.4	118.78	7.0	- Wholesale, and retail trade
- Penginapan	1.62	-40.0	3.41	109.9	5.19	52.3	- Accommodation
- Kewangan dan insurans	53.26	133.8	52.57	-1.3	51.87	-1.3	- Finance and insurance
- Harta tanah dan perkhidmatan perniagaan	27.37	83.6	31.55	15.2	34.63	9.8	- Real estate and business services
- Perkhidmatan kerajaan	62.64	6.7	65.99	5.4	69.47	5.3	- Government services
- Perkhidmatan-perkhidmatan lain	30.88	43.3	33.24	7.7	35.51	6.8	- Other services
Pendapatan Negara Kasar (KNK) (pada harga semasa)	727.99		833.36		860.06		Gross National Income (GNI) (at current prices)
Pendapatan Negara Kasar (KNK) (pada harga tetap 2015)	671.93		707.44		747.33		Gross National Income (GNI) (2015 constant prices)
Guna Tenaga dan Buruh	16,066	1.6	16,730	4.1	16,812	0.5	Employment and Labour
Tenaga buruh (ribu)							Labour force (thousand)
Penduduk bekerja (ribu)	15,298	1.5	16,130	5.4	16,223	0.6	Employment (thousand)
Kadar pengangguran (%)		4.8		3.6		3.5	Unemployment rate (%)
Indeks Harga Pengguna	122.8		125.9		130.0		Consumer Price Index
Kadar Inflasi (% perubahan)	2.3		2.5		3.2		Inflation Rates (% Change)
^P Data Awal (Preliminary)							Sumber: Unit Perancang Ekonomi Jabatan Perangkaan Malaysia Kementerian Sumber Manusia Malaysia Sumber: Bank Negara Malaysia Source: Economic Planning Unit Department of Statistics, Malaysia Ministry of Human Resource, Malaysia Source: Central Bank of Malaysia

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

Overview 30

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2022							
0 - 100,000	10,412	828	129	13,383	2,948	1	27,701
100,001 - 200,000	11,421	792	186	3,868	1,020	0	17,287
200,001 - 300,000	10,779	854	137	1,586	493	1	13,850
300,001 - 400,000	8,071	845	111	857	268	0	10,152
400,001 - 500,000	5,443	811	101	576	177	0	7,108
500,001 - 600,000	3,214	572	79	335	141	0	4,341
600,001 - 700,000	2,223	577	64	234	113	0	3,211
700,001 - 800,000	1,540	345	72	174	99	0	2,230
800,001 - 900,000	1,034	300	61	129	69	1	1,594
900,001 - 1,000,000	682	245	87	91	63	0	1,168
1,000,001 & Above	2,931	1,259	798	394	507	5	5,894
Total	57,750	7,428	1,825	21,627	5,898	8	94,536
Q2 2022							
0 - 100,000	9,453	604	163	11,213	2,365	0	23,798
100,001 - 200,000	12,012	882	136	3,816	1,013	0	17,859
200,001 - 300,000	11,173	863	159	1,715	497	0	14,407
300,001 - 400,000	8,098	870	117	992	270	0	10,347
400,001 - 500,000	5,868	824	112	634	205	0	7,643
500,001 - 600,000	3,340	621	106	350	120	0	4,537
600,001 - 700,000	2,294	660	106	260	82	1	3,403
700,001 - 800,000	1,590	457	69	247	100	0	2,463
800,001 - 900,000	1,130	294	51	147	73	0	1,695
900,001 - 1,000,000	694	245	60	112	70	0	1,181
1,000,001 & Above	2,776	1,420	926	482	528	1	6,133
Total	58,428	7,740	2,005	19,968	5,323	2	93,466
Q3 2022							
0 - 100,000	10,447	590	195	13,036	3,273	0	27,541
100,001 - 200,000	12,923	892	181	4,158	1,008	1	19,163
200,001 - 300,000	12,492	960	136	1,775	468	1	15,832
300,001 - 400,000	9,328	1,003	145	1,698	310	0	12,484
400,001 - 500,000	6,645	879	173	626	200	2	8,525
500,001 - 600,000	3,759	878	133	393	112	1	5,276
600,001 - 700,000	2,754	712	91	303	114	0	3,974
700,001 - 800,000	1,696	472	88	201	91	0	2,548
800,001 - 900,000	1,082	339	74	156	82	0	1,733
900,001 - 1,000,000	802	301	64	92	75	0	1,334
1,000,001 & Above	2,985	1,535	934	557	690	2	6,703
Total	64,913	8,561	2,214	22,995	6,423	7	105,113
Q4 2022							
0 - 100,000	10,623	657	169	10,037	2,526	1	24,013
100,001 - 200,000	12,167	845	184	3,366	840	0	17,402
200,001 - 300,000	11,714	1,048	92	1,343	449	0	14,646
300,001 - 400,000	8,693	1,071	106	805	258	0	10,933
400,001 - 500,000	6,718	1,059	148	515	156	0	8,596
500,001 - 600,000	3,699	839	100	294	158	0	5,090
600,001 - 700,000	2,492	717	74	215	120	0	3,618
700,001 - 800,000	1,615	488	70	166	81	0	2,420
800,001 - 900,000	1,038	433	66	128	74	0	1,739
900,001 - 1,000,000	680	312	63	121	56	0	1,232
1,000,001 & Above	2,660	1,611	966	460	602	4	6,303
Total	62,099	9,080	2,038	17,450	5,320	5	95,992

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2023							
0 - 100,000	8,765	720	91	11,589	3,036	0	24,201
100,001 - 200,000	10,465	752	75	3,492	1,067	1	15,852
200,001 - 300,000	10,276	858	105	1,387	457	0	13,083
300,001 - 400,000	7,760	873	96	718	277	0	9,724
400,001 - 500,000	5,559	985	80	458	206	0	7,288
500,001 - 600,000	3,089	742	85	304	159	0	4,379
600,001 - 700,000	2,261	716	75	198	107	0	3,357
700,001 - 800,000	1,549	486	68	131	75	0	2,309
800,001 - 900,000	939	362	68	100	76	0	1,545
900,001 - 1,000,000	616	305	47	96	68	0	1,132
1,000,001 & Above	2,582	1,704	957	373	534	4	6,154
Total	53,861	8,503	1,747	18,846	6,062	5	89,024
Q2 2023							
0 - 100,000	10,413	561	237	10,524	2,456	1	24,192
100,001 - 200,000	11,081	1,021	180	3,134	967	1	16,384
200,001 - 300,000	11,059	948	112	1,456	440	0	14,015
300,001 - 400,000	8,615	911	95	740	296	0	10,657
400,001 - 500,000	6,629	984	103	465	184	1	8,366
500,001 - 600,000	3,755	893	86	303	136	0	5,173
600,001 - 700,000	2,817	753	99	224	94	0	3,987
700,001 - 800,000	1,706	570	79	165	85	0	2,605
800,001 - 900,000	1,172	473	67	94	76	0	1,882
900,001 - 1,000,000	836	355	47	76	62	0	1,376
1,000,001 & Above	3,029	1,630	883	420	515	2	6,479
Total	61,112	9,099	1,988	17,601	5,311	5	95,116
H1 2022							
0 - 100,000	19,865	1,432	292	24,596	5,313	1	51,499
100,001 - 200,000	23,433	1,674	322	7,684	2,033	0	35,146
200,001 - 300,000	21,952	1,717	296	3,301	990	1	28,257
300,001 - 400,000	16,169	1,715	228	1,849	538	0	20,499
400,001 - 500,000	11,311	1,635	213	1,210	382	0	14,751
500,001 - 600,000	6,554	1,193	185	685	261	0	8,878
600,001 - 700,000	4,517	1,237	170	494	195	1	6,614
700,001 - 800,000	3,130	802	141	421	199	0	4,693
800,001 - 900,000	2,164	594	112	276	142	1	3,289
900,001 - 1,000,000	1,376	490	147	203	133	0	2,349
1,000,001 & Above	5,707	2,679	1,724	876	1,035	6	12,027
Total	116,178	15,168	3,830	41,595	11,221	10	188,002
H1 2023							
0 - 100,000	19,178	1,281	328	22,113	5,492	1	48,393
100,001 - 200,000	21,546	1,773	255	6,626	2,034	2	32,236
200,001 - 300,000	21,335	1,806	217	2,843	897	0	27,098
300,001 - 400,000	16,375	1,784	191	1,458	573	0	20,381
400,001 - 500,000	12,188	1,969	183	923	390	1	15,654
500,001 - 600,000	6,844	1,635	171	607	295	0	9,552
600,001 - 700,000	5,078	1,469	174	422	201	0	7,344
700,001 - 800,000	3,255	1,056	147	296	160	0	4,914
800,001 - 900,000	2,111	835	135	194	152	0	3,427
900,001 - 1,000,000	1,452	660	94	172	130	0	2,508
1,000,001 & Above	5,611	3,334	1,840	793	1,049	6	12,633
Total	114,973	17,602	3,735	36,447	11,373	10	184,140

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

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2022							
0 - 100,000	638.41	53.44	6.58	562.83	133.36	0.03	1,394.66
100,001 - 200,000	1,777.57	123.64	27.52	561.66	148.22	0.00	2,638.61
200,001 - 300,000	2,755.03	219.09	34.65	395.80	124.11	0.21	3,528.90
300,001 - 400,000	2,858.57	302.89	39.98	300.55	95.42	0.00	3,597.40
400,001 - 500,000	2,481.64	371.94	46.17	263.39	80.56	0.00	3,243.70
500,001 - 600,000	1,782.48	319.62	44.39	186.10	77.63	0.00	2,410.21
600,001 - 700,000	1,455.56	377.56	42.67	152.61	73.86	0.00	2,102.26
700,001 - 800,000	1,163.56	260.03	55.18	131.07	74.54	0.00	1,684.38
800,001 - 900,000	883.28	257.53	52.14	109.88	59.46	0.86	1,363.14
900,001 - 1,000,000	653.18	235.50	83.79	87.70	60.74	0.00	1,120.92
1,000,001 & Above	6,503.51	4,717.79	4,691.86	1,371.17	1,575.69	16.15	18,876.17
Total	22,952.80	7,239.03	5,124.93	4,122.76	2,503.59	17.24	41,960.35
Q2 2022							
0 - 100,000	590.46	39.31	11.32	478.01	111.41	0.00	1,230.50
100,001 - 200,000	1,879.63	138.67	22.97	560.68	148.04	0.00	2,749.99
200,001 - 300,000	2,852.97	220.75	40.65	428.91	123.98	0.00	3,667.25
300,001 - 400,000	2,872.94	311.36	41.72	347.01	94.71	0.00	3,667.75
400,001 - 500,000	2,674.59	377.75	51.46	285.99	92.95	0.00	3,482.73
500,001 - 600,000	1,850.97	346.16	59.95	193.49	66.61	0.00	2,517.18
600,001 - 700,000	1,500.95	433.37	69.46	170.11	53.88	0.62	2,228.38
700,001 - 800,000	1,202.46	345.80	52.25	186.90	74.29	0.00	1,861.70
800,001 - 900,000	966.46	251.42	43.82	125.01	62.39	0.00	1,449.09
900,001 - 1,000,000	664.53	236.37	58.16	107.74	67.72	0.00	1,134.51
1,000,001 & Above	5,612.29	4,078.65	5,173.05	1,572.54	2,011.54	3.33	18,451.39
Total	22,668.22	6,779.61	5,624.80	4,456.38	2,907.53	3.94	42,440.48
Q3 2022							
0 - 100,000	641.70	39.27	10.09	551.71	134.86	0.00	1,377.63
100,001 - 200,000	2,023.28	139.82	27.65	609.52	146.43	0.14	2,946.84
200,001 - 300,000	3,195.30	244.84	35.41	442.44	115.84	0.30	4,034.13
300,001 - 400,000	3,316.95	360.01	52.01	612.44	108.49	0.00	4,449.91
400,001 - 500,000	3,025.03	403.12	79.93	282.48	91.16	0.91	3,882.63
500,001 - 600,000	2,091.31	491.10	75.28	217.65	62.26	0.59	2,938.19
600,001 - 700,000	1,800.26	467.03	59.59	196.75	74.75	0.00	2,598.38
700,001 - 800,000	1,279.49	356.98	67.14	150.29	67.83	0.00	1,921.73
800,001 - 900,000	925.49	290.38	63.76	133.13	70.14	0.00	1,482.91
900,001 - 1,000,000	768.51	290.03	61.89	88.37	72.16	0.00	1,280.96
1,000,001 & Above	5,950.91	4,758.54	3,965.73	1,762.76	3,173.49	70.00	19,681.43
Total	25,018.24	7,841.10	4,498.48	5,047.56	4,117.42	71.94	46,594.74
Q4 2022							
0 - 100,000	645.29	42.39	10.35	431.07	114.23	0.07	1,243.39
100,001 - 200,000	1,912.73	130.80	26.70	492.99	122.56	0.00	2,685.79
200,001 - 300,000	2,981.46	269.89	23.83	335.17	110.61	0.00	3,720.96
300,001 - 400,000	3,084.75	384.61	37.62	282.59	89.85	0.00	3,879.49
400,001 - 500,000	3,069.39	484.65	67.98	233.20	70.46	0.00	3,925.62
500,001 - 600,000	2,052.69	468.72	56.17	162.17	87.32	0.00	2,827.07
600,001 - 700,000	1,634.46	470.50	48.90	139.48	78.03	0.00	2,371.38
700,001 - 800,000	1,219.04	369.22	52.88	124.72	60.80	0.00	1,826.66
800,001 - 900,000	888.46	371.03	56.72	109.35	63.82	0.00	1,489.39
900,001 - 1,000,000	654.00	300.59	60.66	115.63	54.01	0.00	1,184.89
1,000,001 & Above	5,494.65	7,461.31	5,474.19	1,803.93	2,658.19	31.72	22,923.99
Total	23,636.92	10,753.70	5,916.01	4,230.31	3,509.88	31.79	48,078.62

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2023							
0 - 100,000	530.38	35.29	9.08	495.89	135.19	0.00	1,205.83
100,001 - 200,000	1,637.19	118.86	11.57	506.95	154.04	0.13	2,428.75
200,001 - 300,000	2,628.29	219.95	28.01	346.35	113.75	0.00	3,336.34
300,001 - 400,000	2,749.21	313.20	34.53	252.59	97.63	0.00	3,447.16
400,001 - 500,000	2,541.25	450.42	37.29	207.56	92.68	0.00	3,329.20
500,001 - 600,000	1,717.79	414.93	46.71	168.93	87.59	0.00	2,435.95
600,001 - 700,000	1,479.76	469.49	49.58	128.96	69.64	0.00	2,197.43
700,001 - 800,000	1,171.67	367.74	51.33	98.80	56.32	0.00	1,745.85
800,001 - 900,000	802.21	310.10	58.74	84.72	65.13	0.00	1,320.89
900,001 - 1,000,000	591.43	294.60	45.10	91.01	65.60	0.00	1,087.74
1,000,001 & Above	5,014.21	5,788.56	5,147.80	1,421.57	2,194.43	9.54	19,576.11
Total	20,863.39	8,783.14	5,519.73	3,803.32	3,132.01	9.67	42,111.26
Q2 2023							
0 - 100,000	647.49	36.65	14.56	447.32	111.31	0.01	1,257.34
100,001 - 200,000	1,726.48	161.96	28.93	452.42	141.33	0.11	2,511.24
200,001 - 300,000	2,819.17	243.05	28.26	363.13	110.36	0.00	3,563.97
300,001 - 400,000	3,052.98	326.78	34.03	259.31	103.44	0.00	3,776.53
400,001 - 500,000	3,028.53	450.02	47.52	211.28	83.82	0.44	3,821.62
500,001 - 600,000	2,085.94	498.90	48.27	167.24	75.47	0.00	2,875.81
600,001 - 700,000	1,833.74	492.67	67.02	146.95	61.16	0.00	2,601.54
700,001 - 800,000	1,290.09	431.27	59.99	124.28	64.51	0.00	1,970.13
800,001 - 900,000	997.85	403.01	57.47	80.03	65.33	0.00	1,603.69
900,001 - 1,000,000	801.88	340.68	45.55	72.99	59.49	0.00	1,320.60
1,000,001 & Above	5,632.52	4,591.07	4,987.83	933.70	1,795.82	11.34	17,952.28
Total	23,916.66	7,976.05	5,419.43	3,258.65	2,672.05	11.91	43,254.75
H1 2022							
0 - 100,000	1,228.87	92.75	17.90	1,040.84	244.77	0.03	2,625.16
100,001 - 200,000	3,657.20	262.31	50.49	1,122.34	296.26	0.00	5,388.60
200,001 - 300,000	5,608.00	439.84	75.30	824.71	248.09	0.21	7,196.15
300,001 - 400,000	5,731.50	614.25	81.70	647.56	190.13	0.00	7,265.14
400,001 - 500,000	5,156.23	749.68	97.63	549.37	173.51	0.00	6,726.43
500,001 - 600,000	3,633.45	665.77	104.33	379.60	144.24	0.00	4,927.39
600,001 - 700,000	2,956.51	810.93	112.13	322.72	127.74	0.62	4,330.64
700,001 - 800,000	2,366.02	605.82	107.43	317.98	148.83	0.00	3,546.08
800,001 - 900,000	1,849.74	508.95	95.95	234.88	121.85	0.86	2,812.23
900,001 - 1,000,000	1,317.71	471.88	141.95	195.44	128.46	0.00	2,255.43
1,000,001 & Above	12,115.80	8,796.45	9,864.91	2,943.71	3,587.23	19.47	37,327.56
Total	45,621.02	14,018.64	10,749.72	8,579.14	5,411.11	21.19	84,400.83
H1 2023							
0 - 100,000	1,177.87	71.94	23.64	943.21	246.50	0.01	2,463.17
100,001 - 200,000	3,363.67	280.83	40.50	959.37	295.37	0.24	4,939.98
200,001 - 300,000	5,447.46	463.00	56.27	709.47	224.11	0.00	6,900.31
300,001 - 400,000	5,802.19	639.98	68.56	511.89	201.07	0.00	7,223.69
400,001 - 500,000	5,569.78	900.44	84.81	418.84	176.50	0.44	7,150.83
500,001 - 600,000	3,803.73	913.83	94.98	336.17	163.06	0.00	5,311.77
600,001 - 700,000	3,313.50	962.15	116.60	275.92	130.80	0.00	4,798.97
700,001 - 800,000	2,461.75	799.01	111.31	223.08	120.83	0.00	3,715.98
800,001 - 900,000	1,800.06	713.10	116.21	164.75	130.47	0.00	2,924.58
900,001 - 1,000,000	1,393.31	635.28	90.66	164.00	125.10	0.00	2,408.34
1,000,001 & Above	10,646.73	10,379.63	10,135.63	2,355.27	3,990.25	20.88	37,528.38
Total	44,780.05	16,759.19	10,939.17	7,061.97	5,804.06	21.58	85,366.02

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

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

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
W.P. Kuala Lumpur							
Q1 2022	3,127	1,054	34	0	51	1	4,267
Q2 2022	3,180	1,144	45	0	35	0	4,404
Q3 2022	3,514	1,303	31	0	65	0	4,913
Q4 2022	3,361	1,276	39	0	52	0	4,728
Q1 2023	2,863	1,122	32	0	31	0	4,048
Q2 2023	3,034	1,234	33	0	45	1	4,347
H1 2022	6,307	2,198	79	0	86	1	8,671
H2 2022	6,875	2,579	70	0	117	0	9,641
H1 2023	5,897	2,356	65	0	76	1	8,395
W.P. Putrajaya							
Q1 2022	62	8	0	0	0	0	70
Q2 2022	115	6	1	0	0	0	122
Q3 2022	66	5	0	0	0	0	71
Q4 2022	96	12	0	0	0	0	108
Q1 2023	68	8	0	0	0	0	76
Q2 2023	58	6	0	0	0	0	64
H1 2022	177	14	1	0	0	0	192
H2 2022	162	17	0	0	0	0	179
H1 2023	126	14	0	0	0	0	140
W.P. Labuan							
Q1 2022	87	6	1	31	55	0	180
Q2 2022	70	4	4	16	40	0	134
Q3 2022	72	9	5	19	40	0	145
Q4 2022	44	12	9	28	47	0	140
Q1 2023	72	11	3	33	41	0	160
Q2 2023	44	3	2	12	36	0	97
H1 2022	157	10	5	47	95	0	314
H2 2022	116	21	14	47	87	0	285
H1 2023	116	14	5	45	77	0	257
Selangor							
Q1 2022	13,758	1,970	564	1,027	653	3	17,975
Q2 2022	13,743	2,055	655	1,003	595	0	18,051
Q3 2022	15,515	2,285	801	1,158	1,142	0	20,901
Q4 2022	13,498	2,344	711	1,008	646	1	18,208
Q1 2023	12,397	2,139	547	993	634	1	16,711
Q2 2023	13,077	2,451	616	844	552	0	17,540
H1 2022	27,501	4,025	1,219	2,030	1,248	3	36,026
H2 2022	29,013	4,629	1,512	2,166	1,788	1	39,109
H1 2023	25,474	4,590	1,163	1,837	1,186	1	34,251
Johor							
Q1 2022	6,054	1,150	303	2,611	541	0	10,659
Q2 2022	6,782	1,133	226	2,747	601	0	11,489
Q3 2022	7,551	1,122	290	2,752	603	2	12,320
Q4 2022	7,700	1,382	311	2,356	568	0	12,317
Q1 2023	7,497	1,318	304	2,388	591	1	12,099
Q2 2023	10,465	1,820	380	2,185	524	0	15,374
H1 2022	12,836	2,283	529	5,358	1,142	0	22,148
H2 2022	15,251	2,504	601	5,108	1,171	2	24,637
H1 2023	17,962	3,138	684	4,573	1,115	1	27,473
Pulau Pinang							
Q1 2022	4,035	318	110	449	316	0	5,228
Q2 2022	4,323	498	163	375	311	0	5,670
Q3 2022	4,876	481	126	560	351	1	6,395
Q4 2022	4,658	676	123	395	335	1	6,188
Q1 2023	3,975	958	142	387	279	1	5,742
Q2 2023	4,195	442	160	383	363	0	5,543
H1 2022	8,358	816	273	824	627	0	10,898
H2 2022	9,534	1,157	249	955	686	2	12,583
H1 2023	8,170	1,400	302	770	642	1	11,285

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Perak							
Q1 2022	6,949	639	140	3,480	181	0	11,389
Q2 2022	7,550	610	206	3,322	97	0	11,785
Q3 2022	8,129	739	157	4,029	153	0	13,207
Q4 2022	7,458	745	151	3,042	88	2	11,486
Q1 2023	6,118	650	111	3,259	219	0	10,357
Q2 2023	6,353	584	163	3,086	108	1	10,295
H1 2022	14,499	1,249	346	6,802	278	0	23,174
H2 2022	15,587	1,484	308	7,071	241	2	24,693
H1 2023	12,471	1,234	274	6,345	327	1	20,652
Negeri Sembilan							
Q1 2022	3,634	332	179	1,091	122	1	5,359
Q2 2022	3,671	328	123	1,018	145	1	5,286
Q3 2022	3,800	298	113	1,269	184	1	5,665
Q4 2022	5,681	311	114	988	127	0	7,221
Q1 2023	3,393	292	131	940	120	0	4,876
Q2 2023	4,978	418	174	980	136	0	6,686
H1 2022	7,305	660	302	2,109	267	2	10,645
H2 2022	9,481	609	227	2,257	311	1	12,886
H1 2023	8,371	710	305	1,920	256	0	11,562
Melaka							
Q1 2022	2,136	265	100	502	700	0	3,703
Q2 2022	2,450	276	97	538	643	0	4,004
Q3 2022	3,106	382	165	582	721	0	4,956
Q4 2022	3,226	315	117	389	677	0	4,724
Q1 2023	2,319	258	88	337	847	1	3,850
Q2 2023	2,244	321	86	304	566	2	3,523
H1 2022	4,586	541	197	1,040	1,343	0	7,707
H2 2022	6,332	697	282	971	1,398	0	9,680
H1 2023	4,563	579	174	641	1,413	3	7,373
Kedah							
Q1 2022	3,003	359	114	4,281	757	2	8,516
Q2 2022	3,200	295	207	3,272	731	1	7,706
Q3 2022	3,779	275	174	3,751	709	0	8,688
Q4 2022	3,430	383	115	2,767	509	0	7,204
Q1 2023	2,934	334	105	3,591	812	0	7,776
Q2 2023	3,467	378	59	3,145	595	0	7,644
H1 2022	6,203	654	321	7,553	1,488	3	16,222
H2 2022	7,209	658	289	6,518	1,218	0	15,892
H1 2023	6,401	712	164	6,736	1,407	0	15,420
Pahang							
Q1 2022	3,475	266	41	1,502	260	0	5,544
Q2 2022	3,072	252	46	1,514	229	0	5,113
Q3 2022	3,408	344	73	1,695	266	0	5,786
Q4 2022	3,007	298	60	1,294	259	0	4,918
Q1 2023	2,764	255	29	1,324	238	0	4,610
Q2 2023	2,597	308	34	1,169	222	0	4,330
H1 2022	6,547	518	87	3,016	489	0	10,657
H2 2022	6,415	642	133	2,989	525	0	10,704
H1 2023	5,361	563	63	2,493	460	0	8,940
Terengganu							
Q1 2022	4,649	147	10	968	1,072	0	6,846
Q2 2022	3,639	92	7	782	697	0	5,217
Q3 2022	4,424	95	5	908	1,004	0	6,436
Q4 2022	3,525	141	4	709	788	0	5,167
Q1 2023	3,529	118	7	674	786	0	5,114
Q2 2023	4,732	126	11	755	950	0	6,574
H1 2022	8,288	239	17	1,750	1,769	0	12,063
H2 2022	7,949	236	9	1,617	1,792	0	11,603
H1 2023	8,261	244	18	1,429	1,736	0	11,688

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

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Kelantan							
Q1 2022	1,908	85	10	1,837	310	0	4,150
Q2 2022	1,703	93	8	1,374	218	0	3,396
Q3 2022	1,692	102	4	1,472	284	0	3,554
Q4 2022	1,388	89	4	1,015	211	0	2,707
Q1 2023	1,541	112	4	1,453	335	0	3,445
Q2 2023	1,365	99	3	1,091	278	0	2,836
H1 2022	3,611	178	18	3,211	528	0	7,546
H2 2022	3,080	191	8	2,487	495	0	6,261
H1 2023	2,906	211	7	2,544	613	0	6,281
Perlis							
Q1 2022	292	33	1	645	93	0	1,064
Q2 2022	263	30	8	501	73	0	875
Q3 2022	297	32	6	563	95	1	994
Q4 2022	503	100	8	402	88	0	1,101
Q1 2023	296	55	8	536	116	0	1,011
Q2 2023	283	41	5	558	121	0	1,008
H1 2022	555	63	9	1,146	166	0	1,939
H2 2022	800	132	14	965	183	1	2,095
H1 2023	579	96	13	1,094	237	0	2,019
Sabah							
Q1 2022	1,448	276	95	547	177	0	2,543
Q2 2022	1,431	292	78	521	148	0	2,470
Q3 2022	1,593	351	101	1,351	245	0	3,641
Q4 2022	1,320	345	94	476	248	0	2,483
Q1 2023	1,226	284	117	421	373	1	2,422
Q2 2023	1,199	249	94	349	241	0	2,132
H1 2022	2,879	568	173	1,068	325	0	5,013
H2 2022	2,913	696	195	1,827	493	0	6,124
H1 2023	2,425	533	211	770	614	1	4,554
Sarawak							
Q1 2022	3,133	520	123	2,656	610	1	7,043
Q2 2022	3,236	632	131	2,985	760	0	7,744
Q3 2022	3,091	738	163	2,886	561	2	7,441
Q4 2022	3,204	651	178	2,581	677	1	7,292
Q1 2023	2,869	589	119	2,510	640	0	6,727
Q2 2023	3,021	619	168	2,740	574	1	7,123
H1 2022	6,369	1,152	254	5,641	1,370	1	14,787
H2 2022	6,295	1,389	341	5,467	1,238	3	14,733
H1 2023	5,890	1,208	287	5,250	1,214	1	13,850
MALAYSIA							
Q1 2022	57,750	7,428	1,825	21,627	5,898	8	94,536
Q2 2022	58,428	7,740	2,005	19,968	5,323	2	93,466
Q3 2022	64,913	8,561	2,214	22,995	6,423	7	105,113
Q4 2022	62,099	9,080	2,038	17,450	5,320	5	95,992
Q1 2023	53,861	8,503	1,747	18,846	6,062	5	89,024
Q2 2023	61,112	9,099	1,988	17,601	5,311	5	95,116
H1 2022	116,178	15,168	3,830	41,595	11,221	10	188,002
H2 2022	127,012	17,641	4,252	40,445	11,743	12	201,105
H1 2023	114,973	17,602	3,735	36,447	11,373	10	184,140

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
W.P. Kuala Lumpur							
Q1 2022	3,352.26	1,643.63	125.02	0.00	131.21	2.82	5,254.95
Q2 2022	2,825.76	1,655.94	241.85	0.00	272.92	0.00	4,996.46
Q3 2022	2,754.41	1,960.76	109.48	0.00	562.88	0.00	5,387.63
Q4 2022	2,853.66	3,227.46	116.34	0.00	167.20	0.00	6,364.67
Q1 2023	2,344.73	1,089.97	108.78	0.00	169.59	0.00	3,713.06
Q2 2023	2,614.36	1,486.84	101.56	0.00	313.59	5.49	4,521.84
H1 2022	6,178.02	3,299.57	366.87	0.00	404.13	2.82	10,251.42
H2 2022	5,608.08	5,188.22	225.82	0.00	730.17	0.00	11,752.29
H1 2023	4,959.09	2,576.80	210.34	0.00	483.18	5.49	8,234.90
W.P. Putrajaya							
Q1 2022	161.65	260.49	0.00	0.00	0.00	0.00	422.14
Q2 2022	129.65	16.40	1.30	0.00	0.00	0.00	147.36
Q3 2022	59.62	11.13	0.00	0.00	0.00	0.00	70.75
Q4 2022	101.35	31.78	0.00	0.00	0.00	0.00	133.13
Q1 2023	174.27	54.24	0.00	0.00	0.00	0.00	228.50
Q2 2023	60.87	12.04	0.00	0.00	0.00	0.00	72.91
H1 2022	291.30	276.89	1.30	0.00	0.00	0.00	569.49
H2 2022	160.97	42.91	0.00	0.00	0.00	0.00	203.88
H1 2023	235.14	66.28	0.00	0.00	0.00	0.00	301.42
W.P. Labuan							
Q1 2022	39.96	6.06	0.50	7.03	10.75	0.00	64.30
Q2 2022	24.09	4.24	15.13	2.44	8.38	0.00	54.28
Q3 2022	27.95	8.23	5.11	3.59	9.75	0.00	54.63
Q4 2022	15.52	10.99	9.21	5.87	11.16	0.00	52.75
Q1 2023	25.45	5.67	3.74	9.16	10.81	0.00	54.82
Q2 2023	12.61	3.27	5.20	2.15	8.15	0.00	31.39
H1 2022	64.05	10.30	15.63	9.47	19.14	0.00	118.58
H2 2022	43.47	19.22	14.32	9.46	20.92	0.00	107.38
H1 2023	38.05	8.94	8.94	11.31	18.97	0.00	86.21
Selangor							
Q1 2022	7,497.34	2,483.78	2,482.13	327.49	618.52	5.87	13,415.13
Q2 2022	7,597.41	2,219.05	2,658.24	355.72	811.20	0.00	13,641.62
Q3 2022	8,340.88	2,441.94	2,408.05	685.63	1,227.69	0.00	15,104.19
Q4 2022	7,142.37	3,204.37	2,504.40	401.24	667.21	12.80	13,932.40
Q1 2023	6,537.73	1,911.02	2,677.49	369.60	592.36	1.23	12,089.44
Q2 2023	7,189.46	2,524.10	2,743.40	289.22	556.04	0.00	13,302.24
H1 2022	15,094.76	4,702.83	5,140.37	683.21	1,429.72	5.87	27,056.75
H2 2022	15,483.25	5,646.31	4,912.45	1,086.88	1,894.90	12.80	29,036.59
H1 2023	13,727.19	4,435.13	5,420.89	658.83	1,148.41	1.23	25,391.68
Johor							
Q1 2022	2,370.23	1,044.79	1,140.32	808.21	310.97	0.00	5,674.51
Q2 2022	2,531.68	830.50	885.56	911.73	349.30	0.00	5,508.78
Q3 2022	2,946.59	1,041.24	700.65	883.47	499.66	70.00	6,141.61
Q4 2022	3,062.86	1,657.07	1,402.90	764.61	931.37	0.00	7,818.82
Q1 2023	3,184.07	1,009.05	1,041.14	768.56	497.79	1.48	6,502.09
Q2 2023	4,667.73	1,624.60	1,068.18	742.63	337.63	0.00	8,440.77
H1 2022	4,901.90	1,875.29	2,025.88	1,719.95	660.27	0.00	11,183.29
H2 2022	6,009.45	2,698.31	2,103.55	1,648.08	1,431.04	70.00	13,960.43
H1 2023	7,851.80	2,633.65	2,109.32	1,511.19	835.42	1.48	14,942.86
Pulau Pinang							
Q1 2022	1,809.69	234.18	375.04	140.19	258.10	0.00	2,817.20
Q2 2022	1,907.73	368.40	614.78	203.31	237.76	0.00	3,332.00
Q3 2022	2,207.48	334.01	237.74	249.03	331.98	0.30	3,360.52
Q4 2022	2,033.69	583.75	395.85	346.56	505.71	1.02	3,866.59
Q1 2023	1,745.01	3,175.18	397.77	285.82	515.13	0.13	6,119.04
Q2 2023	1,746.29	340.90	305.15	150.35	244.36	0.00	2,787.04
H1 2022	3,717.43	602.58	989.83	343.50	495.86	0.00	6,149.19
H2 2022	4,241.17	917.76	633.59	595.59	837.68	1.32	7,227.12
H1 2023	3,491.29	3,516.08	702.92	436.17	759.49	0.13	8,906.08

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

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Perak							
Q1 2022	1,612.94	324.04	138.18	482.91	121.38	0.00	2,679.44
Q2 2022	1,609.79	273.99	181.78	612.42	36.24	0.00	2,714.22
Q3 2022	1,855.56	339.17	150.99	811.78	117.77	0.00	3,275.27
Q4 2022	1,633.17	352.76	162.51	617.19	40.90	9.37	2,815.91
Q1 2023	1,435.30	301.04	185.60	448.77	62.58	0.00	2,433.29
Q2 2023	1,582.94	273.52	131.66	487.56	21.64	0.01	2,497.33
H1 2022	3,222.72	598.03	319.96	1,095.34	157.62	0.00	5,393.66
H2 2022	3,488.73	691.93	313.50	1,428.97	158.67	9.37	6,091.18
H1 2023	3,018.24	574.56	317.26	936.33	84.22	0.01	4,930.62
Negeri Sembilan							
Q1 2022	1,276.85	151.47	178.71	246.69	80.87	5.70	1,940.30
Q2 2022	1,265.22	189.58	266.46	236.33	122.91	3.33	2,083.83
Q3 2022	1,305.63	217.96	119.25	302.58	118.41	0.14	2,063.98
Q4 2022	1,741.96	179.58	261.67	371.86	130.94	0.00	2,686.01
Q1 2023	1,168.08	192.45	362.68	339.41	114.10	0.00	2,176.72
Q2 2023	1,485.12	362.92	263.81	224.29	115.96	0.00	2,452.10
H1 2022	2,542.08	341.05	445.17	483.02	203.78	9.03	4,024.13
H2 2022	3,047.59	397.54	380.93	674.44	249.35	0.14	4,749.99
H1 2023	2,653.20	555.38	626.48	563.70	230.06	0.00	4,628.82
Melaka							
Q1 2022	698.19	190.19	152.28	109.04	150.72	0.00	1,300.42
Q2 2022	742.25	228.55	135.63	96.94	103.73	0.00	1,307.11
Q3 2022	1,038.19	275.59	149.75	83.63	211.52	0.00	1,758.69
Q4 2022	920.81	359.20	230.18	71.18	155.86	0.00	1,737.23
Q1 2023	635.78	147.29	84.08	55.99	174.23	5.65	1,103.02
Q2 2023	672.55	319.53	74.70	60.07	150.48	0.55	1,277.88
H1 2022	1,440.44	418.74	287.91	205.99	254.45	0.00	2,607.52
H2 2022	1,959.01	634.79	379.93	154.81	367.38	0.00	3,495.92
H1 2023	1,308.32	466.82	158.79	116.06	324.71	6.20	2,380.90
Kedah							
Q1 2022	775.68	198.85	168.93	360.72	107.33	2.65	1,614.15
Q2 2022	807.21	180.02	343.43	268.06	152.07	0.62	1,751.41
Q3 2022	906.65	262.18	305.45	322.85	242.24	0.00	2,039.36
Q4 2022	912.80	164.96	455.77	289.22	158.28	0.00	1,981.03
Q1 2023	761.54	100.84	338.15	297.31	207.50	0.00	1,705.34
Q2 2023	862.78	178.33	200.86	321.83	194.45	0.00	1,758.25
H1 2022	1,582.89	378.87	512.36	628.78	259.41	3.26	3,365.56
H2 2022	1,819.45	427.14	761.22	612.08	400.52	0.00	4,020.40
H1 2023	1,624.32	279.18	539.01	619.14	401.95	0.00	3,463.59
Pahang							
Q1 2022	776.80	156.45	45.50	460.16	123.74	0.00	1,562.64
Q2 2022	789.38	257.08	34.10	867.54	101.41	0.00	2,049.51
Q3 2022	905.10	215.69	39.64	405.62	111.21	0.00	1,677.26
Q4 2022	788.17	207.37	63.80	533.09	195.94	0.00	1,788.37
Q1 2023	640.10	157.15	20.47	583.24	101.79	0.00	1,502.75
Q2 2023	634.26	200.98	252.92	310.79	109.30	0.00	1,508.25
H1 2022	1,566.18	413.53	79.61	1,327.69	225.15	0.00	3,612.16
H2 2022	1,693.26	423.06	103.45	938.70	307.15	0.00	3,465.63
H1 2023	1,274.36	358.13	273.39	894.03	211.08	0.00	3,011.00
Terengganu							
Q1 2022	626.77	67.34	22.86	82.24	91.40	0.00	890.61
Q2 2022	493.92	48.42	12.25	81.72	64.66	0.00	700.98
Q3 2022	631.32	46.84	8.86	77.88	79.69	0.00	844.59
Q4 2022	499.80	62.52	13.40	50.96	63.15	0.00	689.83
Q1 2023	505.79	48.69	12.94	52.26	79.36	0.00	699.04
Q2 2023	599.98	100.90	9.36	57.69	84.15	0.00	852.08
H1 2022	1,120.69	115.76	35.12	163.96	156.07	0.00	1,591.59
H2 2022	1,131.12	109.36	22.25	128.84	142.84	0.00	1,534.42
H1 2023	1,105.77	149.59	22.30	109.95	163.50	0.00	1,551.12

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Kelantan							
Q1 2022	308.52	38.98	28.24	118.60	52.62	0.00	546.95
Q2 2022	279.70	38.60	5.12	116.06	21.94	0.00	461.42
Q3 2022	298.20	44.84	3.95	98.51	29.27	0.00	474.77
Q4 2022	249.54	37.56	5.66	67.54	22.06	0.00	382.36
Q1 2023	256.57	38.59	1.82	91.93	31.17	0.00	420.07
Q2 2023	237.60	38.12	9.98	75.06	36.60	0.00	397.37
H1 2022	588.22	77.58	33.36	234.65	74.56	0.00	1,008.38
H2 2022	547.74	82.40	9.61	166.05	51.33	0.00	857.14
H1 2023	494.17	76.71	11.80	166.98	67.77	0.00	817.43
Perlis							
Q1 2022	69.46	16.15	0.78	50.82	7.81	0.00	145.03
Q2 2022	62.65	16.68	4.00	43.48	15.18	0.00	141.99
Q3 2022	61.97	17.98	3.39	46.77	20.76	0.59	151.45
Q4 2022	74.96	40.41	8.07	31.77	11.85	0.00	167.06
Q1 2023	54.53	31.30	4.85	42.04	10.35	0.00	143.08
Q2 2023	65.25	18.50	2.55	43.73	17.21	0.00	147.23
H1 2022	132.11	32.83	4.78	94.31	23.00	0.00	287.02
H2 2022	136.93	58.38	11.46	78.53	32.62	0.59	318.51
H1 2023	119.78	49.80	7.40	85.77	27.56	0.00	290.30
Sabah							
Q1 2022	572.85	149.66	187.17	393.79	99.03	0.00	1,402.50
Q2 2022	554.66	168.62	98.30	259.55	243.65	0.00	1,324.78
Q3 2022	637.31	217.34	141.76	654.05	188.84	0.00	1,839.30
Q4 2022	512.95	268.20	138.90	213.76	104.52	0.00	1,238.33
Q1 2023	481.40	188.44	146.32	134.51	244.73	1.18	1,196.59
Q2 2023	481.13	158.82	164.82	111.37	171.31	0.00	1,087.45
H1 2022	1,127.51	318.28	285.47	653.34	342.68	0.00	2,727.28
H2 2022	1,150.26	485.54	280.66	867.80	293.36	0.00	3,077.63
H1 2023	962.53	347.27	311.14	245.88	416.04	1.18	2,284.04
Sarawak							
Q1 2022	1,003.62	272.98	79.26	534.88	339.13	0.21	2,230.08
Q2 2022	1,047.11	283.53	126.86	401.07	366.17	0.00	2,224.73
Q3 2022	1,041.37	406.20	114.41	422.17	365.65	0.91	2,350.72
Q4 2022	1,093.30	365.72	147.34	465.46	343.72	8.60	2,424.14
Q1 2023	913.06	332.22	133.91	324.72	320.52	0.00	2,024.42
Q2 2023	1,003.72	332.67	85.28	381.92	311.18	5.85	2,120.63
H1 2022	2,050.72	556.51	206.12	935.95	705.30	0.21	4,454.81
H2 2022	2,134.67	771.93	261.75	887.63	709.37	9.51	4,774.86
H1 2023	1,916.78	664.90	219.19	706.63	631.70	5.85	4,145.05
MALAYSIA							
Q1 2022	22,952.80	7,239.03	5,124.93	4,122.76	2,503.59	17.24	41,960.35
Q2 2022	22,668.22	6,779.61	5,624.80	4,456.38	2,907.53	3.94	42,440.48
Q3 2022	25,018.24	7,841.10	4,498.48	5,047.56	4,117.42	71.94	46,594.74
Q4 2022	23,636.92	10,753.70	5,916.01	4,230.31	3,509.88	31.79	48,078.62
Q1 2023	20,863.39	8,783.14	5,519.73	3,803.32	3,132.01	9.67	42,111.26
Q2 2023	23,916.66	7,976.05	5,419.43	3,258.65	2,672.05	11.91	43,254.75
H1 2022	45,621.02	14,018.64	10,749.72	8,579.14	5,411.11	21.19	84,400.83
H2 2022	48,655.16	18,594.80	10,414.49	9,277.88	7,627.31	103.73	94,673.36
H1 2023	44,780.05	16,759.19	10,939.17	7,061.97	5,804.06	21.58	85,366.02

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

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

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
KEDIAMAN																		
Perseorangan & Perseorangan % Syer	4,601	4,425	78	76	112	98	20,664	18,886	9,906	11,952	6,136	6,001	7,821	6,900	3,828	3,861	2,852	2,905
Pemaju & Perseorangan	508	496	77	38	32	11	3,845	3,657	2,370	4,960	1,394	1,322	3,990	4,166	2,955	2,941	1,460	1,463
Syarikat & Perseorangan	81	84	43.5	30.2	20.4	9.5	14.0	14.4	18.5	27.6	16.7	16.2	27.5	33.4	40.5	35.1	31.8	32.1
Syarikat & Syarikat	910	719	11	6	6	2	2,603	2,410	467	864	575	668	929	655	439	352	216	148
Lain-lain	108	132	2	2	7	2	205	403	71	137	58	46	1,658	567	55	1,184	30	11
Jumlah	6,307	5,897	177	126	157	116	27,501	25,474	12,836	17,962	8,358	8,170	14,499	12,471	7,305	8,371	4,586	4,563
KOMERSIL																		
Perseorangan & Perseorangan % Syer	856	868	4	4	5	11	1,847	1,960	1,055	1,174	365	402	669	676	363	287	250	266
Pemaju & Perseorangan	38.9	36.8	28.6	28.6	50.0	78.6	45.9	42.7	46.2	37.4	44.7	28.7	53.6	54.8	55.0	40.4	46.2	45.9
Syarikat & Perseorangan	433	496	0	2	0	0	329	579	292	1,109	60	94	80	88	78	109	92	112
Syarikat & Syarikat	19.7	21.1	0.0	14.3	0.0	0.0	8.2	12.6	12.8	35.3	7.4	6.7	6.4	7.1	11.8	15.4	17.0	19.3
Lain-lain	25.9	29.5	21.4	14.3	30.0	14.3	28.2	27.9	18.2	17.7	27.8	20.5	19.1	22.2	16.5	22.4	20.1	20.0
Jumlah	2,198	2,356	14	14	10	14	4,025	4,590	2,283	3,138	816	1,400	1,249	1,234	660	710	541	579
INDUSTRI																		
Perseorangan & Perseorangan % Syer	15	18	1	0	2	2	287	270	107	93	55	52	109	76	50	72	34	36
Pemaju & Perseorangan	19.0	27.7	100.0	0.0	40.0	40.0	23.5	23.2	20.2	13.6	20.1	17.2	31.5	27.7	16.6	23.6	17.3	20.7
Syarikat & Perseorangan	1	0	0	0	0	0	14	5	21	63	8	1	2	4	30	31	13	24
Syarikat & Syarikat	1.3	0.0	0.0	0.0	0.0	0.0	1.1	0.4	4.0	9.2	2.9	0.3	0.6	1.5	9.9	10.2	6.6	13.8
Lain-lain	25	13	0	0	2	2	375	334	136	157	59	61	93	86	39	52	48	39
Jumlah	79	65	1	0	5	5	1,219	1,163	529	684	273	302	346	274	302	305	197	174
PERTANIAN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	46	44	1,795	1,593	4,777	4,175	717	677	6,257	5,936	1,891	1,725	970	593
Pemaju & Perseorangan	0.0	0.0	0.0	0.0	97.9	97.8	88.4	86.7	89.2	91.3	87.0	87.9	92.0	93.6	89.7	89.8	93.3	92.5
Syarikat & Perseorangan	0	0	0	0	0	1	4	1	4	1	1	2	1	4	22	7	1	0
Syarikat & Syarikat	0.0	0.0	0.0	0.0	0.0	2.2	0.2	0.1	0.1	0.0	0.1	0.3	0.0	0.1	1.0	0.4	0.1	0.0
Lain-lain	0	0	0	0	0	0	191	210	477	331	80	65	458	297	166	134	49	38
Jumlah	0	0	0	0	47	45	2,030	1,837	5,358	4,573	824	770	6,802	6,345	2,109	1,920	1,040	641
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan % Syer	48	44	0	0	85	74	1,003	960	930	947	428	419	249	192	212	181	1,275	1,281
Pemaju & Perseorangan	55.8	57.9	0.0	0.0	89.5	96.1	80.4	80.9	81.4	84.9	68.3	65.3	89.6	58.7	79.4	70.7	94.9	90.7
Syarikat & Perseorangan	0	0	0	0	0	0	3	0	4	2	3	1	0	0	2	1	0	0
Syarikat & Syarikat	17.4	18.4	0.0	0.0	9.5	3.9	14.5	13.5	15.1	10.9	23.3	17.6	6.5	37.9	13.9	19.5	3.7	6.0
Lain-lain	21	17	0	0	0	0	47	62	28	36	31	100	9	11	14	21	16	37
Jumlah	86	76	0	0	95	77	1,248	1,186	1,142	1,115	627	642	278	327	267	256	1,343	1,413
LAIN-LAIN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1
Pemaju & Perseorangan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	50.0	0.0	0.0	33.3
Syarikat & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Syarikat & Syarikat	0.0	0.0	0.0	0.0	0.0	0.0	33.3	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	33.3
Lain-lain	1	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Jumlah	1	1	0	0	0	0	3	1	0	1	0	1	0	1	2	0	0	3
JUMLAH																		
Perseorangan & Perseorangan % Syer	5,520	5,355	83	80	250	229	25,596	23,669	16,775	18,341	7,701	7,551	15,105	13,781	6,345	6,126	5,381	5,082
Pemaju & Perseorangan	63.7	63.8	43.2	57.1	79.6	89.1	71.0	69.1	75.7	66.8	70.7	66.9	65.2	66.7	59.6	53.0	69.8	68.9
Syarikat & Perseorangan	942	992	77	40	32	12	4,195	4,242	2,691	6,135	1,466	1,420	4,073	4,262	3,087	3,089	1,566	1,599
Syarikat & Syarikat	1,519	1,442	14	8	20	9	4,488	4,396	1,668	2,029	1,087	1,194	1,736	1,436	790	747	472	427
Lain-lain	17.5	17.2	7.3	5.7	6.4	3.5	12.5	12.8	7.5	7.4	10.0	10.6	7.5	7.0	7.4	6.5	6.1	5.8
Jumlah	8,671	8,395	192	140	314	257	36,026	34,251	22,148	27,473	10,898	11,285	23,174	20,652	10,645	11,562	7,707	7,373

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	
RESIDENTIAL																
4,182	4,198	3,368	3,404	7,313	6,809	3,014	2,587	380	378	2,569	2,118	5,483	5,137	82,307	79,735	Individual & Individual % Share
67.4	65.6	51.4	63.5	88.2	82.4	83.5	89.0	68.5	65.3	89.2	87.3	86.1	87.2	70.8	69.4	Developer & Individual
1,464	1,427	2,164	1,193	356	422	525	226	128	94	29	24	238	193	21,535	22,633	Company & Individual
23.6	22.3	33.1	22.3	4.3	5.1	14.5	7.8	23.1	16.2	1.0	1.0	3.7	3.3	18.5	19.7	Company & Company
283	155	462	294	154	516	38	70	28	85	250	221	564	463	7,935	7,628	Others
4.6	2.4	7.1	5.5	1.9	6.2	1.1	2.4	5.0	14.7	8.7	9.1	8.9	7.9	6.8	6.6	Total
76	440	442	377	10	99	0	1	8	0	6	36	41	50	2,777	3,487	Individual & Individual % Share
1.2	6.9	6.8	7.0	0.1	1.2	0.0	0.0	1.4	0.0	0.2	1.5	0.6	0.8	2.4	3.0	Developer & Individual
198	181	111	93	455	415	34	22	11	22	25	26	43	47	1,624	1,490	Company & Company
3.2	2.8	1.7	1.7	5.5	5.0	0.9	0.8	2.0	3.8	0.9	1.1	0.7	0.8	1.4	1.3	Others
6,203	6,401	6,547	5,361	8,288	8,261	3,611	2,906	555	579	2,879	2,425	6,369	5,890	116,178	114,973	Total
COMMERCIAL																
362	300	250	319	151	144	122	147	21	52	344	285	800	783	7,464	7,678	Individual & Individual % Share
55.4	42.1	48.3	56.7	63.2	59.0	68.5	69.7	33.3	54.2	60.6	53.5	69.4	64.8	49.2	43.6	Developer & Individual
69	47	49	43	3	17	29	29	9	5	7	13	15	37	1,545	2,780	Company & Individual
10.6	6.6	9.5	7.6	1.3	7.0	16.3	13.7	14.3	5.2	1.2	2.4	1.3	3.1	10.2	15.8	Company & Company
104	110	109	114	33	25	20	13	25	28	178	176	260	277	3,540	4,116	Others
15.9	15.4	21.0	20.2	13.8	10.2	11.2	6.2	39.7	29.2	31.3	33.0	22.6	22.9	23.3	23.4	Individual & Individual % Share
74	248	93	58	24	43	2	21	3	4	31	49	62	96	2,352	2,779	Developer & Individual
11.3	34.8	18.0	10.3	10.0	17.6	1.1	10.0	4.8	4.2	5.5	9.2	5.4	7.9	15.5	15.8	Company & Company
45	7	17	29	28	15	5	1	5	7	8	10	15	15	267	249	Others
6.9	1.0	3.3	5.2	11.7	6.1	2.8	0.5	7.9	7.3	1.4	1.9	1.3	1.2	1.8	1.4	Total
654	712	518	563	239	244	178	211	63	96	568	533	1,152	1,208	15,168	17,602	
INDUSTRIAL																
32	26	40	19	3	6	8	1	4	2	79	72	141	122	967	867	Individual & Individual % Share
10.0	15.9	46.0	30.2	17.6	33.3	44.4	14.3	44.4	15.4	45.7	34.1	55.5	42.5	25.2	23.2	Developer & Individual
5	7	1	1	0	0	0	0	0	1	1	0	1	12	97	149	Company & Individual
1.6	4.3	1.1	1.6	0.0	0.0	0.0	0.0	0.0	7.7	0.6	0.0	0.4	4.2	2.5	4.0	Company & Company
44	29	25	13	0	3	3	3	3	4	55	73	70	105	977	974	Others
13.7	17.7	28.7	20.6	0.0	16.7	16.7	42.9	33.3	30.8	31.8	34.6	27.6	36.6	25.5	26.1	Individual & Individual % Share
184	102	17	18	11	8	7	3	1	0	38	64	42	48	1,689	1,687	Developer & Individual
57.3	62.2	19.5	28.6	64.7	44.4	38.9	42.9	11.1	0.0	22.0	30.3	16.5	16.7	44.1	45.2	Company & Company
56	0	4	12	3	1	0	0	1	6	0	2	0	0	100	58	Others
17.4	0.0	4.6	19.0	17.6	5.6	0.0	0.0	11.1	46.2	0.0	0.9	0.0	0.0	2.6	1.6	Total
321	164	87	63	17	18	18	7	9	13	173	211	254	287	3,830	3,735	
AGRICULTURE																
7,399	6,577	2,673	2,208	1,707	1,416	3,174	2,532	1,128	1,085	892	590	5,266	4,862	38,692	34,013	Individual & Individual % Share
98.0	97.6	88.6	88.6	97.5	99.1	98.8	99.5	98.4	99.2	83.5	76.6	93.4	92.6	93.0	93.3	Developer & Individual
1	2	13	5	0	1	0	0	0	1	1	0	0	3	48	28	Company & Individual
0.0	0.0	0.4	0.2	0.0	0.1	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.1	0.1	0.1	Company & Company
89	124	279	205	27	8	27	4	4	3	137	148	337	334	2,321	1,901	Others
1.2	1.8	9.3	8.2	1.5	0.6	0.8	0.2	0.3	0.3	12.8	19.2	6.0	6.4	5.6	5.2	Individual & Individual % Share
17	8	39	32	7	0	1	0	1	0	37	21	26	37	364	305	Developer & Individual
0.2	0.1	1.3	1.3	0.4	0.0	0.0	0.0	0.1	0.0	3.5	2.7	0.5	0.7	0.9	0.8	Company & Company
47	25	12	43	9	4	9	8	13	5	1	11	12	14	170	200	Others
0.6	0.4	0.4	1.7	0.5	0.3	0.3	0.3	1.1	0.5	0.1	1.4	0.2	0.3	0.4	0.5	Total
7,553	6,736	3,016	2,493	1,750	1,429	3,211	2,544	1,146	1,094	1,068	770	5,641	5,250	41,595	36,447	
DEVELOPMENT LAND																
1,382	1,306	423	347	1,740	1,691	525	611	154	228	275	530	1,013	968	9,742	9,779	Individual & Individual % Share
92.9	92.8	86.5	75.4	98.4	97.4	99.4	99.7	92.8	96.2	84.6	86.3	73.9	79.7	86.8	86.0	Developer & Individual
0	2	3	1	0	0	0	0	0	0	0	0	0	0	15	7	Company & Individual
0.0	0.1	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	Company & Company
61	57	46	90	15	19	1	1	4	6	38	61	310	206	1,103	1,110	Others
4.1	4.1	9.4	19.6	0.8	1.1	0.2	0.2	2.4	2.5	11.7	9.9	22.6	17.0	9.8	9.8	Individual & Individual % Share
24	23	12	20	6	3	1	0	5	0	10	18	43	36	267	384	Developer & Individual
1.6	1.6	2.5	4.3	0.3	0.2	0.2	0.0	3.0	0.0	3.1	2.9	3.1	3.0	2.4	3.4	Company & Company
21	19	5	2	8	23	1	1	3	3	2	5	4	4	94	93	Others
1.4	1.4	1.0	0.4	0.5	1.3	0.2	0.2	1.8	1.3	0.6	0.8	0.3	0.3	0.8	0.8	Total
1,488	1,407	489	460	1,769	1,736	528	613	166	237	325	614	1,370	1,214	11,221	11,373	
OTHERS																
2	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	Individual & Individual % Share
66.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	18.2	Developer & Individual
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Company & Individual
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Company & Company
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	Others
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	20.0	Individual & Individual % Share
0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	1	Developer & Individual
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	20.0	10.0	Company & Company
1	0	0	0	0	0	0	0	0	0	0	1	0	1	4	5	Others
33.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	40.0	50.0	Total
3	0	0	0	0	0	0	0	0	0	0	1	1	1	10	10	
TOTAL																
13,359	12,407	6,754	6,297	10,914	10,066	6,843	5,878	1,687	1,745	4,159	3,595	12,703	11,872	139,175	132,074	Individual & Individual % Share
82.4	80.5	63.4	70.4	90.5	86.1	90.7	93.6	87.0	86.4	83.0	78.9	85.9	85.7	74.0	71.7	Developer & Individual
1,539	1,485	2,230	1,243	359	440	554	255	137	101	38	37	254	245	23,240	25,597	Company & Individual
9.5	9.6	20.9	13.9	3.0	3.8	7.3	4.1	7.1	5.0	0.8	0.8	1.7	1.8	12.4	13.9	Company & Company
581	475	921	716	229	571	89	91	64	126	658	679	1,541	1,385	15,877	15,731	Others
3.6	3.1	8.6	8.0	1.9	4.9	1.2	1.4	3.3	6.2	13.1	14.9	10.4	10.0	8.4	8.5	Individual & Individual % Share
375	821	603	505	58	153	11	25	18	4	122	188	215	267	7,451	8,643	Developer & Individual
2.3	5.3	5.7	5.6	0.5	1.3	0.1	0.4	0.9	0.2	2.4	4.1	1.5	1.9	4.0	4.7	Company & Company
368	232	149	179	503	458	49	32	33	43	36	55	74	81	2,259	2,095	Others
2.3	1.5	1.4	2.0	4.2	3.9	0.6	0.5	1.7	2.1	0.7	1.2	0.5	0.6	1.2	1.1	Total
16,222	15,420	10,657	8,940	12,063	11,688	7,546	6,281	1,939	2,019	5,013	4,554	14,787	13,850	188,002	184,140	

Jadual Gambaran Keseluruhan
 Overview Table

Overview 4.1

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

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
KEDIAMAN																		
Perseorangan & Perseorangan % Syer	3,307.06	3,029.81	54.66	53.02	36.53	28.57	10,148.62	9,099.67	3,461.99	4,457.78	2,521.94	2,340.99	1,573.35	1,485.17	977.36	1,003.49	708.93	712.49
Pemaju & Perseorangan	483.51	581.90	111.93	45.14	13.04	6.53	2,673.52	2,692.31	1,127.48	2,770.24	755.30	679.25	1,126.82	1,224.51	1,344.34	1,430.74	539.35	463.09
Syarikat & Perseorangan	1,171.57	915.56	12.70	7.58	4.60	1.84	1,722.82	1,538.40	251.17	536.72	322.43	393.84	282.95	232.42	163.33	117.45	88.06	81.50
Syarikat & Syarikat	1,129.29	373.01	34.28	6.03	9.89	0.67	478.11	311.04	54.80	74.79	45.31	33.86	126.76	44.37	46.22	91.83	96.98	41.81
Lain-lain	18.3	7.5	11.8	2.6	15.4	1.7	3.2	2.3	1.1	1.0	1.2	1.0	3.9	1.5	1.8	3.5	6.7	3.2
Jumlah	6,178.02	4,959.09	291.30	235.14	64.05	38.05	15,094.76	13,727.19	4,901.90	7,851.80	3,717.43	3,491.29	3,222.72	3,018.24	2,542.08	2,653.20	1,440.45	1,308.37
KOMERSIAL																		
Perseorangan & Perseorangan % Syer	633.75	649.21	8.02	5.77	4.81	6.58	1,047.65	1,181.30	517.93	600.67	200.48	215.51	221.77	237.73	127.75	115.32	96.41	108.68
Pemaju & Perseorangan	410.72	480.77	0.00	5.59	0.00	0.00	215.71	448.55	226.09	831.39	46.68	47.13	39.07	48.69	45.93	103.11	46.48	70.35
Syarikat & Perseorangan	720.08	692.58	7.95	5.40	3.29	1.47	1,097.42	1,134.04	347.74	433.48	164.97	211.56	137.92	144.60	67.40	138.40	60.07	78.82
Syarikat & Syarikat	1,458.44	661.11	260.92	49.51	1.60	0.89	2,128.17	1,628.23	772.02	751.04	181.96	3,002.27	157.69	129.31	93.54	189.33	206.75	198.67
Lain-lain	44.2	25.7	94.2	74.7	15.5	10.0	45.3	36.7	41.2	28.5	30.2	85.4	26.4	22.5	27.4	34.1	49.4	42.6
Jumlah	3,299.57	2,576.80	276.89	66.28	10.30	8.94	4,702.83	4,435.13	1,875.29	2,633.65	602.58	3,516.08	598.03	574.56	341.05	555.38	418.74	466.82
INDUSTRI																		
Perseorangan & Perseorangan % Syer	14.89	16.96	1.30	0.00	1.43	1.86	261.05	251.99	87.78	79.14	30.85	36.44	37.12	32.57	19.62	27.91	14.72	18.67
Pemaju & Perseorangan	0.99	0.00	0.00	0.00	0.00	0.00	36.92	19.57	34.82	111.77	12.66	2.49	1.45	2.70	28.37	39.08	9.05	18.43
Syarikat & Perseorangan	39.91	25.77	0.00	0.00	4.30	3.78	837.61	714.78	212.00	266.17	75.55	111.78	49.30	57.56	46.47	81.62	32.64	26.30
Syarikat & Syarikat	311.09	167.61	0.00	0.00	9.90	3.30	3,925.50	4,410.53	1,687.96	1,651.69	832.26	532.73	229.54	222.77	310.53	468.96	229.80	95.14
Lain-lain	84.8	79.7	0.00	0.00	63.3	36.9	76.4	81.4	83.3	78.3	84.1	75.8	71.7	70.2	69.8	74.9	79.8	59.9
Jumlah	366.87	210.34	1.30	0.00	15.63	8.94	5,140.37	5,420.89	2,025.88	2,109.32	989.83	702.92	319.96	317.26	445.17	626.48	287.91	158.79
PERTANIAN																		
Perseorangan & Perseorangan % Syer	0.00	0.00	0.00	0.00	9.37	11.23	467.31	414.96	1,310.03	1,081.24	184.34	190.32	807.67	663.02	342.66	324.92	141.13	99.35
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.09	1.49	0.05	2.06	0.50	0.41	0.57	0.01	1.08	12.37	3.62	0.18	0.00
Syarikat & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	143.04	148.17	309.12	314.70	129.77	66.54	203.70	176.98	107.21	80.38	33.98	15.20
Syarikat & Syarikat	0.00	0.00	0.00	0.00	0.10	0.00	68.29	94.09	98.05	112.00	26.80	173.91	80.47	92.51	18.74	153.23	29.21	0.64
Lain-lain	0.00	0.00	0.00	0.00	0.00	0.00	10.00	14.3	5.7	7.4	7.8	39.9	7.3	9.9	3.9	27.2	14.2	0.6
Jumlah	0.00	0.00	0.00	0.00	9.47	11.31	683.21	658.83	1,719.95	1,511.19	343.50	436.17	1,095.34	936.33	483.02	563.70	205.99	116.06
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan % Syer	87.00	93.78	0.00	0.00	14.77	17.05	432.97	469.50	349.45	380.79	115.02	151.54	50.10	39.75	102.86	85.39	155.88	169.04
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	9.10	0.00	2.74	4.00	2.85	1.52	0.00	0.00	0.83	0.48	0.00	0.00
Syarikat & Perseorangan	46.77	87.35	0.00	0.00	4.13	1.91	532.67	407.75	219.93	221.34	216.23	181.65	45.21	18.70	63.37	90.01	32.82	100.42
Syarikat & Syarikat	241.38	280.96	0.00	0.00	0.00	0.00	439.87	258.82	83.00	218.24	145.93	421.82	43.78	25.77	36.73	30.25	65.52	53.81
Lain-lain	59.7	58.1	0.00	0.00	0.00	0.00	30.8	22.5	12.6	26.1	29.4	55.5	27.8	30.6	16.6	13.1	25.7	16.6
Jumlah	404.13	483.18	0.00	0.00	19.14	18.97	1,429.72	1,148.41	660.27	835.42	495.86	759.49	157.62	84.22	203.78	230.06	254.45	324.71
LAIN-LAIN																		
Perseorangan & Perseorangan % Syer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	3.33	0.00	0.00	5.65
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Syarikat & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	1.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44
Syarikat & Syarikat	0.00	0.00	0.00	0.00	0.00	0.00	4.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.1
Lain-lain	2.82	5.49	0.00	0.00	0.00	0.00	1.03	1.23	0.00	0.00	0.13	0.00	0.00	0.00	5.70	0.00	0.00	1.8
Jumlah	2.82	5.49	0.00	0.00	0.00	0.00	5.87	1.23	0.00	1.48	0.00	0.13	0.00	0.01	9.03	0.00	0.00	6.20
JUMLAH																		
Perseorangan & Perseorangan % Syer	4,042.69	3,789.75	63.98	58.80	66.90	65.29	12,357.61	11,417.42	5,727.18	6,599.62	3,052.63	2,934.81	2,690.01	2,458.26	1,573.59	1,557.03	1,117.08	1,113.79
Pemaju & Perseorangan	895.22	1,062.67	111.93	50.74	13.04	6.62	2,936.74	3,160.48	1,393.19	3,717.90	817.90	730.95	1,167.35	1,276.98	1,431.85	1,577.03	595.07	551.87
Syarikat & Perseorangan	1,978.32	1,721.26	20.65	12.98	16.31	9.01	4,333.59	3,943.15	1,339.97	1,773.89	908.94	965.37	719.08	630.27	447.77	507.85	247.57	302.69
Syarikat & Syarikat	3,140.19	1,482.69	295.20	55.54	21.49	4.85	7,044.74	6,702.72	2,695.84	2,807.77	1,232.27	4,164.58	638.24	514.74	502.77	933.60	628.26	390.17
Lain-lain	194.99	178.53	77.74	123.37	0.84	0.44	384.07	167.91	27.11	43.69	137.45	110.37	178.98	50.38	68.16	53.31	19.55	22.39
Jumlah	10,251.42	8,234.90	569.49	301.42	118.58	86.21	27,056.75	25,391.68	11,183.29	14,942.86	6,149.19	8,906.08	5,393.66	4,930.62	4,024.13	4,628.82	2,607.52	2,380.90

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

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	
983.48	1,019.60	758.54	763.86	948.42	921.19	445.28	404.04	85.31	87.75	976.15	805.65	1,696.17	1,639.78	28,683.79	27,852.87	RESIDENTIAL
0.6	0.6	0.5	0.6	0.8	0.8	0.8	0.8	0.6	0.7	0.9	0.8	0.8	0.9	0.6	0.6	Individual & Individual % Share
496.78	497.78	631.80	325.60	78.87	82.92	130.74	67.00	39.15	23.18	11.63	13.69	87.62	63.98	9,651.89	10,967.87	Developer & Individual
0.3	0.3	0.4	0.3	0.1	0.1	0.2	0.1	0.3	0.2	0.0	0.0	0.0	0.0	0.2	0.2	Company & Individual
59.08	46.13	111.86	94.05	33.66	65.66	6.64	18.23	6.28	7.64	119.26	105.03	247.39	179.52	4,603.79	4,341.57	Company & Individual
0.0	0.0	0.1	0.1	0.0	0.1	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.1	Company & Company
30.59	47.11	32.18	46.24	3.14	4.41	0.00	0.40	0.62	0.00	12.29	28.99	11.87	20.85	2,112.33	1,125.42	Others
1.9	2.9	2.1	3.6	0.3	0.4	0.0	0.1	0.5	0.0	1.1	3.0	0.6	1.1	4.6	2.5	
12.96	13.70	31.80	44.61	56.59	31.60	5.57	4.50	0.74	1.21	8.18	9.18	7.67	12.64	569.22	492.33	
0.8	0.8	2.0	3.5	5.0	2.9	0.9	0.9	0.6	1.0	0.7	1.0	0.4	0.7	1.2	1.1	
1,582.89	1,624.32	1,566.18	1,274.36	1,120.69	1,105.77	588.22	494.17	132.11	119.78	1,127.51	962.53	2,050.72	1,916.78	45,621.02	44,780.05	Total
108.05	95.13	111.97	154.73	39.99	45.64	48.54	44.96	7.63	22.50	150.98	133.45	267.96	302.19	3,593.69	3,919.37	COMMERCIAL
0.3	0.3	0.3	0.4	0.3	0.3	0.6	0.6	0.2	0.5	0.5	0.4	0.5	0.5	0.3	0.2	Individual & Individual % Share
44.12	27.32	39.29	29.91	1.05	4.62	13.72	14.77	4.25	3.32	2.87	6.44	8.73	14.61	1,144.71	2,136.58	Developer & Individual
0.1	0.1	0.1	0.1	0.0	0.0	0.2	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.1	Company & Individual
62.40	53.09	71.76	83.09	23.86	16.26	8.91	8.94	15.25	14.80	115.79	115.90	169.76	170.77	3,074.53	3,303.21	Company & Individual
0.2	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.5	0.3	0.4	0.3	0.3	0.3	0.2	0.2	Company & Company
47.21	88.89	162.43	64.82	27.11	75.26	2.42	7.48	2.38	7.85	44.10	84.21	87.72	162.55	5,634.47	7,101.42	Company & Company
12.5	31.8	39.3	18.1	23.4	50.3	3.1	9.8	7.2	15.8	13.9	24.3	15.8	24.4	40.2	42.4	
117.10	14.74	28.09	25.59	23.75	7.81	4.00	0.55	3.33	1.32	4.53	7.27	22.35	14.78	571.23	298.62	Others
30.9	5.3	6.8	7.1	20.5	5.2	5.2	0.7	10.2	2.7	1.4	2.1	4.0	2.2	4.1	1.8	
378.87	279.18	413.53	358.13	115.76	149.59	77.58	76.71	32.83	49.80	318.28	347.27	556.51	664.90	14,018.64	16,759.19	Total
14.41	11.74	14.51	7.19	0.88	1.21	5.74	0.23	1.80	0.28	50.74	41.35	48.54	43.01	605.39	570.45	INDUSTRIAL
0.0	0.0	0.2	0.0	0.0	0.1	0.2	0.0	0.4	0.0	0.2	0.1	0.2	0.2	0.1	0.1	Individual & Individual % Share
1.82	4.26	0.80	0.65	0.00	0.00	0.00	0.00	0.00	0.55	0.90	0.00	0.25	5.14	128.03	204.62	Developer & Individual
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	Company & Individual
31.52	32.64	28.56	6.82	0.00	4.58	3.21	1.59	2.14	0.68	74.23	85.42	57.35	67.36	1,494.79	1,486.84	Company & Individual
0.1	0.1	0.4	0.0	0.0	0.2	0.1	0.1	0.4	0.1	0.3	0.3	0.3	0.3	0.1	0.1	Company & Company
208.40	490.38	33.98	254.58	32.65	16.00	24.41	9.98	0.06	0.00	159.61	183.08	99.98	103.69	8,095.65	8,610.42	Company & Company
40.7	91.0	42.7	93.1	93.0	71.7	73.2	84.6	1.3	0.0	55.9	58.8	48.5	47.3	75.3	78.7	Others
256.21	0.00	1.76	4.15	1.59	0.52	0.00	0.00	0.78	5.89	0.00	1.29	0.00	0.00	425.87	66.84	
50.0	0.0	2.2	1.5	4.5	2.3	0.0	0.0	16.3	79.6	0.0	0.4	0.0	0.0	4.0	0.6	
512.36	539.01	79.61	273.39	35.12	22.30	33.36	11.80	4.78	7.40	285.47	311.14	206.12	219.19	10,749.72	10,939.17	Total
529.54	521.70	488.75	417.61	138.84	108.30	209.15	163.64	86.04	84.54	163.31	105.01	629.86	571.30	5,508.00	4,757.13	AGRICULTURE
0.8	0.8	0.4	0.5	0.8	1.0	0.9	1.0	0.9	1.0	0.2	0.4	0.7	0.8	0.6	0.7	Individual & Individual % Share
0.05	15.35	2.64	3.37	0.00	0.01	0.00	0.00	0.00	0.44	0.31	0.00	0.00	0.28	19.52	25.35	Developer & Individual
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Company & Individual
41.83	55.96	177.32	119.81	11.17	0.89	7.48	2.41	2.11	0.16	61.87	68.57	104.37	104.91	1,332.98	1,154.69	Company & Individual
0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.3	0.1	0.1	0.2	0.2	Company & Company
16.26	23.61	602.63	324.42	13.34	0.00	17.40	0.00	0.72	0.00	427.17	69.41	199.40	24.56	1,598.58	1,068.39	Company & Company
2.6	3.8	45.4	36.3	8.1	0.0	7.4	0.0	0.8	0.0	65.4	28.2	21.3	3.5	18.6	15.1	Others
41.10	2.51	56.35	28.82	0.61	0.75	0.63	0.93	5.44	0.63	0.67	2.90	2.31	5.59	120.06	56.41	
6.5	0.4	4.2	3.2	0.4	0.7	0.3	0.6	5.8	0.7	0.1	1.2	0.2	0.8	1.4	0.8	
628.78	619.14	1,327.69	894.03	163.96	109.95	234.65	166.98	94.31	85.77	653.34	245.88	935.95	706.63	8,579.14	7,061.97	Total
181.36	182.37	130.89	101.04	146.42	157.35	52.91	67.49	14.19	21.10	98.80	117.28	392.93	362.69	2,325.56	2,416.15	DEVELOPMENT LAND
0.7	0.5	0.6	0.5	0.9	1.0	0.7	1.0	0.6	0.8	0.3	0.3	0.6	0.6	0.4	0.4	Individual & Individual % Share
0.00	1.27	2.44	1.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.96	8.84	Developer & Individual
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Company & Individual
59.14	74.90	35.84	70.59	6.84	2.84	0.12	0.11	2.96	6.42	68.73	98.36	220.19	212.14	1,554.94	1,574.51	Company & Individual
0.2	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.2	0.2	0.3	0.3	0.3	0.3	Company & Company
16.06	141.41	38.20	24.46	1.38	1.69	21.09	0.00	4.55	0.00	174.71	192.23	91.23	55.18	1,400.44	1,704.64	Company & Company
6.2	35.2	17.0	11.6	0.9	1.0	28.3	0.0	19.8	0.0	51.0	46.2	12.9	8.7	25.9	29.4	Others
2.85	2.00	17.77	13.42	1.43	1.63	0.44	0.17	1.29	0.03	0.43	8.18	0.95	1.69	112.21	99.92	
1.1	0.5	7.9	6.4	0.9	1.0	0.6	0.2	5.6	0.1	0.1	2.0	0.1	0.3	2.1	1.7	
259.41	401.95	225.15	211.08	156.07	163.50	74.56	67.77	23.00	27.56	342.68	416.04	705.30	631.70	5,411.11	5,804.06	Total
2.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.97	5.66	OTHERS
81.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.2	26.3	Individual & Individual % Share
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Developer & Individual
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Company & Individual
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	1.92	Company & Company
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	8.9	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	5.02	0.11	Company & Company
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	23.7	0.5	
0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.18	0.00	5.85	10.17	13.88	Others

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change
W.P. Kuala Lumpur	531,302	540,974	1.8	8,939	3,599	-59.7	34,558	42,345	22.5	3,259	5,178	58.9	70,859	58,913	-16.9	12,696	5,752	-54.7
W.P. Putrajaya	17,337	17,896	3.2	0	0	ND	4,332	3,012	-30.5	0	0	ND	36	3,252	8933.3	0	0	ND
W.P. Labuan	12,847	13,196	2.7	44	22	-50.0	1,135	940	-17.2	49	0	-100.0	5	216	4220.0	0	0	ND
Selangor	1,640,081	1,677,913	2.3	8,697	8,874	2.0	104,050	87,285	-16.1	6,504	9,220	41.8	78,465	79,020	0.7	7,129	5,877	-17.6
Johor	882,340	899,156	1.9	2,756	2,380	-13.6	47,639	40,761	-14.4	5,150	3,556	-31.0	64,685	51,925	-19.7	1,984	3,932	98.2
Pulau Pinang	543,530	544,549	0.2	1,000	1,072	7.2	31,172	35,016	12.3	5,689	3,758	-33.9	23,219	14,499	-37.6	1,637	1,249	-23.7
Perak	509,340	524,175	2.9	1,689	3,625	114.6	45,089	42,029	-6.8	5,316	4,466	-16.0	45,907	38,808	-15.5	3,698	5,177	40.0
Negeri Sembilan	294,616	298,980	1.5	626	638	1.9	20,402	21,982	7.7	3,241	1,960	-39.5	30,790	25,281	-17.9	890	901	1.2
Melaka	211,689	215,100	1.6	1,127	885	-21.5	21,817	23,344	7.0	3,144	3,300	5.0	13,444	14,444	7.4	3,080	1,374	-55.4
Kedah	344,254	348,384	1.2	513	1,079	110.3	19,130	18,808	-1.7	2,105	1,315	-37.5	11,774	11,160	-5.2	482	953	97.7
Pahang	296,904	301,217	1.5	2,064	1,232	-40.3	15,752	15,439	-2.0	2,329	2,043	-12.3	33,961	32,776	-3.5	1,079	1,873	73.6
Terengganu	107,368	109,091	1.6	296	250	-15.5	17,203	17,825	3.6	540	444	-17.8	9,760	8,898	-8.8	164	279	70.1
Kelantan	88,209	89,895	1.9	598	579	-3.2	11,048	11,117	0.6	1,087	889	-18.2	3,669	4,352	18.6	961	1,087	13.1
Perlis	26,777	27,223	1.7	149	25	-83.2	1,496	1,360	-9.1	70	110	57.1	1,399	1,732	23.8	274	196	-28.5
Sabah	234,542	239,802	2.2	1,698	2,034	19.8	20,207	18,641	-7.7	1,250	2,568	105.4	22,088	24,210	9.6	52	0	-100.0
Sarawak	280,894	286,985	2.2	1,503	2,118	40.9	17,415	16,508	-5.2	1,867	2,294	22.9	6,643	7,613	14.6	2,871	2,489	-13.3
MALAYSIA	6,022,030	6,134,536	1.9	31,699	28,412	-10.4	412,445	396,412	-3.9	41,600	41,101	-1.2	416,704	377,099	-9.5	36,997	31,139	-15.8

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

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

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change
W.P. Kuala Lumpur	32,105	32,162	0.2	0	0	ND	1,567	1,107	-29.4	0	35	ND	1,569	979	-37.6	101	11	-89.1
W.P. Putrajaya	538	538	0.0	0	0	ND	0	0	ND	0	0	ND	64	0	-100.0	0	0	ND
W.P. Labuan	1,011	1,035	2.4	8	16	100.0	56	30	-46.4	0	0	ND	0	20	ND	0	0	ND
Selangor	110,254	110,694	0.4	268	120	-55.2	5,705	5,531	-3.0	152	39	-74.3	3,384	3,427	1.3	51	367	619.6
Johor	92,779	94,275	1.6	391	700	79.0	7,117	5,319	-25.3	311	499	60.5	6,234	5,581	-10.5	488	383	-21.5
Pulau Pinang	38,965	39,177	0.5	20	13	-35.0	1,130	1,101	-2.6	175	25	-85.7	2,135	1,767	-17.2	127	24	-81.1
Perak	63,024	63,219	0.3	27	77	185.2	2,448	2,342	-4.3	53	189	256.6	3,581	3,257	-9.0	60	73	21.7
Negeri sembilan	27,173	27,211	0.1	0	0	ND	904	927	2.5	29	59	103.4	2,587	2,306	-10.9	0	28	ND
Melaka	23,211	23,211	0.0	31	0	-100.0	1,227	1,311	6.8	110	92	-16.4	1,234	1,278	3.6	95	108	13.7
Kedah	32,321	32,463	0.4	19	125	557.9	1,101	1,019	-7.4	65	90	38.5	818	788	-3.7	26	47	80.8
Pahang	25,811	25,929	0.5	54	64	18.5	1,173	1,248	6.4	121	169	39.7	3,481	3,326	-4.5	110	22	-80.0
Terengganu	8,581	8,673	1.1	80	33	-58.8	995	920	-7.5	8	5	-37.5	706	701	-0.7	12	1	-91.7
Kelantan	14,368	14,429	0.4	259	49	-81.1	1,006	1,077	7.1	12	134	1016.7	749	665	-11.2	36	25	-30.6
Perlis	5,744	5,809	1.1	26	11	-57.7	309	282	-8.7	0	0	ND	810	779	-3.8	0	0	ND
Sabah	32,603	33,009	1.2	416	51	-87.7	2,163	1,841	-14.9	188	30	-84.0	2,052	2,307	12.4	0	10	ND
Sarawak	37,151	37,539	1.0	172	168	-2.3	1,386	1,233	-11.0	46	252	447.8	1,214	1,272	4.8	162	181	11.7
MALAYSIA	545,639	549,373	0.7	1,771	1,427	-19.4	28,287	25,288	-10.6	1,270	1,618	27.4	30,618	28,453	-7.1	1,268	1,280	0.9

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

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

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

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

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
W.P. Kuala Lumpur	3,274,658	3,265,027	0	3,219	2,671,862	2,702,765	81.6	82.8	-38,134	16,038	453,926	478,578	60,386	0	126,731	196,691	0	0
W.P. Putrajaya	86,017	79,744	0	0	73,834	67,581	85.8	84.7	-1,850	-3,303	0	29,277	0	0	0	0	0	0
W.P. Labuan	28,614	28,614	0	0	27,840	27,555	97.3	96.3	448	0	0	0	0	0	0	0	0	0
Selangor	3,801,524	3,953,291	29,449	0	2,954,626	3,131,372	77.7	79.2	-53,573	61,774	484,488	331,202	0	0	0	0	0	0
Johor	2,440,293	2,448,601	0	0	1,762,469	1,715,172	72.2	70.0	-19,331	23,899	43,479	3,716	0	0	0	0	0	0
Pulau Pinang	1,856,849	1,838,757	32,500	0	1,327,635	1,339,553	71.5	72.9	5,728	1,073	190,552	190,552	0	0	96,421	96,421	0	0
Perak	1,090,013	1,017,360	10,338	0	833,094	885,376	76.4	87.0	9,204	51,064	22,683	24,373	7,654	0	0	0	0	0
Negeri Sembilan	605,456	613,611	0	8,155	406,357	418,251	67.1	68.2	1,770	14,776	5,534	0	0	0	0	0	0	0
Melaka	635,388	635,622	0	0	397,306	357,265	62.5	56.2	-7,937	-31,336	128,465	57,245	0	0	0	0	0	0
Kedah	592,029	601,899	0	0	432,990	420,136	73.1	69.8	-5,059	-3,413	0	0	0	0	15,045	15,045	0	0
Pahang	448,206	459,105	0	9,894	320,575	329,971	71.5	71.9	9,273	5,858	9,894	0	9,894	0	15,373	15,373	0	0
Terengganu	204,564	204,564	0	0	161,103	162,456	78.8	79.4	3,504	327	126,520	126,520	0	0	0	0	0	0
Kelantan	403,475	403,475	22,195	0	325,064	327,412	80.6	81.1	23,396	-2,967	0	0	0	0	0	0	0	0
Perlis	56,421	56,421	0	0	46,022	47,655	81.6	84.5	-5,883	609	15,983	38,527	3,838	0	22,544	0	0	0
Sabah	751,388	749,707	0	0	568,377	597,876	75.6	79.7	17,738	29,162	35,743	35,743	0	0	23,509	23,509	0	0
Sarawak	1,084,338	1,084,230	0	0	827,605	828,950	76.3	76.5	4,007	-5,399	41,676	41,676	0	0	0	0	0	0
MALAYSIA	17,359,233	17,440,028	94,482	21,268	13,136,759	13,359,346	75.7	76.6	-56,699	158,162	1,558,943	1,357,409	81,772	0	299,623	347,039	0	0

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

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

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XI / Table XI
Penawaran dan Penghunian Pejabat Binaan Khas di Malaysia
Supply and Occupancy of Purpose-Built Office in Malaysia

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
W.P. Kuala Lumpur	9,913,344	9,926,371	111,978	29,185	7,101,425	7,297,523	71.6	73.5	-97,624	60,175	871,502	978,869	0	29,185	857,479	761,621	290,610	0
W.P. Putrajaya	2,540,853	2,540,853	0	0	2,309,292	2,337,762	90.9	92.0	8,010	12,100	59,940	59,940	0	0	31,545	39,875	0	8,330
W.P. Labuan	67,051	67,051	0	0	61,154	63,067	91.2	94.1	474	857	0	0	0	0	0	0	0	0
Selangor	4,415,500	4,641,268	0	0	3,063,287	3,344,585	69.4	72.1	117,952	209,602	91,369	60,243	0	0	10,276	10,276	0	0
Johor	1,362,409	1,409,618	0	15,792	977,050	986,359	71.7	70.0	-20,253	7,537	229,933	181,641	0	0	33,817	33,817	0	0
Pulau Pinang	1,080,226	1,066,541	0	0	928,185	919,723	85.9	86.2	-20,017	-2,365	56,486	76,693	0	0	42,863	44,408	0	0
Perak	652,539	667,897	2,738	14,407	606,101	617,106	92.9	92.4	11,806	16,651	23,174	8,767	0	0	0	0	0	0
Negeri Sembilan	342,435	344,041	0	1,606	311,253	311,744	90.9	90.6	-789	491	8,831	8,831	0	0	0	0	0	0
Melaka	416,781	410,637	0	0	359,512	339,948	86.3	82.8	18,209	-12,326	0	0	0	0	0	0	0	0
Kedah	432,028	432,028	0	0	393,256	390,239	91.0	90.3	-1,950	354	0	0	0	0	0	0	0	0
Pahang	421,719	421,719	0	0	371,233	371,596	88.0	88.1	-591	477	36,375	36,375	0	0	4,911	4,911	0	0
Terengganu	363,476	429,000	0	0	349,898	415,513	96.3	96.9	2,080	1,600	63,767	9,704	0	0	41,464	31,760	0	0
Kelantan	391,077	391,077	0	0	366,553	368,416	93.7	94.2	1,019	-186	0	0	0	0	0	0	0	0
Perlis	131,038	131,038	0	0	129,688	122,542	99.0	93.5	0	-4,048	25,085	25,085	0	0	0	0	0	0
Sabah	826,013	826,013	0	0	723,958	737,747	87.6	89.3	12,649	12,210	6,963	14,744	0	0	37,498	37,498	0	0
Sarawak	818,073	820,737	0	0	743,397	749,016	90.9	91.3	2,247	736	56,952	63,941	0	0	0	0	0	0
MALAYSIA	24,174,562	24,525,889	114,716	60,990	18,795,242	19,372,886	77.7	79.0	33,222	303,865	1,530,377	1,524,833	0	29,185	1,059,853	964,166	290,610	8,330

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

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

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change
W.P. Kuala Lumpur	6,390	8,528	33.5	0	1,110	ND	7,565	4,363	-42.3	0	0	ND	4,472	4,566	2.1	97	300	209.3
W.P. Putrajaya	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	39,196	40,441	3.2	3,055	319	-89.6	14,704	14,600	-0.7	0	0	ND	8,808	7,463	-15.3	0	0	ND
Johor	2,843	2,843	0.0	0	0	ND	966	966	0.0	0	0	ND	3,316	1,990	-40.0	0	0	ND
Pulau Pinang	2,614	3,627	38.8	0	0	ND	3,647	1,863	-48.9	0	0	ND	626	626	0.0	0	0	ND
Perak	577	577	0.0	0	0	ND	654	1,078	64.8	0	424	ND	3,628	2,737	-24.6	0	0	ND
Negeri sembilan	104	104	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Melaka	0	0	ND	0	0	ND	352	352	0.0	0	0	ND	0	0	ND	0	0	ND
Kedah	64	64	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Terengganu	0	0	ND	0	0	ND	0	0	ND	0	0	ND	53	53	0.0	0	0	ND
Kelantan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	467	467	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sarawak	405	405	0.0	0	0	ND	72	72	0.0	0	0	ND	0	0	ND	0	0	ND
MALAYSIA	52,660	57,056	8.3	3,055	1,429	-53.2	27,960	23,294	-16.7	0	424	ND	20,903	17,435	-16.6	97	300	209.3

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

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

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XIII / Table XIII
Penawaran Unit Pangsapuri Khidmat di Malaysia
Supply of Serviced Apartment Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change
W.P. Kuala Lumpur	93,292	104,609	12.1	6,332	4,360	-31.1	65,356	59,561	-8.9	3,227	2,087	-35.3	62,799	49,416	-21.3	2,792	2,146	-23.1
W.P. Putrajaya	746	746	0.0	0	0	ND	781	781	0.0	0	0	ND	186	940	405.4	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	88,200	97,657	10.7	2,647	3,324	25.6	51,756	54,662	5.6	1,697	0	-100.0	21,372	19,957	-6.6	492	0	-100.0
Johor	86,025	86,257	0.3	0	0	ND	18,386	20,373	10.8	556	1,360	144.6	54,680	41,282	-24.5	0	0	ND
Pulau Pinang	6,614	7,372	11.5	0	0	ND	4,215	5,104	21.1	1,352	230	-83.0	8,768	7,460	-14.9	1,422	0	-100.0
Perak	1,314	1,314	0.0	0	0	ND	404	564	39.6	0	136	ND	1,240	1,257	1.4	0	408	ND
Negeri sembilan	11,285	11,285	0.0	0	0	ND	4,877	5,402	10.8	0	273	ND	712	733	2.9	0	0	ND
Melaka	6,363	6,363	0.0	0	0	ND	5,565	6,528	17.3	0	723	ND	4,366	3,738	-14.4	0	0	ND
Kedah	637	637	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	6,398	6,398	0.0	0	0	ND	60	370	516.7	60	158	163.3	6,304	5,994	-4.9	648	0	-100.0
Terengganu	132	132	0.0	0	0	ND	0	0	ND	0	0	ND	132	132	0.0	0	0	ND
Kelantan	858	858	0.0	0	0	ND	0	0	ND	0	0	ND	1,358	1,358	0.0	668	0	-100.0
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	1,913	1,913	0.0	698	0	-100.0	2,057	2,290	11.3	0	0	ND	1,851	2,378	28.5	0	0	ND
Sarawak	1,105	1,295	17.2	0	0	ND	819	966	17.9	90	0	-100.0	119	407	242.0	0	288	ND
MALAYSIA	304,882	326,836	7.2	9,677	7,684	-20.6	154,276	156,601	1.5	6,982	4,967	-28.9	163,887	135,052	-17.6	6,022	2,842	-52.8

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

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

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change
W.P. Kuala Lumpur	5,138	5,138	0.0	0	0	ND	0	0	ND	0	0	ND	37	37	0.0	0	0	ND
W.P. Putrajaya	48	48	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	641	643	0.3	0	0	ND	8	6	-25.0	0	0	ND	0	0	ND	0	0	ND
Selangor	41,422	41,673	0.6	55	23	-58.2	1,599	1,796	12.3	114	119	4.4	1,700	1,797	5.7	98	356	263.3
Johor	18,566	19,001	2.3	38	200	426.3	931	512	-45.0	43	247	474.4	769	523	-32.0	0	2	ND
Pulau Pinang	9,607	9,722	1.2	1	8	700.0	202	119	-41.1	10	0	-100.0	138	135	-2.2	0	58	ND
Perak	8,482	8,507	0.3	11	25	127.3	107	82	-23.4	0	0	ND	334	324	-3.0	19	5	-73.7
Negeri sembilan	5,556	5,574	0.3	0	0	ND	163	184	12.9	86	14	-83.7	621	597	-3.9	0	15	ND
Melaka	7,184	7,184	0.0	0	0	ND	803	803	0.0	0	0	ND	1,783	1,783	0.0	0	0	ND
Kedah	3,869	3,873	0.1	0	4	ND	69	73	5.8	0	8	ND	307	339	10.4	0	0	ND
Pahang	3,637	3,680	1.2	12	0	-100.0	49	28	-42.9	0	11	ND	230	190	-17.4	1	0	-100.0
Terengganu	866	866	0.0	0	0	ND	83	83	0.0	0	0	ND	66	66	0.0	0	0	ND
Kelantan	618	630	1.9	1	0	-100.0	17	5	-70.6	0	0	ND	31	44	41.9	0	0	ND
Perlis	296	296	0.0	0	0	ND	30	22	-26.7	0	0	ND	140	158	12.9	0	18	ND
Sabah	6,294	6,325	0.5	0	0	ND	239	162	-32.2	12	0	-100.0	265	319	20.4	0	0	ND
Sarawak	7,327	7,487	2.2	0	0	ND	320	246	-23.1	0	14	ND	151	148	-2.0	0	24	ND
MALAYSIA	119,551	120,647	0.9	118	260	120.3	4,620	4,121	-10.8	265	413	55.8	6,572	6,460	-1.7	118	478	305.1

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

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

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

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

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change	H1 2022	H1 2023	% Change
W.P. Kuala Lumpur	45,527	46,184	1.4	157	0	-100.0	2,862	4,831	68.8	250	0	-100.0	4,308	843	-80.4	0	432	ND
W.P. Putrajaya	1,769	1,769	0.0	0	0	ND	0	0	ND	0	0	ND	0	270	ND	0	0	ND
W.P. Labuan	1,697	1,697	0.0	0	0	ND	80	80	0.0	0	0	ND	0	0	ND	0	0	ND
Selangor	24,201	24,201	0.0	0	0	ND	625	878	40.5	0	0	ND	200	200	0.0	0	0	ND
Johor	31,791	31,184	-1.9	0	0	ND	2,097	3,087	47.2	0	0	ND	3,401	3,371	-0.9	0	0	ND
Pulau Pinang	23,083	23,301	0.9	900	0	-100.0	4,106	3,942	-4.0	37	0	-100.0	2,311	1,592	-31.1	29	0	-100.0
Perak	16,451	16,450	-0.0	0	0	ND	631	685	8.6	0	0	ND	835	361	-56.8	0	301	ND
Negeri sembilan	9,542	9,542	0.0	0	0	ND	1,546	1,546	0.0	0	0	ND	358	358	0.0	0	0	ND
Melaka	17,771	17,877	0.6	0	0	ND	432	682	57.9	0	0	ND	1,558	1,558	0.0	0	0	ND
Kedah	13,251	13,154	-0.7	0	0	ND	539	756	40.3	0	0	ND	252	252	0.0	0	0	ND
Pahang	25,601	25,601	0.0	0	0	ND	0	30	ND	0	0	ND	696	677	-2.7	0	0	ND
Terengganu	10,809	11,037	2.1	0	0	ND	640	860	34.4	0	0	ND	752	280	-62.8	0	0	ND
Kelantan	4,360	4,360	0.0	0	0	ND	144	144	0.0	0	0	ND	0	0	ND	0	0	ND
Perlis	1,245	1,245	0.0	0	0	ND	120	120	0.0	0	0	ND	120	120	0.0	0	0	ND
Sabah	23,166	23,402	1.0	14	0	-100.0	2,062	3,217	56.0	807	0	-100.0	3,016	2,942	-2.5	0	0	ND
Sarawak	20,387	20,387	0.0	0	0	ND	318	318	0.0	0	0	ND	0	0	ND	0	0	ND
MALAYSIA	270,651	271,391	0.3	1,071	0	-100.0	16,202	21,176	30.7	1,094	0	-100.0	17,807	12,824	-28.0	29	733	2,427.6

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

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

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XVI / Table XVI

Bilangan & Prestasi Jualan Pelancaran Baru dan Bilangan & Nilai Unit Kediaman yang Tidak Terjual di Malaysia

Number and Sales Performance of New Launches and Number and Value of Unsold Residential Units in Malaysia

State	Newly Launched		Completed		Under Construction		Not Constructed	
	H1 2022	H1 2023 ^P	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
Malaysia								
Units Launched	33,205	16,545	34,092	26,286	62,404	54,844	17,103	7,927
Units Sold	4,841	5,334	Value (RM Million)	21,733.28	18,303.20	NA	NA	NA
Sales Performance	14.6	32.2						
W.P. Kuala Lumpur								
Units Launched	9,088	1,399	3,371	3,173	10,321	8,702	4,030	2,865
Units Sold	934	233	Value (RM Million)	3,130.76	3,327.99	NA	NA	NA
Sales Performance	10.3	16.7						
W.P. Putrajaya								
Units Launched	28	338	245	210	229	0	0	22
Units Sold	0	9	Value (RM Million)	299.04	318.63	NA	NA	NA
Sales Performance	0.0	2.7						
W.P. Labuan								
Units Launched	0	0	65	46	37	37	0	0
Units Sold	0	0	Value (RM Million)	21.25	15.04	NA	NA	NA
Sales Performance	0.0	0.0						
Selangor								
Units Launched	5,625	2,978	5,156	4,307	8,750	7,944	1,718	1,709
Units Sold	698	1,149	Value (RM Million)	4,707.13	4,086.36	NA	NA	NA
Sales Performance	12.4	38.6						
Johor								
Units Launched	4,134	4,286	6,040	4,717	6,985	4,453	469	202
Units Sold	1,293	1,477	Value (RM Million)	4,730.61	4,004.24	NA	NA	NA
Sales Performance	31.3	34.5						
Pulau Pinang								
Units Launched	1,526	1,632	5,508	2,901	4,551	5,194	2,075	66
Units Sold	121	1,044	Value (RM Million)	3,637.11	2,402.87	NA	NA	NA
Sales Performance	7.9	64.0						
Perak								
Units Launched	5,198	1,546	2,611	3,333	8,372	8,048	2,344	356
Units Sold	354	195	Value (RM Million)	837.44	990.88	NA	NA	NA
Sales Performance	6.8	12.6						
Negeri Sembilan								
Units Launched	1,420	323	1,031	695	3,704	2,867	749	300
Units Sold	267	194	Value (RM Million)	554.22	368.55	NA	NA	NA
Sales Performance	18.8	60.1						
Melaka								
Units Launched	1,336	886	651	630	2,901	2,787	961	371
Units Sold	206	98	Value (RM Million)	254.46	241.47	NA	NA	NA
Sales Performance	15.4	11.1						
Kedah								
Units Launched	441	202	1,971	619	2,170	1,680	6	6
Units Sold	19	145	Value (RM Million)	607.87	204.52	NA	NA	NA
Sales Performance	4.3	71.8						
Pahang								
Units Launched	1,073	1,637	1,364	619	2,043	1,828	1,492	276
Units Sold	340	542	Value (RM Million)	534.80	257.61	NA	NA	NA
Sales Performance	31.7	33.1						
Terengganu								
Units Launched	377	12	638	390	585	470	0	0
Units Sold	13	4	Value (RM Million)	220.79	141.86	NA	NA	NA
Sales Performance	3.4	33.3						
Kelantan								
Units Launched	268	61	456	297	2,769	2,976	1,042	319
Units Sold	64	17	Value (RM Million)	187.97	98.53	NA	NA	NA
Sales Performance	23.9	27.9						
Perlis								
Units Launched	136	266	47	26	252	221	0	0
Units Sold	15	85	Value (RM Million)	9.22	3.48	NA	NA	NA
Sales Performance	11.0	32.0						
Sabah								
Units Launched	1,725	106	2,932	2,555	4,710	4,267	1,731	367
Units Sold	301	33	Value (RM Million)	1,120.88	1,074.91	NA	NA	NA
Sales Performance	17.4	31.1						
Sarawak								
Units Launched	830	873	2,006	1,768	4,025	3,370	486	1,068
Units Sold	216	109	Value (RM Million)	879.74	766.26	NA	NA	NA
Sales Performance	26.0	12.5						

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

State	Completed		Under Construction		Not Constructed	
	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
Malaysia						
Unsold Units	6,796	6,362	3,045	2,767	398	508
Value (RM Million)	6,121.41	5,619.12	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	85	82	42	0	0	
Value (RM Million)	51.89	50.02	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	17	9	0	0	0	
Value (RM Million)	60.65	34.33	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	9	0	0	
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	419	370	579	545	6	75
Value (RM Million)	507.42	437.50	NA	NA	NA	NA
Johor						
Unsold Units	1,672	1,632	1,254	961	0	95
Value (RM Million)	1,773.92	1,680.97	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	215	123	0	45	0	0
Value (RM Million)	124.38	79.96	NA	NA	NA	NA
Perak						
Unsold Units	704	687	156	128	0	29
Value (RM Million)	345.54	328.96	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	477	432	18	25	54	0
Value (RM Million)	322.62	276.60	NA	NA	NA	NA
Melaka						
Unsold Units	247	230	0	30	0	0
Value (RM Million)	193.60	178.75	NA	NA	NA	NA
Kedah						
Unsold Units	273	296	114	168	17	0
Value (RM Million)	213.66	204.08	NA	NA	NA	NA
Pahang						
Unsold Units	533	461	119	159	267	255
Value (RM Million)	398.50	325.94	NA	NA	NA	NA
Terengganu						
Unsold Units	176	105	0	14	14	0
Value (RM Million)	140.98	105.03	NA	NA	NA	NA
Kelantan						
Unsold Units	287	218	26	47	30	20
Value (RM Million)	161.57	127.10	NA	NA	NA	NA
Perlis						
Unsold Units	74	55	46	27	0	0
Value (RM Million)	43.80	38.36	NA	NA	NA	NA
Sabah						
Unsold Units	688	559	399	417	0	21
Value (RM Million)	537.96	424.07	NA	NA	NA	NA
Sarawak						
Unsold Units	929	1,103	283	201	10	13
Value (RM Million)	1,244.93	1,327.45	NA	NA	NA	NA

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

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

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

State	Completed		Under Construction		Not Constructed	
	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
Malaysia						
Unsold Units	2,555	2,343	6,813	6,357	1,325	519
Value (RM Million)	1,537.07	1,448.94	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	829	871	2,376	1,650	0	0
Value (RM Million)	810.50	785.18	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	1,138	932	2,823	3,472	685	296
Value (RM Million)	432.01	402.05	NA	NA	NA	NA
Johor						
Unsold Units	393	329	89	88	640	223
Value (RM Million)	215.64	183.01	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	51	62	1,350	1,038	0	0
Value (RM Million)	32.79	29.94	NA	NA	NA	NA
Perak						
Unsold Units	0	11	104	37	0	0
Value (RM Million)	0.00	4.76	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Melaka						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Terengganu						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	144	138	71	72	0	0
Value (RM Million)	46.12	44.01	NA	NA	NA	NA

Jadual XIX / Table XX
Bilangan Pangsapuri Khidmat yang Tidak Terjual di Malaysia
Number of Serviced Apartment Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
Malaysia						
Unsold Units	22,674	22,497	39,609	29,528	10,459	6,991
Value (RM Million)	19,316.22	19,134.64	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	4,279	5,450	17,039	12,231	7,242	4,586
Value (RM Million)	4,054.07	5,151.90	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	94	155	0	0	0
Value (RM Million)	0.00	35.38	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	2,248	2,689	9,742	7,010	727	167
Value (RM Million)	1,440.16	1,546.87	NA	NA	NA	NA
Johor						
Unsold Units	15,423	13,366	7,440	5,866	882	1,097
Value (RM Million)	13,339.42	11,725.71	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	229	358	1,041	377	411	0
Value (RM Million)	308.84	483.93	NA	NA	NA	NA
Perak						
Unsold Units	0	0	304	243	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	2,413	2,071	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Melaka						
Unsold Units	58	27	43	266	0	101
Value (RM Million)	26.66	13.09	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	97	82	1,332	1,332	1,197	724
Value (RM Million)	37.17	31.69	NA	NA	NA	NA
Terengganu						
Unsold Units	99	99	0	0	0	0
Value (RM Million)	42.79	42.79	NA	NA	NA	NA
Kelantan						
Unsold Units	241	240	0	0	0	272
Value (RM Million)	67.13	65.58	NA	NA	NA	NA
Pertis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	0	92	100	132	0	44
Value (RM Million)	0.00	37.70	NA	NA	NA	NA

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

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

State	Completed		Under Construction		Not Constructed	
	H1 2022	H1 2023	H1 2022	H1 2023	H1 2022	H1 2023
Malaysia						
Unsold Units	1,071	819	504	397	43	112
Value (RM Million)	1,391.35	984.64	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	31	45	55	23	0	40
Value (RM Million)	86.54	105.81	NA	NA	NA	NA
Johor						
Unsold Units	366	216	126	123	21	10
Value (RM Million)	711.48	497.81	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	95	0	0	8	0	0
Value (RM Million)	191.54	0.00	NA	NA	NA	NA
Perak						
Unsold Units	54	54	36	36	0	0
Value (RM Million)	43.12	43.12	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	55	41	49	40	0	0
Value (RM Million)	44.73	22.75	NA	NA	NA	NA
Melaka						
Unsold Units	17	10	14	0	0	0
Value (RM Million)	14.53	9.69	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	37	20	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	72	84	16	0	0	0
Value (RM Million)	41.51	55.69	NA	NA	NA	NA
Terengganu						
Unsold Units	14	14	0	0	0	0
Value (RM Million)	4.95	4.95	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	26	26	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	27	10	0	0	0	0
Value (RM Million)	14.85	5.03	NA	NA	NA	NA
Sabah						
Unsold Units	22.00	21.00	44	33	22	34
Value (RM Million)	18.71	17.96	NA	NA	NA	NA
Sarawak						
Unsold Units	318	324	101	88	0	28
Value (RM Million)	219.40	221.83	NA	NA	NA	NA

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

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

CATATAN TEKNIKAL
TECHNICAL NOTES

Catatan Teknikal Technical Notes

Lampiran I

Appendix I

LAPORAN PASARAN HARTA H1 2023

PROPERTY MARKET REPORT H1 2023

1. Tempoh Kajian

Tempoh kajian Laporan Pasaran Harta ini adalah separuh tahun 2023, iaitu Januari hingga Jun.

2. Data transaksi

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

3. Sektor Harta Tanah

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

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

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

4. Stok

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

5. Definisi

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

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

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

1. Review Period

The review period for this Property Market Report is the half year of 2023 i.e. January to June.

2. Transaction Data

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

3. Property Sectors

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

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

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

4. Stock

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

5. Definition

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

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

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

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

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

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

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

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

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

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

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

vi) Perubahan Harga/sewa Purata (%) =
$$\left\{ \frac{\text{harga/ sewa purata 2022 bagi sesuatu lokasi}}{\text{harga/ sewa purata 2021 bagi sesuatu lokasi}} - 1 \right\} \times 100$$

vi) Average Price/Rental Change (%) =
$$\left\{ \frac{\text{2022 average price/ rental for the location}}{\text{2021 average price/ rental for the location}} - 1 \right\} \times 100$$

vii) Huruf 'NA' menandakan keadaan di mana tiada bukti jualan/sewa pada 2022 yang boleh dibandingkan dengan sampel yang dipilih pada 2023.

vii) The letter 'NA' denotes that there are no sale/rental evidences available in 2022 which are comparable to the sample selected for 2023.

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

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

KLASIFIKASI KEGUNAAN TANAH

LAND USE CLASSIFICATION

Berikut adalah klasifikasi kegunaan tanah yang digunakan di dalam Laporan Pasaran Harta Separuh Pertama 2023

The following are the land use classifications used in the Property Market Report First Half 2023:

Perihal Harta	Catatan	Property Description	Remarks
1. KEDIAMAN		1. RESIDENTIAL	
a. Rumah Teres		a. Terraced House	
(i) Kos rendah satu tingkat	}	(i) Single storey low-cost	}
(ii) Satu tingkat	} Mengikut bilangan	(ii) Single storey	}
(iii) Kos rendah dua tingkat	} tingkat dan kos	(iii) Double storey low-cost	} Subdivided by
(iv) Kos sederhana dua tingkat	} pembinaan	(iv) Double storey medium-cost	} reference to the number
(v) Dua tingkat	}	(v) Double storey	} of storeys and cost of
(vi) 2 hingga 3 tingkat	}	(vi) 2 to 3 storey	} construction
b. Berkembar		b. Semi-Detached	
(i) Kos rendah	}	(i) Low-cost	}
(ii) Kos sederhana	} Mengikut bilangan	(ii) Medium-cost	}
(iii) Satu tingkat	} tingkat dan kos	(iii) Single storey	} Subdivided by
(iv) Dua tingkat	} pembinaan	(iv) Double storey	} reference to the number
(v) 2 hingga 3 tingkat	}	(v) 2 to 3 storey	} of storeys and cost of
c. Sesebuah		c. Detached	
(i) Satu tingkat di kawasan perumahan		(i) Single storey within housing area	
(ii) Dua tingkat di kawasan perumahan		(ii) Double storey within housing area	
(iii) Rekabentuk individu		(iii) Individually-designed	
d. Rumah Pangsa/ Pangsapuri/ Kondominium		d. Flat/Apartment/ Condominium	
(i) Rumah pangsa kos rendah	}	(i) Low-cost flat	}
(ii) 1 - 2 bilik tidur	} Jenis standard dan	(ii) 1 - 2 bedrooms	} Standard and luxury
(iii) 3 bilik tidur atau lebih	} mewah	(iii) 3 bedrooms or more	} types
e. Tanah Untuk Pembangunan Kediaman	} Tanah dengan	e. Land For Residential development	} Land with permission
	} kelulusan untuk		} for housing only
	} perumahan sahaja		
f. Pecahan Lot Untuk Sebuah Rumah		f. A Subdivided Lot For One House	
(i) Plot sesebuah	} Suatu lot atau bahagian	(i) Single plot	} A lot or undivided share
(ii) Tapak kecil	} yang tidak dipecah	(ii) Small site	} of a lot for up to three
	} bahagi untuk tidak		} houses
	} melebihi tiga buah		}
	} rumah		}
2. PEJABAT		2. OFFICE	
a. Blok pejabat binaan khas		a. Purpose-built office block	
b. Ruang pejabat di rumah kedai		b. Office space in shophouse	
3. KEDAI & KOMPLEKS PERNIAGAAN		3. SHOP & SHOPPING COMPLEX	
a. Kedai sebelum perang	} Dengan/tanpa	a. Pre-war shop	} With/ without vacant
	} pemilikan kosong		} possession
b. Kedai selepas perang	} Pelbagai tingkat	b. Post-war shop	} Various storeys
c. Lot perniagaan di kompleks perniagaan		c. Retail lot in shopping complex	
d. Kedai tanpa inap	} Unit kedai di tingkat	d. Lock-up shop	} Shop unit on ground
	} blok rumah pangsa/		} floor or flat/ apartment
	} pangsapuri		
e. Plot tanah kosong		e. Vacant Plot	

3. KEDAI & KOMPLEKS PERNIAGAAN

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

4. INDUSTRI

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

5. PERTANIAN/ LUAR BANDAR

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

3. SHOP & SHOPPING COMPLEX

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

4. INDUSTRIAL

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

5. AGRICULTURE/ RURAL

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

5. **TANAH PEMBANGUNAN**

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

6. **HARTA RIADAH**

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

5. **DEVELOPMENT LAND**

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

6. **LEISURE PROPERTY**

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

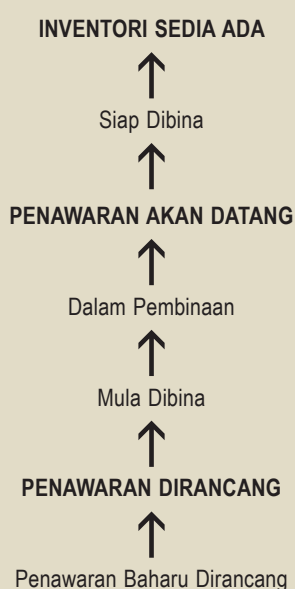
STOK**1. Tempoh Kajian**

Laporan Stok Harta Tanah pada suku tahun 2023 adalah seperti berikut:

- Q1 : 1 Januari 2023 - 31 Mac 2023
- Q2 : 1 April 2023 - 30 Jun 2023
- Q3 : 1 Julai 2023 - 30 September 2023
- Q4 : 1 Oktober 2023 - 31 Disember 2023

2. Peringkat Penyebaran

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

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

Inventori sedia ada (stok) adalah unit yang telah memperoleh Sijil Penyiapan Dan Pematuhan (CCC), Sijil Layak Menduduki (CF) atau Sijil Layak Menduduki Sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CCC/CF/TCF dalam tempoh kajian. Angka dalam inventori sedia ada adalah jumlah terkumpul dari suku-suku sebelumnya ditambah dengan suku semasa.

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

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

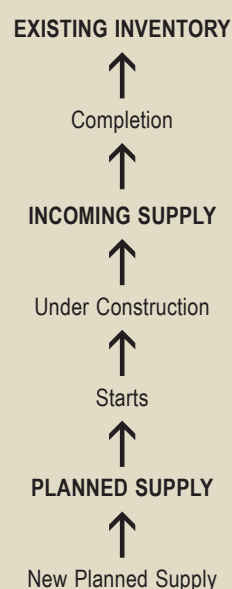
STOCK**1. Review Periods**

The quarters in the 2023 of the Property Stock Report are as follows:

- Q1 : 1 January 2023 - 31 March 2023
- Q2 : 1 April 2023 - 30 June 2023
- Q3 : 1 July 2023 - 30 September 2023
- Q4 : 1 October 2023 - 31 December 2023

2. Stages of Dissemination

Information at the 3 main stages of development and their sub-stages according to the chart below:

**i) Existing Inventory (Stock)**

Existing inventory (stock) are units that have been issued with the Certificate of Completion and Compliance (CCC), Certificate Of Fitness (CF) or Temporary Certificate Of Fitness (TCF) prior to the review period plus units completed and issued with CCC/CF/TCF within the review period. The figures in the existing inventory are accumulated figures from previous quarters plus the review quarter.

The existing property inventory in the publications comprises of:

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

Pelarasan yang dibuat bagi inventori yang diterbitkan sebelumnya merangkumi:

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

b. Suku Kajian

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

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

(iii) **Siap Dibina**

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

(iv) **Penawaran Akan Datang**

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

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

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

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

Adjustments made to previous published inventory include:

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

b. *Review Quarter*

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

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

(iii) **Completion**

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

(iv) **Incoming Supply**

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

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

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

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

(iv) **Mula Dibina**

Mula dibina terdiri daripada bangunan-bangunan yang mana:

- Kerja asas dan kerja tapak bagi bangunan bertingkat rendah atau kerja bawah paras tanah termasuk cerucuk dan asas bagi bangunan bertingkat tinggi, telah dimulakan,
- Lanya tidak termasuk kerja-kerja membersihkan, merata dan menyediakan infrastruktur.

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

(v) **Penawaran Dirancang**

Penawaran dirancang merangkumi unit yang mana kelulusan pelan bangunan telah diperolehi daripada pihak berkuasa tempatan dalam suku kajian. Unit tersebut belum memulakan pembinaan secara fizikalnya. Unit dalam penawaran dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran baharu dirancang dalam suku kajian. Pengiraan penawaran dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran dirancang yang diselaraskan bagi suku sebelumnya dan penawaran baharu dirancang dalam suku kajian. Penawaran dirancang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

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

(vi) **Penawaran Baharu Dirancang**

Penawaran baharu dirancang merangkumi unit di mana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian. Angka dalam peringkat penawaran baharu dirancang bukan merupakan angka terkumpul dan mewakili bangunan yang memperoleh kelulusan pelan bangunan dalam suku kajian sahaja.

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

(iv) **Starts**

Starts comprises buildings where:

- The foundation and footing works of low-rise buildings or works below ground level including piling and foundation of high-rise buildings have started, and
- It does not include site clearing, levelling and laying of infrastructure.

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

(v) **Planned Supply**

Planned supply comprises units with building plan approval obtained within a review quarter from the local authority. The units have not started physical construction works. Units in the planned supply include accumulative totals from previous quarters plus units in the new planned supply in the review quarter. The calculation of planned supply is on going and has not reached a total population count. Planned supply disseminated in any quarter publication includes the adjusted planned supply for the previous quarter and the planned supply in the review quarter. Planned supply of the previous quarter has to be adjusted in the review for the following reasons:

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

(vi) **New Planned Supply**

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

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

4. Terma Am

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

4. General Term

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

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

5. Harta Tanah Kediaman

- (i) **Definisi**
Rumah tempat tinggal adalah termasuk mana-mana bangunan yang keseluruhannya atau sebahagian binaannya, disesuaikan atau diniatkan bagi kediaman manusia dan sebahagiannya bagi premis perniagaan. Istilah kediaman manusia adalah termasuk bangunan yang dibina untuk manusia tinggal bersama keluarga. Bagi tujuan laporan ini, rumah kedai, yang mana sebahagiannya digunakan untuk perniagaan dan sebahagian lagi untuk tempat tinggal adalah dikecualikan daripada harta tanah kediaman tetapi dilaporkan sebagai kedai.
Seksyen 3, Akta Pemaju Perumahan 1966 (Kawalan dan Lesen) dan (Pindaan 2002)

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

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

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

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

5. Residential Property

- (i) **Definition**
Defines housing accommodation to include any building, which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises. The term human habitation would include buildings constructed for humans to live with their families. For the purpose of this report, shop houses, which is partially used as retail and partially for human habitation is excluded as residential property but reported as shop.
Section 3, The Housing Development Act 1966 (Control and Licensing) and (as amended 2002)

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

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

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

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

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

6. HARTA TANAH KOMERSIAL

(i) Kedai

Definisi

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

Kedai adalah merangkumi:

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

Kedai tidak termasuk:

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

Jenis Harta Tanah

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

(ii) Pejabat Binaan Khas

Definisi

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

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

(ii) Property Types

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

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

6. COMMERCIAL PROPERTY

(i) Shops

Definition

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

Shops include:

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

Shops excluded:

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

Property Types

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

(ii) Purpose-Built Offices

Definition

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

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

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

Termasuk di dalam laporan ini adalah:

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

Tidak termasuk di dalam laporan ini adalah:

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

(iii) Kompleks Perniagaan

Definisi

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

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

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

Pusat membeli-belah mempunyai:

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

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

Included within the inventory are:

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

Excluded from the inventory are:

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

(iii) Shopping Complex

Definition

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

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

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

Shopping centres have:

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

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

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

Arked perniagaan mempunyai:

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

Inventori arked beli-belah juga merangkumi:

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

Tidak termasuk di dalam laporan ini adalah:

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

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

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

Shopping arcades have:

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

Included within the shopping arcades inventory are:

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

Excluded from the inventory are:

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

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

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

Tidak termasuk di dalam laporan ini adalah:

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

(iv) Harta Tanah Riadah

Definisi

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

Termasuk di dalam laporan ini adalah:

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

Tidak termasuk:

Hostel, pangsapuri khidmat dan rumah rehat kerajaan.

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

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

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

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

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

Excluded from publication:

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

(iv) Leisure Property

Definition

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

Hotel inventory includes:

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

Excludes:

Hostels, serviced apartments and public operated rest houses.

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

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

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

Jenis Harta Tanah

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

Pengelasan

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

Purata Kadar Penginapan

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

7. Harta Tanah Industri**Definisi**

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

Jenis Harta Tanah

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

Property Types

NAPIC dissemination includes all hotels within the state boundary.

Classification

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

Average Occupancy Rate

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

7. Industrial Property**Definition**

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

Property Types

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

STATUS

1. **Tempoh kajian** laporan ini adalah meliputi separuh tahun pertama 2023 berakhir pada **30 Jun 2023**.
2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.
3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

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

4. **Pelancaran baharu** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada separuh tahun pertama 2023.

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

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

STATUS

1. **The review period** of this report covers first half of the year 2023 ending on **30th June 2023**.
2. The coverage of the survey was confined to residential, commercial and industrial units.
3. **Launch of Property Sales** is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.

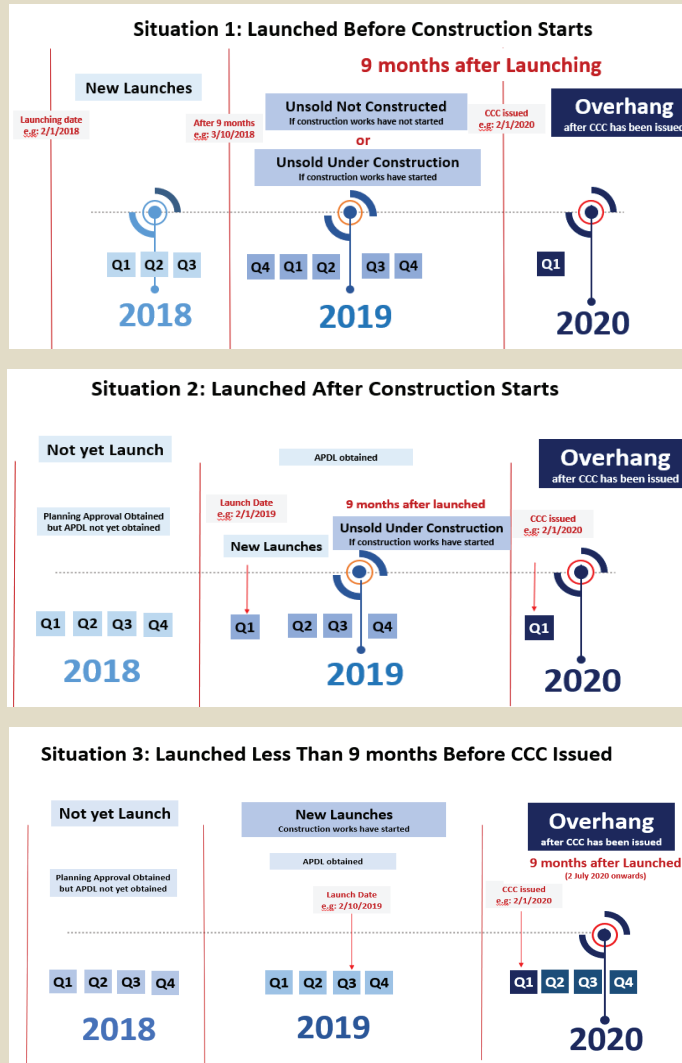
If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft Launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the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

4. **New launches** comprise properties in residential schemes launched in first half year 2023.

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

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

UNDERSTANDING THE PROPERTY OVERHANG



74

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

**SENARAI CAWANGAN
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No. 7, Persiaran Perdana, Presint 2,
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Faks : 603 - 2272 1795

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

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

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

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

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

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

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

Penilai Daerah Sepang
d/a Jabatan Penilaian dan Perkhidmatan Harta
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Tel. : 603 - 8920 1736
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Pengarah Penilaian Johor
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No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
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Penilai Daerah Johor Bahru
Jabatan Penilaian dan Perkhidmatan Harta,
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Faks : 607 - 226 9711

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

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

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Penilai Daerah Muar
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4 & 5,
Bangunan Muar Trade Centre,
Jalan Petrie,
84000 Muar, Johor
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10593 Pulau Pinang
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Faks : 604 - 261 5990

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

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

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

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

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

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

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

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

Penilai Daerah Taiping
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 7, Wisma Persekutuan, Jalan Istana Larut
34000 Taiping, Perak
Tel. : 605 - 807 2344
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Penilai Daerah Teluk Intan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 2, Kompleks SKOMK, Jalan Mahkamah,
36000 Teluk Intan, Perak
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Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
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**SENARAI CAWANGAN
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Pusat Bandar Kuah,
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Penilai Daerah Kulim
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69-70, Jalan Kelang Lama,
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Penilai Daerah Kuala Terengganu
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Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
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Jalan Bayam,
15592 Kota Bharu, Kelantan
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15592 Kota Bharu, Kelantan
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Penilai Daerah Kuala Krai
Jabatan Penilaian dan Perkhidmatan Harta,
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**SENARAI CAWANGAN
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Faks : 082 - 426 226

Penilai Daerah Miri
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