

GE
SMART
ASIA 2018



Locate
#Locate18



WHEN

9 – 11 APRIL 2018

WHERE

ADELAIDE, AUSTRALIA

[CLICK HERE TO KNOW MORE](#)



Valuation and Property Services Department
Ministry of Finance Malaysia



Property Performance Indicators – Making Sense of NAPIC's Data

Sr Khuzaimah Binti Abdullah

Director

National Property Information Centre (NAPIC)

Valuation and Property Services Department

Ministry of Finance Malaysia



Valuation and Property Services Department
Ministry of Finance Malaysia

CONTENTS

1

Introduction to NAPIC

2

Data Dissemination

3

Conclusion



Valuation and Property Services Department
Ministry of Finance Malaysia

1. INTRODUCTION TO NAPIC

Objective of Presentation

The main objective of this presentation is to provide **'An Insight of NAPIC and Property Indicators'**

Objective of NAPIC

Provide accurate, comprehensive and timely information regarding the demand and supply of property in the country to government agencies, property developers and all parties involved in property industry.

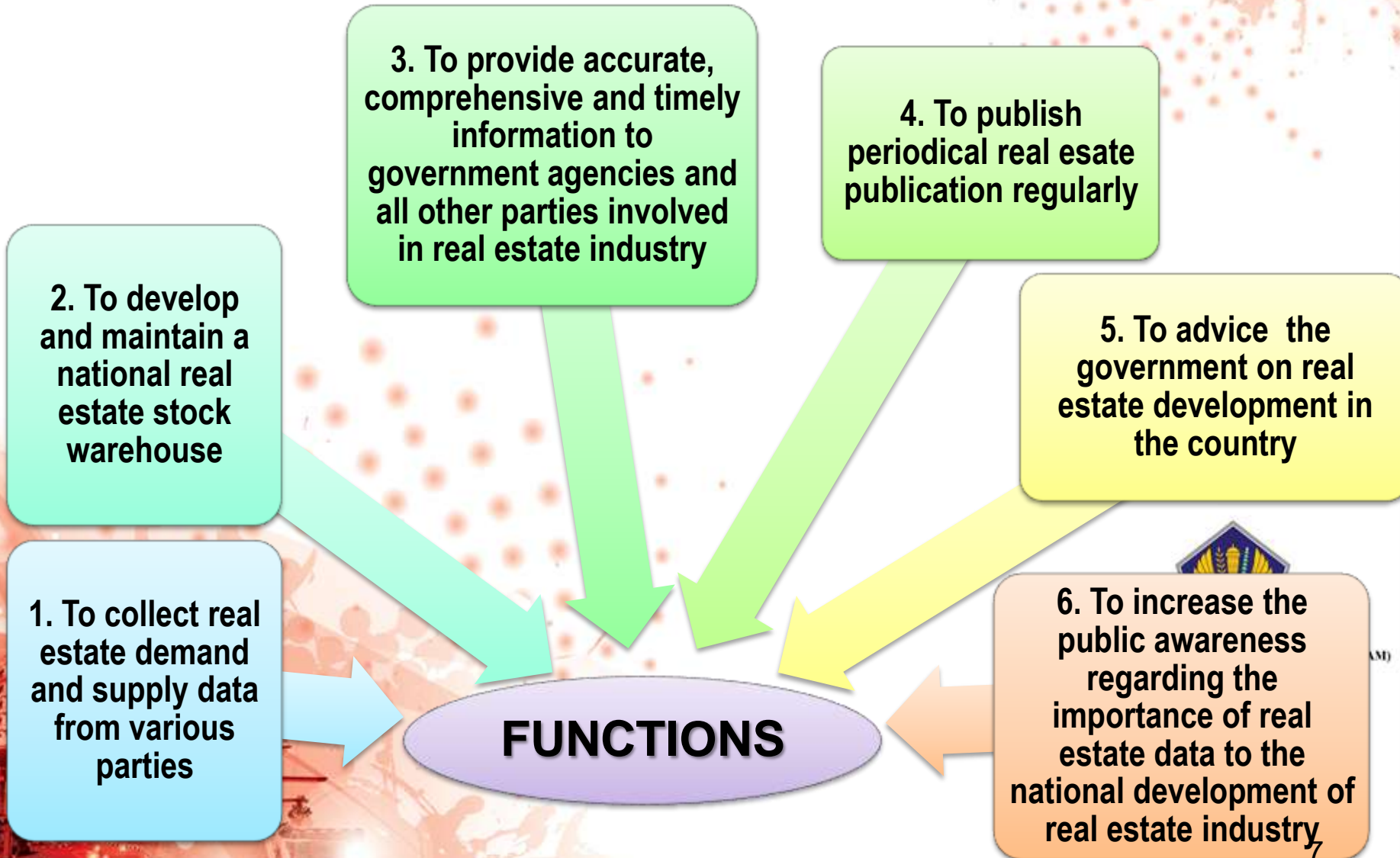
NAPIC'S VISION.....

... To be the leading source of quality data and the authority on real estate information in the country

In achieving the vision, NAPIC shall :-

- Provide comprehensive, quality and up-to-date real estate data
- Produce timely and relevant products to meet the requirement of real estate industry and
- Provide indicators of **demand** and **supply** of real estate in the country.

NAPIC's Functions



Data Providers

- Regulated under First Schedule, Valuation And Property Services Rules 1999.

Private Sectors

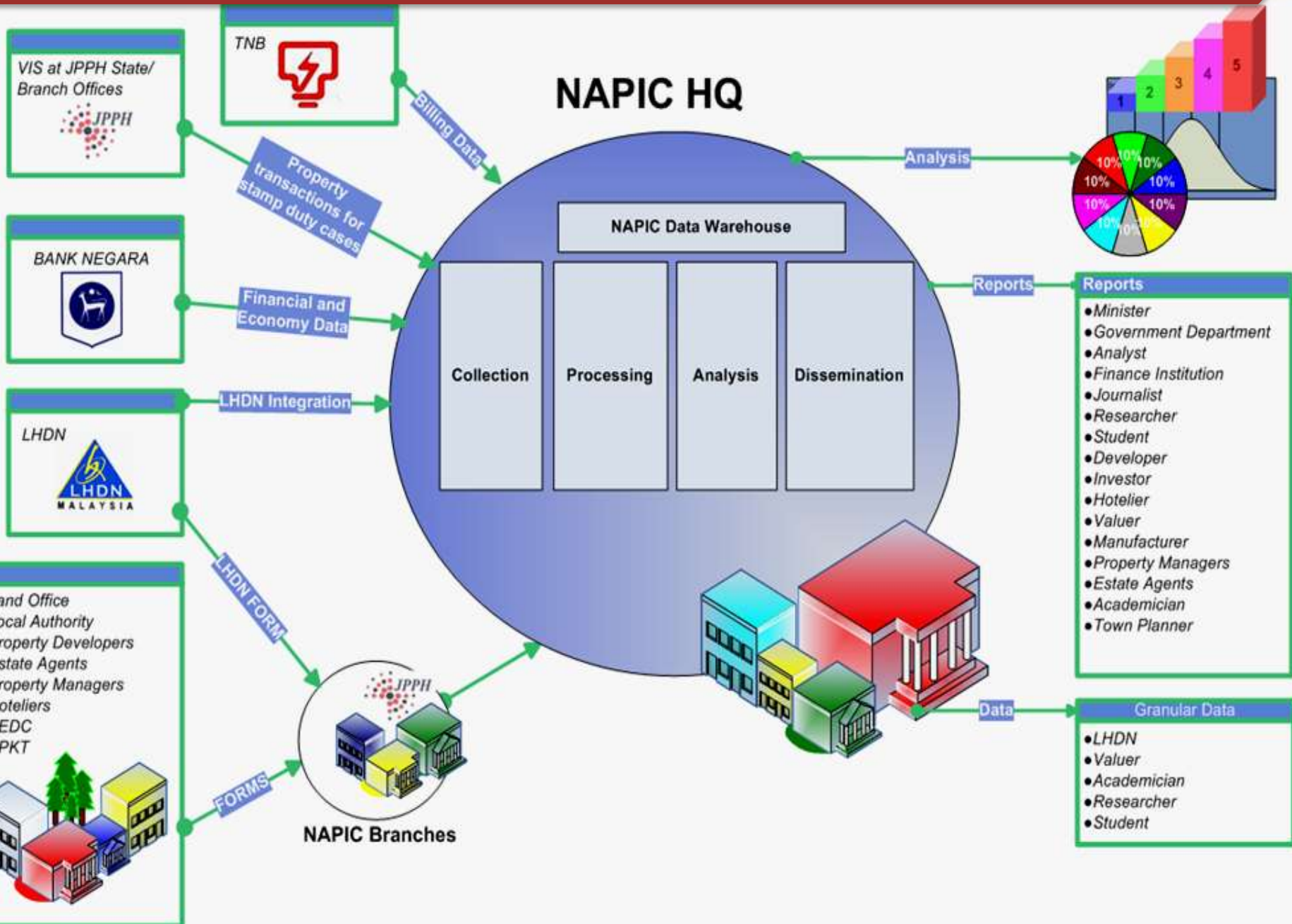
- Property Developers/ Owners
- Estate Agents
- Property Managers
- Hotel Owners/ Operators
- Other Professionals (e.g. Architects, Land Surveyors, Quantity Surveyors)

N
A
P
I
C

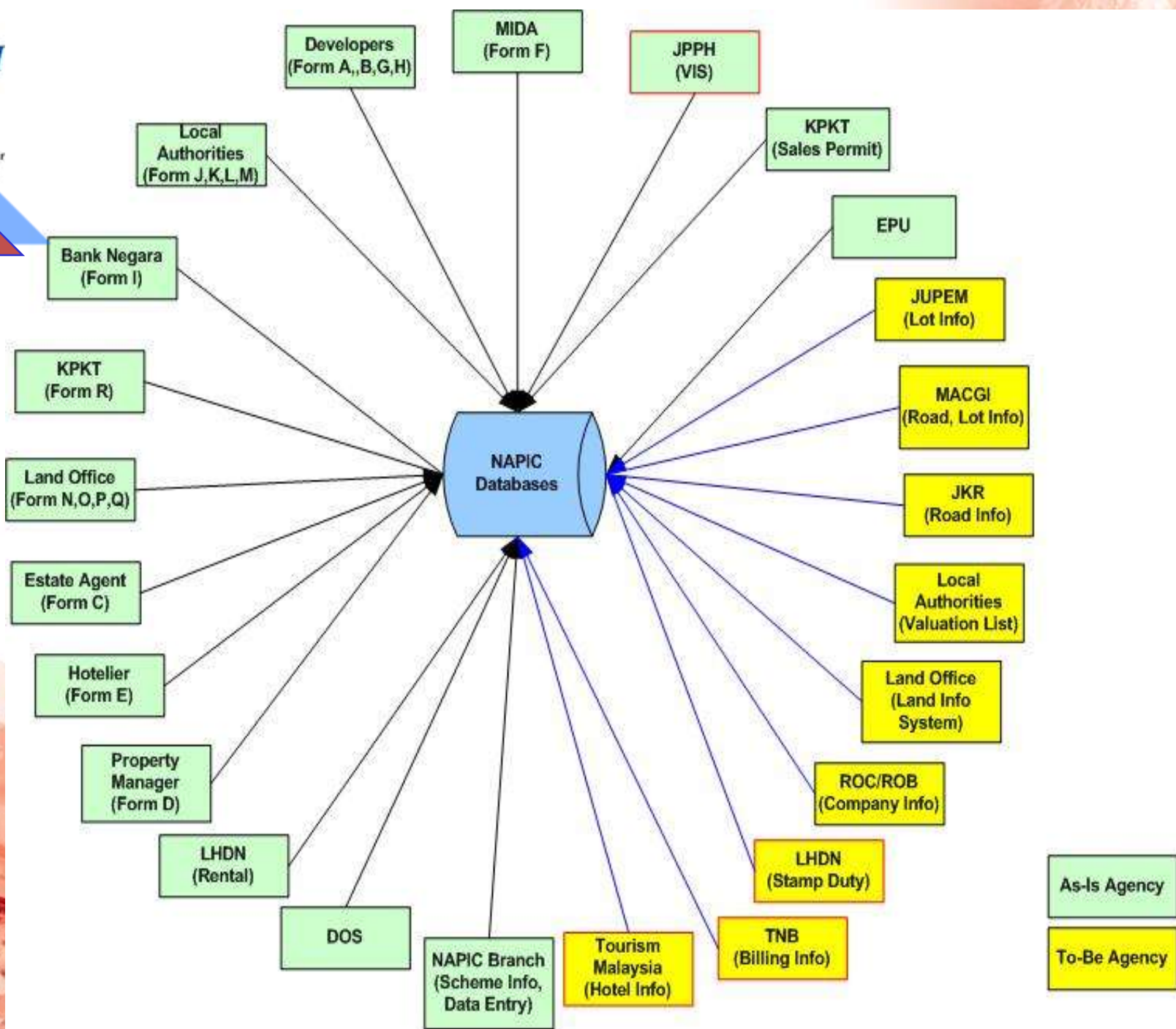
Government Agencies

- Malaysian Industrial Development Authority
- State Economic Development Corporation
- Central Bank Of Malaysia
- Local Authorities
- Land and Mines Offices
- Ministry of Urban Wellbeing, Housing and Local Government

Property Information Supply Chain



Current & future database





Valuation and Property Services Department
Ministry of Finance Malaysia

2. DATA DISSEMINATION

Objective of Presentation

The main objective of this presentation is to inform on publications produced by NAPIC in the efforts to disseminate information to the industry players.



Valuation and Property Services Department
Ministry of Finance Malaysia

NAPIC'S PUBLICATIONS

- available free on website or upon purchase

AD-HOC REQUEST

- Provide data on request from government agencies, statutory bodies, private sector, researchers, students, and etc.

PERIODICAL REPORTING

- Provides data periodically to Government Agencies (Bank Negara, Economic Planning Unit, Ministry of Housing And Local Government, Department Of Statistics and etc).

PROPERTY MARKET REPORT



LAPORAN PASARAN HARTA
Property Market Report

2014



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



LAPORAN PASARAN HARTA
Separuh Pertama 2014

PROPERTY MARKET REPORT
First Half 2014



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

- ❖ Purpose : To provide commentary and statistics of property market in Malaysia
- ❖ Frequency : Annual and Half-Yearly
- ❖ Contents :
 - Report Text
 - National commentary on the overall property market in Malaysia
 - State report by sector
 - Data Tables
 - Transaction statistics
 - Property stock data
 - Statistics on the property prices
 - Statistics on property rentals and investment yields
- ❖ Annual Property Market - Price RM100/copy
- ❖ Half-Yearly - Free download from website

PROPERTY STOCK REPORTS



Laporan Stok Harta Tanah
Property Stock Report
2014



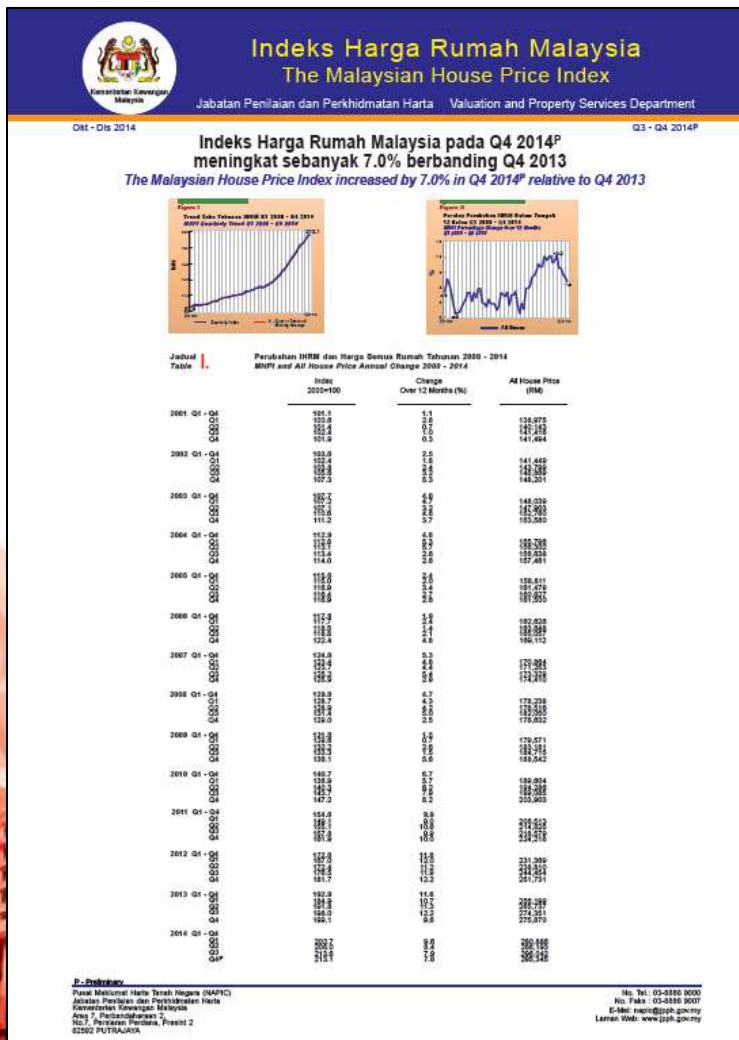
Summary of Existing Stock, Incoming Supply and Planned Supply of Residential, Shop and Industrial Properties in 2014*

STATES	RESIDENTIAL PROPERTIES			SHOP PROPERTIES			INDUSTRIAL PROPERTIES		
	Existing Stock	Incoming Supply	Planned Supply	Existing Stock	Incoming Supply	Planned Supply	Existing Stock	Incoming Supply	Planned Supply
MP Federal Territory	554,884	52,284	17,952	25,201	1,881	2,475	5,111	0	0
MP Peninsular	6,180	4,770	2,270	181	181	38	48	0	0
MP Sabah	11,781	482	122	288	22	37	487	7	4
Malaysia	1,267,134	157,488	58,294	36,150	1,914	15,088	10,611	5,114	2,274
Johor	716,851	140,887	58,271	71,712	10,558	10,078	13,056	1,008	1,788
Kedah	289,212	28,818	10,211	30,209	4,008	4,171	10,008	110	112
Kelantan	47,284	11,488	3,914	10,108	4,328	1,088	1,088	148	431
Kelantan (Federal Territory)	10,088	10,011	17,011	19,788	10,881	8,087	4,011	887	1,011
Kuala Lumpur	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Negeri Sembilan	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Pahang	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Perak	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Perlis	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Putrajaya	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Selangor	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Terengganu	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Yan	100,011	10,011	11,011	10,011	1,011	1,011	1,011	1,011	1,011
Malaysia	1,267,134	157,488	58,294	36,150	1,914	15,088	10,611	5,114	2,274

Summary of Existing Stock, Incoming Supply and Planned Supply of Shopping Complex and Purpose-Built Office in 2014*

STATES	SHOPPING COMPLEXES			PURPOSE-BUILT OFFICES		
	Existing Stock	Incoming Supply	Planned Supply	Existing Stock	Incoming Supply	Planned Supply
MP Federal Territory	1,000,000	100,000	50,000	100,000	10,000	5,000
MP Peninsular	100,000	10,000	5,000	10,000	1,000	500
MP Sabah	100,000	10,000	5,000	10,000	1,000	500
Malaysia	1,200,000	120,000	60,000	120,000	12,000	6,000
Johor	1,000,000	100,000	50,000	100,000	10,000	5,000
Kedah	100,000	10,000	5,000	10,000	1,000	500
Kelantan	100,000	10,000	5,000	10,000	1,000	500
Kelantan (Federal Territory)	100,000	10,000	5,000	10,000	1,000	500
Kuala Lumpur	100,000	10,000	5,000	10,000	1,000	500
Negeri Sembilan	100,000	10,000	5,000	10,000	1,000	500
Pahang	100,000	10,000	5,000	10,000	1,000	500
Perak	100,000	10,000	5,000	10,000	1,000	500
Perlis	100,000	10,000	5,000	10,000	1,000	500
Putrajaya	100,000	10,000	5,000	10,000	1,000	500
Selangor	100,000	10,000	5,000	10,000	1,000	500
Terengganu	100,000	10,000	5,000	10,000	1,000	500
Yan	100,000	10,000	5,000	10,000	1,000	500
Malaysia	1,200,000	120,000	60,000	120,000	12,000	6,000

- ❖ Purpose : To provide statistics of property inventory in Malaysia
- ❖ Frequency : Quarterly computation – 4 times a year
- ❖ Data collection - Census in the following areas :
 - Residential Property – Local authority's area
 - Commercial Property – Local authority's area
 - Industrial Property – Industrial schemes located inside or outside local authority's area
 - Hotel – Hotels which offer 10 or more rooms and service apartments
- ❖ Free download from website



MALYSIAN HOUSE PRICE INDEX (MHPI)

- This report covers the performance assessment of residential properties on quarterly basis.
- Malaysian House Price Index is an index based on transactions and to estimate the change in the average prices for a period of time.
- This measurement has been used widely as a comprehensive key performance indicators.
- To monitor the price of residential in Malaysia.

RESIDENTIAL, SHOPS AND INDUSTRIAL PROPERTIES MARKET STATUS REPORT



Laporan Status Pasaran Harta Tanah
Kediaman, Kedai dan Industri
Residential, Shops and Industrial
Properties Market Status Report
2014



Summary of New Launches of Residential Units as at Q4 2014*

State	Units
WP Kuala Lumpur	287
WP Putrajaya	481
WP Labuan	0
Selangor	207
Johor	718
Pulau Pinang	296
Perak	744
Negeri Sembilan	310
Manak	21
Kedah	106
Perlis	1,122
Terengganu	116
Kelantan	196
Perlis	82
Selangor	794
Sarawak	801
MALAYSIA	6,208

Total Number and Value of Overhang by Sectors as at Q4 2014*

State	Residential		Shop		Industry	
	Units	Value (RM'000)	Units	Value (RM'000)	Units	Value (RM'000)
WP Kuala Lumpur	1,230	814,204	0	0.00	0	0.00
WP Putrajaya	0	0.00	0	0.00	0	0.00
WP Labuan	0	0.00	0	0.00	0	0.00
Selangor	1,889	841,281	215	48,900	8	0.07
Johor	3,572	882,431	1,784	811,811	17	4,086
Pulau Pinang	477	228,341	254	123,611	16	3,000
Perak	1,285	298,281	362	148,968	0	0
Negeri Sembilan	832	207,831	480	134,995	7	1,179
Manak	883	101,883	440	121,241	96	30,852
Kedah	885	1,133,141	238	78,448	8	2,338
Perlis	484	1,320,220	182	127,773	36	16,985
Terengganu	11	1,781	14	11,086	0	0
Kelantan	113	16,000	44	32,711	0	0.00
Perlis	0	0.00	18	14,995	0	0.00
Selangor	387	116,441	83	28,773	38	20,719
Sarawak	253	52,881	230	126,831	9	3,381
MALAYSIA	11,818	4,858,181	4,324	1,881,227	226	83,781

Summary of Unsold Under Construction and Not Constructed Properties as at Q4 2014*

State	Under Construction (Units)			Not Constructed (Units)		
	Residential	Shop	Industry	Residential	Shop	Industry
WP Kuala Lumpur	7,881	340	0	1,228	224	0
WP Putrajaya	172	41	0	0	0	0
WP Labuan	22	0	0	0	0	0
Selangor	6,881	915	98	2,288	168	0
Johor	18,058	3,323	508	8,208	180	36
Pulau Pinang	3,227	154	95	586	0	0
Perak	4,387	1,130	78	784	42	48
Negeri Sembilan	1,718	485	106	113	70	30
Manak	1,828	383	48	488	48	0
Kedah	2,818	383	80	1,887	222	0
Perlis	2,633	444	38	274	88	0
Terengganu	888	47	0	348	28	0
Kelantan	1,188	82	0	484	173	0
Perlis	381	98	0	0	0	0
Selangor	2,584	314	64	283	0	0
Sarawak	2,812	877	384	887	32	241
MALAYSIA	88,188	7,887	1,338	18,827	1,287	148

Pusat Maklumat Harta Tanah Negara
Jabatan Pemetaan & Pendaftaran Harta
Kementerian Kewangan Malaysia
Ara 7, Perbadanan Perdana, Presint 2
62592 Putrajaya

No Tel : 03-88869000
No. Faks : 03-88869007
Laman Web : www.jpph.gov.my

- ❖ Purpose : To provide statistics of unsold property in Malaysia, which comprises the following :
 - ❑ Overhang – completed units in schemes that remain unsold after 9 months of launching in the market
 - ❑ Unsold – under construction and not constructed units in schemes that remain unsold after 9 months of launching in the market
 - ❑ Vacant space in existing stock of shopping complexes and purpose-built offices
- ❖ Frequency : Quarterly computation – 4 times a year
- ❖ Free download from website

NAPIC Publications

RM10 MILLION PROPERTY DEALS

- ❖ This report is a compilation of all transactions valued at RM10 million and above, according to the state and property types.
- ❖ Free download from website

ESTATE LAND SALES

- ❖ This report is a compilation of transactions of estate land (i.e land of more than 100 acres in size).
- ❖ Free download from website
- ❖ Frequency : Depends on data availability



NAPIC Publications

COMMERCIAL BUILDINGS : SPACE AVAILABILITY REPORT

- ❖ This report is to provide an insight into the available space for rent in a commercial buildings.
- ❖ Free download from website.
- ❖ Frequency : On a quarterly basis.

PURPOSE BUILT OFFICE RENTAL INDEX FEDERAL TERRITORY OF KUALA LUMPUR (PBO-RI WPKL)

- ❖ This report is an indication of the commercial property rental in Kuala Lumpur.
- ❖ Frequency : On a quarterly basis
- ❖ It provide an overview of the rental index of purpose built office in Kuala Lumpur, with a primary focus on investment grade buildings.

Access to NAPIC's Publications

The screenshot shows the NAPIC National Property Information Centre website. The header includes the Malaysian coat of arms and the text "NAPIC National Property Information Centre". Below the header, there are navigation links for "Main Page", "About NAPIC", "Online Services", "Contact Us", and "FAQ". A "Search" box is located on the right side of the header. The main content area is divided into three columns: "Highlights" on the left, "Key Statistics" in the middle, and "Quick Links" on the right. The "Highlights" section lists various reports such as "ANNOUNCEMENT TO HOTEL OPERATORS/ OWNERS", "Leisure Property Stock Table Q3 2013", "Industrial Property Stock Table Q3 2013", "Commercial Property Stock Table Q3 2013", and "Residential Property Stock Table Q3 2013". The "Key Statistics" section lists "Overall Statistics" and "Property Sales Data - Q1 2013". The "Quick Links" section lists various government departments and agencies.

Website: <http://www.jp-ph.gov.my>

The screenshot shows the "Publications" section of the NAPIC website. It lists various reports and tables available for download or sale. The "Reports - Free Download" section includes:

- Press Release Malaysia Property Market Report
- Property Stock Report
 - Residential Property Stock Tables
 - Commercial Property Stock Tables
 - Industrial Property Stock Tables
 - Leisure Property Stock Tables
- Residential, Shops and Industrial Properties Market Status Report / Tables
- Commercial Buildings : Space Availability Report
- Million Ringgit Property Deals
- 10 Million Ringgit Property Deals
- Estate Land Sales
- Pre-Planned Supply
- Purpose Built Office Rental Index
- The Malaysian House Price
- Annual Property Market Report
- Property Market Report First Half

The "Reports - Available for Sale at JP/PH/ NAPIC branches" section includes:

- Annual Property Market Report

The page footer includes the NAPIC logo, contact information, and the text "Ministry of Finance Malaysia".





Valuation and Property Services Department
Ministry of Finance Malaysia

3. CONCLUSION



Outcome/ Impact of NAPIC's Publications

- ❑ The establishment of NAPIC has fostered the real estate related parties in obtaining accurate, comprehensive and timely information to ensure the sustainability growth in the sector.

- ❑ Few examples of the impacts of NAPIC's publications to;
 - Government Agencies:
 - Central Bank (BNM) – Introduction of cooling measures
 - Ministry of Finance – Reviewing of Real Property Gains Tax
 - Department of Statistic – Computation of GDP
 - Economic Planning Unit, Prime Ministers Department – Formulation Malaysian Economic Plan

 - Bankers/ Developers/ Investors – Property Market Study & Analysis
 - Manufactures – Production of furniture and fittings
 - Researchers – Real estate studies

END OF PRESENTATION

Thank You



Valuation and Property Services Department
Ministry of Finance Malaysia