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http://www.dailyexpress.com.my/news/185718/govt-intervention-necessary-to-ease-cost-pressure-on-property-development-rehda/

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Govt intervention necessary to ease cost pressure on property development: Rehda

Bernama January 21, 2022 15:19 pm

A general view of the Pavilion Damansara Heights construction site in Kuala Lumpur. (Pic: Hari Anggara)

KUALA LUMPUR: Government intervention may be necessary to ease the cost pressure on the property development industry to ensure that house prices remain stable, said the Real Estate and Housing Developers Association (REHDA) Institute.

Chairman Datuk Jeffrey Ng Tiong Lip said the rise in costs of building materials, labour and unplanned stop-work measures due to Covid-19 in the past year had affected project cash flow planning in 2021.

"The increase in material costs directly impacts the cost of doing business. This has resulted in a 13 per cent to 20 per cent hike in construction costs. For instance, the price of mild steel has gone up by 41 per cent and sand by up to 20 per cent since October 2020.

"These factors have cumulatively distorted construction cost," he said during the opening speech at REHDA Institute's CEO Series 2022 - Annual Property Developers' conference here.

Ng said property development is already mired in a cost-push inflation situation and further cost increases cannot be absorbed by the market.

"A lacklustre market dictates no further room for price increases. At the same time, margins are already squeezed and continues to be eroded," he added.

Higher financing for younger Malaysians who may otherwise not be able to save enough for down payments will help them to access the housing market, he said.

The other option is "to lower the initial acquisition costs" by directly using the Employees Provident Fund (EPF) Account Two to pay for the down payment.

"Note, however, (that) for new houses in the primary market, this may require additional provisions in the standard Sale and Purchase Agreements (SPA)," he said, adding the other ways to lower the initial acquisition cost included stamp duty waivers for the SPA, transfers and loan-related instruments.

Ng said the Malaysia My Second Home (MM2H) scheme should be strengthened and expanded to create demand.

Link: https://www.thestar.com.my/business/business-news/2022/01/21/keeping-the-price-of-building-materials-in-check

Press : The Star

Published date : 21/1/2022

Keeping the price of building materials in check

INTAN FARHANA ZAINUL January 21, 2022 15:19 pm

"We expect that the property market will do better than the past two years, but it will remain challenging due to uncertainties such as the Omicron variant, persistent high overhang units, labour shortages and increasing building material prices," said Socio-Economic Research Centre executive director Lee Heng Guie (file pic) yesterday.

KUALA LUMPUR: Rising building material prices can pose challenges to the recovery of the property sector in Malaysia this year.

According to experts, house prices may go up as a result of costlier building material prices, as developers pass the cost to buyers."We expect that the property market will do better than the past two years, but it will remain challenging due to uncertainties such as the Omicron variant, persistent high overhang units, labour shortages and increasing building material prices," said Socio-Economic Research Centre executive director Lee Heng Guie yesterday.

Lee was speaking at the panel discussion at the annual CEO Series Conference organised by the Real Estate and Housing Developers' Association Malaysia (Rehda) Institute.

He expects the property sector to be supported by the country's economic recovery.Lee has forecast the economy to grow 5.2% in 2022 compared with 3.4% in 2021.

Mah Sing Group Bhd chief executive officer Datuk Ho Hon Sang, who was among the panelists at the event, said he hoped the government would extend the Home Ownership Campaign (HOC).

He said under the HOC, the property sector saw more than RM90bil in sales over the last two years.

"The HOC is something we need to continue as the property sector is still faced with uncertainties, such as the emergence of a new Covid-19 variant. We are still in the stage of recovery.

"During the movement control order (MCO), we lost five to six months of sales. We need to compensate for the time lost during the implementation of the MCO," he said at the panel discussion.

Rehda deputy president Datuk N. K. Tong said the agency had submitted a request to the government to extend the HOC."We want to thank the government for actually extending it from the end of May last year to the end of December."However, in the interim, as you know, there was an MCO period of five months.

"Showrooms were closed. While there were some sales online, I think we missed the opportunity as well."So, we have written to the government but we have yet to hear from them," he told reporters on the sidelines of the conference.

Rehda Institute chairman Datuk Jeffrey Ng said increases in material costs had impacted the cost of doing business, which has resulted in a 13% to 20% hike in construction costs."For instance, the price of mild steel surged by 41% and sand has risen 20% since October 2020," he said during his keynote speech.

According to Ng, among the challenges faced by the real estate and property development industry were the rising cost of building materials, an increase in labour costs affecting project cash flow planning, as well as the MCO that had temporarily halted construction work.

"As the real estate and property development sector is already in a 'cost-push inflation' market, further cost increases cannot be absorbed by the market, as prices have been fixed beforehand.

"A lacklustre market dictates no further room for price increases while margins are already squeezed and continue to be eroded."Hence, government intervention may be necessary to ease the cost pressure on the real estate and property development industry to ensure that house prices remain stable," he said.

In addition, Ng suggested the country relook at expanding its Malaysia My Second Home or MM2H Scheme to spur the property market."An expansion of such schemes could also encourage international business migration into the country, and attract more businesses and talents compared to a purely retirement programme," he said.

BUSINESSTODAY

Link:
https://www.businesstoday.com.my/2022/01/20/rehda-institutes-annual-property-developers-conference-summary/

Press : Business Today

Published date : 20/1/2022

Govt intervention necessary to ease cost pressure on property development: Rehda

Cynthia Ignatius January 20, 2022 15:19 pm

1. CEO Series – Malaysia's Economic Recovery & Outlook for 2022 and Rebuilding Malaysia's Economy

International economist Tan Sri Dato' Dr. Lin See-Yan (former Deputy Governor of Bank Negara Malaysia, Harvard trained economist) and Mr. Lee Heng Guie a respectable economist and Executive Director of the Socio-Economic Research Centre (SERC) shared their views on Malaysia's Economic Outlook and Sectoral Recovery for 2022 in the REHDA Institute CEO series (Annual Property Developers' Conference).

In a morning panel discussion titled "Charting Malaysia's Recovery: how can industry stakeholders work together to rebuild Malaysia's economy" moderated by REHDA Institute Chairman Dato' Jeffrey Ng Tiong Lip, panel member Datuk Ir. Ho Hon Sang (commenting as Vice President of REHDA Malaysia) highlighted that to encourage homeownership, the financing for homebuyers is an important component. Datuk Ho commented that to revive the property sector, the Home Ownership Campaign as a government-supported initiative should continue to be extended to encourage the sales of unsold properties.

Mr. Oliver Wee, the Deputy President of Master Builders Association of Malaysia (MBAM) highlights that the construction and property development sector is a significant contributor to the economy. However, there are currently pressing challenges such as shortage of skilled labour and rising cost of building material prices, hence more initiative can be taken by the government to impose lesser taxes (such as import duty, raw material) to harmonise the standard price of material.

2. REHDA Institute & Monash University signs MOU on Research and Education initiatives – will thereafter launch a national campaign on Digital Marketing Transformation Initiative (DMTI) for property developers together with PropertyGuru Datasense.

On the sidelines of the CEO Series 2022, REHDA Institute also signed a collaborative Memorandum of Understanding (MoU) with Monash University (ranked as a top 58 University in the QS World University Rankings 2022), where Monash was represented by Professor Andrew Walker (President & Pro-Vice Chancellor of Monash University Malaysia) and Mr Ridzuan Repin (Associate Director of External Affairs Monash University Malaysia) whilst REHDA Institute was represented by Dato' Jeffrey Ng Tiong Lip (Chairman of REHDA Institute) and Tan Sri Dato' Teo Chiang Kok (Trustee of REHDA Institute).

The MOU is the first step towards a host of industry-university collaboration between the two organisations in the area of research and education. One such initiative already on the drawing board will be the "Digital Marketing Transformation Initiative – DMTI".

Based on market intelligence gathered by REHDA Institute Industry Marketing Analytics Unit from more than 180 property development companies in Malaysia in November 2021, 95% of respondents believed that investing in digital marketing initiatives is a key driver impacting their success of marketing and sales activities during the COVID-19 pandemic. More than 46% of respondents indicated that lack of specialist marketing manpower and the high complexity of digital marketing as a key barrier to a higher adoption of digital marketing in their companies.

REHDA Institute together with Monash University Malaysia and other specialist partners such as PropertyGuru's Data Sense (PropertyGuru Group is one of Southeast Asia's largest property technology company), will launch a national campaign to elevate and transform the digital marketing capabilities of the property development sector in Malaysia, through a 7 days certification program titled "Digital Marketing Transformation Initiative – DMTI" in April and May 2022.

3. REHDA Institute's report on "Housing Forward – Understanding Costs and Sustainable Prices"

REHDA Institute has been working on several research projects on topics of interest to the industry since 2018. Aimed at providing industry insights into some of the key issues and challenges facing the housing and property industry, such reports propose transformational recommendations that may help improve the country's housing delivery system, benefitting all industry stakeholders, authorities, and house buyers.

Some of the Institute's past research reports include: –

(i) Strata Management Handbook

(ii) Affordable Housing – The Game Plan Transformation

(iii) IBS – Making It Work for the Industry (a collaboration with the Construction Research Institute of Malaysia, CREAM)

(iv) Cost of Doing Business and Its Impact on Property Development (another collaboration with the Construction Research Institute of Malaysia, CREAM)

The Institute is also currently working on two new projects involving Property Development Policy and Quota Housing Policy, both of which are expected to complete in 2022.

The Institute shares a preview of its latest research report – "Housing Forward: Understanding Costs and Sustainable Prices" at the CEO Series 2022. Scheduled to be officially released at the Institute's upcoming Regional Housing Conference on 24 March 2022, the report identifies 4 key issues contributing to increased costs including:

o Over-regulation adding to costs but not necessarily the value of houses

o Overzealous planning requirements which reduces sellable land

o Cross subsidies causing price distortion; and

o Lengthy approval processes – unproductive, holding costs and uncertainties

"Housing Forward – Understanding Costs and Sustainable Prices" will be officially launched and released during the REHDA Institute Regional Housing Conference on 24 March 2022. Pre-orders for the report can be made via the Institute's website www.rehdainstitute.com now.

4. Regional Housing Conference, March 24

The Regional Housing Conference 2022 will be hosted by Malaysia at Sunway Resort Hotel on 24 March 2022 with international speakers from around the region. Themed "Fast Forward – The Future of Housing" the conference will feature interesting and relevant housing topics including high cost of doing business.

Some of the focus include the area of (i) sustainability in optimising land usage and (ii) improving the efficiency in development approval processes (shared experiences from speakers from Hong Kong, Australia, Singapore and Malaysia).

Link: https://www.pressreader.com/malaysia/the-borneo-post/20220122/page/22/textview

Press : Press Reader

Published date : 22/1/2022

Rehda calls for extension of HOC, says will help kickstart economy

Bernama January 22, 2022 15:19 pm

The extension of the Home Ownership Campaign (HOC) will drive property sales in the country and help kickstart economic growth,

said the Real Estate and Housing Developers Association (Rehda) Malaysia. Its deputy president Datuk Tong Nguen Khoong said the property sector plays an important role in driving growth as it involves around 180 downstream industries from various sectors of the economy.

He said the extension of the HOC will provide a great opportunity to spur the economy as it is a good time for people who have not owned a house or property to make purchases. "We want to thank the government for actually extending it from the end of May last year to the end of December. However, in the interim, as you know, there was a Movement Control Order (MCO) period of five months.

"Showrooms were closed. While there were some sales online, I think we missed the opportunity as well. So we have written to the government for (the extension of HOC), but we have yet to hear from them.

As far as we know, the HOC has not been extended, " he told reporters on the sidelines of Rehda's Institute CEO Series 2022 - Annual Property Developers' conference. Commenting further on whether the government will extend the HOC in 2022, Tong said it is a difficult call to make as there are many factors involved in making the decision. "The Ministry of Finance has to balance all factors relating to the HOC extension, so I would leave it to the government but I think they have different levers on how they can move the economy forward, " Tong added.

The HOC is a government initiative designed to support homebuyers and encourage the sale of unsold properties. — Bernama

Link:
www.nst.com.my/property/2022/01/764563/rehda-calls-extension-hoc-order-aid-recovery-economy

Press : New Straits Times

Published date : 20/1/2022

Rehda calls for the extension of the HOC in order to aid the recovery of the economy

Bernama January 20, 2022 17:00 pm

The Home Ownership Campaign is a government initiative designed to support homebuyers and encourage the sale of unsold properties. - File Photo

The Home Ownership Campaign (HOC) extension will drive property sales in the country and help kickstart economic growth, said the Real Estate and Housing Developers Association (REHDA) Malaysia.

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"We want to thank the government for actually extending it from the end of May last year to the end of December. However, in the interim, as you know, there was a Movement Control Order (MCO) for a period of five months.

"Showrooms were closed. While there were some sales online, I think we missed the opportunity as well. So we have written to the government for (the extension of HOC), but we have yet to hear from them. As far as we know, the HOC has not been extended," he told reporters today on the sidelines of REHDA's Institute CEO Series 2022 - Annual Property Developers' conference.

The Real Estate and Housing Developers Association (REHDA) Malaysia deputy president Datuk Tong Nguen Khoong said the property sector plays an important role in driving economic growth. NSTP/SAIFULLIZAN TAMADI.

Commenting further on whether the government will extend the HOC in 2022, Tong said it is a difficult call to make as there are many factors involved in making the decision.

"The Ministry of Finance has to balance all factors relating to the HOC extension, so I would leave it to the government but I think they have different levers on how they can move the economy forward," Tong added.

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Link: https://www.theedgemarkets.com/article/hybrid-work-here-stay-says-savills-hong-kongs-smith\

Press : The Edge Markets

Published date : 21/1/2022

THE EDGE MARKETS

MAKE BETTER DECISIONS

Hybrid work here to stay, says Savills Hong Kong's Smith

Chung Ying Yi January 21, 2022 11:35 am

Smith: Employers also want to retain talent and ultimately create more flexible work environments.

PETALING JAYA (Jan 21): The hybrid working model seems to work best for productivity, staff retention and staff morale, as well as the need to balance solo project work and collaboration, said Savills Hong Kong senior director of research and consultancy Simon Smith during his presentation of "Post Pandemic: The evolution of commercial office and workspace demand in Asia-Pacific" in the Rehda Institute's CEO Series 2022 session on Thursday (Jan 20).

People have all been part of a huge global homework experiment over the last two years but vaccine programmes have progressed and many countries are now starting to open up. So what does this mean for the workplace and what type of working will evolve and carry us into the future?

According to Smith, there are two sides to a hybrid working model, which needs to be considered from the perspective of an employee and employer.

From an employee's perspective, dwelling sizes in Asia-Pacific are often smaller and occupied by many generations, which will tend to push the worker more towards the office and away from the home. "Arguably, it is more comfortable in areas with larger homes, where one can find space for a dedicated home office. Other factors include city mobility, home broadband speeds, the population composition and the lockdown length and severity. Overall, employees generally reported a much higher level of satisfaction with a hybrid model rather than working full time in the office," said Smith.

Looking at that same equation from an employer's perspective, he opined that employers will be thinking much more about office cost and how efficiently an office space can be used if the cost can be saved and if a percentage of the workforce is at home at any given time. It is also about how much flexibility an employer has, what is the workplace culture as well as the length and severity of lockdowns.

"Employers also want to retain talent and ultimately create more flexible work environments. They will then be aware that with home office, employees are demanding slightly different managerial skills. Employers will also be concerned about attracting people back to the office at this point where people have been at home for prolonged periods, and they may have to start appealing to employees with new offerings," Smith added.

A lot of people have been talking about the Covid-19 pandemic but he opined that there are other influences and some of them are rather more deeply rooted than the recent pandemic. "If you look at the shifting demographics, for example, the new workforce is youthful and are usually in their 20s and 30s. This is the new generation of the office-based service sector and each worker has a different perspective of life, arguably from those in the 50s, who are more community focused, socially democratic and location-agnostic."

Another influence is the traditional shift from the secondary to tertiary industry, Smith noted. "It is moving from manufacturing to services, and within the services sector, there is another revolution that is the fourth industrial revolution, which means a shift or focus on things like artificial intelligence, big data and robotics. We are also aware of the huge changes that have taken place in technology, whereby we have so much better access to technology at home and this allowed us to work remotely over the last few years."

Meanwhile, in developing economies that are still urbanising at high rates, this has allowed governments to reimagine the city. "There is more talk of the new urbanism of sustainable and walkable communities, much more mixed use and much better adaptation to a hybrid environment of working partly from home and from the office. Consequently, the pandemic has very much acted as an accelerator of a lot of these trends while also increasing our understanding of a need for better resilience," said Smith.

Link:
https://www.theedgemarkets.com/article/regional-logistics-most-soughtafter-sector-enquiries-70-says-cbre-apac

Press : The Edge Markets

Published date : 21/1/2022

Regional logistics most sought-after sector with enquiries up by 70%, says CBRE APAC

Hannah Rafeee January 21, 2022 14:44 pm

Choi: The top three challenges for logistics in the next three years are cost escalation (eg fuel, transport and labour), pandemic-related impacts and economic uncertainty. Other challenges include market competition, labour and skills shortages, changing consumer environments and global trade policies and regulations.

PETALING JAYA (Jan 21): Moving into 2022, investors are especially keen on logistics investments, with an estimated 70% of increased enquiries in Asia Pacific (APAC), according to CBRE APAC at Rehda Institute's CEO Series 2022 Annual Property Developers Conference held on Jan 20.

CBRE APAC head of occupier research, APAC and head of data intelligence and management, Ada Choi presented: "How can property developers and fund managers ride the boom in regional logistic and industrial real estate in 2022?"

"We are seeing higher enquiries compared to 1Q2021 (of about 70%) particularly in institutional grade logistics, compared to other asset classes such as office, for example Grade A office (40%), retail such as neighbourhood malls (20%), and other alternatives, such as data centres (36%), based on our recent data," said Choi.

She added there is solid demand and a large pipeline to accommodate logistics. "The warehousing and net absorption and completions in 2021 have risen up at a record level of 64.2 million sq ft, with Greater Seoul topping the new supply of the major APAC markets, followed by Greater Tokyo, Sydney, Shanghai and Guangzhou."

For the logistics and industrial sector, Choi also highlighted the tightened vacancy and continuous rental growth, adding that Shanghai has reached a vacancy rate of nearly 6%. Highest rental growths are recorded in Melbourne (nearly 7%), followed by Singapore (about 5%).

In terms of portfolio strategies and location selection, Choi pointed out the top three factors that investors consider before deciding on the locations, namely "proximity to markets and consumers, real estate rents and proximity to transportation facilities". Other considerations include labour and availability cost, proximity to point of production and suppliers and network and synergy with other warehouses.

Moving forward, CBRE APAC anticipates warehouses in satellite cities (adjacent to/within mega metropolitan areas) to be the most preferred form of logistic asset, accounting for 69%, in the next three years. "This is followed by urban warehouses (52%), and in-city delivery stations (50%)."

Choi said: "There are implications for real estate investors, with opportunities in emerging submarkets and assemble landbank to cater to future demand. Other matters include to supply more modern, high-spec facilities and engagement with anchor tenants in the early stage to ensure building features that are suited to their requirements."

Smart technologies that are trending up in APAC, for logistics, are systems which enable automation such as warehousing management software, Internet of Things (RFID and other sensors), automation tech such as conveyor and sortation system, Automated Storage and Retrieval System (AS/RS), goods-to-person picking system and Autonomous Guided Vehicles (AGVs), and emerging tech such as robotic arms/cobots and blockchain to trace delivery process, said Choi.

She also highlighted cost escalation as the biggest challenge for the industry. "The top three challenges for logistics in the next three years are cost escalation (eg fuel, transport and labour), pandemic-related impacts and economic uncertainty. Other challenges include market competition, labour and skills shortages, changing consumer environments and global trade policies and regulations."

"There will be more emphasis on environmental, social and governance (ESG) and sustainability, hence the ability to source alternative energy, and other [relevant] features are the considerations for building the next generation of logistic real estate."

Link:
https://www.theedgemarkets.com/article/digitalisation-esg-conquer-property-trends-say-panellists-rehda-institutes-ceo-series-2022

Press : The Edge Markets

Published date : 21/1/2022

Digitalisation, ESG to conquer property trends, say panellists at Rehda Institute's CEO Series 2022

Hannah Rafee January 21, 2022 15:19 pm

PETALING JAYA (Jan 21): Digitalisation, technology and environmental, social and governance (ESG) will be the main drivers and considerations in property trends this year, according to panellists at the Rehda Institute's CEO Series 2022 Annual Property Developers Conference held on Jan 20.

The discussion titled "Learnings from the region: Future of Malaysian real estate landscape for 2022 and beyond" was moderated by Rehda Malaysia deputy president Datuk NK Tong. The panellists were Juwai IQI Holdings co-founder and non-executive chairman Georg Chmiel, Malaysia Shopping Malls Association president Tan Sri Teo Chiang Kok and Sime Darby Property Bhd group managing director Datuk Azmir Merican.

Azmir listed some key considerations and learnings by Sime Darby Property, with reference to its self-sustaining township, Subang Jaya. "Infrastructure, connectivity and lifestyle are key to the success of a well-planned, self-sustaining township. There has to be more emphasis on sustainability, especially for the new generation."

"We have to be able to contextualise what homebuyers are looking for, with new trends and luxuries such as open green spaces and urban farming. The [demand] and appeal is ever-evolving... We still have many plans for Subang Jaya, such as our Subang Jaya City Centre (SJCC) which is still under construction, and other sites there. We are experimenting with other concepts such as microliving, manufactured homes and using them as experimental, exploration spaces into test ideas, for the community," he said.

"For Sime Darby Property, our concept is simple; we have to contribute to the financial success of our stakeholders, but above all, we feel we can genuinely make an effort to do good; hence we have our sustainable goals and targets by 2030," Azmir added.

Chmiel said: "In terms of trends, the most relevant one today is ESG, a term often used for aggregation of concepts, and investors are looking at ESG-related ratings. It boils down to liveability; it's about features that make living easier and having the right technology and infrastructure. The features and ESG measures can improve the values and reduce costs."

Chmiel listed the top three key things to look out for: "The first one is digitisation of processes; from the planning stages to the dismantling or repurposing of the management of properties. For example, in the automotive industry, manufacturers and how they deal with building-to-demand, and how the components are being used."

"The second thing is the usage of technology to make the property more attractive and exclusive. The third thing is the destruction of the financial service. For both developed and remote areas and developments in Malaysia, digitalisation has been a useful way to create awareness," he said.

In terms of adoption of ESG, Teo commented: "Back in the 1970s, in terms of the approval processes, things were simpler, but now there are more things to consider, more [bureaucracy] and takes longer. And this is driving the cost of the movement and product, the houses, the shops. There is definitely room for improvement.

"In terms of other shifts, designing houses [with more living/liveability] has become more important. A big portion of land has also become social spaces, with playgrounds, landscaping and plant trees, with considerations on other features such as water retention rates, preserving waterways. At our end, we have also been quite active with our ESG participation."

Azmir said: "Looking ahead, logistics and industry seem to be popping up in favour, alongside e-commerce. We should always be observant of the ever-changing [demand] and demographic. Another key thing to look out for is urbanisation. Technology will not just be a disruptor but also will change the overall customer experience, and [revolutionise] how we sell our homes.".

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Link:
https://www.theedgemarkets.com/article/confidence-impetus-attract-fdis-says-rehda-institute

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Confidence an impetus to attract FDIs, says Rehda Institute

Hannah Rafee January 21, 2022 14:08 pm

PETALING JAYA (Jan 21): One of the pertinent dialogues discussed at the Rehda Institute's CEO Series 2022 Annual Property Developers Conference held on Jan 20 is how Malaysia is poised to attract more foreign direct investments (FDIs).

A panel discussion titled "Attracting strategic foreign investment into Malaysia: How can Malaysia differentiate itself regionally?" drew ideas and views on what can be done to attract more international investments.

The panellists were Malaysian Investment Development Authority (MIDA) chief executive officer (CEO) Datuk Arham Abdul Rahman, FIABCI Malaysia president and S P Setia Bhd deputy president and chief operating officer (COO) Datuk Seri Koe Peng Kang, EUROCHAM Malaysia chairman Oliver Roche, AMCHAM Malaysia CEO Siobhan Das and Malaysia-China Business Council (MCBC) director Datuk Tee Guan Pian.

AMCHAM's Das said: "It is a discussion we need to further explore. As it is, Malaysia is already home to many manufacturing companies, and the ecosystem here is absolutely solid, stable, growing, with a trained workforce and a proven track record. An emerging area is the role of environmental, social, and governance (ESG), and its role to play [in the local market] to attract the FDIs."

The panellists raised the challenges in labour and talent. "The question is, with the investments coming in so rapidly, do we have sufficient resources [on the ground] to meet them?" said Das.

MIDA's Arham commented: "Although we have done well for the numbers, there is still room for improvement, especially in terms of talent, and high-skilled talent. In terms of consistency, we have been very successful, but talent is something that we have to manage."

FIABCI's Koe said: "We have companies that provide automation designs, tools to support this ecosystem. If you compare to our neighbouring countries, they enjoy what we have to offer; from our weather, infrastructure, education, cultures and so on."

According to MIDA, a total of 522 manufacturing projects worth RM103.9 billion were approved in the period of January to September 2021, compared to RM64.8 billion the same period in 2020, which translates to more than 60% increase. MIDA added that Singapore tops Malaysia's FDI sources (RM44.2 billion), followed by China (RM22 billion), Austria (RM10.9 billion), Japan (RM6.9 billion) and the Netherlands (RM6.6 billion).

MCBC's Tee said: "Malaysia is still very attractive; we still see investments coming in from China, although Singapore seems to have garnered the most. During the pandemic, the major shift of policy in China [has resulted in] more investments pumped in, in Hong Kong and Singapore, and it is still a challenge to invest in Malaysia."

The panellists concurred that Malaysia is still a top destination for multinationals to set up their regional headquarters for management, finance, and training activities.

According to InvestKL, with its "RM20 billion by 2030" target, KL is also the hub for innovation and talent, supported by a strong ecosystem, and having access to a talented multiracial workforce that's young, educated, productive and fluent in English. If there is political stability and and investor-friendly environment, along with the government transformation programme, the country will attract further FDIs.

Clarity in policies

Despite the encouraging numbers, there's certainly room for improvements. The panellists agreed that there has to be consistency in policies, and in sustaining long-term investments.

Koe said: "As far as policies, we must create confidence. A lot of policies have been created without consultation from the private sector."

"We need to have a dialogue with the authorities; and with stakeholders across the industry, be it developers, valuers, estate agencies and consultants. We need to work together with the government to improve the overall economy, otherwise we would have different visions," he added.

Das concurred. “It is good that Malaysians are recognising and communicating this issue, magic bullets are not expected overnight, but it needs to be a collaborative effort. To have this conversation, it will not only help us make the right regulatory decisions but also drive investors and their confidence to invest in Malaysia."

Meanwhile, market perception is also key. Koe said: “The industry must be very careful about the word ‘oversupply’; it will cause a knee-jerk reaction, attract the wrong attention and the wrong regulatory penalised for the oversupply, and generally, I think the oversupply situation in Malaysia refers to the high-rises in the south.”

The panellists listed the other intricacies. InvestKL’s Yam said: “Less than 2% of the property stocks here are owned by foreigners; which is equivalent to 60,000 units (out of the six million units of houses) is quite minuscule, and yet there is a [misconception] that they are driving up the property prices; also foreigners may have to consider which lands to purchase by state [as it is by state matter].”

Yam pointed out the population growth in Malaysia to stipulate the demand for housing. “Despite the pandemic, interestingly, if you look at last year, there were about 196,000 marriages. Every year, there are about 200,000 newly married couples who are looking for new homes. I believe it is a matter of pricing and good location.”

Das added: “Also, all the states are different in terms of policies. Johor and Penang, for example, have different strategies in attracting FDIs. Liveability is also key in attracting FDIs, so the investors can also bring their families, to drive those investments forward, and to live here for the long term.”

EUROCHAM Malaysia’s Roche said: “There was also a lot of controversy about the MM2H programme [with a new quota imposed on its participants, limited to no more than 1% of the Malaysian population]. I strongly recommend that we look at reducing the requirements and that will create more job opportunities and talent. We have been pushing the restart button for the EU-Malaysia free trade agreements and negotiations.”

Koe added: “Once there is better clarity; we would want the foreign business hubs, students, and retirees, hence we need more promotional efforts to capture them, and show them what we have to offer, such as the previous 'Malaysia Truly Asia' video campaign, for example."

Tee said: “When we opened the dialogue with China and the immigration, the responses were encouraging. With projects such as ECRL, it gives the impression that more investments will be coming in. There had been stringent criteria for the Chinese, and due to the pandemic, there had been delays as well. In terms of the human resource aspect of FDIs, we have to be clearer."

MIDA’s Arham emphasised ESG policies, adding: “Our policies need to be clear, consistent and transparent; we have to obey the fiscal policy. At MIDA, we have continuously engaged with all the chambers associations.

“We have to work together to ensure the investments will be here for the longer term. Moving forward, in the spirit of our competitiveness, we are working towards building a sustainable environment for FDIs in Malaysia.

“We are also planning to incorporate green ESG policies such as what the EU has done, for example to utilise renewable energy index by 2024, to give us the competitive advantage compared to our neighbours.”

Link:
https://www.theedgemarkets.com/article/financing-homebuyers-key-promote-homeownership-says-mah-sing-ceo

Press : The Edge Markets

Published date : 21/1/2022

THE EDGE™ MARKETS
MAKE BETTER DECISIONS

Financing for homebuyers key to promote homeownership, says Mah Sing CEO

Chung Ying Yi January 21, 2022 10:35 am

Ho: To revive the property sector, the Home Ownership Campaign should be extended to spur the economy and to clear some of the unsold stocks in the market. (Photo by The Edge)

PETALING JAYA (Jan 21): At the Rehda Institute's CEO Series 2022 panel discussion titled "Charting Malaysia's recovery: How can industry stakeholders work together to rebuild Malaysia's economy" held on Thursday (Jan 20), Mah Sing Group Bhd chief executive officer (CEO) Datuk Ho Hon Sang stated that financing for homebuyers is an important component to encourage homeownership.

"To revive the property sector, the Home Ownership Campaign should be extended to spur the economy and to clear some of the unsold stocks in the market," he said.

The panel was moderated by Rehda Institute chairman Datuk Jeffrey Ng Tiong Lip. Other panellists included former Bank Negara Malaysia deputy governor Tan Sri Dr Lin See Yan, Socio-Economic Research Centre economist and executive director Lee Heng Guie as well as Master Builders Association Malaysia (MBAM) deputy president Oliver Wee.

Wee highlighted that the construction and property development sector is a significant contributor to the economy. There are challenges, however, such as the shortage of skilled labour and rising cost of building materials. Therefore, more initiatives should be taken by the government to impose less tax, like the import duty on raw materials, to harmonise standard prices of materials.

To boost economic recovery and create more domestic and foreign demand, Lee said that the government needs to provide continuous support to ensure a strong recovery in the short term while continuing to strengthen resilience for the medium and long terms, and be prepared for any other shocks that may come along. "Action must be taken to address the structural problems that we face — whether it is in terms of loans, skilled labour, innovation, culture or creativity."

"In the post-Covid-19 world, we are going all the way up to attract not just foreign direct investment but also to sustain domestic investment. One area that we noticed over the last few years was that domestic investment was on a declining trend. We have to support domestic investors in particular as 98.4% comprise small and medium enterprises (SMEs) in the country. To support them, one can look into areas of regulatory, investment incentives and combined costs," Lee noted.

When talking about the economy, whether it is politicians or the private sector, Lee said that they often recommend very general policies. "How can it be done to achieve high-skilled labour? You cannot have high-skilled labour even if you train them because it depends on policies regarding investment. If the investment does not promote high-skilled investment, what is the point of having high-skilled jobs? Civil servants nowadays do not have operational experience and, as such, it will be a struggle."

Meanwhile, the country recorded a five-month-high inflation rate of 2.2% in November last year with expectations that it will moderate in 2022, but this remains uncertain.

Lin stated that inflation is a cost and it will not come down on its own unless there are policies implemented to bring it down.

"Malaysia is so used to low inflation and whenever it goes up, people expect it to come down. It is important for the government to change its policies and businessmen have to push the government for further action."

Lee concurred, saying that the impact of inflation on earnings of different sectors depends on how the degree passes through to preserve the margin and hence profitability. In the case of inflation and the central bank raising interest rates, the financial sectors are going to benefit from the perspective of an equity market.

"When there is inflation, the cost of doing business in the construction industry will increase. Unless contractors are able to maintain the costs, they will still face difficult times."

When asked about the nation's gross domestic product (GDP) that is expected to grow at between 5.5% and 6.5% in 2022, Lee reckoned that to what extent the economy will recover depends on the strength of private consumption and the government's public expenditure. "Based on our latest survey findings from the business community, they appear to be confident in the recovery but there are headwinds, such as the cost pressure, supply chain disruption and headwinds from the western world induced by how impressive the rate hikes are and the consequential impact on financial markets."

Lin stated that the reason why it is not interesting to look at GDP is because of the components that make the difference. “If you look at the components of GDP, investment is the main aspect that worries the most. The GDP [growth] figure was in double digits in the past 10 years but now it is in a single digit. This is why 70% of new graduates are leaving the country to work in Australia due to limited career opportunities locally. Malaysia is a developing country that needs support from other countries for economic growth. This can be achieved by receiving massive foreign direct investment, which contributes to a higher employment rate and a better living among Malaysians while increasing its GDP.”

Link: https://www.theedgemarkets.com/article/govt-intervention-may-be-necessary-ease-cost-pressure-property-development-%E2%80%94-rehda-institute

Press : The Edge Markets

Published date : 20/1/2022

Govt intervention may be necessary to ease cost pressure on property development — REHDA Institute

Bernama January 20, 2022 17:23 am

According to Ng, the Malaysia My Second Home (MM2H) scheme should be strengthened and expanded to create demand. (Photo by The Edge)

KUALA LUMPUR (Jan 20): Government intervention may be necessary to ease the cost pressure on the property development industry to ensure that house prices remain stable, said the Real Estate and Housing Developers' Association Malaysia (REHDA) Institute.

Chairman Datuk Jeffrey Ng Tiong Lip said the rise in costs of building materials, labour and unplanned stop-work measures due to Covid-19 in the past year affected project cash flow planning in 2021.

“The increase in material costs directly impacted the cost of doing business. This resulted in a 13% to 20% hike in construction cost. For instance, the price of mild steel has gone up by 41% and sand by up to 20% since October 2020.

"These factors have cumulatively distorted construction cost," Ng said during the opening speech at the REHDA Institute's CEO Series 2022: Annual Property Developers' Conference here.

He added that property development is already mired in a cost-push inflation situation and further cost increases cannot be absorbed by the market.

"A lacklustre market dictates no further room for price increases. At the same time, margins are already squeezed and continued to be eroded," he explained.

Higher financing for younger Malaysians who may otherwise not be able to save enough for down payments will help them to access the housing market, he noted.

The other option is “to lower the initial acquisition cost” by directly using the Employees Provident Fund Account 2 to pay for the down payment.

"Note, however, [that] for new houses in the primary market, this may require additional provisions in the standard sale and purchase agreements (SPAs),” Ng said, adding that other ways to lower the initial acquisition cost include stamp duty waivers for the SPAs, transfers and loan-related instruments.

According to him, the Malaysia My Second Home (MM2H) scheme should be strengthened and expanded to create demand.

Link: https://www.theedgemarkets.com/article/juwai-iqi-cofounder-how-pandemic-has-changed-consumer-behaviour

Press : The Edge Markets

Published date : 21/1/2022

Juwai IQI co-founder: How the pandemic has changed consumer behaviour

Chung Ying Yi January 21, 2022 11:23 am

PETALING JAYA (Jan 21): In the Rehda Institute's CEO Series sessions held on Thursday (Jan 20), Juwai IQI Holdings co-founder and non-executive chairman Georg Chmiel reckoned that the Covid-19 pandemic has significantly changed buyer behaviour in terms of the requirement of a home office or second home.

Juwai IQI is an international real estate technology group.

"People tried to avoid crowded places back then and do not like to use public transport, leading to a rise in demand for cars. There are people in the western countries who also move to remote places. All of these happened two years ago and people predicted that city centres would be empty, but this has not happened. In fact, people have come back but kept their places outside the cities and tend to have multiple locations to live in, as living spaces have become a birthplace to many," said Chmiel during his presentation of "Emerging Asia-Pacific residential housing and technology trends post Covid-19".

He noted that mental health was also quite a challenge due to the isolation of the pressure system of having children getting schooled at home. Hence, having spaces in the property to make it more liveable is extremely important

Meanwhile, there has been an increased number of virtual tours since the pandemic and this proves that videos have become an important part of marketing. "Now, the metaverse is starting to open up in the early stage and numerous people who are getting used to working from home while still working in the company in a kind of virtual world are more open to other virtual concepts," said Chmiel.

With stronger demand for ESG and the rise of 5Gs, Chmiel said certain things are now possible and better bandwidth will allow a number of things in smart housing. For instance, companies in China are rising very strongly in getting significant investments for smart housing related features such as energy efficiency, digital twin, building management, smart building, smart home and package storage.

He stated that the demand for business partners of the developers have also shifted. "In the past, it was sufficient to provide leads but nowadays, especially during the pandemic, a lead does not really help much because if the lead could not be converted, what is the purpose of having a lead? Thus, the demand for classified portals is far more into results, and just paying for an advertising space is no longer attractive, which also means that the old practice of portals that will one day replace agents is not true."

There is also a rise of technology on mobile users and new marketing channels whereby a vast majority of people, especially in Asian countries, will soon be running around with mobile phones and because the way property is being sold in future is changing. "Spurred by the pandemic and lockdowns, live streaming has been adopted by traditional industries as a major new and effective marketing channel. For example, Taobao live attracted over 5,000 estate agents from more than 500 brokers, across nearly 100 cities in China," said Chmiel.

Another trend would be the ASEAN super application, which is an extension to a normal application that one usually has on his or her phone. Chmiel explained that these apps are required in the real estate space because certain other infrastructure elements do not exist. "If you think of the average agent in the country, they do not have funds or the means to have a full blown customer relationship system. In other countries, people still operate with different systems. For example, an individual has a fully scaled back-office system, stock management system, billing system as well as an assistant to sign contracts, but some of these signatures are in development because certain legal hoops have to be overcome."

That being said, the entire landscape will change because hundreds of people with mobile phones hold a real estate office in their pocket and do not need to invest in a complex building.

Chmiel highlighted that, however, what is still missing is a good solution for financing. The main hurdle is always access to financing, which slows down the real estate market. It was not just the inability to visit the property during the pandemic, but also to get the property financed. This is where the rise of blockchain technology will make the financial industry more transparent as participants are able to have a decentralised recording system and track what is happening in the system. "The two key aspects are the crypto and non-fungible tokens

(NFTs). An NFT is a non-interchangeable unit of data that can be stored on a blockchain and cannot be traded or exchanged at equivalency. This differs from fungible tokens like cryptocurrencies, which are identical to each other, and as such, can be used as a medium for commercial transactions," he said.

Crypto, meanwhile, refers to any form of currency that exists digitally or virtually and uses cryptography to secure transactions. "It is beneficial for financing and title transfers as these cryptocurrencies do not just trade money but also trade any types of contract faster. Cryptocurrency with higher transaction speed leads to the most efficient cryptocurrency. This means that the higher the transaction speed of the blockchain is, the better its ability is to transfer data from one party to the other and confirm transactions," Chmiel added.

Link: https://www.thesundaily.my/home/pressure-from-rising-cost-of-building-materials-and-labour-LN8780836

Press : The Sun Daily

Published date : 24/1/2022

Pressure from rising cost of building materials and labour

June Moh January 24, 2022 7:00 am

According to Ng, the Malaysia My Second Home (MM2H) scheme should be strengthened and expanded to create demand. (Photo by The Edge)

KUALA LUMPUR (Jan 20): Government intervention may be necessary to ease the cost pressure on the property development industry to ensure that house prices remain stable, said the Real Estate and Housing Developers' Association Malaysia (REHDA) Institute.

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Link:
https://www.thesundaily.my/business/economists-need-to-address-skills-mismatch-JN8791658

Press : The Sun Daily

Published date : 24/1/2022

Economists: Need to address skills mismatch

June Moh January 24, 2022 7:00 am

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Link: https://www.eurocham.my/news?pagedetail=2978

Press : Eurocham Malaysia

Published date : 21/1/2022

EUROCHAM MALAYSIA
(Formerly known as EU-Malaysia Chamber of Commerce And Industry)

Annual Property Developers Conference, CEO Series by Rehda Institute

Eurocham January 21, 2022 7:00 am

EUROCHAM Malaysia's Chairman, Mr. Oliver Roche was invited to participate as one of the panellists during the panel session at the Annual Property Developers Conference, CEO Series, organised by Redha Institute.

The CEO Series 2022 by Redha Institute was more than a developer's driven event as they highlighted a number of important topics, such as:

International perspective: factors impacting Malaysia's 2022 economic outlook;

Malaysia's key sectors outlooks for 2022 post-COVID 19: trends & opportunities;

Charting Malaysia's recovery: how can industry stakeholders work together to rebuild Malaysia's economy; and

Attracting strategic foreign investments into Malaysia: how can Malaysia differentiate itself regionally.

During the panel session, Mr. Oliver Roche thanked the Malaysian Government for always being willing to listen, discuss and procure solutions to continuously grow the nation's economic outlook. He highlighted that Malaysia has a strong investment ecosystem while expressing his hopes for improvements in terms of consistency and clarity of policies of Malaysia to further attract new investment projects.

Joining together with EUROCHAM Malaysia's Chairman, Mr. Oliver Roche during the panel discussion were Dato' Arham Abdul Rahman, CEO, Malaysian Investment Development Authority (MIDA), Dato' Seri Koe Peng Kang, President, FIABCI Malaysia & Deputy President, and COO, S P Setia Berhad as well as Ms. Siobhan Das, CEO, AMCHAM Malaysia, and Datuk Tee Guan Pian, Director, Malaysia-China Business Council (MCBC). The panel session was moderated by Datuk Seri Dr. Michael Yam, Chairman, InvestKL.

EUROCHAM Malaysia's CEO, Mr. Sven Schneider was also in attendance during the session to network and engage with the fellow participants. We would like to thank Redha Institute for inviting EUROCHAM Malaysia to participate in this year's Annual Property Developers Conference, CEO Series. We look forward to future collaborations and partnerships with Redha Institute.

AMCHAM MALAYSIA

American Malaysian Chamber of Commerce

Link: https://amcham.com.my/category/chamber-news/

Press : Eurocham Malaysia

Published date : 21/1/2022

Annual Property Developers Conference, CEO Series by Rehda Institute

AMCHAM January 21, 2022 7:00 am

AMCHAM's CEO Siobhan Das was invited to participate as a panelist at the CEO Series 2022 organized by REHDA Institute. She participated in the second panel discussion themed "Attracting strategic foreign investment into Malaysia: How can Malaysia differentiate itself regionally?"

Joining the panel discussion were Dato' Arham Abdul Rahman, CEO, Malaysian Investment Development Authority (MIDA), Dato' Seri Koe Peng Kang, President, FIABCI Malaysia & Deputy President and COO, S P Setia Berhad, Mr. Oliver Roche, Chairman, EUROCHAM Malaysia, Datuk Tee Guan Pian, Director, Malaysia-China Business Council (MCBC) and Datuk Seri Dr Michael KC Yam, Chairman, InvestKL moderated the session.

Dato' Arham Abdul Rahman started off the session by presenting some of Malaysia's FDI achievements, emphasizing on the improved investments in the 1st – 3rd quarter of 2021, and cited the top FDI sources and some of the high quality projects. Topics discussed included Malaysia's talent pool, digital technologies, the need to have a stable ecosystem for investment, regulations, the ratification of treaties such as the RCEP, and liveability. Panelists provided their input on how to address the issues and the way forward.

Thank you to REHDA Institute for inviting our CEO to be a panelist. We look forward to more engaging discussions as 2022 continues to unfold.

Link: https://www.phnompenhpost.com/post-property/keeping-malaysia-building-materials-prices-check

Press : The Phom Penh Post

Published date : 26/1/2022

Keeping Malaysia building materials prices in check

Asia News Network January 26, 2022 7:00 am

Rising building material prices can pose challenges to the recovery of the property sector in Malaysia this year.

According to experts, house prices may go up as a result of costlier building material prices, as developers pass the cost to buyers.

"We expect that the property market will do better than the past two years, but it will remain challenging due to uncertainties such as the Omicron variant, persistent high overhang units, labour shortages and increasing building material prices," Socio-Economic Research Centre executive director Lee Heng Guie said last week.

Lee was speaking at the panel discussion at the annual CEO Series Conference organised by the Real Estate and Housing Developers' Association Malaysia (Rehda) Institute.

He expects the property sector to be supported by the country's economic recovery.

Lee has forecast the economy to grow 5.2 per cent in 2022 compared with 3.4 per cent in 2021.

Mah Sing Group Bhd CEO Ho Hon Sang, who was among the panellists at the event, said he hoped the government would extend the Home Ownership Campaign (HOC).

He said under the HOC, the property sector saw more than 90 billion ringgit ($21.5 billion) in sales over the last two years.

"The HOC is something we need to continue as the property sector is still faced with uncertainties, such as the emergence of a new Covid-19 variant. We are still in the stage of recovery.

"During the movement control order [MCO], we lost five to six months of sales. We need to compensate for the time lost during the implementation of the MCO," he said at the panel discussion.

Rehda deputy president NK Tong said the agency had submitted a request to the government to extend the HOC.

"We want to thank the government for actually extending it from the end of May last year to the end of December.

"However, in the interim, as you know, there was an MCO period of five months.

"Showrooms were closed. While there were some sales online, I think we missed the opportunity as well.

"So, we have written to the government but we have yet to hear from them," he told reporters on the sidelines of the conference.

Rehda Institute chairman Jeffrey Ng said increases in material costs had impacted the cost of doing business, which has resulted in a 13 per cent to 20 per cent hike in construction costs.

"For instance, the price of mild steel surged by 41 per cent and sand has risen 20 per cent since October 2020," he said during his keynote speech.

According to Ng, among the challenges faced by the real estate and property development industry were the rising cost of building materials, an increase in labour costs affecting project cash flow planning, as well as the MCO that had temporarily halted construction work.

"As the real estate and property development sector is already in a 'cost-push inflation' market, further cost increases cannot be absorbed by the market, as prices have been fixed beforehand.

"A lacklustre market dictates no further room for price increases while margins are already squeezed and continue to be eroded.

"Hence, government intervention may be necessary to ease the cost pressure on the real estate and property development industry to ensure that house prices remain stable," he said.

In addition, Ng suggested the country relook at expanding its Malaysia My Second Home (MM2H) Scheme to spur the property market.

"An expansion of such schemes could also encourage international business migration into the country, and attract more businesses and talents compared to a purely retirement programme," he said.

MALAY NEWS

myMetro

Link:
https://www.hmetro.com.my/bisnes/2022/01/802109/kerajaan-perlu-campur-tangan-isu-kos-pembangunan-hartanah

Press : Harian Metro

Published date : 20/1/2022

Kerajaan perlu campur tangan isu kos pembangunan hartanah

Bernama January 20, 2022 17:23 am

Jeffrey (tiga dari kiri) bertukar dokumen perjanjian persefahaman dengan Presiden Monash Universiti, Andrew Walker (tiga dari kanan) pada majlis "CEO Series 2022 Annual Property Developers Conference" di Sunway Putra Hotel. FOTO SAIFULLIZAN TAMADI.

Kuala Lumpur: Campur tangan kerajaan mungkin diperlukan untuk mengurangkan tekanan kos terhadap industri pembangunan hartanah bagi memastikan harga rumah kekal stabil, kata Persatuan Pemaju Hartanah dan Perumahan Malaysia (Rehda).

Pengerusinya Datuk Jeffrey Ng Tiong Lip berkata kenaikan kos bahan binaan, buruh dan langkah-langkah berhenti kerja yang tidak dirancang akibat Covid-19 pada tahun lepas telah menjejaskan projek perancangan aliran tunai pada tahun 2021.

"Peningkatan kos material secara langsung memberi kesan kepada kos menjalankan perniagaan. Ini telah mengakibatkan kenaikan sebanyak 13 peratus hingga 20 peratus dalam kos pembinaan. Sebagai contoh, harga keluli lembut telah meningkat sebanyak 41 peratus dan pasir sehingga 20 peratus sejak Oktober 2020.

"Faktor-faktor ini telah memberi kesan kepada kos pembinaan," katanya ketika berucap pada persidangan 'CEO Series 2022 - Annual Property Developers' anjuran Rehda, hari ini.

Ng berkata pembangunan hartanah sudah pun terkesan dalam situasi kenaikan harga dan peningkatan kos sehingga ia tidak dapat diserap oleh pasaran.

"Pasaran tidak aktif menentukan tiada ruang lagi untuk kenaikan harga sementara margin sudah dihimpit dan ia berlanjutan untuk terhakis.

Pembiayaan lebih tinggi untuk golongan muda Malaysia yang mungkin tidak dapat menyimpan wang yang secukupmnya untuk bayaran pendahuluan akan membantu mereka mengakses pasaran perumahan, katanya.

Pilihan lain adalah untuk menurunkan kos pemerolehan awal dengan terus menggunakan Akaun Dua Kumpulan Wang Simpanan Pekerja (KWSP) untuk membayar bayaran pendahuluan.

"Bagaimanapun, perlu diambil perhatian bagi rumah baharu di pasaran primer, ia mungkin memerlukan peruntukan tambahan dalam Perjanjian Jual Beli (SPA) standard. Cara lain untuk mengurangkan kos pemerolehan awal termasuk pengecualian duti setem untuk SPA, pemindahan dan instrumen berkaitan pinjaman.

Ng berkata program Malaysia Rumah Keduaku (MM2H) harus perkukuh dan diperluaskan untuk mendorong permintaan.

Link:
https://www.bharian.com.my/bisnes/hartanah/2022/01/913671/kos-bahan-binaan-lonjak-harga-kediaman-bertingkat

Press : Berita Harian

Published date : 20/1/2022

Kos bahan binaan lonjak harga kediaman bertingkat

Hazwan Faisal Mohamad January 20, 2022 14:00 pm

KUALA LUMPUR: Harga kediaman bertingkat baharu dijangka meningkat lebih tinggi berbanding rumah bertanah susulan kenaikan harga bahan binaan, demikian mengikut Persatuan Pemaju Hartanah dan Perumahan Malaysia (REHDA).

Timbalan Presidennya, Datuk NK Tong berkata, ini kerana projek hartanah bertingkat menggunakan lebih banyak bahan binaan seperti besi dan konkrit daripada kediaman bertanah.

Dalam pada itu, bagi kediaman bertanah pula, kos utamanya adalah harga tanah itu sendiri.

"Sukar untuk saya katakan (sama ada kenaikan harga bahan binaan boleh menyebabkan kenaikan 10-20 peratus harga rumah). Tetapi saya boleh katakan, kesan daripada kenaikan kos (harga bahan binaan) adalah lebih besar kepada kediaman bertingkat kerana penggunaan besi dan konkrit yang lebih signifikan.

"Manakala bagi kediaman bertanah, komponen yang lebih besar dalam menentukan harga ialah kos tanah," katanya kepada media ketika ditemui selepas pelancaran Persidangan Pemaju Hartanah Tahunan Siri CEO 2022 di sini, hari ini.

Yang turut hadir Pengerusi REHDA Institute, Datuk Jeffrey Ng Tiong Lip.

Mengenai Kempen Pemilikan Rumah (HOC), NK berkata, REHDA pada akhir tahun lalu telah memohon untuk kempen itu yang telah berakhir pada 31 Disember 2021 dilanjutkan lagi pada tahun ini.

Katanya, pihaknya ingin merakamkan penghargaan kepada kerajaan kerana telah melanjutkan HOC dari Mei 2021 hingga akhir tahun lalu."Namun, dalam tempoh itu, negara telah dikenakan perintah kawalan pergerakan (PKP) selama hampir lima bulan menyebabkan banyak rumah pameran dan pejabat ditutup.

"Walaupun jualan masih boleh dilakukan secara dalam talian, tetapi kami telah terlepas peluang (akibat PKP).

"Kami masih belum menerima apa-apa maklum balas daripada kerajaan (mengenai permohonan lanjutan HOC), tetapi apa yang kami tahu ia tidak dilanjutkan buat masa ini," katanya.

Sementara itu Jeffrey di dalam ucapan aluannya berkata, campur tangan kerajaan adalah perlu bagi mengurangkan tekanan kos ke atas industri hartanah dan pembangunan hartanah bagi memastikan harga rumah kekal stabil.

"Memandangkan pasaran hartanah dan pembangunan hartanah sudah berada dalam pasaran inflasi tolakan kos, kenaikan kos selanjutnya tidak dapat diserap oleh pasaran kerana harga telah ditetapkan terlebih dahulu sebelum ini dan pasaran yang tidak cergas menentukan tiada ruang lagi untuk kenaikan harga sementara margin sudah dihimpit dan berterusan untuk terhakis.

"Oleh itu, campur tangan kerajaan mungkin perlu untuk mengurangkan tekanan kos ke atas industri hartanah dan pembangunan hartanah bagi memastikan harga rumah kekal stabil," katanya.

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REHDA mahu HOC dilanjutkan kerana mampu menghidupkan semula ekonomi

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KUALA LUMPUR, 20 Jan -- Pelanjutan Kempen Pemilikan Rumah (HOC) akan memacu jualan hartanah di negara ini dan membantu menghidupkan semula ekonomi, kata Persatuan Pemaju Hartanah dan Perumahan (REHDA) Malaysia.

Timbalan Presiden REHDA Datuk Tong Nguen Khoong berkata sektor hartanah memainkan peranan penting dalam memacu pertumbuhan kerana ia melibatkan kira-kira 180 industri hiliran daripada pelbagai sektor ekonomi.

Beliau berkata pelanjutan HOC akan memberi peluang besar dalam merangsang ekonomi memandangkan ini masa terbaik bagi mereka yang tiada rumah sendiri membuat pembelian.

"Kami ingin berterima kasih kepada kerajaan kerana telah memanjangkan HOC dari hujung Mei tahun lepas hingga akhir Disember. Bagaimanapun, dalam tempoh tersebut, terdapat Perintah Kawalan Pergerakan (PKP) selama lima bulan.

“Bilik pameran terpaksa ditutup. Walaupun terdapat beberapa jualan dalam talian, masih ramai yang terlepas peluang. Oleh itu, kami telah menulis surat kepada kerajaan untuk lanjutan HOC, tetapi kami masih belum mendapat maklum balas. Setakat yang kami tahu, HOC belum dilanjutkan,” katanya kepada pemberita hari ini semasa persidangan Ketua Pegawai Eksekutif Institut REHDA Siri 2022 - Persidangan Pemaju Hartanah Tahunan.

Mengulas seterusnya sama ada kerajaan akan meyambung HOC pada 2022 , Tong berkata ia adalah keputusan yang sukar untuk dibuat kerana terdapat banyak faktor lain yang perlu diambil kira.

“Kementerian Kewangan perlu mengimbangi semua faktor yang berkaitan dengan lanjutan HOC, jadi terserah kepada kerajaan tetapi saya fikir mereka mempunyai pendekatan yang berbeza untuk memajukan ekonomi,” tambah Tong.

HOC ialah inisiatif kerajaan yang direka bagi menyokong pembeli rumah dan menggalakkan penjualan hartanah yang tidak terjual.

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CHINESE NEWS

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大马房地产发展商会学院与大马蒙纳士大学签署了解备忘录，共同推动“全国数字化行销转型倡议”。左起任广财、张昌国、黄中立、安德鲁、利查及慕达扎。（吉隆坡 20 日讯）这一波建材价格上涨，高楼房产价格将受最大影响! 马来西亚房地产发展商会（REHDA）署理主席拿督童银坤说，若建材价格上涨情况未见缓 和，国内房价将相应调涨，其中高楼房产的涨幅将高于有地房产。他指出，由于高楼房产比有地房产使用较多的钢材，因此其涨幅将比有地房产较高，后者的 主要成本为土地价格。“我很难说涨幅会是多少，但（建材）成本上涨的情况，将对高楼房产造成较大影响。”童银坤今日出席 2022 年大马房地产发展商会总执行长系列大会后，针对建材上涨的情况，是否将导致房价上涨 10%至 20%的提问，这么回应。他指出，由于发展商与承包商早前已签署合约，因此现有房产的价格不会受到影响，惟发展 商在推介新计划时，将采取较为谨慎的方式，包括将根据建材上涨的情况，相应调整房产售 价。

较早前，童银坤在“规划大马复苏：业者可如何合作重建大马经济”小组讨论环节指出，他 昨日与承包商通话时，对方表示每吨钢材价格已上涨至 3070 令吉，而当初签订合约时，钢 材价格每吨 2150 令吉。他说，该商会已促请政府针对建材上涨情况采取干预行动或推介相关政策，避免发生 20 年 前钢材价格上涨至逾 4000 令吉，最终导致一些计划被搁置的情况。童银坤：拥屋计划暂未获延长 针对该商会要求政府延长“拥屋计划”（HOC）的最新进展，童银坤说，随着拥屋计划在 去年 12 月 31 日终止，该商会也在同一个月份，向政府提出延长至今年 12 月 31 日的要求。“截至目前，我们没有获得任何回应。据我们的了解，这计划目前没有获得延长。”他解释，由于我国曾实行约 5 个月的行动管控令，发展商的许多展销处或办公室也被迫暂时 关闭，导致失去一些促销机会。

黄中立：解决建材飙涨问题 大马房地产发展商会学院主席拿督黄中立今日敦促政府采取行动，解决建材飙涨的问题，以 确保房价维持稳定。他今日致词时指出，建材飙涨直接对经商成本造成影响，包括导致兴建成本增加了 13%至 20%。“例如，自 2020 年 10 月以来，低碳钢（mild steel）价格飙升了 41%，沙的价格也上涨了 20%。”黄中立指房地产业面对的挑战，包括建材成本上升、现金流规划受到劳动力成本增加的影 响，以及管控令导致建筑工程暂停。他说，由于房地产业已处于“成本推动通胀”的市场，导致在（兴建）价格已预先固定的情 况下，市场无法吸收额外的成本上涨。“低迷市场反映价格已没有进一步上涨的空间，与此同时，利润已受到挤压及继续受到侵 蚀。“鉴于此，政府有必要进行干预，以缓解房地产业的成本压力，确保房价保持稳定。”

李兴裕：今年建筑业料增长 10.6% 中总社会经济研究中心执行董事李兴裕指出，在过去两年分别萎缩 19.4%及 2%的建筑业领 域，预计可在今年取得 10.6%的显著增长。他说，由于大多数建筑业领域在过去两年受到管控令的影响，在无法全面投入营运的情况 下，进而出现萎缩情况。他续说，今年有助推动房地产市场发展因素，包括史上新低的利率、6 年及以上房产交易免 缴产业盈利税（RPGT），以及总值 20 亿令吉的房屋借贷担保计划。他今日在 2022 年大马房地产发展商会总执行长系列大会，针对国内各关键领域于今年的趋 势与展望，这么说。李兴裕指出，建筑业领域面对的挑战，包括建材成本上涨、高企的滞销单位、无法偿还房贷 的情况可能导致拍卖房产增加、生活成本增加打击购兴，以及劳工短缺等。

MEDIA CLIPPINGS