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(2006 to 2025). The region has so far recorded a cumulative investment of RM208 billion with 60% said to come from local investors. Of the total investment, 51% is realised on the ground – the largest contributor to the committed investments coming from retail/mixed development, followed by manufacturing, then residential.

While the Iskandar Malaysia market was slow in 2016 (due to the overall global market), Naptic recorded RM10.57 billion worth of transactions.

The year was reported exciting for the office sector with the market witnessing four office building transactions valued at RM1.24 billion. Rentals for purpose-built offices set a new benchmark in Iskandar Puteri.

The hotel sector was said to have picked up pace due to rapid development of the Iskandar Malaysia economic corridor, additional direct flights connecting Johor to Asian countries, as well as more property developments promoted internationally. The weakening ringgit was also noted to have encouraged more tourism activities there.

On the whole, Johor experienced a general slowdown in terms of transaction activities and new high-end development products, particularly in residential sub-sectors. This has caused developers to diversify their plans to offer more affordable products to meet market needs.

In the industrial sector, some MNC companies are reported to be still exploring and expanding their investments in Iskandar Malaysia.

SABAH

Generally a lacklustre market in Sabah for 2016 with a slowdown in transaction activities. Reasons being softer market sentiments and continued strict lending measures imposed by the Central Bank and financial institutions. Still, prices of properties, even those in attractive locations have remained and not declined.

Fewer property launches were recorded compared to 2015 – dominating the market were new mid-market segment condominium launches. For 2017, this sector is forecast to have little change given the expected challenging economic conditions and other reasons.



Sarawak.

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attractive locations were reported to be still in demand despite the softer market. Prices have also generally remained and not dipped. With the slowdown, affordable housing is and has as before, been in demand, and will do well given reasonable locations and suitable house types.

The recent approval by the Sarawak Planning Authority to increase development density there from eight to 10 units for landed housing and 24 to 30 units for stratified housing, is expected to set the pathway for private developers to build more affordable housing developments.

The general outlook for 2017 is reported to be stormy and unpredictable, with a generally overbuilt environment, slower absorption rate, increased household debt, more stringent financing situations and increased costs of businesses and living. Reduced consumer spending is expected to crimp demand and impact the construction and retail sectors negatively.

However, exceptional areas like Bintulu and Mukah, earmarked under the 10th and 11th Malaysia Plan, are expected to spearhead growth in Sarawak due to the implementation of mega projects.

SARAWAK

Property in 2016 was sluggish for Sarawak, rather flat with fewer launches on the whole except for certain sub-sectors of stratified housing launched as part of a mixed development retail-residential concept. Construction activities also saw a general slowdown with the market struggling to finish completing off launched units.

Properties in prime and

OVERALL VIEW

Listed below are indications of the recent past and future market outlook across major property sub-sectors and regional areas in Malaysia. [Retrieved from CBRE / WTW Research – Asia Pacific Real Estate Market Outlook]

2016 - 2017 MARKET DIRECTION

	All Sectors		L. Residential		HR Resi		PBOffice		Shop Office		Retail		Industrial		Hotel	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
MAIN MARKET																
Klang Valley	▶	▶	▶	▶	▶	▶	▶	▶	N.A.	N.A.	▶	▶	▶	▶	▶	▶
Penang																
Penang Island	▶	▶	▶	▶	▼	▼	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
Seberang Perai	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
Iskandar M'sia	▼	▶	▼	▶	▼	▼	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
Kota Kinabalu	▶	▶	▼	▼	▼	▼	▶	▶	▼	▼	▶	▶	▶	▶	▶	▶
Kuching	▶	▶	▶	▶	▶	▶	▶	▶	▼	▼	▼	▼	▶	▶	▶	▶
REGIONAL																
WEST MALAYSIA																
Northern Region																
Alor Star	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
Ipoh	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
East Coast Region																
Kuantan	▼	▶	▼	▶	▼	▶	▶	▶	▼	▶	▼	▼	▶	▶	▶	▶
Kota Baru	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
K. Terengganu	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
Southern Region																
Seremban	▼	▶	▼	▶	▼	▶	▼	▼	▼	▶	▼	▶	▼	▶	N.A.	N.A.
Malacca	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
Batu Pahat	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	▶
EAST MALAYSIA																
Sabah																
Sandakan	▶	▼	▶	▶	▶	▶	▶	▶	▶	▶	N.A.	N.A.	▶	▶	N.A.	N.A.
Tawau	▼	▶	▶	▶	▶	▶	▶	▶	▶	▼	▼	▶	▶	▶	▶	▶
Lahat Datu	▼	▼	▼	▼	N.A.	N.A.	N.A.	N.A.	▼	▼	▼	▼	▼	▼	▼	▼
Keningau	▼	▼	▼	▼	N.A.	N.A.	N.A.	N.A.	▶	▶	▶	▶	▶	▶	▶	▶
Labuan	▶	▼	▶	▶	▶	▼	N.A.	N.A.	▶	▶	▶	▶	▼	▶	▶	▶
Sarawak																
Sibu	▼	▼	▼	▼	▶	▶	N.A.	N.A.	▶	▼	N.A.	N.A.	▶	▶	▶	▶
Miri	▼	▼	▶	▼	▼	▼	▼	▼	▶	▼	▶	▼	▶	▶	▶	▶
Bintulu	▶	▼	▶	▶	▶	▶	▼	▼	▶	▼	▶	▼	▶	▶	▶	▶



Sabah.

PHOTO: WWW.PROPERTYGURU.COM.MY

Home and property investment fair

INTERESTED in learning about property? Or maybe pick up tips and tricks on purchasing or investing in real estate or if it is the right time to buy or sell, perhaps just to understand the market or current property landscape?

If you would like to know more about any of these, register and secure a place at the upcoming iProperty.com Malaysia Home & Property Investment Fair.

Held at Mid Valley Exhibition Centre from Feb 17 to 19 from 11am to 9pm, the three-day fair has much to offer. One such privilege is to be the first to view upcoming property project launches, especially with some of the top developers participating in this fair, 40 exhibitors in all.

The exhibition is free and open to the public. Besides being some of the first to view exclusive property launches, visitors can gain valuable property insights and tips from renowned industry experts like Ahyat Ishak, Ishmael Ho, Gary Chua, Alan Poon, Chris Tan and others. They will also deliver talks on various property-related issues and address

industry concerns.

There will also be a Millionaire Forum by Mastery Asia on Feb 18, open to only platinum cardholders of any bank. To join this forum, just subscribe for a platinum card with your bank.

All registered visitors to the fair will stand a chance to win exciting prizes via lucky draws that will run throughout the expo. Prizes include home appliance products, Apple Watch Series 1, cash vouchers and more.

A special lucky draw session will be open to property purchasers on Feb 19. Anyone who purchases a property at the fair will have a chance to win round-trip tickets to Bali for two, Samsung 50" Smart UHD LED televisions, gadgets like iPad Pro 32GB and Apple Watch Series 2 and more. Moreover, be the first 100 visitors to the fair and take home a plant for free.

There are many reasons to be part of this property purchase and investment fair, so save the dates, stay tuned to iProperty.com or its Facebook page for updates and register your interest.



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