



# Fewer homes were sold in Selangor in 2017

> Value of the homes transacted however were 3% higher at RM22.6bil from RM21.9bil in 2016

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**PETALING JAYA:** Fewer homes were sold in Selangor in 2017, a 2.7% drop to 47,551 from 48,879 in 2016, according to the Property Market Report 2017.

According to the report, the volume of residential property transactions in the state has been on a downward trend since 2014. In 2014, 60,903 units were transacted, reflecting a 5.2% decline from 64,269 units the year before.

The decline continued in 2015, dropping 5.1% to 57,827 units. The biggest decline was recorded in 2016, when the number of units transacted dipped 15.5% to 48,879 units.

However, there was an increase in terms of value last year, rising 3% to RM22.6 billion from RM21.9 billion in 2016. This is an improvement from the 7.7% and 11.8% decline in value in 2015 and 2016 respectively.

However, prices of residential properties have recorded marginal growth across the board, with residential properties both landed and high-rise in prominent and established areas still enjoying capital gains.

"Houses located in established



areas served with efficient road linkages, adjacent to higher learning institutions and shopping complex experienced capital appreciation," the report said.

As at the fourth quarter of 2017 (Q4 2017), the All House Price Index for Selangor stood at 193.6 points, an increase of 6.2% from 182.3 points in the fourth quarter of 2016 (Q4 2016). The Average All House Price for the state stood at RM469,518 at Q4 2017, higher than RM442,007 in Q4 2016.

The number of new launches in Selangor's primary residential market increased by 67.2% to 13,522 units last year from 8,086 units in 2016 while overall sales performance improved to 45.1% compared with 35.6% in 2016.

Apartments and condomini-

niums formed the bulk of new launches, accounting for 44.3% of the total.

In line with the soft property market in the state, the residential overhang saw an increasing trend last year with the overhang volume rising to 3,713 units worth RM3.62 billion compared with 1,718 units worth RM1.44 billion in 2016.

"The upsurge in overhang was attributed to the stratified houses, where more than half are concentrated in the Petaling district, within the price range of RM500,000 to RM1 million per unit," the report said.

On a more positive note, the number of unsold units under construction and not constructed decreased by 10.3% to 11,172 units and 22.6% to 263 units respectively.

In terms of construction activities, the report said this was less encouraging compared with 2016, as completions fell 38.9% to 10,910 units last year from 17,847 units in 2016.

The number of starts rose 27.6% to 29,814 units last year from 23,366 units in 2016 while new planned supply fell 1% to 20,417 units last year from 20,625 units in 2016.

At end-2017, there were 1.5 million existing residential units with another 121,555 units incoming supply and 83,621 units in planned supply.

Looking at the state's home ownership schemes, the Rumah Selangorku initiative surpassed its initial target of 15,000 units. (A total of 3,394 units were completed by end-2017).

Overall, the residential sub-sector retained its lion's share of the property market in Selangor, contributing 77.3% to the total 61,500 transactions recorded in the state last year.

The state's property market is expected to remain on a positive path, backed by various ongoing and proposed infrastructure projects.

The MRT SBK Line which started operations in July 2017 is expected to have a positive impact on the property market along the route and surrounding areas while the 9km Rawang Bypass which opened in November 2017 is expected to boost value and demand for residential and commercial properties in Hulu Selangor.

## PROPERTY LISTINGS

### in Kuala Lumpur

Project: **M Centura**  
Type: **Serviced apartments**  
Price: **From RM350,000**  
Developer: **Mah Sing Group Bhd**

Located in Sentul, Kuala Lumpur, this freehold project features lifestyle resort facilities as well as smart and green features. The RM630 million project offers 1,413 units sized between 646 sq ft and 1,001 sq ft, housed within two 47-storey towers.



Project: **CitiZen 2**  
Type: **Serviced apartments**  
Price: **RM435,000 (average selling price)**  
Developer: **Binastra Land Sdn Bhd**

This freehold project is located in Old Klang Road, next to the developer's previous project named CitiZen. The RM500 million project comprises 837 units in two sizes, 725 sq ft and 883 sq ft.



Project: **PV18 Residence @ Setapak Lake City**  
Type: **Condominium**  
Price: **From RM473,000**  
Developer: **Platinum Victory Sdn Bhd**

PV18 Residence is a leasehold project located in Setapak. The project comprises two blocks of residences built on 5.56 acres, offering a total of 852 units featuring dual key concept. Buyers may select from two types, sized 1,021 sq ft and 1,219 sq ft.



## Value of KL commercial transactions nosedived in 2017

**PETALING JAYA:** The value of transactions in the Kuala Lumpur commercial property market took a nosedive last year, despite a 1.6% rise in volume of transactions.

According to the Property Market Report 2017, the value of transactions fell 57.6% to RM8.47 billion from RM19.99 billion the year before due to fewer number of major sales recorded in the year.

The segment recorded a 1.6% rise in volume of transactions to 3,238 last year from 3,186 transac-

tions in 2016.

In Selangor, the situation was reversed with volume of commercial property transactions falling 8% to 5,154 units from 5,601 units in 2016 while value improved 10.5% to RM6.61 billion from RM5.99 billion in 2016.

Note that the increase in value comes after three years of decline. In 2014, value of transactions fell 1% before plunging 14.3% in 2015. Values fell further by 13.2% in 2016. Market activity in the shop sub-

sector in Kuala Lumpur showed a turnaround as the volume and value of transactions recorded an upward trend by 7.7% and 20% respectively to 476 transactions worth RM1.2 billion last year, from 442 transactions worth RM998.58 million in 2016.

The number of completions more than doubled to 444 units from 164 units in 2016. However, starts and new planned supply shrank by 66.3% and 97.4% respectively. As of end-2017, there were 26,197 existing shops with another 1,034 units in incoming supply and 823 units in planned supply.

In terms of price, three-storey shops in some schemes namely Jalan Ipoh, Taman Tun Dr Ismail and Rampai Business Park saw double-digit contraction while rentals were generally stable with increases recorded at prominent business localities.

While Kuala Lumpur did not suffer from any overhang in shops, Selangor recorded an increase of overhang units by 22.2% to 419 units from 343 units in 2016. The unsold under construction units also increased, by 35.8% to 603 units from 444 units previously.

For the shopping complex sub-sector, supply of space in

Kuala Lumpur continued to climb, ending the year at 3.03 million square metres (sq m) while occupancy fell slightly to 85.3% from 86.9% in 2016. In Selangor, supply rose to 3.50 million sq m while occupancy remained at 85.4%.

The purpose built-office segment in Kuala Lumpur saw some prominent transactions last year, including The Integra Tower, Wisma Selangor Dredging, Wisma Straits and Bangunan MABA.

The average occupancy rate improved to 80% from 77.9% in 2016 while the annual take-up was commendable at 380,236 sq m, due to the good performance of occupancy rate for new completions and pertinent tenant entries in several purpose-built office buildings.

A total of 12 new completions of private office buildings were recorded last year with a total space of 311,318 sq m.

Although the rental market remained stable, prices saw a downtrend.

A decline of 8-9.9% was recorded in Megan Avenue 1, Megan Avenue II and UOA Centre while a decline of more than 4% was recorded in North Point Mid Valley and Q Sentral.

## LIVING IDEA

M Centura is hosting talks on interior designing (ID) and home loan tomorrow, May 19. Learn more about ID tips on house renovation and benefits of fixed rate home loan. The event will be held from 12pm till 4pm at M Centura Sales Gallery located at G-07, Maxim Citylights Sentul, No. 25 Jalan Sentul Pasar, 51000 Kuala Lumpur. There are limited seats available and registration can be done online at [mcentura.com.my](http://mcentura.com.my). M Centura are serviced apartments in Sentul, developed by Mah Sing Group Bhd.



BIG HOMEExpo will be held at the Bukit Jalil Stadium, Car Park B this weekend. The one-stop home exhibition for refurbishment, renovation and decoration began yesterday (May 17) and ends this Sunday (May 20).