



Penang home market subdued in 2017

> Transaction volume for residential units fell 8.1%, while the overall property market transactions fell 9.6%

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PETALING JAYA: The Penang residential property market remained subdued last year, in line with the overall property market in the state, the Property Market Report 2017 revealed.

According to the report, overall property market softened further last year with a 9.6% drop in transactions to 16,592 units from 18,352 units the year before, although values rose 8.6% to RM10.39 billion from RM9.56 billion the year before.

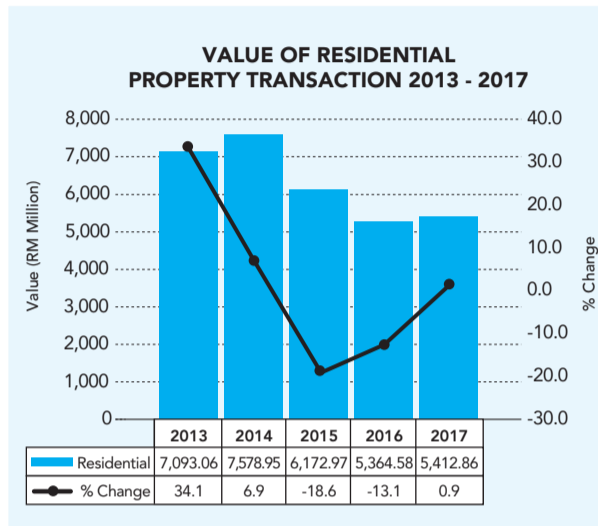
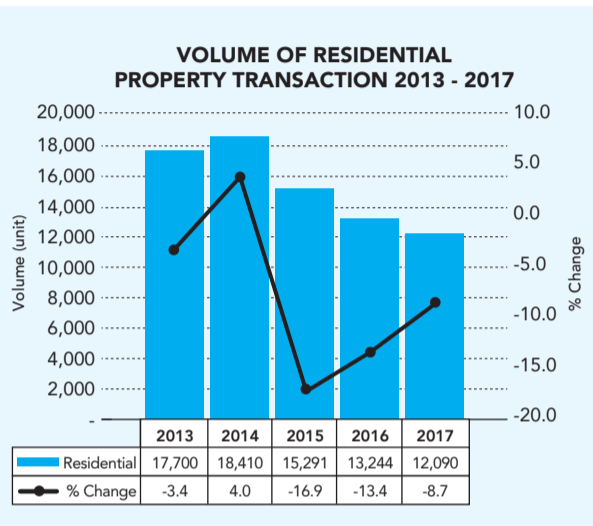
The residential sub-sector, which made up 72.9% of the state's property transaction volume, saw another decline in volume of transactions, marking three consecutive years of falling volume.

Volume of transactions fell 8.7% to 12,090 units, from 13,244 units. Value of transactions however bucked the trend of previous years, growing marginally by 0.9% to RM5.41 billion.

The number of new residential launches fell 31.3% last year to 3,879 units from 5,646 units in 2016, with 65% of new launches being condominiums and apartments. Sales performance was promising last year at 39%.

Despite the slowdown in new launches, the residential overhang worsened with 3,916 units worth RM3.82 billion. The increase was more than double, both in terms of volume and value, from 1,896 units worth RM1.47 billion in 2016.

Most of these units were condominiums and apartments priced more than RM500,000



per unit.

The unsold under construction units also grew, by 13.9% to 9,249 units from 8,119 units in 2016 while the unsold not constructed units decreased significantly by 97.3% to 80 units last year from 2,918 units in 2016.

Construction activity moderated last year as completions and starts shrank by 19.7% and 33.5% to 11,593 units and 10,681 units respectively, from 14,430 units and 16,060 units respectively in 2016.

However, new planned supply increased by more than two-fold to 12,864 units from 3,618 units in 2016. At end-2017, there were 497,396 existing residential units with another 44,046 units in incoming supply and 24,597 units in planned supply.

Prices of residential properties showed mixed movement across the state. In Seberang Perai Tengah, single storey terraced homes located nearby Aeon Mall and Tesco Hypermarket saw price

increases while double storey terraced homes close to industrial areas recorded price gain.

Similar price uptrend was recorded in housing schemes located within new townships due to higher demand.

In the stratified segment, two-bedroom flats in Taman Sri Aman recorded notable price increase due to its strategic location nearby The Golden Development Triangle area while three-bedroom flats located adjacent to higher learning institutions such as Politeknik Seberang Perai enjoyed double-digit price increase.

As at Q4 2017, the All House Price Index for the state stood at 191.4 points, up by 4.6% from 182.9 points a year ago. The average All House Price for the state stood at RM429,234 during the quarter, compared with RM410,058 the year before.

The rental market was stable across the board, with positive rental growth in selected locations. In Seberang Perai Utara, double-

storey terraced homes in schemes adjacent to Pusat Perniagaan Raja Uda saw rental increases of 3.1% to 14.2%.

For 2018, Penang's property market is expected to be promising, supported by ongoing and upcoming projects, with infrastructure for transportation continuing to be one of the key development agenda for the island.

The newly operating Penang Sentral will be a new landmark for Seberang Perai. Upon completion, the transportation hub will also be a commercial trading centre comprising Rural Trade Centre, hotel, shopping centre and shops.

On the construction front, several notable developments include Seri Tanjung Pinang Phase 2, Sunway Valley City and Penang International Commercial City.

The Penang state government is also committed towards building 27,230 affordable homes in 17 projects throughout the state. This will be implemented via Penang Development Corporation.

PROPERTY LISTINGS

in Penang

Name: **Montage**
Type: **Condominiums**
Price: **From RM700,000**
Developer: **Prisma Bumiraya Sdn Bhd**

Montage is a freehold, low-density development located in Sungai Nibong, comprising a 34-storey block. Units are sized at 1,015 sq ft each.



Name: **City of Dreams, Seri Tanjung Pinang**
Type: **Luxury apartments**
Price: **From RM1.48 million**
Developer: **Ewien Zenith Sdn Bhd**

Located within the Seri Tanjung Pinang development in Tanjung Tokong, City of Dreams offers 572 units of luxury apartments sized from 1,097 sq ft to 2,351 sq ft. The freehold project comprises two 40-storey towers named Elaine and Chloe.



Name: **The Zen**
Type: **Condominiums**
Price: **From RM300,000**
Developer: **Asia Green Properties Sdn Bhd**

The Zen is a mixed development located in Bayan Mutiara. It offers 2,000 condominium units housed within two 46-storey towers, of which 1,200 units are affordable homes. The affordable homes are sized 850 sq ft each with prices starting from RM300,000.



LIVING IDEA

Gamuda Land pledges audit of biodiversity in new towns

PETALING JAYA: Gamuda Bhd's property arm, Gamuda Land, has pledged to scientifically audit the health of biological diversity in its new towns through its Gamuda Parks initiative, which aims to improve park design and maintenance.

The pledge, which was made at the official launch of Gamuda Parks in conjunction with International Day for Biological Diversity on May 22, will see the developer working to blend nature into its planning and neighbourhoods to improve livability.

"At Gamuda Land, we implement all of these at the early design and master-planning stages where we work with our partners, NGOs and consultants who are experts with flora and fauna, to mindfully select the right native plants and species that can



Central Park at Gamuda Land's maiden township, Kota Kemuning, Shah Alam.

attract richer biodiversity yet low-maintenance to ensure sustainability," deputy managing director Mohamad Rashdan Mohd Yusof (Danny) said in a statement.

One of the first activities undertaken by Gamuda Parks is the formulation of a biodiversity policy and to conduct a biodiversity audit as a scientific measurement of livability and

habitability of the environment in its Gamuda Gardens and Gamuda Cove developments, where it has a new landbank measuring 2,340 acres. Stage one of the biodiversity tracking is already in progress.

To ensure sustainability of the parks and lakes in its towns, it has also committed to long-term maintenance of its new parks through its township management team who will actively engage with the residents to own and grow the habitat together.

Gamuda Land's initiatives are supported by Wetlands International Malaysia, Forest Research Institute Malaysia (FRIM), the United Nations Malaysia and consultants. To commemorate the launch of Gamuda Parks, the developer organised a biodiversity workshop in its towns and developments last weekend.