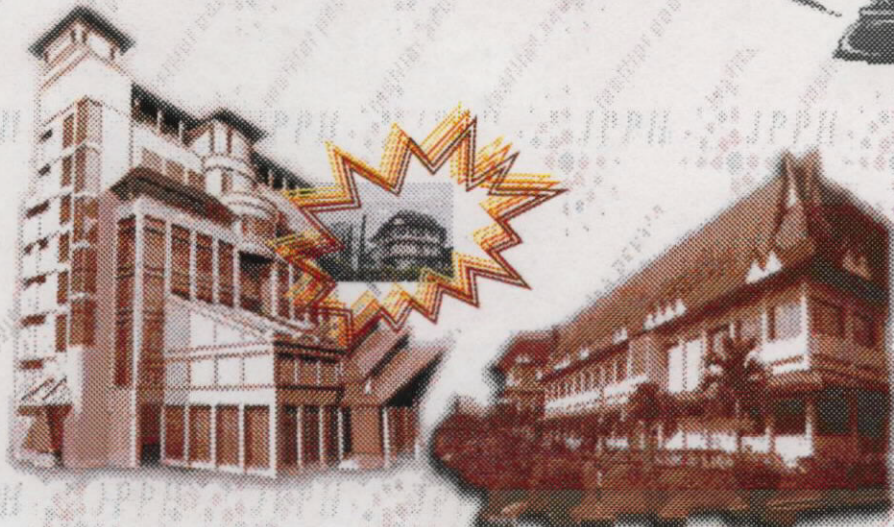




REPORT WRITING WORKSHOP

19-23 FEBRUARY 2001

NOTA KURSUS



**REPORT WRITING
WORKSHOP**

19 - 23 FEBRUARI 2001



Anjuran:

PROGRAM PENGURUSAN DAN KOMPUTER
INSTITUT PENILAIAN NEGARA
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
NO. 5, PERSIARAN INSTITUSI BANGI
43000 KAJANG

M050211

REPORT WRITING WORKSHOP

19 - 23 FEBRUARY 2001



OBJECTIVES

At the end of the workshop, the participants should be able to:

- Identify and use the appropriate types of language structures and style for report writing;
- Present information in an organized manner, paraphrase and summarize texts effectively and report statistical data accurately;
- Write a complete report that is effective in its content and attractive in its layout.

PERPUSTAKAAN
INSTITUT PENILAIAN NEGARA (INSPEN)

Organised by:



Management and Computer Programme
National Institute of Valuation (INSPEN)
Valuation & Property Services Department
Ministry of Finance Malaysia

LEARNING PROGRAM

19th FEBRUARY 2001 (Monday)

- 0800-0815 Registration
- 0815-0830 Course Briefing
- 0830-0930 Expectations of The Director of NaPIC
- *Tn. Hj. Abdullah Thalith Md. Thani*
- 0930-1615 Language Structures and Style
- *Mr. Ravichandran Vengadasamy -UKM*
- *Mr. Yuen Chee Keong - UKM*
- 1730 – 1830 Property Market Report 2001
- *Ms. Ng Choi Moi – NaPIC*

20th FEBRUARY 2001 (Tuesday)

- 0800 – 0830 Managers Prime Time
- 0830-1615 Writing Skills
- *Mr. Ravichandran Vengadasamy -UKM*
- *Mr. Yuen Chee Keong - UKM*

21st FEBRUARY 2001 (Wednesday)

- 0800 – 0830 Managers Prime Time
- 0830-1615 Report Writing Techniques -Writing the
Overview
- *Mr. Ravichandran Vengadasamy -UKM*
- *Mr. Yuen Chee Keong – UKM*

22nd FEBRUARY 2001 (Thursday)

- 0800 - 0830 Managers Prime Time
0830-1615 Report Writing Activity
- Mr. Ravichandran Vengadasamy -UKM
- Mr. Yuen Chee Keong - UKM

23rd FEBRUARY 2001 (Friday)

- 0800 -0830 Managers Prime Time
0830-1300 Presentation of Reports Observers
Observers: UKM
- Mr. Ravichandran Vengadasamy -UKM
- Mr. Yuen Chee Keong - UKM

- Observers: NaPIC*
- Dr. Iskandar Ismail
- Ms. Petsy John
- Ms. Ng Choi Moi

- 1445-1545 Summing Up (Overview)
- Dr. Iskandar Ismail - NaPIC

- 1545 - 1615 Course Evaluation

MEAL TIME

0715-0815	Breakfast
1030-1100	Tea Break
1300 - 1415	Lunch
1630 - 1700	Tea

DIRECTOR

DR. RAHAH ISMAIL
Ph.D, MSc, B.Surv. (Prop. Mgmt.),
Reg. Valuer, MISM.

HEAD OF PROGRAMME

JAMILAH AHMAD BABJI
B.Surv. (Prop. Mgmt.)

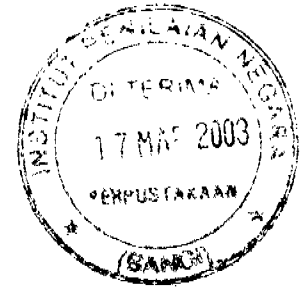
COURSE COORDINATOR

NORLIA DIN

The Director and staff of
INSPEN wish to express their
appreciation to all who have
assisted and contributed to the
success of this course

**KURSUS REPORT WRITING
WORKSHOP**

19 – 23 FEBRUARI 2001



KANDUNGAN

1. TENSES
2. VERBS
3. THE PARAGRAFH IN A REPORT
4. SEBELUM KURSUS
 - Perlis
 - Selangor
 - P. Pinang
 - S. Petani
 - Sabah
 - Pahang
 - Terengganu
 - Melaka
 - Wilayah Persekutuan
 - Johor
 - Sarawak
 - Napić Pusat
 - Kelantan
 - N. Sembilan
5. SELEPAS KURSUS
 - Perak
 - Selangor
 - Sarawak
 - Johor
 - N. Sembilan
 - W. Persekutuan K.L
 - Melaka
 - Terengganu
 - Pahang
 - Sabah
 - Napić, Pusat
 - Kelantan
 - Sg. Petani
 - P. Pinang

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PERPUSTAKAAN
INSTITUT PENILAIAN NEGARA (INSPEN)

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TENSES

TENSES

Learning Outcomes

At the end of the lesson, participants should be able to:

1. identify the differences between the various tense structures
2. identify the correct forms of verb for each tense
3. use the right tense, which is correct in its structure, when writing a report
4. recognize and correct errors related to verb form and tense

Introduction to Tenses

Tenses can be divided into two elements

1. TIME - Is the verb (action) Present, Past or Future?
2. ASPECT - How does the speaker/writer see the verb (action), e.g. completed, in progress or about to happen?

Example 1

Sime UEP is developing the land in Nilai

TIME - Present

ASPECT - The activity is in progress now

Example 2

Occupancy dropped to 79% from 81% in the 2nd quarter.

TIME - Past

ASPECT - Action completed at a specific time

Example 3

Kuala Lumpur will have more shopping complex space in the next few years.

TIME : - Future

ASPECT : - Situation likely to occur - prediction

The concept of tenses is more easily understood when the different tense structures are viewed in relation to one another (refer Table 1).

	PAST	PRESENT	FUTURE
SIMPLE	The State Development Corp. built low-cost houses for low income groups	The State Development Corp. builds low-cost houses for low income groups	The State Development Corp. will build low-cost houses for low income groups
CONTINUOUS	The State Development Corp. was building low-cost houses for low income groups	The State Development Corp. is building low-cost houses for low income groups	The State Development Corp. will be building low-cost houses for low income groups
PERFECT	The State Development Corp. had built low-cost house for low income groups	The State Development Corp. has built low-cost houses for low income groups	The State Development Corp. will have built low-cost houses for low income groups
PERFECT CONTINUOUS	The State Development Corp. had been building low-cost houses for low income groups	The State Development Corp. has been building low-cost houses for low income groups	The State Development Corp. will have been building low-cost houses for low income groups

Table 1: TENSE STRUCTURES IN THE ACTIVE FORM

Discussion (Based on Table 1)

1. Explain the use of each tense structure
2. Explain the difference(s) between the Simple Past and the Present Perfect.
3. Explain the difference(s) between the Simple Past and the Past Perfect.
4. Explain the differences between the Past Continuous, Past Perfect Continuous and the Present Perfect Continuous.

LANGUAGE STRUCTURE - THE PASSIVE

Discussion

1. Explain why/when passives are used
2. Discuss the rules for passive structures.

	PAST	PRESENT	FUTURE
SIMPLE	Low-cost houses were built for the low income groups by The State Development Corp.	Low-cost houses are built for the low income groups by The State Development Corp.	Low-cost houses will be built for the low income groups by The State Development Corp.
CONTINUOUS	Low cost houses were being built for the low income groups by The State Development Corp.	Low cost houses are being built for the low income groups by The State Development Corp.	
PERFECT	Low cost houses had been built for the low income groups by The State Development Corp.	Low cost houses have been built for the low income groups by The State Development Corp.	Low cost houses will have been built for the low income groups by The State Development Corp.
PERFECT CONTINUOUS			

Table 2: PASSIVE STRUCTURES

Rules for Passives

Focus on the action (action is more important than agent)

1. Object shifts to initial position
2. Main verb is ALWAYS in Past Participle form
3. Tense is indicated by auxiliary verb
4. Main verb must take an object

Note: When there are two objects, direct and indirect, two passive structures are possible.

Eg. The bank granted SSDC a loan - ACTIVE
SSDC was granted a loan - PASSIVE 1
A loan was granted to SSDC - PASSIVE 2

PASSIVE 1 is more common, i.e. the indirect object (SSDC) becomes the subject of the passive verb.

Activity - Passive structures

1. Of the 1,997 units launched in the city in the third quarter, 65 per cent _____ (sell) against the 48 per cent average achieved nation-wide.
2. The new launches _____ (confine) to three areas - Mukim Petaling, Mukim Setapak and Mukim Batu.
3. A total of 2,648 units of low-cost flats _____ (plan) in addition to the building of another 8,776 condominium/apartment units, for which the approval _____ (give).
4. More than one million sq m of shopping complex space in 75 shopping complexes _____ (take up) in the third quarter.
5. KL is set to have more shopping complex space as 37 shopping complexes with potential space of 769,139 sq m _____ (approve) by the authorities.
6. Six shopping complexes _____ (plan) in Bukit Bintang/Jalan Raja Chulan.
7. No new projects _____ (report) last month, although a total of 30 applications for low-cost flats and medium apartments _____ (submit) in the previous three months.
8. Sales of single and double storey terrace units _____ (report) to be good at the moment, unlike the sale of semi-detached units, which _____ (not, doing) well lately.
9. The move to restrict the number of shopping complexes in the Klang valley _____ (not, receive) well by the developers, who feel that there is still great demand.
10. By the third quarter of 2001, it is estimated that 80 per cent of all office space _____ (will, rent) out.

VERBS

VERBS

LEARNING OUTCOMES

At the end of this unit, you'll be able to :

1. identify the different types of verbs and their functions.
2. understand the uses of verbs in context.

Activity 1

Underline the verbs in each of sentences in the paragraph.

After the drastic drops in 1998, the Malaysia economy appeared on the mend in 1998 with 5.4% and 4.2% gains in the GDP and GNP respectively. Per capital income was back on the uptrend, increasing by 1.7% after the negative growth of 1.5% the year before. Nearly all states showed positive GDP growth during the year. Improvements were registered in most sectors of the economy. The construction sector, the only sector to experience falls in two consecutive years, showed a much smaller decline this year. The manufacturing sector rebounded strongly with a 13.5% growth against a 13.7% contraction last year. The improvement, which brought this leading sector of the economy closer to its pre-crisis level, followed higher overseas sales orders as well as improved domestic demand.

LANGUAGE INPUT

Verbs

- words that denote state, event or action.
- can be divided into **Main Verbs** and **Auxiliary Verbs**, **Regular** and **Irregular** plus **Finite** and **Non-finite**.

Verbs of State - the way people or things are, what they are like, the conditions they are in, where they are, the position they have taken up.

Verbs of Event - things that happen. There is no stated human or other animate instigator or agent for an event : they simply occur.

Verbs of Action.

- actions do not just happen. Actions are usually performed by human, or at least animate, agents or instigators. They are normally the result of the exercise of will or intention on the part of the agent. Actions are done by somebody.

Activity 2

Write the correct verb form in the blanks provided.

1. Sales of new units (be) slow.
2. Demand (be) mostly for terraced factories.
3. The retail property industrial sectors (be) still attractive
4. The Putrajaya factor (be) real.
5. The retail property and tourism sectors (be) now attractive investments.
6. The state (do) well in attracting new foreign investments.
7. The commercial property sector (have) a 59.8% surge in transactions.
8. Residential demand (continue) to focus on terraced houses last year.
9. To improve sales of detached units in housing schemes, developers
(allow) prospective buyers the choice of picking out their own house designs.
10. With the mild development in the tourist industry in the second half of the year,
Kuala Lumpur hotels (expect) a temporary jolt in occupancy.
11. The widening of the Cheras-Kajang Road (complete) but the
constructions of the Kajang-Seremban highway and the Kajang Outer Ring Road
..... (reschedule).
12. The office sector (expect, not) to improve in the year 2001.
13. When completed, these (cause) a 67.2% addition to an already
oversupplied retail property market.
14. On a brighter note, niche shopping centers (see) as an emerging
trend.
15. All economic indicators (show) that the Malaysian economy
..... (recover) from the severe contraction experienced in 1998.
16. More encouragingly, all these (achieve) in an environment of low
inflation.

17. Unemployment (come) down by 0.2%.
18. The above development (mirror, not) the performance in every sector.
19. The third quarter of 1999 also (see) a positive turnaround in loans to the construction sector.
20. One medium class hotel (be) now under construction and when completed (expect) to add another 44 rooms.

Activity 3

Underline the verb{s} in each statement. Then, rewrite the paragraphs with a focus on the verbs used

- a. Overall, there was also an increased in the volume and value of industrial properties transact 2000. The increase was 12.8% and 16.8% respectively. These increases has been made possible by the encouragement of the state government through the development of small and medium-sized industries. The terraced factories and warehouses had been the most popular properties accounting for 87.3% of the total.
- b. The economic recession did not affect the property market very much as it was caused by the local factors. Although the total transaction was the same as last year, the value has increased by 37.7%. The agricultural sector, being the most active, contributed 53.5% from the total transaction. Transaction for commercial properties has gone down/decreased, while the industrial sector was stable as compared to last year. The residential sector has improved/recovered whereby the number of transaction increased by 15.3% and the value by 15.2%. The prices and rentals generally remained stable as in year 1998 except for the well located schemes. One of the housing scheme has resumed construction and this trend is expected to continue. The average price of residential property has increased to RM53,637 per unit. Overall, the property market is expected to recover slowly in the next six month.
- c. Generally, the property market in year 2000 remain stable. The total value of property transferred shows an increase but the units transferred unchanged compared to 1999. The recorded transacting is 1,799 units which valued at RM98 million. The steps taken by the government to recover from economic crisis has strengthened the property market.
- d. An oversupply of office space have worst due to the moving of government departments to the newly completed Federal Building. The owners of the old building try to seek the new tenants such as private institutions and colleges. The rental rates still stable at the very low rate just to cover the cost i.e. RM12.90 per month, especially for the vacant buildings.

e. In the agricultural sector, the land price is stable and several estates have been transferred at good price, though the price of the commodity at the lowest price. Apart of purchasing is for the development of housing scheme or for orchard land. The activities in industrial sector still at the back like the previous year. Hopefully, through promotion and incentives given by the state government and the development corporation will be increased this sector for the end of the year.

LANGUAGE STRUCTURES

LEARNING OUTCOMES

At the end of this unit you'll be able to :

- a. distinguish predictive structures from definite ones.
- b. understand the uses of predictive structures.
- c. write predictive structures.

Activity 1

Underline the word or phrase which denotes certainty in each of the sentences below.

1. The agricultural sector maintained its position as the second most active, accounting for 38.1% of the total property transactions.
2. The leisure sector in Sarawak secured a 48% average hotel occupancy rate this year.
3. The development land accounted for 3.1% of the total property transactions.
4. Low-cost houses pegged at the new controlled prices of RM32,000 to RM35,000 sold particularly well in Ipoh.
5. All sectors recorded improved growth except the mining and construction sectors.
6. Total investments approved by MIDA for the January-June 1999 period at RM497.9 million represented a jump of 32.3% over 1998.
7. Sales of houses priced below RM100,000 especially the terraced and low-cost unit, dominated the market.
8. Seremban accounted for 88.5% of the state's total number of industrial property transactions.
9. Development land in Melaka registered a 37.3% jump in market activity.

Activity 2

Make your generalization(s) of the words used in denoting certainty in report writing.

Activity 3

Underline the word or phrase which refers to a temporary state in each of the sentences below.

1. In terms of total number and total value of transactions there were still drops of 2.8% and 34.0% respectively.

2. As the industrial development projects are focused on small and medium scales, the existing supply of industrial land is still able to accommodate current demand.
3. The industrial sector had six transactions valued at RM1.78 million.
4. The market for development land had improved slightly.
5. Horticulture is gaining prominence in the agricultural sector.
6. In Kuantan new shophouse units, particularly in secondary areas, had difficulty selling despite their promotional price discounts of 15%.
7. The purpose built office sector was generally stable although there were slight drops in rentals and prices.
8. This year saw more domestic tourist arrivals in Perak than last.
9. The outlook for leisure property sounds promising.
10. The effects of the economic recovery could be felt earlier in the first quarter of 2000.
11. Improved demand was seen mainly on low medium cost units priced below RM100,000.

Activity 4

Make your generalization(s) of the words or phrases used in denoting a temporary state in report writing.

Activity 5

Underline the word or phrase which denotes prediction in each of the sentences below.

- i. This has perhaps contributed to the inactive property community.
- ii. For the year 2000, improvements in the property market are not likely to be similar for every sector.
- iii. The residential sector will probably enjoy the best growth of all.
- iv. A complete rebound to pre-crisis days for the leisure property market appears distant over the couple of years.
- v. Competition is expected to be fierce with sales blitz and promotional price war.
- vi. Kuala Lumpur will continue to aggressively market itself as a MICE centre, an attractive tourist destination and a shopping haven.
- vii. This may see a reversal in occupancy and tariff rates.

Activity 6

Make your generalization(s) of the words or phrases used in denoting prediction.

Activity 7

Can you add to the list of words or phrases used to denote prediction or forecasting.

LANGUAGE INPUT

- 1 Definite language patterns (hard) - use of single main verbs usually in the past tense, e.g. maintained, secured, accounted, pegged, etc.
- 2 Temporary or transitional language patterns (soft) - "stative" verbs - main and auxiliary verbs generally in the past, perfect and continuous tenses. e.g. be, have, see, feel, could, etc.
- 3 Predictive language patterns (soft) - use of adjectives, adverbs, verbs (perception or guess and auxiliary modals).
e.g. probable, possible, achievable, potential, likely, attainable, perhaps, probably, possibly, hopefully, expect, appear, anticipate, will, may, shall, can.

Activity 8

Construct 5 definite language patterns.

Activity 9

Construct 5 temporary or transitional language patterns.

Activity 10

Construct 5 predictive language patterns.

PARAGRAPHS

LEARNING OUTCOMES

At the end of this unit you'll be able to:

- a. distinguish between effective and ineffective paragraphs.
- b. identify main idea/statement and supporting details.
- c. understand the functions of collocation/vocabulary.
- d. write main ideas and supporting details.

Activity 1

Identify the main statement. Then, rank the following paragraphs in terms of effectiveness in presentation. Justify your ranking.

- a. Agricultural sector dropped in both total volume and value. The diminishing demand actually contributed to the phenomenon. As development grew, agricultural land became more profitable to be developed for other higher value uses such as housing, commercial and industrial, thus shrinking the agricultural sector further.
- b. Prices and rentals of conventional retail properties were mixed. In Kuala Lumpur prices tumbled by 20% in the city centre and by 25% elsewhere. In Pulau Pinang both prices and rentals generally receded further while in Johor, both had mixed performances. Against these, the all-state average price for retail property went down by 4.0% in a scenario where only 4 states registered positive average price movements. Kuala Lumpur and Perak continued to show depreciation in prices while Selangor and Pulau Pinang began to show an uptrend.
- c. Activity for the industrial sector still lagged behind as in the previous year. It is hope that with the promotions offered together with the various incentives provided by the state government, its performance will improve.
- d. In shopping centres, market activity generally slowed down, but transaction statistics showed otherwise. Although there were 263 transactions of retail lots in shopping complexes and shop units compared to 107 in 1998, the increase was due to the bulk transfer of 139 units (52.9% of 263) in Lot 10 with agreements entered into last year. Sales generally focused on existing space in selected complexes in the city. Depending on locating and lot level, prices ranged from RM6,361psm to RM13,340psm in the prime areas of the town.
- e. Duration of guest stay improved to 1.53 nights, compared with the national rate of 1.43 nights. Despite this, two resorts, the Pulau Upah Resort in Pulau Upah and the Samudra Resort in Pulau Besar, were forced to close down while Pan Pacific Legacy

underwent a management transfer to Golden Legacy. Another hotel in Alor Gajah did not take off due to the disinclination of the former management to renew its contract.

- f. To enhance the economy of the state and the welfare of the people in the new millennium, the state government has taken various steps to boost the industrial, agricultural, tourism and educational sector. The state government has proposed to develop three new industrial areas at Pauh, Guar Nangka and Kuala Perlis. The existing industrial area in Jejawi, Chuping, Kuala Perlis and Padang Besar had attracted some foreigners to invest here. The "Taman Negeri" which is located at Nakawan Range within the Malaysian Border occupying an area of more than 5,000 hectares has been promoted for tourism. In the Eight Malaysia plan, the government is planning to construct a new highway linking Padang Besar to Jitra in Kedah.

Activity 2

Underline the words that go together with the key words of the main idea in Paragraphs 1 and 2 of the above activity.

LANGUAGE INPUT

- | | | |
|---|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Main ideas/statements | - give the reader a clear picture of what the paragraph is about or what to expect making the paragraph reader-friendly.
- unify the paragraph into a cohesive whole. |
| 2 | Supporting
Details/statements | - details that support the main idea in the paragraph.
- generally subscribe to most WH-questions. |
| 3 | Collocation/Vocabulary | - two or more words which appear together in the paragraph. |

Activity 3

Using the supporting details in each of the following paragraphs, construct the Main Idea/Statement.

- a.
.....
.....The market for development land continued to remain sluggish through out the year. In terms of market activities, the sector contributed the least to the total

number of transactions, at 1.2% compared to 3.6% in 1998. In terms of value, its share of the total value transacted was 4.3% as against 8.9% in the previous year.

- b.
..... The effect of the economic downturn was still there on the hospitality industry, but was not as severe as last year. Continuing price wars and promotional incentives still pointed towards the dismal performances of some hotels. Even budget hotels were not spared. However, hotels which offered affordable prices and value added services and products fared better.
- c.
..... Shophouses are expected to fare much better in sales and letting activities with price and rental consolidation. However, in the face of a huge oversupply in retail space, commercial complexes are not expected to perform well unless stringent measures are taken to address the imbalance between supply and demand of retail space to arrest further pressure on prices and rentals.
- d.
..... Prices of flats fell by 12.0%. Apartment and condominium prices on the island eased further respectively by up to 11.5% and 7.6%. While rental on the island noted declines at 11.7% for apartments and 12.7% for condominiums, the Pantai Apartment rentals in Sebereng Perai remained stable. Rentals of flats registered drops of between 4.0% - 25.0%.

Activity 4

Underline the words which go together with the key words of the main ideas in all the paragraphs in Activity 3.

Activity 5

Construct an effective paragraph using the Main Idea given below.

- a. Residential property was still the most active sector.
- b. The continuous promotion in the tourism sector and the offer of room tariff reductions helped occupancy rates to improve.
- c. The property market in Kelantan generally improved from its previous sluggish state.
- d. 2000 was a year of consolidation for the office sector.
- e. The industrial sector registered sizeable increases in both volume and value of transactions, at 137.7% and 40.8% respectively.

PARAGRAPHS

LEARNING OUTCOMES

At the end of this unit you'll be able to:

- a. determine the different types of cohesive devices in paragraphs.
- b. identify their uses and functions.

Activity 1

Underline the word that links ideas and sentences together in the paragraphs below.

1. The second Home Ownership Campaign held towards the end of this year is expected to help developers in the stock clearance of built units to lead to fresh demand for development lands. Nonetheless, the frenzy of acquisition activities on the latter in the years prior to the economic turmoil created an oversupply situation that will be hard to overcome for sometime to come.
2. The improved sales of single storied terraced houses in Taman Maju, Tronoh and Taman Sri Bidor, by 16% and 56% - 60% respectively, were due to their proximity to University Petronas and University Commonwealth, and to the existing field force camp in Bidor. On the other hand, sales were slow for condominium units and for units which, because of their pricing, did not qualify for the attractive home ownership packages on offer.
3. In contrast to 1998's decline of 38.7% the total number of property transactions this year rose 36.6%. Improvements were across all the major property sectors, particularly the industrial sector with its 185.7% jump in transaction number. However, the total value of property transactions continued to decline, albeit by a smaller 7.8% as against 35.2% last year. This implied the shift in the market focus towards lower-priced properties.

LANGUAGE INPUT

Cohesive Devices

- 1 Conjunctions
 - link words, groups and clauses.
 - e.g. but, and, so, because, or, neither, though, although, if, etc.
- 2 Adverbs
 - add information about a verb in a clause or about a following adjective or adverb.
 - e.g. extremely, firstly, lastly, furthermore, then, etc.
- 3 Adjectives
 - give more information about a noun or pronoun.
 - e.g. possible, more, most, general, corresponding, etc.
- 4 Ordinals
 - words that tell you what position something has in an ordered group of things.
 - e.g. first, second, third, next, etc.

Activity 2

Replace the underlined word with a more effective linker or cohesive device.

1. The industrial sector did not perform as expected. The proposed new industrial area in Melor was deferred. Meanwhile, the construction of 76 industrial terraced units in Pengkalan Chepa provided the only activity this year.
2. Regrettably, the leisure property sector was more active in 2000, compared to the previous two years.
3. Rentals of shophouses rose between 5.0% to 20.0% irrespective of locations. Consequently, rentals of retail lots in shopping complexes eased 10.0% to 30.0%.
4. The residential and commercial sectors showed similar and less jumps of 14.5% and 110.3% respectively.
5. The industrial sector, on the other hand, continued to be the worst performer due to its overwhelming oversupply situation. Likewise, the development land sector saw some increase in activity.

6. Given the supply overspill, the retail property market appears headed towards a further gloomy year ahead. Surely, the controls recently introduced by the state on further development of shophouses should address the imbalance in the long run.
7. The mining sector's contribution to the state GDP declined to 54.3% this year from 59.2% the previous year. Petrochemical industry is, therefore, still the main contributor to the state's economy.
8. The demand for houses, basically, is still largely unsatisfied in Terengganu. So, is because of the poor match of the current supply to the types of units in demand, sales were slow.
9. There was no sign that the abandoned KT Mall project would be rehabilitated. Either, were there any projects in the pipeline.
10. Fully-cultivated orchard lands received good demand in Marang and registered price increases of up to 38.0%. Rubber lands, meanwhile, experienced price drops in Besut and Setiu of 8.3% and 12.0% respectively.

Activity 3

Give five words for each of the following cohesive devices. Good luck, with the last category.

- a. Conjunctions
- b. Ordinals
- c. Adverbs
- d. Adjectives
- e. Nouns

Activity 4

Select two from each category from the above activity and construct sentences which show cohesion.

Activity 5

Compare the following Overviews of the property market. State which is better. Justify your choice.

- a. Purchases by foreigners of landed property in the Island increased. There were 125 approved foreign purchases compared with 107 in 1998, mainly of apartments and

condominiums which made up the bulk at 95%. The major buyers were Indonesians (46), Singaporeans (41) and Taiwanese (28).

Market activities slightly increased in the residential property sector due primarily to easier housing loan availability and reduced interest rates imposed by financial institutions, coupled with the anticipated incentive package from the Home Ownership Campaign (HOC) II held from 29 October to 7 December 1999.

The property sectors of commercial, the purpose-built office, the industrial and the development land continued to be hampered by overly cautious attitude among prospective investors and purchasers struggling to recover from the lingering effects of the economic turmoil in 1998 and existing oversupply which had not been mopped up fast enough.

- b. Firstly, purchases by foreigners of landed property in the Island increased. There were 125 approved foreign purchases compared with 107 in 1998, mainly of apartments and condominiums which made up the bulk at 95%. The major buyers were Indonesians (46), Singaporeans (41) and Taiwanese (28).

Next, market activities slightly increased in the residential property sector due primarily to easier housing loan availability and reduced interest rates imposed by financial institutions, coupled with the anticipated incentive package from the Home Ownership Campaign (HOC) II held from 29 October to 7 December 1999.

Last but not least, the property sectors of commercial, the purpose-built office, the industrial and the development land continued to be hampered by overly cautious attitude among prospective investors and purchasers struggling to recover from the lingering effects of the economic turmoil in 1998 and existing oversupply which had not been mopped up fast enough.

Activity 6

Similarly, compare the following Overviews and state which is better and why.

- a. The total number and total value of property transactions declined respectively by 12.1% and 18.1% over 1998 but the decline was not as sharp as in previous year. Total transacted value was RM1,593.43 million.

Residential properties remained the most active sector in both the number and value of transactions, followed by the agricultural, commercial, industrial and development land sectors. Sales of houses priced below RM100,000, especially the terraced and low-cost units, dominated the market.

Demand centred on development lands suitable for housing and on subdivided house plots. This followed the offer by financial institutions of competitive home ownership packages at low interest rates of 6% and below as part of the continuing government's measures to revitalize the economy.

Improved interest in the up-market residential properties, particularly of existing bungalows in exclusive residential areas in Ipoh, pushed the prices of such units up. However, sales of the oversupplied condominium, particularly in Lumut and Pangkor Island, were poor.

Rentals remained stable except in a few selected schemes where increases of 5.0% - 20.0% were noted.

- b. Firstly, the total number and total value of property transactions declined respectively by 12.1% and 18.2% over 1998 but the decline was not as sharp as in previous year. Total transacted value was RM1,593.43 million.

Secondly, residential properties remained the most active sector in both the number and value of transactions, followed by the agricultural, commercial, industrial and development land sectors. Sales of houses priced below RM100,000.00, especially the terraced and low-cost units, dominated the market.

Thirdly, demand centred on development lands suitable for housing and on subdivided house plots. This followed the offer by financial institutions of competitive home ownership packages at low interest rates of 6% and below as part of the continuing government's measures to revitalize the economy.

Fourthly, improved interest in the up-market residential properties, particularly of existing bungalows in exclusive residential areas in Ipoh, pushed the prices of such units up. However, sales of the oversupplied condominium, particularly in Lumut and Pangkor Island, were poor.

Finally, rentals remained stable except in a few selected schemes where increases of 5.0% - 20.0% were noted.

ORGANIZATION

LEARNING OUTCOMES

At end of this unit you'll be able to:

- a. understand the purpose of a report outline.
- b. identify the different components of a report.
- c. write the components.

Activity 1

Specify the outline of your State Report. How many components are there? How is the report organized? Discuss.

LANGUAGE INPUT

- 1 Outline
 - the **Framework** or **skeleton** of the report. A clear outline helps to produce an effective report.
 - basically organized into three parts : **Introduction**, **Body** and **Conclusion**. The first gives your *Overview*. The second, the *Sectors* and the third, a *Summary* or and a *Prediction* of what to expect.

Activity 2

Specify the outline of one of the *Sectors* in your State Report. Is there a clear outline? Justify your answer.

Activity 3

Using your *Overview* rewrite the Introduction.

LANGUAGE PATTERNS IN PARTICIPANTS' OVERVIEWS

LEARNING OUTCOMES

At end of this unit you'll be able to:

- a. distinguish between effective and ineffective language patterns.
- b. understand that report needs to be reader-friendly.

Activity 1

Determine what is inappropriate in the following statements. Justify your answer.

- a. To meet such demand, 70% of the 25,735 units under construction this year and another 60.0% of the 21,068 units planned in the pipeline, were terrace and low cost units
- b. As a whole, the property market in Kelantan was slightly lower as compared to 1999. The volume of transfer and the volume of value were reduced by 3.0% and 11.2% respectively compared to the previous year.
- c. The residential sector has improved/recovered whereby the number of transactions increased by 15.3% and the value by 15.2%
- d. A notable feature for residential sector for this year is the huge size of supply in coming : 22,799 units still under construction and 20,002 units is still in pipeline. About 82.8% under construction and 84.0% in pipeline are low-cost terraced house. This is paralled with the high demands for this type of properties.
- e. Some of these were purchased for proposed redevelopment into housing scheme or to be subdivided as 'orchard lands'.
- f. Generally, the property market in year 2000 remain stable. The total value of property transferred shows an increase but the units transferred unchanged compared to 1999.
- g. If the proposal running as planned, the land in the northern area would enhance the agricultural potential and its price.
- h. Most of the sales located at the strategic location area and had better respond from the buyers.
- i. This comprehensive development comprises of retails, residential, office, hotels and waterpark.
- j. The year 2000 saw the growth of several new development commercial areas.

LANGUAGE INPUT

A perusal of the *overviews* reveal the following **BIG TEN** (10).

- 1 **Repetition** Happy - of words, ideas, sentence structures hindering brevity in language.
- 2 **Tense-switching** - present to past and vice-versa showing unwillingness to take control of language.
- 3 **Concord** Inconsistency - in number, subject-verb and meaning, hampering coherence.
- 4 **Article** Abuse - specifically the definite category, confusing the reader.
- 5 **Cohesive Device** Deficient - limited to (however, while, compare, respectively, and, as) curbing creativity.
- 6 **Pronouns** Void - both possessive and demonstrative.
- 7 **Accuracy** Fear - inappropriate word choice jarring comprehension.
- 8 **Passives** Passive - just not enough! It's a power tool in report writing.
- 9 **Paragraph** Emptiness - a clinical presentation of facts without much elaboration or personal input; dead, period.
- 10 **Organization**
Incompatibility - varies in terms of forecasting for the *Sectors*.

In short, overviews are not **reader-friendly**.

Activity 2

Rewrite the statements in Activity 1 bearing in mind the Input given above.

Activity 3

Take another look at your overview or a section of it and see if you can spot any of the **BIG TEN** in it. Have Fun!

THE PARAGRAPH
IN A REPORT

THE PARAGRAPH IN A REPORT – SOME GENERAL RULES

- The paragraph usually contains a statement of the main idea – this is usually an interpretation of the data/statistics being reported
- It contains adequate supporting ideas or details or examples
- It sometimes contains a logical concluding statement
- The progression of ideas or details from one sentence to another should be smooth -- this can be done by using the proper transition/linking words
- Each paragraph should contain only one major point (main idea)
- The paragraph in the report shouldn't be a mere collection of sentences that reports statistical data – unless the given task specifically requires only this
- The writer may include his/her descriptions of the statistics as they are being reported – e.g. *“The residential sector was the most active recording a 50.7% share of the total transaction volume”* or *“ The demand for office space in Subang is sluggish as only 29% of the total office space offered has been taken up.”*

Activity 1 – Jumbled Sentences

Rearrange the sentences below. Then rewrite into a complete paragraph. You may combine or paraphrase the sentences, and use the proper linking or transition words where necessary.

1. The medium cost houses recorded a 34% hike in transaction.
2. Value also went up by 22%.
3. The stabilization of banks also contributed towards the growth in the residential sector.
4. Generally, the figures show that the demand is very high.
5. The medium-low-cost houses recorded 29.5% increase in transaction.
6. The economic recovery has resulted in an increase in the transaction of residential property.
7. The highest rate of transaction was recorded for the medium and medium-low-cost houses.
8. The total volume of transaction in 2000 has increased by 20%.
9. Medium-low-cost and medium cost houses are those in the price range of RM60,000 to RM150,000.

Activity 2 – Jumbled Sentences

Construct a paragraph by rearranging and rephrasing the sentences below.

1. The occupancy rate by June was 79% of the total retail space available.
2. By June, Selangor had 988,688 sq m of retail space.
3. At the end of June this year, KL had 1.32 million sq m of retail space.
4. By June, a total of 280,000 sq m of retail space was still unoccupied in KL.
5. In KL, some 694,803 sq m of retail space is being built.
6. 202,205 sq m of space in Selangor is still not occupied.
7. Another 36,962 sq m of retail space is being built in Selangor.
8. Retail space under construction in KL and Selangor make up more than half the total retail space being built in the whole country.
9. Oversupply of new retail space coming onstream before existing supply can be absorbed is the main cause of poor occupancy rate of retail space in KL and Selangor.

Activity 3

Write a paragraph comparing the prices in selected locations in Sungai Buloh.

Comparison of prices in selected locations in Sungai Buloh

PUCHONG					
Bandar Kinrara	1-storey link	1,400	170,000	150,000	170,000
	2-storey link	1,400	220,000	200,000	250,000
	2-storey semi-D	3,600	420,000	350,000	440,000
Pusat Bandar Puchong	2-storey link	1,400	230,000	200,000	270,000
SUNGAI BULOH					
Bukit Rahman Putra	2-storey link	1,650	230,000	200,000	270,000
	2-storey semi-D	4,000	420,000	400,000	500,000
Bandar Sri Damansara	1-storey link	1,300	180,000	150,000	185,000
	2-storey link	1,650	270,000	240,000	300,000
	2-storey semi-D	4,000	NA	NA	780,000 (dev price)
Kota Damansara	2-storey link	1,400	170,000 (dev price)	NA	245,000
	2-storey semi-D	3,000	290,000 (dev price)	NA	420,000

Activity 4

Write a paragraph that reports the occupancy rates of purpose-built office space in Selangor.

Supply and occupancy of purpose-built office in Selangor (Q3 2000)

	Supply	Occupancy	Supply	Occupancy
Petaling Jaya	58	34	772,542	448,913
Subang Jaya	68	10	122,917	83,274
Sunway City	95	2	23,854	22,661
Sri Kembangan	30	1	15,984	4,795
Shah Alam	82	18	314,077	257,332
Bandar Utama	100	1	22,931	22,931
Kelana Jaya	79	14	142,338	111,823
Puchong	100	1	21,865	21,865
Klang Town	71	9	31,258	22,073
Kajang/Cheras	82	5	14,691	11,985
Ampang	80	5	37,309	29,723
Sepang/Bangi	81	3	12,384	9,994
Selangor	68	103	1,532,150	1,047,369

Activity 5

Write a paragraph explaining the price changes(average) of single storey houses in Selangor between the 2nd half of 1999 and the 1st half of 2000.

1-STOREY TERRACED						
Petaling						
Kinrara	2	130	70	90,000 – 170,000	147,000 – 160,000	stable
Puchong	3	121	65	100,000 – 110,000	100,000 – 110,000	stable
Serdang	2	135	76	100,000 – 115,000	100,000 – 115,000	stable
SS12, SS14, Subang Jaya	6	156	94	170,000 – 200,000	170,000 – 225,000	6.7
Sections 2-13, Shah Alam	2	155	84	125,000 – 140,000	130,000 – 140,000	1.9
Taman Sri Muda	6	133	83	105,000 – 120,000	110,000 – 130,000	10.8
Sections 12, 14, 20 & 21, Petaling Jaya	10	144	98	150,000 – 193,000	190,000 – 225,000	18.8
Section 17, Petaling Jaya	4	153	96	165,000 – 234,000	178,000 – 250,000	4.1
SS26, Taman Mayang Jaya	7	121	74	150,000 – 212,000	170,000 – 220,000	11.0
Klang						
Off Jalan Meru	6	148	102	125,000 – 155,000	130,000 – 155,000	stable
Pekan Kapar	6	130	81	85,000 – 103,000	85,000 – 118,000	6.8
Taman Bukit Raja	5	149	100	130,000 – 165,000	140,000 – 167,000	1.5
Taman Eng Ann	3	141	100	135,000 – 155,000	133,000 – 156,000	stable
Taman Desa Utama	1	121	84	144,000	140,000	-2.8
Taman Klang Jaya	5	184	105	115,000 – 140,000	130,000 – 145,000	5.3
Taman Klang Utama	6	137	90	100,000 – 145,000	120,000 – 140,000	4.3
Taman Maznah	4	143	72	150,000	130,000 – 140,000	-10.8
Taman Rashna	2	143	90	120,000 – 128,000	118,000 – 133,400	1.3
Taman Sentosa	4	106	65	89,000 – 105,000	98,000 – 120,000	13.9
Pekan Meru	8	122	78	na	99,000 – 115,000	nd
Kuala Langat						
Taman Sri Putra	2	130	85	75,000	80,000	0.1
Taman Tanjung	1	111	67	80,000	80,000	stable
Taman Chi Liung	2	149	101	na	108,000	nd
Kuala Selangor						
Taman Penggawa	1	121	88	85,000 – 90,000	85,000	stable
Gombak						
Taman Melawati – Phase 3	1	164	99	nd	185,000	nd
Taman Permata – Phase 1	2	149	86	nd	170,000 – 182,000	nd
Hulu Selangor						
Bukit Sentosa	2	130	66	nd	79,000 – 80,000	nd
Hulu Langat						
Bandar Tun Hussein Onn, Cheras	2	143	82	120,000 – 133,000	155,000	22.0
Taman Cheras Awana, Cheras	3	111	61	110,000	108,000 – 118,000	stable
Taman Bukit Mewah, Kajang	2	130	79	117,000 – 125,000	128,000 – 130,000	6.6
Taman Kajang Mewah, Kajang	2	121	81	120,000	110,000 – 120,000	stable
Bandar Teknologi Kajang	2	121	78	79,900 – 115,000	115,000 – 116,000	–

SEBELUM KURSUS

PERAK

PERAK DARUL RIDZUAN

ECONOMIC OVERVIEW

The increase in export activities have encourage the prosper growth in manufacturing sector i.e. 5.8 % this year compared 4.3 % the year prior. This is same with agricultural and industrial sectors, maintained the performance. The situations have assist the growth of state economy to the highest level after crisis i.e. 5.1% that is expected this year, 3.8 % the achievement of previous year. On the other hand construction and services decrease 1.5 % and 5.1 % respectively from 2.8 % and 5.3 % compared to the previous year.

On investment side, amount of loan that approved by MIDA for local and foreign investment increase 33 % and 290 % respectively, recorded the investment sales about RM2.46 billion.

Overview of The Property Market year 2000.

The prosper of economy have-led increasing 40 %, volume of transactions or added of transaction about 8,412 with increasing of RM2,214.91 million compared RM1,593.43 million last year, an arisen about 39.0 %.

All sectors have shown the increasing in activity. Commercial sectors earn the highest expansion i.e. 71 %, followed by residential and potential land respectively increased 46.5 % and 37.6 %.

In terms of share, the residential sector is the main contribution i.e. 68.4 % for the overall transactions. The attractive loan scheme with lower interest rate, relaxation of government loan approval and various choose offering by EPF for easier ways to buy the house had encouraged residential market. However, the sales performance in most schemes is decreased. In half year compared to the same in year 2000.

A notable feature for residential sector for this year is the huge size of supply in coming: 22,799 units still under construction and 20,002 units is still in pipeline. About 82.8 % under construction and 84.0 % in pipeline are low-cost terrace house. This is parallel with the high demands for this type of properties.

In retail space, the decrease of interest rate for buying shop house was led to reduce the oversupply in certain areas. In terms of prices, the selling price for double storey shop houses has been arisen to RM400,000 for double storey shop houses and RM500,000 – RM600, 000 for the 3 storey shop house in Ipoh, Taiping and Teluk Intan. This is compared to the highest price achieved previously RM200,000 and RM350,000 – RM400,000.

An over supply of Office Space in Ipoh have worst due to transition of government department to Federal Building newly completed Federal Building in Greentown. The owners of building try to seek the new tenants such as private institution and College. The rental rates still stable at the very low rate just to cover the cost i.e. RM12.90 per month, especially for the vacant building.

For the shopping complex sector, the rate of occupancy showing the slightly increasing but the owner still facing the problem the late payment by tenants.

In agricultural sector, the land price is stable and several estates have been transferred at good price, though the price of the commodity at the lowest prices. Apart of purchasing is for the development of housing scheme or for orchard land. The activities in industrial sector still at the back like the previous year. Hopefully through promotion and incentives given by the state Government and Development Corporation will be increased this sector for the end of this year.

PERLLIS

PROPERTY MARKET REPORT PERLIS INDERA KAYANGAN FOR YEAR 2000

Economic Overview

The state GDP has achieved a marginal growth of 3.8% or RM1044.1 million. The GDP per capita recorded by EPU was RM4,473.5. Agricultural sector still maintained its dominance in term of land use and manpower usage. The main contributor to the GDP was manufacturing sector which is 31.4%.

To enhance the economy of the state and the welfare of the people in the new millennium, the state government has taken various steps to boost the industrial, agricultural, tourism and educational sector.

The state government has proposed to developed three new industrial area at Pauh, Guar Nangka and Kuala Perlis. The existing industrial area in Jejawi, Chuping, Kuala Perlis and Padang Besar had attracted some foreigners to invest here.

The 'Taman Negeri' which is located at Nakawan Range within the Malaysian Border occupying an area more than 5,000 hectares has been promoted for tourism.

In the Eight Malaysia Plan, the government is planning to construct a new highway linking Padang Besar to Jitra in Kedah.

Overview Of The Property Market

Generally, the property market in year 2000 remain stable. The total value of property transferred shows an increase but the units transferred unchanged compared to 1999.

The recorded transaction is 1,799 units which valued at RM 98.1 million. The steps taken by the government to recover from economic crisis has strengthened the property

market. By the construction of quality infrastructures and supported by the economic growth enable the property market to command a strong demand. The total number of residential property being transferred increase by 10.1% and value increase by 19%.

However, the transaction for development property shows a great increase by 86% and value jumped by 90.6% as compared to 1999.

The commercial and industrial property markets were sluggish . The market dropped by 1.6% and 20.8% respectively. The agricultural property sector was stagnant with recorded transaction of 845 and value 27.1 million.

Since, agriculture sector is the main activity of land use, which contributed 51.6% of the transaction in 2000. The price of agricultural property shows an upwards trend of 1.5% compared to 1999.

As the government intention to promote food production, single cropping paddy land in northern part of the state which is controlled by the State Agricultural Department and LPP is planned to implement double cropping under Muda Agricultural Development Authority (MADA) aided by the supply of water from Timah Tasoh Dam. If the proposal running as planned , the land in the northern area would enhance the agricultural potential and its price.

SELANGOR

Overview

Economic activity throughout the State of Selangor was quite stable with continue growth in GDP at 11.4%. This was slightly higher by 2.54% from the previous year. Per capita income has also increased by 1.7% as compared to the previous year from RM 10,040 to RM 11,850.

The growth has been continually supported by the manufacturing and services sector which contributed 56.7% of the total GDP followed by electronics sector which contributed 14.3%, property sector 11.2% while the rest of the sectors namely transportation, finance and communication contributed about 17.3%

The major infrastructure project in the state were at various stages of construction. The constructions of KLIA-Putrajaya Dedicated Highway and the Banting - Taiping Pantai Expressway would begin in early 2001. The mega project launched in 2000 include the first RM3bil high-tech entertainment centre or better known as E-Village which covers 120 hectares in Dengkil. Besides, new township like USJ2 and Bandar Sri Mahkota located in Beranang had also been launched in this year.

The status of Putrajaya which is to be declared as the third Federal Territory and Taman Wetland, the Putrajaya Wetlands park would be in the picture as early as February 2001. These developments would become another a catalyst to the development of the southern part of state of Selangor.

The property market 2000

Overall, the property market in the state of Selangor has been in the uptrend probably attributed to renewed confidence and economic stability among the investors. This is evidence by the increase in the total number of transactions recorded which showed an increase of 10.8% from the previous years. Correspondently, the number of transactions of every property sector has also increased. The total value of transactions has also increased tremendously by a mere 42% compared to last which saw a decrease of 6.7% from 1998.

Residential property

The residential sector was still the most active sector, forming 82.8% of the total property transactions in 2000, whilst the agriculture was still the least active sector at 10.1% of the total transactions. In terms of value the residential sector also led the way at 59.8%, followed by the commercial and industrial sector at 18.7% and 9.8% respectively.

Generally, properties priced in the region of RM 80,000 - RM 160,000 were still the most popular type as indicated by volume transacted, forming some 20.4% of the total. This was closely followed by the RM 160,000 - RM 200,000 range at 12.2% of the total.

Retail property

The retail property sector in 2000 experienced an increased in the total number and value transacted by 22.3% and 25.2% respectively. The most popular being the double storey shopoffices followed by three storey and four storey shopoffices. They formed 63.3%, 13.1% and 8.5% respectively of the total transactions.

Industrial property

Overall, there was also an increased of volume and value of industrial properties transacted in 2000 compared to last year. The increased was 12.8% and 16.8% respectively. The increased has been made possible by the encouragement of the state government through the development of Small and Medium Sized programmes. The terraced factories and warehouses has been the most popular forming about 87.3% of the total.

Agriculture property

Compared to last year, the volume and value of sales in this sector has increased by 14.7% and 21.2% respectively. The market was most active in Sabak Bernam with some 423 transactions, an increased of 12.1% compared to 1999.

Land planted with coconut was mostly transacted in the district of Sabak Bernam. In the districts of Sabak Bernam dan Kuala Selangor, agricultural land for various types of crops had increased inprices in the range of 16.1% - 43.2%

Development land

The recovery of economy has also seen an increase in the development land being transacted. The total number of value and sales has increased to 26.2% and 35.6% respectively. The district of Klang has the highest number of transactions recorded, forming about 68.3% of the total.

Leisure property

The completion of another three hotels in 2000 had increased the number of hotel rooms in the state to 6320. The number of golf courses in Selangor is still at 37. Throughout the year there is no application to construct new golf course.

Mohd Rodzhan Bin Khairudin

Overview

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Mohd Rodzhan Bin Khairudin
Napic Pusat
Jabatan Penilaian dan Perkhidmatan Harta
Kementerian Kewangan Malaysia

mrk/-

ECONOMIC OVERVIEW

The Selangor state economy had strengthened its GDP from RM 40,056 in 1999 to RM 43,167 in 2000. The growth this year had risen to 6.1% as compared to 3.60% last year. Per capital income too, had increased from RM 12,685 to RM 13,156 this year.

Manufacturing sector remained the biggest contributor to the GDP, contributing 52.9% of the total, followed by Transport, Warehousing & Communication @ 13.1%. The manufacturing sector had in fact increased in its contribution from 48.5% last year to 52.9% this year.

In the manufacturing sector, 106 new projects had been approved up to July 2000, bringing in RM 1,651,100,876 worth of investment to the state. 59.2% of the investment is domestic investment & 40.8% is foreign investment. Japan is the major foreign player, having invested 22 projects worth RM98,702,060, followed by Taiwan, investing 12 projects worth RM61,423,560, Singapore 10 projects, worth RM71,502,225 and Switzerland invested RM85,833,242 in 4 projects.

Continued revival in the economy had spearheaded a few big projects in various districts of Selangor. They include E-Village in Dengkil, covering an area of 486 hectare, where modern and high tech film production will be based, water supply project in Empangan Ulu Selangor, covering 1,270 ha of an area and Twin Railtrack project between Ipoh & Rawang for commuter trains. Dubbed first fully integrated intelligent city with Virtual City Network System, on a 100 acres land, Desa Millennia, a new township in Puchong, within the Multimedia Super Corridor, worth RM 1 billion had also been launched. The project features IT infrastructure, greenery, dynamic town planning and architecture.

OVERVIEW OF THE PROPERTY MARKET IN 2000

On the whole, the property market in 2000 had improved slightly. Total volume of transaction moved up by 14.1% compared to the corresponding period in 1999. Total value of property transaction had also increased by 20%. Biggest increase was registered in the industrial sector where total volume had increased by 26.6%, followed by commercial sector @ 22.2%. The improvement is generally related to the general economic situation of the state and the country as a whole. Continued effort by the government to overcome the economic downturn had proved to be fruitful.

Transaction was still predominantly in the affordable RM 100,001 – RM 150,000 range. 20% of total transaction was in this category, followed by 16.4% in the RM 150,001 – RM 200,000 range. The above two ranges also registered highest increase in terms of total volume of transaction compared to the corresponding period last year. Increase of 40.5% and 20.7% were noted in the above ranges.

In residential sector, it was noted that properties in the > RM 1 M range had increased in volume by 78.3% compared to last year, followed by the RM150,001-RM200,000 range, where increase of 42.7% was registered.

Commercial sector saw major increase in volume in the RM200,001-RM250,000 range. A hike of 56.8% was noted compared to last year. Increased activity in the commercial sector is a positive sign of economic growth in the country.

Industrial sector also showed slight improvement, as evidenced by the increase in total volume by 26.6%. Activities is mostly centered around the RM150,001-RM200,000 range. Number of transaction in this range had surged by 110.9% from last year! The industrial sector had reacted positively to the current economic policy but in a very cautious manner, investing mostly in the medium priced industrial properties. Vacant industrial space is still a big concern to the players in the sector.

Agricultural sector dropped in both the total volume and total value. The diminishing demand actually contributed to the phenomena. As development grew, agricultural land became more profitable to be developed for other higher value use, such as housing, commercial or industrial, thus shrinking the agricultural sector further.

P. PINANG

ECONOMIC OVERVIEW

Pulau Pinang continued to be among the frontline states in the national economy's march towards recovery by achieving a commendable 8.1% GDP growth as against 5.5% the preceding year.

The tertiary sector propped largely by tourism and private education remained the main contributing sector; accounting for 49.2% of the total product. These two subsectors continued to receive the State Government's priority treatments in the form of establishing policies and objectives as well as installation of executing machinery. The manufacturing sector, largely based on electronic industry, was a close second contributing 46.5%. The gap between these two sectors however were closing considerably given their contributions the previous year being 52.3% and 42.7% respectively.

The manufacturing sector continued to grow where 38 new projects and 44 extension projects were approved between January and August. These projects were expected to create 8,582 new jobs and involved investments totalling RM5,787,119.00.

PROPERTY MARKET OVERVIEW

The performance of the 2000 Pulau Pinang Property Market could be summarised as the beginning of the return of market confidence, evidenced by the increase in transaction volume. The year saw an increase of 24.0% compared to the modest increase of 5.3% the previous year. On the same bright note, there was an increase of 31.6% on total value of transactions as against the 5.2% drop suffered the previous year. There was an increase by 200 (to 545) on purchases/disposals by companies. Similarly, there was an increase of 17.2% - from RM290 Million to RM340 Million on the value of transactions.

The residential sector continued to dominate the market accounting for 75.5% and 57.9% of the volume and value of transactions respectively. Signs of improvements were also more prominent in this sector where besides being active it also showed strengthening demand as evidenced by increases in prices as well as rentals in certain locations and the sustained number of newly launched projects. The main contributing factor to this scenario was the strong governmental commitment to this sector through such measures as easier availability of housing loans and house ownership campaigns.

The market for commercial properties, including for purpose-built office, was still soft. This was largely due to this sector being dependent on tertiary sector growth and consumer purchasing power; unfortunately the former took a small dip while the latter has yet to recover. Compounding this was the fact that oversupply was still much a feature in this sector.

The industrial property sector, on the other hand , had a more encouraging year with increases in transaction volume, both on the Island and Seberang Perai, and rises in prices for certain types among which were the terraced factories on the Island.

The encouraging performance of the residential sector had a positive effect on the development land sector especially the residential development lands. The number of transactions in this sector registered a hike of 50.3% to 499 from 332 of last year.

SG PETANI

PROPERTY MARKET REVIEW 2000

Generally, property market 2000 seems to be improving compared to 1999. This is in parallel with the current national economic situation.

Activities such as House Ownership Campaign, relaxation of housing loan conditions for government staff and nationwide shopping festival in August are amongst the government's efforts to activate the economy.

Base on statistics, the number of transactions this year decline 22.9%, that is from 15,425 transactions in 1999 to only 11,893 this year. However, reported value increase at about 14.4%.

The declining number of transactions does not indicate the actual market situation in 1999. This is due to the 10,437 bulk transfers between Developer OSK and Sungai Petani Municipal Council which Involve residential, commercial and industrial properties amounting to RM376,779,628 in value.

Ignoring the bulk transfers, total number of transactions in 1999 and 2000 are compatible, that is 11,814 in 1999 and 11,893 this year.

ECONOMIC OVERVIEW

Pulau Pinang continued to be among the frontline states in the national economy's march towards recovery by achieving a commendable 8.1% GDP growth as against 5.5% the preceding year.

The tertiary sector propped largely by tourism and private education remained the main contributing sector; accounting for 49.2% of the total product. These two subsectors continued to receive the State Government's priority treatments in the form of establishing policies and objectives as well as installation of executing machinery. The manufacturing sector, largely based on electronic industry, was a close second contributing 46.5%. The gap between these two sectors however were closing considerably given their contributions the previous year being 52.3% and 42.7% respectively.

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SABAH

Overview On Property Market Report, Sabah

Action taken by state government to reactive the ailing property sector was helped property market in 1999. The total number and total transaction value was increase to 6.8% and 7.7% respectively. The residential property sector was the most active, accounting for 57.7% of the total number of transaction, followed by the agricultural property sector which was 26.3 %.

Residential transaction were dominated by double storey terrace house, priced between RM 100,00.00 to RM 150,000.00 and semi-detached house at the priced between RM 150,000.00 to RM 250,000.00. Price of residential property were mixed, stable, increase up to 25.0% drors down to 15.5%. Rental generally stable but noted that drops of 5.0% in Kota Kinabalu area, 28.0% drops in sandakan and 23.5 % drops in Labuan.

Home Ownership campaign from mid Disember 1998 to mid January 1999 was succedly sold of 1,294 residential units worth RM 144, 163,637.00 of different type of construction, from that total units sold, 71.1% or 920 units were apartment. Sabah Housing Development Association (SHAD) was submit proposal to state government to waive certain immigration procedural rules for easier entry of foreigners and their participation in property purchasing for luxurious property like apartment and condominium as a step activate local property market.

The retail property sector consolidated. Demand was shift to 3 – 3 ½ storey shophouses rather than double storey shophouse due to discounted offer price given by developer.

Office rental in Kota Kinabalu and Labuan were stable compared with previous year. Thi stablisation was due to new supply into the office space market in both town.

Commercial and agricultural sector also consolidated, while other sector of development land and leisure property continuously with uncertainties.

Prepared by:
AZMI BIN DERIS

PAHLANG

Overview Of The Pahang Property Market In 1998.

Overall property market in 1998 was weak and inactive. Tight financial policies such as credit control and high interest rates made a negative impact on the business activities and property development. Although the control was relaxed in the last quarter of the year, it was unable to increase the demand and supply in the short period. The sentiment on the property sector was still negative where the market feeling was that the prices had not bottomed out. The wait and see attitude is expected to prevail until economic recovery.

The excess of supply together with the lack of purchasing power had caused the drop in market prices of all sectors. Transactions decreased by 30.4% compared to increment of 0.1% in 1997. Total transacted value also decline by 36.9% compared to an increase of 19.2% last year. However property sector in Temerloh district had performed better than other major towns such as Kuantan.

The residential sector remained the most active sector compared to the other property sectors. Single storey terraced houses priced below RM100,000 were most popular. Luxury residential houses were not well received. Not many new projects were launched.

Rentals market for residential houses were on the tenants side with the over supply of existing houses and newly completed houses with the exception of the Temerloh district. The same thing happened on the rentals market for the commercial properties as there were a lot of new supply that were still unoccupied. As a step to arrest the situation, the State Government had limited the approval for the shophouses and hotels especially in Kuantan Town that faced an oversupply situation.

The industrial sector also experienced excess of supply particularly the terraced and semi-detached factories. In Kuantan Town at least 400 completed factories were still vacant.

Agriculture market was still stable although price decreases in certain areas.

Hotel sector will continue to have oversupply of demand in the next several years. There were four hotels with 653 rooms completed in 1998 in Kuantan district. Incentives in the form of reduction of rooms rates was given year round but the hotel occupancy continue to dip.

Development property was badly affected as shown by the drastic drop in value and number of transactions. Mega projects such as MEC and Kuantan Damansara Township that were expected to trigger other development activities could not prevent the economic downturn.

TERENGGANU

PROPERTY MARKET REPORT 2000

1.0 Economic Overview

Terengganu's economy charted a lower growth of 2.0% in the first nine months of 2000 compared to 2.5% for the corresponding period in the previous year. The mining sector contribution to the state GDP declined to 53.1% from 54.3%. Petrochemical still maintained its position as the main contributor to the state economy.

Industrial sector showed a good recovery. The Economic Planning Unit approved 23 applications compared to only 5 previously, where capital investment increased from RM5.14m to RM118.71m. The volume of industrial property transactions rose by 60% where 23 units were transacted compared to 14 units in 1999.

2.0 Overview Of The Property Market 2000

The nation's improving economy had a positive effect on the property market in Terengganu. The total transaction increased by 2.9% which 8,337 units of property were transacted compared to 8,105 in the previous year. The total value of transaction increased by 9.35% from RM317.35m to RM347.03m in 2000. The major transaction came from residential property were recorded 54.18% of the total transaction respectively.

An increase in transaction activity was recorded for industrial, commercial and residential at 64.3%, 40.6% and 8.9% respectively. Transaction focused on low price properties where 54.7% involved properties less than RM25,000 and 22.9% involved properties ranging between RM25,000 to RM50,000.

Mohd Rofi Yusof
Terengganu

MELAKA

An overview on Property Market 2000 – Melaka

The comprehensive steps taken by the Government towards residential and tourism sectors have resulted in the growth of the property market in the state. There was an increase in the number of transactions and sales value by 15% and 12% respectively.

The property market continued to be dominated by the residential sector which accounted for 64.5% of the total transactions and 55.5% of the sales value. Terrace houses costing less than RM 100,000 remains popular. Likewise low cost houses increased by 20%-25% in value due to the new ceiling price from RM 25,000 to RM 42,000 per unit fixed by the government.

The agricultural sector contributed 15% in number of sales and 10% by sales value and retained its position as the second most active sector.

On the other hand, the commercial sector remained stable and there were no new scheme being launched. Many newly completed shophouses were still unoccupied and untenanted. Rental value dropped by 30% due to the available stock and the attractive rates and incentives being offered amongst the shop owners.

Similarly, the number of transactions for industrial sector decreased by 10% and sales value by 8%. This shrink was caused largely by the poor demand for industrial terrace being built.

The State Government has taken positive steps such as reducing land premium and speeding up land approvals and hopefully this will help spur and boost the property market.

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WILAYAH PERSEKUTUAN,
K.L.

WORKSHOP ON REPORT WRITING 19-23 FEBRUARY 2001
PARTICIPANT: MR. YONG CHOONG WAH
OFFICE: NAPIC WPKL

OVERVIEW OF THE PROPERTY MARKET REPORT FOR YEAR 2000
WILAYAH PERSEKUTUAN KUALA LUMPUR

The year 2000 saw the Malaysian economy making a strong comeback after the 1997 Asian financial crisis. A real GDP growth of 11.9% in the first quarter and 8.8% in the second quarter was registered. The manufacturing sector continued to play a crucial part in sustaining economic expansion. The positive economic climate made the Kuala Lumpur property market optimistic in almost all sectors of commercial, residential and development lands. However, the industrial sector saw a slight dip in market activities.

The number of property transactions added 12.8% from 8,947 in 1999 to 10,093 in 2000. The total value of all sector transactions increased with the exception of the commercial sector. The value rose by 5.8% from a total worth of RM3,761.6 billion in 1999 to RM3,978.4 billion. Property priced between RM250,000 to RM500,000 accounted for 18.5% while residential units formed 16.2% of transactions.

The recovering economy coupled with the government's call to further escalate the construction and housing industry fuelled market sentiments resulting in the favourable performance of the residential sector. Like the previous three years the residential sector continued to dominate, accounting for the highest number at 86.1% of the total transaction volume. This sector amounted to RM2.24 billion. Strata and terraced units in strategic locations, with good accessibility and affordably priced were most popular. In the RM500,000 – RM1.0 million range of residential transactions, detached houses in prestigious locations in Mukim Kuala Lumpur increased in number by 44.5% (1999:37.2%) and in value by 43.4% (1999:38.1%).

Prices and rentals stabilized with strong indications of an upward thrust. Conventional houses were preferred and there were notable price and rental increases especially for select areas. Terraced houses continued to enjoy good demand, pushing prices up 18.0% for single storey and 16.0% for double storey units in Mukim Kuala Lumpur, Petaling and Batu. Semi-detached and detached houses in Bukit Damansara and Bangsar area recorded 11.0%, 15.0% and 9.0-14.0% price increases respectively. Flatted units continued to be in good demand contributing to 46.5% of total residential transactions of which 33.3% were of condominium/apartment units. Prices of apartments and condominiums stabilized with instances of price increase in the select areas of Bangsar and Mont Kiara.

New residential property launches in the first nine months met with mixed response; 59%-92% take-up for conventional and 40% to a sellout for affordably priced strata units depending upon location. About 66% of the residential launches were dominated by condominium and apartment units, followed by low-cost strata units at 31%.

The mediocre performance by the commercial property sector saw a 1.8% marginal increase in total volume but recorded a 22.7% drop in total transacted value. Transactions of RM500,000 to RM1.0 million and above were greatly reduced by 19% in number and 43.4% in total value. Transactions involving shophouses/shopoffices were down by 18.2% and 7.7%, respectively in number and value. Three and three and a half storey shops were more popular in contrast with the previous year's dominance by four and four and a half storey units.

Prices were mixed but generally stabilized. In select areas in the city and suburbs, price increases were noted where double storey shophouses went up by 16%-26.0%, while for three to three and a half storey and four storey units were up 6%-20% and 20% respectively.

Ground floor rentals of shophouses/shopoffices varied from stable to a slight increase. Popular locations like Bangsar and Sri Hartamas continued to enjoy good rentals and demand for their prime locality. Sri Hartamas charted a notable increase of as high as 30% mainly due to its locational convenience and popularity as a retail centre for the surrounding residential neighbourhoods.

The retail sector continued to lack luster. Transaction activity dropped by 41.5% in number and 43.4% by value. There were 152 retail transactions representing 14.5% of total number of commercial transactions.

Older shopping complexes lost out to the newer ones and several resorted to refurbish their facades and layout. Similarly, supermarkets and hypermarkets gave sundry shops and retail space in conventional complexes a run for their money in terms of sales and leasing. Four newly completed shopping complexes with the hypermart shopping concept came into the market, the largest of which was the Mid Valley Megamall. Occupancy of shopping complexes within the city centre averaged 81.2% while suburban 1.4%.

The office sector recovered slightly to consolidate at 77% occupancy but yet to reach the 90% September 1997 pre crisis level. Rentals stabilized with no significant decline recorded. New office building rentals in the Golden Triangle and Ampang Road competed at RM17.22 – RM32.29 per square meter per month. Premium office buildings in the Golden Triangle continued to sustain rentals at RM51.66-RM64.58 per square meter per month. KLCC continued to command premium rentals of RM65-RM81 per square meter per month, the highest in the city.

Growing demand for office space in the major suburbs, particularly in the Damansara-Pantai area was reflected in the higher absorption of new supply in strategic locations.

The expansion of private higher education colleges helped to absorb some of the privately owned office space vacated by Federal Government Departments when they shifted to the new administrative center of Putra Jaya in Sepang during the year. Office space let out for such use were located in Damansara Town Center and Wisma Semantan in Damansara area.

The 20 new buildings completed during the year added 381,615 square meter of space to give a total 5,372,402 square meter in the market. This excluded 352,945 square meter of government owned office space. With 1,707,247 sm under construction of which 311,423 sm expected to come into the market in 2001, and 2,337,037 sm in the pipeline, the situation may cause a further glut in the Kuala Lumpur office space market and the overwhelming supply and effective demand should be addressed early.

The industrial property sector fell by 19.2% in volume. Transactions involving big industrial complexes and bulk transfers of vacant industrial land in Sungai Besi contributed to a growth of 55.7% in transaction value for the year.

In demand were industrial properties priced between RM250,000 and above RM1.0 million and these constituted 83% and 97.4% respectively to the total volume and total value of transactions. They were the terraced, detached and semi-detached factories in the order of frequency ranking, and in the Mukims of Batu and Petaling.

Due to the limited land available for industrial use, the industrial land supply is not expected to expand much. As such, the market saw redevelopment of existing industrial areas like the Chan Sow Lin area. Put up against the more established locations in Shah Alam, Petaling Jaya and Bangi area in Selangor state, the KL industrial sector lost out in terms of cheaper prices and rentals as well as good infrastructural support.

The development land market was rather active with 176 transactions totaling RM307.61 million. Its share of the total property transactions rose slightly in volume to 1.7 % from 1.2% in 1999 and in value by 4.3% in 1999 to 7.7% in 2000. Transactions increased significantly by 64.5% and 91.4% respectively in number and value over 1999.

Market activities were generally active for the residential sector. The commercial and industrial sectors were dulled by the reluctance of developers to venture into large scale projects. Interest was focused on development land priced from RM250,000 to RM1.0 million over, the latter forming 30.1% of total transaction value for the sector.

Residential development land in the interior of Mont Kiara, Segambut and Sungai Pencala Malay Reservation area fetched RM500-RM522 psm. Development land in Ampang Hilir and U-Thant area suitable for condominiums and apartments were transacted for RRM1,800 – RM2,690 psm. Commercial land in Jalan Pinang sold for RM5,400 psm for sizes between 1,540 – 2,028 sm.

The leisure property market experienced a mild improvement in the light of growing optimism in the tourism and hospitality sector. Both government and private sectors continued to further spur growth in the industry.

Domestic tourism was further enhanced by the monthly first and third Saturday off days for the government sector and first Saturday for the banking sector.

Serviced apartments in Kuala Lumpur performed marginally better than 1999 with average occupancy rate of 64% as against 61% in 1999. Tariffs ranged from RM80 per night for a studio to RM2,450 per night for a penthouse.

The KL hotel skyline in the next two years will see four new hotels in the RM270 million Westin Hotel (430 rooms), the multi-million Ringgit Grand Hyatt Duta Hotel (514 rooms), RM494 million Hilton KL Sentral and the RM380 million Le Meridian KL (422 rooms). Scheduled for completion by 2002/2003, they will add another 1,879 rooms or 7.6% to the 2000 year stock of 24,688 rooms from the 218 existing hotels. The figures though impressive yet pointing towards an impending glut and negative implications on any prospective hotel development in the short and medium terms.

The property market in the year 2000 will continue to be lifted by the residential sector which will continue to enjoy another year of good growth stimulated by the 2001 Budget aimed at expansion of the construction industry and adding demand for housing created by the higher loan eligibility for civil servants.

JOHOR

Johor Darul Ta'zim

Economic Overview

The Johor economy has showed strong with growth 8.5 per cent Gross Domestic Product (GDP) as compared the growth of 5.9 per cent last year. This rate is much better than the 5.8 per cent growth attained in the national prediction. The manufacturing sector continue to be the main contributor of the economic growth, up from 35 per cent in 1995 to 40 per cent in 1999 and is expected to increase to 50% this year.

Good infrastructure system is the key to the achievement. Johor is now upgrading the Senai Airport, Port of Pasir Gudang, port's development and new industrial area at Tanjung Langsat as a petrolchemicals corridor as well as upgrading the Port of Tanjung Pelepas. The Johor State Government also plays its role in upgrading the support services of shipping such as trading houses, brokerage, insurance and distribution companies.

Johor still maintaining its position as the most popular location by domestic and foreign investors in our country. The Malaysian Industry Authority (MIDA) has approved 112 projects in the first nine months of this year. The approved projects when implemented will bring in capital investments of RM978.12 millions into the state. This achievement is a continued effort by the Johor Corporation (Jcorp) through providing industrial areas complete with basic amenities and promotion steps such as overseas trade mission and advertising commitment in international and local media. Majority of the approved projects are related to food processing, electrical, eletronic and petroleum industry, including petrochemical. This sector is expected to offer 10,104 new jobs to local people.

SARAWAK

SARAWAK PROPERTY MARKET REPORT YEAR 2000

1.0. Overview Of The Economy

After the positive growth of 4.4% last year, Sarawak economy is expected to growth at 7.4% in year 2000. This higher growth is outcome from encouraging performances in the main sector such as agriculture, manufacturing, construction and services. The manufacturing sector is expected to grow at 8.5% following the 6% increase in production of liquid natural gas. Electronic industry also is expected to be one of the major contributor with the injection of massive capital. Encouraging activities in agriculture and construction are expected to accelerate the of Sarawak economy.

2.0. Overview Of The Property Market

Sarawak property market has effected positively from the economic recovery and support from stabilization in banking system. Transaction volume increased 18% from 12,943 to 15,277. Whenever value also increase by 34.7% from RM1.05 billion to RM1.4 billion this year. As in previous year, the residential sector was the most active with 50.1% share of transaction volume. Under this sector, property at RM1 50,000 and below contributed 87.5% of the total transaction.

In agricultural sector, a large-scale venture was joined when an 11,935 hectare of oil palm plantation project was launched located ninety kilometers from Bintulu town. In housing sector, completion of low cost units increased this year to 9,567 from 3,893 in previous year.

3.0. Residential Property

Transaction in the residential sector increased by 19.8% and 16.7% in volume and value respectively. Houses at price RM150,000 and below increased by 21.4% in number of transaction and made up 89.2% of the transaction activity in this sector. These shown that demand for low and medium cost are very high. Therefore, Sarawak State Government planned to built 33,100 units low cost houses under Eighth Malaysia Plan.

Generally, there were slight price increasements in Kuching Division. However, for Miri, Sibü and Bintulu Division prices were stable. Rentals were increased especially around Kuching City and Bintulu Town following with economy recovery which encouraged activities especially in industrial sector. In Kuching Division, with opening of new factories and increased in investment by existing industry were attracted more worker from outside. Encouraging development in gas industry, agriculture and revival of hydro electric project in Bakun were increased house rental.

4.0. Purpose-Built Office

Office space market in Sarawak for this year shown a bit over supply. While, the overall occupancy rates still at 86% some building started to decreased the rental between 5% to 12% These situation created with competition by three new buildings which entered into the market by the end of last year and beginning of this year.

This year, there was only one purpose-built office entered into the market namely Wisma Chinese Chamber of Commerce. The eight storey building is located at Jalan Bukit Mata Kuching, Kuching Division and offered 2,486 square meter of office space to let at RM17.22 – RM23.68 per square meter depending on the level.

In future, this sector is expected to face some difficulties particularly in Kuching Division where there five more purpose built office still under construction. These building will offer 46,212 square meter of office space and expected to be completed in year 2002,

5.0. Retail Property

The transaction activities in retail property picked up by 35.9% and 38.2% in volume and value respectively. However, prices and rentals were stabled compared to the last year indicate that previously unsold units were absorbed. In Miri Division, this sector is still not fully recovered where there are a lot of empty shop houses.

In Kuching, demands for retail unit inside shopping complexes still encouraging where the occupancy rate was at 90%. Through out this year, there was only one shopping complex was opened namely Choice Super Mall which is located along Jalan Semariang, Petra Jaya, Kuching. This complex offered 2,788 square meters of retail space and the rate of occupancy was at 100%.

In Miri Town started to show an over supply where the average of the occupancy rate was at 65.9%. These was because of massive supply entered into the market at the end of 1999 with completion of The Imperial Mall and Boulevard Shopping Complex.

6.0. Industrial Property

The last year's high transaction performance in this sector extended into this year, which saw the volume and value increase by 54.2% and 114.9% respectively.

In this year, two small-scale industrial schemes were launched in Kuching Division namely Padawan Light Industrial Park and Batu Kitang Light Industrial Area. Together they offered 68 semi detached units and 11 vacant lots.

To make sure this sector continues to be the leader in economy development, the Sarawak State Government has proposed to develop six new industrial estates under Eight Malaysia Plan involving a total of 705 hectare.

7.0. Agricultural Property

The agricultural property remain as the second most active sector, which are 39.5% contribution to the volume of the property transaction. This sector was also noted to make an increasement which 12.2% and 58.9% this year in the volume and value respectively. This sector is expected to grow as in line with the State Government encouragement to bring high technology into this sector.

8.0. Leisure Property

There was an improvement in tourist arrivals, rising from 1,679,681 in 1999 to 1,775,497 this year. From the total of the tourist arrivals above, 76.8% were foreigners. In tandem, the overall occupancy for hotel in Sarawak improved to 51% from 48% the previous year.

Adding to the existing supply, an early phase of Borneo Highland Resort opened in July this year with 62 clubhouses to offer. Also 245-room Harbour Inn Hotel was opened which is located close to the Kuching Waterfront.

Various steps had been taken by government to attract more tourists. As part of these, the state government had approved the upgrading of the existing airstrip in Mulu National Park. Hose Mountain with size of 200,000 hectare which is located in Kapit Division was gazetted as a wildlife sanctuary. The state government also aimed to exploit the cultural of various groups in promoting eco-tourism and to build attractions in scuba-diving.

NAPIC, PUSAT

The property market stabilized during the first half of 1999 . The total transaction was the same as the previous year with the agricultural sector , being the most active , contributing 53.5% . In addition , the residential sector had improved to 15.3% , while the industrial sector remained stable. On the other hand , commercial properties transaction experienced a decrease . Likewise , the prices and rentals did not see much movement as compared to 1998, except for the well located schemes . One of the housing schemes had resumed construction and this trend is expected to continue. Hopefully , the property market will improve in the next half.

Overall Overview Of Malaysia Property Market 1999

Malaysia economic improved in 1999 with an increase in GDP and GNP by 5.4% and 4.2% respectively after experienced a drastic drop in 1998.

Per capita income showed an increase by 1.7% after experienced a negative growth of 1.5% the year before. Almost all state showed positive GNP growth through out the year.

Improvement was recorded by all economic sectors. Construction sector, which experienced falls in two consecutive years, showed a marginal drop this year. Manufacturing sector, increased actively with 13.5% growth compared to 13.7% shrink last year.

Improvement that bring the main economic sectors near to the level before the crisis, is due to the strong overseas sales order and increment in local demand.

Prepared by,

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Pegawai Penilaian
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19/2/2001

KELANTAN

An Economic Overview

The Kelantan economic showed a positive sign in the year, 2000. GDP was expected to grow 0.3% higher than 1999 growth which @ 3.0%. Agriculture sectors and government services remained the major support followed by commercial sectors, wholesales and trade, hotels and restaurants at 15.7%.

Up to September, 2000, MIDA had approved three projects with the total investment of RM14.3 m, 58.9% higher in value compared to year 1999 amounted RM9 m, although the number of projects were the same.

Overview % The Property Market 2000

As the whole, the property market in Kelantan was slightly down as compared to 1999. The volume of transfer and their values reduced by 3.0% and 11.2 % respectively compared to previous year. Only commercial sectors recorded increases in the total number of transaction by 32.1% where others dropped. The transaction activities remained dominated by the agricultural properties which contributed 44.4% the total number of transactions, followed by residential properties @ 38.2%.

The performance of residential property was not very encouraging this year compared 1999. The volume and values of the transaction respectively dropped by 14.4% and 2.1%. However, the average price for the residential properties increased by 14.3%, from RM53,253 to RM60,882 per unit. Vacant plot remained the most popular transactions followed by terrace and detached houses, amounted 83.12% of the total number of residential property transacted.

Demand for the houses priced less than RM75,000 remained strong and recorded 80.6% of the transaction volume.

Residential property sector showed a bright future. Launches of residential units during the year 2000 total to 1,380 units compared only 588 unit in 1999. Most of the sales located at the strategic location area and had better respond from the buyers.

Prices and rental for the residential units remained stable as at 1999. However, the price increased between 5 - 20% for the detached vacant plot and medium 2/3 terrace; especially in the prime area neighborhood of Kota Bharu town.

The price level for the S/S terrace up by 7.1% ranging from RM60,000 - RM75,000 per unit this year compared RM60,000 - RM70,000 last year. Rentals of S/S terraced houses in the surrounding prime areas of Pengkalan Chepa, Panji and Kubang Kerian also increased by 5 - 10%.

By the way, commercial property sector performed better. The volume and values transacted increased by 32.1% and 100.2% respectively. 2/s - 4/s shophouses and vacant plot had better demand where each covered 47.9% and 36.8% of total number of transaction.

Prices of shophouses of 3/s and 4/s in Kota Bharu fetched higher at RM480,00 - RM650,000 per unit compared to last year which recorded between RM450,00- - RM600,000 per unit. Rental levels remain unchanged, between RM3,500 - 5,500 per month.

The year 2000 saw the growth of several new development commercial areas. The proposed of 58 units 2/s shophouses in Pekan Beris in Bachok District, expected to boost the property market in their surrounding areas. Taman Bendahara in Pengkalan Chepa, Kota Bharu, another new proposed development. This comprehensive development comprises of retails, residential, office, hotels and waterpark. Phase I was under construction which comprise of 144 units 2/s shophouses. This development expected to generate the commercial development trend along Jalan Pengkalan Chepa.

The industrial sectors was in a dull scenario. The proposed for a new industrial area was postponed. Meanwhile, the construction of 76 units industrial terrace in Pengkalan Chepa industrial area injected the only activity in this sector.

The leisure property sector was more active this year, compared the two previous years. Three new hotel entered the market offer a total accommodation of 464 rooms. Relatively, the occupancy rate was 45% - 60% increased 5 - 10% from last year.

Promotion in the form of discounts of room tariffs continued to attract more visitors/guest. One medium class hotel was under construction where upon completion will expected to bring in another 44 rooms.

However, the incoming of these rooms, had no negative impact to the existing medium and economy class hotels, due to lack of such budget cost rooms especially during the festive and school holiday season.

Prepared by

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(HJH. RUSBIZAN BT. MAHMOOD)

An Economic Overview

The Kelantan economic showed a positive sign in the year, 2000. GDP was expected to grow 0.3% higher than 1999 growth which at 3.0%. Agriculture sectors and government services remained the major support followed by commercial sectors, wholesales and trade, hotels and restaurants at 15.7%.

Up to September, 2000 MIDA had approved three projects with the total investment of RM14.3 m, 58.9% higher in value compared to year 1999 amounted RM9 m, although the number of projects were the same.

Overview of the Property Market 2000

As the whole, the property market in Kelantan was slightly down as compared to 1999. The volume of transfer and their values reduced by 3.0% and 11.2% respectively compared to previous year. Only commercial sectors recorded increases in the total number of transaction by 32.1% where others dropped. The transaction activities remained dominated by the agricultural properties which contributed 44.4% the total number of transactions, followed by residential properties at 38.2%.

The performance of residential property was not very encouraging this year compared 1999. The volume and values of the transaction respectively dropped by 14.4% and 2.1%. However, the average price for the residential properties increased by 14.3%, from RM53,253 to RM60,882 per unit. Vacant plot remained the most popular transactions followed by terrace and detached houses, amounted 83.12% of the total number of residential property transacted.

Demand for the houses priced less than RM75,000 remained strong and recorded 80.6% of the transaction volume.

Residential property sector showed a bright future. Launches of residential units during the year 2000 total to 1,380 units compared only 588 unit in 1999. Most of the sales located at the strategic location area and had better respond from the buyers.

Prices and rentals for the residential unit remained stables as at 1999. However, the prices increase between 5 – 20% for the detached vacant plot and medium 2/3 terrace; especially in the prime area neighborhood of Kota Bharu town.

The price level for the s/s terrace up by 7.1% ranging from RM60,000 – RM75,000 per unit this year compared RM60,000 – 70,000 last year. Rentals of s/s terraced houses in the surrounding prime areas of Pengkalan Chepa, Panji and Kubang Kerian also increased by 5 – 10%.

By the way, commercial property sector performed better. The volumes and values transacted increase by 32.1% and 100.2% respectively. 2/s – 4/s shop houses and vacant

plot had better demand where each covered 47.9% and 36.8% of total number of transaction.

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Prepared by

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(MOHD.SUHAIMI BIB ALI)
JPPH Kelantan

NEGERI SEMBILAN

Dear Norlia,

Enclosed herewith is part of the PMR June 2000 which was done personally by me. I hope this will be sufficient to determine the level of competence of my report writing skills.

Thank you,

Yours truly,

Joseph Bruno.

OVERVIEW (LPH June 2000)

The property market in the first half of 2000 was slightly less active compared to January - June 1999 and July - December 1999 by 3.5% and 1.1 % respectively. The total value of transactions in the first half of 2000 increased by 23.5% compared to the corresponding period in 1999 and decreased by 11.6% compared to the second half of last year. The residential sector continued to be the most active with 80.7% of total transactions.

RESIDENTIAL

Generally the residential property market remained stable. The number of residential property transactions increased by only 0.3% compared to July - December 1999 and their total value increased by 3.5% only.

65% of the transactions took place in Seremban District. Properties priced below RM150,000 were the most popular and accounted for 85.8% of the total number of residential property transactions.

5992 units of residential property costing less than RM150,000 per unit and another 407 units costing more than RM150,000 per unit entered the market. Generally new schemes which offered lower priced properties enjoyed good sales. A number of schemes with these types of units recorded 100% sales.

Generally prices of houses were stable. In Seremban District price increases of up to 17% were recorded in good locations and in a few instances up to more than 20% in choice schemes (Taman Rasah Jaya and Taman Bukit Jed). In Kuala Pilah and Jempol Districts price of single storey terraced houses dropped by up to 15%.

Rentals for most type of houses were stable except in Kuala Pilah District where a drop in prices was followed by a drop in rentals ranging from 9% - 21% for most type of houses. The situation in Kuala Pilah District is due to oversupply of houses especially along Jalan Melang where a number of newly completed schemes that are poorly occupied.

Port Dickson also recorded a drop in rentals ranging from 7% - 30%. This is due to the completion of housing quarters for Armed Forces personnel resulting in many houses becoming vacant.

RETAIL

The number of transactions during January - June 2000 dropped by 11.7% when compared to the corresponding period in 1999 but increased by 5.5% when compared to the second half of last year. The value of transactions increased by 22.9% and 0.8% when compared to the first and second half of 1999 respectively.

The existing supply of retail space in shopping complexes in Seremban is sufficient in the medium term as the occupancy rate as at June 2000 is only 74.3%. Thus, none of the shopping complexes, which were abandoned during the recession, have been revived. There was only one transaction of retail space in shopping complexes in Seremban and rentals are expected to remain at current levels.

There is gross oversupply of shophouses especially in the secondary location of Seremban Town, Bandar Baru Nilai and Lukut in the District of Port Dickson. Many completed units continued to remain vacant for more than one year after completion. This situation has caused rentals to drop sharply up to 39% in some areas. The Rent

Control Repeal Act has also created additional space for rent resulting in drop in rentals particularly in Seremban, Tampin and Port Dickson towns.

NEGERI SEMBILAN

Economic Performance

The number of transaction for this year has increased by 36.6%, compared to the drop of 38.7% in 1998. The increase include all major sectors, particularly, the industrial sector with an increase of 185.7% in total transaction. Nevertheless, the values reported has dropped but at a smaller rate of 7.8% compared to 35.2% last year. This reflects that the property market is still moving towards a lower price.

The residential sector performance is quite impressive which was supported by a lower cost of fund and home ownership campaign. On the other hand, other sectors showed a different outlook. The office and retail sectors with the huge amount of surplus stock, still influence the price and rental rate. This situation is expected to continue for sometime in future. However, the residential sector would continue to benefit from the effect of economic recovery.

The State's economy showed signs of recovery with estimates growth of Gross Domestic Product (GDP) of 2.2% in 1999. Efforts taken by the Government to improve the economy have bear results. This is reflected by the increased in construction activities and the continuation of abandoned highways projects. The growth rate is showing some improvement, as the decrease is only -1.2% as compared to the -5.2% in 1998. The significant impact against the economic growth was the JE/Nipah virus fenomena and it has adversely effected the Visit Negeri Sembilan Year 1999 campaign and resulted in reduction of tourist visits into the state. The manufacturing sector is the main economic contributor.

RESIDENTIAL

The residential property market remained stable throughout the first half of 2000. The number and value of transactions increased only marginally by 0.3% and 3.5% respectively compared to the July – December 1999 period. Seremban District was the most active as it accounted for 65% of the total transactions.

Prices of houses were also stable except in three districts. In Seremban District, isolated price increases of 17% to 20% were recorded in choice schemes with good location. This is in contrast to Kuala Pilah and Jempol Districts, which registered a decline of up to 15%. Meanwhile, properties priced below RM150,000 dominated the market as it represented 85.8% of the transactions. Their popularity, besides boosting sales also caused 5,992 new units to be launched compared to launch of only 407 units costing more than RM150,000.

Similarly, rentals for most types of houses remained stable with the exception of Kuala Pilah and Port Dickson Towns. In Kuala Pilah, rentals eased by 9% to 21% following a decline in prices. This is mainly due to an oversupply particularly along Jalan Melang as a result of the completion of a number of new schemes. The same trend was observed in Port Dickson where a drop of 7% to 30% was recorded. Here too it was because of an oversupply situation caused by the completion of housing quarters for Armed Forces personnel.

SELEPAS KURSUS

PERAK

OVERVIEW

The overall improved economy of the State had pushed up the total number of transactions by 19.8% , or an additional 4,877, with a higher total value of RM2.258 billion, compared to last years' RM 1.850 billion, a hike of 22.04 %.

The major increase is attributed to the residential and commercial sectors. On the other hand, the agricultural sector took a slight dip of 3.17%, with only 6,054 transfers, compared to 6,246 in the previous year.

Attractive mortgage packages with low interest rates, relaxation of government housing loan approvals and various options offered by the Employee Provident Fund (EPF) to facilitate home purchases, had helped to activate the residential market.

One notable feature this year was the huge supply of 25,735 units, which was more than 10% of existing stock of all type of homes. These are currently under construction whilst another 21,000 odd units are in the pipeline.

Past years' trend for low cost and terrace houses, priced between RM 50,000 to RM 100,000, continued into this year. To meet such demand, there are now 18,015 units (70% of the total for all types) under construction and 12,641 units (60%) in the pipeline.

Generally sales performance in most schemes slacked in the second half of the year compared to the good sales in the beginning of 2000.

Reduced interest rate for purchases of shophouses offered by a few banks, especially in the developing areas of major towns, had helped to ease the number of oversupply in selected areas.

New shophouses in prime locations were pegged at higher selling prices of above RM400,000 for double storey and between RM500,000 to RM600,000 for three storey in Ipoh, Taiping and Teluk Intan, compared to the previous lower selling prices of around RM200,000 and RM350,000 - RM400,000 respectively.

Although occupancy of the more established shopping complexes had improved slightly, owners had to bear with the difficulty of rent collection for fear of high turnover of tenant.

The oversupply of office space in Ipoh dipped further with full occupation of the new completed Bangunan Persekutuan in Greentown. Owners of buildings, which suffered an extremely low occupancy rate of around 15%, are now reluctantly trying to entice a different class of tenants, like the private institutions or college, to take up the vacated space by Government Departments and Corporate.

Rentals remained stable and competitive. Some were pegged at the breakeven rent of RM12.90 smp, especially those buildings with poor occupancy.

In the agriculture sector, despite the all time low crude palm oil prices coupled with threatened oversupply, prices remained stable and a few large estates transacted this year fetched good prices. Some of these were purchased for development into housings, or to be subdivided as orchards.

Activity for the industrial sector still lagged behind, as in the previous year. It is hoped that the promotions offered together with the various incentives by the State and Development Corporation, would boost this sector by year end.

NOOR LIDA BAHAR
JABATAN PENILAIAN & PERKHIDMATAN HARTA
NEGERI PERAK.

SELANGOR

Overview

Economic activity throughout the State of Selangor was quite stable with continue growth in GDP at 11.4%. This was higher by 2.54% from the previous year. Per capita income has also increased by 1.7% from RM 10,040 to RM 11,850.

The growth has been continuously supported by the manufacturing and services sector which contributed 56.7% of the total GDP followed by electronics sector which contributed 14.3%, property sector 11.2% while the rest of the sectors namely transportation, finance and communication contributed about 17.3%

The major infra structure project in the state were at various stages of constructions. The constructions of KLIA-Putrajaya Dedicated Highway and the Banting - Taiping Pantai Expressway would take off in early 2001. The mega projects launched in 2000 include the first RM3bil high-tech entertainment center or better known as E-Village, which covers 500 hectares in Dengkil. Besides, new township like USJ2 and Bandar Sri Mahkota located in Beranang had also been launched in this year.

The status of Putrajaya that is to be declared as the third Federal Territory and Taman Wetland, the Putrajaya Wetlands Park, would be in the picture as early as February 2001. These developments would become another catalyst to the development of the southern part of state.

Overall, the property market in the state of Selangor has been in the up trend. This is probably attributed to renewed confidence and economic stability among the investors. This is evidence by the increase in the total number of transactions recorded that showed an increase of 10.8% from the previous years. Correspondently, the number of transactions of every property sector has also increased. The total value of transactions has also increased tremendously by a mere 42% compared to last year that saw a decrease of 6.7% from 1998.

Mohd Rodzhan Bin Khairudin
Napic Pusat
Jabatan Penilaian dan Perkhidmatan Harta
Kementerian Kewangan Malaysia
mrk/-

ECONOMIC OVERVIEW

The Selangor state economy had strengthened its GDP from RM 40,056 in 1999 to RM 43,167 in 2000. The growth had risen to 6.1% as compared to 3.60% previously. Per capital income too, had moved up from RM 12,685 to RM 13,156.

The manufacturing sector remained the biggest contributor to the GDP, charting 52.9% of the total, followed by Transport, Warehousing & Communication @ 13.1%. It had in fact increased from 48.5% the year before. As for investment, 106 new projects had been approved up to July 2000, bringing in RM1,651,100,876 to the state, of which 59.2% is domestic & 40.8% foreign. Japan, the major foreign player, invested RM98,702,060 (22 projects), followed by Switzerland RM85,833,242 (4 projects), Singapore, RM71,502,225 (10 projects) and Taiwan RM61,423,560 (12 projects).

Continued revival in the economy had spearheaded a few big projects in various districts of Selangor. They include E-Village in Dengkil, covering an area of 486 hectare, where modern and high tech film production will be based, 1,270 ha water supply project in Empangan Ulu Selangor, and Twin Railtrack for commuter trains project between Ipoh & Rawang. First fully integrated intelligent city with Virtual City Network System, Desa Millenia, in Puchong, within the Multimedia Super Corridor area, worth RM 1 billion had also been launched. The project features IT infrastructure, greenery, dynamic town planning and architecture.

SARAWAK

THE SARAWAK PROPERTY MARKET REPORT YEAR 2000

1.0. Overview Of The Economy

After the positive growth of 4.4% last year, Sarawak economy is expected to grow at 7.4% in year 2000. This higher growth is outcome from encouraging performances in the main sectors such as agriculture, manufacturing, construction and services. The manufacturing sector is predicted to grow at 8.5% following the 6% increased in production of liquid natural gas. Electronic industry is also expected to be one of the major contributors with the injection of massive capital. Encouraging activities in agriculture and construction are expected to accelerate the of Sarawak economy.

2.0. Overview Of The Property Market

The Sarawak property market has shown positive indication due to the economic recovery and support from stabilization in banking system. Transaction volume increased 18% from 12,943 to 15,277. While value also increased by 34.7% from RM1.05 billion to RM1.4 billion this year. As in previous year, the residential sector was the most active with 50.1% share of transaction volume. Under this sector, property at RM150,000 and below contributed 87.5% of the total transaction.

With the above growth, some encouraging activities took place. In agricultural sector, a large-scale venture was joined when an 11,935 hectares of oil palm plantation project was launched located about ninety kilometers from Bintulu town. In housing sector, completion of low cost units increased this year to 9,567 from 3,893 in previous year.

3.0. Residential Property

Transaction in the residential sector increased by 19.8% and 16.7% in volume and value respectively. Houses at price RM150,000 and below increased by 21.4% in number of transaction and made up 89.2% of the transaction activity in this sector. These shown that demand for low and medium cost are very high. Therefore, Sarawak State Government planned to built 33,100 units low cost houses under Eighth Malaysia Plan.

Generally, there were slight price increases in Kuching Division. However, for Miri, Sibul and Bintulu Division prices were stable. Rentals were increased especially around Kuching City and Bintulu Town following the economy recovery which encouraged activities especially in industrial sector. In Kuching Division, the opening of new factories and additional investment by existing industry attracted more workers from outside. Encouraging development in gas industry, agriculture and revival of electric hydro project in Bakun increased house rental.

4.0. Purpose-Built Office

Office space market in Sarawak for this year shows a bit over supply. While, the overall occupancy rate is still at 86%, some building started to reduce the rental between 5% to 12% These situation arose due to competition by three new buildings which entered into the market by the end of last year and beginning of this year.

This year, there was only one purpose-built office has moved into the market namely Wisma Chinese Chamber of Commerce. The eight storeys building is located at Jalan Bukit Mata Kuching, Kuching Division and offered 2,486 square meter of office space to let at RM17.22 – RM23.68 per square meter depending on the level.

In future, this sector is expected to face some difficulties particularly in Kuching Division where there are five more purpose built office buildings still under construction. These

building will offer 46,212 square meter of office space and expected to be completed in year 2002,

5.0. Retail Property

The transaction activities in retail property picked up by 35.9% and 38.2% in volume and value respectively. However, prices and rentals were stable compared to the last year indicating that previously unsold units were absorbed. In Miri Division, this sector is still not fully recovered where there are a lot of empty shop houses.

In Kuching, demands for retail unit inside shopping complexes still encouraging where the occupancy rate was at 90%. Through out this year, there was only one shopping complex that opened, Choice Super Mall which is located along Jalan Semariang, Petra Jaya, Kuching. This complex offered 2,788 square meters of retail space and it was fully occupied.

In Miri Town started to show an over supply where the average of the occupancy rate was at 65.9%. This was because of massive supply entered into the market at the end of 1999 with completion of The Imperial Mall and Boulevard Shopping Complex.

6.0. Industrial Property

The last year's high transaction performance in this sector extended into this year, which saw the volume and value increased by 54.2% and 114.9% respectively.

This year, two small-scale industrial schemes were launched in Kuching Division namely Padawan Light Industrial Park and Batu Kitang Light Industrial Area. Together they offered 68 semi detached units and 11 vacant lots.

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To make sure this sector continues to be the leader in economy development, the Sarawak State Government has proposed to develop six new industrial estates under Eight Malaysia Plan involving a total of 705 hectare.

7.0. Agricultural Property

The agricultural sector remain as the second most active sector, which recorded a 39.5% contribution to the volume of the property transaction. This sector was also showed an increase of 12.2% and 58.9% this year in volume and value respectively. This sector is expected to grow in line with the State Government's encouragement to bring high technology into it.

8.0. Leisure Property

There was an improvement in tourist arrivals, rising from 1,679,681 in 1999 to 1,775,497 this year. From the total of the tourist arrivals above, 76.8% were foreigners. In tandem, the overall occupancy for hotels in Sarawak slightly improved to 51% from 48% in the previous year.

Adding to the existing supply, an early phase of Borneo Highland Resort opened in July this year with 62 clubhouses to offer. The Harbour Inn Hotel with 245 rooms was also launched which is located close to the Kuching Waterfront.

Various steps had been taking by government to attract more tourists. As part of these, the state government had approved the upgrading of the existing airstrip in Mulu National Park. Hose Mountain with size of 200,000 hectares which is located in Kapit Division was gazetted as a wildlife sanctuary. The state government also aimed to exploit the cultural of various groups in promoting eco-tourism and to build attractions in scuba-diving.

JOHOR

Johor Darul Ta'zim

Economic Overview

The Johor economy showed a strong growth of 8.5% in Gross Domestic Product (GDP) compared to the growth of 5.9% last year. This rate is much better than the 5.8% growth attained in the national prediction. The manufacturing sector continue to be the main contributor of the economic growth, up from 35% in 1995 to 40% in 1999 and is expected to increase to 50% this year.

Good infrastructure system is the key to the achievement. Johor is now upgrading the Senai International Airport, the Pasir Gudang Seaport, the Tanjung Pelepas Seaport and the new industrial area at Tanjung Langsat as a petrochemicals corridor. Support services of shipping such as trading houses, brokerage, insurance and distribution companies are also being upgraded.

Johor is still maintaining its position as the most popular location for domestic and foreign investors in our country. The Malaysian Industry Authority (MIDA) has approved 112 projects in the first nine months of this year. The approved projects when implemented will bring in capital investments of RM978.12 millions into the state. This achievement is a continued effort by the Johor Corporation (Jcorp) by providing industrial areas with complete basic amenities and promotion steps such as overseas trade mission and advertising commitment in international and local media. The majority of the approved projects are related to food processing, electrical, electronic and petroleum industry, including petrochemical. This sector is expected to offer 10,104 new jobs to local people.

/Rosninawati(JB)

NEGERI SEMBILAN

ASMAH MOHD NASIR – NATIONAL PROPERTY INFORMATION CENTRE

NEGERI SEMBILAN

Overview

The total number of transaction for 1999 has increased by 36.6% compared to the previous year. This is against the dropped of 38.7% in 1998 compared with the year before. The increase include all major sectors, particularly, the industrial sector which recorded a high jump of 185.7% .

However, the value has dropped. Comparatively, the drop is at a smaller rate of 7.8% currently compared to 35.2% last year. Such a movement mirrored the market's concentration towards lower house price residential units.

Generally, the residential sector showed improvements in transactions. A lower cost of fundings coupled with the home ownership campaign are amongst the factors which contributed to the increase.

On the other hand, other sectors showed a different outlook. The office and retail sectors with the huge amount of excess, still dragged down the price and rental rate. This situation is expected to continue in the near future.

OVERVIEW (LPH June 2000)

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PROPERTY MARKET OVERVIEW 2000

Property market in Kedah was slightly better compared to the previous year due to the economic recovery. Several actions were taken by the government to create more opportunities. These include the Home Ownership Campaign, the Shopping Carnival and the amendment to government housing loan conditions which had a positive effect to the value and volume of transactions.

Its value increased by 14.4% compared to 10.3% in 1999 in contrast the volume declined by 54.3%. The drop was caused by a bulk transaction comprising 10,437 of residential, commercial and industrial vacant lots worth RM376,779,628. Thus, without accounting for the above, the volume has actually increased by only 0.6%.

WILAYAH PERSEKUTUAN,

K.L.

**WORKSHOP ON REPORT WRITING 19-23 FEBRUARY 2001
PARTICIPANT: MR. YONG CHOONG WAH
OFFICE: NAPIC WPKL**

**OVERVIEW OF THE PROPERTY MARKET REPORT FOR YEAR 2000
WILAYAH PERSEKUTUAN KUALA LUMPUR**

EDITED AFTER THE WORKSHOP

GENERAL MARKET OVERVIEW

The year 2000 saw the Malaysian economy making a strong comeback after the 1997 Asian financial crisis. A real GDP growth of 11.9% in the first quarter and 8.8% in the second quarter was registered. The manufacturing sector continued to play a crucial part in sustaining economic expansion. The positive economic climate made the Kuala Lumpur property market optimistic in almost all sectors of commercial, residential and development lands. However, the industrial sector saw a slight dip in market activities.

The number of property transactions added 12.8% from 8,947 in 1999 to 10,093 in 2000. The total value of all sector transactions increased with the exception of the commercial sector. The value rose by 5.8% from a total worth of RM3,761.6 billion in 1999 to RM3,978.4 billion. Property priced between RM250,000 to RM500,000 accounted for 18.5% while residential units formed 16.2% of transactions.

RESIDENTIAL

The recovering economy coupled with the government's call to further escalate the construction and housing industry fuelled market sentiments resulting in the favourable performance of the residential sector. Like the previous three years the residential sector continued to dominate, accounting for the highest number at 86.1% of the total transaction volume. This sector amounted to RM2.24 billion. Strata and terraced units in strategic locations, with good accessibility and affordably priced were most popular. In the RM500,000 – RM1.0 million range of residential transactions, detached houses in prestigious locations in Mukim Kuala Lumpur increased in number by 44.5% (1999:37.2%) and in value by 43.4% (1999:38.1%).

Conventional houses were preferred and there were notable price and rental increases especially for select areas. Terraced houses continued to enjoy good demand, pushing prices up 18.0% for single storey and 16.0% for double storey units in Mukim Kuala Lumpur, Petaling and Batu. Semi-detached and detached houses in Bukit Damansara and Bangsar area recorded 11.0%,15.0% and 9.0-14.0% price increases respectively. Flatted units continued to be in good demand contributing to 46.5% of total residential transactions of which 33.3% were of condominium/apartment units. Prices of apartments and condominiums stabilized with instances of price increase in the select areas of Bangsar and Mont Kiara.

New residential property launches in the first nine months met with mixed response; 59%-92% take-up for conventional and 40% to a sellout for affordably priced strata units depending upon location. About 66% of the residential launches were dominated by condominium and apartment units, followed by low-cost strata units at 31%.

COMMERCIAL

The mediocre performance by the commercial property sector saw a 1.8% marginal increase in total volume but recorded a 22.7% drop in total transacted value. Transactions of RM500,000 to RM1.0 million and above were greatly reduced by 19% in number and 43.4% in total value. Transactions involving shophouses/shopoffices were down by 18.2% and 7.7%, respectively in number and value. Three and three and a half storey shops were more popular in contrast with the previous year's dominance by four and four and a half storey units.

Prices were mixed but generally stabilized. In select areas in the city and suburbs, price increases were noted where double storey shophouses went up by 16%-26.0%, while for three to three and a half storey and four storey units were up 6%-20% and 20% respectively.

Ground floor rentals of shophouses/shopoffices varied from stable to a slight increase. Popular locations like Bangsar and Sri Hartamas continued to enjoy good rentals and demand for their prime locality. Sri Hartamas charted a notable increase of as high as 30% mainly due to its locational convenience and popularity as a retail centre for the surrounding residential neighbourhoods.

The retail sector continued to lack luster. Transaction activity dropped by 41.5% in number and 43.4% by value. There were 152 retail transactions representing 14.5% of total number of commercial transactions.

Older shopping complexes lost out to the newer ones and several resorted to refurbish their facades and layout. Similarly, supermarkets and hypermarkets gave sundry shops and retail space in conventional complexes a run for their money in terms of sales and leasing. Four newly completed shopping complexes with the hypermart shopping concept came into the market, the largest of which was the Mid Valley Megamall. Occupancy of shopping complexes which has the biggest net lettable area of 119,514 sm within the city centre averaged 81.2% while suburban 1.4%.

OFFICE

The office sector recovered slightly to consolidate at 77% occupancy but yet to reach the 90% September 1997 pre crisis level. Rentals stabilized with no significant decline recorded. New office building rentals in the Golden Triangle and Ampang Road competed at RM17.22 – RM32.29 per square meter per month. Premium office buildings in the Golden Triangle continued to sustain rentals at RM51.66-RM64.58 per square

meter per month. KLCC continued to command premium rentals of RM65-RM81 per square meter per month, the highest in the city.

Growing demand for office space in the major suburbs, particularly in the Damansara-Pantai area was reflected in the higher absorption of new supply in strategic locations.

The expansion of private higher education colleges helped to absorb some of the privately owned office space vacated by Federal Government Departments that had shifted to the new administrative center of Putra Jaya in Sepang during the year. Office space let out for such use were the Damansara Town Center and Wisma Semantan in Damansara area.

The 20 new buildings completed during the year added 381,615 square meter of space to give a total 5,372,402 square meter in the market. This excluded 352,945 square meter of government owned office space. With 1,707,247 sm under construction of which 311,423 sm expected to come into the market in 2001, and 2,337,037 sm in the pipeline, the situation may cause a further glut in the Kuala Lumpur office space market and the overwhelming supply and effective demand should be addressed early.

INDUSTRIAL

The industrial property sector fell by 19.2% in number. Although volume has decreased, transactions involving big industrial complexes and bulk transfers of vacant industrial land in Sungai Besi contributed to a growth of 55.7% in value for the year.

In demand was industrial properties priced between RM250,000 to RM500,000 and it constituted 83% and 97.4% respectively to the total volume and total value of transactions. They were the terraced, detached and semi-detached factories in the order of frequency ranking, and in the Mukims of Batu and Petaling.

Due to the limited land available for industrial use, the industrial land supply is not expected to expand much. As such, the market saw redevelopment of existing industrial areas like the Chan Sow Lin area. Put up against the more established locations in Shah Alam, Petaling Jaya and Bangi area in Selangor state, the KL industrial sector lost out in terms of cheaper prices and rentals as well as good infrastructural support.

DEVELOPMENT LAND

The development land market was rather active with 176 transactions totaling RM307.61 million. Its share of the total property transactions rose slightly in volume to 1.7 % from 1.2% in 1999 and in value by 4.3% in 1999 to 7.7% in 2000. Transactions increased significantly by 64.5% and 91.4% in number and value over 1999. Interest was focused on development land priced from RM250,000 to RM1.0 million over, the latter forming 30.1% of total transaction value for the sector.

Residential development land in the interior of Mont Kiara, Segambut and Sungai Pencala Malay Reservation area fetched RM500-RM522 psm. Development land in Ampang Hilir and U-Thant area suitable for condominiums and apartments were transacted for RRM1,800 – RM2,690 psm. Commercial land in Jalan Pinang sold for RM5,400 psm for sizes between 1,540 – 2,028 sm.

LEISURE PROPERTY

The leisure property market experienced a mild improvement in the light of growing optimism in the tourism and hospitality sector. Both government and private sectors continued to further spur growth in the industry. Domestic tourism was further enhanced by the monthly first and third Saturday off days for the government sector and first Saturday for the banking sector.

Serviced apartments in Kuala Lumpur performed marginally better than 1999 with average occupancy rate of 64% as against 61% in 1999. Tariffs ranged from RM80 per night for a studio to RM2,450 per night for a penthouse.

The KL hotel skyline in the next two years will see four new hotels in the RM270 million Westin Hotel (430 rooms), the multi-million Ringgit Grand Hyatt Duta Hotel (514 rooms), RM494 million Hilton KL Sentral and the RM380 million Le Meridian KL (422 rooms). Scheduled for completion by 2002/2003, they will add another 1,879 rooms or 7.6% to the 2000 year stock of 24,688 rooms from the 218 existing hotels. The figures though impressive yet pointing towards an impending glut and negative implications on any prospective hotel development in the short and medium terms.

CONCLUSION

The property market in the year 2000 will continue to be lifted by the residential sector which will continue to enjoy another year of good growth stimulated by the 2001 Budget aimed at expansion of the construction industry and added demand for housing created by the higher loan eligibility for civil servants.

MEBLAKA

An overview on Property Market 2000 – Melaka

Generally the economic growth in Melaka is stable and shows an increase of 2.6% compared to the year 1999. The comprehensive steps taken by the Government towards residential sector and tourism sector contributes towards the growth for the year 2000. There is an increase in the number of transactions and its sales value with 14.52% and 4.32% compared with year 1999. The total value of transactions for the first nine months of 2000 is RM850.72 m, an increase of 35.22 m.

The main sector that controls the market is the residential sector which contributes 64.5% from the number of transactions and 55.3% from the sales value. Houses below RM100,000 is still in great demand especially single storey terrace and low cost houses. Low cost houses has shown an increase of 30% - 40% for second transfer following the announcement by the State Government that the price has been increased from the present RM25,000 to RM35,000 per unit.

Generally, the price for residential units varies with the types and locality of the houses. Those units which is not in demande drops by 5% while those in the popular sector increase by 5% - 20%.

The market for agriculture property is stable with slight increase in location outside the town centre. The increase is mainly for land in interior locations valued below RM100,000 per hectare. Agricultural sector contributes 20.3% from the total transactions and 9.8% from the sales value reflecting a drop of 5.8% from the previous year.

Demand for commercial property is very slow. It contributes 6.9% from the total transaction and 14.6% from the sales value. The number of transactions increase by 0.2% compared to last year. There is no new project being launched.

The rental value for commercial property drops to 29% especially for purpose built office space compared to 1999. This is due to the number of new supply which offers lower and attractive rates.

Industrial sectors shows a stable market with a drops in a few industrial parks. The number of transactions increase by 4.9% and sales value drops by 11.9%.

Generally, the steps taken by the government to overcome the existing stock has been met with a good response. The sales of housing stock increase by 37.6% compared to 1999 and indicate a positive steps in the growth of property market in Melaka.

TERENGGANU

PROPERTY MARKET REPORT 2000

1.0 Economic Overview

Terengganu's economic charted a lower growth of 2.0% in the first nine months of 2000 compared to 2.5% for the corresponding period in the previous year.

The main sector contribution to the state GDP declined to 53.1% this year from 54.3% the previous year. Petrochemical still maintained as the main contributor to the state economy.

Industrial sector showed the good signs in the economic growth. EPU was received and approved 23 applications compared to 5 applications last year. The capital investment increased from RM5.14m in 1999 to RM118.71m this year. The volume of industrial property transactions increased to 60%, 23 units were transacted this year compared only 14 units last year.

2.0 Overview Of The Property Market 2000

The nation's improving economy affected the property market in Terengganu. The total transactions increased 2.9% which 8,337 units of property were transacted in 2000 compared to 8,105 in the previous year. The total value of transactions increased 9.35% from RM317.35m in 1999 to RM347.03m in 2000. An increase in transaction activity was recorded for industrial, commercial and residential at 64.3%, 40.6% and 8.9% respectively. Transactions focused on properties in the low price range where 54.7% involved properties less than RM25,000 and 22.9% involved properties ranging between RM25,000 to RM50,000. The major transactions came from residential property which were recorded 54.18% of the total transactions respectively.

Mohd. Rofi Yusof
Terengganu

PAHANG

Overview Of The Pahang Property Market In 1998.

Generally property market in 1998 was weak and inactive. The sentiment on the property sector was still negative as it was believed prices were expected to ease further. Tight financial policies such as credit control and high interest rates were among the reason for such feeling although the control was relaxed in the last quarter of the year. Total volume and value of the transactions decreased by 30.4% and 35% respectively. This was a contrast of 25% and 20% increase for the former and the latter. It appeared that the supply was exceeding demand in the state. Temerloh district performed better than in other districts.

The residential sector remained the most active, registering 65% of the total number of transactions. Single storey terraced houses priced below RM100,000 was the most popular, recording 60% of the sales. On the other hand, luxury houses were poorly received.

Subsequently, the rentals market for residential and commercial properties were lower compared to 1997. Nonetheless, the market rentals in Temerloh district were still good compared to the previous year. As a result of the oversupply of commercial properties, the State Government had limited the approval for such development.

The industrial sector recorded an oversupply situation too, particularly the terraced and semi-detached factories in Kuantan Town at least 400 completed factories were still vacant.

Generally, the agriculture market was still stable although some decreases in prices were recorded in certain areas.

There would be an oversupply in the hotel sector. Although incentives such as room rates reduction were given years round, occupancy remained low. In Kuantan district there were four hotels completed in 1998, adding 653 rooms to the market.

The drastic drop in value and number of transactions of development land showed the sector was badly affected. Mega projects such as MEC and Kuantan Damansara Township failed to trigger other development activities.

SABAH

Overview On Property Market Report, Sabah

Action taken by the state government like the home ownership campaign had helped to reactivate the ailing property sector in 1999. The total number of transaction increased to 6.8% and 7.7% respectively. For the former the residential sector was the most active, accounting for 57.7% followed by the agricultural sector which was 26.3 %.

The Home Ownership campaign from mid- Desember 1998 to mid- January 1999 was successful sold of 1,294 residential units worth RM 144, 163,637.00 of different type of construction. From that, 71.1% or 920 units were apartments. The Sabah Housing Development Association (SHAD) submitted proposal to the state government to waive certain immigration procedural rules for easier entry of foreigners. Their participation in property purchasing for luxurious property like apartment and condominium had activated local property market.

Residential transactions were dominated by double storey terrace house, priced between RM100,00.00 to RM 150,000.00 and semi-detached houses priced between RM 150,000.00 to RM 250,000.00. Prices of residential properties were mixed – some were stable, some were increase up to 25.0% and some were drops down to 15.5%. Generally rental for houses were stable but noted that drops of 5.0% in Kota Kinabalu area, 28.0% drops in Sandakan and 23.5 % drops in Labuan.

The retail property sector consolidated. The demand shifted to 3 – 3 ½ storey shop-houses rather than double storey shop-houses due to the discounted price by developer.

Office rentals in Kota Kinabalu and Labuan were stable compared to the previous year. The stabilisation was due to new supply into the office space market in both towns.

Commercial and agricultural sectors also consolidated, while development land and leisure property continued to face uncertainties.

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The property market from Jan – June 1999 remained stable. The economic recession did not affect the property market very much as it was more caused by the local factors. Although the total transaction was the same as last year, the value has increased by 37.7%. The agricultural sector, being the most active, contributed 53.5% from the total transaction. Transaction for commercial properties has gone down/decreased, while the industrial sector was stable as compared to last year. The residential sector has improved/recovered whereby the number of transaction increased by 15.3% and the value by 15.2%. The prices and rentals generally remained stable as in year 1998 except for the well located schemes. One of the housing scheme has resumed construction and this trend is expected to continue. The average price of residential property has increased to RM 53,637 per unit. Overall, the property market is expected to recover slowly in the next six month.

Overall Overview Of Malaysia Property Market 1999

Malaysia's economy improved slowly in 1999 after a drastic downturn in 1998. The GDP and GNP registered increases of 5.4% and 4.2% respectively and almost all states marked positive GNP growth throughout the year. Beside this, the per capita income showed an increase of 1.7% this year, in contrast to the drop of 1.5% in the year before.

All economic sectors recorded an improvement. The manufacturing sector, increased tremendously with a 13.5% growth compared to the 13.7% drop last year. While the construction sector showed a marginal increase of 1.5% after experiencing falls for two consecutive years.

The recovery of the main economic sectors to near the pre-crisis levels is due to the strong overseas sales order for manufacturing products and also the increment in local demand.

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KELANTAN

An Economic Overview

The Kelantan economy showed a positive sign in the year 2000. GDP was expected to grow 0.3% higher than 1999 growth of 3.0%. Agriculture sectors and government services remained the main contributor at 23.6% followed by commercial sectors, wholesales and trade, hotels and restaurants at 21.4% to the GDP.

Up to September, 2000 Malaysian Industrial Development Authority (MIDA) had approved three projects with the total investment of RM14.3 m, 58.9% higher in value compared to year 1999 amounted RM9 m, although the number of projects were the same.

Overview of the Property Market 2000

On the whole, the property market in Kelantan was slightly down compared to 1999. The volume of transfer and value reduced by 3.0% and 11.2% respectively compared to previous year. Only commercial sectors recorded increases in the total number of transactions by 32.1% where others dropped. The transaction activities remained dominated by the agricultural properties which contributed 44.4% the total number of transactions, followed by residential properties at 38.2%.

The performance of residential property was not very encouraging this year compared with 1999. The volume and value of the transactions respectively dropped by 14.4% and 2.1%. However, the average price for the residential properties increased by 14.3%, from RM53,253 to RM60,882 per unit. Vacant plots remained the most popular transactions followed by terrace and detached houses, amounting to 83.12% of the total number of residential property transacted.

Demand for houses priced less than RM75,000 remained strong and recorded 80.6% of the transaction volume.

The residential property sector showed an increase in supply. Launches of residential units during the year 2000 total to 1,380 units compared only 588 unit in 1999. Most of the sales located at the strategic location area and had better respond from the buyers.

Prices and rentals for the residential unit remained stables as at 1999. However, the prices increase between 5 – 20% for the detached vacant plot and medium 2/3 terrace; especially in the prime area neighborhood of Kota Bharu town.

The price level for the s/s terrace up went up by 7.1% ranging from RM60,000 – RM75,000 per unit this year compared to RM60,000 – 70,000 last year. Rentals of s/s

terraced houses in the surrounding prime areas of Pengkalan Chepa, Panji and Kubang Kerian also increased by 5 – 10%.

By the way, commercial property sector performed better. The volumes and values transacted increase by 32.1% and 100.2% respectively. 2/s – 4/s shop houses and vacant plot had better demand where each covered 47.9% and 36.8% of total number of transactions.

Prices of shop houses of 3/s and 4/s in Kota Bharu fetched higher at RM480,000 – RM650,000 per unit compared to last year which recorded between RM450,000 – RM600,000 per unit. Rental levels remain unchanged, between RM3,500 – RM5,500 per month.

The year 2000 saw the growth of several new development commercial areas. The proposed of 58 unit 2/s shop houses in Pekan Beris in Bachok District is expected to boost the property market in the surrounding areas. Taman Bendahara in Pengkalan Chepa, Kota Bharu, is another new proposed development. This comprehensive development comprises of retails, residential, office, hotels and water park. Phase 1 is under construction which comprise 144 units 2/s shop houses. This development is expected to generate the commercial development trend along Jalan Pengkalan Chepa.

The industrial sectors were in a dull scenario. The proposal for a new industrial area was postponed. Meanwhile, the construction of 76 units industrial terrace in Pengkalan Chepa industrial area injected the only activity in this sector.

The leisure property sector was more active this year, compared to the two previous years. Three new hotel entered the market offer a total accommodation of 464 rooms. Relatively, the occupancy rate was 45% - 60%, this shows increased 5 - 10% from last year.

Promotion in the form of discounts of room tariffs continued to attract more visitors/guest. One medium class hotel was under construction where upon completion will be expected to bring in another 44 rooms.

However, the incoming of these rooms, had no negative impact to the existing medium and economy class hotels, due to lack of such budget cost rooms especially during the festive and school holiday season.

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PROPERTY MARKET REVIEW 2000

The Kedah property market improved marginally compared to 1999. This is basically in line with the improved economic condition throughout the nation.

The number of transactions declined 22.9%, that is from 15,425 transactions in 1999 to only 11,893 this year. However, the value increased by 14.4%.

The reducing number of transactions did not indicate the actual market situation. This was due to the 10,437 bulk transfers between Developer OSK and Sungai Petani Municipal Council which involved residential, commercial and industrial properties amounting to RM376,779,628 in value.

Ignoring the bulk transfers, total number of transactions in 1999 and 2000 were compatible, that is 11,814 in 1999 and 11,893 this year.

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ECONOMIC OVERVIEW

Pulau Pinang continued to be among the frontline states in the national economy's march towards recovery by achieving a commendable 8.1% GDP growth as against 5.5% the preceding year.

The tertiary sector propped largely by tourism and private education remained the main contributing sector; accounting for 49.2% of the total product. These two subsectors continued to receive the State Government's priority treatments in the form of establishing policies and objectives as well as installation of executing machinery. The manufacturing sector, largely based on electronic industry, was a close second contributing 46.5%. The gap between these two sectors however were closing considerably given their contributions the previous year being 52.3% and 42.7% respectively.

The manufacturing sector continued to grow where 38 new projects and 44 extension projects were approved between January and August. These projects were expected to create 8,582 new jobs and involved investments totalling RM5,787,119.00.

PROPERTY MARKET OVERVIEW

The performance of the 2000 Pulau Pinang Property Market could be summarised as the beginning of the return of market confidence, evidenced by the increase in transaction volume. The year saw an increase of 24.0% compared to the modest increase of 5.3% the previous year. On the same bright note, there was an increase of 31.6% on total value of transactions as against the 5.2% drop suffered the previous year. The residential sector continued to dominate the market accounting for 75.5% and 57.9% of the volume and value of transactions respectively.

There was an increase by 200 (to 545) on purchases/disposals by companies. Similarly, there was an increase of 17.2% - from RM290 Million to RM340 Million on the value of transactions.

The signs of improvement were more prominent in the residential sector. Besides being active, this sector also showed strengthening demand as evidenced by increases in prices as well as rentals in certain locations and the sustained number of newly launched projects. The main contributing factor to this scenario was the strong governmental commitment to this sector through such measures as easier availability of housing loans and house ownership campaigns.

The market for commercial properties, including for purpose-built office, was still soft. This was largely due to this sector being dependent on tertiary sector growth and consumer purchasing power; unfortunately the former took a small dip while the latter has yet to recover. Compounding this was the fact that oversupply was still much a feature in this sector.

The industrial property sector, on the other hand, had a more encouraging year with increases in transaction volume, both on the Island and Seberang Perai, and improvements in prices for certain types among which were the terraced factories on the Island.

The encouraging performance of the residential sector had a positive effect on the development land sector especially the residential development lands. The number of transactions in this sector registered a hike of 50.3% to 499 from 332 of last year.

PROPERTY MARKET OVERVIEW

The property market in 1998 experienced a drastic drop in both the number and value of the transactions. The number of transactions eased by 46.4% whilst the total value of transactions dropped by 57.6% compared to 1997. The most affected sectors were industrial and development land whilst the least affected sector was the agricultural sector.

Due to the economic downturn, some of the housing developers have turned to the agricultural sector until the housing market recovers. One of the big developers in Johor Bahru has offered to lease out land of the delayed projects on a short term basis to plant cash crops.

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Taken from the 'MARKET OVERVIEW - JOHOR 1998'*