



ENHANCING NATIONAL STATISTICS TO
MEET PUBLIC AND PRIVATE SECTORS
NEEDS DURING A PERIOD OF
TRANSFORMATION

PROPERTY INDICATORS : SUFFICIENT FOR POLICY MAKERS & INVESTORS?

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Purpose

- **Understand** the dynamics of the property market in terms of price change, availability of supply & demand
- **Provide** potential developers, investors & decision makers a certain level of comfort before embarking on the development
- **Strategize** investment patterns that will fit future market conditions
- **Predict** consumer spending that is directly affected by factors, such as mortgage interest rates & the seasonal trend of the real estate business
- **Provide** policy makers & investors a sense of where the real estate is heading in the future

Factors that drive the real estate market

- Demographics
- Interest rates & financing
- Development cost
- Government policies, legislation & subsidies
- Economy / stock market



Some existing indicators ...

- GDP
- Financing / lending
- Disposable income
- Housing approval / license issuance
- House price index
- Annual transactions
- Property – new launches, overhang

Existing Data Sources

NATIONAL
PROPERTY
INFORMATION
CENTRE (NAPIC)

CONSTRUCTION
INDUSTRY
DEVELOPMENT
BOARD
MALAYSIA (CIDB)

MINISTRY OF
HOUSING &
LOCAL
GOVERNMENT
(MHLG)

DEPARTMENT OF
STATISTICS (DOS)

BANK NEGARA
MALAYSIA (BNM)

OTHERS

Types of Data Important to the Industry

ECONOMIC

DEMOGRAPHIC

PROPERTY INFORMATION

FINANCING

Economic

TYPES OF DATA	SOURCE
GDP	<ul style="list-style-type: none">• Department of Statistics (DOS)• Economic Planning Unit (EPU)• Malaysia Industrial Development Authority (MIDA)• Bank Negara Malaysia (BNM)• MIER
Inflation	
Unemployment Rate	
Interest Rate	
Foreign Direct Investment	
Inflow of expatriates	<ul style="list-style-type: none">• MM2H, Malaysia Property Incorporated (MPI)

Demographic

TYPES OF DATA	SOURCE
Population Size	<ul style="list-style-type: none">• Department of Statistics (DOS)• Economic Planning Unit (EPU)
Age Distribution	
Income Per Capita	
Household Formation	
Household Size	
Urbanization Rate	
Number of Marriages	
Forecast demographics characteristics	

Property Information

TYPES OF DATA	SOURCE
Construction Statistics	<ul style="list-style-type: none">• Construction Industry Development Board (CIDB)• Bank Negara Malaysia (BNM)• Ministry of Housing & Local Government (MHLG)
Housing Starts	
Housing Permit Approvals	
<ul style="list-style-type: none">- Launches- New Completion- Existing Stocks- Transactions- Unsold Units- Vacancy	<ul style="list-style-type: none">• National Property Information Centre (NAPIC)• Local authorities
<ul style="list-style-type: none">- Supply- Demand	<ul style="list-style-type: none">• National Property Information Centre (NAPIC)• Local authorities

Property Information

TYPES OF DATA	SOURCE
Rental Yield	<ul style="list-style-type: none">• National Property Information Centre (NAPIC)• Property consultants
Transaction value and data on properties in specific location	<ul style="list-style-type: none">• Valuation Department• Land Office• Lawyers• Financial Institutions/ banks• LHDN
Existing Development/Projects	<ul style="list-style-type: none">• Local Authority• Real estate agents• Publications• Advertisements

Financing

TYPES OF DATA	SOURCE
• Margin of Financing	• Bank Negara Malaysia (BNM) • Financial institutions & banks
• Non- Performing Loan	
• Loan Financing by Purpose	
• Loan-to-Value (LTV) Ratio	

Challenges

- Ample information on supply **BUT**...
- Lack of information & data on demand for property - a major challenge
- Lapse time between transaction & reporting /publication of data
- Lack of inter-agency information sharing – developers throughout the delivery chain submit various information to various departments & agencies (local authorities, MHLG, NAPIC, CIDB through contractors & etc)
- Piecemeal data at various agencies

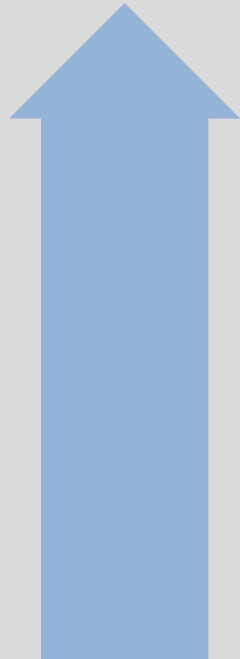
PROPOSAL

- Need **integration & coordination** of all statistical data
 - To pool together information & data
 - Require high level coordination
 - Integration of data submission / sharing by relevant agencies & stakeholders
 - Will help overcome the main challenge in gauging the demand
- To develop an integrated system / **reference point accessible to all stakeholders**

Accurate



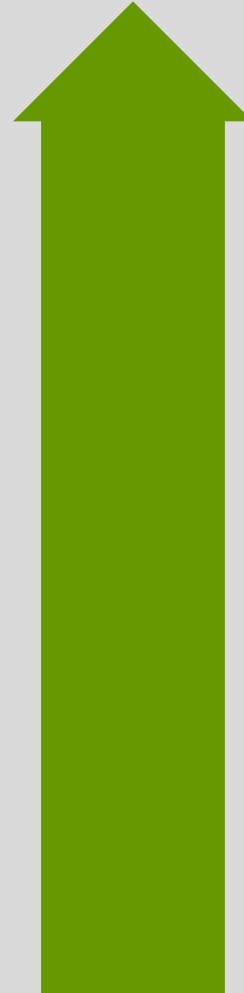
Consistent



Localized



Integrated



Timely





Thank you