



Bank Negara: Three things that could enhance Malaysia's affordable housing ecosystem.

The Central authority could lead, oversee and coordinate affordable initiatives for the nation that would promote greater strategic and operational cohesion at the national level.

The three keys to improve the current affordable housing system.

1. The first one is to have good data

An integrated database on housing supply and demand is critical — this should provide insights on the needs and preferences of households, their linkages with demographic shifts, as well as housing gaps across different parts of the country.

2. Secondly, innovative financing models to fund the affordable housing projects have to be developed

More sustainable alternatives that combine public and private funding for affordable housing development and investment over the longer term. Besides that, public-private partnerships through joint ventures have replaced traditional methods of financing for the supply of public housing. Next, Public funding could also be deployed more efficiently to crowd in private capital for affordable housing developments.

3. All parties to foster more diverse collaborative partnerships with social enterprises, private foundations and non-profit organisations to deliver affordable housing.

-Source: The Edge Property-



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Port Dickson Turning into Popular Tourist Spot

PD Waterfront project comprises 24.2 hectares of land, the mixed-use development along Jalan Pantai. Besides an esplanade, the project will comprise hotels, shops, water chalets, several residential blocks, a convention centre, a duty-free zone and a marine aquarium. It is expected to take another eight years to complete.

-Source: The Propertyguru-

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Asia-Pacific real estate investors heavily focused on yield spreads

Investors in Asia-Pacific real estate remains heavily focused on yield spreads when seeking assets. The search for yield is directing investor interest towards Australian real estate assets this year and Japan also remains attractive to real estate investors as well because of its high commercial yield spread. Some of the risk facing for investors has been identified in the medium term such as liquidity risk, currency risk, business party risk, diversity of entry points, JV openness and benefiting from portfolio rebalancing.



-Source: The Property Guru-

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KWSP Sets Up Property Arm

KWAP is setting up a special purpose vehicle (SPV) that will undertake developments projects on its land. They plan to rope in property developers that can lend their execution expertise to get better return in property investments. The move to set up a property arm is part of the pension fund's asset reallocation review last year to divert fixed income investments to alternative investments, mainly property. Moreover, the reallocation to alternative investments comes on the back of low interest rate environment, which depressed yields on fixed-income investments.

-Source: The Property Guru-

