

CADANGAN TAJUK PROJEK PENYELIDIKAN NAPREC 2023/2024

BIL.	BIDANG	TAJUK	ISU KAJIAN	MATLAMAT KAJIAN	HASIL KAJIAN
1	REMS	Piawaian Pengurusan Kewangan dan Akaun bagi Pengurusan Bangunan Berstrata.	Tiada keseragaman standard piawai di dalam pengurusan kewangan dan akaun di dalam pengurusan kewangan bangunan strata oleh JMB.	Untuk membangunkan standard piawaian di dalam pengurusan kewangan dan akaun bagi bangunan strata untuk digunakan oleh JMB	Pematuhan standard oleh semua pihak yang terlibat bagi memastikan keseragaman amalan pengurusan bangunan strata.
2	REMS	Technology Readiness of Real Estate Practitioners Towards IR 4.0.	Most of the key players in the real estate industry are still struggling to adopt the IR 4.0 concepts. There are a number of driving factors that may contribute towards the incompatibility among the key players such as complexity, uncertainty, fragmented supply chain, short-term thinking and business culture of the parties involved.	To evaluate the level of adoption and utilisation technology in use by Malaysian real estate players.	To gauge the potential of IR 4.0 implementation in Malaysian real estate practice. To produce strategies in promoting adoption of property technology amongst practitioners
3	REMS	Guidelines of Maintenance Charges Budgeting for Strata Development.	Non-conformity in preparing the budget for maintenance charge for strata development has resulted in inconsistency in determining the rate of maintenance charge.	To produce guidelines for maintenance and management budgeting preparation purposes.	1) To identify elements of maintenance management charges and cost. 2) To produce the benchmark for the rate.
4	REMS	Green Property Management Framework in Malaysia.	Environmental, Social and Corporate Governance (ESG) is major consideration in real estate industry. Green buildings are also part of environmental issues within property management practice.	To identify standards for green property management practice in relation to ESG.	To develop Green Property Management Standard for Malaysia and incorporating Environmental, Social and Corporate Governance (ESG).
5	REMS	A Framework in Determining Maintenance Rate for Mix Strata Development.	Act 757 requires that a flat rate be imposed on all parcel owners within a strata development irrespective of types of usage in a development. Different needs and requirements of the different components in a mixed development often create problems in terms of fairness in fixing the maintenance charge rate.	To address this concern and to propose an appropriate framework in determining the maintenance charges rate.	To propose a framework that can be adopted by stakeholders.
6	REMS	Complaint Handling Guidelines for Property Managers.	No standard procedures in handling complaints in property management.	To design SOP for complaint handling.	SOP and KPI in handling complaint by property managers.

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1	RELP	Reviewing the House Owning Policy in the Context of Rental vs Home Ownership/Purchase	<ol style="list-style-type: none"> 1) Affordable housing is a myth in Malaysia 2) Rental housing as a viable option. 3) Issues relating to Rent To Own 	Way forward to strengthen law & policy relating to housing in Malaysia	Enhancing Housing Democracy
2	RELP	Flexibility in Land Use Decision Making Towards Food Security	<ol style="list-style-type: none"> 1) Legal restrictions 2) Reducing food imports 3) High cost of levy and rates 	To encourage food cultivation for self sufficiency	Food security
3	RELP	Redevelopment of Multi-Storeyed Buildings without Strata Titles: Issues Relating to Land Acquisition (Case Study)	<ol style="list-style-type: none"> 1) Inadequate compensation to unit owners 2) Principles of land valuation 3) Urban Redevelopment 4) Issues of proprietary rights 	The way forward for redevelopment of aged buildings	<ol style="list-style-type: none"> 1) To guarantee the rights of unit owners in aged buildings 2) Fair & equitable compensation
4	RELP	Lot Lidi: Peluang Pemilikan dan Risiko	<ol style="list-style-type: none"> 1) Pemajuan yang tidak sah namun masih memenuhi keperluan perumahan 2) Hak pembeli tidak terjamin dari segi undang-undang 3) Penguatkuasaan undang-undang 	Pengenalpastian isu dan penyelesaian berkaitan transaksi lot lidi	<ol style="list-style-type: none"> 1) Hak pembeli terpelihara 2) Ke arah pemajuan yang sah
5	RELP	Kesesuaian Lokasi Pembangunan Perumahan untuk Mencegah Masalah Banjir (Kes Kajian: Taman Sri Muda, Shah Alam)	<ol style="list-style-type: none"> 1) Mencegah masalah banjir di kawasan perumahan 2) Keputusan Pihak Berkuasa Perancangan dalam meluluskan Kebenaran Merancang. 3) Fungsi dan peranan jabatan-jabatan teknikal 	Input untuk merangka dasar dan undang-undang berkaitan dengan lokasi pembangunan perumahan bagi mencegah masalah banjir	Mitigasi perubahan iklim melalui keberkesanan keputusan mengenai guna tanah
6	RELP	Legal and Policy Issues Arising from Co-Proprietorship of Land (Case Study)	<ol style="list-style-type: none"> 1) The rights of co-proprietors 2) Development of land under co-proprietorship (development, partition, land acquisition) 	Recommendations for review of the concept of co-proprietorship for effective land development	Law & policy reform relating to co- proprietorship
7	RELP	Partial Certificate of Completion and Compliance (CCC) in Phased Development Projects	<ol style="list-style-type: none"> 1) The Relevancy of Partial CCC for Residential & Mixed Development 2) Uncertainty in Project Completion 3) Protecting the rights of purchasers 	Identification of issues & solutions for construction industry	Improving the policy & legal framework

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1	REDF	Economic empowerment fund through waqf property concept	How waqf property can be successful through the concept of economic empowerment fund	Mechanism to ensure the successful of waqf property through economic empowerment fund	To strengthen the waqf property concept in Malaysia
2	REDF	What are the factors that need to be considered in real estate development and finance	<p>Many development projects are being planned and implemented and whether feasibility studies are being undertaken.</p> <p>The issue is no thorough evaluation in terms of market demand fundamentals are being established and the performance of some projects have been affected.</p>	As a result of this, market research developers prior to implementing any projects will have done their due diligence and in this manner each and every project will be well received in the market minimizing the overhang issue and creating a healthy real estate environment	<p>The market research will assist in creating an equilibrium in the real estate sector i.e., overbuilding or oversupply. Moreover, the findings will assist stakeholders create a market pricing which is acceptable in line with the affordability of the nation. Studies have shown that our real estate especially residential is severely unaffordable to the general population.</p> <p>Project financing would need to be researched over time i.e past, present and future to identify key variables that are sensitive to the performance of the real estate sector and what have been the causes of change over time and how to improve the situation.</p>
3	REDF	Revitalise Property Sectors Post Pandemic Lifestyle	Identification of space utilisation, passive design and change of use post pandemic	<p>1) Maximising return and usage of space</p> <p>2) Enhance existing building to promote healthy living and maximise of usage and return</p>	<p>1) To assist decision maker (local authority, building owner, developer) to plan future development.</p> <p>2) Value-add to the building, community and surrounding areas.</p>
4	REDF	Explore Market Potential For Data Centre, Warehouse and Disaster Recovery Centre In Malaysia	To examine supply and demand as well as identification of expected shortage/surplus and solutions.	<p>1) Identify expected demand and supply</p> <p>2) To optimise building usage.</p> <p>3) Reduce the number of overhang building or unoccupied space.</p>	<p>1) As a monitoring mechanism to price changes due to supply and demand.</p> <p>2) Encourage new business opportunity.</p>

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5	REDF	Explore Market For Medical Tourism or Educational Hub In Malaysia.	To examine supply and demand as well as identification of expected shortage/surplus and solutions.	<ol style="list-style-type: none"> 1) Identify expected demand and supply 2) To optimise building usage. 3) Reduce the number of overhang building or unoccupied space. 	<ol style="list-style-type: none"> 1) Stabilising the price and rental of the buildings. 2) Encourage new upstream and downstream business opportunity
6	REDF	Equity and Capital Market Risks: Challenges In Property Sector	Establishment of correlation between equity and capital market to identify market liquidity	<ol style="list-style-type: none"> 1) To facilitate the growth of property market. 2) The impact of changes in equity and capital market on property sector. 	<ol style="list-style-type: none"> 1) Market indication to consumers. 2) Stabilising mechanism in the property financing and market.
7	REDF	Government Incentives to Facilitate Under Privilege House Buyers	Suggestion of suitable financial aids and dissemination mechanisms for under privilege to own house.	<ol style="list-style-type: none"> 1) Actions taken by government to make it a success. 2) Effective mechanism in disseminating of incentive to the under privilege. 	Increase home ownership among under privilege.
8	REDF	Abandoned, under utilised and change of use due to building obsolescence	Identification of characteristics and factors leading to building obsolescence to a better future use of these buildings.	<ol style="list-style-type: none"> 1) List of buildings according to level of obsolescence. 2) Formulate causes of the obsolescence. 3) Able to facilitate usabilities and activities of the buildings within the locality. 	<ol style="list-style-type: none"> 1) Full utilisation of obsolete buildings for economic, cultural and social purposes in the locality. 2) Generate and mobilise local community for economic and social activities.
9	REDF	Kajian kemungkinan (Feasibility Study) terhadap tanah <i>underutilised</i> milik Kementerian Jabatan Pengguna, Kementerian Kewangan Malaysia (KJP MOF) bagi cadangan pengkomersilan.	Tanah milik KJP PTP sepatutnya menjadi Aset yang boleh menjana hasil kepada Negara. Namun, jika ianya tidak diurus dengan cekap akan menjadi liability dari segi kos penyenggaraan, pencerobohan dan sebagainya.	Mengenalpasti potensi tanah yang sesuai untuk sesuatu tujuan pembangunan dalam jangka masa pendek, sederhana dan panjang.	Menyediakan Garis Panduan Cadangan Pengkomersilan melalui penggunaan tanah-tanah Kerajaan secara optimum (full utilisation) dari aspek ekonomi (menjana pendapatan) melalui Business Modul tertentu.

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1	REV	Valuation of Ecosystem Services using the Contingent Valuation Method.	To strengthen the valuation of ecosystem services in our current practice.	Developing a system based on the framework/ model developed using contingent valuation method.	Developing a system based on the framework/ model developed in previous NAPREC research.
2	REV	Developing Framework for IP valuation	There is a lack of basis in determining the Intellectual Property (IP) valuation. Currently referring to MyIPO which is insufficient for valuation purpose.	To establish the framework of IP valuation.	A framework development of IP valuation.
3	REV	Asset Life Cycle Model For Plant, Machinery and Equipment (PME) Valuation.	There is a lack of basis in determining the asset life cycle model for PME valuation. Currently, depending on the references to other countries (New Zealand, America, etc).	To establish the asset life cycle model in relation to the plant, machinery and equipment (PME) valuation.	The attributes of all aspects such as life economy, physical, function, technology and etc. (useful life) to the Asset life cycle model for plant, machinery and equipment (PME) valuation.
4	REV	Model Penilaian Bagi Tanah Ladang Menggunakan Kaedah Aliran Tunai Terdiskaun (DCF).	Penilaian tanah ladang dalam menentukan nilai pasaran tanah dengan menggunakan kaedah DCF.	Untuk menentukan justifikasi setiap komponen dalam teknik DCF bagi penilaian tanah ladang.	Menentukan atribut dalam membangunkan Model Penilaian Aliran Tunai Terdiskaun (DCF) bagi tanah ladang.
5	REV	Determination Of Tangible And Intangible Green Elements For Property Tax Assessment	The effect of intangible green elements on property value remains unknown. To date, no research has been done regarding the determination of the intangible green element of a property and its effects on value. The derivation of tangible and intangible green elements is important as it will affect the property value and it will directly reflect total property tax revenue gained by local authorities.	To determine tangible and intangible green elements property.	Determination of tangible and intangible green elements that affect property value leads to the development of green property tax incentives.

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1	REIAS	The Impact of ESG attributes on the performance of listed real estate in Asia	To explore income distribution and price appreciation	Increase attractiveness for Real Estate institutional /investor
2	REIAS	Future direction of tertiary Real Estate education in Malaysia	To further improve Real Estate education in facing current and future challengers	Improve education in Valuation, Real Estate Agency and Property Management.
3	REIAS	Practical implementation of liberalisation initiative for Real Estate profession	To identify the issues and challengers in liberalisation	Guideline and framework for liberalisation implementation to safeguard profession
4	REIAS	The effectiveness of governing Real Estate agent by the authority	To study the effectiveness of Real Estate agency practices	1.Improve of professional conduct for Real Estate agent practices 2. Improve the existing guideline and standard
5	REIAS	The Impact of Foreign Direct Investment(FDI) in Real Estate Market in Malaysia	To determine the impact of FDI in Real Estate market and to obtain technology transfer	Provide proper guideline for FDI
6	REIAS	Solution to the current property overhang - special reference to residential sector	To identify the possible solution in reducing property overhang	Action plan for stakeholder, developer or authority
7	REIAS	A study on SDG Goal 11 relation to the housing market.	To improve inclusiveness of all towards sustainable cities and communities	To provide solution to the current housing issues
8	REIAS	Real Estate solution for implementation of RMK 12 for betterment of nation.	To suggest practical solution for implementation of RMK 12 from the perspective of Real Estate .	Framework, policies and guideline
9	REIAS	Utilization of Real Estate resources for national food security initiatives	To maximize the Real Estate resources in contributing to food security	Strategies, policies and guidelines towards implementation of food security initiatives
10	REIAS	Real Estate approaches in solving urban transportation issues	To suggest strategic plan and action in solving urban transportation issues.	Strategic plan and Policies.

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11	REIAS	Pembangunan Sistem Semakan Harga dan Sewa Harta Tanah	<p>Sistem ini perlulah komprehensif bagi memberi maklumat dan analisis data pindah milik harta tanah secara interaktif kepada pemain industri dan orang awam secara atas talian.</p> <p>Sistem ini juga merupakan platform baru bagi penjualan data harta tanah kepada pemain industri yang diluluskan.</p> <p>Sistem ini juga perlulah menitikberatkan keselamatan data Jabatan.</p>	<p>Selari dengan hasrat Perdana Menteri yang mengaspirasikan Keluarga Malaysia, pada masa sekarang, JPPH tiada saluran untuk memberikan rujukan berkenaan data harta tanah secara meluas kepada orang awam. Oleh itu, orang awam yang ingin mengetahui gambaran pasaran harta tanah di sesuatu kawasan bolehlah membuat rujukan pada sistem ini.</p> <p>Paparan data harta tanah sedia ada dalam bentuk jadual perlu ditambah baik. Pelbagai analisis perlu dijalankan oleh sistem bagi memenuhi keperluan pemain industri. Paparan yang lebih interaktif dalam bentuk spatial dan analisis graf akan memberikan nilai tambah kepada pembeli data yang telah membayar untuk memperolehi data tersebut.</p>

