

CADANGAN TAJUK PROJEK PENYELIDIKAN NAPREC 2024/2025

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 Badan Pengurusan Bersama (JMB).	Untuk membangunkan standard piawaian di dalam pengurusan kewangan dan akaun bagi bangunan strata untuk digunapakai oleh JMB	Pematuhan standard oleh semua pihak yang terlibat bagi memastikan keseragaman amalan pengurusan bangunan strata.
2.	REMS	Kajian Cost Benefit Analysis (CBA) Pengurusan dan Penyelenggaraan Fasiliti Milik Pihak Berkuasa Tempatan	Kos pengurusan dan penyelenggaraan fasiliti awam tinggi antaranya di Pusat Komuniti Awam dll	Mengoptimumkan kaedah pengurusan dan penyelenggaraan fasiliti milik PBT	Mengenalpasti kaedah pengurusan dan penyelenggaraan yang efektif dan efisien Mengenalpasti faedah kepada sosial dan komuniti terhadap fasiliti awam
3.	REMS	Kajian Pengenaan Caj Penyelenggaraan dan Kumpulan Wang Penjelas Untuk Hartanah Strata Komersial di Wilayah Persekutuan Kuala Lumpur	Tiada garis panduan (guideline). Tiada pengenaan caj penyelenggaraan dan kumpulan wang penjelas bagi hartanah komersial strata dan pembangunan bercampur.	Untuk menentukan kaedah pengenaan caj penyelenggaraan dan kumpulan wang penjelas bagi hartanah komersial strata.	Kaedah pengenaan caj penyelenggaraan dan kumpulan wang penjelas bagi hartanah komersial strata Kaedah atau indikator penentuan caj bagi pembangunan bercampur.
4.	REIAS	The effectiveness of governing Real Estate agent by the authority	There are some Real Estate agents not comply the ethics	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	Solution to the current property overhang - special reference to residential sector	Increasing of property overhang in Malaysia	To identify the possible solution in reducing property overhang	Action plan for stakeholder, developer or authority
6.	REIAS	Retail Property Price Index (shop)	Masih belum ada lagi index bagi retail (shop)	1. To conduct profiling on shops sub-sector in the major states (KL, Selangor, Johor & Penang). 2. To develop sub-index of shops 3. To develop Malaysian Shop Price Index (MSPI)	Membolehkan pihak NAPIC membangunkan indeks rumah kedai diMalaysia.
7.	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.

8.	REV	Kesan Climate Change Terhadap Nilai Harta Tanah	Perubahan suhu dunia. Di Malaysia, boleh skop kepada Banjir, Kemarau, Aras laut jadi tinggi.	Perubahan iklim - kesan ke atas nilai harta tanah. Banyak <i>literature</i> dari luar negara dan dalam negara. Contoh di Jakarta - aras laut tinggi.	Perubahan iklim - kesan ke atas nilai harta tanah.
9.	REV	Analysis info lifecycle carbon assessment and creation of database for project benchmarking in Malaysia.	Carbon will be the future currency for project investment and valuation. It is imperative that a transparent, objective and comprehensive carbon database is set up for the property sector to facilitate this transition.	Recommend policy action to Malaysia government to achieve reduction of carbon in high impact areas and chart the course towards achieving a net zero built environment by 2050.	1. Identify high impact areas for carbon abatement across the lifecycle of a building project. 2. Set up a super carbon database accessible by all stakeholders. 3. Develop a benchmark for carbon performance across all building categories.
10.	REV	Penilaian Aset Tidak Ketara (Selain sistem / pengkalan data)	Bagi jabatan kerajaan, terdapat sesetengah Aset Tidak Ketara tidak mendatangkan pendapatan namun mempunyai nilai dan kegunaannya.	Membantu kerajaan dalam menilaikan aset-aset tak ketara negara.	Garis panduan penilaian aset tak ketara dihasilkan.
11.	RELP	Redevelopment of Multi-Storeyed Buildings without Strata Titles: Issues Relating to Land Acquisition (Case Study)	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	1) To guarantee the rights of unit owners in aged buildings 2) Fair & equitable compensation
12.	RELP	Partial Certificate of Completion and Compliance (CCC) in Phased Development Projects	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
13.	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.	1) Identify expected demand and supply 2) To optimise building usage. 3) Reduce the number of overhang building or unoccupied space.	1) Stabilising the price and rental of the buildings. 2) Encourage new upstream and downstream business opportunity
14.	REDF	Government Incentives to Facilitate Under Privilege House Buyers	Suggestion of suitable financial aids and dissemination mechanisms for under privilege to own house.	1) Actions taken by government to make it a success. 2) Effective mechanism in disseminating of	Increase home ownership among under privilege.

				incentive to the under privilege.	
15.	REDF	Kajian kemungkinan (Feasibility Study) terhadap tanah <i>underutilised</i> milik Kementerian / Jabatan Pengguna (KJP), Kementerian Kewangan Malaysia 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.
16.	REDF	Utilization of real estate resources for national food security initiatives	Lack of real estate resources for national food security	To maximize the real estate resources in contributing to food security	Strategies, policies and guidelines towards implementation of food security initiatives