

RESEARCH TOPIC FOR NAPREC YEAR 2019

NO.	TOPIC/ISSUE	RESEARCH AIM	OBJECTIVE	FINDING	IMPACT	PROJECT DURATION	AREAS
1)	Tiada Pemantauan Perundangan Terhadap Perniagaan Penginapan Jangka Pendek	<i>Penelitian secara berfokus atau komprehensif terhadap undang-undang yang sesuai untuk mengawal-selia penginapan jangka pendek.</i>	<ol style="list-style-type: none"> 1. Mengetahui kuantiti dan permintaan terhadap premis yang digunakan untuk perniagaan penginapan jangka pendek. 2. Mengetahui jenis kawalan yang diperlukan terhadap premis yang digunakan untuk perniagaan penginapan jangka pendek. 	<i>Cadangan pemantauan perundangan tentang perkara tersebut dan menyediakan garis panduan kepada pemilik dan orang awam.</i>	<i>Pemantauan penggunaan premis penginapan jangka pendek yang terkawal.</i>	12 months	Real Estate Laws and Policies (RELPE)
2)	Joint Tenancy (Penyewaan Bersama) – An Exploratory Study	<i>Mengkaji kesesuaian konsep “joint tenancy” di Malaysia.</i>	<ol style="list-style-type: none"> 1. Meneliti konsep “joint tenancy” dalam konteks pembangunan tanah di Malaysia. 2. Mengetahui masalah dan isu yang berbangkit daripada menerimapakai konsep “joint tenancy” di Malaysia. 	<i>Mengetahui kesesuaian konsep “joint tenancy” dan mekanisme pengawalan di Malaysia.</i>	<i>Pengubalan dasar tentang penerimaan konsep “joint tenancy” dalam pembangunan tanah di Malaysia.</i>	6 months	Real Estate Laws and Policies (RELPE)
3)	Reviving Abandoned Housing Development Projects : The Way Forward	<ol style="list-style-type: none"> 1. Untuk menyelesaikan masalah pembinaan projek terbengkalai. 2. Menambahkan bilangan unit rumah yang siap. 3. Membantu pembeli yang terkilang 	<ol style="list-style-type: none"> 1. Mengetahui masalah projek perumahan yang terbengkalai. 2. Mencadangkan mekanisme penyelesaian masalah projek perumahan terbengkalai. 	<i>Cadangan hala tuju pencegahan dan penyelesaian projek perumahan terbengkalai.</i>	<i>Mengurangkan dan menyelesaikan masalah projek perumahan terbengkalai.</i>	12 Months	Real Estate Laws and Policies (RELPE)

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		<p>(aggrieved purchasers).</p> <p>4. Membantu pemaju untuk menyiapkan projek.</p> <p>5. Menghidupkan semula projek yang terbengkalai.</p>					
4)	Rural Infrastructure Planning	<p>Penambahbaikan dan pemulihan pembangunan desa (rejuvenate).</p>	<ol style="list-style-type: none"> 1. Mengkaji keberkesanan Dasar Perancangan Fizikal Desa Negara 2030 terhadap pembangunan desa. 2. Mengenal pasti infrastruktur dan kemudahan bagi desa moden. 3. Mencadangkan kerangka penilaian ciri-ciri desa yang mampan. 	<p>Dapat menyediakan garis panduan pembangunan desa.</p>	<p>Menyediakan kualiti hidup yang lebih baik bagi masyarakat desa.</p>	12 Months	Real Estate Laws and Policies (RELP)
5)	Kajian Mewujudkan Kerangka Piawaian Perumahan Berkualiti di Malaysia	<ul style="list-style-type: none"> •Mengkaji semula Garis Panduan Perancangan Perumahan bagi mewujudkan piawaian perumahan yang berkualiti. •Membuat benchmarking garis panduan perumahan. 	<ol style="list-style-type: none"> 1. Membuat perbandingan garis panduan dan piawaian perumahan berkualiti. 2. Membuat kajian penanda aras dengan negara lain. 3. Mengumpul maklumat asas tentang kualiti keseluruhan perumahan. 4. Membangunkan framework Piawaian 5. Perumahan Berkualiti sama ada dari segi standard / reka bentuk 	<p>Mewujudkan kerangka piawaian perumahan berkualiti untuk Malaysia.</p>	<p>Menyediakan perumahan berkualiti kepada rakyat.</p>	12 Months	Real Estate Laws and Policies (RELP)

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			<i>/patuh syariah/fasiliti/ persekitaran.</i>				
6)	Adopting Private Lease Scheme (PLS) in development at open market	To explore the possibility of selling rights and interest via PLS	To look at and study the issues contained in PLS	To draf a new act in relating to PLS or draf a proposal to amend the NLC.	Impact to owners, investors, purchasers and those in the real estate industry	9 months	Real Estate Laws and Policies (REL P)
7)	Preparation of Budgeting Model for Strata Building - Sub Model for :- i. Residential ii. Office building, iii. Commercial iv. Landed v. mixed-use development	To prepare a standard format for expenses and budgeting purposes which is applicable for the industry.	1. Identify the calculation for maintenance fees or service charges. 2. Identify the actual maintenance cost. 3. Perhaps cost saving	1. Accurate calculation of costing acceptable to the market. 2. A standard template applicable to all.	i. To minimise expenses ii. Eventual save cost	6 months	Real Estate Management & Services (REMS)
8)	Optimizing government assets (quarters) usage/occupancy	Government quarters have not received the required attention, maintenance and management. Becomes under developed and under utilised	1. To determine the need for renewal and perhaps construction of new building. 2. To look at the utilisation of the current use for an alternative specific use 3. To venture into other alternative use or a further dynamic and viable use of the current property	To suggest a more creative viable and profit orientated approach useage. Highest and best use.	i. The government can create and receive income ii. No wastage of use	6 months	Real Estate Management & Services (REMS)

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9)	Implementation and impact of development charge on property market	To identify the impact of development charge on land values	1. Identify the current method of calculation of development charge 2. Analysis on the change in value	For specific use of the local authority/ town planning	It will impact on the economy as it generates income for the local authority.	6 months	Real Estate Management & Services (REMS)
10)	The impact of developers' failure to rectify defects during DLP on property investment and management.	To enforce and ensure the developers carry out their task diligently	1. Create awareness 2. To ensure the authorities carry out enforcement	Guide for enforcement	Empower the authority	12 months	Real Estate Management & Services (REMS)
11)	Integrated development / strata (mixed use development)	To eliminate disputes and provide fair rate and proper practise.	1. Identify problems in mixed-use development scheme 2. To identify and the correct formulation to determine the reasonable	i. Impact to purchases / owners/ investors ii. A better and more systematic way of management and maintenance	Specific use for the information and a guide for industry practitioners	6 months	Real Estate Management & Services (REMS)
12)	Management Model of Waqf Land Bank	To develop a management model for waqf land management and administration	Identify waqf issues - legal & administrative, development and management.	To create a basic template or model (template) which is practical and sharia compliance	A better development model and administrative system for all waqf land	12 months	Real Estate Management & Services (REMS)

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13)	Building's operation and maintenance phases are argued to be less efficient, consume more energy and costly (Building Information Modelling)	<ol style="list-style-type: none"> 1. Implement BIM for existing building 2. To ensure efficient and effective operation and maintenance tasks 3. To have a better building performance. Life cycle costing BIM for FM. Awareness, training model, application, TOT & Protocol (prototaip) 	<ol style="list-style-type: none"> 1. To identify the information that should be prioritized to enable BIM application at operation-maintenance phase. 2. To identify how the information can be collected, stored, utilized and shared in BIM model at operation-maintenance phase. 3. To develop a structured implementation plan or best practices on how BIM can be applied to improve operation and maintenance tasks. 	<ol style="list-style-type: none"> i. The type of data that should be collected and how to collect, store, utilize and share them in BIM environment ii. Knowledge and skills for practitioners to implement BIM at operation-maintenance iii. Implementation plan or set of best practices to facilitate BIM application at operation-maintenance phase 	<ol style="list-style-type: none"> i. Building owners and buildings managers to manage and maintain their buildings effectively and achieve performance. ii. The findings identify the required knowledge and skills to implement BIM at operation-maintenance phase iii. These findings will help institution to higher learning and the respective professional bodies to improve the training for future building managers so that they are BIM-able iv. Application of BIM at operation-maintenance phase not only will increase building performance, but the building data can be used for future planning to 	12 months	Real Estate Management & Services (REMS)

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					<p>reduce sick building syndrome and achieve higher productivity and sustainability.</p>		

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14)	<p>Pengambilan Tanah/Land Acquisition Valuation of leasehold interests including for third parties especially in determining compensation for land acquisition</p> <ul style="list-style-type: none"> • <i>Penilaian kepentingan pemegang pajakan apabila terdapat penjualan/pengambilan tanah.</i> • <i>Kajian kes stesen petrol: Pengiraan dalam kes Shell Malaysia Berhad vs. PTG Kuala Lumpur 2011 menunjukkan nilai kepentingan pemegang pajakan lebih tinggi dari nilai kepentingan pemajak (Kes Semenyih Jaya).</i> 	<p><i>Untuk menentukan pendekatan penilaian pampasan yang sesuai dalam kes-kes mahkamah yang berkaitan dan yang telah diputuskan (contohnya kes Shell dan Semenyih Jaya).</i></p>	<ol style="list-style-type: none"> 1. To determine the correct principles in the valuation of leasehold interests without title 2. To investigate overlapping interests in land acquisition cases 	<ul style="list-style-type: none"> • <i>Mencadangkan suatu kaedah yang boleh digunakan oleh penilai dalam membuat penilaian yang tepat</i> • <i>Implikasi kajian dengan keputusan-keputusan mahkamah</i> 	<ul style="list-style-type: none"> • Improve the credibility of the valuer. • <i>Membantu dalam kes rujukan mahkamah</i> • <i>Panduan kepada penilaian pampasan yang munasabah</i> 	12 months	Real Estate Valuation (REV)
15)	<p>Penilaian Bisnes/Business Valuation</p> <p>Research Topics/Issues:</p>	To reduce the subjectiveness of the Business Valuation	To identify and investigate all the parameters affecting the business valuation	For reference to practitioners	To improve the credibility and accountability of business valuers in Malaysia	12 months	Real Estate Valuation (REV)

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	<ul style="list-style-type: none"> Business Valuation is subjective? 						
16)	<p>Penilaian Harta/Sumber Alam/ Ekosistem</p> <p>Isu/ Topik Kajian :</p> <ul style="list-style-type: none"> Penilaian harta/sumber alam/ekosistem dengan mengambil kira faktor-faktor kelestarian dari aspek alam sekitar, sosial dan ekonomi. Penilaian karbon, penilaian nilai pemuliharaan ekosistem, nilai pemuliharaan spesis terancam. 	<p>Untuk menghasilkan model penilaian yang mengambil kira faktor-faktor kelestarian</p>	<ol style="list-style-type: none"> Mengenal pasti faktor-faktor kelestarian dan kesan kepada penilaian Mencadangkan kaedah penilaian dengan mengambil kira faktor-faktor kelestarian. 	<p>Membentuk satu model/kerangka yang telah disahkan/dirangka untuk penilaian harta/sumber alam/ekosistem yang mengambil kira faktor kelestarian</p>	<p>Memberi input kepada pembuat dasar berkaitan dengan kelestarian harta/sumber alam/ekosistem</p>	12 months	Real Estate Valuation (REV)
17)	<p>Penilaian Tanah Bawah Air/Valuation Of Land Under Water</p> <p>Isu/ Topik Kajian :</p> <p>Ketidakteragaman dalam penilaian tanah bawah air. Contoh: Tasik, lombong, laut.</p>	<p>Mengenalpasti faktor/pembolehubah asas nilai tanah bawah air</p>	<p>Membentuk satu model penilaian yang sesuai bagi tanah bawah air</p>	<p>Rujukan kepada penilaian tanah bawah air.</p>	<p>Penilaian yang konsisten dan mencerminkan nilai pasaran.</p>	12 months	Real Estate Valuation (REV)

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18)	<p>Penilaian Aset Infrastruktur/ Infrastructure Assets Valuation</p> <p>Isu/ Topik Kajian : Penilaian aset infrastruktur awam/swasta untuk pelbagai maksud seperti sewaan & kadaran - konsep sewa / pajakan tanah (sebagai contoh, menara telekomunikasi, jambatan, lebuh raya dan papan iklan luar), di atas tanah milikan individu / pemilik lain.</p>	<p>Untuk menyeragamkan amalan dan pelaksanaan kerja-kerja penilaian aset infrastruktur awam/swasta untuk pelbagai maksud penilaian</p>	<ol style="list-style-type: none"> 1. Untuk mengenal pasti amalan kerja penilaian semasa. 2. Untuk menentukan faktor - faktor yang di pertimbangkan dalam proses penilaian. 3. Untuk menghasilkan model penilaian pasaran, sewaan & kadaran 	<p>Model penilaian dan amalan kerja yang seragam</p>	<p>Menentukan nilai yang berpatutan</p>	12 months	Real Estate Valuation (REV)
19)	<p>Penilaian Kaedah Nilai Baki Dan Aliran Tunai Terdiskaun (DCF)</p> <p>Isu/ Topik Kajian :</p> <ul style="list-style-type: none"> • Ketidakeragaman penggunaan kadar parameter di dalam Kaedah Nilai Baki dan Aliran Tunai Terdiskaun (Discounted Cash Flow – DCF). • Issues in determining the Developer's profit, contingencies, PV/discount rate. 	<p>Memberi keseragaman penggunaan kadar-kadar bagi semua parameter dalam Kaedah Nilai Baki dan DCF.</p>	<p>Menentukan model aliran tunai terdiskaun dan nilai baki dalam penilaian harta tanah.</p>	<p>Kadar yang munasabah bagi setiap parameter yang digunakan dalam DCF dan kaedah nilai baki.</p>	<p>Keseragaman amalan penilaian harta tanah menggunakan kaedah nilai baki dan DCF</p>	12 months	Real Estate Valuation (REV)

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20)	<p>Teknologi Maklumat Dalam Penilaian Harta Tanah / Information Technology In Real Estate Valuation</p> <p>Research Topics/issues:</p> <ul style="list-style-type: none"> • How Information Technology (IT) can enhance the valuation profession? • The use of IT in real estate profesion 	Identify and explore new technology that can enhance the quality in valuation.	<i>Nilaian yang lebih telus, cepat, adil dan tepat</i>	To develop system tools, apps and prototype.	Sustain the valuation profession and relevancy.	12 months	Real Estate Valuation (REV)
21)	<p>Penilaian Kadaran/ Rating Valuation</p> <p>Research Topics/issues:Lack of justification in determining the percentage rate of assessment to be levied by the local authority</p>	To justify the basis of determining the rates of assessment for various property types in the local authority.	To establish the asset life cycle cost model in relation to the rates of assessment adopted by local authority	<ul style="list-style-type: none"> • Asset life cycle model for local authority • Appropriate rates of assessment in local authority 	Benefits to local authority in determining the rates of assessment and annual budget. The basis of the budget	12 months	Real Estate Valuation (REV)

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	Main Programme: Critical Analysis of the Malaysian Residential Property Market	To better understand the Malaysian residential property market and to alleviate the problem of mismatch between supply and demand.			1. To facilitate the housing industry in meeting the future needs of the nation in terms of changing lifestyle, aging population, newly urbanised establishment, and rural housing needs and affordability. 2. The research findings will be beneficial to the <i>Kementerian Perumahan dan Kerajaan Tempatan, Kementerian Pembangunan Wanita, Keluarga dan Masyarakat, Kementerian Kemajuan Luar Bandar, REHDA</i> and other professionals related to housing industry.	<i>Total 1 year for each project, run concurrently</i>	Real Estate Industry Analysis Studies (REIAS)
22)	Sub-Programme 1: Changes in the Lifestyle of Malaysian Population and its Effect on Housing Demand	To map out pattern of lifestyle of Malaysian and to identify their housing preference.	1. To determine the future lifestyle focusing on demographic and household size. 2. To assess the concept of three generation home for future lifestyle. 3. To estimate the corresponding demand and supply of the preferred housing. 4. To identify the appropriate policy intervention to alleviate the problem of mismatch between demand and supply	i. Map out the future pattern of lifestyle. ii. Estimate the demand for such housing based on the preference. iii. Possible policy to facilitate the housing preference due to changes of lifestyle.		12 Months	Real Estate Industry Analysis Studies (REIAS)
23)	Sub-Programme 2: Impact of Aging Population on Housing Market	Justification of the needs of aging population on their housing preference.	i. To identify the pattern/s tructure of aging population in Malaysia. ii. To determine their housing preference and specific needs in	1. Map out the pattern/structure of aging population in Malaysia. 2. To propose design criteria to		12 Months	Real Estate Industry Analysis Studies (REIAS)

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			<p>terms of housing design criteria.</p> <p>iii. To formulate/suggest appropriate policy intervention to enhance their quality of</p>	<p>suit the housing preference.</p> <p>3. Possible policy to facilitate aging population.</p>			
24)	Sub-Programme 3: Establishment of Newly Urbanised Areas and Their Impact to The Housing Market	<i>To match the housing needs of the population in newly urbanised areas.</i>	<p>i. <i>To identify factors of newly urbanised areas.</i></p> <p>ii. <i>To determine effect of the newly urbanised areas on housing market.</i></p> <p>iii. <i>To identify the appropriate policy intervention to alleviate the problem of mismatch between demand and supply due to establishment of newly urbanised areas.</i></p>	<p>i. <i>Factors of the establishment of newly urbanised areas.</i></p> <p>ii. <i>Estimate the demand of housing due to the establishment of newly urbanised areas.</i></p> <p>iii. <i>Possible policy to facilitate the issue</i></p>		12 Months	Real Estate Industry Analysis Studies (REIAS)
25)	Sub-Programme 4: A Critical Analysis of Rural Housing Needs and Affordability	Formulation of Appropriate Mechanism to Alleviate the Problem of Rural Housing Needs and Affordability	<p>1. To determine the factors of housing unaffordability in rural areas.</p> <p>2. To assess existing mechanisms, use in addressing rural housing needs and affordability.</p> <p>3. To develop appropriate mechanisms for providing housing needs and affordability in rural areas</p>	<p>i. Factors of housing unaffordability in rural areas.</p> <p>ii. Mechanisms for providing housing needs and affordability in rural areas.</p> <p>ii. Develop appropriate mechanisms of housing needs and affordability in rural areas.</p>		12 Months	Real Estate Industry Analysis Studies (REIAS)

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26)	Assessing the Impact of the Use of Technology, Online Marketing and Online Shopping to the Malaysian Property Market.	In the light of the increase in the usage of technology, online marketing and online shopping, there is a need to determine the future demand and supply of office spaces, retail spaces and warehousing.	<ul style="list-style-type: none"> i. To determine the pattern of supply and demand for office spaces, retail spaces and warehouse. ii. To assess the impact of the use of technology, online marketing and online shopping to the supply and demand of property market. iii. To propose strategies to combat the problem of office spaces oversupply, decline in rental value of retail spaces and the potential increase the demand for warehouse. 	The pattern in terms of future demand and supply of retail spaces, office spaces and warehousing.	<ul style="list-style-type: none"> i. Potentially, to combat the problem of recurring in the oversupply of office spaces and retail spaces. ii. To assist the local authorities in determining the type of commercial development requirement and the corresponding approval. iii. The information is useful for key players for the property industries, people involved in online marketing and policy formulation. 	12 months	Real Estate Industry Analysis Studies (REIAS)
27)	Penyelesaian Pengurusan Harta Pusaka <i>Catatan:</i> 1. Masalah dalam pengurusan harta pusaka kecil 2. Harta pusaka nilai lebih 2 juta	To empower the Muslim communities in terms of effective utilisation of inheritance.	<ul style="list-style-type: none"> 1. To establish the extend of the problem of inheritance (Faraid) among the Muslim communities. 2. To estimate the potential of economic loss suffered by the Muslim communities due to unsettle inheritance. 3. To develop mechanism on how best to solve 	<ul style="list-style-type: none"> i. Data on the extend of unsettle inheritance. ii. Factors foreseen the unsettle inheritance. iii. Mechanism that can be employed to settle inheritance. iv. Policy direction. 	<ul style="list-style-type: none"> i. <i>Muslim secara keseluruhan</i> ii. <i>Majlis Agama Islam di setiap negeri yang terlibat dalam penyelesaian hukum Faraid.</i> iii. <i>Pejabat yang diberi kuasa dalam harta pusaka kecil dan besar.</i> 	12 months	Real Estate Industry Analysis Studies (REIAS)

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			<p>the problem of unsettles inheritance.</p> <p>4. To propose appropriate strategies to support the implementation of three (3) above.</p>				
28)	<p>Incorporating Sustainability in Project Evaluation Property development nowadays goes beyond immediate use. However, current project evaluation practices put too much emphasis on monetary returns and existing guidelines ignore the sustainability factor. Consideration should also be given to the three pillars of sustainability i.e. environmental, social and economic sustainability.</p>	<p>To develop and recommend sustainability criteria in project evaluation framework.</p>	<ol style="list-style-type: none"> 1. Evaluation of the strength/ weakness of current project evaluation practices; 2. Identification of sustainable project evaluation criteria. 	<p>The incorporation of sustainability criteria in project evaluation. A Templet - Project Evaluation.</p>	<p>Government/ authorities: Enhance and improve the existing project evaluation framework; Environment: Increase in sustainable development; Consumer: Beneficiary of sustainable development; Developer: Oversupply/ glut may be avoided.</p>	12 Months	Real Estate Development and Finance (REDF)

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29)	<p>Emergence of Virtual Space: Impact on Commercial Real Estate</p> <p>The emergence of on-line shopping has changed/ disrupted the mode of business transactions/ interactions where physical space becomes less necessary/ needed. This may contribute towards excess supply of floor space.</p>	Investigating the impact of the emergence of virtual space (on-line) on real retail space.	<ol style="list-style-type: none"> 1. Identify demand for real retail space; 2. Investigate the impact of virtual space on retail space; 3. Examine the role of local authority to mitigate the impact of virtual space on the supply of real retail space. 	Policy framework for retail development approval	<p>Real estate investors/ developers: Awareness to current/ dynamic market needs/ changes; investment decisions;</p> <p>Local authority: Policies, decision making;</p> <p>Real estate professionals: Consultation based on market trend</p>	12 Months	Real Estate Development and Finance (REDF)
30)	<p>Marketing Strategy and Price Distortion in the Housing Market</p> <p>Based on market observation, marketing strategy of new houses in the primary market appears to include cash rebates, legal fees, stamp duty, freebies etc. which inflates selling price</p>	To determine to what extent has the selling price of a newly built house (developer scheme) been inflated	<ol style="list-style-type: none"> 1. To identify developer's selling price components; 2. To determine the price distortion in developer's selling price 	The extent of price distortion	<p>Ministry of Housing and Local Government (KPKT)/ National Housing Department (JPN): Approval of house price and selling permit;</p> <p>Consumer: Paying for actual worth of the property price;</p> <p>Financial institutions: Avoid over-financing (over-lending).</p>	12 Months	Real Estate Development and Finance (REDF)

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31)	<p>Property Development: Cost of Doing Business House buyers have been complaining about high house prices in recent times. However, house buyers are sometimes unaware of other elements beside construction cost that affect the total development costs.</p>	To determine the actual cost elements in housing developments.	<ol style="list-style-type: none"> 1. To identify cost elements in each development stages from land banking (assembly) until vacant possession; 2. To find out areas where cost may be mitigated (efficient usage of resources). 	Public will be better informed on housing development costs	<p>Government/ authorities: More control in house price approvals (with development cost);</p> <p>Developers: Adjustments in house pricing</p>	12 Months	Real Estate Development and Finance (REDF)
32)	<p>Challenges in Adopting IBS in the Malaysian Construction Industry Foreign workers have a huge contribution in the Malaysian construction industry. The high dependence on foreign labour create risk if shortage occurs in foreign labour supply (inconsistent supply and foreign levy). It is timely that the sector reduce dependency on foreign workers and look into expanding the use of IBS in the construction industry.</p>	<ol style="list-style-type: none"> 1. Evaluating existing measures taken to deal with dependency on foreign labour in the local construction industry; 2. Encourage the use of IBS in the construction sector. 	<ol style="list-style-type: none"> 1. To identify the resistance towards adopting IBS; 2. To identify measures/ incentives to encourage usage of IBS; 3. To explore the possibility of substituting foreign labour dependency to IBS. 	Increasing the use of IBS in the construction industry, thus reducing labour dependency.	Increase efficiency/ performance of the construction industry using IBS.	12 Months	Real Estate Development and Finance (REDF)