



KEMENTERIAN EKONOMI
JABATAN PERANGKAAN MALAYSIA

KENYATAAN MEDIA

LAPORAN KHAS: TEMPAT KEDIAMAN MALAYSIA

**BILANGAN TEMPAT KEDIAMAN DI MALAYSIA DIANGGARKAN
10.9 JUTA PADA 2025, SELANGOR MENCATATKAN JUMLAH
TERTINGGI 2.5 JUTA**

PUTRAJAYA, 23 APRIL 2026 – Bilangan Tempat Kediaman (TK) pada 2025 dianggarkan 10.9 juta berbanding 9.6 juta pada 2020 dengan kadar purata pertumbuhan tahunan TK 2.5 peratus. Negeri Selangor merekodkan bilangan TK tertinggi dengan 2.5 juta pada 2025. Ini telah dilaporkan dalam **Laporan Khas: Tempat Kediaman Malaysia** yang diterbitkan hari ini. Laporan ini memaparkan statistik tempat kediaman yang meliputi jenis tempat kediaman, sebab kekosongan, status pemilikan, kaedah perolehan tempat kediaman, kadar sewa bulanan, kemudahan bekalan (air, elektrik, kutipan sampah) serta akses kepada kemudahan awam sehingga ke peringkat daerah pentadbiran dan pihak berkuasa tempatan (PBT).

Menurut Ketua Perangkawan Malaysia, Dato' Sri Dr. Mohd Uzir Mahidin, "Sepanjang tempoh 1970 hingga 2025, kadar purata pertumbuhan tahunan TK tertinggi direkodkan pada 1980 (4.5%), manakala pertumbuhan penduduk tertinggi direkodkan pada 1991 (2.6%). Senario ini sejajar dengan transisi demografi Malaysia yang menunjukkan kadar kelahiran yang semakin perlahan, sekaligus menunjukkan Malaysia kini memasuki fasa keempat transisi demografi".

Kadar pertumbuhan tahunan TK tertinggi pada tahun 2025 direkodkan di W.P. Putrajaya dengan 4.1 peratus, diikuti oleh Johor (3.0%) dan Melaka (2.9%). Trend yang sama turut dicatatkan pada 2020 iaitu W.P. Putrajaya merekodkan 4.4 peratus, manakala Johor dan Melaka masing-masing mencatatkan 3.1 peratus.

Beliau turut menambah, "Bilangan TK pada tahun 2020 adalah sebanyak 9,614,139, meningkat 2,267,229 berbanding 7,346,910 pada 2010 dengan 81.0 peratus merupakan TK didiami (2020). Negeri Selangor mencatatkan bilangan TK tertinggi (2,101,896), diikuti Johor (1,244,935) dan Perak (808,323) pada tahun 2020. Di peringkat daerah pentadbiran, Petaling, Selangor merekodkan bilangan TK tertinggi dengan 679,812, diikuti oleh Johor Bahru, Johor (610,314) dan Ulu Langat, Selangor (431,574)".

Ketua Perangkawan Malaysia mengulas, "Tempat kediaman telah dikelaskan kepada *landed*, *high-rise* dan lain-lain berdasarkan kombinasi jenis TK yang dikenal pasti

dalam Banci Malaysia 2020. Kategori *landed* merekodkan peratusan tertinggi dengan 73.1 peratus, diikuti *high-rise* (22.8%) dan lain-lain (4.1%). Di peringkat negeri, TK *landed* mendominasi kategori TK di Perlis dengan 95.6 peratus, diikuti *high-rise* (W.P. Putrajaya: 78.0%). Selain itu, kategori lain-lain mendominasi di Sarawak (18.5%) yang sebahagian besarnya terdiri daripada rumah panjang dan rumah kampung air”.

Status pemilikan TK merangkumi persendirian, persendirian (TK disewa), kerajaan, swasta, koperasi/ syarikat kerjasama dan lain-lain. Pemilikan persendirian mencatatkan peratusan tertinggi dengan 71.4 peratus, diikuti persendirian (TK disewa) (18.9%), milik swasta (3.4%), milikan kerajaan (2.8%) dan koperasi/ syarikat kerjasama (0.4%).

Mengulas lanjut mengenai pemilikan TK, ketua isi rumah lelaki mengatasi perempuan dengan masing-masing merekodkan 84.2 peratus dan 15.8 peratus pada 2020. Pemilikan TK bagi kumpulan umur 20-64 tahun merekodkan 84.7 peratus, manakala umur 65 tahun dan lebih mencatatkan 15.3 peratus. Isi rumah Bumiputera mencatatkan peratusan pemilikan TK tertinggi dengan 63.3 peratus, diikuti etnik Cina (29.5%) dan etnik India (6.7%). Kaedah perolehan TK melalui pinjaman institusi kewangan mencatatkan peratusan tertinggi dengan 45.8 peratus, diikuti pembiayaan/ pembinaan sendiri (32.8%) dan hadiah/ pusaka (14.4%).

Dapatan Banci menunjukkan 1.5 juta isi rumah menyewa TK yang didiami pada tahun 2020. Sebanyak 92.8 peratus isi rumah membayar kadar sewa rumah bulanan kurang daripada RM1,499, diikuti 6.2 peratus membayar sewa RM1,500-RM2,999 dan 1.0 peratus membayar sewa melebihi RM3,000. Mengikut kategori unit perumahan, isi rumah yang menyewa kategori *landed* mencatatkan komposisi tertinggi (59.1%) bagi kadar sewa kurang daripada RM1,499, manakala kategori *high-rise* mencatatkan komposisi tertinggi bagi kadar sewa RM1,500-RM2,999 dan melebihi RM3,000 iaitu masing-masing 72.8 peratus dan 75.6 peratus.

Laporan ini turut memuatkan statistik 2.2 juta penduduk berumur 21 tahun dan lebih yang telah memberi respon bagi soalan perancangan pemilikan TK. Penduduk yang merancang untuk memiliki TK dalam tempoh melebihi 6 tahun adalah 37.4 peratus, diikuti 0-3 tahun (32.8%) dan 4-6 tahun (29.8%). Dalam kalangan penduduk lelaki, peratus yang ingin memiliki TK dalam jangka masa 0-3 tahun adalah 32.4 peratus, diikuti 4-6 tahun (30.1%) dan melebihi 6 tahun (37.5%). Peratusan tertinggi tempoh ingin memiliki tempat kediaman bagi perempuan adalah dalam jangka masa 0-3 tahun dengan 33.2 peratus, diikuti melebihi 6 tahun (37.3%) dan 4-6 tahun (29.5%).

Jabatan Perangkaan Malaysia (DOSM) sedang melaksanakan **Banci Ekonomi 2026 (BE2026)** dengan tema “**Data Nadi Ekonomi Rakyat**”. Pelaksanaan Banci Ekonomi kali keenam ini berlangsung dari **5 Januari hingga 31 Oktober 2026**. BE2026 bertujuan untuk mengumpul data yang menyeluruh dan berstruktur daripada semua pertubuhan perniagaan berdaftar dan tidak berdaftar di Malaysia, bagi menilai prestasi, struktur serta ciri-ciri ekonomi negara secara komprehensif dan berasaskan bukti.

Malaysia buat julung kalinya telah menduduki **tangga pertama (1)** di peringkat global dalam laporan dwi-tahunan **Open Data Inventory (ODIN) 2024/25** yang dikeluarkan oleh Open Data Watch (ODW), mengatasi 197 negara lain. Pencapaian ini merupakan lonjakan ketara daripada kedudukan ke-67 dalam penilaian ODIN 2022/23.

OpenDOSM NextGen adalah medium yang menyediakan katalog data dan visualisasi bagi memudahkan pengguna menganalisis pelbagai data dan boleh diakses melalui portal <https://open.dosm.gov.my>.

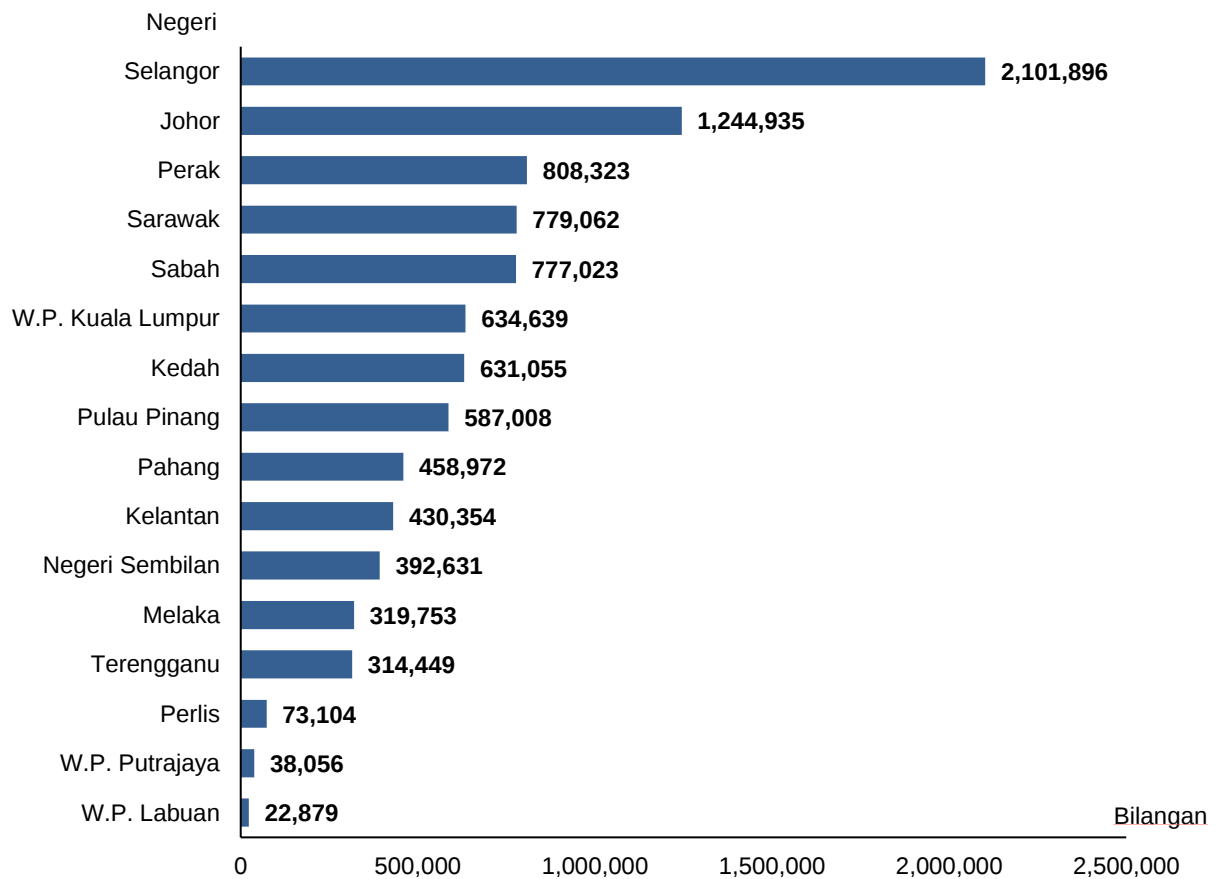
DOSM Geohub merupakan platform pemetaan digital bagi memudahkan akses kepada statistik rasmi negara yang diintegrasikan dengan maklumat geospasial dan boleh diakses melalui portal <https://dosmgeoportal.dosm.gov.my/geohub/>.

DOSM turut membangunkan **Kalkulator Jangka Hayat** yang boleh diakses melalui laman web <http://kalkulator.dosm.gov.my/lifeexpectancy> serta dimuat turun sebagai aplikasi menerusi Google Play Store dan App Store.

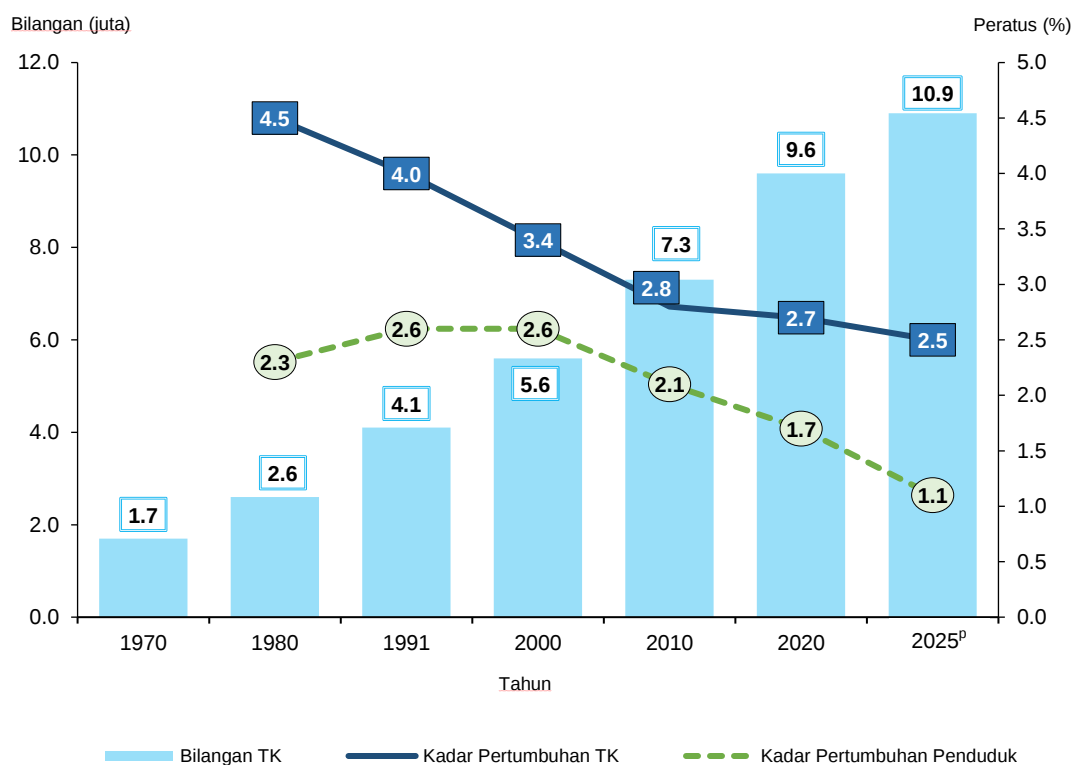
Dikeluarkan oleh:

PEJABAT KETUA PERANGKAWAN MALAYSIA
JABATAN PERANGKAAN MALAYSIA
23 APRIL 2026

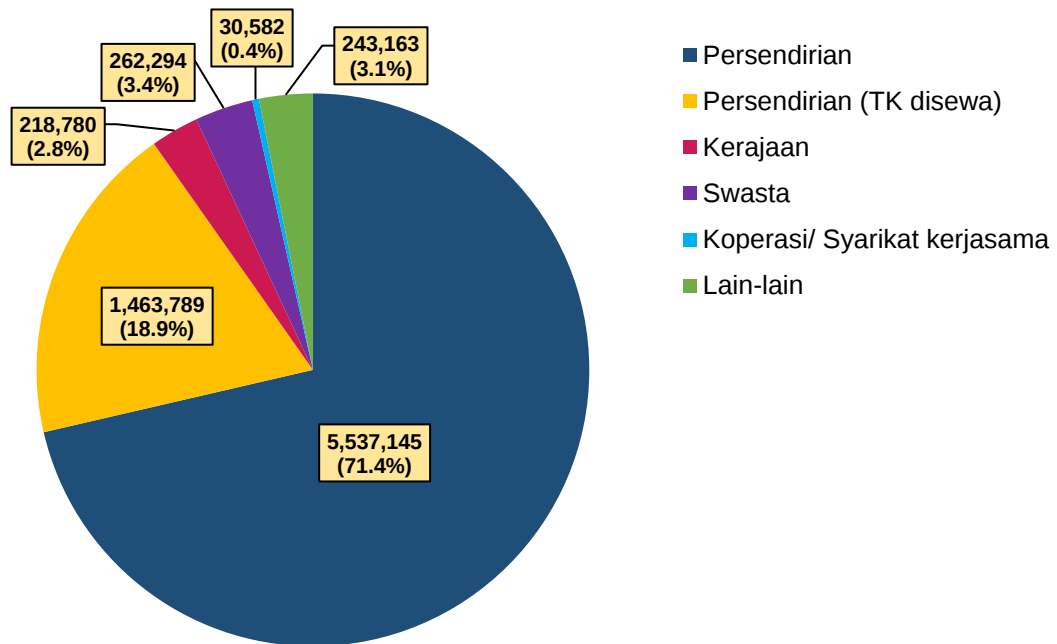
Carta 1: Bilangan tempat kediaman mengikut negeri, Malaysia, 2020



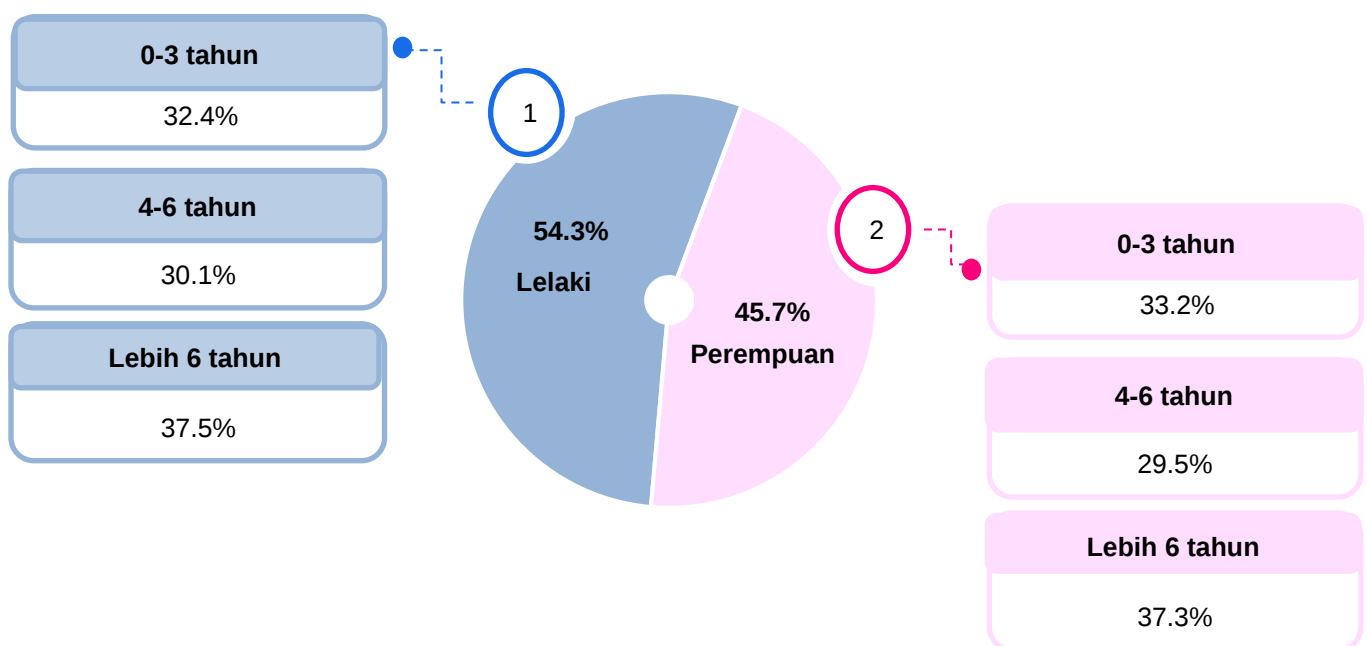
Carta 2: Bilangan TK, kadar pertumbuhan TK dan kadar pertumbuhan penduduk, Malaysia, 1970-2025



Carta 3: Status pemilikan tempat kediaman, Malaysia, 2020



Carta 4: Jangka masa ingin memiliki tempat kediaman mengikut jantina, Malaysia, 2020



Nota: Statistik merujuk responden yang menjawab 'Ya' bagi permintaan perumahan.



MINISTRY OF ECONOMY
DEPARTMENT OF STATISTICS MALAYSIA

MEDIA STATEMENT

SPECIAL REPORT: LIVING QUARTERS MALAYSIA

NUMBER OF LIVING QUARTERS IN MALAYSIA ESTIMATED AT 10.9 MILLION IN 2025, SELANGOR RECORDED THE HIGHEST 2.5 MILLION

PUTRAJAYA, 23 APRIL 2026 – The number of Living Quarters (LQ) in 2025 is estimated at 10.9 million compared to 9.6 million in 2020 with the average annual growth rate of LQ 2.5 per cent. Selangor recorded the highest LQ with 2.5 million in 2025. This was reported in the **Special Report: Living Quarters Malaysia** released today. This report presents statistics covering types of living quarters, reasons for vacancy, ownership status, acquisition, monthly rental rates, utility services (water, electricity, waste collection) as well as access to public facilities presented at administrative districts and local authorities area (LAA) levels.

According to the Chief Statistician Malaysia, Dato' Sri Dr. Mohd Uzir Mahidin, "From 1970 to 2025, the highest average annual growth rate of LQ was recorded in 1980 (4.5%), while the highest population growth was recorded in 1991 (2.6%). This scenario aligns with Malaysia's demographic transition, which reflects a slowing birth rate, indicating that Malaysia is now entering the fourth phase of demographic transition".

The highest annual growth rate of LQ in 2025 was recorded in W.P. Putrajaya with 4.1 per cent, followed by Johor (3.0%) and Melaka (2.9%). A similar trend was also recorded in 2020 with W.P. Putrajaya recorded 4.4 per cent, while Johor and Melaka registered 3.1 per cent, respectively.

The Chief Statistician further added, "In 2020, Malaysia recorded 9,614,139 LQ, an increase of 2,267,229 as compared to 7,346,910 in 2010, with 81.0 per cent being occupied (2020). Selangor registered the highest number of LQ (2,101,896), followed by Johor (1,244,935) and Perak (808,323) in 2020. At the district level, Petaling, Selangor recorded the highest number of LQ with 679,812, followed by Johor Bahru, Johor (610,314) and Ulu Langat, Selangor (431,574)".

The Chief Statistician explained, "The category of LQ have been classified into landed, high-rise and others based on categories identified in the MyCensus 2020. Landed category recorded the highest percentage at 73.1 per cent, followed by high-rise (22.8%) and others (4.1%). At the state level, landed category dominate the

LQ category in Perlis with 95.6 per cent, followed by high-rise category (W.P. Putrajaya: 78.0%). In addition, the others category dominates in Sarawak (18.5%) where most are longhouse and water village house”.

Ownership status of LQ includes individual, individual (rented LQ), government, private, cooperatives and others. Individual recorded the highest percentage at 71.4 per cent, followed by individual (rented LQ) (18.9%), private (3.4%), government (2.8%) and cooperatives (0.4%).

Further elaborating LQ ownership, male head of households dominated ownership at 84.2 per cent compared to female at 15.8 per cent in 2020. Ownership among those aged 20-64 years recorded at 84.7 per cent, while those aged 65 and over accounted for 15.3 per cent. Bumiputera households recorded the highest percentage of LQ ownership at 63.3 per cent, followed by Chinese (29.5%) and Indians (6.7%). In terms of acquisition, financial institution loans accounted for the largest percentage at 45.8 per cent, followed by self-finance/ self-built (32.8%) and gifts/ inheritances (14.4%).

Census findings indicate that 1.5 million households live in rented LQ in 2020. A total of 92.8 per cent of households paid monthly rental rates below RM1,499, followed by 6.2 per cent paying RM1,500-RM2,999 and 1.0 per cent paying above RM3,000. By housing unit category, households renting landed category recorded the highest composition (59.1%) among those paid monthly rental rates below RM1,499, while high-rise category accounted for the highest composition in the RM1,500-RM2,999 and rental rate for RM3,000 and above with 72.8 per cent and 75.6 per cent, respectively.

This report also includes statistics showing 2.2 million population aged 21 years and over responded to the question on plans for LQ ownership. Among them, 37.4 per cent planned to own an LQ in more than 6 years, followed by 0-3 years (32.8%) and 4-6 years (29.8%). Among male, percentage planning to own an LQ within 0-3 years accounted for 32.4 per cent, followed by 4-6 years (30.1%) and more than 6 years (37.5%). The highest percentage of female planning to own an LQ within 0-3 years at 33.2 per cent, followed by more than 6 years (37.3%) and 4-6 years (29.5%).

The Department of Statistics Malaysia (DOSM) is conducting the **Economic Census 2026 (BE2026)**, with themed “*Data Nadi Ekonomi Rakyat*”. The sixth Economic Census, will be carried out from **5th January to 31st October 2026**. BE2026 aims to collect comprehensive and structured data from all registered and unregistered business establishments in Malaysia to assess the nation’s economic performance, structure and characteristics in an evidence-based manner.

Malaysia has, for the first time, successfully secured the **top position** globally in the biennial **Open Data Inventory (ODIN) 2024/25** report released by Open Data Watch (ODW), surpassing 197 other countries. This achievement marks a significant leap from its 67th position in the ODIN 2022/23 assessment.

OpenDOSM NextGen is a medium that provides data catalogue and visualisations to facilitate users' analysis and can be accessed through <https://open.dosm.gov.my>.

DOSM Geohub is a digital mapping platform that enhances access to official national statistics by integrating statistical data with geospatial information. The platform is accessible via the DOSM Geoportal at <https://dosmgeoportal.dosm.gov.my/geohub/>.

DOSM has also developed the **Life Expectancy Calculator**, which can be accessed via the website <http://kalkulator.dosm.gov.my/lifeexpectancy> or downloaded as an application through Google Play Store and App Store.

Released by:

THE OFFICE OF CHIEF STATISTICIAN MALAYSIA
DEPARTMENT OF STATISTICS MALAYSIA
23 APRIL 2026

Chart 1: Number of living quarters by state, Malaysia, 2020

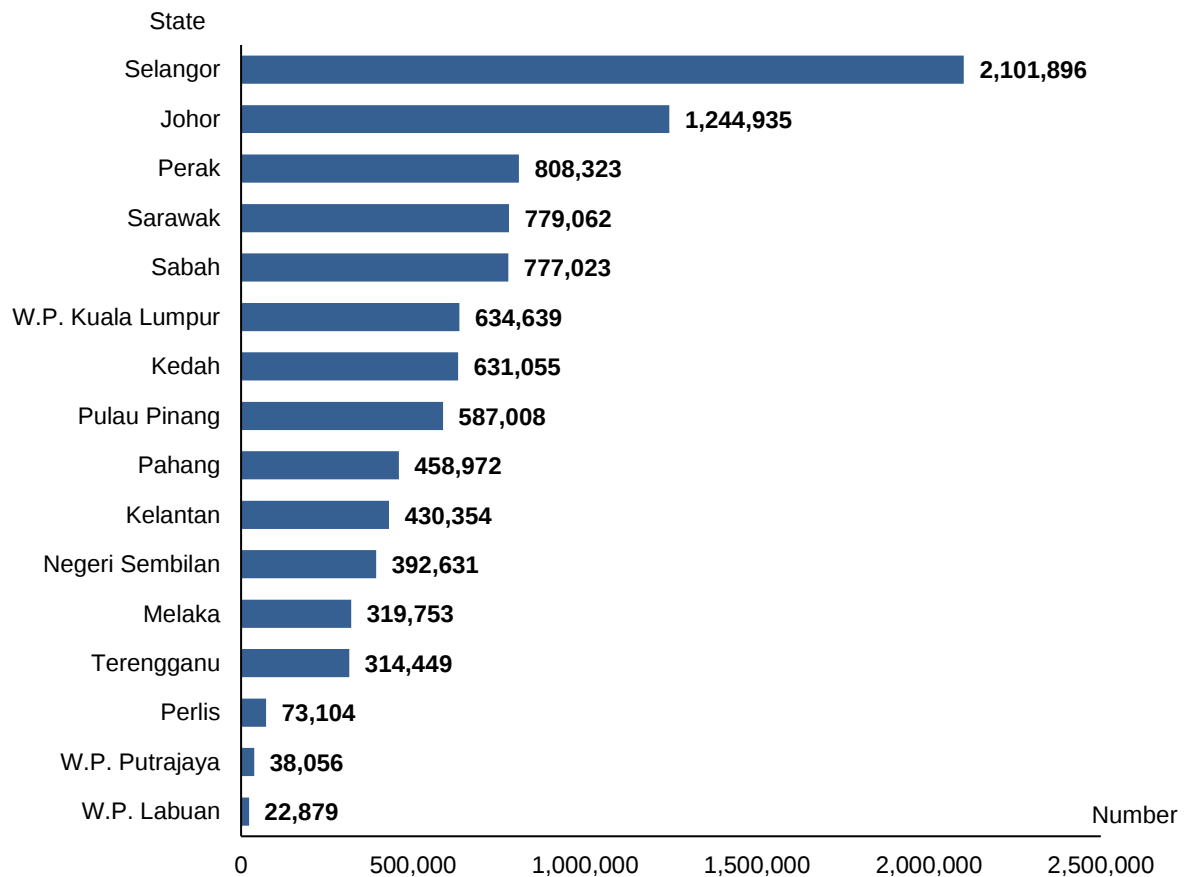


Chart 2: Number of living quarters, living quarters growth rate and population growth rate, Malaysia, 1970-2025

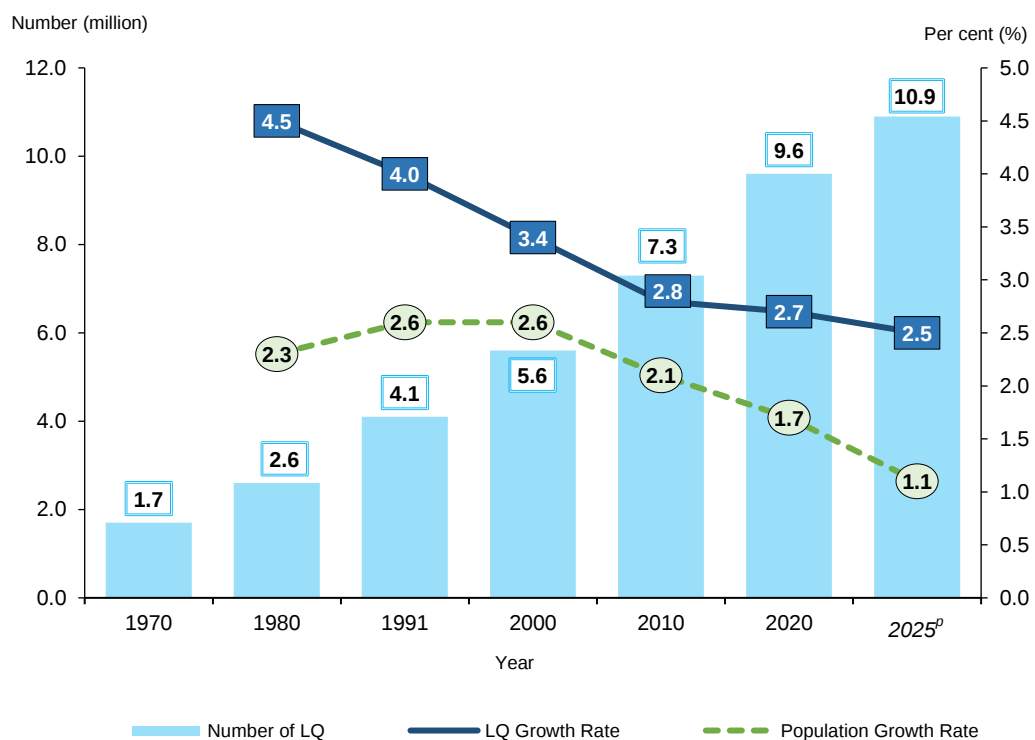


Chart 3: Ownership status of living quarters, Malaysia, 2020

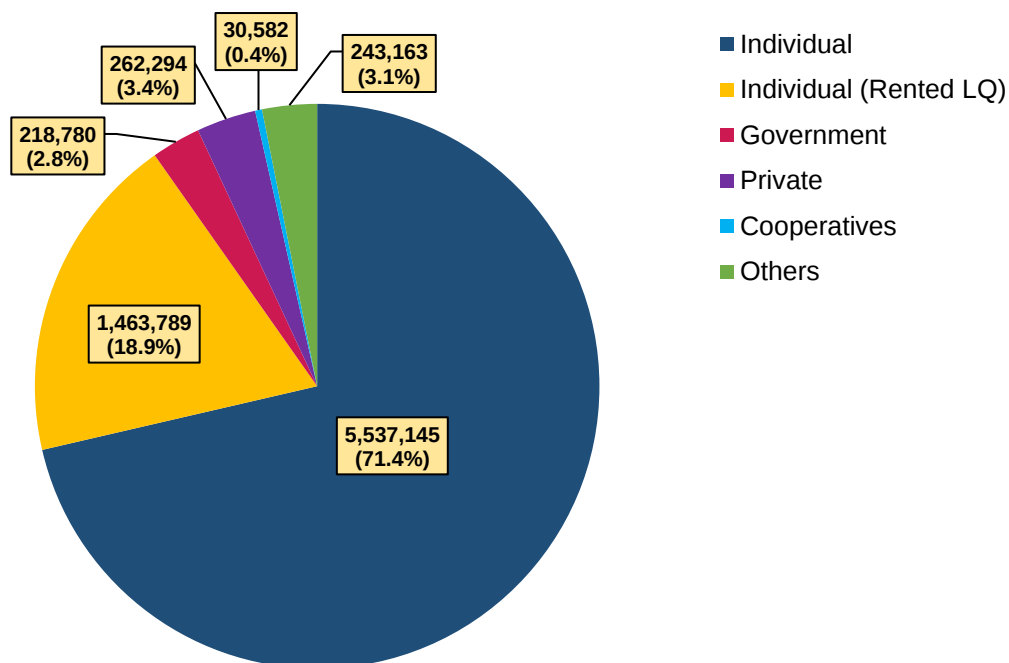
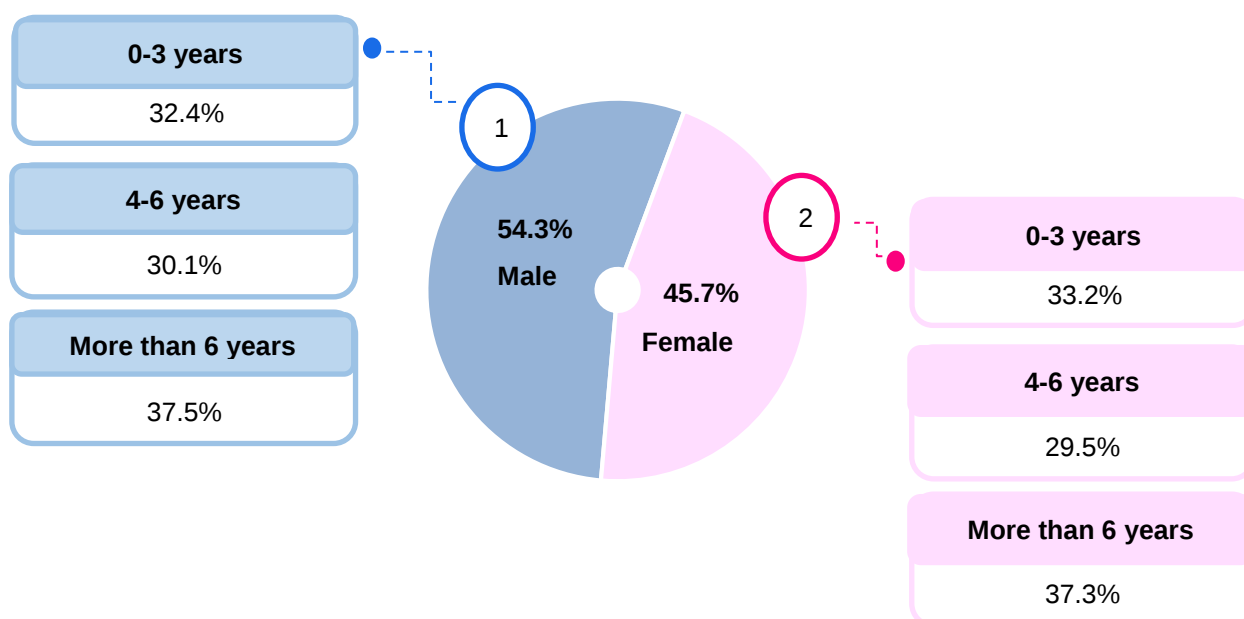


Chart 4: Expected duration to own living quarters by sex, Malaysia, 2020



Note: Statistics refers to respondent who answered 'Yes' for housing demand.