

A Sky-High Life or Staying Grounded?

A Guide to Buying a High-Rise vs Landed Property

When it comes to properties, Malaysians are spoilt for choice. There's always a new development popping up around the corner, which makes choosing the right property even more daunting. So what type of housing option should you go for?

CONSIDERATIONS

High-Rise Property vs Landed Property

Depending on the size, some high-rise may be cheaper than landed properties. But if it's located in the city or prime areas, you'll be expecting to pay premium prices.



Usually more expensive since the price tag includes the cost of the surrounding land. Newer developments which are further away from the city may be cheaper.

Well suited for small families though more compact in terms of house size. Close proximity to neighbours may mean less privacy. On the bright side, it is much easier to clean up.



More suited for bigger families thanks to its larger space. You'll have more privacy. A small garden may even be possible. But expect to spend more time and cost (if you hire a part-time maid) on cleaning up.

Better security with its checkpoints, 24/7 CCTVs, and resident-only access cards.



Only landed properties in gated communities offer fencing and security guards.

An elevator can only carry so much. Expect to make multiple trips if you are lugging many stuffs.



Much easier to offload goods to your house without worrying about making multiple trips.

Space is fixed, so you can't perform layout changes as you wish. What you see is what you get.



More freedom to renovate, extend your home space, and design the layout according to your needs and wants.

Amenities such as gyms, pools, and BBQ areas are common. Those above commercial titles also mean easy access to stores, eateries, and entertainment.



Newer housing developments often comes with public facilities, large playgrounds and parks, which may not be available with older developments.

Easier to rent out and yield higher rental returns as tenants are usually on the look out for amenities which may not be commonly found in landed developments.



Typically lower rental returns as the tenant pool for landed properties is smaller due to lack of amenities. However, property value appreciates better in the long-term.

Monthly maintenance fees to ensure upkeep of facilities and security.



Annual security fee, depending on the neighbourhood.

Subject to rules set by the joint management body. Some high-rise buildings do not allow pets, and parking spaces are limited and pre-designated.



Permission is not required to keep a fur baby. Plus, more flexible parking options depending on the surroundings.



Go High or Low, It's Your Choice

Before buying a house, ask yourself these questions. Are you planning to have a big family? Do you have or intend to keep a pet? How important are security and privacy to you?

Both high-rise and landed properties have their pros and cons but seeing how home ownership represents a huge investment for most of us, consider your priorities. Your future home should not only meet your current lifestyle needs but also those for your future.