

Chinese 4 reasons to settle in Malaysia Real Estate

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Why are Chinese interested in living in Malaysia? Investment, education, environment and geographical location are the four major reasons why Chinese people are watching this beautiful land.

Lin Guoshi, president of the Malaysian Second Home Program Agents Association, said in an interview with "Analysis of Malaysia" that the primary reason for Chinese people applying for a second home plan is real estate investment, the second is education, and then the environment and geographical location.

He pointed out that China's real estate prices are generally cheaper than many major cities in China, and the Malaysian government can only buy foreigners with a purchase price of RM1 million. The Selangor government allows foreigners to purchase RM2 million in the state built-in industry. These prices are still cheaper than those in first-tier cities in China.

“Many Chinese families choose to send their children to Malaysia for future education. Because there are English, Chinese and Malay learning environments, and the international school has a high level of education, you can use it as a way to study in the United States, the United Kingdom and Australia. Springboard. Chinese people like the environment in Malaysia, low prices, no problem with language communication, and good air quality.”

“Malaysia is also a very good retirement paradise. Medical insurance is also one of the best in the region. The Chinese eat, live and communicate here without any problem. The plane

travels for 4 to 5 hours. It is very easy to find Chinese restaurants in Malaysia. They also like it here. Chinese education standards, but also like to travel to the island."



He said that last year, it was estimated that the application for the second home plan would bring nearly RM5.3 billion in revenue to the country, not only for visa fees, but also for applicants to come to the country for a ticket, home purchase, car purchase, shopping, medical insurance, medical check-up, hotel Restaurant dining, domestic tourism,

Educational tuition and other fees. The agreement is calculated according to the approximate cost of a family of 6159 families applying for a second home plan in 2017. It will bring in more than RM1.5 billion in cash in bank time deposits, RM2.7 billion in purchases, and buy a car after settlement. Brought RM300 million, medical insurance RM25 million, medical check-up of RM5 million, airline ticket RM99 million, unapproved hotel expenses of RM20 million, restaurant meal of RM49 million, Malaysian travel expenses of RM24 million, and education The cost is RM75 million, etc., with a total of nearly RM5.3 billion.



Liu Rongfa, vice chairman of the Malaysian Second Home Program Agents Association, added that the Chinese want children to have a good educational environment. Malaysia is one of the best countries to preserve the Chinese education system. Many Chinese parents send their children to study and return to China. Work hard; in addition to the family, many applicants come to scholars and university professors.

“The Chinese have confidence in the retirement environment, medical care, food and language in Malaysia. Most of the customers I assisted in applying for the return said that Malaysians are easygoing.”

According to the [official website of the Second Home](#) , foreign applicants must have sufficient financial capacity to maintain their lives in Malaysia. Applicants under the age of 50 must prove that they have at least RM500,000 in current assets and that they have an overseas income of RM10,000 per month. Applicants aged 50 and above must prove that they have at least RM350,000 in current assets and also prove With overseas income of RM10,000 per month, for retirees, you must show proof of government-approved pension, amounting to RM10,000 per month.

New applicants who purchase real estate worth at least RM1 million will be allowed to deposit a lower amount of time deposits at the time of application.

Liu Rongfa has been focusing on Chinese applications in recent years. Many years of experience have told him that the government has undergone certain rigorous procedures for approving applications for the second home. For example, all regulations must be met, for example, in the case of overseas income of 10,000 RM per month. Due to some slight discrepancies between the ringgit and the RMB rate, the authorities refused to accept it, and at the same time, in the absence of criminal record documents, the applicant must be strictly required to submit.

He stressed that the so-called second home plan is not a right of abode, but a visa that allows applicants to enter Malaysia multiple times in 10 years.

On the other hand, Lin Guoshi believes that with Prime Minister Mahathir’s coming to power, he will reintroduce the “learning eastward” policy, and it is expected that the number of Japanese people coming to Malaysia to apply for a second home plan will increase.

From 2002 to 2017, the Japanese applied for a second home with a total of 4,545 people, and the number has increased year by year. It is worth mentioning that in 2012 and 2013, the second home was applied for the radiation accident of the Fukushima Daiichi nuclear power plant in Japan. Japanese doubled in two years,

In 2011, there were 423 applications, 816 in 2012 and 739 in 2013. By 2014, the number of applicants had dropped slightly to 428.

He said that in the eyes of the Japanese, Malaysia is also an ideal "retired paradise".

2002年至2017年 大马第2家园计划申请者来源国

国家	中国	日本	孟加拉	英国	韩国	新加坡	伊朗	台湾	巴基斯坦	印度	其他
2002	241	49	0	108	5	96	0	38	9	45	227
2003	521	99	32	159	12	143	2	95	55	123	404
2004	468	42	204	210	66	91	8	140	82	118	488
2005	502	87	852	199	60	62	7	186	104	80	476
2006	242	157	341	209	65	94	9	63	36	51	462
2007	90	198	149	240	151	58	59	31	31	46	450
2008	120	210	68	208	86	48	227	16	65	32	432
2009	114	169	86	162	54	61	212	36	103	35	546
2010	154	195	74	141	49	73	227	49	77	51	409
2011	405	423	276	153	64	78	286	70	136	50	446
2012	731	816	388	139	85	83	201	85	100	56	543
2013	1,337	739	285	148	98	145	51	151	58	41	622
2014	1,307	428	250	117	137	94	17	83	51	42	548
2015	719	300	205	83	120	67	19	71	31	46	550
2016	1,512	281	283	110	184	93	8	77	29	68	702
2017	2,923	352	451	200	693	117	43	134	45	100	1,137
总数	11,386	4,545	3,944	2,586	1,929	1,403	1,376	1,325	1,012	984	8,442

透視
大馬 透視大马制图

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