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Solving affordable housing problems

Zuraida: Ministry will look into affordability and supply-demand issues for lower-income groups

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CONSTRUCTION of the Malaysia Civil Servants Housing Project (PPAM) in Sentul, Kuala Lumpur will be completed in a few months.

At the Residensi Bayu Andaman "topping-off" ceremony, Housing and Local Government Minister Zuraida Kamaruddin thanked Melati Ehsan Group for being the "white knight" in reviving the development of Bandar Sentul Utama, which includes the project.

Bandar Sentul Utama was a proposed comprehensive integrated and commercial township launched in 1992 but was abandoned during the Asian financial crisis in 1997.

Residensi Bayu Andaman was launched on Dec 14, 2016.

Zuraida said the Government was aware of the difficulties faced by low-income groups in buying homes, although many initiatives were carried out for the B40 group (households earning a monthly income of RM3,900 or less).

"The ministry is aware of the imbalance between the socio-economic status and housing options offered.

"As such, we are taking proactive measures to resolve these issues and have



Zuraida (second from left) at the Residensi Bayu Andaman 'topping-off' ceremony in Bandar Sentul Utama. With her are Melati Ehsan Group founder Tan Sri Yap Suan Chee (left) and Federal Territories Ministry secretary-general Datuk Seri Adnan Mohd Ikhsan (right).

identified the four main problems, which are affordability, supply not meeting the demand, lack of innovation in the housing industry, and no integration to identify the housing supply and demand," she said.

Zuraida said the soon-to-be-announced National Housing Policy 2018-2025 was targeted to enable easier home ownership among the B40 and M40 (household income ranging from RM3,900 to RM8,319) groups. She encouraged those who had their appli-

cations rejected for various reason to reapply.

"The policy includes quality housing standards to ensure the homes are not only affordable, but of high quality.

"Emphasis will be on community building as we want the community to take part in the management of their own building," she added.

Zuraida said she was happy to see the progress of the project that was according to the intended housing policies.

"We want the homes to be above 900sq ft and equipped with facilities. Residensi Bayu Andaman complies with these requirements and I hope it will be a model to other developers," she said.

Residensi Bayu Andaman is a high-rise residential project comprising two blocks with 673 units in total. It is equipped with condominium facilities such as a swimming pool, indoor and outdoor gymnasium, game room, multipurpose hall, *surau* and children's playground.

It is connected to Jalan Sentul and the Duta-Ulu Kelang Expressway (Duke), with access to a community centre, sports facilities, hypermarket, public and private schools, hospitals, shops and restaurants.

The Sentul Timur LRT station is located 1.5km away.