



02 AUG, 2019

## Social housing mooted for 12th Malaysia Plan

The Star, Malaysia



REHDA

Page 1 of 2

By JOSEPH WONG  
 starbiz@thestar.com.my

## Social housing mooted for 12th Malaysia Plan

**PUTRAJAYA:** The National Housing Department is working on introducing social housing as the next phase of providing affordable homes for the B40 group. This form of housing gives the lower income group homes at a lower rent than privately rented housing and usually provides a long-term tenancy, giving renters the chance to put down roots.

Social housing is growing in developed nations such as the United Kingdom (UK), but still new to Malaysia.

"We want that (social housing) to happen here. But we still have a long way to go because we're only promoting this idea now," said National Housing Department director-general Jayaselan K. Navaratnam.

With this form of housing, the burden is will not be placed in the hands of the government, developer, local authorities, but is shared with the public as a social obligation, he said.

There are a number of houses in the UK, which is owned by housing associations, which are independent of the local councils,



**Jayaselan:** We want that (social housing) to happen here. But we still have a long way to go because we're only promoting this idea now.

said Jayaselan.

"There is not one or two housing associations doing social housing, but many housing associations playing this role. Here, we are still young and probably the only idea that we

have at this moment is doing this," he said, adding that this form of housing works.

"That is why it is to be run by NGOs (non-governmental organisations). This will be in line with the concept (that is being planned for the) 12th Malaysia Plan.

"It is being incorporated into our Malaysia Plan under the concept of prosperity. The tertiary portion is very important, if we want to become a developed nation, we must have this third-tier," he said.

However, people must play their role to develop this nation to become a better place to stay. In this case, it means that whoever has the capacity, they should lend a hand to share their wealth to make other people's lives more prosperous, said Jayaselan. "That's why we called it shared prosperity," he said.

On the Home Ownership Campaign (HOC), Jayaselan revealed that the target of RM3bil was not only achieved but exceeded by over RM2.7 bil.

In total, the amount as of July 26 stands at RM5.73bil, with Kuala Lumpur clocking in the highest value at RM1.47bil followed by

Selangor with nearly RM1.4bil, and Johor coming in third with RM993.74mil

No target has been set for the extended period of the HOC.

"This is to ease the burden of the purchasers because of the many issues [in the property market] at this moment," he said. What is new is that first-time home buyers purchasing sub-sale properties can now benefit from the HOC incentives.

The only difference is that they have to buy the sub-sale property at market value, unlike unsold units, which are given a 10% discount by developers. "We cannot force owners to give a 10% discount. We cannot force anybody to lower the value because it is market-driven.

"However, they will be able to benefit from the other incentives like MoT exemptions (Memorandum of Transfer)," he said.

Meanwhile, Housing and Local Government Minister Zuraida Kamaruddin will be attending the StarProperty.my fair happening this Saturday at the Kuala Lumpur Convention Centre.



02 AUG, 2019

## Social housing mooted for 12th Malaysia Plan

The Star, Malaysia



Page 2 of 2

### SUMMARIES

PUTRAJAYA: The National Housing Department is working on introducing social housing as the next phase of providing affordable homes for the B40 group. This form of housing gives the lower income group homes at a lower rent than privately rented housing and usually provides a long-term tenancy, giving renters the chance to put down roots. Social housing is growing in developed nations such as the United Kingdom (UK), but still new to Malaysia.