



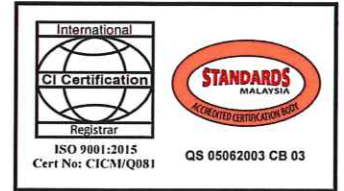
**KEMENTERIAN PEMBANGUNAN BANDAR  
DAN SUMBER ASLI**

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Our Ref : 20/MUDeNR.P/100-1/1

Date: 16/8/2021

Your Ref :

Please refer to distribution list

Datu/Sir/Madam,

**SPA CIRCULAR NO.4/2021 : REVISED ACREAGE REQUIREMENT FOR HIGH RISE  
RESIDENTIAL DEVELOPMENT**

The above subject refers:

2. Please be informed that the above subject has been deliberated during the State Planning Authority meeting. The Authority has decided to relax the acreage requirement for high rise residential development in town/ city areas where three (3) acres and below are now allowed for such development.
3. However, the development shall comply the following conditions:
  - i) The height control of 1/3 height rule with a minimum of 6-meter setback all around.
  - ii) The density proposed for such development shall be based on the current standards i.e., Affordable flat, PUTERA House, Normal Apartment and Town House.
  - iii) Parking provisions are based on SPA Development Control Standard.
  - iv) The proposed building is encouraged to be constructed with smart building technology concept.
  - v) All the capital divisions i.e., 12 divisions within town/city boundaries.
4. This circular is to take immediate effect from the date of this letter.

Thank you.

**" BERSATU BERUSAHA BERBAKTI "**  
**" AN HONOUR TO SERVE "**

**(Datu Sr Zaidi Bin Haji Mahdi)**

Secretary State Planning Authority / Permanent Secretary,  
Ministry of Urban Development & Natural Resources

*A World Class Organization In  
Spearheading Sustainable Natural Resources and Built Environment*

## **Distribution List**

### **c.c**

1. **The General Manager  
Bintulu Development Authority (BDA)**  
Peti Surat 55  
97007 Bintulu
  
2. **Malaysian Institute of Planners (Sarawak and Sabah Chapter)  
Ultimate Professional Centre**  
2<sup>nd</sup> Floor, No 16, Jalan Bukit Mata Kuching,  
93100 Kuching , Sarawak  
Tel. : 082-258485  
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3. **Pertubuhan Arkitek Malaysia Sarawak Chapter (PAMSC)**  
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Lot 7915 Queen's Court,  
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4. **The Institute of Engineers, Malaysia (Sarawak Branch)  
Ultimate Professional Centre**  
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5. **Land Surveyors Board Sarawak**  
Lot 155&156, Section 20 KTLD,  
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93400 Kuching, Sarawak  
Tel. : 082-417920  
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6. **Sarawak Housing and Real Estate Developer Association (SHEDA)**  
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