

SPA CIRCULAR
MINISTRY OF RESOURCE PLANNING AND ENVIRONMENT SARAWAK
NO.2/2016

POLICY AND GUIDELINES ON AFFORDABLE HOUSING REQUIREMENTS PERTAINING TO DEVELOPMENT/SUBDIVISION OF LAND CARRIED OUT BY PRIVATE DEVELOPERS

1. The State Planning Authority has decided during its meeting on 31.03.2016 to revise the requirements and policies for affordable houses in order to assist low-income families. The requirements are based generally on the size of the land under development, the total numbers or type of houses to be built and the locality of the said land.
2. The guidelines for the imposition of low-cost housing requirements, their pricings and the development control standards to regulate normal housing development or, Flats/ Apartments/ Condominium and Townhouse developments are as follows ;-

2.1 NORMAL HOUSING DEVELOPMENT

(Consisting of two storey detached, semi-detached or terraced houses)

The following standards and regulations apply for development comprising of normal two-storey houses;-

(i) Area of Land Under Development

Private developers are required to build a certain percentage of their developments for affordable houses, preferably terraced houses if the land under development is **10 acres** (4.0468 ha) and above. The general guidelines to calculate the affordable housing requirements are as shown in Appendix 1.

(ii) Maximum Price of Affordable Houses

(a) "Spektra Lite"

Affordable "Spektra lite" terrace house must be priced not exceeding **Rm100,000** for intermediate lots and not exceeding **Rm120,000** for corner lots and, to be sold to a person of low-income as agreed by the Housing and Development Corporation (HDC).

(b) "Spektra Medium"

Affordable "Spektra Medium" terrace house must be priced not exceeding **Rm135,000** for intermediate lots and not exceeding **Rm168,000** for corner lots and, to be sold to a person of low-income as agreed by the Housing and Development Corporation (HDC).

(iii) Maximum Permissible Density

Within the area of land proposed for affordable Spektra Lite and Spektra Medium terraced house, the maximum permissible density is **18 units per acre** (44.5 units per ha).

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(iv) **Minimum Building Setbacks**

The minimum building setbacks for affordable Spektra Lite and Spektra Medium houses are as follows ;-

- Front - **6.0m**
- Side (adjacent to road) - **4.5m**
- Side - **3.0m**
- Rear - **1.5m**

(Note : No out-building permitted)

(v) **Minimum Building Size**

The minimum building size for Spektra Lite and Spektra Medium houses are as follows ;-

MINIMUM BUILDING SIZE FOR SPEKTRA LITE AND SPEKTRA MEDIUM

	SPEKTRA LITE	SPEKTRA MEDIUM
Land Size	101.87m / 0.025ac	106.75m/0.026ac
Floor area	700 ft²	755 ft²
Frontage width	6.1m	6.1m
Land length	16.7m	17.5m
No. of bedroom	3 (minimum)	3 (minimum)

(vi) **Road Hierarchy, Reserve Width and Cross-section**

The normal road hierarchy and road reserve width according to the development Control Standard Manual also apply affordable housing area. However, the road Cross-section specifications for access roads of 15m and 20m are modified as follows : -

- 15m road reserve width : -
 - Carriageway - **5.0m**
 - Hard shoulder - **Nil**
 - Footpath - **1.0m**
 - Grass verge - **1.2m (varies)**
 - Concreted drain - **1.0m (varies)**
- 20m road reserve width :-
 - Carriageway - **5.5m**
 - Hard shoulder - **Nil**
 - Footpath - **1.8m**
 - Grass verge - **1.95m (varies)**
 - Concreted drain - **1.2m (varies)**

(vii) **Drains/ Footpath Reserve at the Rear of Affordable Terrace Houses**

The minimum width of the drain/footpath reserve at the rear of affordable Terrace house block is 1.2m.

2.2 FLATS/ APARTMENT/ CONDOMINIUM AND TOWNHOUSE DEVELOPMENT

The following standards and regulations apply for private development comprising of Flats/ Apartments/ Condominium and Townhouse as follows:-

(i) **Area of Land Under Development**

Private developers who proposed to develop their land for Flats/ Apartments/ Condominium or Townhouses are required to build a certain percentage of their development for affordable houses if the land under development is **4 acres** (1.618ha) and above. Where possible, in view of the maintenance problems associated with affordable Flats with Strata Titles, affordable units should preferably be in the form of terrace houses rather than Flats. The general guidelines to calculate the affordable housing requirement for Flat/ Apartment/ Condominium and Townhouse development are as shown in Appendix 2.

(ii) **Maximum Price for Affordable Flats**

Affordable Flats must be priced not exceeding **Rm120,000** per unit and be sold to a person of low-income as agreed by the Housing and Development Corporation.

(iii) **Maximum Permissible Density**

Within the area proposed for affordable Flats, the maximum permissible density is **50 units per acre** (123.5 units per ha). However, for the rest of the area under normal Flats/ Apartment/ Condominium and Townhouse development the maximum permissible density remains at **30 units per acre** (74.1 units per ha).

(iv) **Minimum Building Setbacks**

The minimum building setbacks for affordable Flats is determined by the **1/3** height rule.

(v) **Minimum Building Size**

The minimum building size for affordable Flats are :-

- Minimum floor area - **700 ft²**
- No. of bedrooms - **3 (minimum)**

(vi) **Car Parking Requirements**

The guidelines on parking requirements as stipulated in chapter 7 of the Development Control Standard Manual shall apply for affordable Flats.

(vii) Road Hierarchy, Reserve Width and Cross-section

The normal road hierarchy, reserve width and cross-section according to the Development Control Standards Manual also apply in low-cost flats area. However, the road cross-section specifications for access roads of 15m and 20m in width are modified as follows -;

- 15m road reserve width : -
 - Carriageway - 5.0m
 - Hard shoulder - Nil
 - Footpath - 1.0m
 - Grass verge - 1.2m (varies)
 - Concreted drain - 1.2m (varies)
- 20m road reserve width :-
 - Carriageway - 5.5m
 - Hard shoulder - Nil
 - Footpath - 1.8m
 - Grass verge - 1.95m (varies)
 - Concreted drain - 1.2 m (varies)

3. If the land under application is located in a high-class housing area (i.e.: where the price of land is considered too high for affordable housing), the developer can offer to build the affordable housing at an alternative piece of land subject to the condition that new titles for the subject development can only be considered when the affordable houses at the alternative piece of land have been completed.
4. My previous SPA Circular No.2/99 - Policy Guidelines on low-Cost Housing requirements pertaining to development/ subdivision of land carried out by private developers vide ref : 14/KPPS/SPA/6-38/207 dated 23.03.1999 is hereby superseded.
5. This circular is to take immediate effect from the date of this memorandum. You are to inform all qualified persons within your Division of the above requirements.

" BERSATU BERUSAHA BERBAKTI "
" AN HONOUR TO SERVE "

Original Signed

By

(DATU SUDARSONO OSMAN)

Setiausaha, Majlis Perancangan Negeri

Setiausaha Tetap, Kementerian Perancangan Sumber dan Alam Sekitar

REF : 50/KPSAS/SPA/6-38/207 VOL.1
DATE : 19.04. 2016

APPENDIX 1

NORMAL HOUSING DEVELOPMENT

GUIDELINESS FOR CALCULATION OF AFFORDABLE HOUSING REQUIRED IN THE SCHEME WITH AN AREA OF 10 ACRES (4.0468 ha.) AND ABOVE

LAND AREA UNDER APPLICATION/ DEVELOPMENT	RATE OF AFFORDABLE HOUSES (TERRACED) TO BE PROVIDED PER ACRE (PER HECTARE)	TOTAL NUMBER OF AFFORDABLE HOUSES (TERRACED) TO BE PROVIDED
10 acres to 13.5 acres Or (4.0468 ha. To 5.4632 ha)	1.3 units or (3.2 units)	13 units to 18 units (Approximately 15%)
13.6 acres to 17 acres Or (5.5036 ha. To 6.8795 ha)	1.8 units (4.5 units)	25 units to 31 units (Approximately 20%)
17.1 acres to 20 acres Or (6.9200 ha. To 8.0936)	2.3 units (5.7 units)	39 units to 46 units (Approximately 25%) *Note
20 acres above Or (8.0936 ha. Above)	2.9 units (7/1 units)	From 58 units (Approximately 30%)

*** Note :** For development above 17 acres, developers are required to build 50% of each of **SPEKTRA LITE** and **SPEKTRA MEDIUM** terrace houses.

EXAMPLE :

LAND AREA	17.7 acres (7.1628 ha.)
Rate of affordable houses (terraced) to be provided per acre (per hectare)	2.3 units or (5.7 units)
Total number of affordable houses (terraced) to be provided	17.7 acres (7.1628 ha.) x 2.3 units (5.7 units) = 40.7 units Say = 41 units

*** The required number of affordable housing for a scheme with an area of 17.7 acres (7.1628 ha.) is 41 units**

APPENDIX 2

FLATS DEVELOPMENT

GUIDELINESS FOR CALCULATION OF AFFORDABLE HOUSING REQUIRED IN THE SCHEME WITH AN AREA OF 4 ACRES (1.6187 ha.) AND ABOVE

LAND AREA UNDER APPLICATION/ DEVELOPMENT	RATE OF AFFORDABLE UNITS (Terraced houses instead of flats, preferred, where possible) TO BE PROVIDED PER ACRE (PER HECTARE)	TOTAL NUMBER OF AFFORDABLE UNITS (Terraced houses instead of flats, preferred, where possible) TO BE PROVIDED
4 acres to 6 acres (1.6187 ha. to 2.4281 ha.)	3.5 units (8.6 units)	14 units to 21 units (Approximately 15%)
6.1 acres to 8 acres (2.4685 ha. to 3.2374 ha.)	4.5 units (11.1 units)	28 units to 36 units (Approximately 20%)
8.1 acres to 10 acres (3.2779 ha. to 4.0468ha.)	5.5 units (13.6 units)	45 units to 55 units (Approximately 25%) *Note
10 acres above (4.0468 ha.)	6.6 units (16.3 units)	From 67 units (Approximately 30%)

*** Note :** For development above 8 acres, developers are required to build 50% of each of **SPEKTRA LITE** and **SPEKTRA MEDIUM** terrace houses.

EXAMPLE :

LAND AREA	9.2 acres (3.7230ha.)
Rate of affordable units (Terraced houses instead of flats, preferred, where possible) to be provided per acre (per hectare)	5.5 units or (13.6units)
Total number of affordable units ((Terraced houses instead of flats, preferred, where possible) to be provided	9.2 acres (3.7230 ha.) x 5.5units (13.6 units) = 50.6 units Say = 51 units

*** The required number of affordable units for a scheme with an area of 9.2 acres (3.7230 ha.) is 51 units.**