



**KEMENTERIAN PEMBANGUNAN
BANDAR DAN SUMBER ASLI**
Ministry of Urban Development and Natural Resources Sarawak
TINGKAT 3, 15 & 16,
WISMA SUMBERALAM, JALAN STADIUM,
PETRA JAYA, 93050 KUCHING,
SARAWAK.



Our Ref :85/KPBSA/SPA/6-38/207 Vol.2
Your Ref :

Date: 13. 9 .2019

Please see distribution list

Datu/Sir / Madam

SPA CIRCULAR NO.3/2019: PROGRAM PERUMAHAN MAMPU MILIK SRI PERTIWI

The above quoted subject refers.

2. Please be informed that the above subject has been deliberated during the State Planning Authority meeting. The Authority has agreed to amend the conditions for Program Perumahan Mampu Milik Sri Pertiwi in relation to the following:-

- i. To surrender 10% of the land for open space and SUSToM facilities (the SUSToM facilities will be provided by the developer subject to the requirement by Department of Irrigation and Drainage Sarawak).
- ii. For landed development of less than 20 acres, the developers are to reserve the land for public amenities/facilities and to be surrendered to the State free of all cost;
- iii. For landed development of 20 acres and above, the developers must complete the construction of the required public amenities/facilities at own costs and to be surrendered to the State free of all cost.
- iv. The developers may request to relocate the requirement for SPEKTRA Medium and PUTERA House to another location within the same division, subject to SPA approval. The developers may opt to provide the required numbers of SPEKTRA Medium and PUTERA Housing in high-rise development of Sri Pertiwi. However, these SPEKTRA Medium and PUTERA Houses are to be completed with or prior to the issuance of individual titles for the Sri Pertiwi Housing.
- v. Open to all house buyers (Sarawakian) of M40 and B40 income group, with gross household monthly income between RM4,000 – RM10,000.

3. Attached herewith is a copy of the circular for your ease of reference and actions please.

Thank you.

**“BERSATU BERUSAHA BERBAKTI”
“AN HONOUR TO SERVE”**

(DATU DR. HJ.WAN LIZOZMAN BIN WAN OMAR)

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

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



**STATE PLANNING AUTHORITY
MINISTRY OF URBAN DEVELOPMENT AND NATURAL RESOURCES**

**SPA CIRCULAR NO. 3/2019
PROGRAM PERUMAHAN MAMPU MILIK SRI PERTIWI
(SRI PERTIWI AFFORDABLE HOUSING PROGRAM)**

POLICY AND GUIDELINES

MINISTRY OF URBAN DEVELOPMENT AND NATURAL RESOURCES
SPA CIRCULAR NO. 3 /2019

POLICY AND GUIDELINES FOR PROGRAM PERUMAHAN
MAMPU MILIK SRI PERTIWI

1. The State Government has decided to amend some of the conditions for Program Perumahan Mampu Milik Sri Pertiwi
2. This program is opened to eligible private housing developers in the State who wish to play a meaningful and significant role in helping the Government to provide affordable housing to the **rakyat**. One of its key features is the capping of house price that is deemed as affordable for the low and middle income brackets while providing comfortable living with the required public amenities.
3. The objectives, policy and guidelines for Program Perumahan Mampu Milik Sri Pertiwi which includes the pricing, requirements and buildings specifications are as follows:-

OBJECTIVES

- 1) To create Sarawak owned brand in the implementation of Affordable Housing Program;
- 2) To boost the supply of Affordable Housing in the market;
- 3) To specifically cater for the housing demand of the middle income group (M40) and low income group (B40).

APPLICABLE AREAS

This policy/program shall only be applicable to the five major cities / town of Kuching, Kota Samarahan, Sibul, Bintulu and Miri.

POLICY

No	Item	Description
1	Maximum Selling Price	I. Landed - RM 270,000 for Intermediate Unit - RM 295,000 for Corner Unit II. Highrise - RM295,000 for Strata Unit
2	Minimum Land Area for Development	I. Landed - 4 acres II. Highrise - 4 acres
3	Central Business District (CBD) Area	- Case by case basis

4	SPEKTRA Requirement i. Landed (10 acres and above) ii. High Rise (4 acres and above)	I. SPEKTRA Life is WAIVED II. SPEKTRA Medium is to be provided based on 10% additional on top of the total number of proposed affordable houses.
5	Phasing and Blocking	I. Allowed subject to the construction of required amenities and facilities in the earlier Phase/Block. II. The land title shall only be issued upon completion of amenities and facilities. <i>(Please refer to item 9 for details)</i>
6	Density	I. Landed - 12 units per acre II. Highrise - 50 units per acre
7	Reclassification of Land (NAL-MZL) - "SPEKTRA Plus"	I. "PUTERA House" requirement applies II. Density : Landed - 12 units per acre : Highrise - 36 units per acre III. Early gazettement of Native Area Land to Mixed Zone Land subject to conditions.
8	Developers Eligibility Criteria	a) Strong Financial Capability i. Company's Financial Statement (Annual Audited Financial Report, latest Form 24 and 49, etc.). ii. List of Assets. b) Active Housing Developer (Company Profiles: experience, current & past projects). c) Developer owned the land or Power of Attorney (PA) to the developer.
9	Other conditions	I. To build all affordable houses. II. To surrender 10% of land for open space & SUSToM facilities (the SUSToM facilities will be provided by the developer subject to requirement by Department of Irrigation and Drainage Sarawak). III. To surrender to the State free of all cost part of the land for Public Facilities. The land size/percentage reserved will be determined based on the layout design and the type of facilities being proposed. The type of Public Facilities will also be based on the needs. IV. For landed development of less than 20 acres, the developers are to reserve the land for public amenities/facilities and to be surrendered to the State free of all cost. V. For landed development of 20 acres and above, the developers must

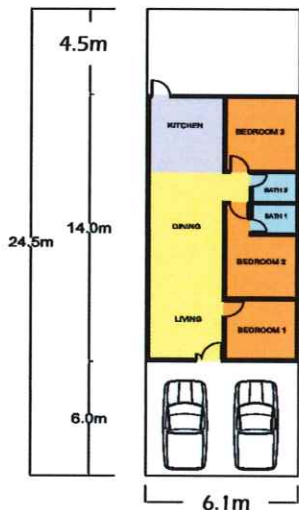
		<p>complete the construction of the required Public Amenities and Facilities at own costs and to be surrendered to the State free of all cost.</p> <p>VI. For high-rise and mixed high-rise development, the developers must complete the construction of the required Public Amenities and Facilities at own costs and to be part of common facilities to be managed by the Management Corporation (MC).</p> <p>VII. The developers may request to relocate the requirement for SPEKTRA Medium and PUTERA House to another location within the same division subject to SPA approval. The developers may opt to provide the required numbers of SPEKTRA Medium and PUTERA Housing in the high-rise development of Sri Pertiwi. However, these SPEKTRA Medium and PUTERA Houses are to be completed with or prior to the issuance of individual titles for the Sri Pertiwi Housing.</p>
10	Enforcement Mechanism	<p>I. The use of Supplementary Agreement to circumvent the policy by selling the unit above its maximum ceiling price is NOT allowed. A developer who breaches this condition may be blacklisted and other appropriate enforcement actions could be taken against it.</p> <p>II. Moratorium of 5 years from Issuance of Occupation Permit (OP).</p>
11	Applicant Eligibility Criteria	<p>I. Malaysian Citizen from Sarawak</p> <p>II. Sarawak Permanent Resident</p> <p>III. Open to all house buyers (Sarawakian) of M40 and B40 income group, with gross household monthly income between RM4,000 – RM10,000</p> <p>IV. Only (1) Sri Pertiwi house per household under this scheme at any one time</p>
12	Submission of Application	<p>I. Application for purchase of Sri Pertiwi housing unit by house buyers shall be made to Ministry of Local Government and Housing (MLGH).</p> <p>II. Application by interested developers to participate in the Program shall be made to Secretariat, State Planning Authority.</p>

GUIDELINES AND STANDARDS

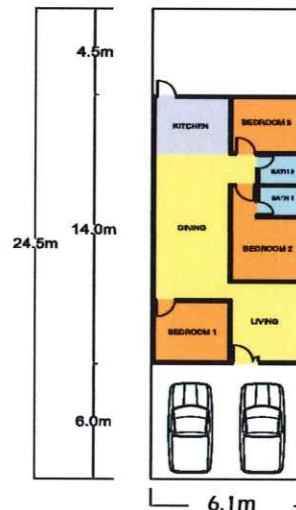
No	Item	Description
1	Minimum Floor Area	900 ft ²
2	Minimum No. of Bedroom	3 bedrooms and 2 bathrooms
3	Minimum Building Width	6.1m (20')
4	Maximum Height	2-storey (Landed)
5	Minimum Building Specifications	Refer "Appendix 2"
6	Road Hierarchy	To follow Normal Road Cross-Section
7	Drain/Footpath (Rear)	3 meter
8	Minimum Building Setbacks	I. Landed <ul style="list-style-type: none"> ● Front - 6.0m ● Side - 4.5m (adjacent to road/depend on road width) ● Side - 3.0m (Intermediate Corner) ● Rear - 4.5m ● Out-Building – To comply with the "New Guidelines and Simplified Application Process For Extension of Landed Residential Buildings – Low Cost Permitted Building Extension Standard" II. Highrise - 1/3 height rule but NOT Less than 6.0m all round
9	Parking Requirement	Highrise <ul style="list-style-type: none"> ● 1 CP with shed per dwelling unit ● Additional 10% for Visitors Parking ● 2% for Disabled Parking ; and ● 1MP per 2 dwelling units
10	Amenities	To be provided based on the land size and type of development. Public amenities such as Open Space, Place of Worship and community hall

Examples of Floor Plan

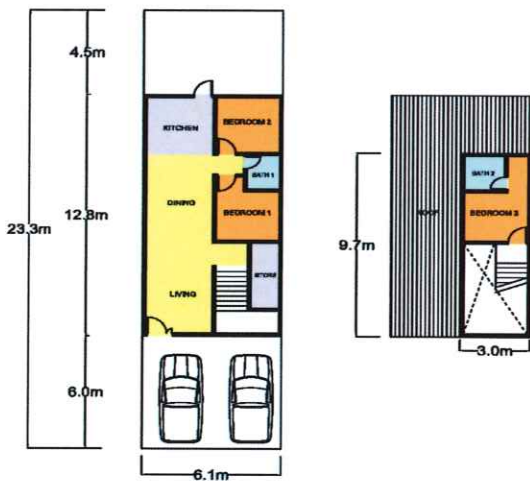
Type A - Landed (Single Storey)



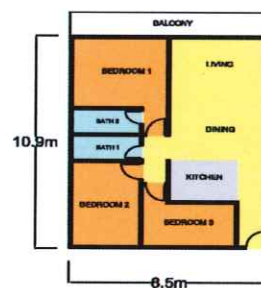
Type B - Landed (Single Storey)



Landed (Double Storey)



Apartment



Minimum Standard Building Specifications

Item Specifications			SRI PERTIWI	SPEKTRA Medium
Finishing	Wall	Toilet	Ceramic Tile Full Height	Ceramic Tile Full Height
		Kitchen	Ceramic Tile Full Height	Ceramic Tile Full Height
		Others	Emulsion Paint	Emulsion Paint
	Floor	Toilet	Non Slip Ceramic Tile	Non Slip Ceramic Tile
		Kitchen	Ceramic Tile	Ceramic Tile
		Living/Dining	Ceramic Tile	Ceramic Tile
		Bedrooms	Ceramic Tile	Ceramic Tile
	Ceiling	Others	Cement Screed	Cement Screed
		Plaster Ceiling	Plaster Board	
Roof Frame		H.T. Timber / Steel	H.T. Timber / Steel	
Roof Cladding		Metal Sheet	Metal Sheet	
Door		I) Solid Wood to External Door II) Flush Door with Waterproof Coating for internal and bathroom	Flush Door with Waterproof Coating	
Window		Aluminium Frame with Tinted Glass Panel	Aluminium Frame	
EXTERNAL FINISH				
Fencing			3 m wide Mild Steel Swing Gate for front, 900 mm wide Mild Steel swing gate for rear entrance	3 m wide Mild Steel Swing Gate for front, 900 mm wide Mild Steel swing gate for rear entrance
Perimeter Drain			200 mm wide precast concrete perimeter drain	200 mm wide precast concrete perimeter drain
Gutter			100 mm wide metal gutter accessories	100 mm wide metal gutter accessories