



STATE PLANNING AUTHORITY
MINISTRY OF URBAN DEVELOPMENT AND NATURAL RESOURCES
SPA CIRCULAR NO.4/2018

PROGRAM PERUMAHAN MAMPU MILIK SRI PERTIWI

(SRI PERTIWI AFFORDABLE HOUSING PROGRAM)

SRI PERTIWI AFFORDABLE HOUSING POLICY and GUIDELINES

MINISTRY OF URBAN DEVELOPMENT AND NATURAL RESOURCES
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POLICY AND GUIDELINES FOR PROGRAM PERUMAHAN
MAMPU MILIK SRI PERTIWI

1. The State Government has decided to implement Program Perumahan Mampu Milik Sri Pertiwi to cater for and address the growing demand for affordable housing in Sarawak
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

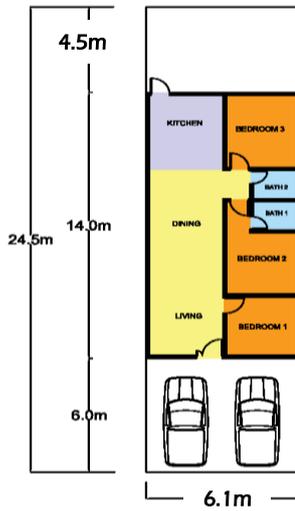
		complete the construction of the required Public Amenities and Facilities at own costs and to be part of common facilities to be managed by the Management Corporation (MC).
10	Enforcement Mechanism	<ol style="list-style-type: none"> I. The use of Supplementary Agreement to circumvent the policy by selling 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. II. Moratorium of 5 years from Issuance of Occupation Permit (OP).
11	Applicant Eligibility Criteria	<ol style="list-style-type: none"> I. Malaysian Citizen from Sarawak II. Sarawak Permanent Resident III. M40 and B40 income group, with gross household monthly income between RM4,000 – RM10,000 IV. Only (1) Sri Pertiwi house per household under this scheme at any one time V. For first time house buyers only but existing low cost house owners can purchase Sri Pertiwi houses
12	Submission of Application	<ol style="list-style-type: none"> I. Application for purchase of Sri Pertiwi housing unit by house buyers shall be made to Ministry of Local Government and Housing (MLGH). II. Application by interested developers to participate in the Program shall be made to Secretariat, State Planning Authority.

GUIDELINES AND STANDARDS

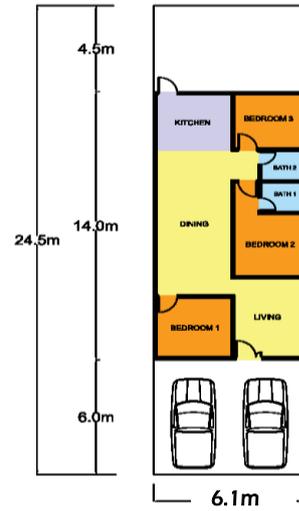
No	Item	Description
1	Minimum Floor Area	900 ft ²
2	Minimum No. of Bedroom	3 bedrooms and 2 bathrooms
3	Minimum Building Width	6.1m (20')
4	Maximum Height	2-storey (Landed)
5	Minimum Building Specifications	Refer " Appendix 2 "
6	Road Hierarchy	To follow Normal Road Cross-Section
7	Drain/Footpath (Rear)	3 meter
8	Minimum Building Setbacks	<p>I. Landed</p> <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" <p>II. Highrise - 1/3 height rule but NOT Less than 6.0m all round</p>
9	Parking Requirement	<p>Highrise</p> <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

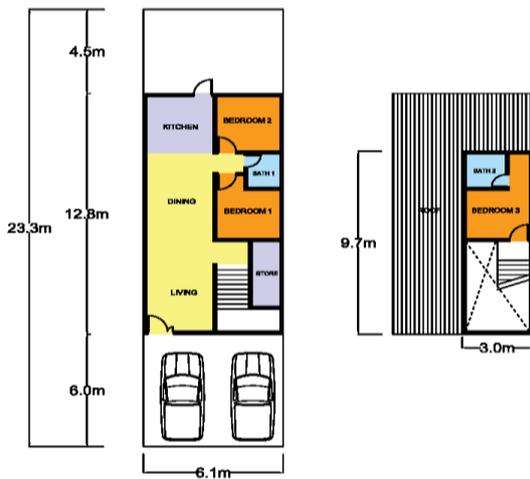
Type A - Landed (Single Storey)



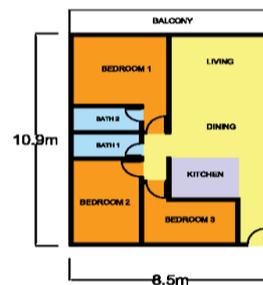
Type B - Landed (Single Storey)



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
		Others	Cement Screed	Cement Screed
Ceiling		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