

SPA CIRCULAR
MINISTRY OF RESOURCE PLANNING AND ENVIRONMENT SARAWAK
NO.4/2016

POLICY AND GUIDELINES ON AFFORDABLE HOUSING(SPEKTRA PLUS) REQUIREMENTS PERTAINING TO DEVELOPMENT/SUBDIVISION OF LAND CARRIED OUT BY PRIVATE DEVELOPERS UPON RECLASSIFICATION OF NATIVE AREA LAND(NAL) TO MIXED ZONE LAND(MZL)

1. The State Planning Authority has decided during its meeting on 31.03.2016 to revise the requirements and policies for Low-Cost Plus housing upon reclassification of NAL to MZL. The Authority also has agreed on the rebranding of Low-Cost Plus housing to be changed to SPEKTRA Plus.
2. The guidelines for the imposition of SPEKTRA Plus housing requirements, their pricings, the development control standards to regulate normal housing development and for monitoring and enforcement are as follows :-

(a) Landed SPEKTRA Plus Houses

(i) Minimum Percentage of SPEKTRA Plus Houses Upon Reclassification

For normal housing development upon approval for reclassification of NAL to MZL, private developers are required to provide 30% of the total number of houses approved for the development for SPEKTRA Plus houses and a minimum requirement of 30% the total number of houses approved for the development are to be reserved for sale to bumiputera.

(ii) Maximum Price of SPEKTRA Plus Houses

Affordable "SPEKTRA Plus" terrace house must be priced not exceeding **Rm150,000** for intermediate lots and not exceeding **Rm198,000** for corner lots.

(iii) Maximum Permissible Density

Within the area of land proposed for affordable SPEKTRA Plus terraced house, the maximum permissible density is **12 units per acre** (29.7 units per ha).

(iv) Minimum Building Setbacks

The minimum building setbacks for affordable SPEKTRA Plus houses are as follows :-

- | | | |
|---------------------------|---|---|
| • Front | - | 6.0m |
| • Side (adjacent to road) | - | 4.5m |
| • Side | - | 3.0m (intermediate corner)
4.5m (end corner) |
| • Rear | - | 6.0m |

(v) **Minimum Land and Building Size**

The minimum building size for SPEKTRA Plus houses are as follows :-

MINIMUM LAND AND BUILDING SIZE FOR SPEKTRA PLUS HOUSES

	SPEKTRA Plus
Land Size	156m² / 0.038ac
Floor area (building)	833 ft²
Frontage width	6.5m
Land length	24m
No. of bedrooms	3 (minimum)

(b) **SPEKTRA Plus Flats**

(i) **Minimum Percentage of SPEKTRA Plus Flats Upon Reclassification**

For flat development, upon approval for reclassification of NAL to MZL, private developers are required to provide 30% of the total number of flats approved for the development of SPEKTRA Plus flats and, a minimum requirement of 30% of the total number of flats approved for the development are to be reserved for sale to bumiputera.

(ii) **Maximum Price of SPEKTRA Plus Flat**

Affordable "SPEKTRA Plus" flats must be priced not exceeding **Rm198,000** with a minimum of 3 bedrooms and, a minimum floor area of 833 ft².

(iii) **Maximum Permissible Density**

Within the area of land proposed for Affordable SPKETRA Plus flat the maximum permissible density is **36 units per acre**(88.9 units per ha.)

(iv) **Minimum Building Setbacks**

The minimum building setbacks for affordable SPEKTRA Plus flats are as follows :-

- Major Towns - **1/3 Height Rule**
- Non-major Towns - **1/2 Height Rule**

However, the building setbacks should not be less than 6 meters all around.

3. **Monitoring and Enforcement**

The respective Superintendents of Lands and Surveys in which the development is situated is responsible to ensure that the requirements and conditions imposed upon approval for the reclassification of land from NAL to MZL are strictly complied by applicants/developers. Upon approval, the respective Superintendent should require the applicant/developer to identify the units (i.e. 30% of the total number of units approved) that must be reserved for sale to bumiputera. No dealing clause for 10(ten) years is to be imposed on those reserved bumiputera units.

4. **Relocation of the SPKETRA Plus residential units**

Relocation of SPEKTRA plus houses or flats to an alternative site may be considered based on the merit of each application. However, the total number of reserved units for bumiputeras must be strictly complied with.

5. My previous SPA Circular No.1/2003 - Reclassification of Native Area Land to Mixed Zone Land in conjunction with AVTC/Subdivision is hereby superseded.

6. This circular is to take immediate effect from the date of this memorandum.

" BERSATU BERUSAHA BERBAKTI "
" AN HONOUR TO SERVE "



(DATU SUDARSONO OSMAN)

Setiausaha, Majlis Perancangan Negeri/
Setiausaha Tetap, Kementerian Perancangan Sumber dan Alam Sekitar

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