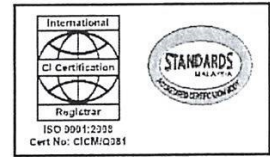




**KEMENTERIAN PEMBANGUNAN  
BANDAR DAN SUMBER ASLI**  
*Ministry of Urban Development and Natural Resources Sarawak*  
**TINGKAT 3, 15 & 16,**  
**WISMA SUMBERALAM, JALAN STADIUM,**  
**PETRA JAYA, 93050 KUCHING,**  
**SARAWAK.**



Our Ref :48/KPBSA/SPA/6-38/207 Vol.2  
Your Ref :

Date: 5-9-2018

**Please see distribution list**

*Sir / Madam,*

**SPA CIRCULAR NO. 4 /2018**  
**POLICY AND GUIDELINES ON THE IMPLEMENTATION OF "PROGRAM**  
**PERUMAHAN MAMPU MILIK SRI PERTIWI"**

The above subject refers.

2. Please be informed that the State Government has decided to introduce **Program Perumahan Mampu Milik Sri Pertiwi** to cater for the high demand of affordable housing especially among the low income group (B40) and middle income group (M40) as shown in the SPA's Circular No. 4/2018 per attached. This program shall involve the direct participation of private sector housing developers in the provision of affordable housing to complement the State Government's on-going effort.

3. In this respect, we also seek your kind cooperation to extend a copy of the above Circular to your members for their information and appropriate action, please.

Thank you.

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

**(DR. 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*

Laman Web Rasmi : <http://www.kpbsa.sarawak.gov.my>  
Tel : 082-313823 Faks : 082-313810

Distribution List:-

1. Malaysian Institute of Planners (Sarawak & Sabah Chapter)  
Ultimate Professional Centre  
2<sup>nd</sup> Floor, No 16, Jalan Bukit Mata Kuching,  
93100 Kuching , Sarawak  
Tel. : 082-258485  
Fax : 082-233485
  
2. Pertubuhan Arkitek Malaysia Sarawak Chapter (PAMSC)  
2<sup>nd</sup> Floor, Sub Lot 56, Jalan Wan Alwi  
Lot 7915 Queen's Court,  
93350 Kuching Sarawak  
Tel. : 082-457182  
Fax : 082-451180
  
3. The Institute of Engineers, Malaysia (Sarawak Branch)  
Ultimate Professional Centre  
2<sup>nd</sup> Floor, 16, Jalan Bukit Mata Kuching,  
93100 Kuching, Sarawak  
Tel.: 082-428506  
Fax: 082-243718
  
4. Royal Institution of Surveyors (Sarawak Branch)  
Ultimate Professional Centre,  
2<sup>nd</sup> Floor, 16 Jalan Bukit Mata Kuching  
93100 Kuching, Sarawak  
Tel. / Fax : 082-258483
  
5. Land Surveyors Board Sarawak  
Lot 155 & 156, Section 20 KTLD,  
9-C & 9-D, Jalan Badarudin  
93400 Kuching, Sarawak  
Tel. : 082-417920  
Fax : 082-246149

6. Sarawak Housing and Real Estate Developer Association (SHEDA)  
Sub Lot 42, 2<sup>nd</sup> Floor  
Tabuan Stutong Commercial Centre  
Jalan Setia Raja, 93350 Kuching Sarawak  
Tel. : 082-366334  
Fax : 082-365001
  
7. The Association of Banks Malaysia Sarawak  
3<sup>rd</sup> Floor, No. 012-110  
Jalan Song Tian Cheok  
93100 Kuching
  
8. The Advocates Association Of Sarawak  
The Bar Room, Kompleks Mahkamah, Jalan Gersik,  
Petra Jaya, Sarawak, 93050 Kuching  
Tel. : 082-448077  
Fax : 082-449427



STATE PLANNING AUTHORITY  
MINISTRY OF URBAN DEVELOPMENT AND NATURAL RESOURCE  
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**  
**SPA CIRCULARNO.4/2018**

**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 270,000for Intermediate Unit - RM 295,000for Corner Unit II. Highrise - RM295,000for Strata Unit
2	Minimum Land Area for Development	I. Landed - 4 acres II. Highrise - 4 acres





		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).
10	<b>Enforcement Mechanism</b>	I. <b>The use of Supplementary Agreement to circumvent the policy by selling the unit above its maximum ceiling price is NOT allowed.</b> A developer who breaches this condition may be blacklisted and other appropriate enforcement actions could be taken against it. II. Moratorium of <b>5 years</b> from Issuance of Occupation Permit (OP).
11	<b>Applicant Criteria Eligibility</b>	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	<b>Submission Application of</b>	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	Descriptions
1	Minimum Floor Area	900 ft <sup>2</sup>
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"

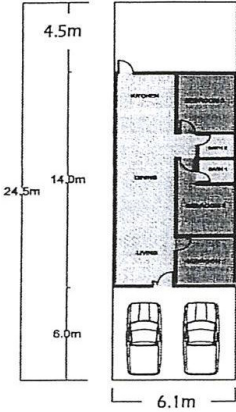
Refer to "Appendix 1 - Examples of Floor Plan"

6	Road Hierarchy	To follow Normal Road Cross-Section
7	Drain/Footpath (Rear)	3 meter
8	Minimum Setbacks Building	<p>I. Landed</p> <ul style="list-style-type: none"> <li>● Front - 6.0m</li> <li>● Side - 4.5m (adjacent to road/depend on road width)</li> <li>● Side - 3.0m (Intermediate Corner)</li> <li>● Rear - 4.5m</li> <li>● Out-Building - To comply with the "<b>New Guidelines and Simplified Application Process For Extension of Landed Residential Buildings- Low Cost Permitted Building Extension Standard</b>"</li> </ul> <p>II. Highrise - <math>\frac{1}{3}</math> height rule but NOT Less than <b>6.0m</b> all round</p>
9	Parking Requirement	<p>Highrise</p> <ul style="list-style-type: none"> <li>● 1 CP with shed per dwelling unit</li> <li>● Additional 10% for Visitors Parking</li> <li>● 2% for Disabled Parking ; and</li> <li>● 1MP per 2 dwelling units</li> </ul>
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.

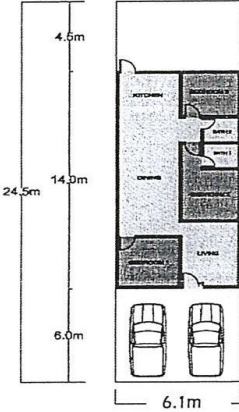


Examples of Floor Plan

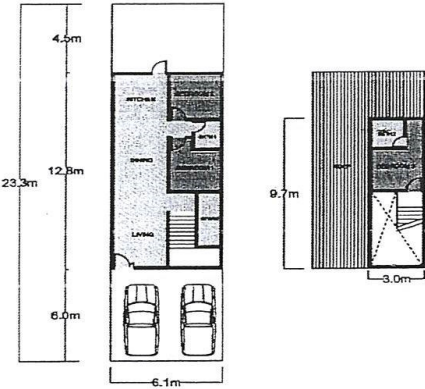
Type A - Landed  
(Single Storey)



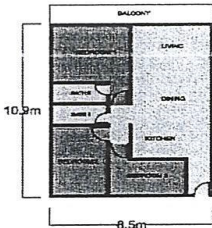
Type B - Landed  
(Single Storey)



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	
<b>EXTERNAL FINISH</b>				
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



**APPLICATION FOR PARTICIPATION IN PROGRAM RUMAH  
MAMPU MILIK SRI PERTIWI**

1	COMPANY NAME		TO BE CHECKED BY PROCESSING OFFICER (√)
2	ADDRESS		
3	OFFICE PHONE / FAX NO.		
4	MOBILE PHONE NO.		
5	<b>PROJECT PARTICULAR</b>		
	NO. OF UNITS		
	NO. OF SPEKTRA MEDIUM UNITS		
	NO. OF SPEKTRA PLUS UNITS		
	PROJECT LOCATION		
	LAND SIZE		
	LAND CLASSIFICATION		
6	<b>DOCUMENTS TO BE SUBMITTED</b>	<b>TO BE CHECKED BY APPLICANT (√)</b>	<b>TO BE CHECKED BY PROCESSING OFFICER (√)</b>
	FORM 24 & 49		
	COMPANY PROFILE ( <i>EXPERIENCE, CURRENT AND PAST PROJECTS</i> )		
	COMPANY LATEST AUDITED FINANCIAL REPORT		
	LIST OF COMPANY'S ASSET		
	COPY OF LAND TITLE / PA (WHERE APPLICABLE)		
7	SIGNATURE		
8	NAME		
9	POSITION		
10	NRIC NO.		
11	DATE		