



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



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Please see distribution list

Datu / Sir / Madam

SPA CIRCULAR NO. 2 /2019
NEW POLICY ON DENSITY AND MINIMUM BUILDING SETBACKS CONTROL FOR
NORMAL HOUSING, HIGHRISE (i.e.: FLATS / APARTMENTS / CONDOMINIUM) AND
TOWNHOUSES

The above subject refers.

2. Please be informed that the State Planning Authority (SPA) during its meeting on 11th April 2019 has decided to revise the current density and minimum building setbacks control for residential development in Sarawak.

3. The previous SPA Circular No. 1/2016 – *Policy On Density For Normal Housing And High-rise Residential Development (i.e. Flats / Apartment / Condominium) And Townhouses In Major Towns* dated 19.04.2016 is hereby superseded. This circular is to take immediate effect from the date of this memorandum. Attached herewith is the copy of the SPA Circular No.2/2019 – **New Policy On Density And Minimum Building Setbacks For Normal Housing, High-rise (i.e.: Flats / Apartments / Condominium) And Townhouses** 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

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SPA CIRCULAR NO. 2/2019
MINISTRY OF URBAN DEVELOPMENT AND NATURAL RESOURCES

**NEW POLICY ON DENSITY AND MINIMUM BUILDING SETBACKS CONTROL FOR
 NORMAL HOUSING, HIGH-RISE (i.e. : FLATS / APARTMENT / CONDOMINIUM) AND
 TOWNHOUSES**

1. The State Planning Authority has decided during its meeting that the maximum density controls for residential development for Sarawak are revised as shown in Table 1.

Type	New Density
Normal Housing (maximum two-storeys)	10 units per acre (maximum)
High-rise (Flats / Apartments / Condominium) and Townhouses	30 units per acre (maximum)

2. The Authority has also approved the revision of the minimum setbacks requirement for residential buildings as shown in Table 2.

Type of residential buildings		Minimum Setbacks (Meters)			
		Front	Side (1)	Side (2)	Rear
Detached Dwelling		6	4.5	4.5	6
Semi-Detached / Corner Terraced Dwelling		6	4.5	-	6
Intermediate Terrace Dwelling		6	-	-	6
Cluster Dwelling	Normal	6	4.5	-	-
	PUTERA	6	3	-	-
	SPEKTRA	6	3	-	-
	Plot Coverage	The Plot Coverage for cluster dwelling shall not exceed 40% (excluding internal void). No out-building is permitted.			
		*Minimum of 4.5m side setback if adjacent to the road (For Normal, PUTERA and SPEKTRA Cluster Dwelling)			
High-rise (Apartments, Condominium, Flats) and Townhouses		1/3 of the building heights, but not less than 6 meter all round			

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