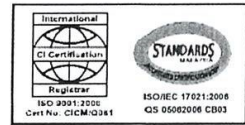




**KEMENTERIAN PERANCANGAN  
SUMBER DAN ALAM SEKITAR**

TINGKAT 3, 15 & 16,  
WISMA SUMBER ALAM, JALAN STADIUM,  
PETRA JAYA, 93050 KUCHING,  
SARAWAK.

Tel : 082-313823  
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**Ruj. Kami :** 56/KPSAS/SPA/6-38/207 Vol.1

**Tarikh :** 25.08.2016

**- Please refer to the Distribution List-**

*W/ Bhg. Datuk/Dato/Datu/Tuan/Puan.*

**i. SPA CIRCULAR NO. 1/2016**  
**POLICY ON DENSITY FOR NORMAL HOUSING AND HIGHRISE RESIDENTIAL**  
**DEVELOPMENT (i.e: FLATS/APARTMENT/CONDOMINIUM) AND TOWNHOUSES IN**  
**MAJOR TOWNS.**

**ii. SPA CIRCULAR NO.2/2016**  
**POLICY AND GUIDELINES ON AFFORDABLE HOUSING REQUIREMENTS PERTAINING**  
**TO DEVELOPMENT/SUBDIVISION OF LAND CARRIED OUT BY THE PRIVATE**  
**DEVELOPERS**

The above quoted subject refers.

2. Attached herewith a copy of the **SPA Circular No.1/2016** and **No.2/2016** for your ease of reference and circulation to all your members, please.

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

*Mang berap.*

**(LAPING JAWA)**

b.p Setiausaha, Majlis Perancangan Negeri,  
Setiausaha Tetap, Kementerian Perancangan Sumber dan Alam Sekitar

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

**SPA CIRCULAR**  
**MINISTRY OF RESOURCE PLANNING AND ENVIRONMENT SARAWAK**  
**NO.1/2016**

**POLICY ON DENSITY FOR NORMAL HOUSING AND HIGHRISE RESIDENTIAL DEVELOPMENT (i.e. : FLATS/ APARTMENT/ CONDOMINIUM) AND TOWNHOUSES IN MAJOR TOWNS.**

1. The State Planning Authority has decided during its meeting on 31.03.2016 that in Major Towns, namely Kuching including Kota Samarahan, Sibul, Miri and Bintulu, the density for residential development are revised as follows : -

**MAJOR TOWNS – KUCHING INCLUDING KOTA SAMARAHAN, SIBU, MIRI AND BINTULU**

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

2. The Authority has also approved the revision of TABLE 8.2 MINIMUM BUILDING SETBACK REQUIREMENT for Residential buildings as contained in the Development Control Standards Manual at page 67, as follows : -

Building Use and Type	Minimum Setbacks (Meters)			
	Front	(1) Side	(2)	Rear
<b>RESIDENTIAL :</b>				
(a) Detached dwelling	6	4.5	4.5	6
(b) Semi-detached / corner terraced dwelling	6	4.5	-	6
(c) Intermediate terrace dwelling	6	-	-	6
(d) Cluster dwelling	6	9	-	-
(e) Flats, Apartments, Condominium or Townhouses	*	*	*	*
<b>* (Equals To 1/3 Of The Building Heights, But Not Less Than 6 Meters All Round)</b>				

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3. You are to inform all "Qualified Persons" normally operating in your Division of the above changes. This Density Policy is to take immediate effect from the date of this Circular.

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**" AN HONOUR TO SERVE "**

Original Signed

By

**(DATU SUDARSONO OSMAN)**  
**Setiausaha, Majlis Perancangan Negeri**  
**Setiausaha Tetap, Kementerian Perancangan Sumber dan Alam Sekitar**

**REF** : 45/KPSAS/SPA/6-38/207 VOL.1  
**DATE** : 19.04 . 2016

**SPA CIRCULAR**  
**MINISTRY OF RESOURCE PLANNING AND ENVIRONMENT SARAWAK**  
**NO.2/2016**

**POLICY AND GUIDELINES ON AFFORDABLE HOUSING REQUIREMENTS PERTAINING TO DEVELOPMENT/SUBDIVISION OF LAND CARRIED OUT BY PRIVATE DEVELOPERS .**

1. The State Planning Authority has decided during its meeting on 31.03.2016 to revise the requirements and policies for affordable houses in order to assist low-income families. The requirements are based generally on the size of the land under development, the total numbers or type of houses to be built and the locality of the said land.
2. The guidelines for the imposition of low-cost housing requirements, their pricings and the development control standards to regulate normal housing development or, Flats/ Apartments/ Condominium and Townhouse developments are as follows ;-

**2.1 NORMAL HOUSING DEVELOPMENT**

(Consisting of two storey detached, semi-detached or terraced houses)

The following standards and regulations apply for development comprising of normal two-storey houses;-

**(i) Area of Land Under Development**

Private developers are required to build a certain percentage of their developments for affordable houses, preferably terraced houses if the land under development is **10 acres** (4.0468 ha) and above. The general guidelines to calculate the affordable housing requirements are as shown in Appendix 1.

**(ii) Maximum Price of Affordable Houses**

**(a) "Spektra Lite"**

Affordable "Spektra lite" terrace house must be priced not exceeding **Rm100,000** for intermediate lots and not exceeding **Rm120,000** for corner lots and, to be sold to a person of low-income as agreed by the Housing and Development Corporation (HDC).

**(b) "Spektra Medium"**

Affordable "Spektra Medium" terrace house must be priced not exceeding **Rm135,000** for intermediate lots and not exceeding **Rm168,000** for corner lots and, to be sold to a person of low-income as agreed by the Housing and Development Corporation (HDC).

**(iii) Maximum Permissible Density**

Within the area of land proposed for affordable Spektra Lite and Spektra Medium terraced house, the maximum permissible density is **18 units per acre** (44.5 units per ha).

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(iv) **Minimum Building Setbacks**

The minimum building setbacks for affordable Spektra Lite and Spektra Medium houses are as follows ;-

- Front - 6.0m
- Side (adjacent to road) - 4.5m
- Side - 3.0m
- Rear - 1.5m

**(Note : No out-building permitted)**

(v) **Minimum Building Size**

The minimum building size for Spektra Lite and Spektra Medium houses are as follows ;-

**MINIMUM BUILDING SIZE FOR SPEKTRA LITE AND SPEKTRA MEDIUM**

	<b>SPEKTRA LITE</b>	<b>SPEKTRA MEDIUM</b>
Land Size	<b>101.87m / 0.025ac</b>	<b>106.75m/0.026ac</b>
Floor area	<b>700 ft<sup>2</sup></b>	<b>755 ft<sup>2</sup></b>
Frontage width	<b>6.1m</b>	<b>6.1m</b>
Land length	<b>16.7m</b>	<b>17.5m</b>
No. of bedroom	<b>3 (minimum)</b>	<b>3 (minimum)</b>

(vi) **Road Hierarchy, Reserve Width and Cross-section**

The normal road hierarchy and road reserve width according to the development Control Standard Manual also apply affordable housing area. However, the road Cross-section specifications for access roads of 15m and 20m are modified as follows : -

- 15m road reserve width : -
  - Carriageway - 5.0m
  - Hard shoulder - Nil
  - Footpath - 1.0m
  - Grass verge - 1.2m (varies)
  - Concreted drain - 1.0m (varies)
  
- 20m road reserve width :-
  - Carriageway - 5.5m
  - Hard shoulder - Nil
  - Footpath - 1.8m
  - Grass verge - 1.95m (varies)
  - Concreted drain - 1.2m (varies)

(vii) **Drains/ Footpath Reserve at the Rear of Affordable Terrace Houses**

The minimum width of the drain/footpath reserve at the rear of affordable Terrace house block is 1.2m.

2.2 **FLATS/ APARTMENT/ CONDOMINIUM AND TOWNHOUSE DEVELOPMENT**

The following standards and regulations apply for private development comprising of Flats/ Apartments/ Condominium and Townhouse as follows;-

(i) **Area of Land Under Development**

Private developers who proposed to develop their land for Flats/ Apartments/ Condominium or Townhouses are required to build a certain percentage of their development for affordable houses if the land under development is **4 acres** (1.618ha) and above. Where possible, in view of the maintenance problems associated with affordable Flats with Strata Titles, affordable units should preferably be in the form of terrace houses rather than Flats. The general guidelines to calculate the affordable housing requirement for Flat/ Apartment/ Condominium and Townhouse development are as shown in Appendix 2.

(ii) **Maximum Price for Affordable Flats**

Affordable Flats must be priced not exceeding **Rm120,000** per unit and be sold to a person of low-income as agreed by the Housing and Development Corporation.

(iii) **Maximum Permissible Density**

Within the area proposed for affordable Flats, the maximum permissible density is **50 units per acre** (123.5 units per ha). However, for the rest of the area under normal Flats/ Apartment/ Condominium and Townhouse development the maximum permissible density remains at **30 units per acre** (74.1 units per ha).

(iv) **Minimum Building Setbacks**

The minimum building setbacks for affordable Flats is determined by the **1/3** height rule.

(v) **Minimum Building Size**

The minimum building size for affordable Flats are :-

- Minimum floor area - **700 ft<sup>2</sup>**
- No. of bedrooms - **3** (minimum)

(vi) **Car Parking Requirements**

The guidelines on parking requirements as stipulated in chapter 7 of the Development Control Standard Manual shall apply for affordable Flats.

(vii) **Road Hierarchy, Reserve Width and Cross-section**

The normal road hierarchy, reserve width and cross-section according to the Development Control Standards Manual also apply in low-cost flats area. However, the road cross-section specifications for access roads of 15m and 20m in width are modified as follows -;

- 15m road reserve width : -
  - Carriageway - **5.0m**
  - Hard shoulder - Nil
  - Footpath - **1.0m**
  - Grass verge - **1.2m** (varies)
  - Concreted drain - **1.2m** (varies)
  
- 20m road reserve width :-
  - Carriageway - **5.5m**
  - Hard shoulder - Nil
  - Footpath - **1.8m**
  - Grass verge - **1.95m** (varies)
  - Concreted drain - **1.2 m** (varies)

3. If the land under application is located in a high-class housing area (i.e.: where the price of land is considered too high for affordable housing), the developer can offer to build the affordable housing at an alternative piece of land subject to the condition that new titles for the subject development can only be considered when the affordable houses at the alternative piece of land have been completed.
4. My previous SPA Circular No.2/99 - Policy Guidelines on low-Cost Housing requirements pertaining to development/ subdivision of land carried out by private developers vide ref : 14/KPPS/SPA/6-38/207 dated 23.03.1999 is hereby superseded.
5. This circular is to take immediate effect from the date of this memorandum. You are to inform all qualified persons within your Division of the above requirements.

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

Original Signed

By

**(DATU SUDARSONO OSMAN)**  
**Setiausaha, Majlis Perancangan Negeri**  
**Setiausaha Tetap, Kementerian Perancangan Sumber dan Alam Sekitar**

REF : 50/KPSAS/SPA/6-38/207 VOL.1  
DATE : 19.04 . 2016

APPENDIX 2

FLATS DEVELOPMENT

GUIDELINES FOR CALCULATION OF AFFORDABLE HOUSING REQUIRED IN  
THE SCHEME WITH AN AREA OF 4 ACRES (1.6187 ha.) AND ABOVE

LAND AREA UNDER APPLICATION/ DEVELOPMENT	RATE OF AFFORDABLE UNITS (Terraced houses instead of flats, preferred, where possible) TO BE PROVIDED PER ACRE (PER HECTARE)	TOTAL NUMBER OF AFFORDABLE UNITS (Terraced houses instead of flats, preferred, where possible) TO BE PROVIDED
4 acres to 6 acres (1.6187 ha. to 2.4281 ha.)	3.5 units (8.6 units)	14 units to 21 units (Approximately 15%)
6.1 acres to 8 acres (2.4685 ha. to 3.2374 ha.)	4.5 units (11.1 units)	28 units to 36 units (Approximately 20%)
8.1 acres to 10 acres (3.2779 ha. to 4.0468ha.)	5.5 units (13.6 units)	45 units to 55 units (Approximately 25%) <b>*Note</b>
10 acres above (4.0468 ha.)	6.6 units (16.3 units)	From 67 units (Approximately 30%)

**\* Note :** For development above 8 acres, developers are required to build 50% of each of **SPEKTRA LITE** and **SPEKTRA MEDIUM** terrace houses.

**EXAMPLE :**

<b>LAND AREA</b>	9.2 acres (3.7230ha.)
Rate of affordable units (Terraced houses instead of flats, preferred, where possible) to be provided per acre (per hectare)	5.5 units or (13.6units)
Total number of affordable units ((Terraced houses instead of flats, preferred, where possible) to be provided	9.2 acres (3.7230 ha.) x 5.5units (13.6 units) = 50.6 units Say = 51 units

**\* The required number of affordable units for a scheme with an area of 9.2 acres (3.7230 ha.) is 51 units.**



**APPENDIX 1**

**NORMAL HOUSING DEVELOPMENT**

**GUIDELINESS FOR CALCULATION OF AFFRODABLE HOUSING REQUIRED IN THE SCHEME WITH AN AREA OF 10 ACRES (4.0468 ha.) AND ABOVE**

LAND AREA UNDER APPLICATION/ DEVELOPMENT	RATE OF AFFORDABLE HOUSES (TERRACED) TO BE PROVIDED PER ACRE (PER HECTARE)	TOTAL NUMBER OF AFFORDABLE HOUSES (TERRACED) TO BE PROVIDED
10 acres to 13.5 acres Or (4.0468 ha. To 5.4632 ha)	1.3 units or (3.2 units)	13 units to 18 units (Approximately 15%)
13.6 acres to 17 acres Or (5.5036 ha. To 6.8795 ha)	1.8 units (4.5 units)	25 units to 31 units (Approximately 20%)
17.1 acres to 20 acres Or (6.9200 ha. To 8.0936)	2.3 units (5.7 units)	39 units to 46 units (Approximately 25%) <b>*Note</b>
20 acres above Or (8.0936 ha. Above)	2.9 units (7/1 units)	From 58 units (Approximately 30%)

\* **Note** : For development above 17 acres, developers are required to build 50% of each of **SPEKTRA LITE and SPEKTRA MEDIUM** terrace houses.

**EXAMPLE :**

<b>LAND AREA</b>	17.7 acres (7.1628 ha.)
Rate of affordable houses (terraced) to be provided per acre (per hectare)	2.3 units or (5.7 units)
Total number of affordable houses (terraced) to be provided	17.7 acres (7.1628 ha.) x 2.3 units (5.7 units) = 40.7 units Say = 41 units

\* **The required number of affordable housing for a scheme with an area of 17.7 acres (7.1628 ha.) is 41 units**

### **Distribution list**

1. Chairman  
Malaysian Institute of Plannners (Sabah and Sarawak Chapter),  
No.16, Jalan Bukit Mata Kuching,  
93100 Kuching,
2. Chairman  
Pertubuhan Arkitek Malaysia Sarawak Chapter  
2nd Floor, Sub-Lot 56,  
Jalan Wan Alwi,  
Lot 7915 Queen's Court  
93350 Kuching
3. Chairman  
Royal Institution of Surveyors Malaysia, Sarawak Branch,  
No.16, Jalan Bukit Mata Kuching,  
93100 Kuching,
4. Chairman  
The Institution of Engineers, Malaysia (Sarawak Branch)  
2nd Floor, 16 Jalan Bukit Mata Kuching,  
93100 Kuching, Sarawak