

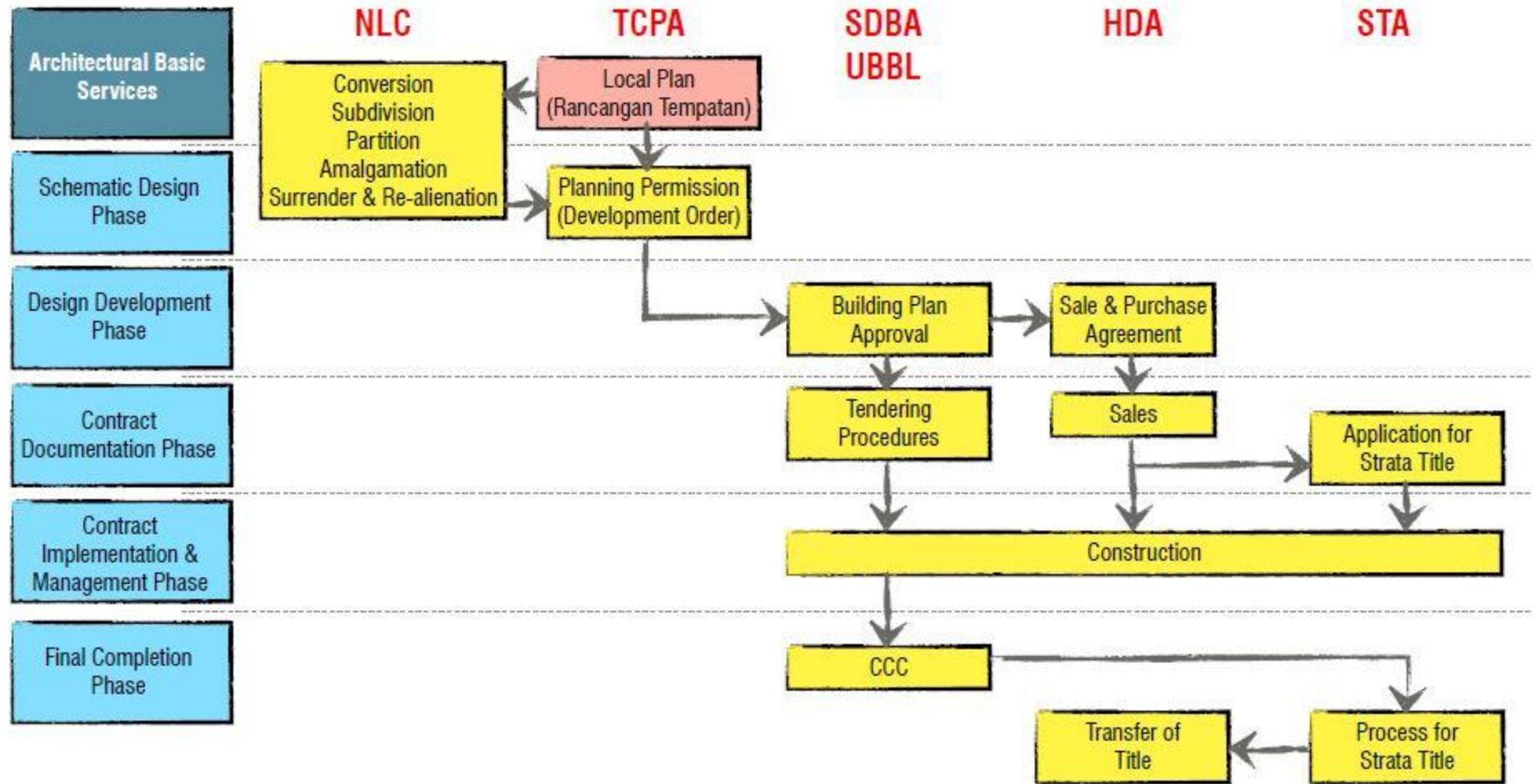
OVERVIEW PROCESS OF DEVELOPING HOUSING SCHEME BY FEDERAL/STATE SUBSIDIARY / GOVERNMENT LINK COMPANIES.

OBJECTIVES

- *A brief overview the process Housing Development from Initial to Completion Stage (from Land acquisition to delivery of Titles)*
- *The process will touch on land matters, planning and submission process to related authorities at National, State level and local council level; which includes process of subdivision of land and building*
- *Reference will be made to codes such as National Land Code (Act 56 of 1965), Town and Country Planning 1976 (Act 172), Housing Development (Control & Licensing) Act 1966 (Act 118) and Regulations; and other related Acts and regulations.*
- *The process will be further be illustrate through case studies in different states and with different government agencies.*

Development Planning

Development Process



FEDERAL/STATE GOVERNMENT LINK COMPANIES

SAMPLE FEDERAL/STATE GOVERNMENT SUBSIDIARY / LINK COMPANIES

Sample only

Federal Government

- KPKT - PPR

Federal Government Agencies / Government Link Companies

- Pr1ma
- Syarikat Perumahan Negara
- Syarikat Perumahan Kakitangan Kerajaan (SPPK)
- Syarikat Perumahan Negara Berhad (SPNB)
- Felda
- Kelantan Selatan Development Authority (Kesedar)

State Government Agency

Selangor

- PKNS
- Kumpulan Hartanah Selangor
- Permodalan Negeri Selangor Berhad (PNSB)

Kelantan

- PKINK
- PMBK Development SB

Pahang

- Pr1ma Pahang

Government Link Companies / Agencies

- *Act to achieve Government targets, especially affordable homes.*
- *As a means to generate income to Government*

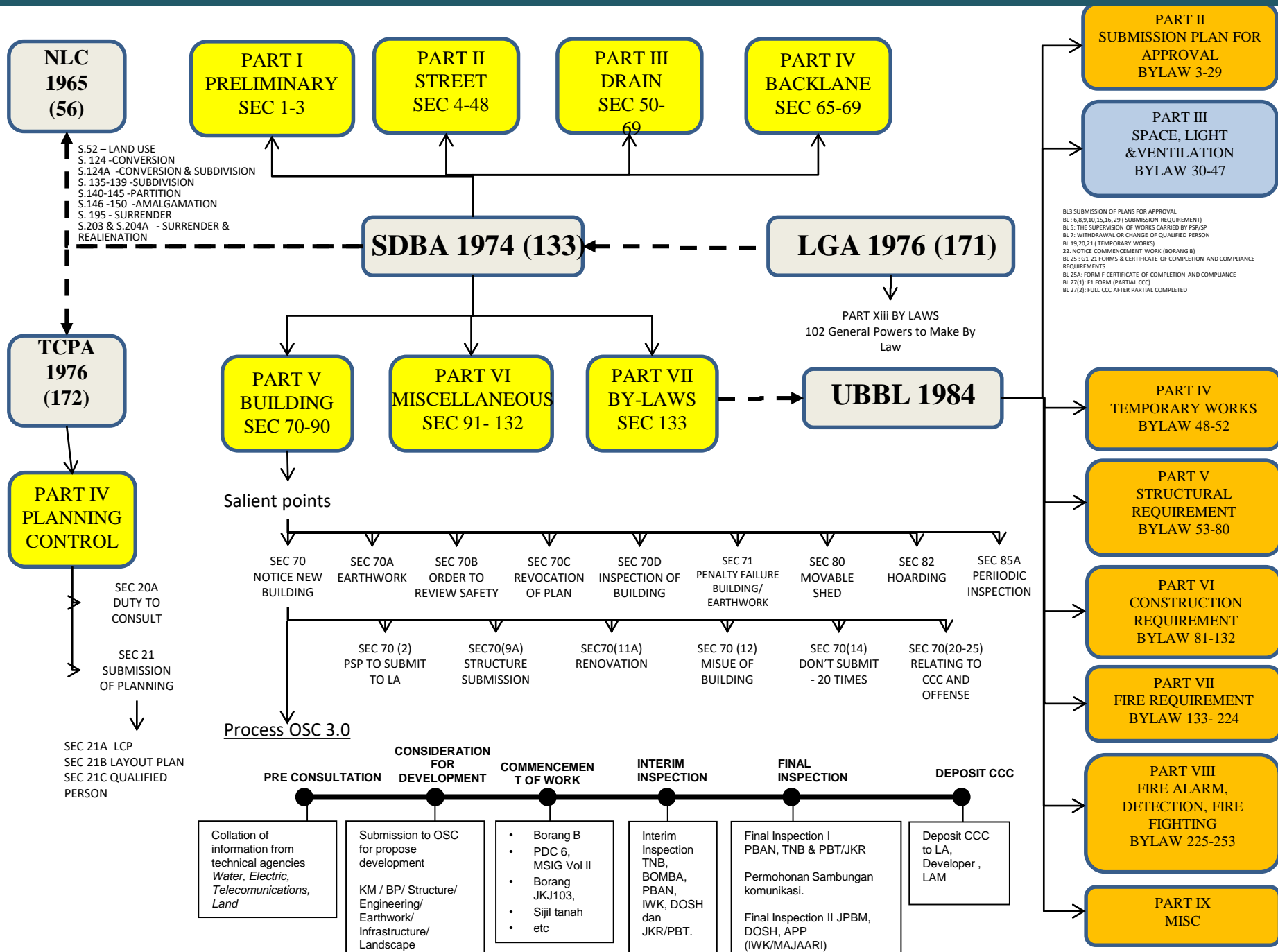
Abbreviation

- KM – Kebenaran Merancang (Planning Approval / Permission) as prescribed under section 21, Act 172 (Town Country Planning Act)
- Layout Plan – Plan indicating proposed development components as part of Planning Approval) as prescribed under section 21, Act 172 (Town Country Planning Act)
- LCP (Laporan Cadangan Pemajuan) a comprehensive report indicating proposed development as part of Planning Approval) as prescribed under section 21, Act 172 (Town Country Planning Act)
- R&D – Road and drainage plan, prepared by Civil and Structural engineer indicating proposed development road and drainage infrastructure
- RC Plan – Reinforced Concrete drawings prepared by Structural Engineer indicating proposed structural system for building and loading calculation.
- Water Rect – External Water Reticulation drawing and calculation prepared by Sivil engineer indicating proposed external water supply system
- ESCP – Proposed Erosion and Sediment Control Plan prepared by Sivil Engineer
- TNB – Tenaga Nasional Berhad
- SKMM – Suruhanjaya Komunikasi dan Multimedia
- TIA – Traffic Impact Assessment. Proposed study of traffic and solution prepared by a Traffic Consultant.

Abbreviation

- RSA – Road Safety Audit. Assessment and audit to the Traffic Impact Assessment.
- SIA – Social Impact Assessment. A report and study on impact of social to immediate site and vicinity
- Pre-Comp. Pre Computation drawing prepared by Land Surveyor indicating alienated land as per approved KM Layout Plan
- BP – Building Plan approval. Construction permit application and approval as prescribed under section 70, Act 133 (Street, Drainage and Building Act) & Uniform Building By Law 1984
- CCC – Certificate of Completion and Compliance indicating building is fit for occupation as prescribed under section 70, Act 133 (Street, Drainage and Building Act) & Uniform Building By Law 1984
- APDL – Advertising Permit and Developer's License. Sales permit and Housing Development License as prescribed in Housing Development (Control and Licensing) Act 1966 (Act 118)
- LPHS – Lembaga Perumahan dan Hartanah Selangor
- SPC – State Planning Committee
- MMKN – Majlis Mesyuarat Kerajaan Negeri

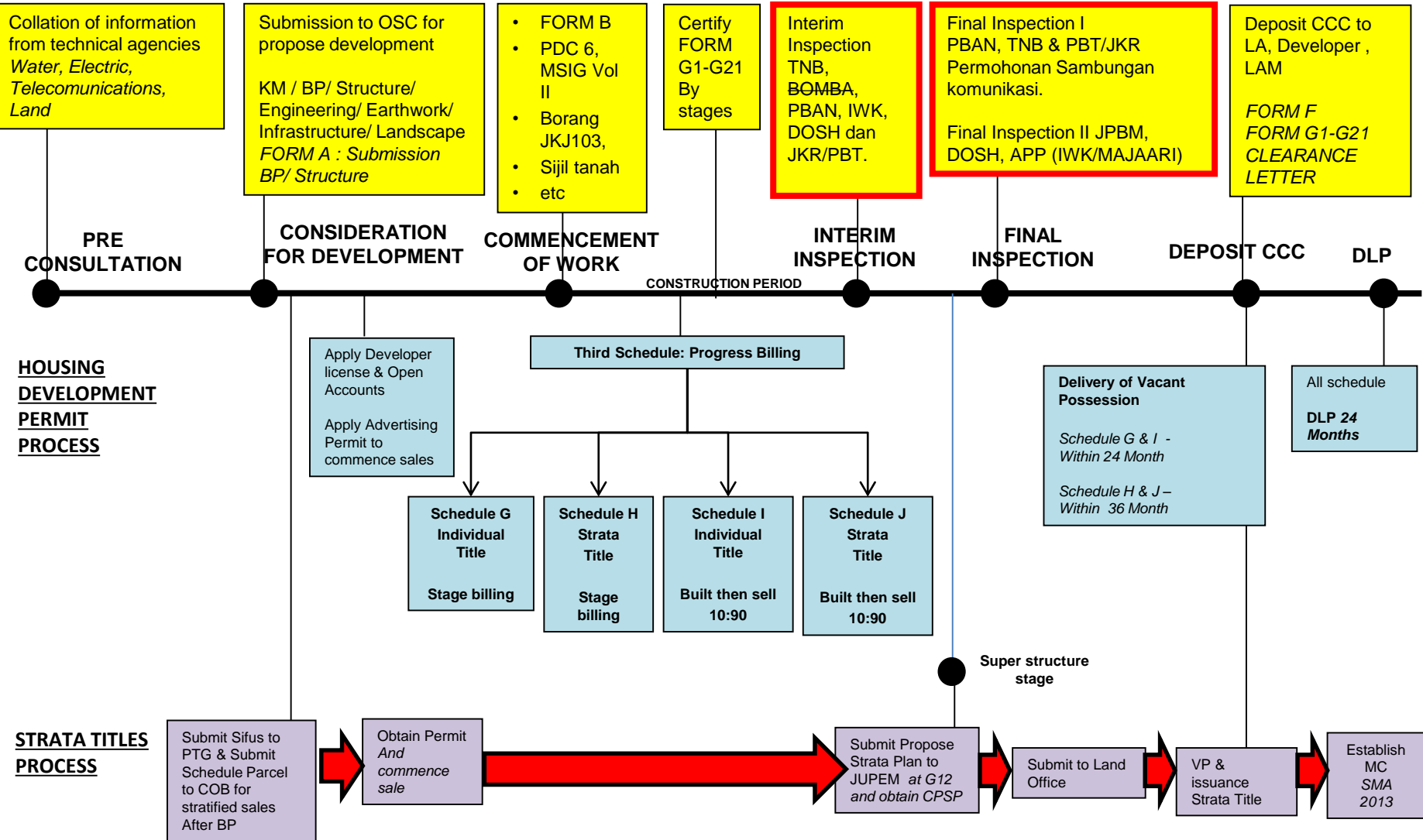
General Overview of Development Process



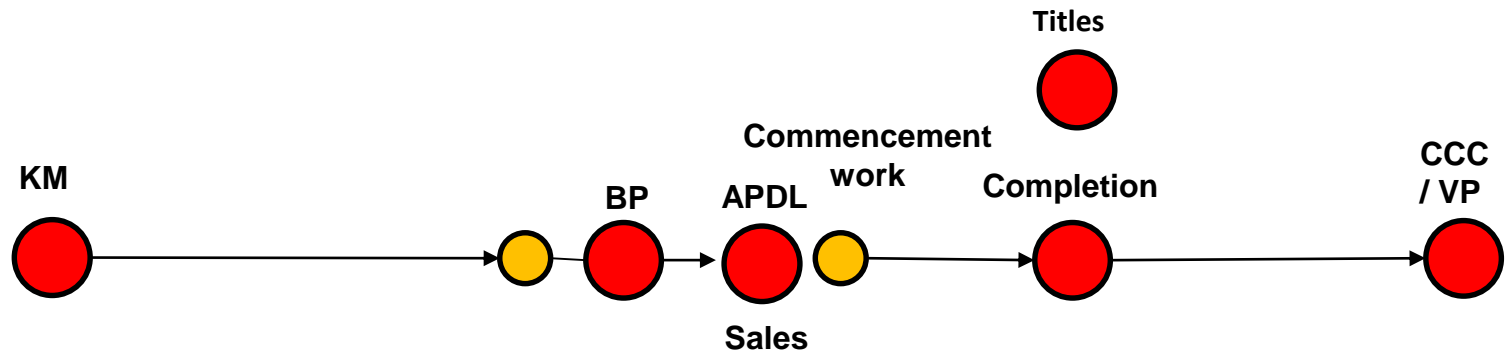
GENERAL PROCESS OF DEVELOPING HOUSING SCHEME

PENINSULAR MALAYSIA SUMMARY DEVELOPMENT PERMIT PROCESS

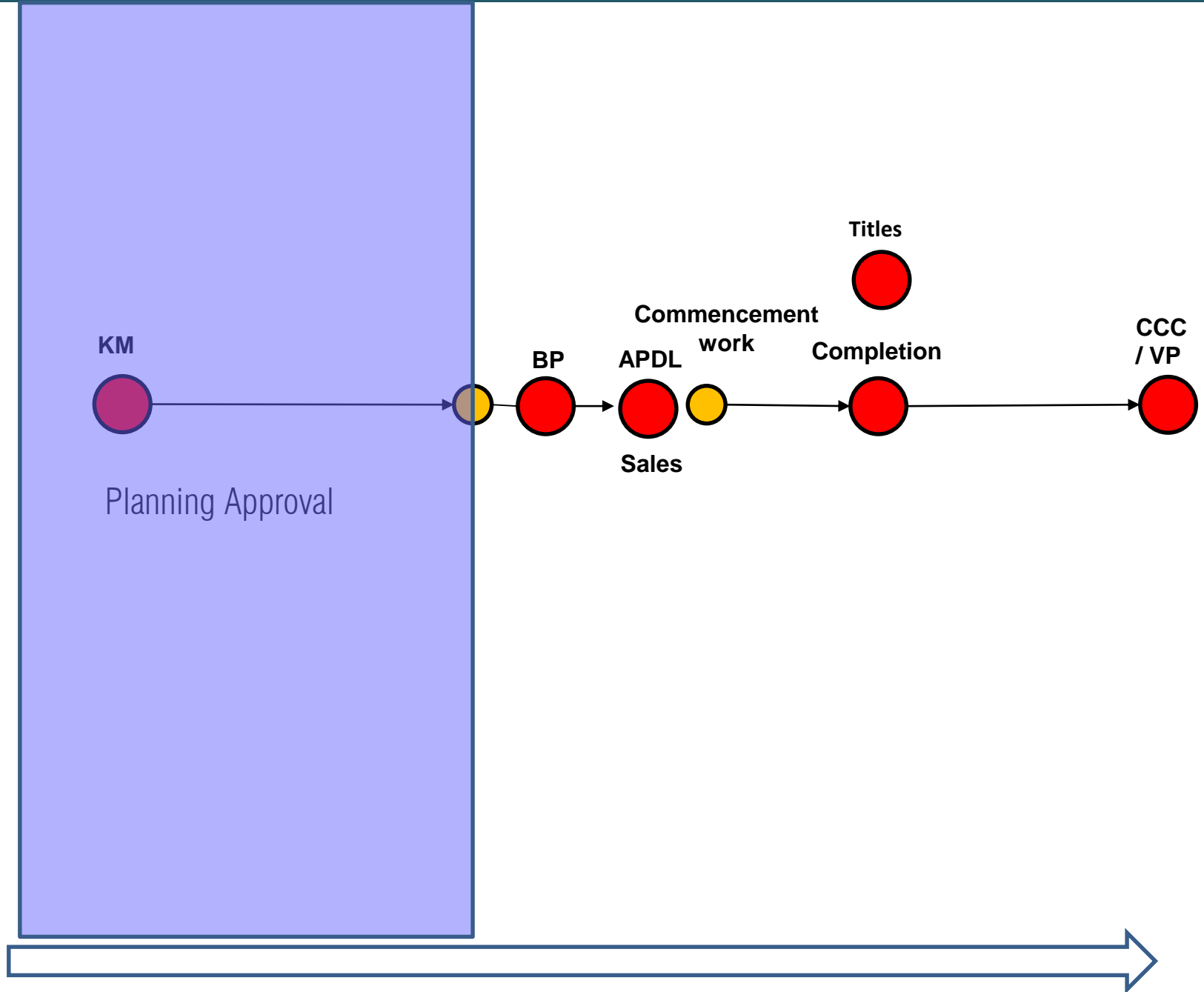
CONSTRUCTION PERMIT PROCESS



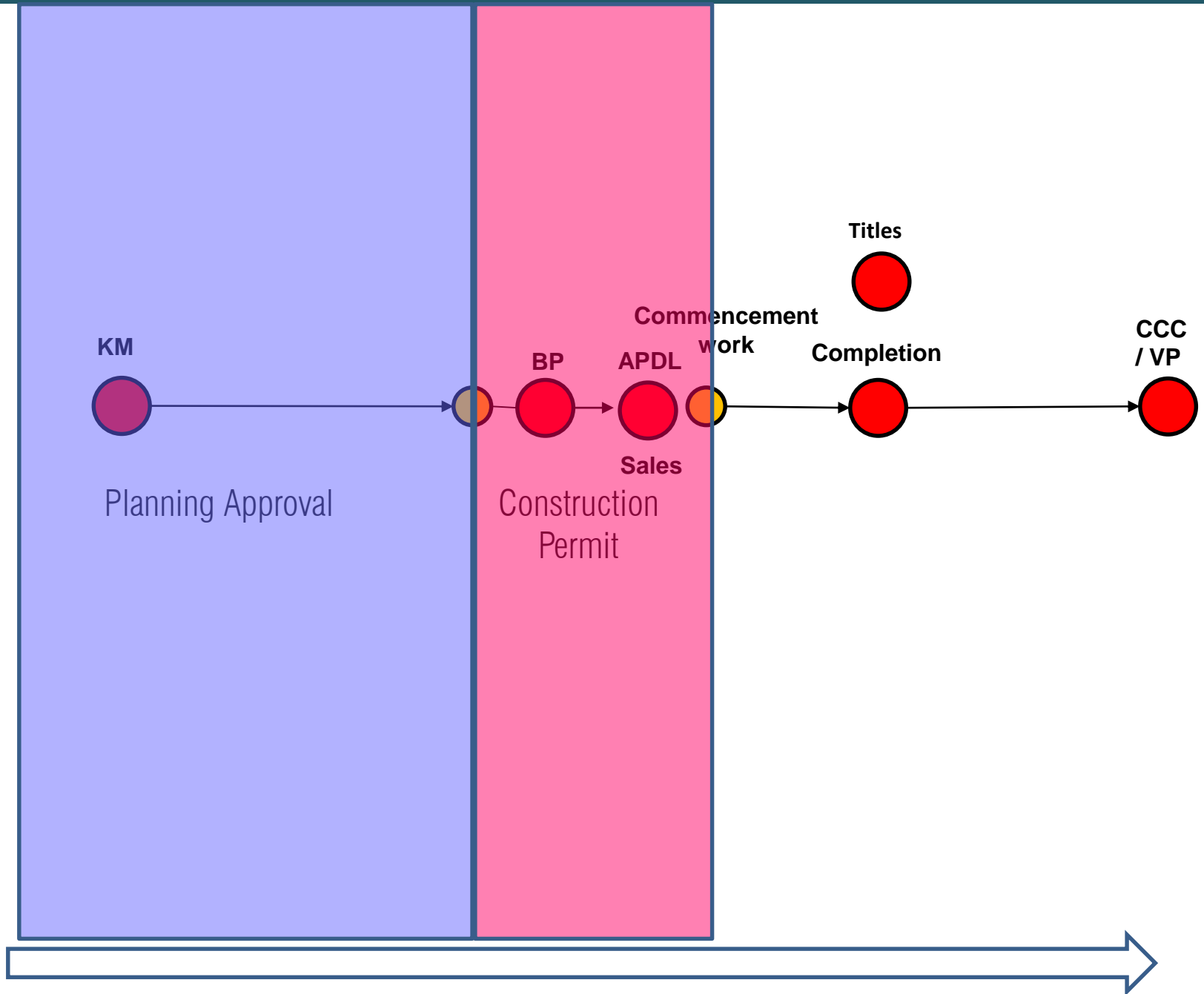
Housing Development Process



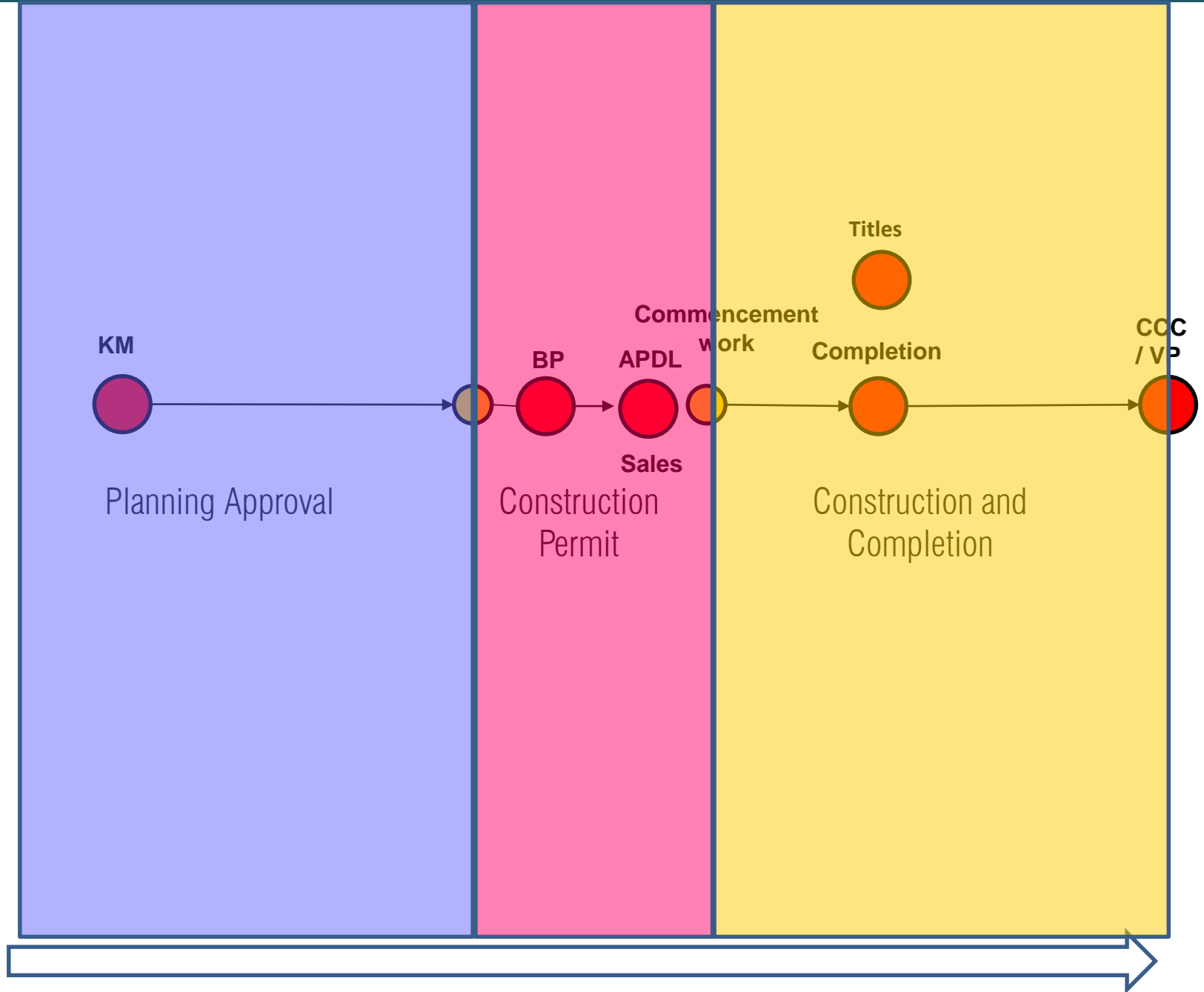
Housing Development Process



Housing Development Process



Housing Development Process



Housing Development Process

Planner

Architect

Developer

KM



Planning Approval



BP



Construction Permit

APDL



Sales



Commencement work

Titles



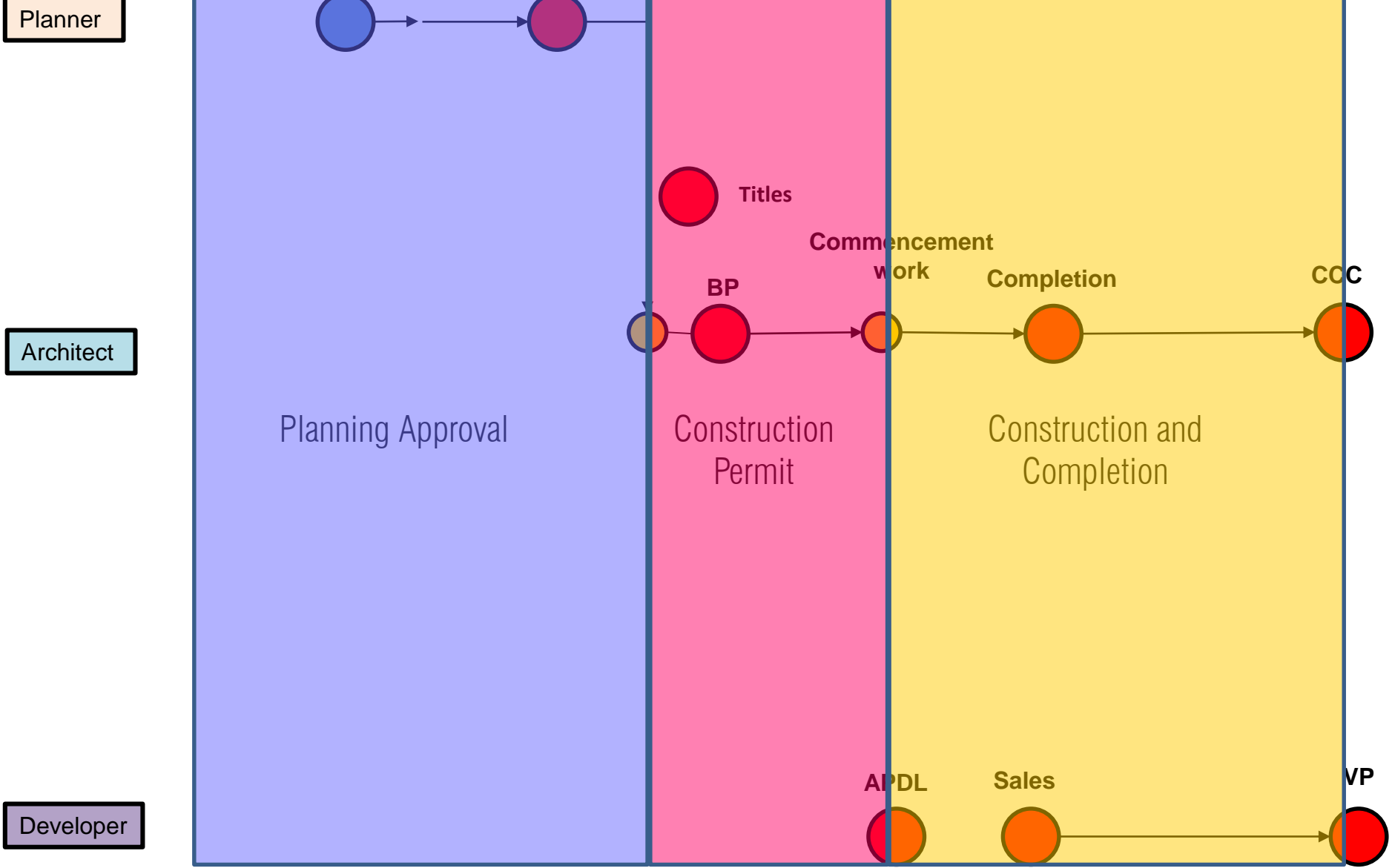
Completion



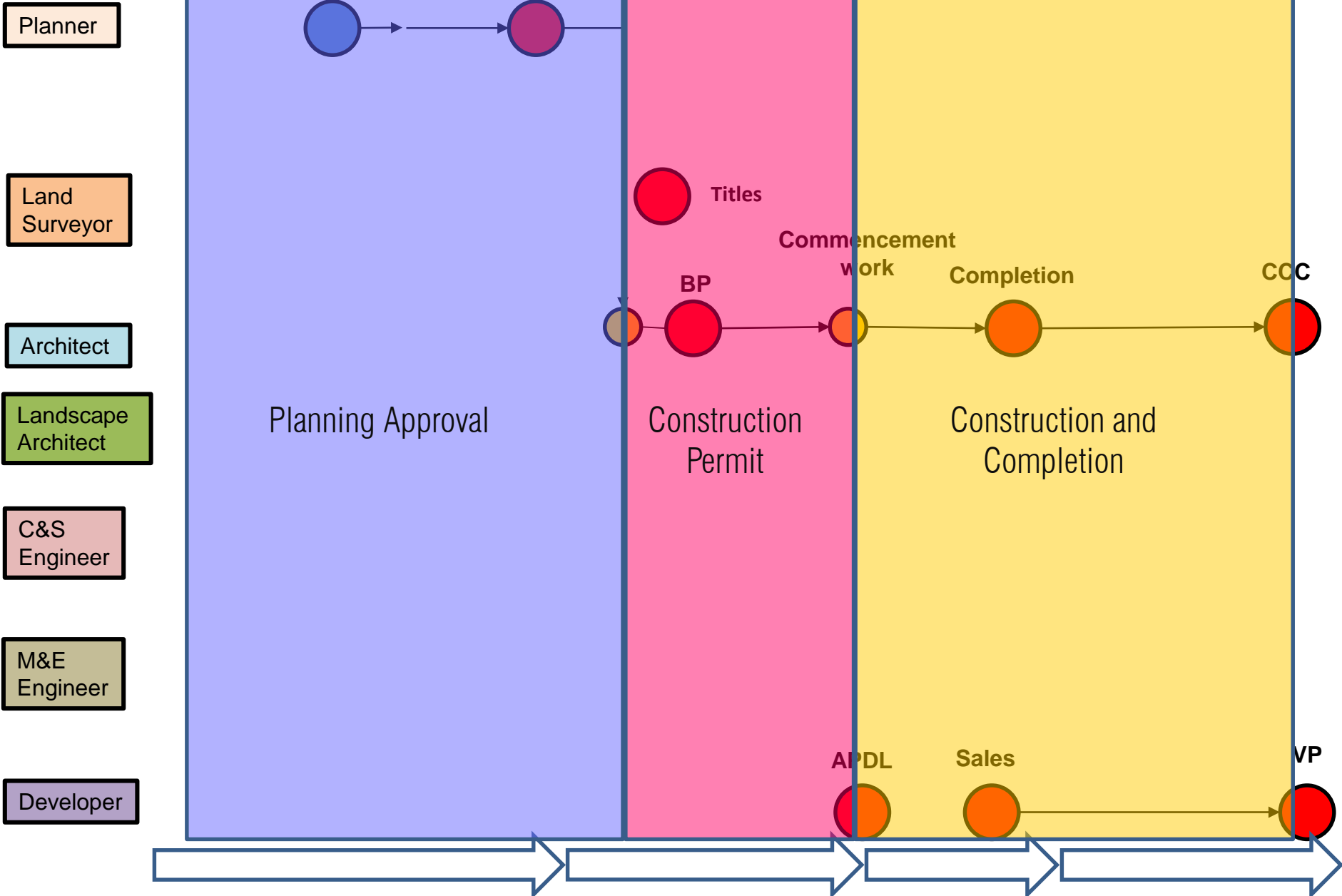
COC / VP

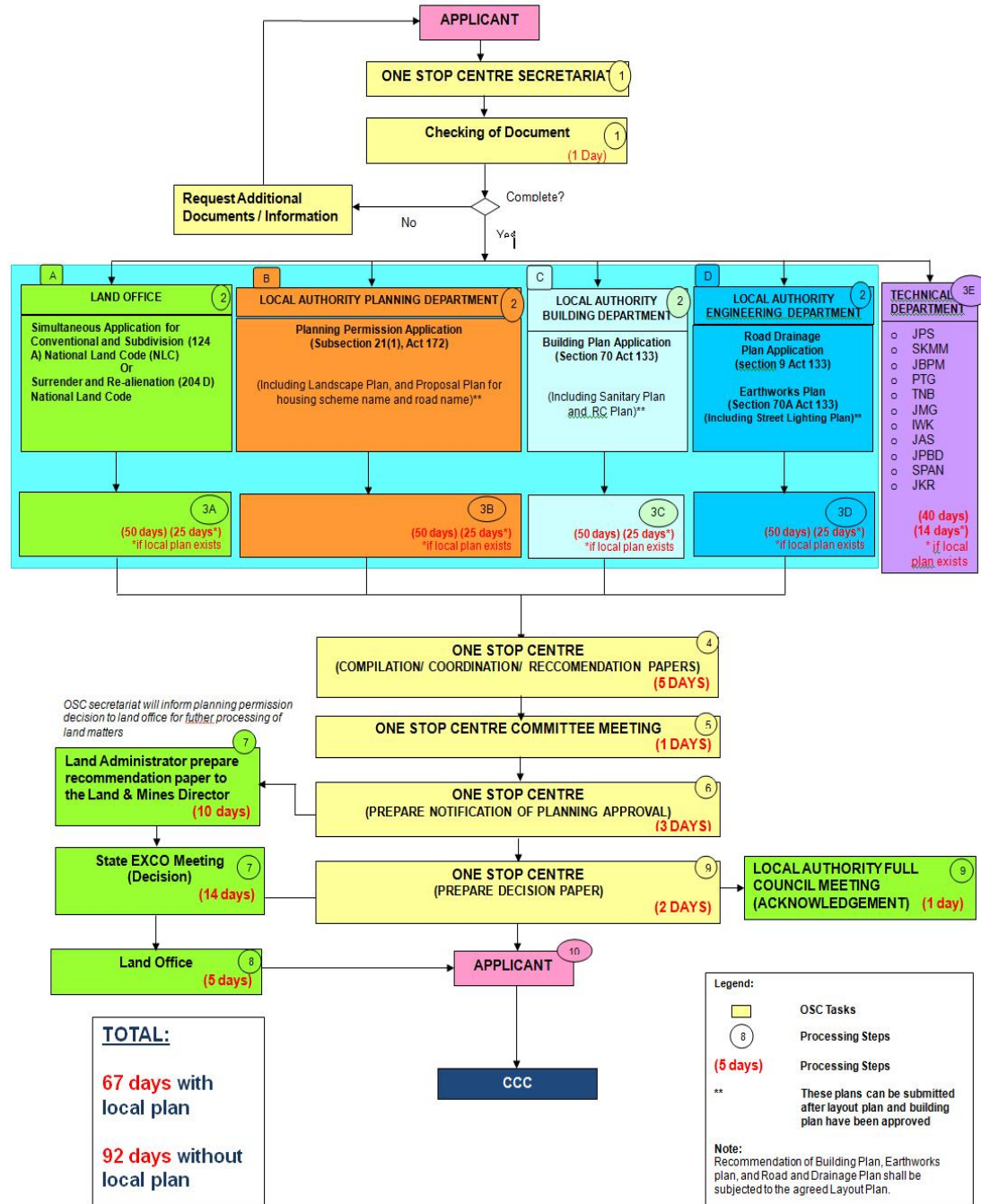


Housing Development Process

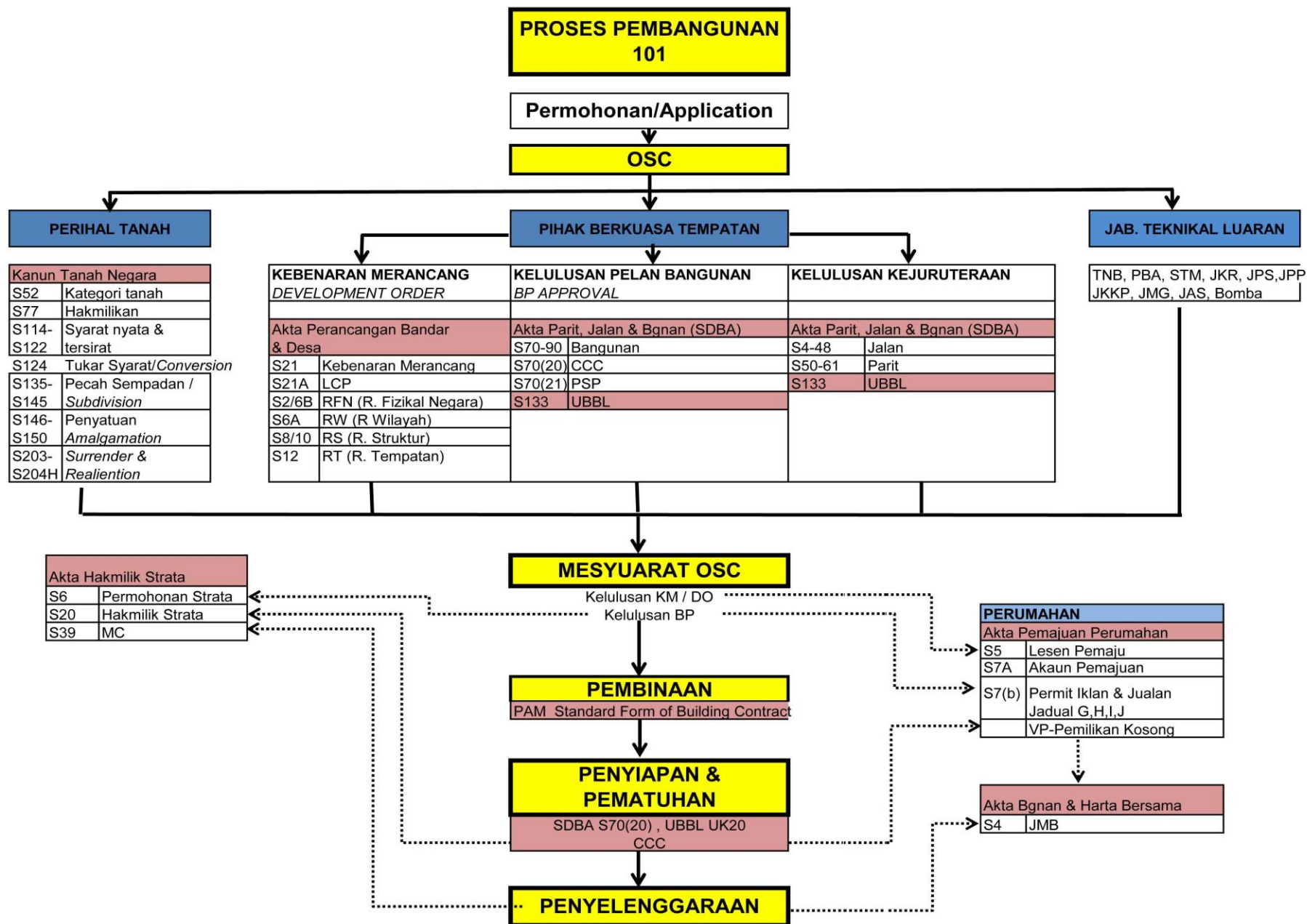


Housing Development Process





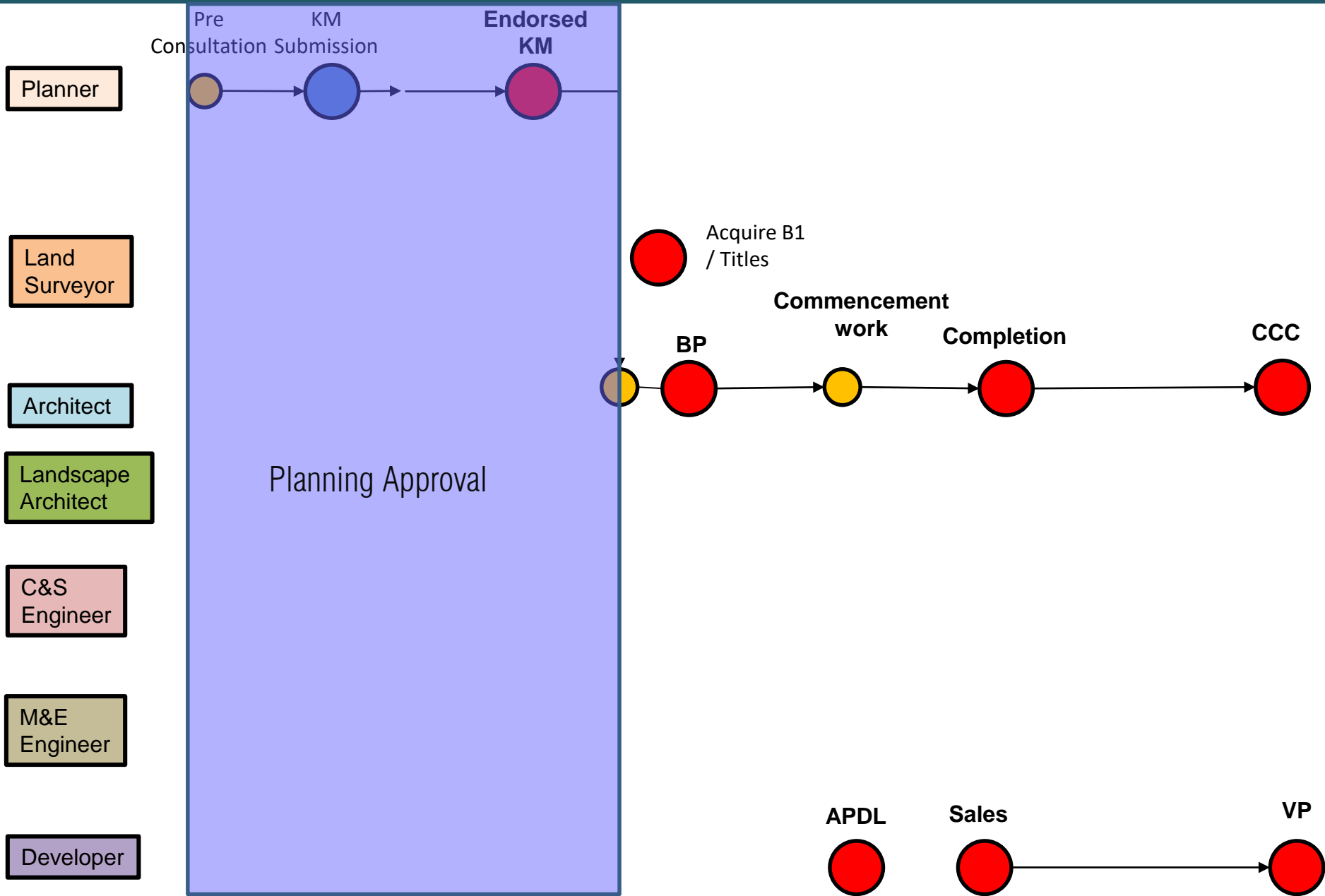
Sample of OSC flowchart



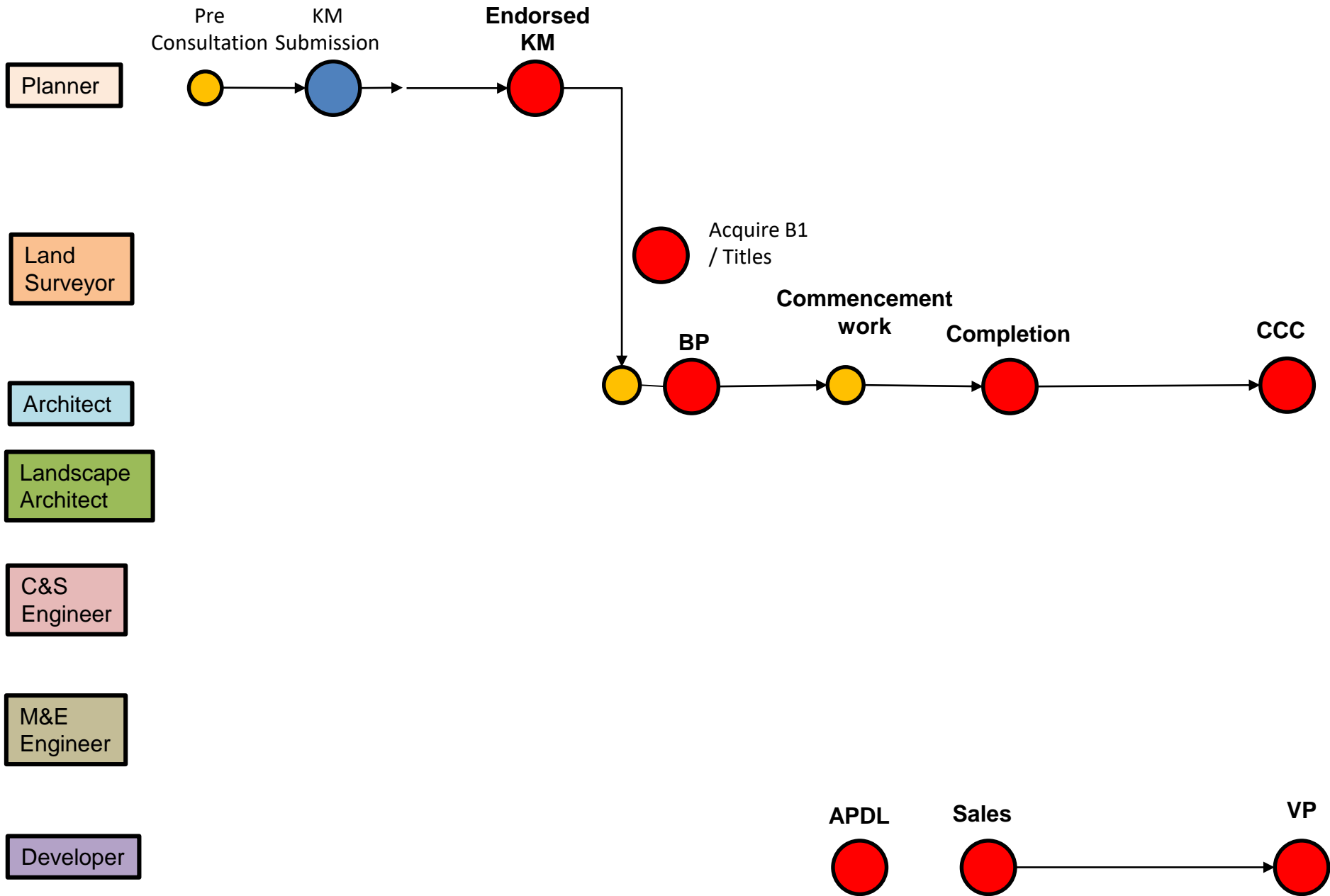
Sample of OSC flowchart with related Acts and Codes

GENERAL PROCESS OF DEVELOPING HOUSING SCHEME LANDED

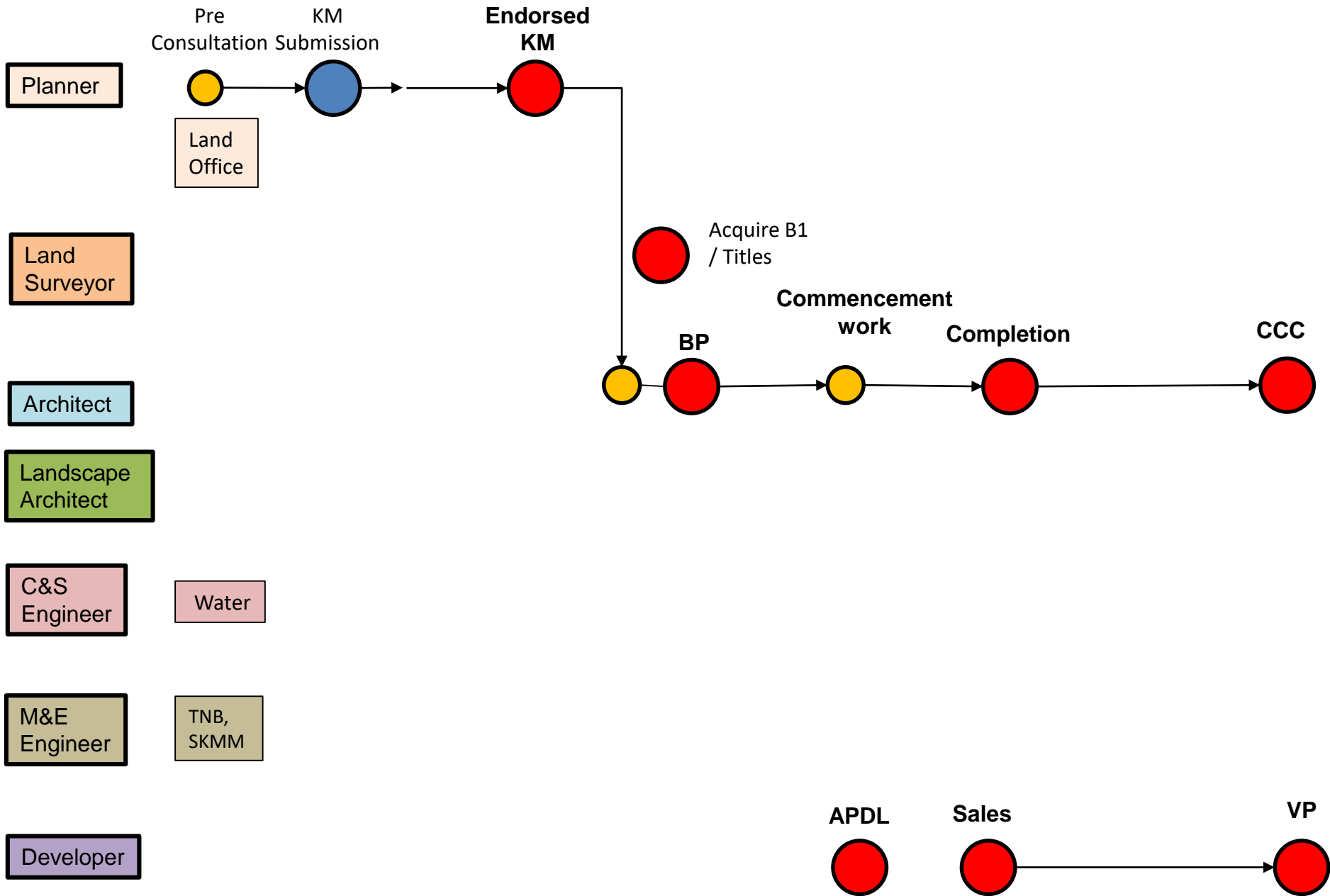
LANDED Housing Development Process



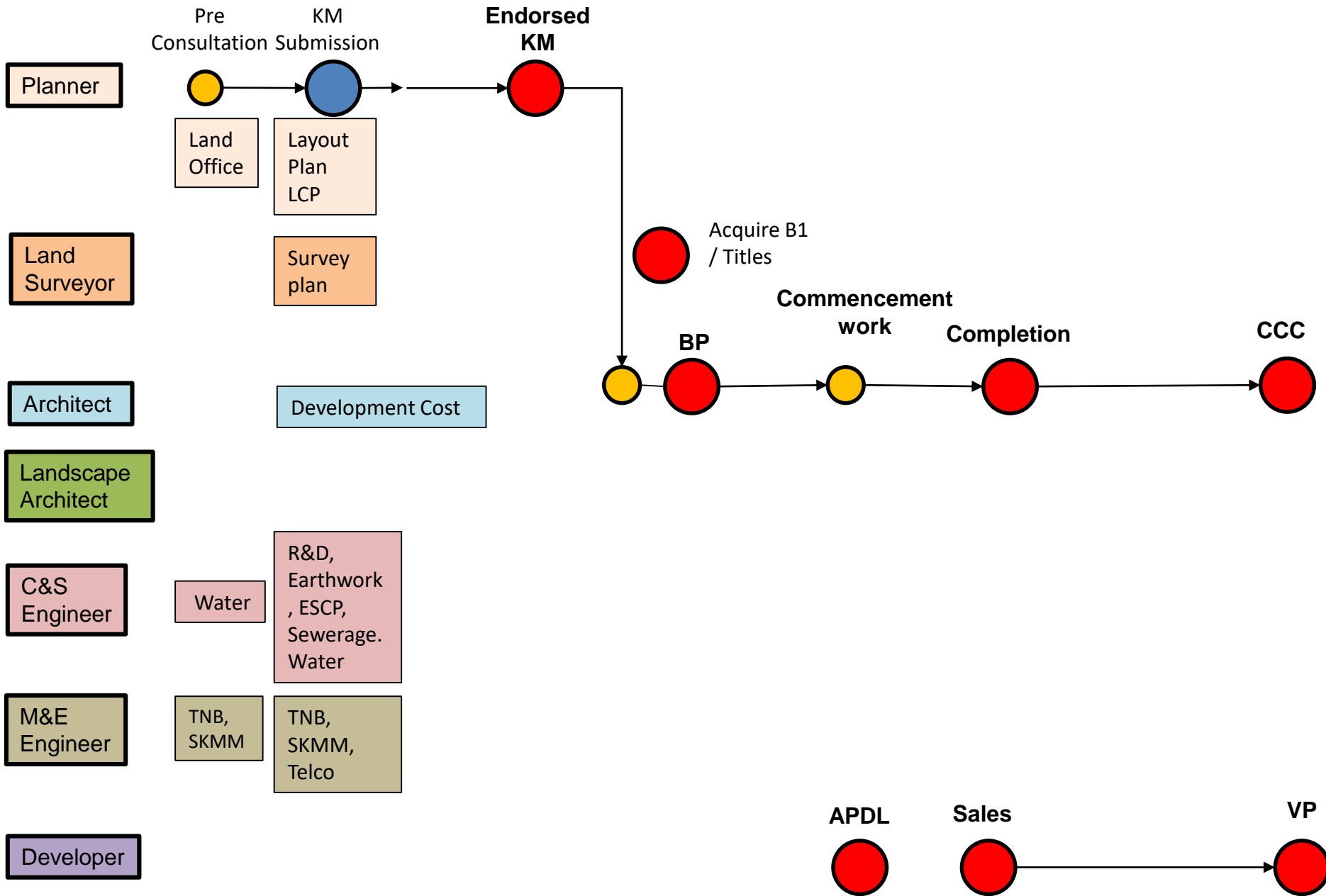
LANDED Housing Development Process



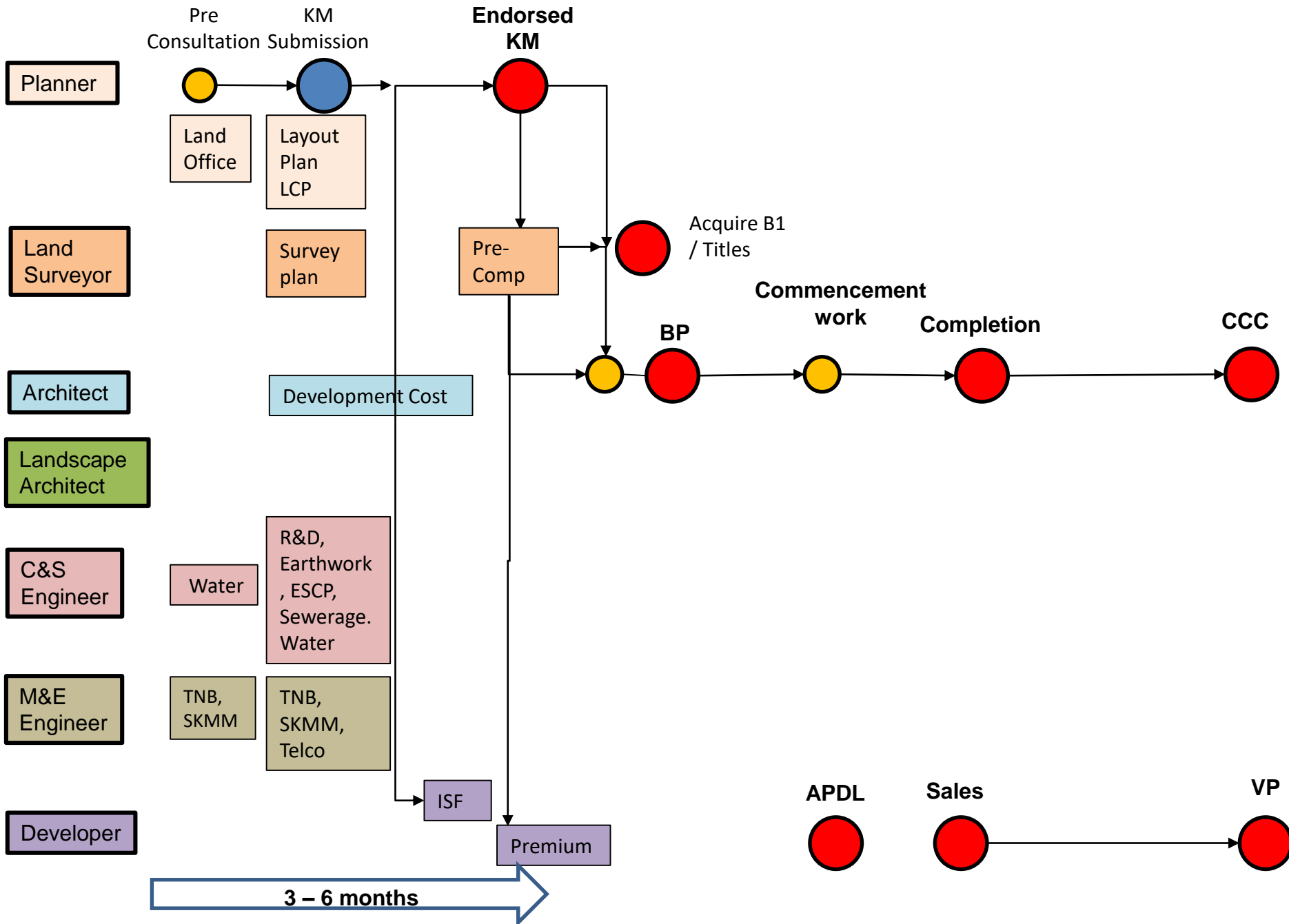
LANDED Housing Development Process



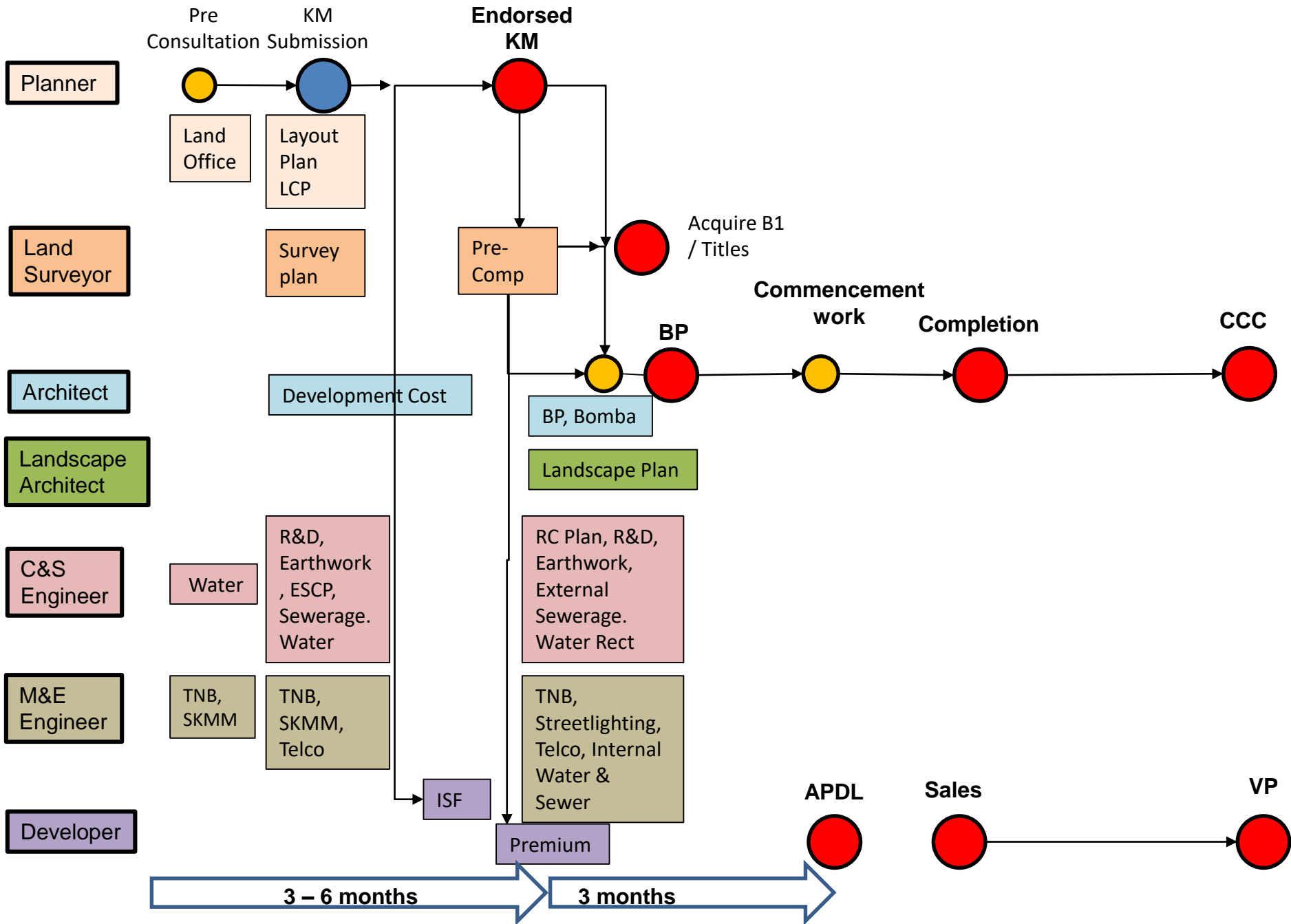
LANDED Housing Development Process



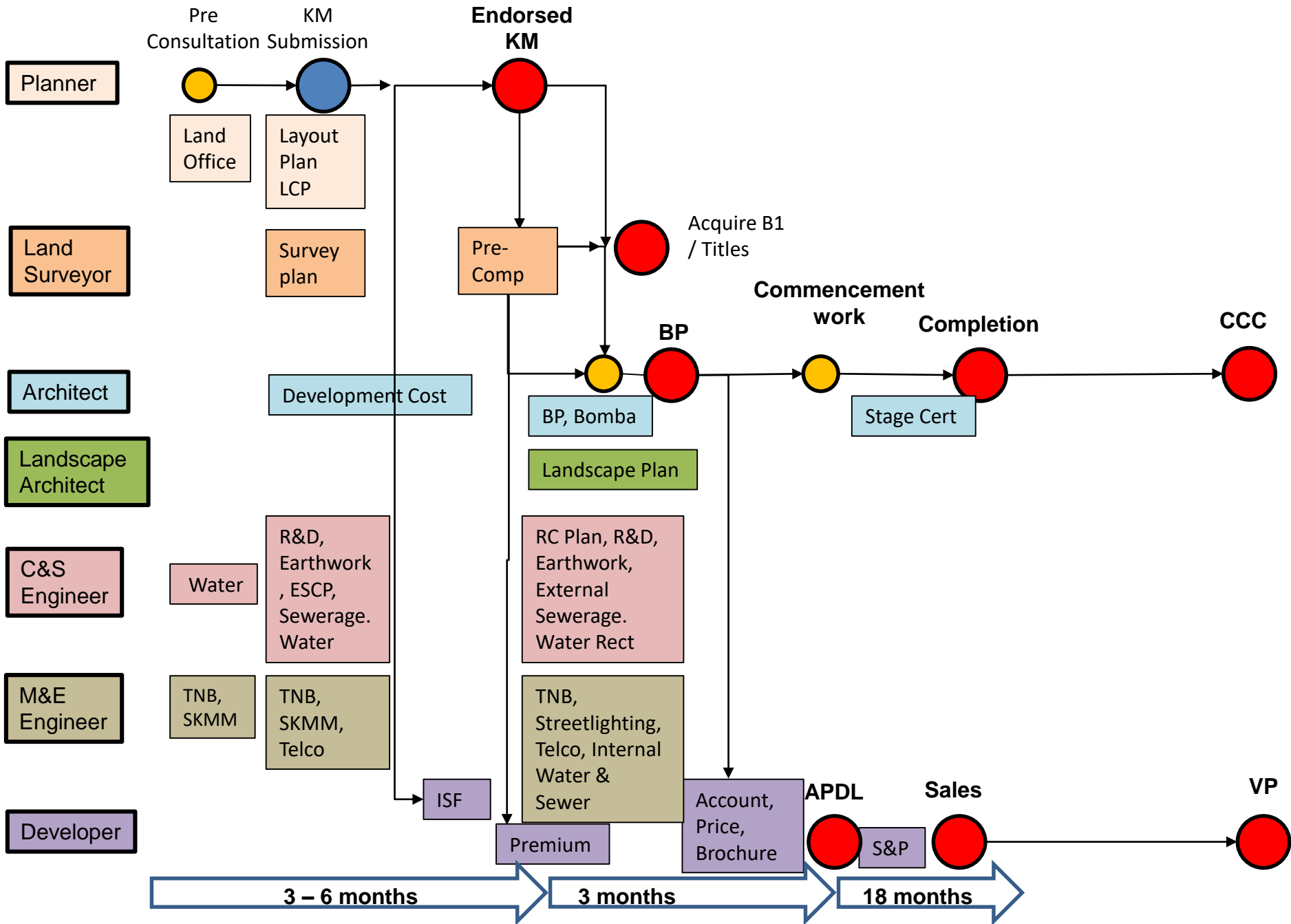
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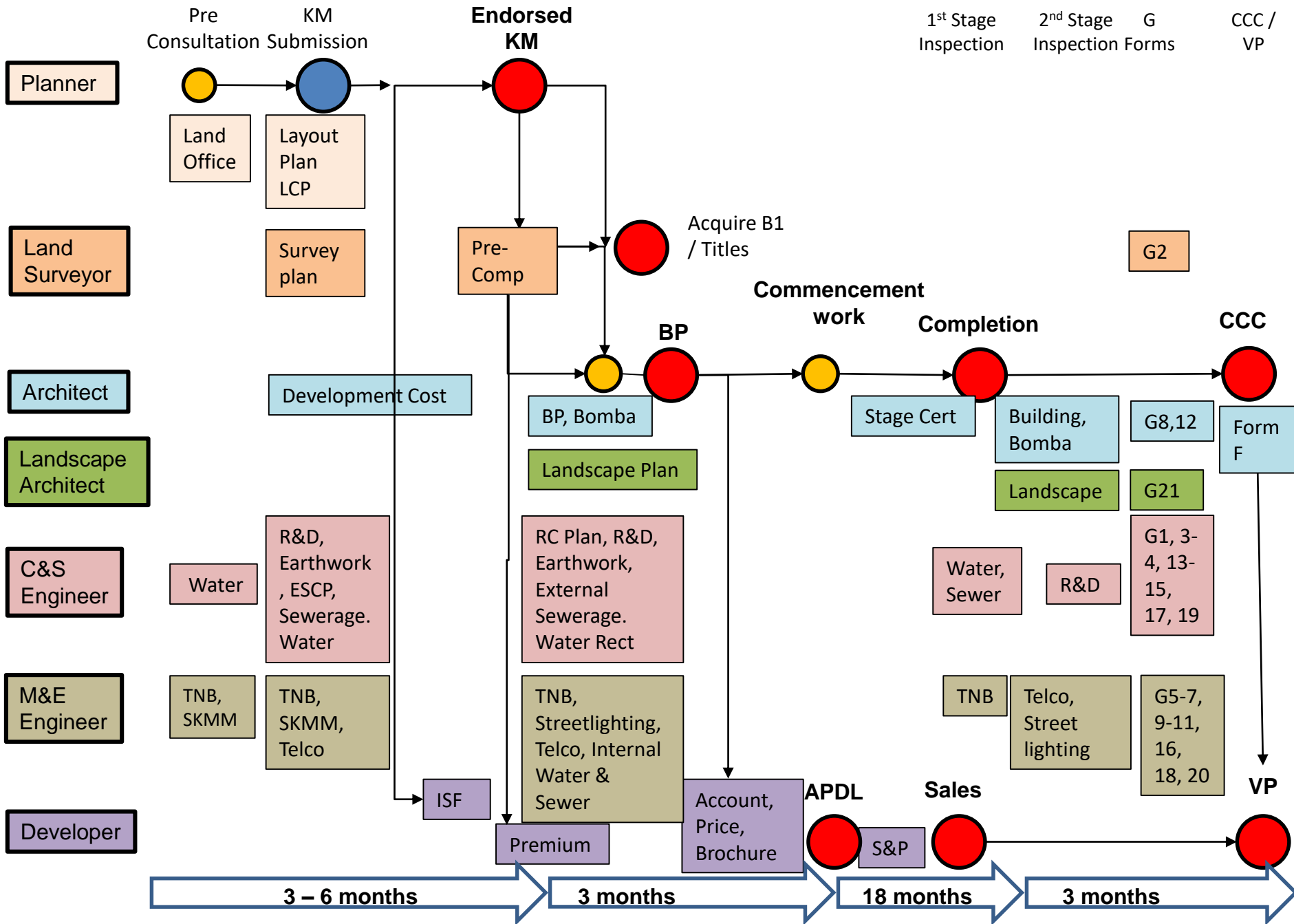
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LANDED Housing Development Process

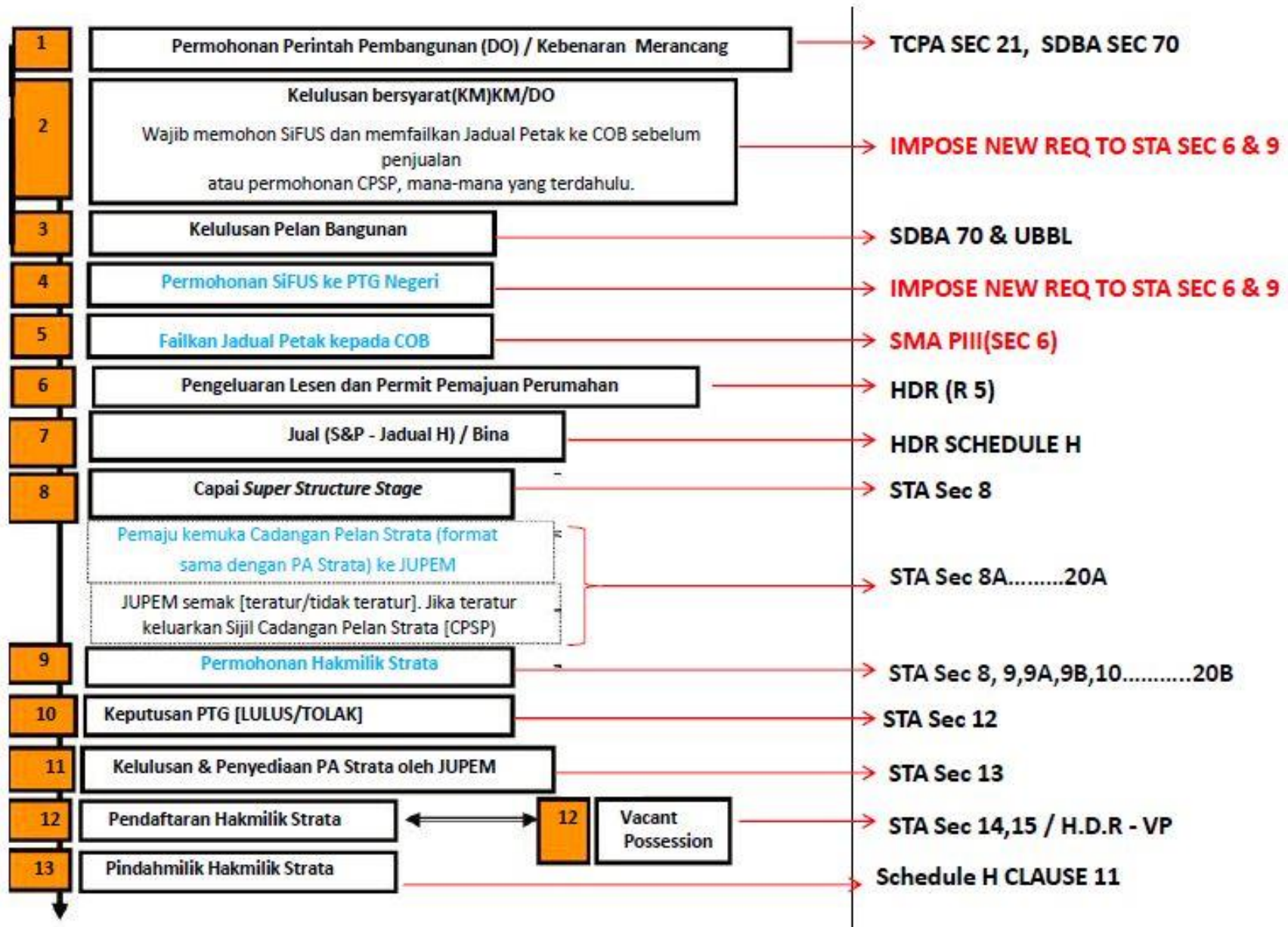


LANDED Housing Development Process



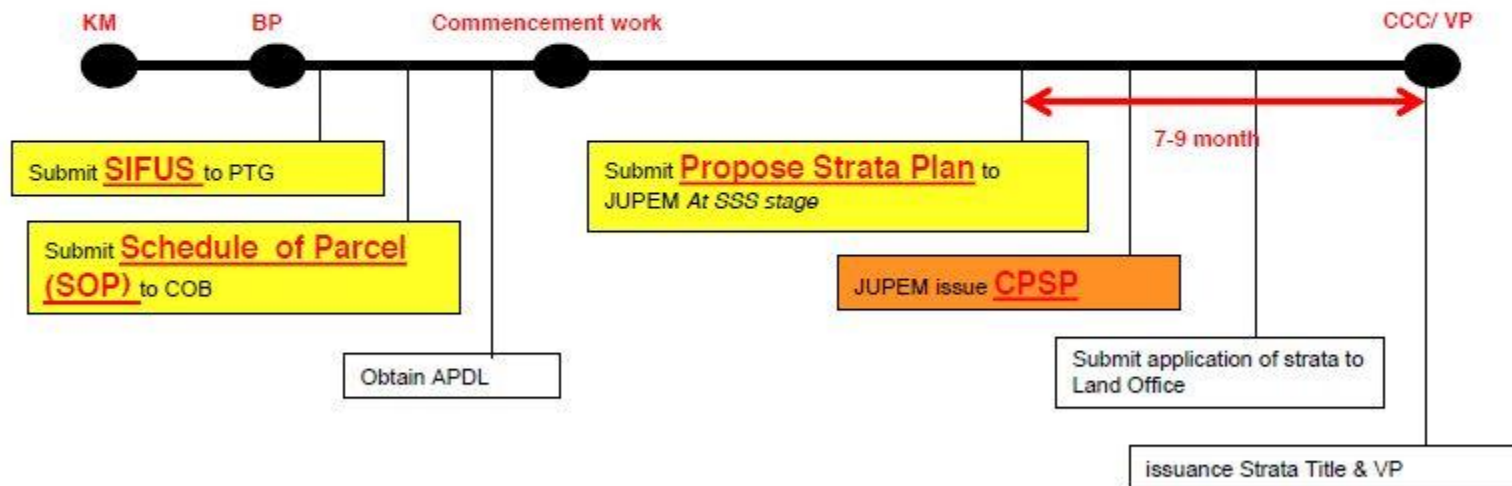
GENERAL PROCESS OF DEVELOPING HOUSING SCHEME STRATA

NEW PROCESS FLOW

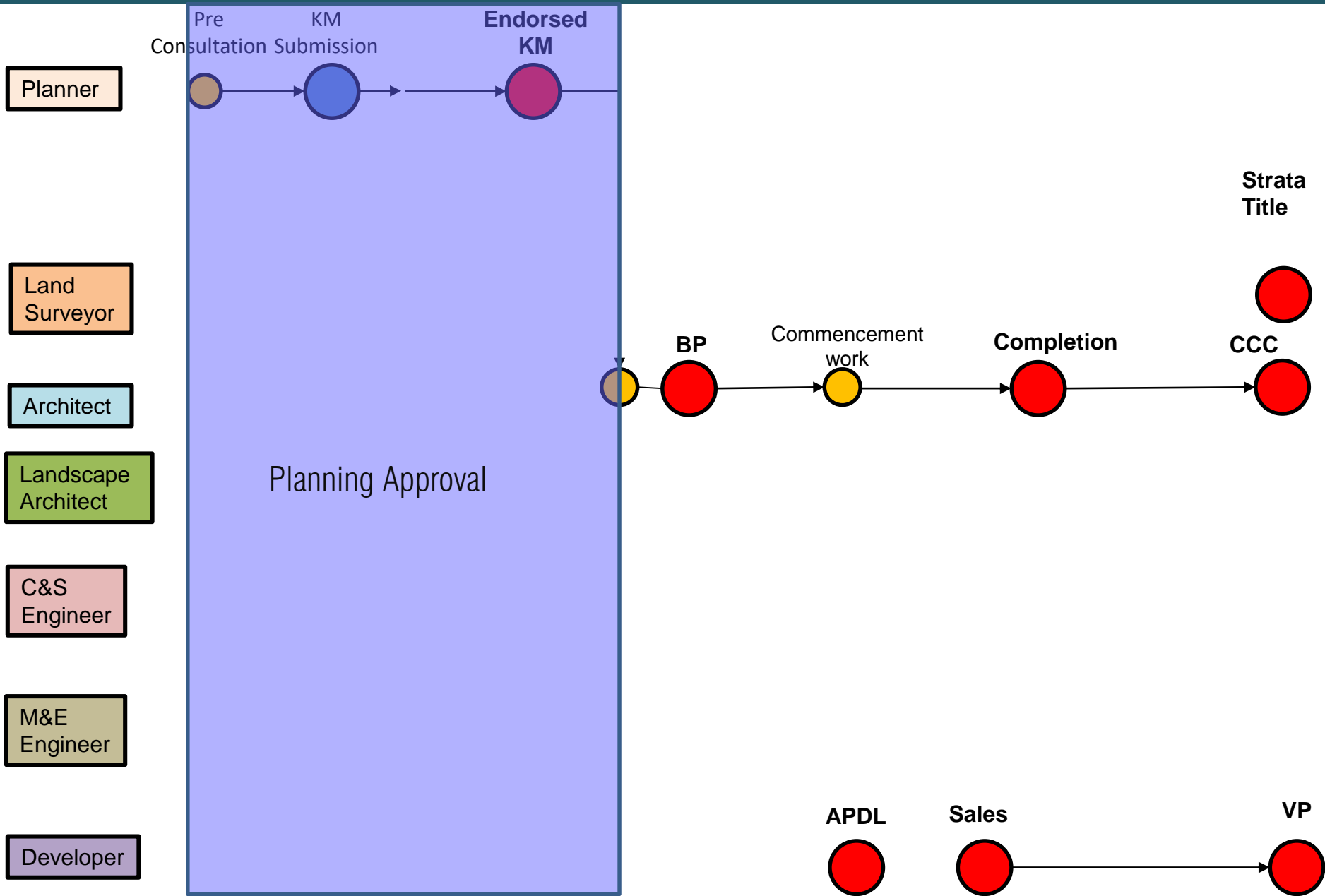


SIMPLIFIED PROCESS

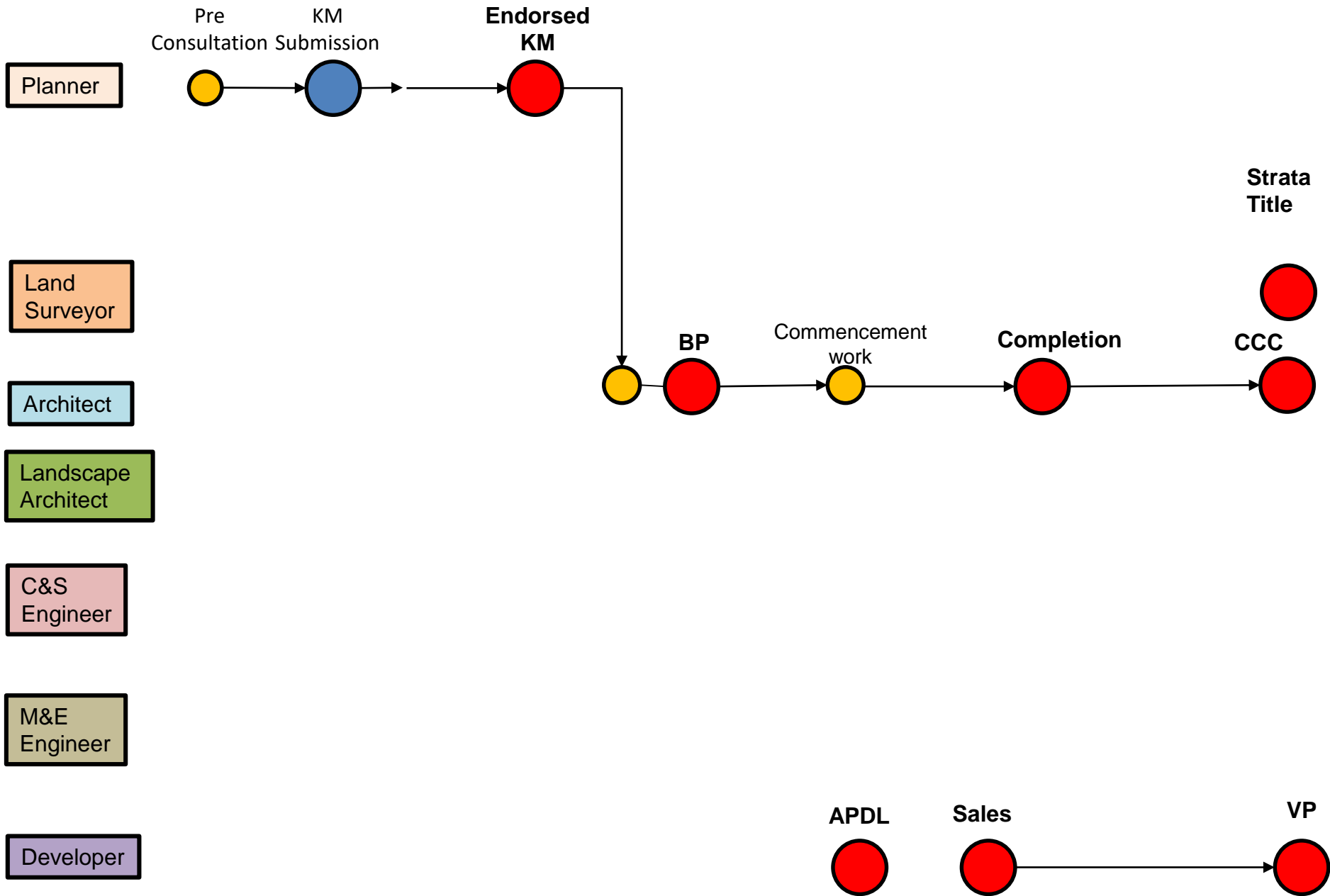
NEW PROCESS (A1450)



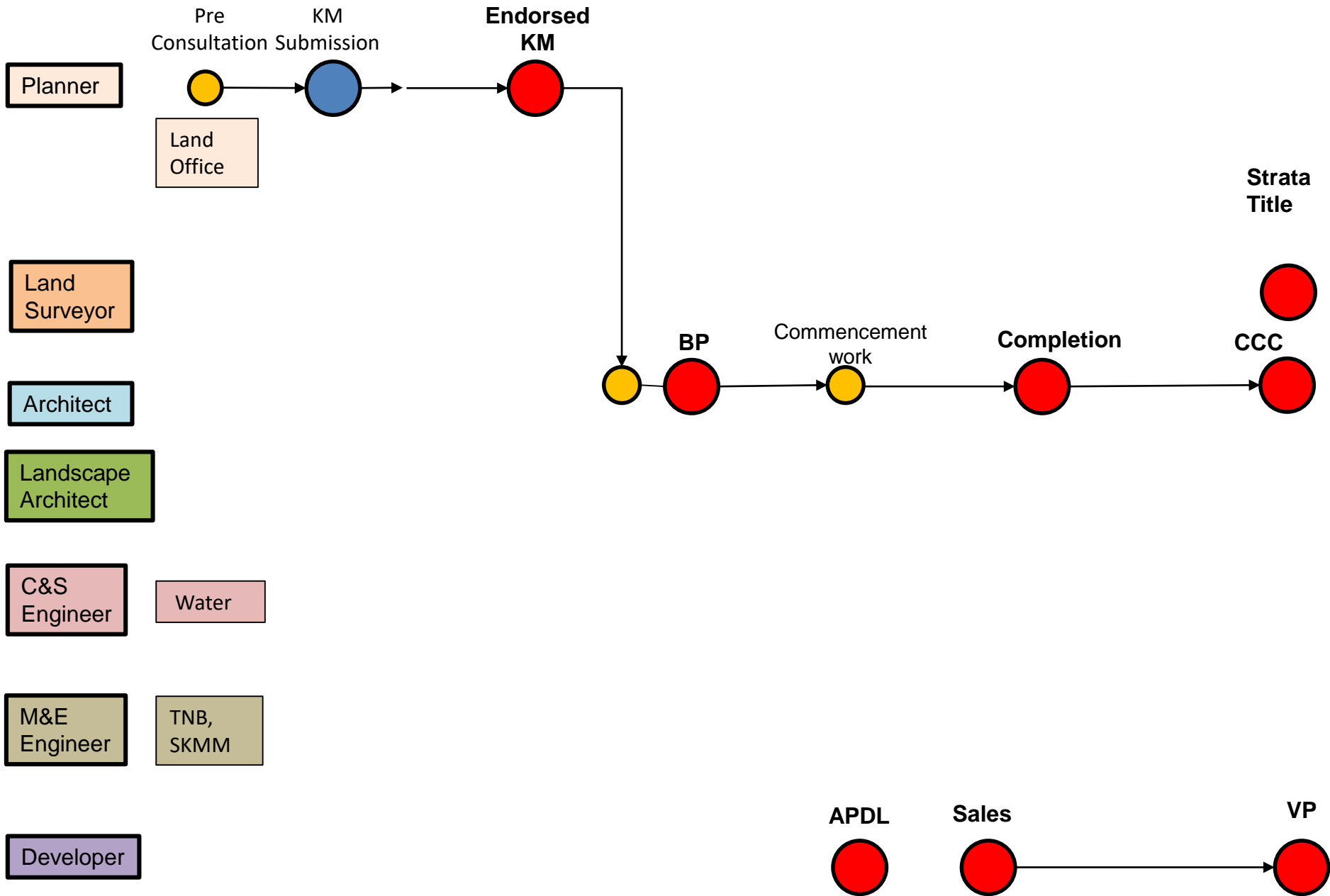
STRATA Housing Development Process



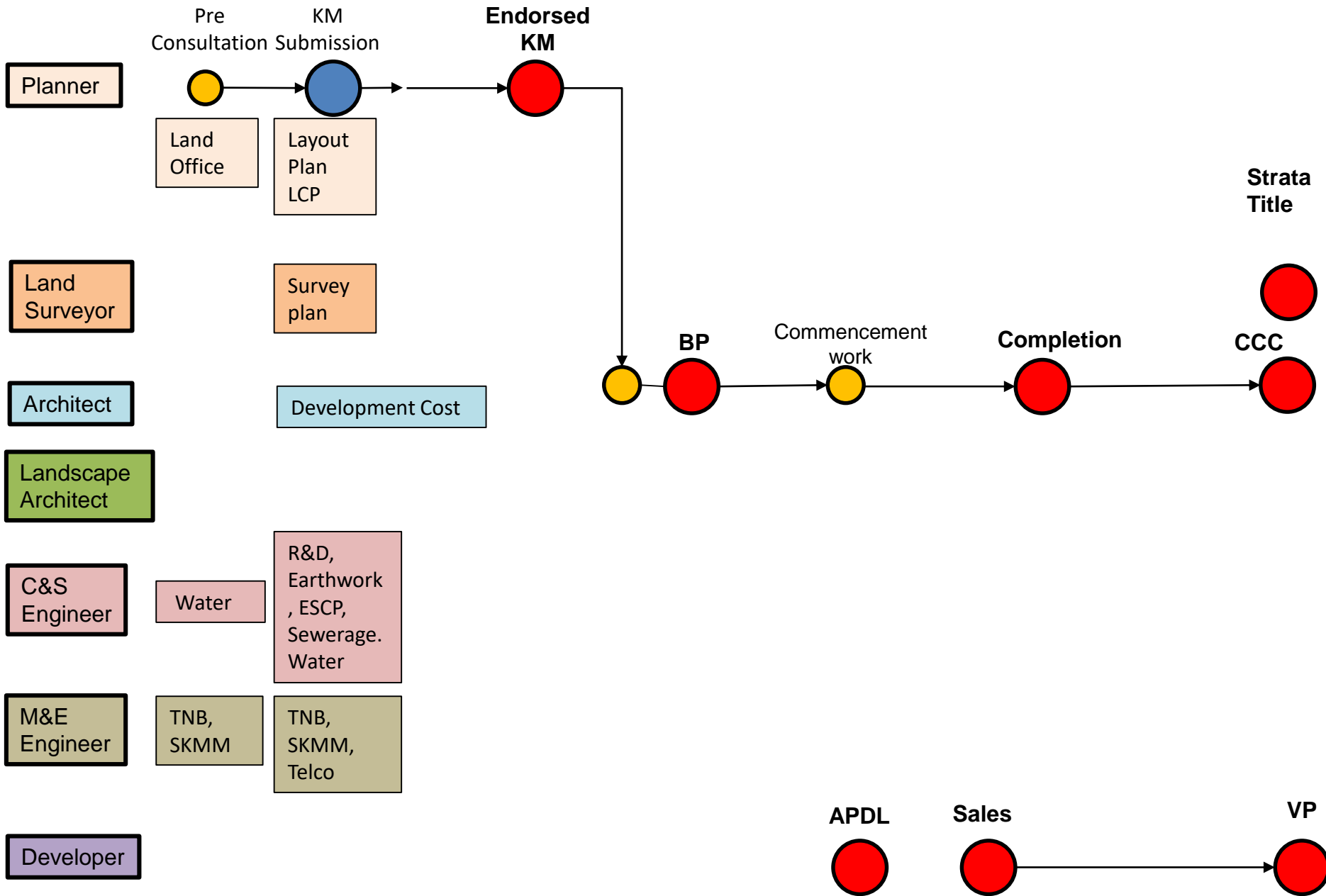
STRATA Housing Development Process



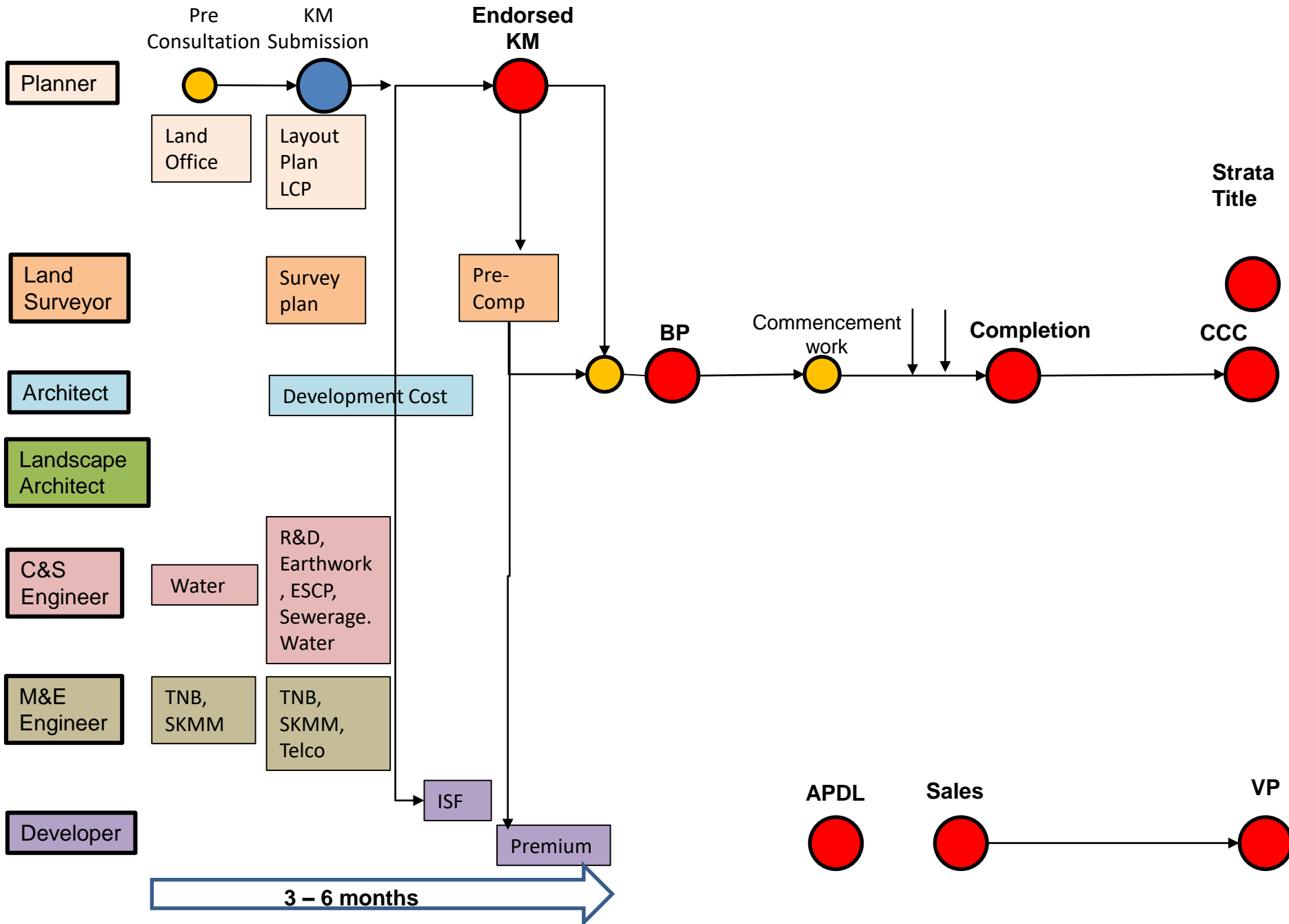
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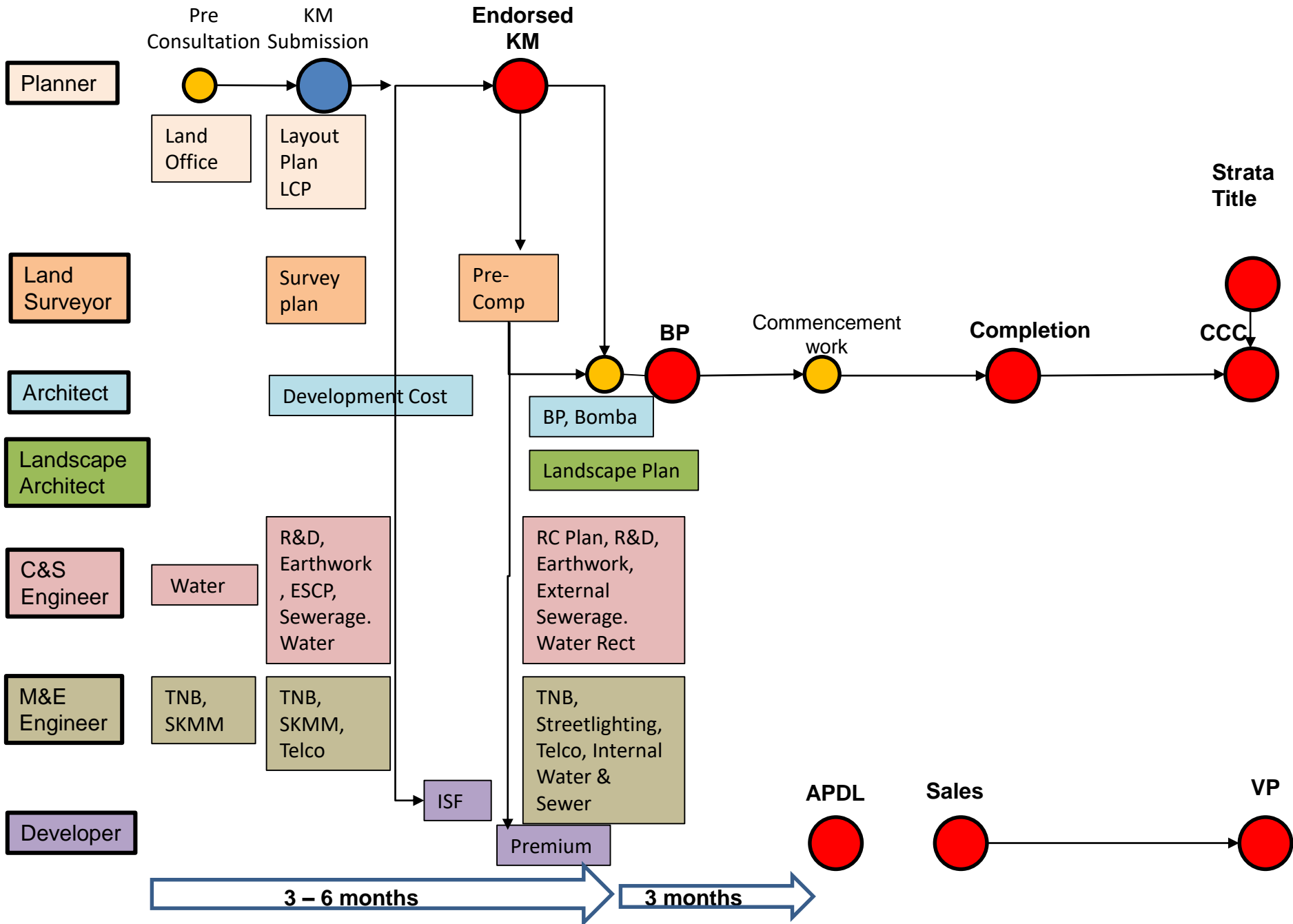
STRATA Housing Development Process



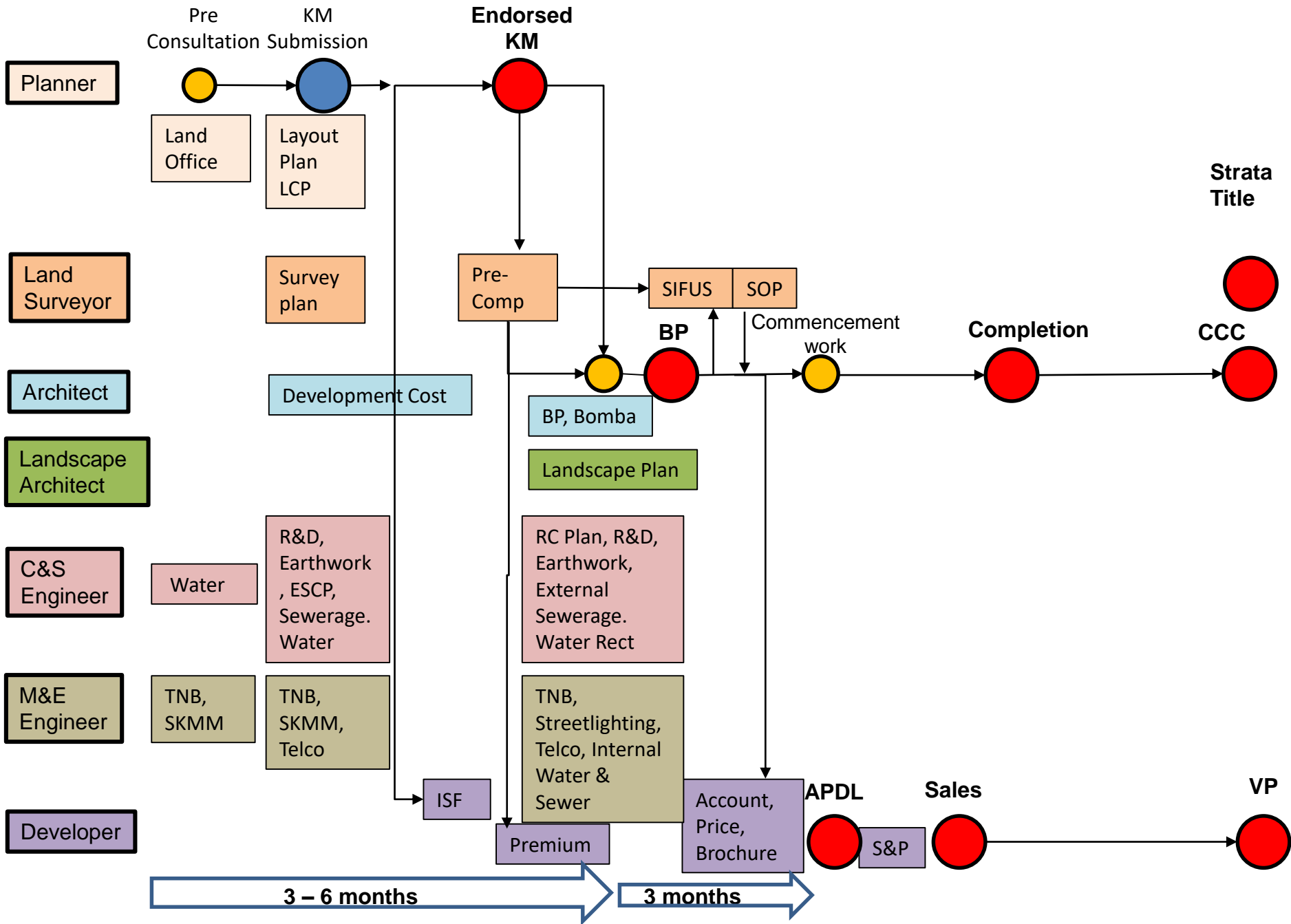
STRATA Housing Development Process



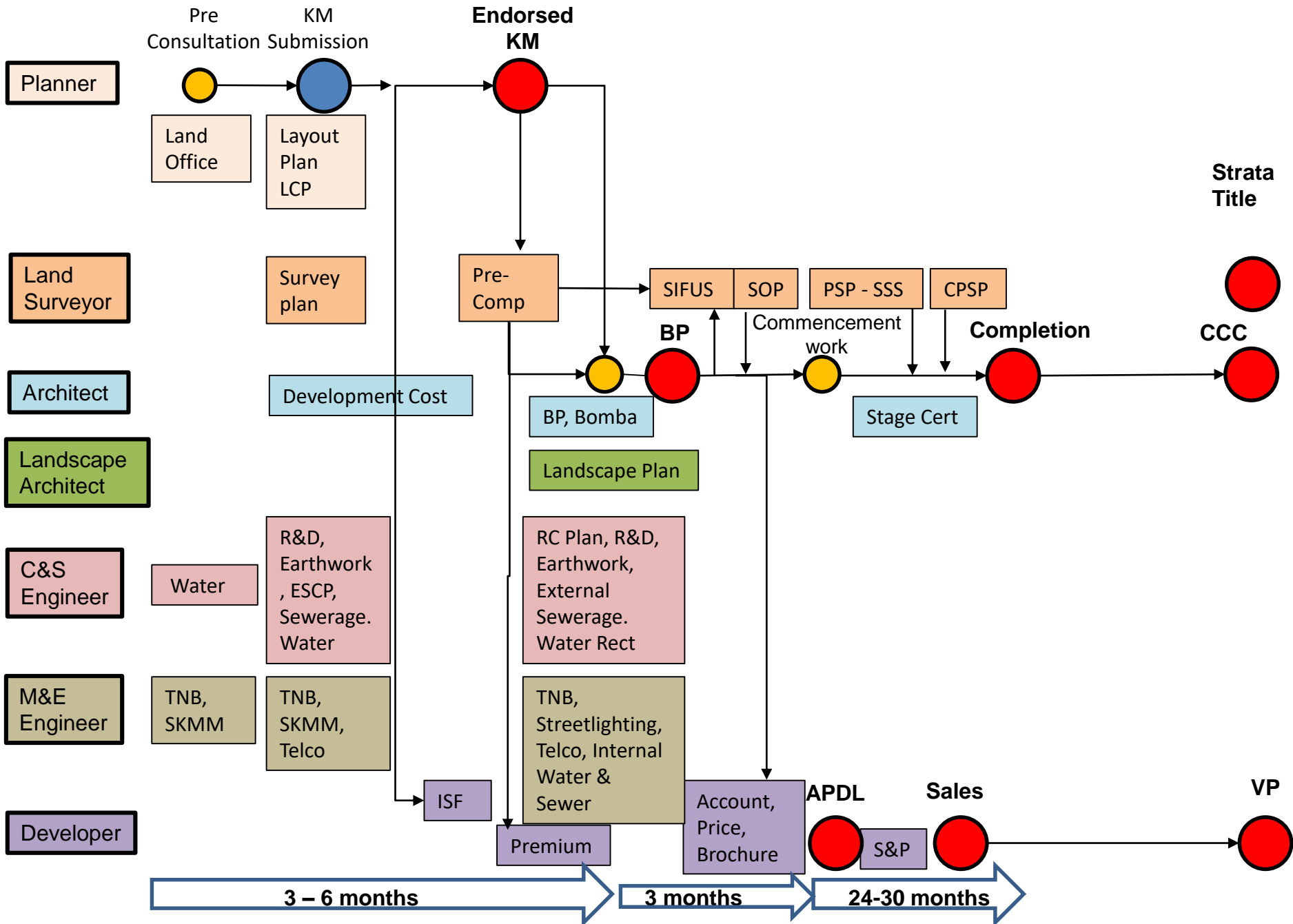
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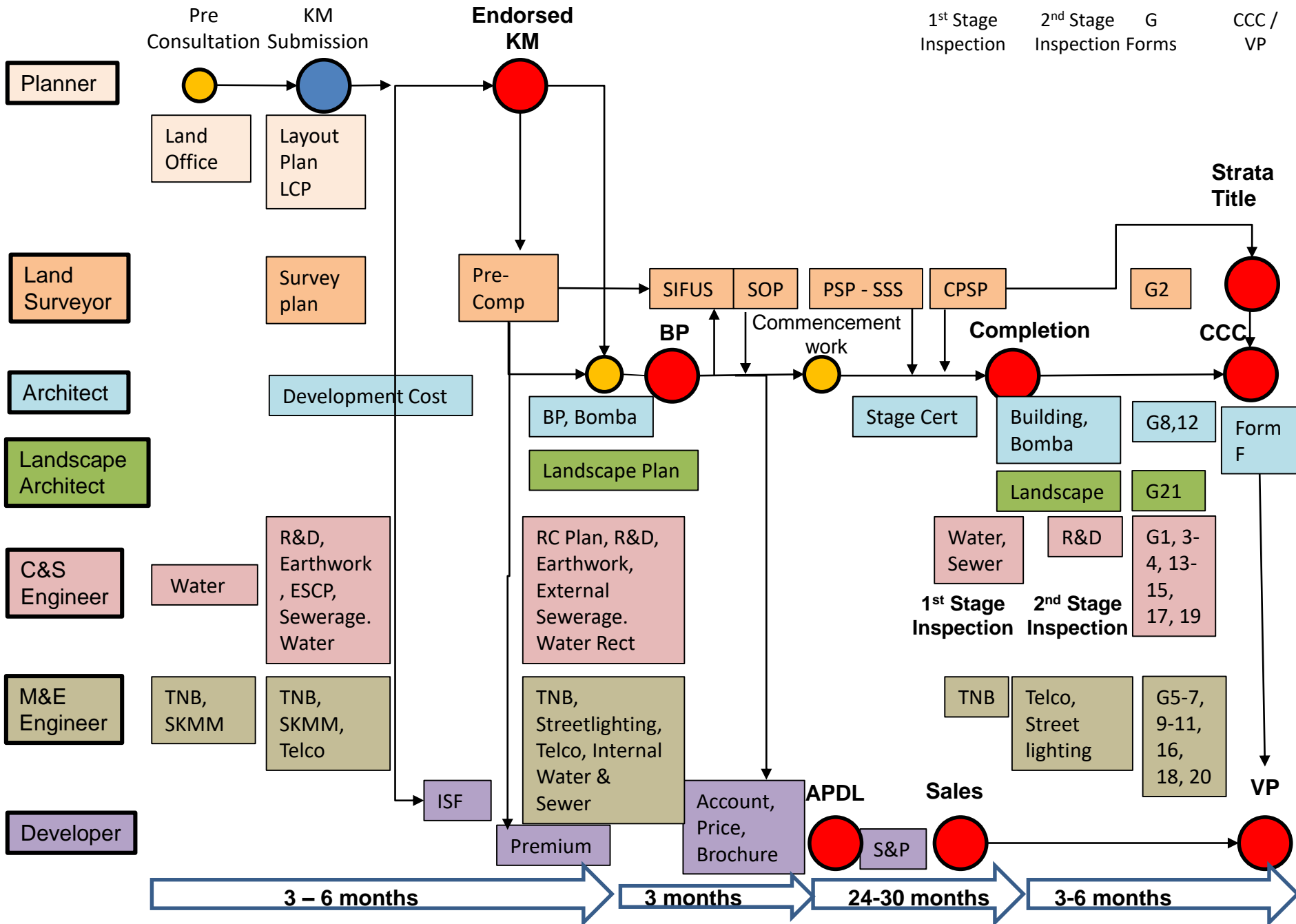
STRATA Housing Development Process



STRATA Housing Development Process

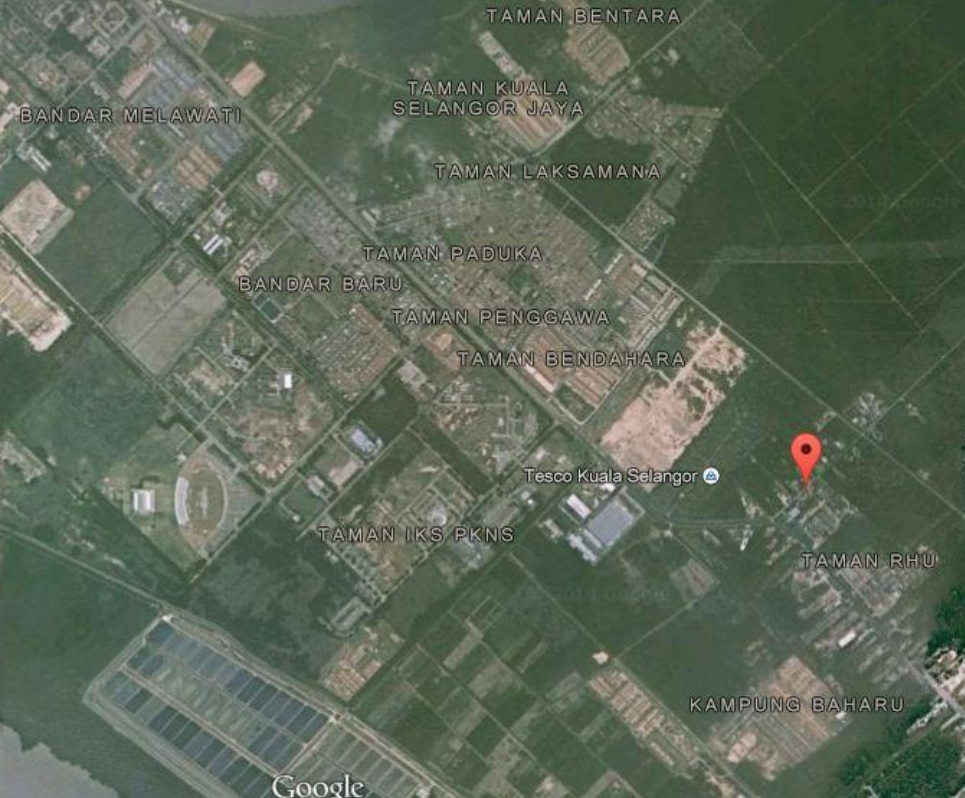


STRATA Housing Development Process



OVERVIEW PROCESS OF DEVELOPING HOUSING SCHEME BY FEDERAL/STATE
GOVERNMENT SUBSIDIARY / LINK COMPANIES

SAMPLE 1 : LANDED HOUSING SCHEME IN SELANGOR



SAMPLE 1 : LANDED HOUSING SCHEME IN SELANGOR

CLIENT		Shah Alam Properties (SAP) subsidiary of KHSB
A	Units	91 UNITS DOUBLE STOREY TERRACE HOUSE (RUMAH SELANGORKU-JENIS D)
B	Location	Kuala Selangor
C	Site Condition	Flat (Direct to Main Road, No Infra/ utilities reserve)
D	Size & Lot	LOT NO. PT 620 AND PT 621 (4.6 ACRES)
E	Land Matter	Alienated Land with Titles Category : Building (Housing) Non Malay Reserve
F	Planning Matter	Zoning Housing (Apartment) to Housing (Landed)
G	Additional Authorities Requirement	None
H	Target / Marketing	Rumah Selangorku Jenis D
I	Implementation	Conventional Contract



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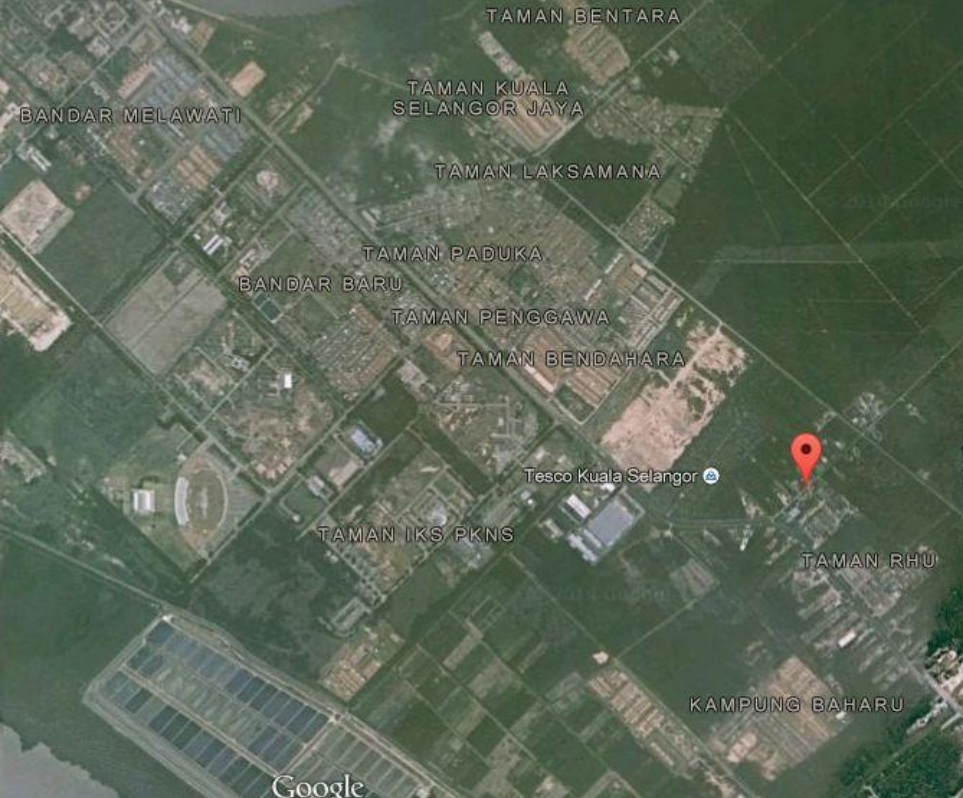


overview process of developing housing scheme

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SAMPLE 1 : LANDED HOUSING SCHEME IN SELANGOR

Jenis Bangunan Kediaman	Luas Binaan (kp)	Harga Jualan Maksima (RM)	Keutamaan (RM)	Kemudahan
RUMAH SELANGOKU JENIS A	700	42,000.00	≤3,000	i. Berpagar dan sekuriti ii. 10% kawasan lapang iii. Taman permainan kanak-kanak / gelanggang permainan
RUMAH SELANGORKU JENIS B	750	100,000.00	≤6,000	iv. Surau v. Dewan vi. Pejabat Pengurusan
RUMAH SELANGORKU JENIS C	**800	150,000.00		vii. 2 TLK (1 utk unit, 1 utk dibeli) kecuali RSKU Jenis A dan B hanya 1 TLK (disertakan bersama unit)
	**900	180,000.00		viii. 20% TLK Pelawat ix. Ruang/pusat pendidikan komuniti.
	*18'X 60'	200,000.00		x. Kediaman OKU minimum 2 unit setiap Blok
RUMAH SELANGORKU JENIS D	1,000	220,000.00	≤8,000	Tambahan i. 2 TLK (2 petak bagi setiap unit).
	*20'X 60'	250,000.00		ii. Kolam renang iii. Gelanggang serbaguna iv. Kedai / Gerai Komuniti

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SAMPLE 1 : LANDED HOUSING SCHEME IN SELANGOR

Zon Pembangunan Perumahan	Keluasan Pembangunan Keseluruhan Projek (ekar) / Keperluan Penyediaan RUMAH SELANGORKU				
	2 – 5 ekar	5 – 10 ekar	10 – 20 ekar	20 – 50 ekar	50 ekar ke Atas
ZON 1	*20%	30%	40%	50%	50%
ZON 2	-	20%	40%	40%	50%
ZON 3	-	-	40%	40%	50%

Bil.	Daerah	Mukim / Kawasan
1.	Petaling	Keseluruhan Daerah Petaling
2.	Gombak	Mukim Batu dan Hulu Kelang
3.	Klang	Mukim Klang
4.	Hulu Langat	Mukim Cheras, Kajang, Ampang dan Semenyih
5.	Sepang	Kawasan Cyberjaya

ZON 1

Bil.	Daerah	Mukim / Kawasan
1.	Kuala Selangor	Mukim Pasangan, Tanjung Karang dan Hulu Tinggi
2.	Hulu Selangor	Keseluruhan Daerah Hulu Selangor
3.	Sabak Bernam	Keseluruhan Daerah Sabak Bernam

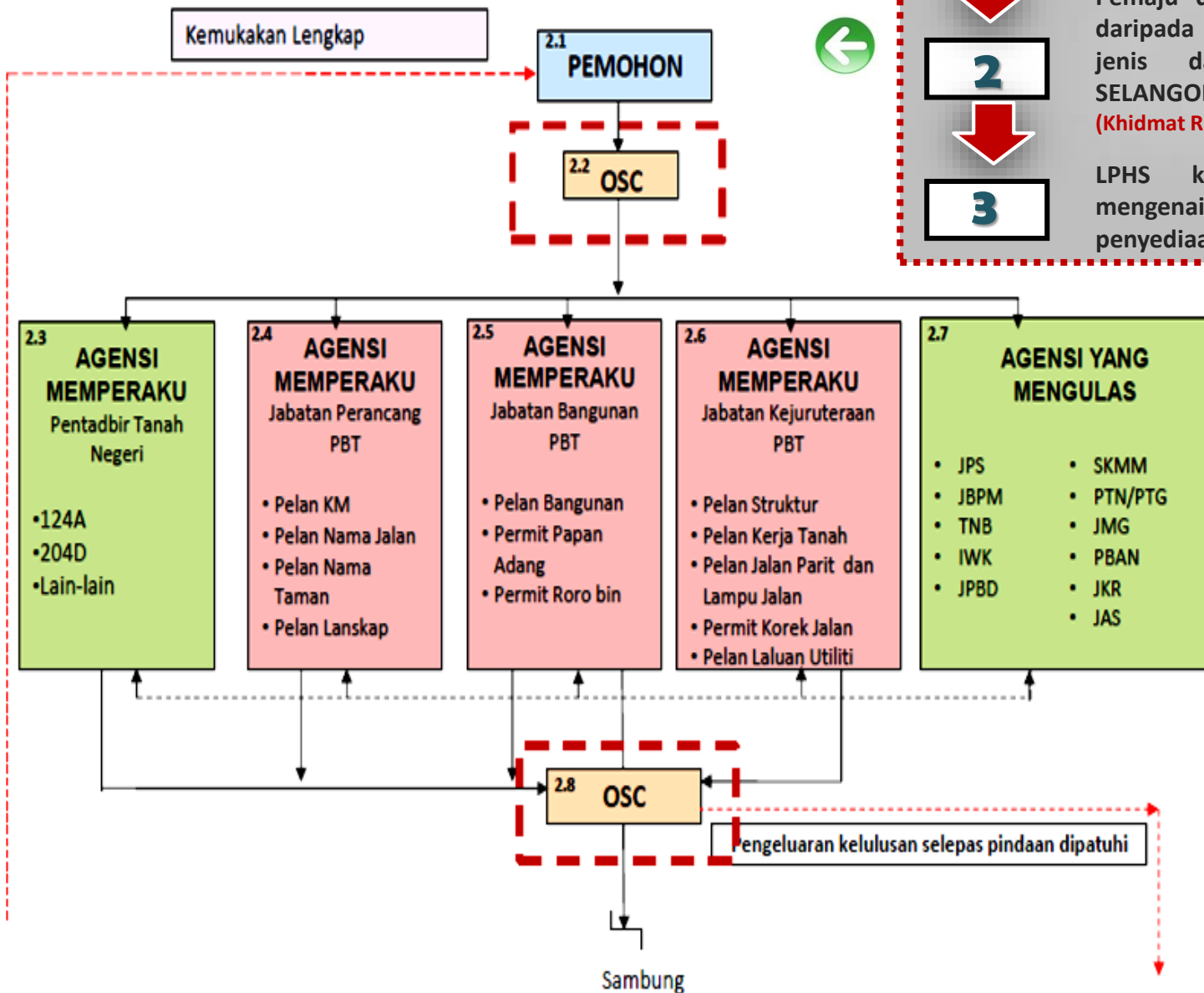
ZON 3

Bil.	Daerah	Mukim / Kawasan
1.	Gombak	Mukim Setapak dan Rawang.
2.	Hulu Langat	Mukim Hulu Langat, Beranang dan Hulu Semenyih.
3.	Klang	Mukim Kapar
4.	Sepang	Keseluruhan Daerah Sepang kecuali Cyberjaya.
5.	Kuala Langat	Keseluruhan Daerah Kuala Langat
6.	Kuala Selangor	Mukim Ijok, Kuala Selangor, Jeram, Batang Berjuntai (Bestari Jaya) dan Hujung Permatang

ZON 2

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PROSES OSC (RUMAH SELANGORKU)



1

Pemaju telah mengetahui tanah yang hendak dibuat pembangunan.



2

Pemaju datang / dapatkan ulasan daripada LPHS untuk menentukan jenis dan keperluan RUMAH SELANGORKU yang akan dibina. (Khidmat Rundingan).



3

LPHS keluaran surat ulasan mengenai jenis dan peratusan penyediaan Rumah Selangorku

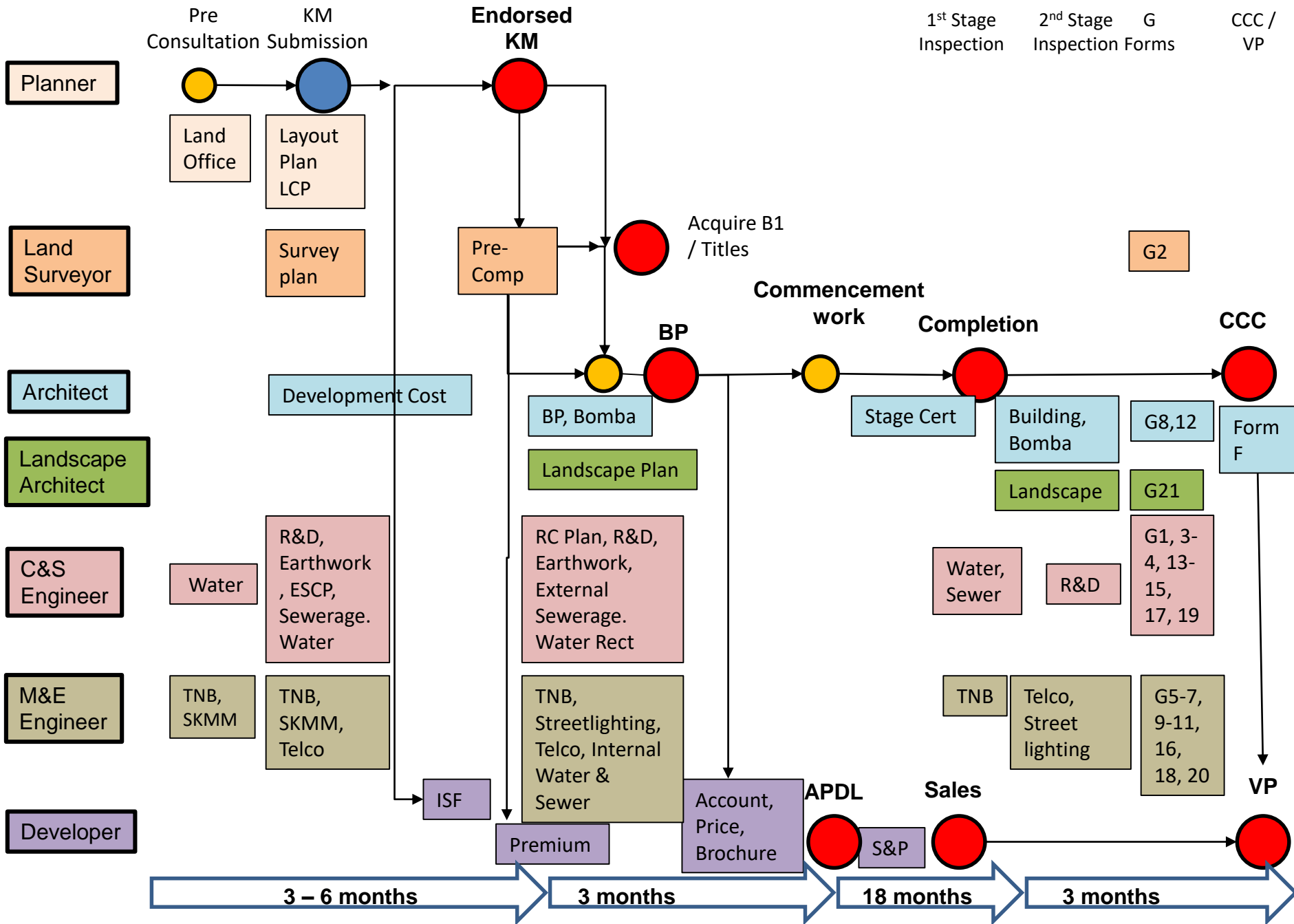


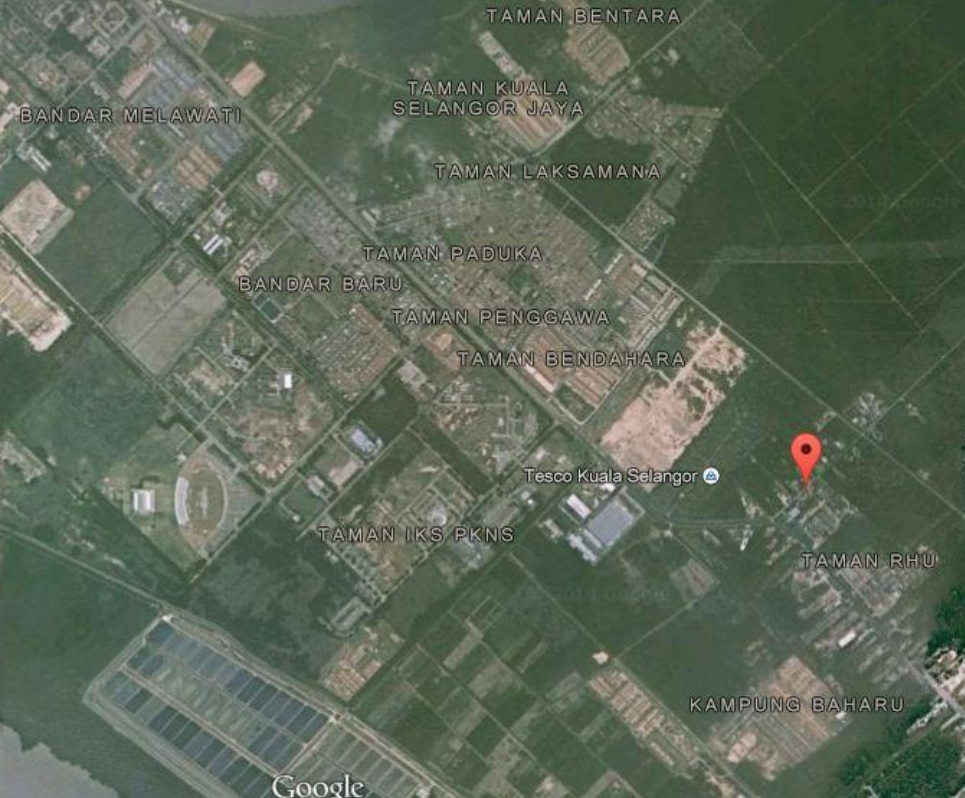
LPHS



RUMAH *selangorku*

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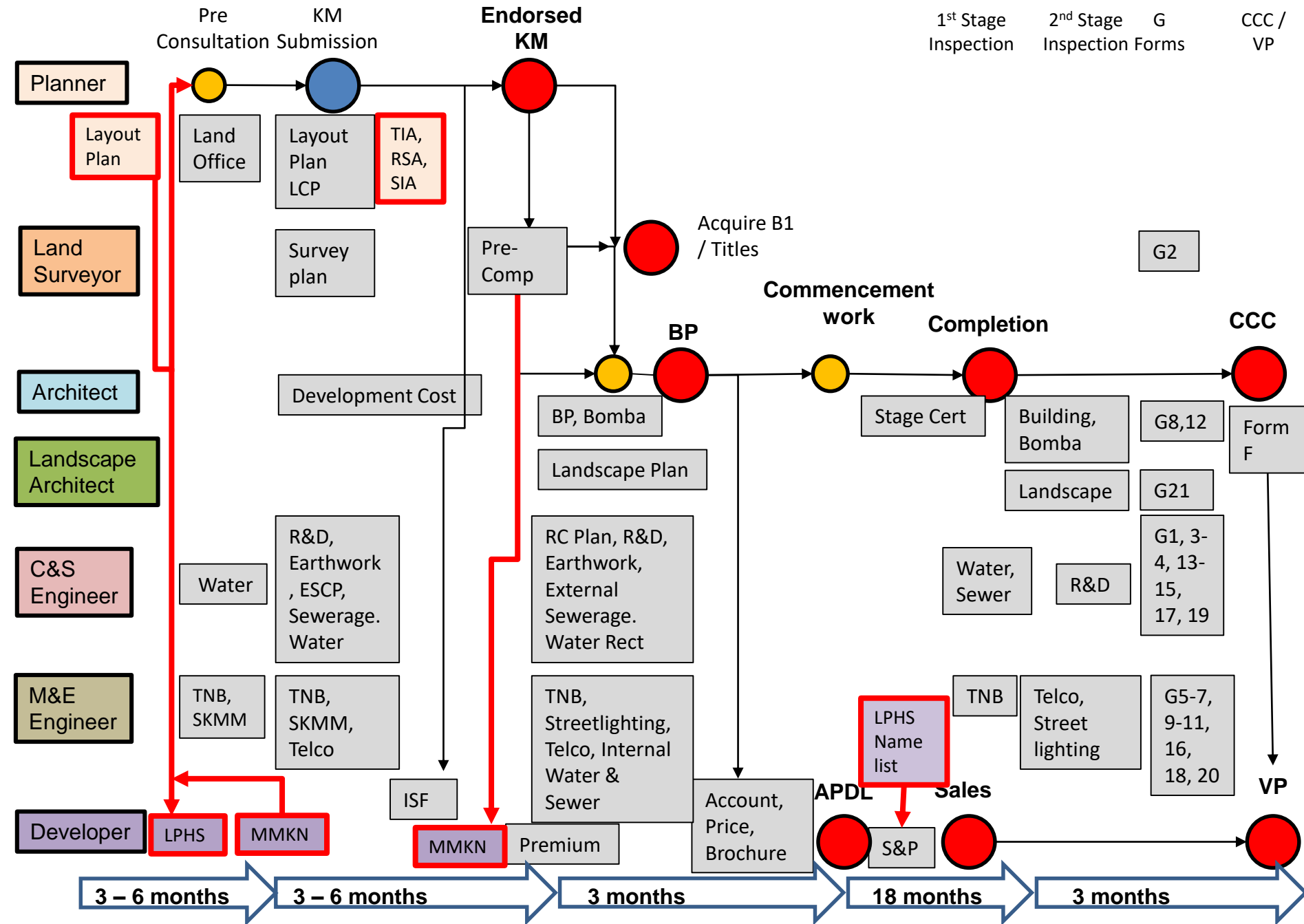


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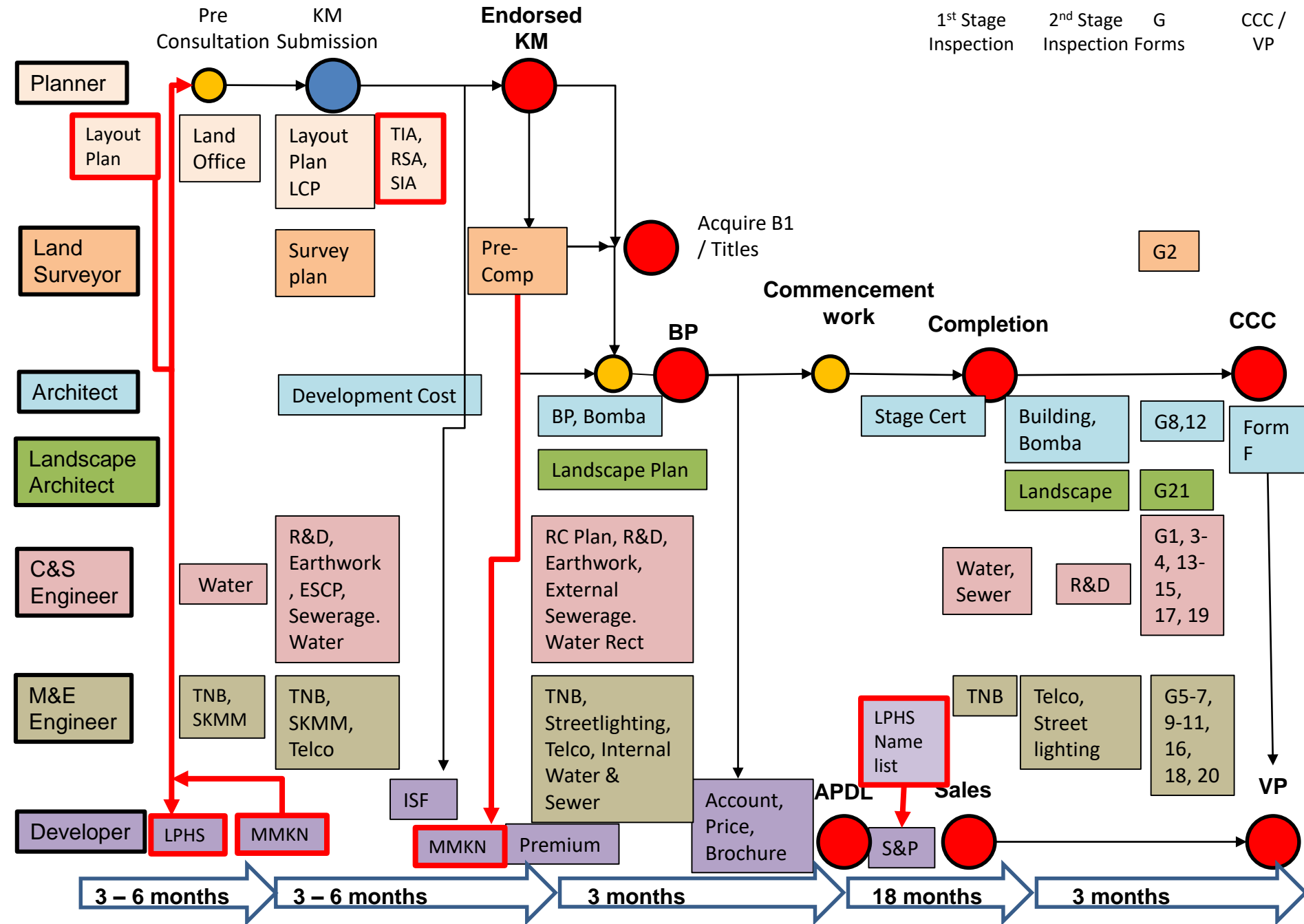
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H	Target / Marketing	Rumah Selangorku Jenis D
I	Implementation	Conventional Contract



LANDED Housing Development Process



LANDED Housing Development Process



OVERVIEW PROCESS OF DEVELOPING HOUSING SCHEME BY FEDERAL/STATE
GOVERNMENT LINK COMPANIES

SAMPLE 2 : LANDED HOUSING SCHEME IN KELANTAN

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CLIENT		PMBK Development Sdn Bhd
A	Units	121 units Rumah Mampu Milik Kelantan (Teres), 150 units Mix Terrace, Semi D, Bungalows, 116 Shop Lots & Other Infrastructure
B	Location	Gua Musang
C	Site Condition	Undulating with mix Category 1-3
D	Size & Lot	63 Acres (No Lot No)
E	Land Matter	(Government Land) No Titles
F	Planning Matter	No Zoning
G	Additional Authorities Requirement	TIA, RSA, EIA
H	Target / Marketing	Rumah Mampu Milik & Market
I	Implementation	Design & Build

SAMPLE 2 : LANDED HOUSING SCHEME IN KELANTAN



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SAMPLE 2 : LANDED HOUSING SCHEME IN KELANTAN



24'x70' rumah kedai 2 tingkat (mampu milik)

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Kerajaan Negeri mensasarkan pembinaan rumah mampu milik sebanyak 5000 unit dalam tempoh 5 tahun (2013-2018) melalui 3 kaedah;

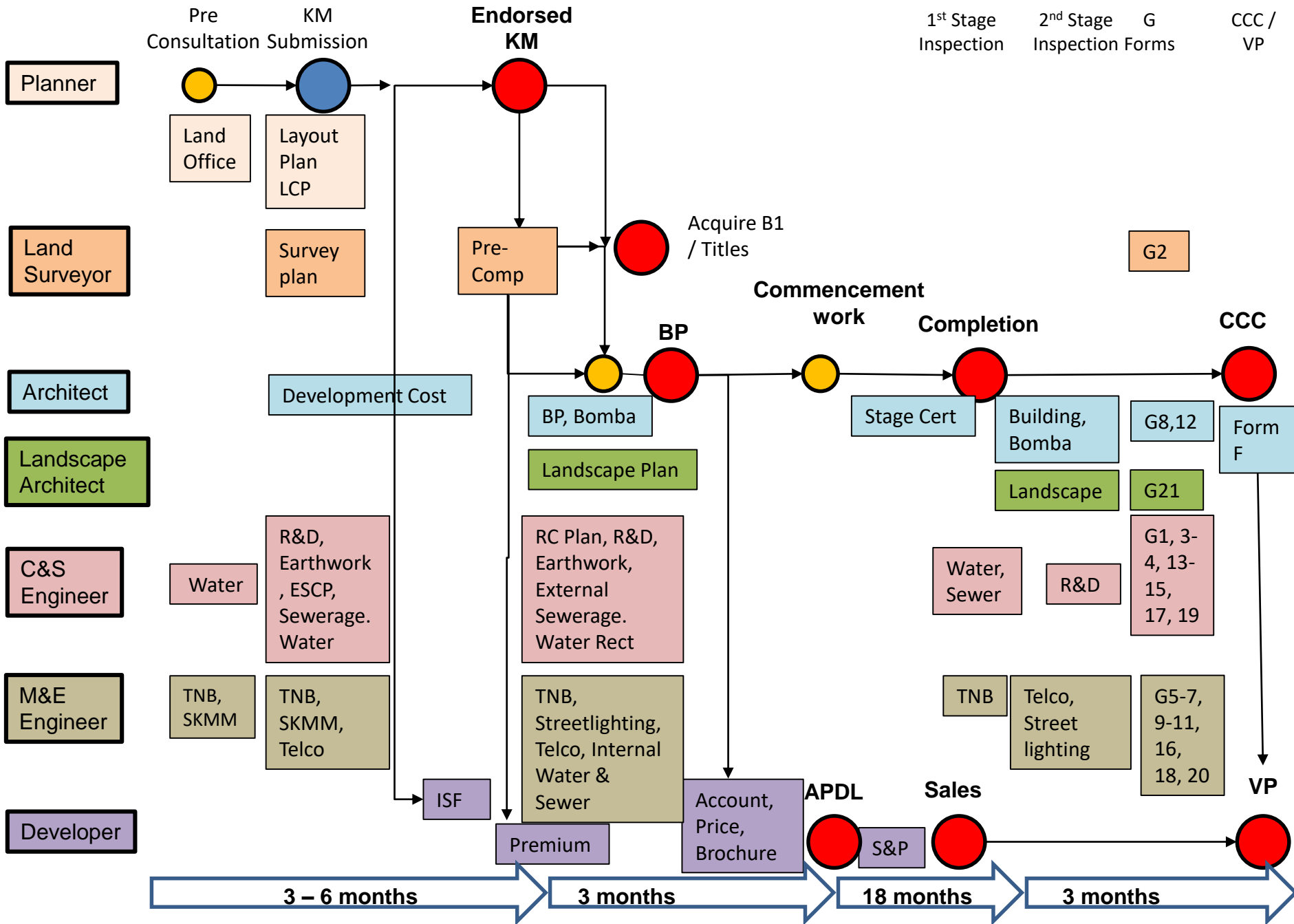
i. Kerajaan bina sendiri di atas tanah milik kerajaan,

ii. Usahasama agensi kerajaan/ swasta di atas tanah kerajaan/ agensi kerajaan, dan

iii. Projek swasta di atas tanah milik swasta.

Dasar Perumahan Mampu Milik Negeri Kelantan yang digubal mensyaratkan bagi projek perumahan 250 unit ke atas untuk membina sekurang-kurangnya 30% rumah mampu milik

LANDED Housing Development Process

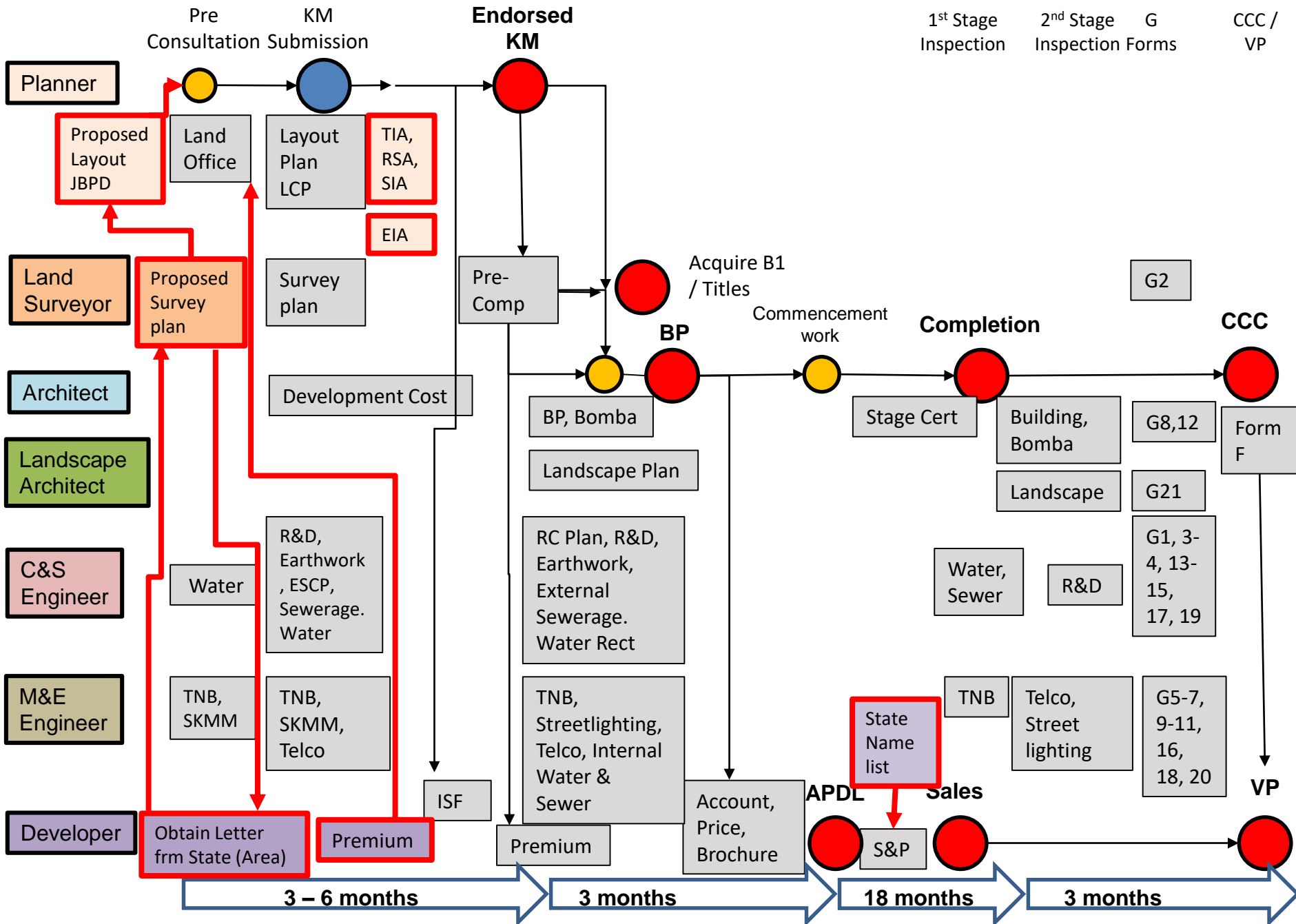


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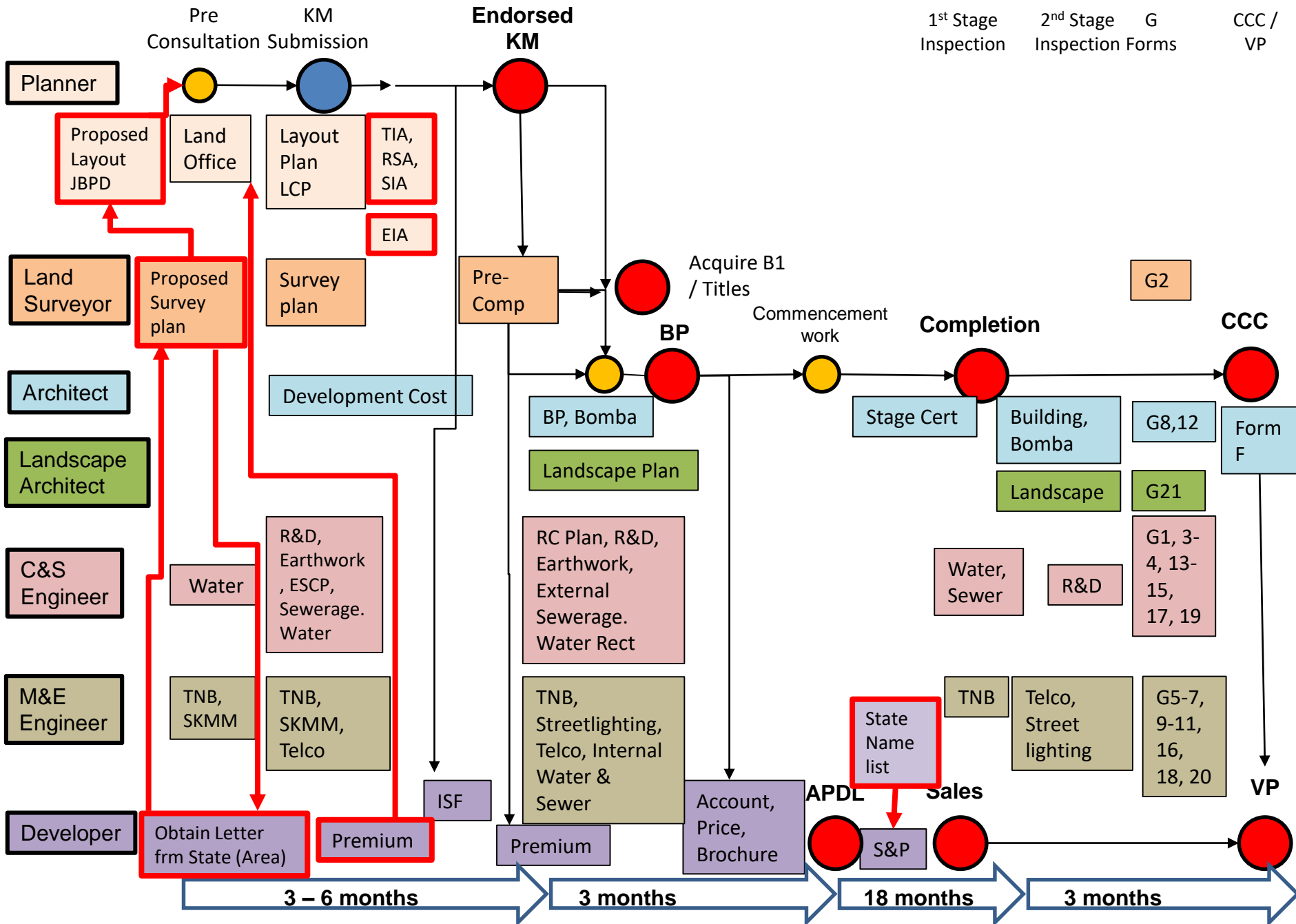


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LANDED Housing Development Process



LANDED Housing Development Process



OVERVIEW PROCESS OF DEVELOPING HOUSING SCHEME BY FEDERAL/STATE
GOVERNMENT LINK COMPANIES

SAMPLE 3 : STRATA HOUSING SCHEME IN JOHOR



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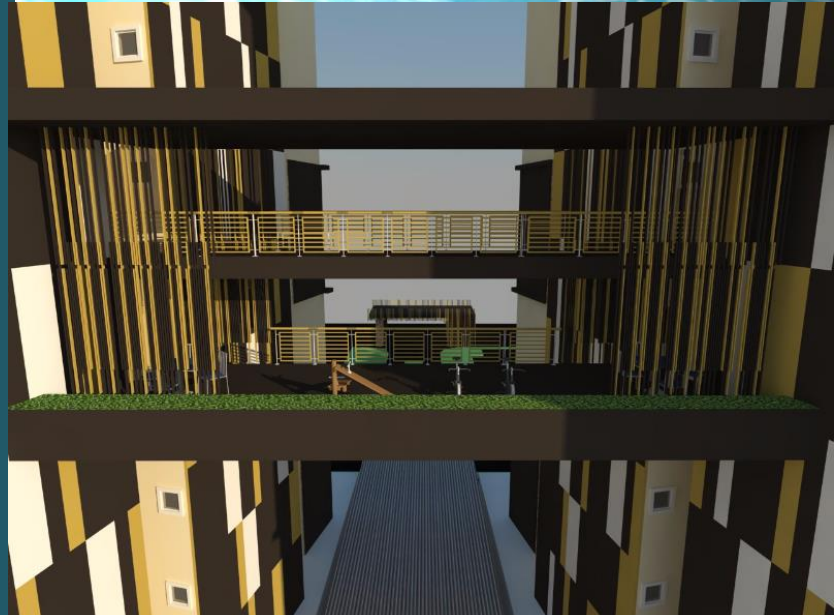
CLIENT		SPNB Aspirasi
A	Units	252 units APARTMENTS (52 units RUMAH RAKYAT JOHOR)
B	Location	Pengerang, Johor
C	Site Condition	Flat (200 feet from sea shore)
D	Size & Lot	LOT NO. 1451(4.35 ACRES)
E	Land Matter	Alienated Land with Titles Category : Agriculture
F	Planning Matter	Zoning – Not Specified. Within Pengerang Development Corridor
G	Additional Authorities Requirement	TIA, RSA, EIA
H	Target / Marketing	Rumah Rakyat Johor, Market
I	Implementation	Design & Build

SAMPLE 3 : STRATA HOUSING SCHEME IN JOHOR



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overview process of developing housing scheme



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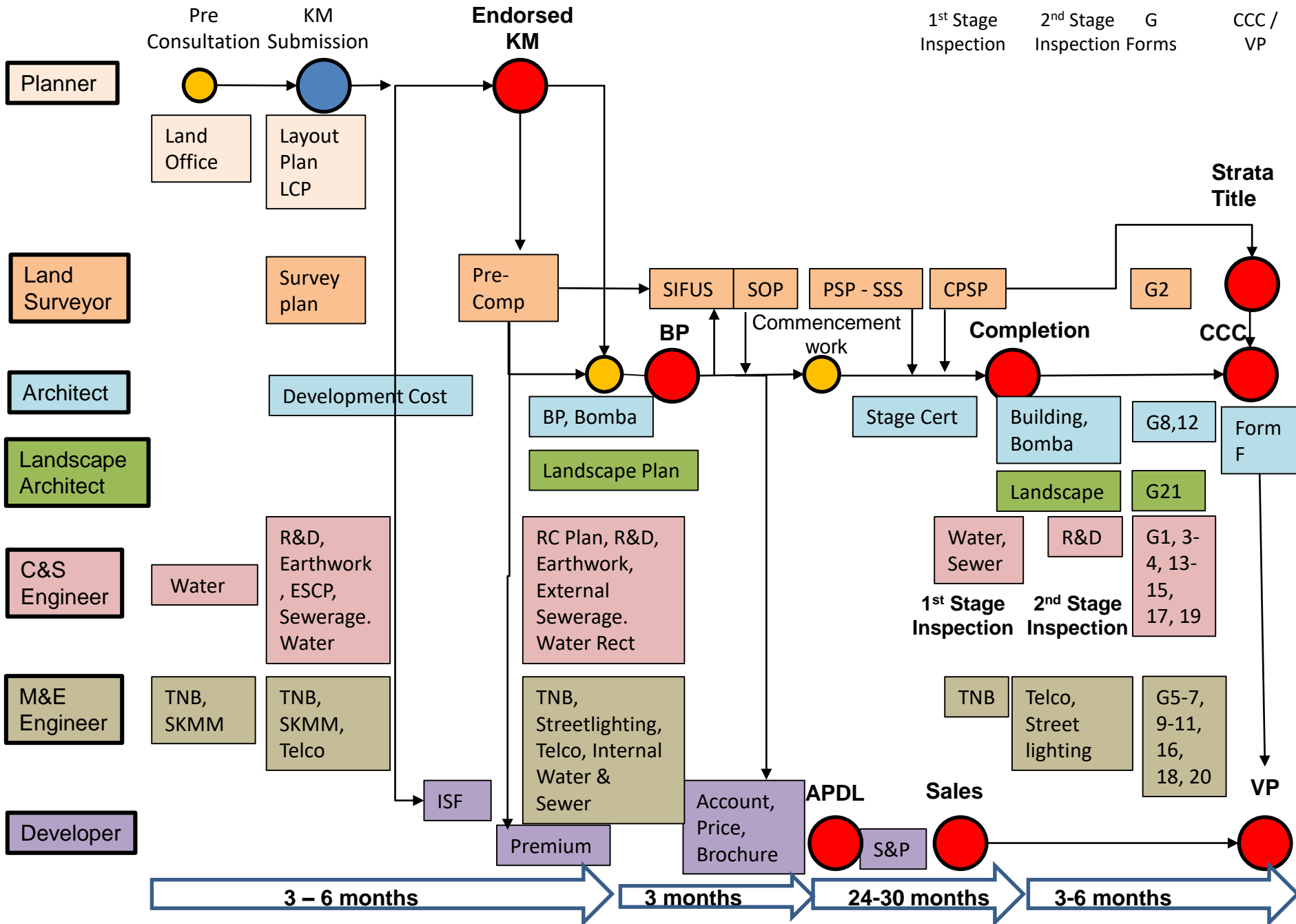


Dasar Perumahan Rakyat Johor

- *Allocation of 20% from Total no of Units in the area outside Iskandar Development / Nusajaya and 40% within Iskandar Development / Nusajaya*

overview process of developing housing scheme

STRATA Housing Development Process



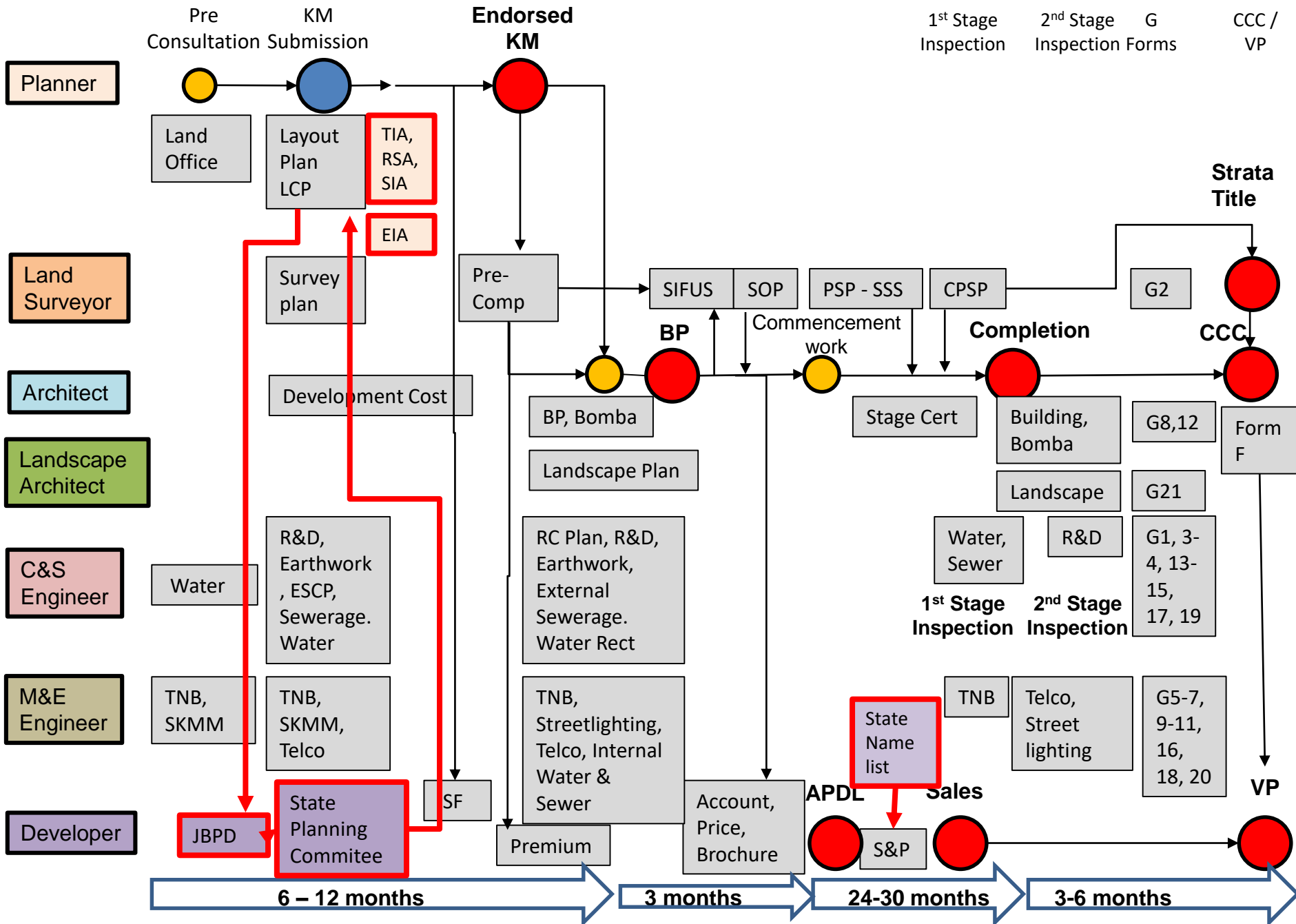


SAMPLE 3 : STRATA HOUSING SCHEME IN JOHOR

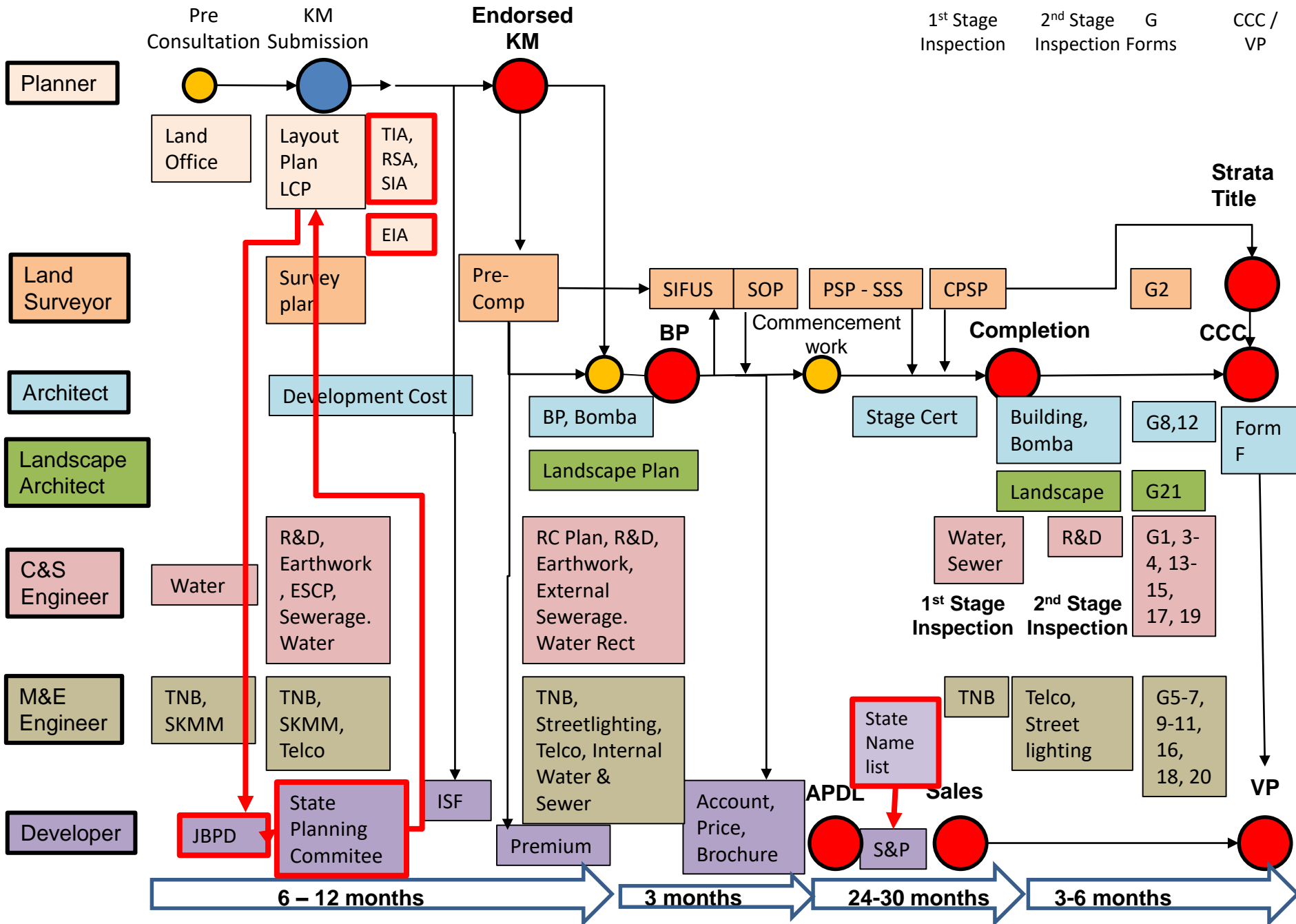
CLIENT		SPNB Aspirasi
A	Units	252 units APARTMENTS (52 units RUMAH RAKYAT JOHOR)
B	Location	Pengerang, Johor
C	Site Condition	Flat (200 feet from sea shore)
D	Size & Lot	LOT NO. 1451(4.35 ACRES)
E	Land Matter	Alienated Land with Titles Category : Agriculture
F	Planning Matter	Zoning – Not Specified. Within Pengerang Development Corridor
G	Additional Authorities Requirement	TIA, RSA, EIA
H	Target / Marketing	Rumah Rakyat Johor, Market
I	Implementation	Design & Build



STRATA Housing Development Process



STRATA Housing Development Process



OVERVIEW PROCESS OF DEVELOPING HOUSING SCHEME BY FEDERAL/STATE
GOVERNMENT LINK COMPANIES

SAMPLE 4 : STRATA HOUSING SCHEME IN PAHANG

SAMPLE 4 : STRATA HOUSING SCHEME IN PAHANG



COMPONENT.

VILLA APARTMENT :

- Type 1
 - 785 SqF / 1 unit.
 - 448 units
 - (Grid - 8th floor)
- Type 2
 - 850 SqF / 1 unit.
 - 448 units
 - (7th - 13th floor)
- Type 3
 - 900 SqF / 1 unit.
 - 32 units
 - (14 th floor)
- 16 units / per floor
- 16 x 14 storey = 224 units
- 8 units / per floor
- 8 x 1 storey = 8 units
- 1 Block = 15 storey = 232 unit.
- 232 unit x 4 Block
- TOTAL = 928 units.

COMMERCIAL :

- 1 unit = Double storey (20'x70')
- 12 units.

PARKING APARTMENT :

- 1:1 + 20 %
- = 928 + 186
- = 1114
- Provided Parking = 1330 units



CLIENT		SPNB Idaman
A	Units	1126 units of Apartments
B	Location	Tanah Rata, Cameron Highland
C	Site Condition	Undulating Category 2-4 Slopes
D	Size & Lot	Lot Simpanan Melayu Tanah Rata (PW 3298)
E	Land Matter	No Title, Government Malay Reserve Land
F	Planning Matter	Zoning Housing
G	Additional Authorities Requirement	TIA, RSA, EIA (Geotech, Geoterrain)
H	Target / Marketing	Rumah Rakyat
I	Implementation	Conventional Contract

SAMPLE 4 : STRATA HOUSING SCHEME IN PAHANG



overview process of developing housing scheme

SAMPLE 4 : STRATA HOUSING SCHEME IN PAHANG



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***Need to comply Dasar Perumahan
Rakyat Pahang ?***

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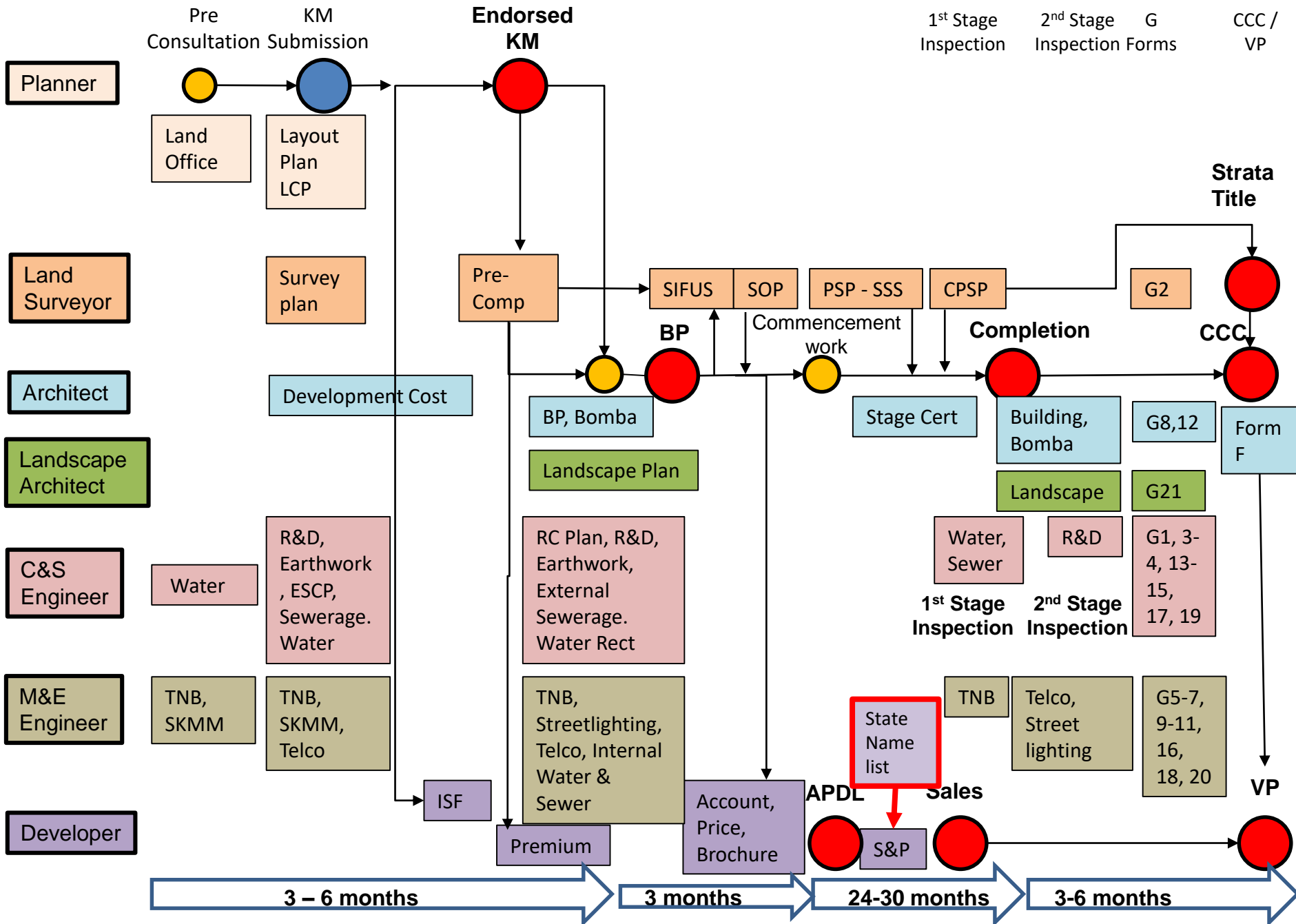
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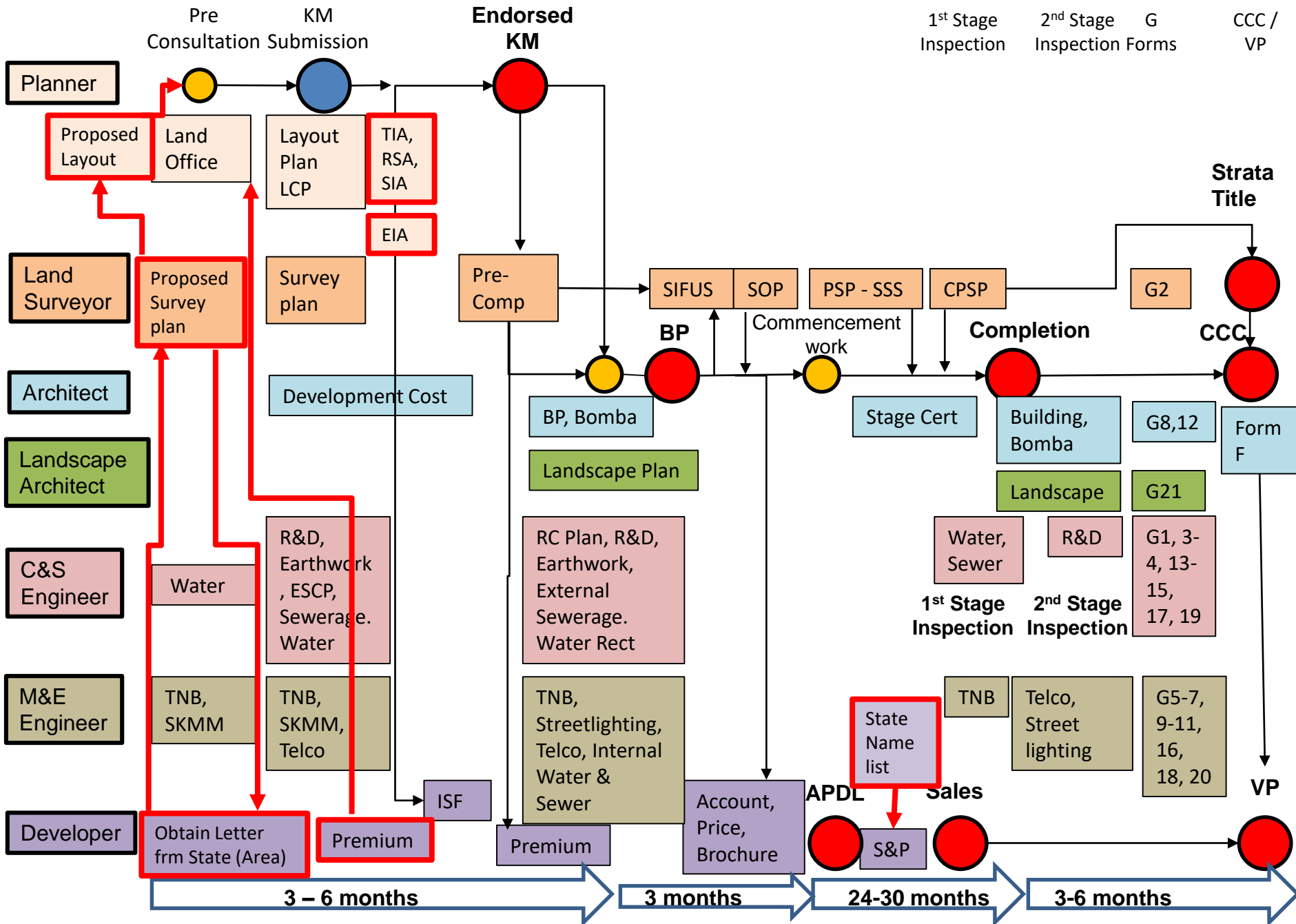


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STRATA Housing Development Process



STRATA Housing Development Process



Summary and Conclusion

- *On Client (Government Link Subsidiary / Companies / Agencies)*
- *The process of developing housing scheme by Government Link Companies is similar to the process by Private companies*
- *Payment such as premiums for the GLC may be minimised (nominal)*
- *Act to achieve Government targets, especially affordable homes.*
- *The GLCs act as vehicle to facilitate process (expedite certain approvals)*

Summary and Conclusion

On Development Process

- *Development process is different from a project to another.*
- *Various factors contributes such as –*
 1. *State guidelines and policies*
 2. *Number of units*
 3. *Geographical and location*
 4. *Site condition and terrain*
 5. *Land Matter – Reserves (e.g. Government, Malay, alienated land, Titles)*
 6. *Structure and Local Plan*
 7. *Target Market*
 8. *Project Implementation*

overview process of developing housing scheme

The END