APPLICATION CRITERIA FOR OWNERSHIP OF AFFORDABLE HOUSE AND AFFORDABLE FLAT

1. INTRODUCTION

1.1 The State Planning Authority (SPA) under the Ministry of Resource Planning and Environment (MRPE) has issued a Circular No. 2/2016 dated 19th April 2016 titled "Policy and Guidelines on Affordable Housing Requirements Pertaining to Development/Subdivision of Land Carried Out By The Private Developers" to regulate the development involving land of 10 acres and above.

1.2 The new policy required housing developers that have secured the approval to develop land of certain size to comply with the following conditions:

1) To construct a specific number of affordable houses known as Skim Perumahan Khas Rakyat (SPEKTRA) which consist of SPEKTRA Lite and SPEKTRA Medium; and Affordable Flat;

2) To build the affordable houses in accordance with the specific size and quota as stipulated therein; and

3) To sell the affordable houses at the following maximum selling price:

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of house</th>
<th>Position</th>
<th>Maximum Selling Price (RM)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>SPEKTRA Lite</td>
<td>(Intermediate)</td>
<td>100,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Corner)</td>
<td>120,000.00</td>
</tr>
<tr>
<td>2.</td>
<td>SPEKTRA Medium</td>
<td>(Intermediate)</td>
<td>135,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Corner)</td>
<td>168,000.00</td>
</tr>
<tr>
<td>3.</td>
<td>Affordable Flat</td>
<td></td>
<td>120,000.00</td>
</tr>
</tbody>
</table>

1.3 In line with the revision of the maximum selling price of these affordable houses, the State Government has also amended the criteria for ownership of these houses. This is to ensure that the following objectives are achieved:

a) Only eligible person could purchase the house; and

b) To cater for the housing need of both the low and medium income group based on their respective affordability.
2. **ELIGIBILITY CRITERIA AND OWNERSHIP CONDITIONS**

2.1 Any interested person who intends to apply for these affordable houses must fulfill the following conditions:-

1) **Monthly gross household income:**

<table>
<thead>
<tr>
<th>Type of house</th>
<th>Monthly gross household income</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPEKTRA Lite and Affordable Flat</td>
<td>RM 4,000.00 and below</td>
</tr>
<tr>
<td>SPEKTRA Medium</td>
<td>RM 5,000.00 and below</td>
</tr>
</tbody>
</table>

2) **Criteria of application:**

(a) Malaysia citizen of Sarawak origin;
(b) Bachelor aged 30 years old and above;
(c) If married, aged between 18 years old to 65 years old;
(d) Single parent, widow/widower and divorsee will also be eligible; and
(e) Does not own any other house.

*Proviso:*

The owner of existing low-cost house is allowed to purchase SPEKTRA Medium unit on the condition that the five (5) years moratorium imposed on the former has expired and he/she is also eligible based on the stipulated SPEKTRA Medium eligibility criteria. However, priority shall be given to first-time house buyers and subject to the availability of SPEKTRA house in the intended housing project.

3) **Conditions of ownership:**

(a) The house shall be subjected to ten (10) years moratorium period commencing from the execution date of Sale and Purchase Agreement provided that the said house is not foreclosed by the bank that financed the property; and

(b) Upon expiry of the 10 years moratorium, owner of the affordable house is allowed to sell his/her house whereby its sale shall be governed by the prevailing market price, and thus, no longer be subjected to the aforesaid eligibility criteria.
3. **HOW TO APPLY**

3.1 Application to purchase this affordable house should be submitted to the Ministry of Housing and Urbanization Sarawak by a legal firm representing the developer or by the developer itself through *Housing Development Management System* (*Homeapps*) application.

3.2 The Ministry will check and evaluate the application based on the criteria specified above. Decision shall be made within the stipulated period provided that the application is complete.

4. **COMPLIANCE TO THE MAXIMUM SELLING PRICE**

4.1 All Licensed Housing Developers (LHD) and their respective advocates as well as end-financiers for the housing loan are duly reminded to strictly comply with the above maximum selling price of affordable houses. Any attempt to increase the selling price above and beyond the said maximum selling price by any mean including through a *Supplementary Agreement* is strictly prohibited. Action may be taken against errant developers should they fail to comply with this policy.

5. **EFFECTIVE DATE**

5.1 This Circular comes into force with immediate effect from the date stated herein.

"BERSATU BERUSAHA BERBAKTI"
"AN HONOUR TO SERVE"

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Controller of Housing
Ministry of Housing and Urbanization Sarawak

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