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<td>SETIAUSAHA TETAP</td>
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<td>PERKARA</td>
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**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. Please be informed that the above subject matter has been deliberated during the State Planning Authority Panel 1 meeting on 31.03.2016. The Authority has decided to revise the current requirements and policies for affordable housing. Attached herewith a copy of the *SPA Circular No.2/2016* for your ease of reference and actions, please.

"BERSATU BERUSAHA BERBAKTI"
"AN HONOUR TO SERVE"

(DATU SUDARSONO OSMAN)
Setiausaha Tetap, Kementerian Perancangan Sumber dan Alam Sekitar
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).
(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:

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<thead>
<tr>
<th></th>
<th>SPEKTRA LITE</th>
<th>SPEKTRA MEDIUM</th>
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<tbody>
<tr>
<td>Land Size</td>
<td>101.87m / 0.025ac</td>
<td>106.75m / 0.026ac</td>
</tr>
<tr>
<td>Floor area</td>
<td>700 ft²</td>
<td>755 ft²</td>
</tr>
<tr>
<td>Frontage width</td>
<td>6.1m</td>
<td>6.1m</td>
</tr>
<tr>
<td>Land length</td>
<td>16.7m</td>
<td>17.5m</td>
</tr>
<tr>
<td>No. of bedroom</td>
<td>3 (minimum)</td>
<td>3 (minimum)</td>
</tr>
</tbody>
</table>

(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 to 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)
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 ft²
- 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.
**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**"

(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 : 17-4-2016