

Nga: New plan for public housing in the pipeline

HONG KONG: The draft of Malaysia's first Urban Redevelopment Act (Ura) is in its final stages, with a new model for public housing also in the making.

Housing and Local Government Minister Nga Kor Ming, who disclosed this, said the ministry had conducted many town hall sessions with various stakeholders, including Kuala Lumpur City Hall (DBKL) and state governments.

"Through the Town and Country Planning Department, we have completed the master guidelines for the urban redevelopment of the country, which were approved by the Cabinet in 2023," he said in an exclusive interview with Bernama and *The Edge* at the Asia Real Estate Leader's Study Tour Hong Kong and Shenzhen, China Edition, here.

Urban planning and development are crucial components of Malaysia's economic and social agenda, especially given the current urbanisation rate of 78%, which is projected to rise to 84% by 2040.

Nga said many potential slums could exist 20 years later in Kuala Lumpur, which could lead to dilapidated, unliveable strata properties, especially in Pandan Indah, Sentul, and even Petaling Jaya in Selangor, if no interventions are made.

"DBKL has identified 139 potential sites covering about 555.22ha within its jurisdiction that are fit for redevelopment," he added.

He said urban redevelopment will cover four scopes.

"Urban redevelopment, which means you demolish, then you rebuild; urban regeneration; and urban revitalisation.

"Lastly, urban reconsevation, where national heritage buildings not only cannot be demolished but must be conserved as well," he said.

He also said the ministry is coming up with a new model of public housing named the Program Residensi Rakyat (PRR), which would be well-integrated, sustainable and liveable.

The construction cost of each PRR unit, he said, would also be increased to RM300,000, providing the low-income group with quality homes.