



SPECIAL COVERAGE

LIPUTAN KHAS

SEREMBAN (Bernama) -- The Negeri Sembilan Housing Policy which stresses on the construction of affordable homes is a form of guarantee by the state government on the opportunity for the people in the state to own a house. It is a bill of guarantee by the state government that affordable homes would always be built, not only by the government,

own housing policy. Menteri Besar Datuk Seri Mohamad Hasan said the NS Housing Policy was introduced because he felt that previous housing policy, which required developers to build 30 percent low-cost houses in the entire development project, was irrelevant. "We are the only state that does not adopt the National Housing Policy. In 2015, I tabled the (NS

he said in an exclusive interview with BERNAMA recently. Under the NS Housing Policy, developers were required to build affordable homes in three categories, namely, 20 per cent of category A houses priced below RM80,000, 20 per cent of category B (below RM250,000) and the remaining houses priced at RM400,000 and below. The requirement also stipulates

OPPORTUNITIES PROVIDED FOR NS RESIDENTS TO BUY AFFORDABLE HOMES - MB

BY AMANINA MOHAMAD YUSOF



but also private developers, with the requirement for 50 per cent of houses in their projects should be affordable homes. Housing, which is often the much talked-about topic among the people, is among matters given priority by the Negeri Sembilan government, which is helmed by Barisan Nasional, making it the only state to have its

Housing) policy in the State Assembly and it was unanimously approved, even the opposition voted for it. "We make it compulsory for all developers to have least 50 per cent affordable homes in their projects are affordable homes and there is no need to build low-cost houses. "Low-cost houses with only one room are no longer suitable,"

that the house must be a landed property of not less than 800 square metres and 50 per cent ownership of the houses for bumiputera, as 70 per cent of the state population are Malays and bumiputera. Mohamad said Negeri Sembilan was still a young state, with 48 per cent its 1.117 million people comprising youths. "Affordable homes



are in high demand. They (people) do not have to worry (because) there are always housing development carried out by the private sector, and surely there will be affordable houses," he said. Asked on how he balanced the needs of the people and the demand of the industry, Mohamad said the state government had always put the people first.

"To me people come first, business or industry wanting to do business in Negeri Sembilan have to comply with our local requirement. "Initially, there were some who were against the policy, but after we explained properly that the developers do not have to build low cost houses anymore, they agreed

to it. "Now with this policy, affordable homes are always sold out. There are over 9,000 buyers on the waiting list at the Negeri Sembilan Housing Unit for the Type A affordable homes. So, you have to build something that you can sell," he said.

Meanwhile, State Urban Wellbeing, Housing and Local Government Action Committee chairman Datuk Jalaluddin Alias said since its launch in December last year, 10,888 affordable homes were planned to be build in the state. "The people's need for houses increases from time to time, but hampered by rising price, and this is another matter which we have to look into. "The NS Housing Policy assures

the young people and those earning RM3,500 and below of having their own home," he added.

Jalaluddin, who is also Pertang Assemblyman, said the Negeri Sembilan Housing Portal was launched in November last year to complement the policy. Through the portal, at <https://perumahan.ns.gov.my>, developers and real estate buyers could make real-time buying and selling transactions.

The RM80,000 affordable Type A homes are also advertised through the portal, but the application form and eligibility to purchase the house would be processed by the Negeri Sembilan Government Housing Unit to ensure only eligible persons such as first house buyers and those with family income below RM3, 500, could own such houses. Jalaluddin said 1,565 affordable housing units located in Mambau, Seremban, Gemencheh and Kuala Pilah, were advertised in the portal. "The response is very encouraging where nine developers have been registered to advertise their houses through this portal," he said.

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