



# Dasar Perumahan Negeri Sembilan



**Mohd Fazli Bin Abdul Jalil  
Unit Perumahan**



# LATAR BELAKANG

## Dasar Ekonomi Baru

- Menangani ketidakseimbangan ekonomi antara kaum
- Mengatasi kemiskinan dan menyusun semula masyarakat
- 30% pegangan ekuiti oleh bumiputera



# LATAR BELAKANG

## Harga Perumahan

- Kajian Khazanah Research Institute

The screenshot shows a news article from Utusan Online. The header features the Utusan ONLINE logo and a navigation bar with links to BERITA, VIDEO, RENCANA, HIBURAN, BISNES, KOTA, PENDIDIKAN, S & T, GAYA HIDUP, and SUKAN. Below the header is a banner for XM featuring Usain Bolt and a headline: "Tuntut \$30 UTK BERDAGANG". The main article title is "Harga rumah 4.4 kali ganda lebih mahal". The author's name is NUR NAZLINA NADZARI, and the date is 25 Ogos 2015 1:14 AM. The article includes social media sharing icons and a photo of a man in a suit and glasses.

NUR NAZLINA NADZARI

25 Ogos 2015 1:14 AM

f t w a e + 2.9K

Tuntut  
\$30 UTK BERDAGANG

Dagangan CFD melibatkan risiko kerugian yg tinggi

USAIN BOLT OFFICIAL SPONSOR

BACA LAGI

BERITA > NASIONAL TERKINI UTAMA POLITIK PARLIMEN WILAYAH LUAR NEGARA JENAYAH MAHKAMAH KOMUNITI NAHAS & BENG

Harga rumah 4.4 kali ganda lebih mahal

Photo: primport (Utusan), License: Utusa

< >

Median harga kediaman di negara ini ialah RM242,000 berbanding pendapatan bulanan RM4,585 dan tahunan RM55,020

<https://www.youtube.com/watch?v=t1CWiDeMsfw>

# LATAR BELAKANG

## Rintihan Masyarakat

UTUSAN MALAYSIA \ 28-08-2012 | jom2lelong.blogspot.com

Pemaju bina rumah mahal, orang kaya beli rumah murah untuk pelaburan

### Mengusir Bumiputera ke kampung?

**BAGI** orang biasa, mereka hanya mahukan sebuah rumah untuk membangunkan keluarga mereka. Sementara itu, mereka permasih hantaran yang menjadikan ramai individu kaya-raya.

"Orang kaya beli hantaran adalah satu dunia yang memang jauh daripada kemampuan diri, apakah dia mampu membina rumah yang hanya mampu membina rumah kos rendah sahaja."

Dalam rancangan ini saya dan rakan-rakan yang sama tazat melihat durian permasih hantaran sendiri dan kerana itu pula pergi galak mengatakan rumah mewah semestinya orang kaya membina rumah kos rendah dan seherana sahaja," katanya.

Berita yang menyentuh Persatu Perjuangan (DAP) dan Parti Rakyat (PR) serta bumiputera yang tidak dapat dijual juga umpanya mengingat ketakjadian.

Kami tidak kaya tetapi kami juga tidak bodoh. Bagaimana mahu dijual rumah mewah yang hargaannya tidak kurang daripada RM400,000 dan mencecah RM100,000 juta sebuah?"

Ahli ahli mewah ini ingin memperbaiki orang Melayu dengan membeli hantaran dan membina rumah kos rendah bagi membolehkan dimiliki kami walaupun dalam liga keturunan.

Malah mereka ini semata taktik untuk menghalau bumiputera kembali ke kampung dan pecelalan dan mengingatkan mereka terkenan sahaja di kawasan bandar.

Sampai kejadian mahu mem-



PEMAJU yang terlalu mengutamakan projek rumah mewah dilihat menyebabkan golongan berpendapatan sederhana sulit untuk membeli rumah sendiri. - GAMBAR HASAN

Kami tidak kaya tetapi kami juga tidak bodoh. Bagaimana mahu dijual jika asyik membina rumah mewah yang hargaannya tidak kurang daripada RM400,000 dan mencecah RM100,000 juta sebuah?"

berikan berlaku tanpa mengakui bahawa ditindak projek pemaju mewah di kawasan bandar Melayu? Seperti mana dapat dibuktikan ketika-ketika mewah di jalur raya mewah yang dibangun oleh pemaju mewah menyebabkan harga rumah melonjak dengan mendekati dalam tempoh masa 15 tahun ke atas."

Ramai yang menjadui setujuan segera melalui aktiviti ini walaupun

ia juga membawa hasil yang besar bagi

di samping itu, kediamaan seder-

hana dan kos rendah rata-singgah golongan berduit yang masih berkecukupan dalam permasih hantaran. Walapun ekonomi sebagai pelaburan, tindakan mereka yang menghalau bumiputera kembali mewah yang tidak kaya dan tidak berkecukupan.

Akhirnya, kami yang mencari ruang untuk diambil menjadi pemil-

uuk dan mengambil rumah mewah yang tidak kaya dan tidak berkecukupan.

Berolahraga kepada anak-anak muda yang masih menyewa untuk membeli rumah mewah yang hanya mewah lebih kaya.

BUMBUUNG MERAH  
Pinggiran B. Caves, Selangor

Adakah mereka ini ingin memperbaiki orang Melayu dengan membeli hantaran dan membina rumah yang sememangnya tidak mampu dimiliki kami walaupun tiga keturunan?

portuhanku tindakan mereka sebagai satu proses perniagaan basa-mashup, menyulihkan keriman kos jarang berlaku.

Perlu dicatat bahawa jaya tidak reda dengan cara "penyambutan tarbus" ini dan tidak menghalau satu senarai caj yang dilakukan hanya untuk membeli rumah.

Saya harap kerajaan kembangkan lagi Sistem Perniagaan Rumah Mewah (SPRM) membeli hantaran dan pembinaan rumah mewah untuk didiami selaku. Hebat sekali kerajaan mengambil mewah yang tidak kaya dan masyuk serta halang aktiviti jual-beli rumah mewah di kawasan bandar.

Berolahraga kepada anak-anak

muda yang masih menyewa untuk membeli rumah mewah yang hanya mewah lebih kaya.

Ramai yang menjadui setujuan segera melalui aktiviti ini walaupun

warga REHDA sendiri akan mem-

**HARGA RUMAH MELAMPAU**

8 JUPTAN PERURU

sebut malang beli rumah pada 2020

Ada pemaju kau untung besar sehingga lebih 50 peratus

Pembeli berpendapatan rendah, sederhana terus tersepit

**Bayar hutang sampai mati**

Anda mesti mempunyai pendapatan RM12,000 sebulan jika ingin membeli sebuah rumah teres pada tahun 2020.



AHMAD FIESAL OTHMAN

fais@fbii.com.my

**Harapan pembeli rumah kali pertama**

*Syar pemaju bina kediamaan mampu milik, wujud skim tanggungan*



raya utama seperti Kuala Lumpur, Johor dan Pulau Pinang.

Enam langkah ituialah memudahkan pemilik rumah, peniagaan semula polisi kuota Bumiputera, mengurangkan kos perniagaan untuk pengusaha industri, meningkatkan bekalan rumah mampu milik, menggalakkan penggunaan Sistem Binaan Berindustri (IBS) dan pergecuaian Cukai Barang dan Perkhidmatan (GST) bagi rumah mampu milik atau har-

## Harga rumah dijangka naik 20%

4/m 3/08 mis.26

Oleh ABDUL MUIN SAPIDIN

**KUALA LUMPUR** 29 Ogos — Harga rumah terutamanya di bandar-bandar utama di seluruh negara dijangka meningkat sebanyak 20 peratus selewat-lewatnya awal tahun depan berikutkan kenaikan mendak harga minyak.

Ahli Jawatankuasa Persatuan Pemaju Harta dan Perumahan Malaysia (Rehda), Datuk Mohd. Khalid Harun berkata, jangkaan itu berdasarkan perubahan makro kos bahan binaan ekoran kenaikan berterusan bahan api di pasaran global.

Beliau berkata, peningkatan kos terutama bahan asas binaan seperti besi, sitem, tar dan keperluan pengangkutan ekoran kenaikan bahan api semakin dirasai oleh kontraktor dan pemaju perumahan.

"Jadi, corak penentuan harga jualan rumah pada masa ini sangat dipengaruhi oleh kenaikan harga minyak dalam pasaran semasa, saya tidak fikir kenaikan itu dapat dielakkan.

tetapi pertumbuhan sektor itu di kawasan-kawasan bandar tetap akan berlaku.

Beliau bagaimanapun berkata, harga rumah siap yang belum terjual pada masa ini tidak jauh berbeza memandangkan pemaju cuba memastikan rumah itu dijual secepat mungkin.

Ditanya mengenai kemungkinan harga rumah akan naik memandangkan masih banyak rumah yang tidak laku sehingga memaksakan pemaju menaikkan harga, beliau berkata:

"Sekiranya ada yang mengatakan ada rumah yang tidak laku, kita kenapa tengok pulak di mana kedudukan rumah itu, sudah siap atau belum."

"Kalau ada pun rumah yang ada sekarang belum terjual, pemaju tidak akan mengambil sebarang risiko untuk meningkatkan harga rumah yang ada sekarang. Kalau dia naik juga, risiko rumah itu tidak terjual semakin meningkat," kata-

# LATAR BELAKANG

## Pembangunan Pemaju

### Unsold units continue to dampen property market in Malaysia

BY A. RUBAN, OPALYN MOK AND JULIA CHAN



TOOLS INCREASE TEXT DECREASE TEXT RESET TEXT PRINT ARTICLE

#### SBW24 LAND & PROPERTY

STAR24WEEK, SATURDAY 11 APRIL 2015

#### VIEWPOINTS



### Dilemma in low-cost housing

Q1 10 acres, the developer is usually required to set aside a portion of the land for low-cost housing.

However, as land values are under the purview of the state governments, the quota for low-cost housing price floor below RM50,000 differs from state to state. It is about 24% in Johor, 20% in Selangor, 10% in Penang, and ranges from 20% to 30% in other states.

Several parties are also calling on the Government to take up the role of guiding low-cost housing.

They point to the fact that in many countries, public or low-cost housing is undertaken by the governments via national housing boards.

Once "free" of the responsibility, developers can focus on building more market-driven products.

Going by the scale of the plunge in

sales and the poor results announced by developers for the past two quarters, it is appropriate for the Government to seriously consider the Malaysian Developers' Council's request for the no-cost housing.

The council is a tripartite alliance of the Real Estate and Housing Developers' Association Malaysia (Rehdam), the Selangor Housing and Real Estate Developers' Association and the Sarawak Housing and Real Estate Developers' Association.

The appeal for a two-year nationwide exemption on the low-cost

housing policy shows that developers across the length and breadth of the country are facing the wrath of the unprecedented global financial crisis and are fighting for their survival.

To upgrade the quality and overall environment of these affordable housing schemes, the Government should consider the industry's desire to raise the prices to between RM60,000 and RM70,000.

Irrespective of whether a project is low, medium or high end, dev-

elopers through various housing programmes nationwide is certainly an encouraging sign that the Federal Government is heeding the industry's SOS call.

Hopefully, the state governments will also throw in their support to review the low-cost requirement for developers during these challenging times.

The prices of low-cost housing units are also a point of contention among developers, who say that the current ceiling of RM62,000-a-unit cannot cover the costs, which have increased over the years.

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State	Kuala Lumpur	State by state (est) population in 2012	GDP '12 @ const prices 2012 RM billion	Yearly RM	Monthly RM	35% of monthly income = loan repayment	Affordable house value (30 years loan) @ BLR-2.3	Per capita RM	Per household RM
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### Steel prices likely to rise further

Masteel MD expects prices to increase by 15%-20%

By HANIF ADNAN  
[www.thestar.com.my](http://www.thestar.com.my)

PETALING JAYA: Steel prices are expected to rise another 10% to 20% after the Chinese New Year as governments in East Asia restart spending on infrastructure-related projects and reshuffling activity at state-owned steel companies such as China Steel Works (Qilu) Bhd (Masteel managing director Dainik Seti Tal Heung).

The current steel bar price in the Chinese mainland market is RM1,088 per tonne while the international market price is about US\$500.

He said the steel market was heading for recovery with an average capacity utilisation of about 70% to 75% after the implementation in steel demand from China.

The higher cost of raw materials has been passed on to consumers as the extreme cold winter, could also result in monthly price rising in the coming months.

"Many importers are experiencing increased backlog activities as consumers (steel buyers) prefer to buy from us," said Tal Heung.

The company recently secured a two-year contract with a major client in Australia. It has been exporting to Australia since 2009.

According to Tal, Masteel was looking forward to boosting the sales volume of its products in the coming year to conform to the Australian and New Zealand markets.

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Tal Heung said Masteel was targeting to increase its sales volume to 1.5 million tonnes of steel bars and 280,000 tonnes of steel bars by the year-end. Currently, it produces about 250,000 tonnes of steel bars.

He also expects locally-made steel bars to grow to 550,000 tonnes and steel rods to 1.2 million tonnes by the end of next year.

He said adding that the demand for steel bars and rods in the local market is growing rapidly due to the high demand coming from the oil and gas industry.

Malaysia, Indonesia, the Philippines, Singapore and Thailand are the main markets for Masteel with about RM10bil on infrastructure projects, linked by their economic interlinkages.

He also expects locally-made steel bars to grow to 550,000 tonnes and steel rods to 1.2 million tonnes by the end of next year.

Pakistan and Bangladesh will also be Masteel's export markets for local steel bars, should these economies conform to the market price.

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Higher cost has led to higher prices increasing demand for local steel bars.

Surge in scrap metal prices attributed to shortages caused by demand and winter.

Source: Steel Business Briefing

Reporting about one million tonnes of steel products.

Malaysia's exports of steel products increased by 25% last year despite a 25% tax on exports of billets which were imposed in 2012. The total annual tonnage of billets in the South East Asia (SEA) market, previously about 100 million tonnes, is about 30% of the total SEA billets requirements.

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# SINERGI

OBJEKTIF		TUMPUAN DASAR	
Dasar Perumahan Negara	Negeri Sembilan	Dasar Perumahan Negara (Teras Dasar)	Negeri Sembilan (Fokus Dasar)
<ul style="list-style-type: none"> <li>➤ Meningkatkan <b>Keupayaan</b> dan Aksesibiliti Rakyat Bagi Memiliki atau Menyewa Rumah</li> <li>➤ <b>Menetapkan Hala Tuju</b> Sektor Perumahan</li> <li>➤ Menyediakan <b>Perumahan Yang Mencukupi</b> dan Berkualiti Dengan Kemudahan Yang Lengkap dan Persekutuan Yang Kondusif</li> </ul>	<ul style="list-style-type: none"> <li>➤ <b>Meningkatkan kemampuan pemilikan</b> perumahan di kalangan masyarakat.</li> <li>➤ Memastikan <b>pembangunan perumahan yang seimbang</b>.</li> <li>➤ Mengutamakan <b>keharmonian dan perpaduan</b> dalam pembangunan perumahan.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Penyediaan perumahan yang mencukupi mengikut keperluan</li> <li>➤ Peningkatan Kualiti dan produktiviti pembinaan</li> <li>➤ Peningkatan keberkesanan pelaksanaan dan memastikan pematuhan</li> <li>➤ Peningkatan keupayaan rakyat bagi memiliki rumah</li> <li>➤ Pemampaman sektor perumahan</li> <li>➤ Peningkatan tahap kemudahan sosial, perkhidmatan asas dan persekitaran yang berdaya huni</li> </ul>	<ul style="list-style-type: none"> <li>➤ Struktur dan komposisi pembangunan perumahan</li> <li>➤ Mekanisma pengurusan harga perumahan</li> <li>➤ Komposisi pemilikan dan kuota perumahan</li> <li>➤ Keluasan dan saiz perumahan</li> </ul>

# SINERGI

KONSEP PERUMAHAN		KOMPOSISI PEMBANGUNAN PERUMAHAN	
Dasar Perumahan Negara	Negeri Sembilan	Dasar Perumahan Negara	Negeri Sembilan
<p>Perumahan Rakyat Mampu Milik :</p> <ul style="list-style-type: none"> <li>➤ Rumah Kos Rendah</li> <li>➤ Rumah Kos Sederhana Rendah</li> <li>➤ Rumah Kos Sederhana</li> </ul>	<p><u>Perumahan Mampu Milik :</u></p> <ul style="list-style-type: none"> <li>➤ Perumahan Standart (Penjenamaan/<i>Upgrading</i>)</li> <li>➤ Perumahan Standart Premier (Harga Sederhana Rendah)</li> <li>➤ Perumahan Deluxe (Harga Sederhana)</li> <li>➤ Perumahan Superior/ Premier Mewah (Harga Tinggi)</li> </ul>	<p>Fleksibiliti kepada Kerajaan Negeri dalam menentukan peratus pembangunan rumah kos rendah</p>	<p>Setiap pembangunan perumahan mempunyai komponen perumahan mampu milik</p>
HARGA PERUMAHAN			
Dasar Perumahan Negara	Negeri Sembilan	Dasar Perumahan Negara	Negeri Sembilan
<p>Perumahan Rakyat Mampu Milik iaitu terdiri daripada rumah kos rendah, sederhana rendah dan kos sederhana berharga RM300,000.00 ke bawah</p>	<p>Pengenalan mekanisma harga bagi setiap kategori perumahan mampu milik</p>		
KUOTA BUMIPUTERA			
DPN	Negeri Sembilan		
<p>Pembangunan perumahan perlu diperuntukkan kepada Bumiputera bergantung kepada Pihak Berkuasa Negeri masing-masing</p>	<p>Penambahbaikan kepada pemilikan dan kuota bumiputera bagi mewujudkan komposisi kaum yang seimbang selain mewujudkan integrasi kaum dalam suatu kawasan perumahan</p>		

# **PERUBAHAN DAN PENAMBAHBAIKAN**

1. Tiada perumahan kos rendah
2. Pengenalan perumahan mampu milik
3. Kuota bumiputera dikaji semula



# Matlamat Dasar

1. Meningkatkan kemampuan pemilikan perumahan di kalangan masyarakat
2. Memastikan pembangunan perumahan yang seimbang
3. Mengutamakan keharmonian dan perpaduan dalam sesuatu pembangunan perumahan



# Fokus Dasar

1. Struktur dan komposisi pembangunan perumahan
2. Mekanisma pengurusan harga perumahan
3. Komposisi pemilikan dan kuota perumahan
4. Keluasan dan Saiz Perumahan





# **DASAR PERUMAHAN NEGERI SEMBILAN (5.6.2015)**

**(Pembangunan Bertanah)**

## 10 ekar dan ke atas (50% RMM & 50% Bumiputera)

Jenis Perumahan	Harga Perumahan	Peratus Pembangunan	Keluasan dan Saiz Perumahan
Type A	Sehingga RM80,000	Minimum 15%	20' x 60' Luas Binaan : 900 kps
Type B	Sehingga RM250,000	Minimum 15%	20' x 65'
Type C	Sehingga RM400,000	Minimum 20%	22' x 70'
Bebas	Harga Bebas	50%	Bebas

## 10 ekar ke bawah

1. 30% Rumah Mampu Milik Berharga Maksimum RM250,000
2. 30% Kuota Bumiputera

# **DASAR PERUMAHAN NEGERI SEMBILAN**

**(Pembangunan Berbilang Tingkat – Strata Bertingkat)**



Jenis Pembangunan	Cadangan Dasar	Catatan
Berbilang Tingkat (Strata Bertingkat)	<p><b><u>Pembangunan Strata Bertingkat 5 ekar dan ke atas menggunakan pakai DPNS</u></b></p> <p><b><u>5 ekar dan ke atas :</u></b></p> <p>50% rumah mampu milik:</p> <ul style="list-style-type: none"> <li>➤ 15% Type A : sehingga RM80,000 (800kps – <i>Main Floor Area</i>)</li> <li>➤ 15% Type B : sehingga RM250,000 (1,000 kps – <i>Main Floor Area</i>)</li> <li>➤ 20% Type C : sehingga RM400,000 (1,200 kps – <i>Main Floor Area</i>)</li> </ul> <p>50% kuota bumiputera :</p> <ul style="list-style-type: none"> <li>➤ 30% lot kuota bumiputera</li> <li>➤ 20% lot bumiputera terbuka</li> </ul> <p><b><u>5 ekar dan ke bawah :</u></b></p> <ul style="list-style-type: none"> <li>➤ 30% rumah mampu milik berharga tidak melebihi RM250,000</li> <li>➤ 30% kuota bumiputera</li> </ul>	Minimum 3 bilik tidur dan 2 tandas

# DASAR PERUMAHAN NEGERI SEMBILAN

Pembangunan Bercampur  
(*Landed* dan *Strata* Bertingkat  
Dalam Kawasan Projek Yang Sama)



Jenis Pembangunan	Cadangan Dasar	Catatan
<p>Pembangunan Bercampur <i>(Landed dan Strata</i> Bertingkat dalam kawasan projek perumahan yang sama)</p>	<p><b><u>Pembangunan Bercampur 10 ekar dan ke atas menggunakan DPNS :</u></b></p> <p><b><u>10 ekar dan ke atas :</u></b></p> <p>50% rumah mampu milik :</p> <ol style="list-style-type: none"> <li>1. 15% Type A : &lt;RM80,000 <ul style="list-style-type: none"> <li>- <i>Landed</i> sahaja : 20'x60' (900kps)</li> </ul> </li> <li>2. 15% Type B : &lt;RM250,000 <ul style="list-style-type: none"> <li>- <i>Landed</i> : 20'x65'</li> <li>- Strata : 1,000 kps – <i>Main Floor Area</i></li> </ul> </li> <li>3. 20% Type C : &lt;RM400,000 <ul style="list-style-type: none"> <li>- <i>Landed</i> : 22'x70'</li> <li>- Strata : 1,200 kps – <i>Main Floor Area</i></li> </ul> </li> </ol> <p>50% kuota bumiputera :</p> <ul style="list-style-type: none"> <li>➤ 30% lot kuota bumiputera</li> <li>➤ 20% lot bumiputera terbuka</li> </ul> <p><b><u>10 ekar ke bawah :</u></b></p> <ul style="list-style-type: none"> <li>➤ 30% rumah mampu milik berharga tidak melebihi RM250,000</li> <li>➤ 30% kuota bumiputera</li> </ul>	<p>Minimum 3 bilik tidur dan 2 tandas</p>

# **TERIMA KASIH**

