MINISTRY OF HOUSING
AND LOCAL GOVERNMENT

NATIONAL HOUSING POLICY 2026-2035

"HUMANISING HOUSING"

DRN
DASAR PERUMAHAN NEGARA 2026-2035

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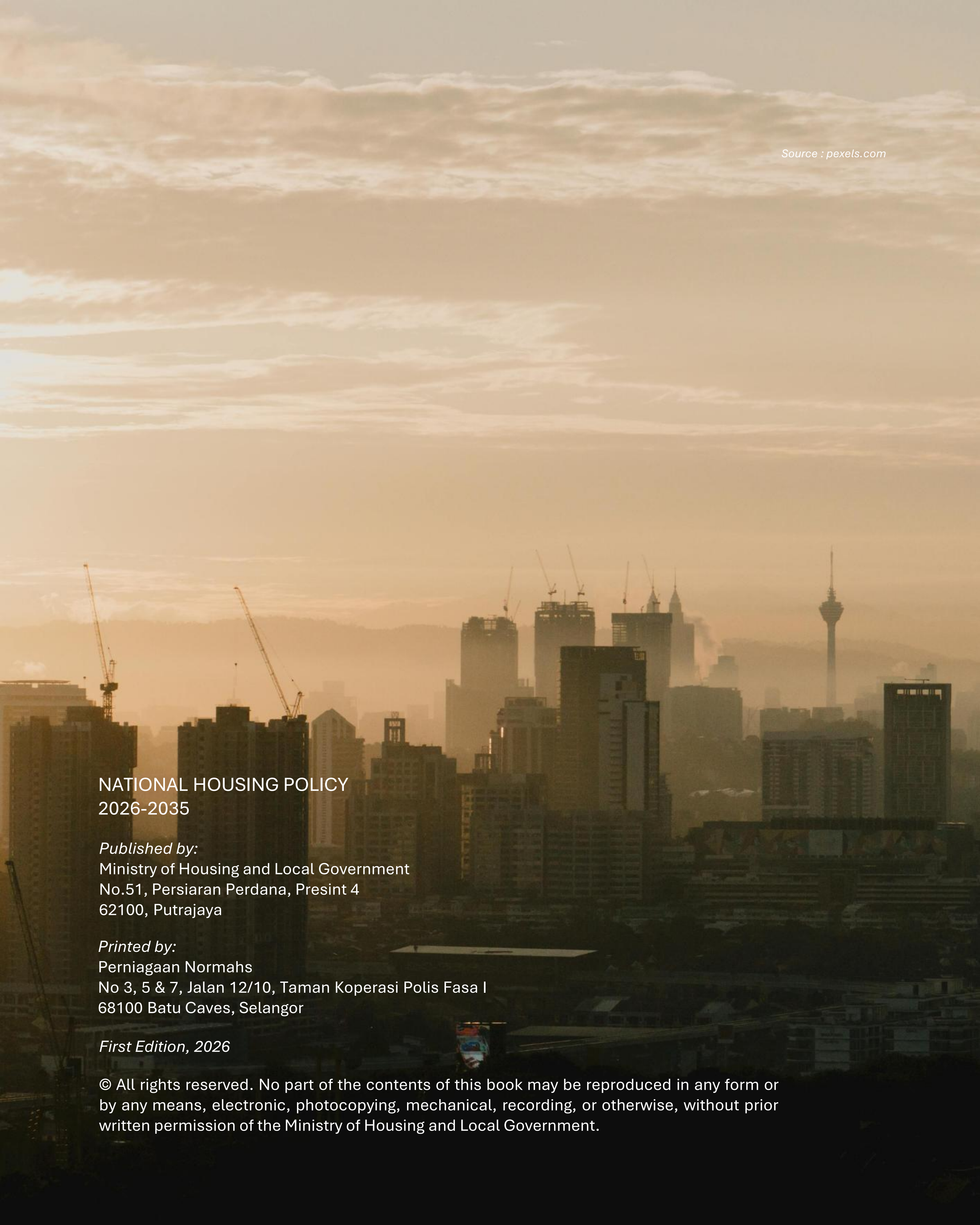

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NATIONAL HOUSING POLICY
2026-2035

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FOREWORD
PRIME MINISTER OF MALAYSIA

Housing is a fundamental human right that upholds the dignity, security, and well-being of every citizen. More than merely providing shelter, a home serves as the cornerstone of resilient families, harmonious communities, and an inclusive society. Guided by this conviction, the Government remains steadfast in fulfilling its responsibility to ensure that Malaysians across all socioeconomic backgrounds have access to quality, affordable, safe, and liveable housing.

The successful implementation of the previous National Housing Policy 2018–2025, particularly in steering the housing sector through unprecedented challenges including the post-pandemic recovery, has reinforced our national resolve. The policy demonstrated the Government's commitment to narrowing the homeownership gap and strengthening the governance of public housing through more effective and efficient institutional arrangements. However, the lessons of the past have shown that success can no longer be measured solely by the number of housing units delivered. Contemporary realities demand a paradigm shift, from merely providing shelter to creating sustainable, liveable communities that place people at the centre of development. This aspiration forms the foundation of the National Housing Policy (DRN) 2026–2035.

The DRN 2026–2035 therefore establishes a more holistic strategic framework anchored on the principle of **Humanising Housing**. It is designed to address the challenges posed by rising living costs, demographic shifts, and housing market imbalances. Through this policy, the Government seeks to ensure that housing development places equal emphasis on affordability, security of tenure, quality of housing, accessibility to essential facilities, integrated transport connectivity, safe neighbourhoods, and the overall well-being of communities.

Realising this vision requires unwavering commitment and close collaboration among the Federal Government, State Governments, Local Authorities, the private sector, financial institutions, professional bodies, civil society organisations, and local communities. Every stakeholder within the housing ecosystem must work collectively under a governance framework that is transparent, evidence-based, and responsive to the aspirations and needs of the people.

I am confident that the DRN 2026–2035 will serve as a catalyst for a more sustainable, equitable, and competitive housing ecosystem. Through our collective efforts, we will further advance the Malaysia MADANI agenda and build a prosperous, inclusive, and liveable nation for both present and future generations.

YAB DATO' SERI ANWAR BIN IBRAHIM
PRIME MINISTER OF MALAYSIA


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FOREWORD
MINISTER OF HOUSING AND LOCAL GOVERNMENT

The Ministry of Housing and Local Government (KPKT) remains firmly committed to leading the nation's housing agenda through policies and initiatives that are strategic, inclusive, and impactful. Ensuring the provision of sufficient, quality, and affordable housing is not merely a ministerial responsibility; it is a social commitment towards safeguarding the well-being of the people while promoting sustainable urban development.

The implementation of the National Housing Policy 2018–2025 has delivered significant achievements for Malaysia's housing sector. Among its notable successes was the rationalisation of key housing agencies, including PR1MA and SPNB, under a unified framework, enabling the Government to surpass the Twelfth Malaysia Plan (12MP) target by delivering **511,544 affordable housing units against the target of 500,000 units**. This commitment was further strengthened through the transformation of the Public Housing Programme (PPR) into the **People's Residency Programme (PRR)**, reflecting a bold shift towards a more dignified, people-centred, environmentally sustainable, and conducive housing ecosystem. Complementary market interventions, including homeownership incentives and the RAHMAH Cement Scheme, have also eased the financial burden of households within the B40 and M40 income groups.

Rumah itu tiang dan bumbungnya, tetapi kediaman itu jiwa dan manusianya.

The National Housing Policy (DRN) 2026–2035 now serves as Malaysia's strategic compass for addressing the challenges of the coming decade. Guided by the theme **Humanising Housing**, the policy identifies six strategic focus areas to address structural issues, including housing market mismatches, accessibility to housing finance, protection of homeowners' and tenants' rights, and urban renewal. Our aspiration extends beyond constructing buildings or meeting numerical targets; it is about creating neighbourhoods that are harmonious, resilient, competitive, and safe.

The successful implementation of this policy depends upon the collective commitment and strong partnership between KPKT and all stakeholders. It is my sincere hope that the DRN 2026–2035 will serve as the authoritative reference for shaping an inclusive, sustainable, and resilient housing landscape that enhances the well-being of all Malaysians.

YB TUAN NGA KOR MING
MINISTER OF HOUSING AND LOCAL GOVERNMENT


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PREFACE
SECRETARY GENERAL MINISTRY OF HOUSING AND LOCAL GOVERNMENT

The National Housing Policy (DRN) 2026–2035 is a key policy document that sets the strategic direction for Malaysia's housing sector over the next decade. It provides the overarching framework for planning, implementing, and coordinating housing development at the Federal, State, and Local Authority levels, in line with current needs and the nation's aspiration to provide quality, affordable, inclusive, and liveable housing for all.

The achievements and implementation experience of the National Housing Policy 2018–2025 have laid a strong foundation for numerous housing initiatives, including the expansion of affordable housing supply, improved access to housing finance, and strengthened governance across the housing sector. As Malaysia's socioeconomic, demographic, and development landscape continues to evolve, new challenges have emerged in relation to housing affordability, the quality of social housing, the rental market, housing finance, land use and transport integration, urban renewal, and institutional governance. Addressing these complex challenges requires a more progressive, integrated, and responsive policy approach that ensures the housing sector remains aligned with the needs of the people while supporting the nation's broader development agenda.

The DRN 2026–2035 was formulated through a comprehensive and consultative process involving ministries, government agencies, State Governments, Local Authorities, and a wide range of stakeholders. This collaborative approach ensures that the policy is practical, evidence-based, and capable of effective implementation. Going forward, governance arrangements, inter-agency coordination, data management systems, and performance monitoring mechanisms will continue to be strengthened. Ultimately, the success of the Policy will depend on the collective commitment of all stakeholders to implement its strategic actions in an integrated, consistent, and results-oriented manner.

I wish to express my sincere appreciation to all individuals and organisations who have contributed their expertise, ideas, and unwavering commitment to the preparation of the DRN 2026–2035. May this Policy serve as an effective guide in strengthening Malaysia's housing sector while supporting a more balanced, resilient, and people-centred national development agenda.

YBHG. DATUK WIRA DR. M NOOR AZMAN BIN TAIB
SECRETARY GENERAL
MINISTRY OF HOUSING AND LOCAL GOVERNMENT

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AADK	:	National Anti-Drugs Agency
AGC	:	Attorney General's Chambers
BTS	:	Build-Then-Sell
BNM	:	Central Bank of Malaysia
BMAM	:	Building Management Association of Malaysia
B40	:	Bottom 40%
CIDB	:	Construction Industry Development Board Malaysia
CIS	:	Construction Industry Standard
CLQ	:	Centralised Labour Quarters
COB	:	Commissioner of Buildings
CREAM	:	Construction Research Institute of Malaysia
DOSM	:	Department of Statistics Malaysia
DPN2	:	Second National Urbanisation Policy
DRN	:	National Housing Policy
EPU	:	Economic Planning Unit
GLC	:	Government-Linked Company
I-KPKT	:	Housing and Local Government Training Institute
JAWHAR	:	Department of Awqaf, Zakat and Hajj
STB	:	Sell-Then-Build
JKM	:	Department of Social Welfare
JKR	:	Public Works Department
JKT	:	Local Government Department
JMB/MC	:	Joint Management Body / Management Corporation
JPA	:	Public Service Department
JPN	:	National Housing Department
JPPH	:	Valuation and Property Services Department
JWP	:	Department of Federal Territories
KE	:	Ministry of Economy
KESUMA	:	Ministry of Human Resources
KKR	:	Ministry of Works
KKTP Sabah	:	Ministry of Local Government and Housing Sabah
KGT	:	Land Use Class

KM	:	Planning Permission
KPKT	:	Ministry of Housing and Local Government
KPWKM	:	Ministry of Women, Family and Community Development
KRI	:	Khazanah Research Institue
LHDN	:	Inland Revenue Board of Malaysia
LPEPH	:	Board of Valuers, Appraisers, Estate Agents and Property Managers
MAIN	:	State Islamic Religious Council
MIPFM	:	Malaysian Institute of Property and Facility Managers
MOF	:	Ministry of Finance
MOH	:	Ministry of Health
MOT	:	Ministry of Transport
MPHLG Sarawak	:	Ministry of Public Health, Housing and Local Government Sarawak
M40	:	Middle 40%
NADMA	:	National Disaster Management Agency
NAPIC	:	National Property Information Centre
NGO	:	Non-Governmental Organisation
PBT	:	Local Authorities
PTG	:	Lands and Mines Office
PEHAM	:	Muslim Real Estate Consultants Association of Malaysia
PLANMalaysia	:	Federal Department of Town and Country Planning Peninsular Malaysia
PPR	:	*Program Perumahan Rakyat*
PR1MA	:	PR1MA Corporation Malaysia
PWD	:	Persons with Disabilities
REHDA	:	Real Estate and Housing Developers' Association
RTO	:	Rent-to-Own
RT1M	:	*Program Rumah Transit 1Malaysia*
SPNB	:	National Housing Company Berhad
SKM	:	Malaysia Co-operative Societies Commission
TEDUH	:	Transforming and Empowering Data Usage in Housing
TPPS	:	Tribunal for Housing and Strata Management
UBBL	:	Uniform Building By-Laws

Source: pexels.com

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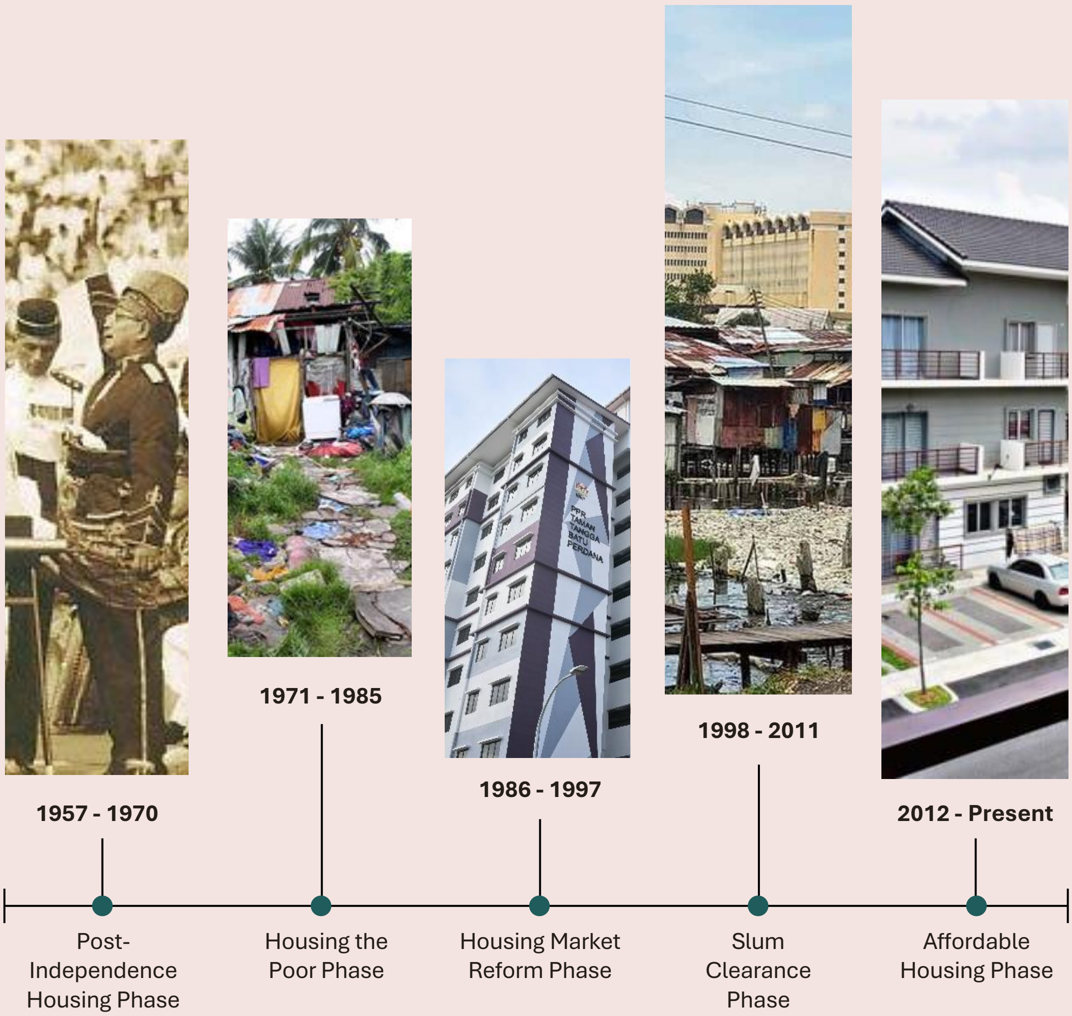
HOUSING POLICY DEVELOPMENT IN MALAYSIA

- **1957–1970:** Post-Independence Housing Phase
- **1970–1985:** Housing the Poor Phase
- **1986–1997:** Housing Market Reform Phase
- **1998–2011:** Slum Clearance Phase
- **2012–Present:** Affordable Housing Phase
- **Housing Stock** by State in Malaysia

HOUSING POLICY DEVELOPMENT IN MALAYSIA

The development of housing policy in Malaysia since independence can be divided into five phases, namely the Post-Independence Housing Phase (1957–1970), Housing the Poor Phase (1970–1985), Housing Market Reform Phase (1986–1997), Slum Clearance Phase (1998–2011) and Affordable Housing Phase (2012 to present). Each phase of housing development is usually closely related to the social, political and economic context of the country at that time. This makes the housing policies and programmes formulated in Malaysia unique and in line with the current needs of the country. In fact, the success and achievements of housing programmes in Malaysia since independence are often used as a reference by other developing countries.



1.1 Post-Independence Housing Phase (1957-1970)

After independence, the government's initial focus was on creating infrastructure and developing rural areas, especially agricultural areas which were the country's primary economic resources. Accordingly, large-scale housing programmes were not yet a priority for the government.

Program Perumahan Rakyat was continued by the Housing Trust Federation of Malaya, which was established by the British administration before the country achieved independence through White Paper No. 70 (1949). After independence, the Housing Trust continued its main function in providing low-cost housing, especially in urban areas. The establishment of this board is seen as the starting point of government intervention in providing housing for the people.

However, financial constraints, staff shortages and limited technical skills after independence caused the provision of low-cost housing to be implemented in small numbers. For the period between 1956 to 1965, only 7,431 housing units were built, with an average of 826 units per year. This number was low compared to contemporary housing needs, especially in urban areas.

After the establishment of the Ministry of Local Government and Housing in 1964, the provision of low-cost housing showed a significant increase. Among the measures taken were directing the State Government to provide land at nominal prices to the Housing Board for the development of low-cost housing, as well as establishing a Committee of Standards to formulate minimum standards for the development of low-cost housing and at the same time reduce construction costs.

This increase could be seen when 14,175 low-cost housing units were completed between 1967 and 1969, with an average of 4,725 units per year, through the Housing Crash Programme introduced by the ministry in 1967 (MLGH, 1968).

The main thrust of the housing programme at that time was to provide low-cost housing in a short period of time through small-sized housing schemes. At the same time, industrialised construction methods were also introduced in the development of new housing schemes, such as *Flat Pekeliling* in Kuala Lumpur and Rifle Range in Penang in 1969.

1.2 Housing the Poor Phase (1971-1985)

After the New Economic Policy (NEP) was introduced in 1970, housing policies and strategies in Malaysia were more geared towards achieving the two main objectives of the NEP, namely eradicating poverty through increased income and employment opportunities regardless of race, and restructuring society to reduce racial identification based on economic function.

The government identified that the provision of housing not only played a role in addressing the housing shortage among the people, but also became an important instrument in efforts to eradicate poverty and restructure the population in urban areas. Since the 1970s, various housing programmes have been introduced to support the achievement of the NEP objectives, with the responsibility for providing housing, especially for the low-income group, being borne by the Federal and State Governments.

The government then introduced *Program Perumahan Awam Kos Rendah* (PAKR) in 1976. Through this programmes, the State Government was responsible for building houses with financial allocations from the Federal Government. Between 1976 and 1990, a total of 121,855 PAKR units were successfully built nationwide. In addition, state economic development agencies such as *Perbadanan Kemajuan Negeri Selangor* (PKNS) and *Perbadanan Kemajuan Ekonomi Negeri Perak* (PKENP) also played a role in realising the government's desire to provide housing for the people, especially the low- and middle-income groups in urban areas.

Planned new urban development, with the provision of housing for various income groups, was also implemented nationwide to encourage home ownership among Bumiputera. In 1981, the government introduced a policy that required the provision of at least 30 percent low-cost houses in every private housing development. In addition, the price of low-cost houses built by the private sector was set at no more than RM25,000.

This policy shows that the involvement of the private sector in the provision of housing, including for the low-income group, began to be given more clear emphasis. This approach successfully increased the stock of low-cost housing, thus reducing complete dependence on the government in providing housing for the people.

The increase in home ownership among low-income residents indirectly also contributed to the increase in property ownership equity, especially among Bumiputera, in line with the goals of the NEP.

1.3 Housing Market Reform Phase (1986 - 1997)

Since the mid-1980s, the government began to reassess its market intervention strategy, in line with the development of global economic policies at that time. Government intervention in the market, including the housing sector, was often associated with constraints on economic growth and the economic challenges that occurred in 1986 to 1987.

Housing policy during that period was also influenced by the recommendations of international agencies such as the World Bank and the International Monetary Fund (IMF), which promoted an open market approach and reduced government intervention in economic and business activities.

In line with these policies, government allocations for the provision of public housing had been decreasing since the early 1990s. Instead, the responsibility for providing housing, especially for the low- and middle-income groups, has increasingly been handed over to private developers.

The role of the private sector in providing housing has continued to grow. From 1971 to 2017, a total of 3.7 million housing units were built by private developers, including 1.2 million low-cost housing units that were developed entirely without government financial assistance.

The role of the private sector in the provision and development of housing is very important in supporting the government's desire to ensure that every level of society has the opportunity to own their own home.

1.4 Slum Clearance Phase (1998 - 2011)

The rapid economic development of the early 1990s changed dramatically when the economic crisis hit Asia, especially the East and Southeast Asian countries, in 1997. To address the economic crisis, the Federal Government established *Majlis Tindakan Ekonomi Negara* (MTEN) to submit proposals and strategies for the country's economic recovery.

Among the strategies proposed by MTEN were to intensify the provision of housing for the people and to increase the ceiling price of low-cost houses from RM25,000 to RM42,000 per unit. MTEN was of the view that the construction of houses for the low-income group was not only important to stimulate economic activity, especially the construction sector, but also played a role in addressing the problem of squatter settlements that was becoming increasingly acute in the 1990s.

In 1999, the number of squatter household members was recorded at 571,261 people. This situation required the government to take more drastic and comprehensive steps to address the issue of squatter settlements in urban areas. In this regard, MTEN proposed the construction of 52,496 public housing units nationwide through the MTEN *Program Perumahan Rakyat* (PPR) which began in 1998.

The success of the MTEN PPR prompted the Federal Government to continue the programme and abolish *Program Perumahan Awam Kos Rendah* (PAKR) which was implemented by the State Government since 1976. By 2002, the New PPR Policy was introduced to completely replace PAKR. Among the important elements in the implementation of PPR include the selection of eligible buyers through the Computerized Open Registration System (SPT), monthly rental rates as low as RM124 or a selling price of RM35,000, and priority for squatters to buy or rent PPR houses.

Between 1998 and 2016, a total of 102,630 PPR house units for sale and rent were completed by the KPKT in collaboration with the State Government. During the same period, PPR has resettled 35,566 squatter households nationwide, in addition to being supported by the provision of low-cost housing by private developers.

As a result, the number of squatter households decreased significantly from 571,261 people in 1999 to 52,503 people in June 2018, a reduction of 91 percent. The success of the PPR programme and the provision of low-cost housing by private developers is a milestone in the history of the country's housing because it not only supported economic recovery during the crisis, but also became an effective strategy in dealing with the problem of squatters. This approach indirectly helped prevent the emergence of new squatter settlements in urban areas and improved the overall quality of life for the people.

Table 1: House Price Structure and Target Groups, 2006

	Category	House/unit price	Target group/ monthly income
Before June 1998	Low Cost Low-Medium Cost Medium Cost High Cost	RM 25, 000 and below RM 25, 001 to RM 60,000 RM 60, 001 to RM 100,000 More than RM 100,000	RM750 and below RM751 – RM1,500 RM1,501 – RM2,500 More than RM2,500
From June 1998 to 29 August 2000	Low Cost Low-Medium Cost Medium Cost High Cost	RM 42, 000 and below RM 42, 001 to RM 60,000 RM 60, 001 to RM 150,000 More than RM 150,000	RM1,500 and below RM1,501 – RM2,500 RM2,501 – RM3,000 More than RM3,000
From 30 August 2000	Low Cost Low-Medium Cost Medium Cost High Cost	RM 42, 000 and below RM 48, 001 to RM 70,000 RM 70, 001 to RM 150,000 More than RM 150,000	RM1,500 and below RM1,501 – RM2,600 RM2,601 – RM3,000 More than RM3,000

Source: KPKT, 2006

1.5 Affordable Housing Phase (2012 to Present)

In an effort to ensure that the citizens of Malaysia can afford to own a home, various strategies and measures have been implemented by the government at the Federal and State levels. The provision of affordable housing is one of the government's main measures in addressing home ownership challenges and the rising cost of living.

This measure was also interpreted through the National Housing Policy (2013–2017), which aims to provide sufficient and quality housing, complete with facilities and a conducive environment; increase the citizen's access and ability to own or rent a home; and ensure the sustainability of the housing sector in the future.

The government understands that the increase in construction costs and various other factors that contribute to the increase in house prices need to be addressed effectively. The government's focus since the 1970s on the provision of low-cost housing has created a gap in the medium-cost housing market. This situation has made it increasingly difficult for the middle-income group or M40 to own a home, and some are forced to continue living in houses that should be reserved for the low-income group or B40. In addition, rising household incomes and changes in lifestyle have also caused demand for affordable housing to continue increasing.

To increase the supply of affordable housing, the Federal Government and State Governments have established various agencies and introduced specific programmes to enable citizens to own homes according to their needs and affordability levels. At the Federal level, initiatives implemented include the establishment of Perbadanan PR1MA Malaysia (PR1MA), Rumah Mesra Rakyat (RMR) by Syarikat Perumahan Negara Berhad (SPNB) under the Ministry of Housing and Local Government (KPKT), the implementation of the Residensi MADANI and Residensi Wilayah programmes under the Department of Federal Territories, as well as Perumahan Penjawat Awam Malaysia (PPAM) to meet the housing needs of civil servants.

At the state level, various affordable housing policies and programmes have also been introduced, including *Rumah Selangorku* in Selangor, *Rumah Mampu Milik Johor* in Johor and *PR1MA Pahang* in Pahang. In general, the focus of this affordable housing programme is on the M40 group, namely households earning between RM2,500 and RM7,500 per month. The house prices offered to this group are usually in the range of RM100,000 to RM300,000 per unit.

In September 2024, the government approved the rebranding of the People's Housing Programme (PPR) to the People's Residency Programme (PRR) under the Ministry of Housing and Local Government, with the aim of elevating public housing standards to international benchmarks such as those in Singapore and Japan. The rebranding of PRR represents a paradigm shift which is manifested through an increase in the minimum floor area of residential units for greater comfort, along with comprehensive community facilities and green zones.

To ensure safety and sustainability, PRR projects integrate modern technologies such as access control systems, fibre-optic internet, and solar energy, with construction focused on strategic urban locations close to public transport. This is intended to create high-quality social housing with commercial standards comparable to private residences.

The concept of Inclusive MADANI Housing was also introduced as a new approach to housing development, ensuring that citizens from various income groups can live together in the same community in a comfortable and harmonious environment, with access to basic facilities and economic opportunities. It emphasises that housing is not merely a physical asset, but an instrument for building a cohesive and prosperous society.

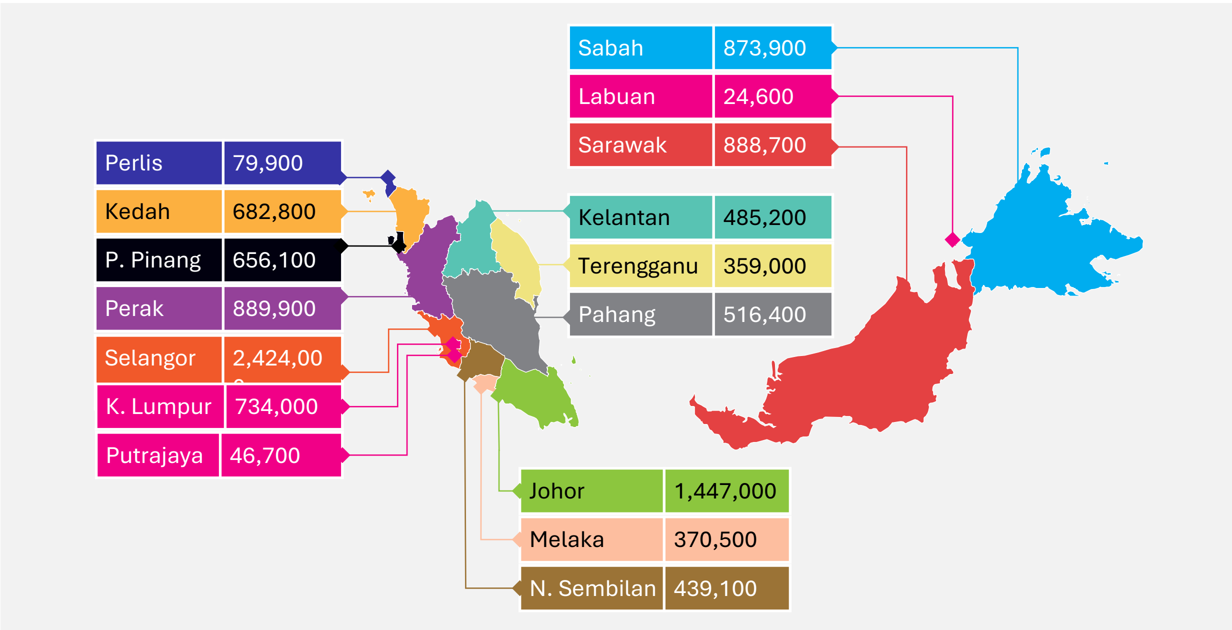
Meanwhile, Kota MADANI, introduced by the Government in June 2025, represents a future urban development model that places housing at the core of people’s well-being. Through the provision of quality housing integrated with education, health, green mobility, smart technology, and community spaces, Kota MADANI demonstrates that housing is not merely a place of shelter, but a platform for building an inclusive, resilient, and prosperous society in line with the aspirations of Malaysia MADANI.

Source: KPKT

1.6 Housing Stock by State in Malaysia

Housing stock is one of the important indicators in assessing the level of housing provision and physical development in an area. Changes in the amount of housing stock over time can reflect the increasing housing needs, especially in states that are experiencing rapid population growth and development. **Figure 1** shows the distribution of housing stock units by states in 2025. Selangor recorded the highest amount of housing stock, followed by Johor, Perak, Sarawak and Sabah. The amount of housing stock in these states was also much higher compared to other states in Malaysia. On the other hand, W.P. Labuan, W.P. Putrajaya and Perlis recorded the lowest amount of housing stock by state. In general, this figure shows the difference in the distribution of housing stock between states as well as the position of the main states in terms of the number of housing units in Malaysia.

Figure 1: Housing Stock by State in Malaysia, 2025



Source: Department of Statistics Malaysia, 2025


Source: pexels.com

2.0

KEY RESEARCH FINDINGS AND POLICY DIRECTIONS

- **01: THE PROVISION OF HOUSING**

  This research cluster identifies the gaps and challenges that arise in the processes by which households attain access to housing, across different tenure types and housing segments.

- **02: THE HOUSING ECOSYSTEM**

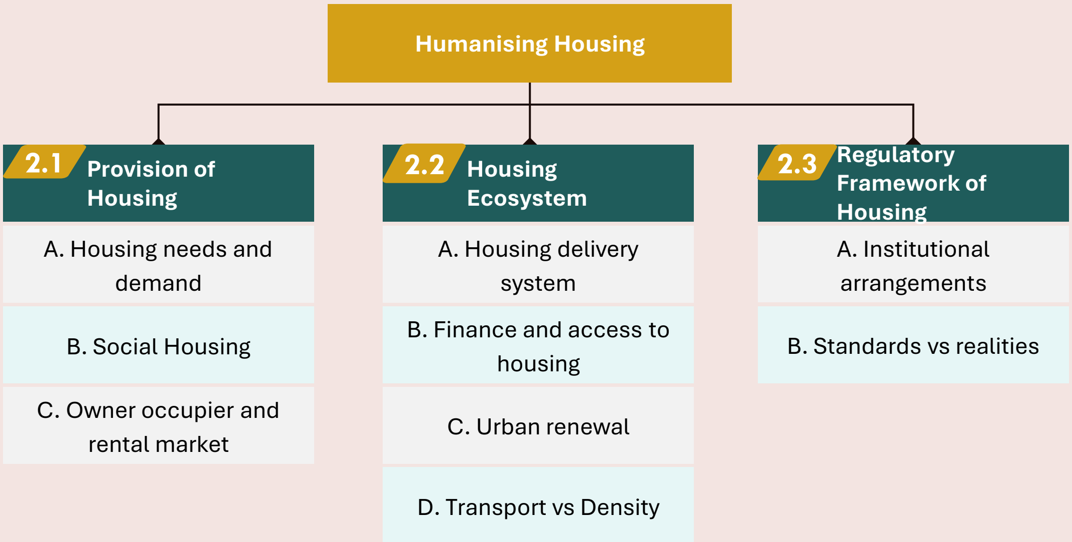
  This research cluster analyses the gaps and challenges that arise in the interaction between households and the existing housing ecosystem that determines the accessibility, sustainability, and liveability of housing in Malaysia.

- **03: THE REGULATORY FRAMEWORK OF HOUSING**

  This research cluster identifies the institutional constraints/barriers as well as opportunities within the current regulatory framework of housing to ensure the proposed housing interventions in DRN 2026-2035 are viable.

RESEARCH FINDINGS AND POLICY DIRECTION

Figure 2: The Conceptual Framework of Humanising Housing



2.1 The Provision of Housing

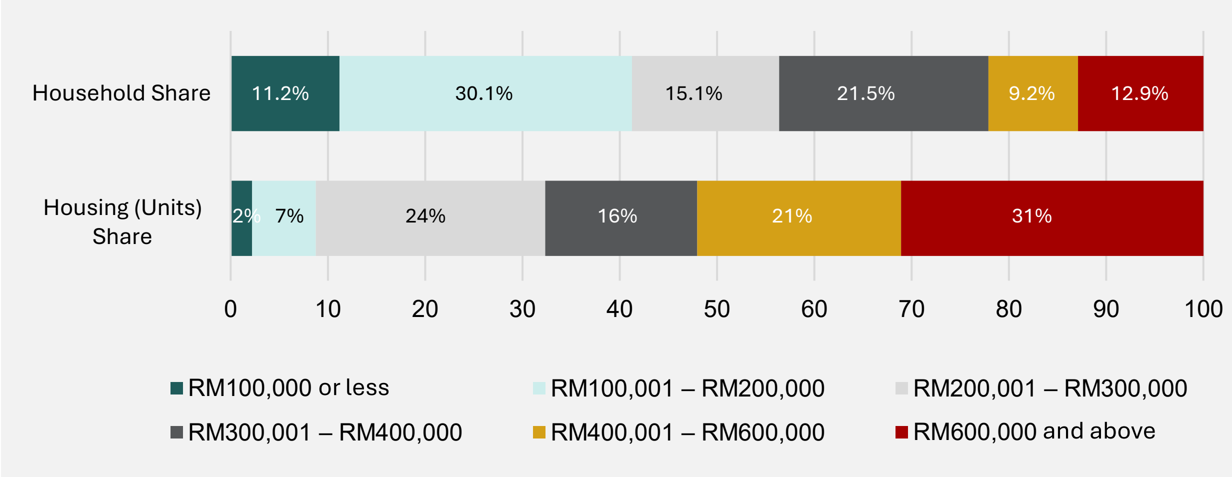
Access to housing in Malaysia is complex and uneven, shaped by the interaction between market forces and government intervention. Although various efforts have been implemented to ensure an adequate supply of housing, the persistent mismatch between supply and demand continues to limit households' ability to obtain housing that is suitable, adequate, and affordable.

This challenge is further complicated by inequalities in ownership and tenure rights, where homeowners receive stronger legal protection, while tenants are less protected. Overall, structural inefficiencies across different types of tenure remain a barrier to achieving equitable housing outcomes in Malaysia.

A. Housing Needs and Demand

Demographic changes in Malaysia have had a significant impact on housing demand. The growth of the ageing population, together with the decline in household size, has contributed to an overall increase in housing demand. This trend calls for future housing planning that is more responsive to the needs of ageing-in-place, as well as to changes in household structures that are becoming smaller and more diverse. Despite this, housing provision remains largely concentrated on high-income groups (refer to **Figure 3**), causing a large proportion of households to have limited access to suitable and affordable housing. A substantial share of new housing supply is offered at prices beyond the affordability of low- and middle-income groups, with significant imbalances across regions.

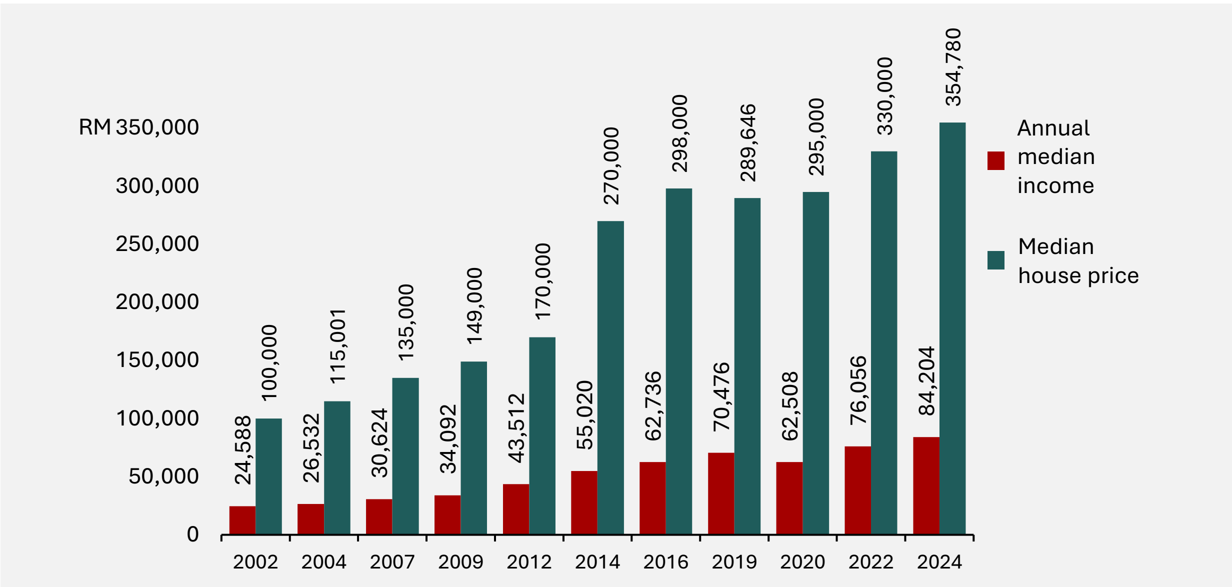
Figure 3: Housing Demand-supply Mismatch in Malaysia, 2024



Source: DOSM (2025) , NAPIC (2024) , KRI calculations

Although the level of housing affordability has shown slight improvement, housing in Malaysia remains categorised as "seriously unaffordable" at the national level. The current affordable housing price ceiling of RM300,000 also does not reflect the actual ability of households to own a home, particularly outside major urban areas. This situation indicates a mismatch between policy benchmarks and the realities of the current housing market (refer to **Table 2**).

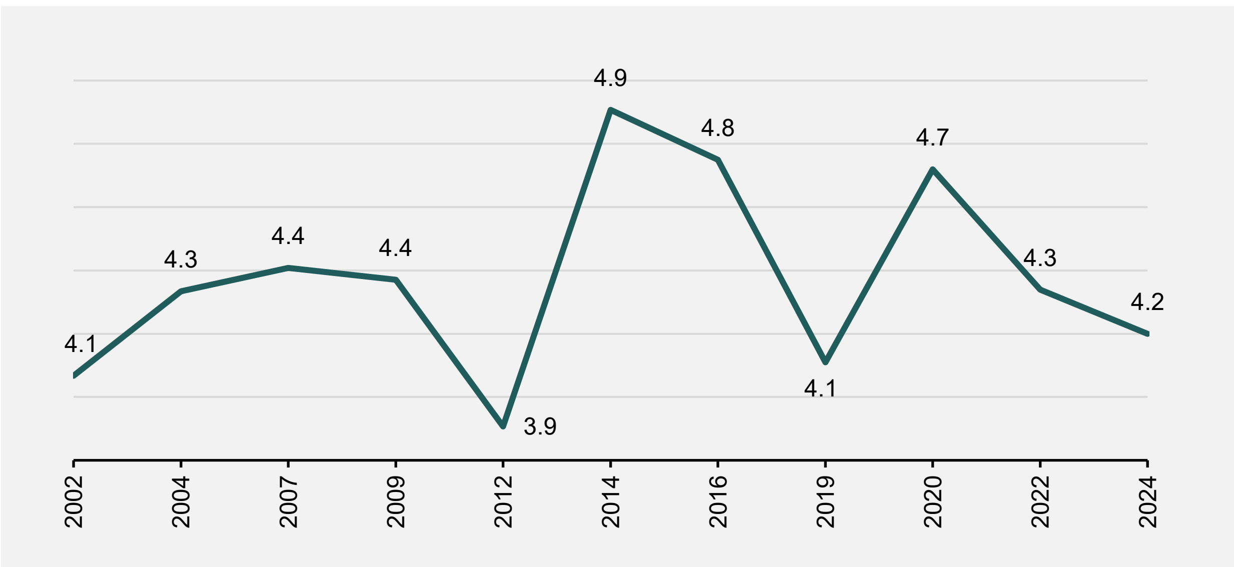
Figure 4: Household Income vs House Prices, 2002 - 2024



Source: CEIC (n.d), DOSM (various years.b) and KRI calculations

In 2024, the median multiple affordability for Malaysia's housing market recorded a score of 4.2. This categorises it as "seriously unaffordable" and indicates that housing remains beyond the reach of many Malaysians. Since the introduction of the first National Housing Policy in 2012, the country's median multiple has consistently remained within the "seriously unaffordable" category, with scores ranging between 4.1 and 5.0. This is mainly due to the continued growth of house prices at a rate higher than the growth of household income. Between 2012 and 2014, the median house price increased at a CAGR of 23.1%, from RM170,000 to RM270,000. During the same period, median household income grew at a significantly slower CAGR of 11.7%, which was less than half the rate of increase in house prices. Since then, the gap between the growth rates of household income and house prices has narrowed slightly. This is also reflected in the improvement in the median multiple affordability score, from 4.9 in 2014 to 4.2 in 2024. **Figure 5** below shows the median multiple affordability from 2002 to 2024.

Figure 5: National Median Multiple Housing Affordability, 2002 - 2024



Source: NAPIC (2023a), NAPIC (2023b), DOSM (multiple years.b) and KRI calculations

Table 2: Comparison of Housing Affordability Based on Annual Household Median Income and Median All-house Price Across States in Malaysia, 2024

Area	Monthly median income	Annual median income	Market Median-3 Price	Median All-House Price	Multiple Median Affordability	Median Multiple Affordabiltiy	Accounted living quarters by NAPIC, 2020
Sabah	4,890	58,680	176,040	365,000	6.2	5.1 & Over **Severely unaffordable**	29%
Sarawak	5,504	66,048	198,144	380,000	5.8		35%
Labuan	7,383	82,848	248,544	445,000	5.4		56%
Johor	7,712	92,544	277,632	450,000	4.9	4.1 to 5.0 **Seriously unaffordable**	69%
Perak	4,687	56,244	168,732	265,000	4.7		62%
N. Sembilan	5,226	62,712	188,136	295,000	4.7		73%
Kelantan	5,591	67,092	201,276	308,000	4.6		20%
Pahang	4,975	59,700	179,100	270,000	4.5		63%
Kedah	4,895	58,740	176,220	260,000	4.4		54%
MALAYSIA	**7,017**	**84,204**	**252,612**	**354,780**	**4.2**		**61%**
K. Lumpur	10,802	129,624	388,872	523,000	4	3.1 to 4.0 **Moderately unaffordable**	78%
P. Pinang	7,386	88,632	265,896	350,000	3.9		90%
Perlis	4,950	59,400	178,200	230,000	3.9		36%
Putrajaya	10,769	129,228	387,684	500,000	3.9		40%
Terengganu	6,627	79,524	238,572	300,000	3.8		33%
Selangor	10,726	128,712	386,136	452,000	3.5		76%
Melaka	6,891	82,692	248,076	270,000	3.3		63%

Note: NAPIC defines "residential property" as buildings intended for habitation, excluding shop houses, institutional quarters, and squatter units. Serviced apartments are treated separately due to their short-term rental use and commercial title.

Source: DOSM (2022b), DOSM (2025a), NAPIC (2026) and KRI calculations

Policy Direction: Housing Needs and Demand

Both housing undersupply and oversupply indicate significant inefficiencies in the housing market and must be addressed in a more systematic and coordinated manner. An important step towards this is the development of a comprehensive Housing Demand and Needs Assessment (HDNA) framework to ensure that housing supply is better aligned with actual demand across different locations and population groups.

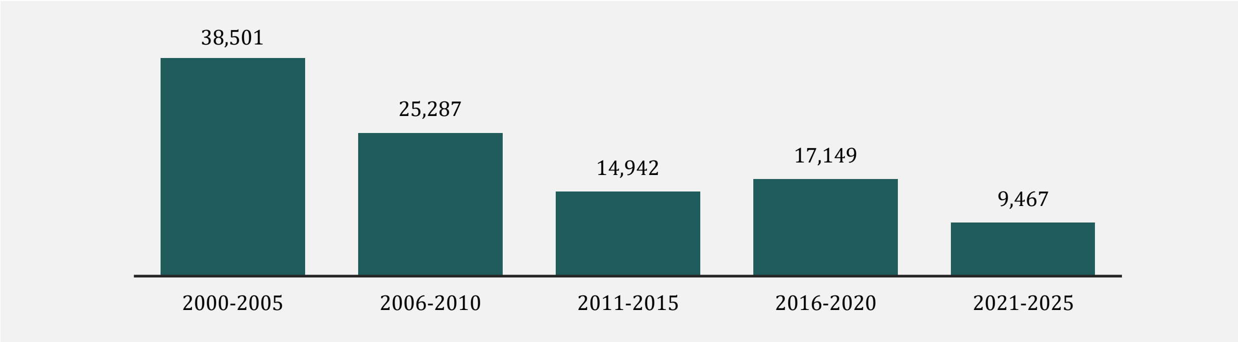
In addition, housing affordability should be assessed using more localised data that is sensitive to spatial context. This includes taking into account not only house prices and income, but also factors such as accessibility, daily commuting distance, and related costs, in order to provide a more accurate picture of actual housing affordability.

B. Social Housing

Social housing is increasingly recognised as an important instrument for social protection and poverty eradication. However, its effectiveness depends not only on the number of units provided (refer to **Figures 6 and 7**), but also on quality, liveability and long-term sustainability. Many social housing developments continue to face challenges such as unsuitable design, poor maintenance standards and inadequate building lifecycle planning.

This situation increases the risk of public rental housing, such as PPR, experiencing physical and social decline to the extent that it could potentially resemble urban squatter settlements. These issues not only affect residents' quality of life, but also accelerate building deterioration and increase the long-term cost burden on the government.

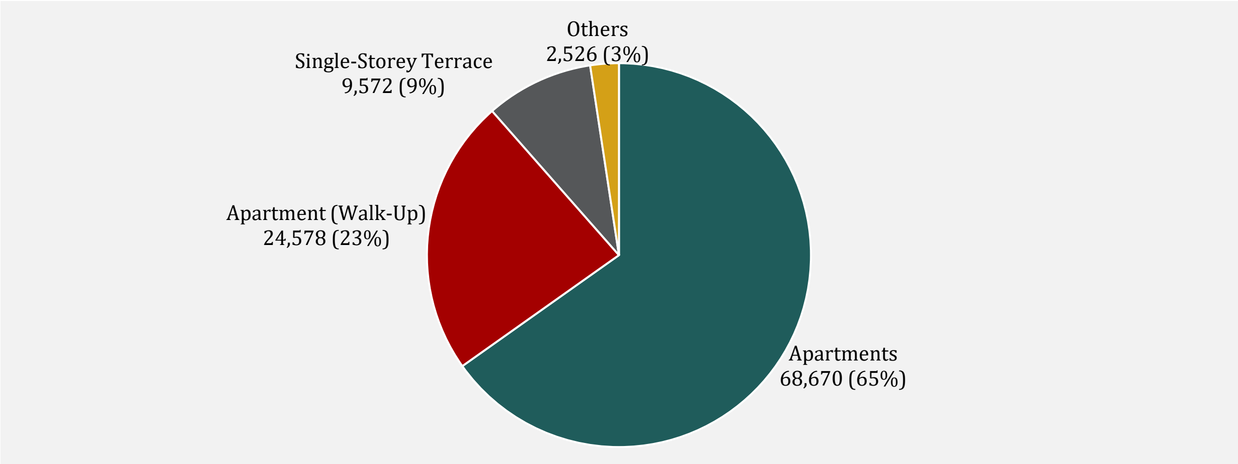
Figure 6: Total Social Housing Units in Malaysia, 2000 – 2025



Note: Social housing units shown here only include the PPR provision.

Source: JPN (2025)

Figure 7: Total Number of Social Housing Units in Malaysia by Type of Housing, 2025.



Note: Others consist of single-storey clusters (1,100), single-storey semi-detached homes (726), multi-storey apartments (400) and townhouses (300).

Source: JPN (2025)

The transfer of public rental social housing stock from rental to ownership further complicates the situation, as it may expose homeowners to financial vulnerability and make it difficult for them to maintain their respective units. This also reduces the overall stock of public rental housing and may create a cycle of governmental dependency, requiring continuous government intervention to address the resulting gaps.

This challenge is further exacerbated by the absence of a clear exit policy or “graduation” mechanism for social housing residents who already exceed the eligibility to stay in social housing and have the ability to transit to private housing rental or ownership. Without a transition mechanism, prolonged occupancy limits access for new tenants.

Policy Direction: Social Housing

Improving the governance and management of social housing requires a more coordinated and data-driven approach. This includes strengthening household targeting and monitoring through broader and more inclusive eligibility criteria, while ensuring that assistance reaches those who genuinely need it. At the same time, a clear exit policy and transition pathways should be introduced to help households move into the private market when appropriate, supported by targeted housing vouchers to facilitate this transition.

Improving the quality and sustainability of social housing is also crucial. This can be achieved through enhanced design and construction standards, the enforcement of better maintenance practices, and the use of lifecycle costing and regular audits. To support these efforts, an integrated rental database should be developed to enable more effective planning, monitoring and policy formulation.

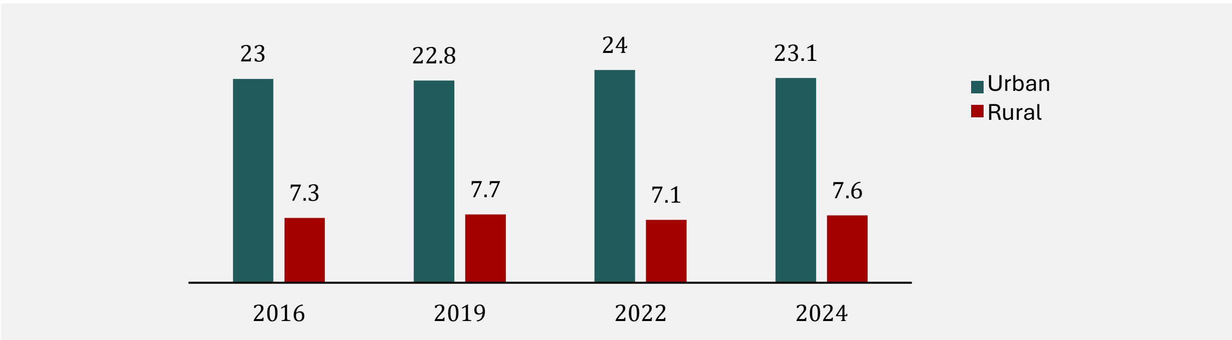
Source: KPKT

C. Owner Occupier and Rental Market

Rental housing is increasingly becoming an important component of Malaysia's housing landscape, particularly in urban and highly developed areas, and this trend is expected to continue rising (refer to **Figures 8 and 9**). As an area becomes more urbanised, more households are expected to rely on the rental sector. However, rental market dynamics vary significantly by location, highlighting the need for more detailed and localised analysis to understand and meet diverse housing needs.

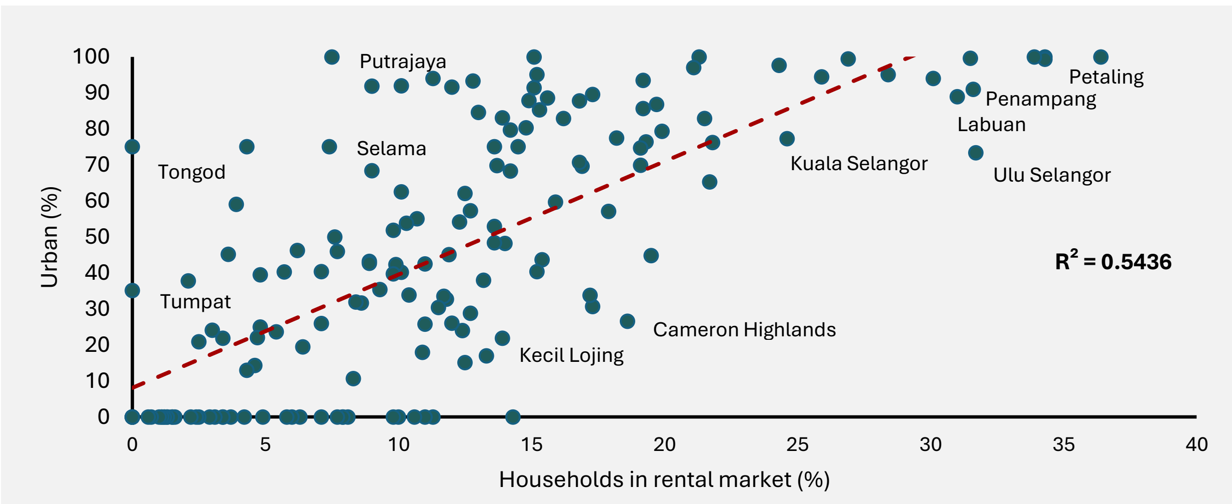
At the same time, the existing regulatory framework remains fragmented and inadequate, resulting in uneven tenant protection, the existence of discriminatory practices, and weak enforcement of habitability standards. These challenges are further exacerbated by the absence of a formal rental data system, which limits evidence-based policymaking and the ability to design more targeted support measures, leaving many tenants without adequate protection.

Figure 8: Percentage of Renter Households, by Strata, 2016-2024



Source: DOSM (multiple years)

Figure 9: Scatter Plot of Renting Percentage to Urbanisation Percentage in 2022



Source: DOSM (2023b) dan KRI calculations

Policy Direction: Owner Occupier and Rental Market

The development of a more tenant-friendly and comprehensive rental framework should begin with the introduction of a Residential Tenancy Act (RTA), which not only regulates contractual disputes but also addresses broader regulatory gaps in the sector. The Act should ensure strong protection against discrimination and enforce minimum standards for housing quality and habitability, thereby creating a fairer and safer environment for tenants.

To support effective governance, robust data and monitoring systems are essential. This includes formalising tenancy agreements and developing mechanisms to systematically collect rental data and monitor market dynamics. With better data, policymakers will be able to design timely and evidence-based interventions, particularly during crises or economic shocks.

At the same time, housing policy needs to be rebalanced so that it does not place excessive emphasis on home ownership alone. Diversifying housing strategies to support a well-functioning rental sector is important, including expanding institutional rental programmes and leveraging unsold housing stock for rental purposes. As a complementary measure, housing voucher programmes could be introduced to improve access to rental housing without necessarily increasing supply. To ensure the effectiveness of and public confidence in these programmes, they should be implemented within a strong and transparent regulatory framework.

Source: KPKT

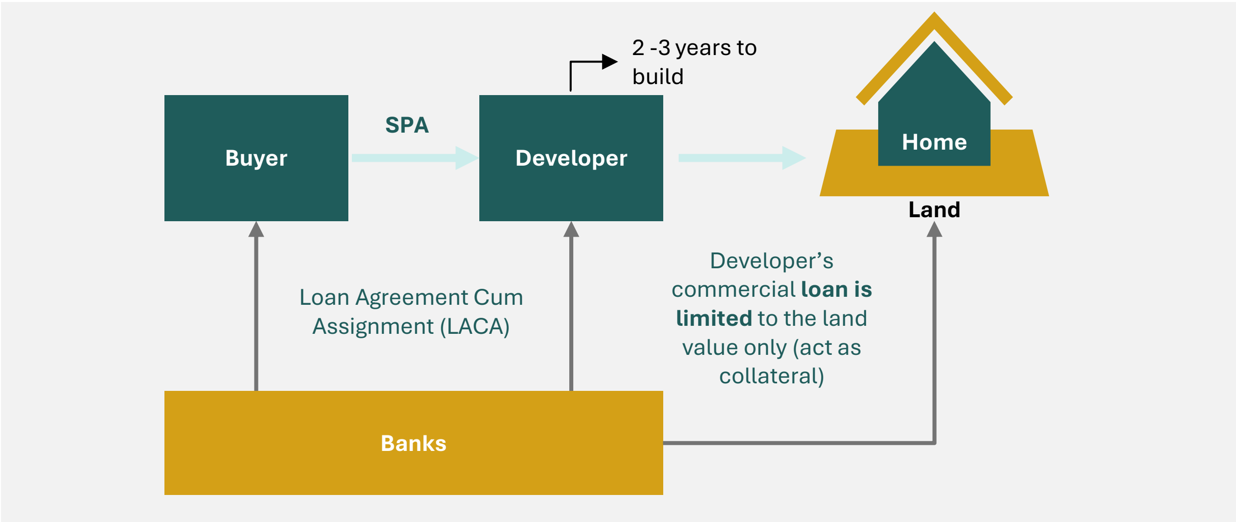
2.2 The Housing Ecosystem

Access to housing is influenced by a broader and interconnected ecosystem, encompassing construction, financing, planning and governance systems. Fragmentation across these sectors often creates systemic gaps that affect not only housing accessibility, but also housing sustainability and liveability. Addressing these challenges requires a shift towards a more people-centred housing ecosystem that better integrates these systems and aligns them with the diverse and evolving needs of households.

A. Housing Delivery System

Malaysia's Sell-Then-Build (STB) housing delivery system places a substantial share of development risk on homebuyers (refer to **Figure 10**), thereby exposing them to uncertainty throughout the construction process. Homebuyers often bear the consequences of abandoned, delayed or problematic projects, without adequate protection or effective avenues for redress.

Figure 10: The Housing Delivery System in Malaysia and its Supporting Financing Structure

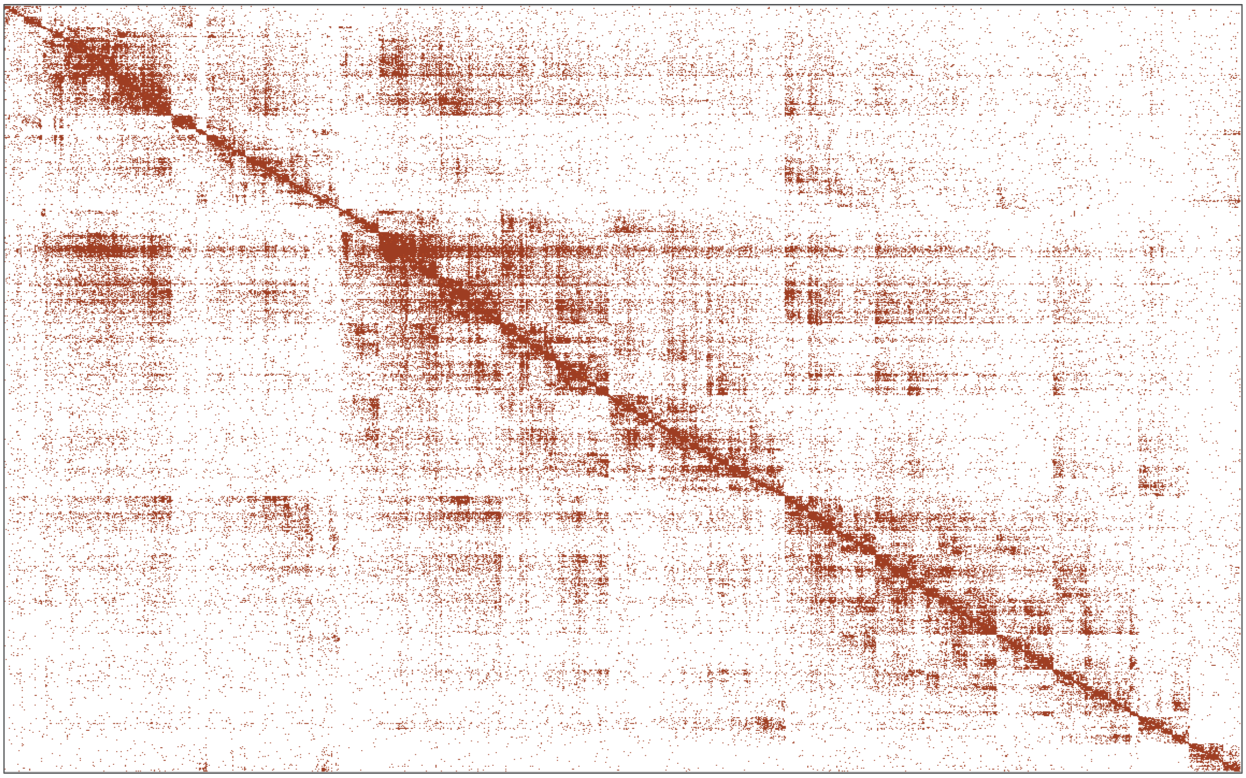


Source: KRI (2024)

This challenge is further exacerbated by existing institutional arrangements, including financing structures that reinforce an unequal distribution of risk among homebuyers, developers and financial institutions. As a result, the system allows for limited accountability on the part of developers, while increasing reliance on government intervention and rescue packages to address project failures.

In addition, the housing ecosystem is also influenced by the relationship between transport and density. While areas located near transit are often more accessible, house prices may also increase and limit affordability for low-income groups. In the context of urban renewal, clear policies are needed to balance redevelopment, community rights, social inclusiveness and long-term sustainability.

Figure 11: Commuting Origin-Destination Matrix for Greater Kuala Lumpur



Note: This matrix illustrates the intensity of home-to-work movement between origin and destination areas. Darker shades represent higher travel intensity.

Source: KRI illustration

Policy Direction: Housing Delivery System

The transition towards the Build-Then-Sell (BTS) model as the main housing delivery system by 2035 has the potential to establish a fairer, more transparent and more balanced housing market framework. This model transfers a substantial share of commercial and development risks from homebuyers to developers, as purchases are made only for completed units. This approach can reduce buyers' exposure to the risks of project delays, abandoned projects and construction defects.

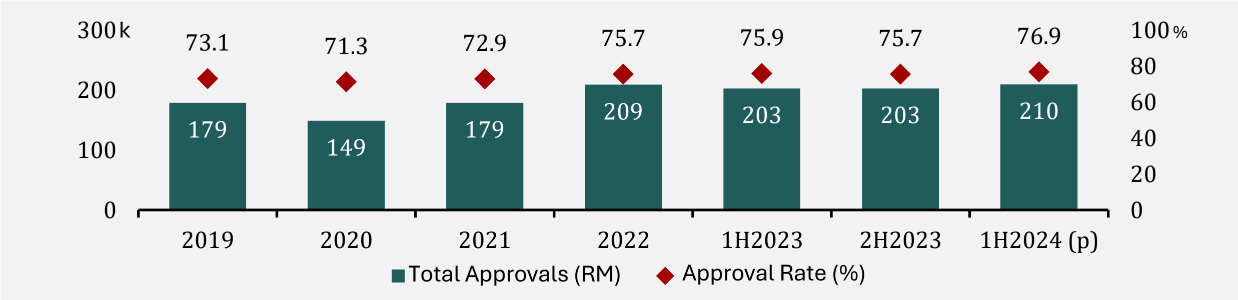
During the transition period, protections under the existing Sell-Then-Build (STB) system should be strengthened to ensure that the rights and interests of homebuyers continue to be safeguarded. This includes introducing a dedicated consumer protection framework for the housing sector to address unfair practices, while reforming the housing financing system to rebalance the distribution of risk among buyers, developers and financial institutions.

In addition, construction quality assurance mechanisms and regulatory oversight should be enhanced through the establishment of an independent body responsible for building safety, product standards compliance and dispute resolution. This measure is important to strengthen industry accountability and ensure higher-quality housing outcomes that better protect the interests of homebuyers.

B. Finance and Access to Housing

The development of housing financing in Malaysia appears to have contributed more to rising house prices than to improving overall home ownership affordability. This indicates that wider credit availability does not necessarily translate into better access to housing. In fact, housing loans are widely available, with relatively high approval rates, as shown in **Figure 12**. This situation challenges the common perception that access to housing financing is limited.

Figure 12: Housing Loan Approval, 2019-1H 2024



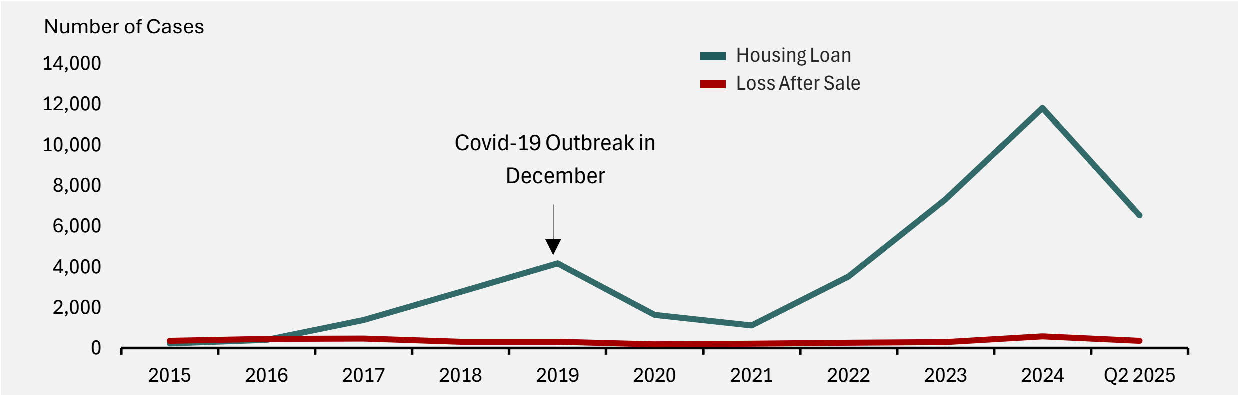
Note: 1H = First Half, 2H = Second Half, p = preliminary

Source: BNM (2025)

However, reliance on long-term mortgage financing increases households' exposure to financial risks across the life cycle, particularly when faced with income uncertainty, socioeconomic changes or unexpected emergencies. This vulnerability is reflected in the rising number of debt management cases, which are largely influenced by economic shocks and external factors.

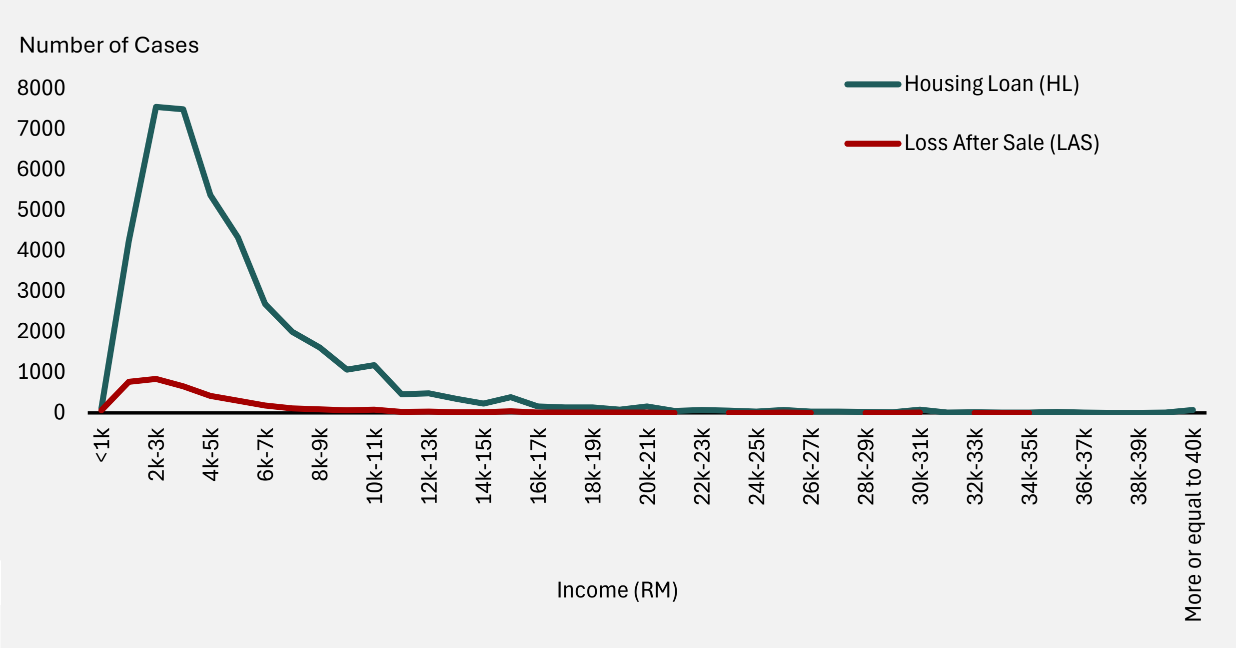
Although initiatives such as Rent-to-Own (RTO) and the Housing Credit Guarantee Scheme (SJKP) have been introduced to expand access to home ownership, particularly for groups facing financing constraints, comprehensive monitoring and evaluation should be undertaken to ensure the effectiveness, sustainability and actual impact of these initiatives on national housing objectives.

Figure 13: AKPK Housing Loan Cases and Loss After Sale, by Year, 2015– June 2025



Source: AKPK (2025)

Figure 14: Customer Income During Participation in the Debt Management Programme (DMP) Shows That Lower-income Groups Face Greater Difficulty in Sustaining Repayments.



Source: AKPK (2025)

Policy Direction: Finance and Access to Housing

The policy direction for housing requires a more comprehensive restructuring, with emphasis on supply-side reforms to address the structural factors contributing to rising house prices, rather than relying too heavily on financing instruments alone. Addressing issues such as land supply, construction costs and market inefficiencies has the potential to improve housing affordability more effectively, while creating a more balanced and sustainable housing system.

At the same time, a life-cycle approach to housing financing should be adopted to reflect the changing financial realities of households. This approach involves developing more flexible and adaptive financing mechanisms that are able to respond to income shocks and uncertainties throughout the life course, thereby reducing long-term financial vulnerability.

In line with this, monitoring and evaluation of government financing programmes should be strengthened, with attention given not only to access to home ownership, but also to household financial resilience and long-term well-being.

In addition, there is a need to explore alternative community-based financing models that can complement the existing financing system. Strengthening the cooperative- and community-based housing finance ecosystem has the potential to expand access for underserved groups, while creating more inclusive, equitable and sustainable pathways to housing ownership and access.

C. Urban Renewal

The proposed implementation of urban renewal initiatives should be examined comprehensively to ensure that the objectives of attracting investment and enhancing development value do not lead to the risk of gentrification or adversely affect the well-being of existing communities through excessive development.

Several provisions within the current urban renewal framework also have the potential to weaken property ownership rights, while encouraging short-term development of lower quality rather than sustainable urban regeneration.

Evidence indicates that urban deterioration is not caused solely by the age of buildings, but is also influenced by inadequate maintenance practices. Therefore, policy responses should give balanced attention to both continuous maintenance and redevelopment.

At the same time, trust and transparency in the redevelopment process remain key challenges, particularly in relation to compensation mechanisms and developer accountability. This issue is further compounded by limited and insufficiently meaningful opportunities for community participation, thereby affecting the inclusiveness, social acceptance and long-term sustainability of urban renewal projects.

Policy Direction: Urban Renewal

Urban renewal policy should prioritise a rehabilitation-led approach over redevelopment, with emphasis on maintenance, repair and lifecycle management before demolition is considered. This approach can promote more sustainable use of existing assets while addressing the underlying causes of urban deterioration.

At the same time, the adoption of public-private partnership (PPP) models with equitable value distribution, including profit-sharing mechanisms, has the potential to ensure that the benefits of urban renewal are distributed more fairly among all stakeholders.

Long-term management of renewed areas should also be given due attention through the establishment of governance structures that support continuous management, affordability and inclusiveness after redevelopment. In addition, transparency and community participation should be strengthened through clear proposals, fair compensation frameworks and inclusive engagement processes.

A participatory bottom-up planning approach can help align urban renewal initiatives with the needs, priorities and aspirations of local communities.

D. Transport vs Density

Housing affordability is closely linked to mobility and daily commuting costs, reflecting the relationship between residential location and access to economic opportunities, employment and basic services. In many cases, more affordable housing is located in suburban areas, creating a trade-off between lower house prices, higher transport costs and longer commuting times.

However, the provision of transit infrastructure alone does not necessarily guarantee improved accessibility, particularly where there is a misalignment between transport planning and land use. Gaps in first-mile and last-mile connectivity also limit the effectiveness of public transport systems, reducing their usability and accessibility for a large proportion of households.

In addition, while Transit-Oriented Development (TOD) aims to improve accessibility and promote more sustainable development, its implementation may also contribute to rising housing prices in highly connected areas. This can limit access for low-income groups to strategic locations and create challenges in terms of social inclusiveness and housing equity.

Policy Direction: Transport vs Density

The policy direction should emphasise the integrated alignment of housing development with population mobility patterns, based on functional urban areas and mobility data, to support more responsive and efficient planning decisions. These efforts should be strengthened through the integration of land use and transport systems, including high-density and mixed-use development around transit nodes to maximise accessibility and reduce dependence on private vehicles.

At the same time, improvements to first-mile and last-mile connectivity are essential to ensure that public transport systems are accessible, usable and able to function effectively. This involves improving pedestrian routes, cycling infrastructure and feeder transport services, as well as establishing clear institutional responsibilities for implementation, maintenance and monitoring.

In addition, housing affordability in Transit-Oriented Development (TOD) areas should be ensured through inclusive housing policies and mixed-income strategies to prevent the exclusion of low-income groups from highly accessible areas. All these efforts should be supported by mobility and geospatial data-driven planning to strengthen coordination between housing, transport and urban development systems.

2.3 Regulatory Framework of Housing

Housing governance in Malaysia is shaped by a complex and fragmented regulatory framework involving various legal instruments, institutions and stakeholders. This creates challenges in terms of coordination, regulatory gaps and policy misalignment, which affect the processes of housing provision, access and management.

Accordingly, the policy direction for housing should be restructured from an approach that views housing as a commodity towards one that recognises housing as a fundamental right, supported by an integrated and people-centred institutional system.

Source: KPKT

A. Institutional Arrangements

Housing governance is currently characterised by fragmented institutional arrangements and coordination across various levels of government and agencies. This has resulted in overlapping roles, policy misalignment and administrative inefficiencies, while institutional policy mismatches create uncertainty in the housing provision and development process.

At the industry level, this fragmentation is further reinforced by the separation of design, construction and project management under the traditional contracting system. This lack of integration reduces efficiency, increases costs and undermines quality control, innovation and long-term lifecycle planning.

These institutional weaknesses also have broader implications for housing justice. Competitive and fragmented governance structures tend to favour more influential actors, thereby enabling profit-oriented practices that may marginalise equitable access to housing. As a result, the implementation of a rights-based housing approach becomes less effective.

Nevertheless, several existing models demonstrate more positive outcomes. Initiatives such as the civil servants' housing ecosystem and DBKL programmes show that well-structured, needs-based and well-coordinated systems can support housing as an ongoing right throughout the life cycle. These examples highlight the importance of stronger institutional coordination, integrated delivery systems and user-centred management in achieving more equitable and sustainable housing outcomes.

Figure15: Types of Housing Programmes in Kuala Lumpur by DBKL

Source: DBKL (2025)

Policy Direction: Institutional Arrangements

Housing policy should focus on linking housing provision with the actual needs of households through the reform of the regulatory framework towards a rights-based approach that prioritises overall well-being. This approach requires institutional and policy alignment based on the recognition of housing as a fundamental human right, while strengthening coordination among agencies to reduce fragmentation and enhance policy coherence.

In addition, housing provision should be supported by a broader ecosystem encompassing the integration of basic services, infrastructure and economic opportunities. This is important to ensure that housing is not viewed in isolation, but rather as part of a holistic living environment. At the same time, housing policy should balance market efficiency with social outcomes, to ensure that economic objectives do not undermine equitable access and long-term housing security.

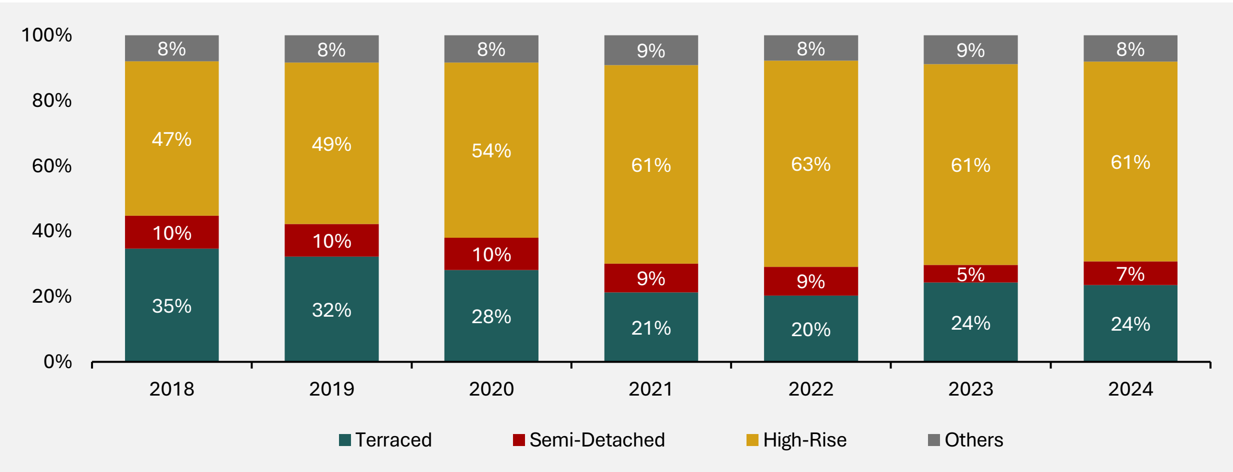
B. Standards vs Realities

Current planning practices reveal a significant gap between prescribed standards and the realities of implementation on the ground. Frequent amendments to land use zoning, density and land use categories have weakened the credibility of local plans as reliable long-term planning instruments. This, in turn, has shifted decision-making towards a more reactive and ad hoc approach.

This situation is further compounded by reliance on population growth as the main indicator of housing demand, while important factors such as vacancy rates, unsold stock (refer to **Figure 16** and **Table 3**) and market absorption rates are often given insufficient attention. This weakness increases the risk of housing oversupply and a mismatch between supply and actual demand.

In addition, the widespread use of discretionary planning approvals, also weakens the statutory planning framework when implementation decisions are able to override the provisions of local plans. This undermines regulatory consistency and the achievement of long-term spatial planning objectives.

Figure 16: Percentage of Completed but Unsold Housing Units by Type of Housing, 2018 – 2024



Source: NAPIC (2025d)

Table 3: Percentage of Completed but Unsold Housing by Price Range, 2018 – 2024

Type of Housing	2018	2019	2020	2021	2022	2023	2024
Terraced	11,206	9,881	8,306	7,839	5,636	6,279	5,445
Semi-Detached	3,248	3,057	2,919	3,254	2,449	1,385	1,687
High-Rise	15,292	15,151	15,874	22,410	17,500	15,873	14,146
Others	2,567	2,575	2,466	3,360	2,161	2,279	1,871

Source: NAPIC (2025d)

These weaknesses are clearly reflected in the growing issue of housing oversupply, which has led to vacant units, inefficient land use, declining property values and under-utilised infrastructure. This situation indicates a significant mismatch between planning assumptions and actual market demand.

At the same time, compromises in social infrastructure standards, including reduced land allocations for schools and community facilities or the use of vertical solutions, may address land constraints in the short term but risk creating service deficits in the long term.

Environmental considerations are also affected when ungazetted open spaces are exposed to land use conversion, thereby reducing urban quality of life, access to recreational spaces and ecological resilience. In addition, increased development intensity without corresponding infrastructure improvements places additional pressure on public services, contributing to congestion, environmental risks and an overall decline in urban quality.

Policy Direction: Standards vs Realities

The policy direction should focus on strengthening planning governance and data integration to support more informed, consistent and transparent decision-making. This includes reinforcing the authority of local plans, limiting discretionary deviations, and introducing clear review and compliance mechanisms to enhance accountability.

The planning process should also integrate real-time data, including vacancy rates, housing demand and household affordability levels, through mandatory assessments of vacancy and market absorption. This approach ensures that development decisions are based on actual needs rather than projections alone.

At the same time, improving housing quality and aligning development with infrastructure capacity should be prioritised. This requires stricter enforcement of housing quality standards such as CIS 26, alongside clear regulations for micro-unit development.

Development intensity should also be linked to existing infrastructure capacity and planned in a manner that avoids placing excessive pressure on public services.

In addition, open spaces should be protected, while adequate provision of social infrastructure must be ensured to maintain urban liveability. Overall, there is a need to shift from reactive and developer-driven approvals towards an evidence-based planning system supported by strong governance, accountability and inter-agency coordination. Integrating the principles of long-term sustainability, equity and the recognition of housing as a social need into planning practice is essential to achieving more balanced, inclusive and resilient urban development.

Source: KPKT

3.0

FOCUS, STRATEGY AND ACTION PLAN DRN 2026-2035

- **FOCUS 1:** Anchoring Housing Development in Creating Liveable Neighbourhoods and Cities
- **FOCUS 2:** Aligning Housing Provision to Population Demography, Needs and Demand
- **FOCUS 3:** Ensuring Good Quality Housing for All
- **FOCUS 4:** Ensuring Secure Tenancy For All
- **FOCUS 5:** Improving Accessibility and Affordability of Housing
- **FOCUS 6:** Strengthening Institutional Capabilities to Deliver DRN 2026-2035

DRN 2026-2035 POLICY FRAMEWORK

The National Housing Policy was established to outline the strategic direction and serve as the basis for the planning and development of the housing sector at the Federal, State and local levels. The vision of DRN 2026-2035 – '**Humanising Housing'**, seeks to ensure the provision of quality, affordable, inclusive and liveable housing by emphasising human well-being, sustainable communities, and a safe and prosperous living environment.

To achieve its objectives, DRN 2026–2035 is structured around **six (6) focus areas, seventeen (17) strategies, and fifty-nine (59) action plans**. The DRN 2026–2035 Action Plan outlines strategic measures that are aligned with the overall objectives of the policy. It also serves as a basis for securing annual budgetary allocations, conducting the mid-term review, and supporting the preparation of the Five-Year Malaysia Plan by the relevant ministries and departments.

The implementation of the DRN 2026–2035 Action Plan **involves various ministries, departments, agencies, stakeholders and industry players that are responsible for different aspects of the housing sector** as a whole. For each action, the implementing and supporting agencies, as well as implementation timeframe, have been identified to ensure effective and successful implementation of the actions.

VISION

"Humanising Housing"

MISSION

To ensure the provision of quality, affordable, inclusive, and liveable housing by emphasising human well-being, resilient communities, and a safe and prosperous living environment.

06 FOCUS AREAS

17 STRATEGIES

59 ACTION PLANS

Location:
Housing is not adequate if it is cut off from employment opportunities, healthcare services, schools, childcare centres and other social facilities, or if located in polluted or dangerous areas.

Seven (7) Key Elements of the Right to Adequate Housing

Security of tenure:
Housing is not adequate if its occupants do not have a degree of tenure security which guarantees legal protection against forced evictions, harassment and other threats.

Accessibility:
Housing is not adequate if the specific needs of disadvantaged and marginalised groups are not taken into account.

Availability of services, materials, facilities and infrastructure:
Housing is not adequate if its occupants do not have safe drinking water, adequate sanitation, energy for cooking, heating, lighting, food storage or refuse disposal.

Habitability:
Housing is not adequate if it does not guarantee physical safety or provide adequate space, as well as protection against the cold, damp, heat, rain, wind, other threats to health and structural hazards.

Affordability:
Housing is not adequate if its cost threatens or compromises the occupants' enjoyment of other human rights.

Cultural adequacy:
Housing is not adequate if it does not respect and take into account the expression of cultural identity.

Source: Adapted from Mazzucato and Farha (2023)

SUMMARY OF FOCUS AREAS, STRATEGIES AND ACTION PLANS

FOCUS 1

Anchoring Housing Development in Creating Liveable Neighbourhoods and Cities

02 STRATEGIES | **06** ACTION PLANS

FOCUS 2

Aligning Housing Provision to Population Demography, Needs and Demand

03 STRATEGIES | **10** ACTION PLANS

FOCUS 3

Ensuring Good Quality Housing for All

02 STRATEGIES | **09** ACTION PLANS

FOCUS 4

Ensuring Secure Tenancy for All

03 STRATEGIES | **11** ACTION PLANS

FOCUS 5

Improving Accessibility and Affordability of Housing

03 STRATEGIES | **08** ACTION PLANS

FOCUS 6

Strengthening Institutional Capabilities to Deliver DRN 2026-2035

04 STRATEGIES | **15** ACTION PLANS

17 STRATEGIES | **59** ACTION PLANS

FOCUS 1

ANCHORING HOUSING DEVELOPMENT IN CREATING LIVEABLE NEIGHBOURHOODS AND CITIES

2 Strategies

6 Action Plans


Source : KPKT

Strategic Directions:

1. **Coordination between Local Plans and Transportation for Sustainable Development of Cities**
2. **Building Liveable Neighbourhoods**
3. **Recognise Organic Housing Markets Areas Rather than Administrative Boundaries for Ease of Coordination and Resources**

Focus 1 emphasises efforts to strengthen housing development that is liveable, inclusive, and sustainable through more structured planning and the provision of comprehensive neighbourhood facilities. This approach aims to ensure that housing areas not only meet basic residential needs, but also support the overall quality of life of communities.

In addition, the implementation of this focus area also places emphasis on organic housing development that is not solely based on market demand. This is to ensure housing provision that is more balanced, resilient, and suited to local needs. The coordination of resources and supporting facilities is also important in creating neighbourhood communities and urban areas that are comfortable, safe, and liveable.

Source : KPKT

FOCUS 1
ANCHORING HOUSING DEVELOPMENT IN CREATING LIVEABLE NEIGHBOURHOODS AND CITIES

Strategy 1.1	:	Integration between housing and transport planning
Action Plan 1.1.1	:	**Ensure housing development comply with local plans' provisions**
Justification	:	To ensure that development is implemented in a planned manner and aligned with state and district development development directions, while avoiding land-use conflicts and ensuring the provision of adequate infrastructure and public facilities.

Implementing Agency	**Local Authorities (PBT)**
Supporting Agencies	KPKT, PLANMalaysia

Timeframe	:	2027-2035
Indicator	:	Percentage of planning permissions that comply with local plan's zoning plan and Land Use Class (KGT) order
Performance Target	:	80% (annually)

FOCUS 1
ANCHORING HOUSING DEVELOPMENT IN CREATING LIVEABLE NEIGHBOURHOODS AND CITIES

Strategy 1.1	:	Integration between housing and transport planning
Action Plan 1.1.2	:	**Conduct a national housing and transport policy integration study (Transit Oriented Development-TOD)**
Justification	:	To assess whether housing and transport policies complement each other in supporting an integrated housing and mobility network planning and development. This includes identifying gaps between affordable housing planning and rail, bus, and transit node coverage.

Implementing Agency — **KPKT**

Supporting Agencies — MOT, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2028-2029
Indicator	:	National housing and transport policy integration study (Transit Oriented Development-TOD) conducted
Performance Target	:	Yes/No

FOCUS 1
ANCHORING HOUSING DEVELOPMENT IN CREATING LIVEABLE NEIGHBOURHOODS AND CITIES

Strategy 1.2	:	Implementation of evidence-based urban renewal
Action Plan 1.2.1	:	**Ensure housing rejuvenation projects comply with national housing standards**
Justification	:	To ensure that housing rejuvenation projects comply with national housing safety, comfort, and quality standards, while supporting planned and safe urban renewal implementation.

Implementing Agency — **PBT**

Supporting Agencies — KPKT

Timeframe	:	2028-2035
Indicator	:	Percentage of housing rejuvenation projects that comply with the latest national housing standards
Performance Target	:	≥80% (by 2035)

FOCUS 1
ANCHORING HOUSING DEVELOPMENT IN CREATING LIVEABLE NEIGHBOURHOODS AND CITIES

Strategy 1.2	:	Implementation of evidence-based urban renewal
Action Plan 1.2.2	:	**Enhance Urban Renewal Guidelines**
Justification	:	The enhancement should emphasise, among others, criteria concerning site selection, increase community engagement, and the retention of original residents of the redeveloped housing areas.

Implementing Agency: **PLANMalaysia**

Supporting Agencies: KPKT, Local Authorities (PBT)

Timeframe	:	2028
Indicator	:	Enhancement of guidelines undertaken
Performance Target	:	Yes/No

FOCUS 1
ANCHORING HOUSING DEVELOPMENT IN CREATING LIVEABLE NEIGHBOURHOODS AND CITIES

Strategy 1.2	:	Implementation of evidence-based urban renewal
Action Plan 1.2.3	:	**Prepare dilapidation report for residential building identified for urban renewal**
Justification	:	To assess the level of deterioration, structural safety, and physical condition of ageing residential buildings as the basis for more accurate and evidence-based urban renewal decisions.

Implementing Agency	**KPKT**
Supporting Agencies	JKR, KKR, Local Authorities (PBT)

Timeframe	:	2028-2035
Indicator	:	Percentage of dilapidation reports prepared for housing identified for urban renewal
Performance Target	:	100%

FOCUS 1
ANCHORING HOUSING DEVELOPMENT IN CREATING LIVEABLE NEIGHBOURHOODS AND CITIES

Strategy 1.2	:	Implementation of evidence-based urban renewal
Action Plan 1.2.4	:	**Prepare Cost-Benefit Analysis (CBA) for housing renewal project**
Justification	:	To assess project feasibility, economic impact, and the effectiveness of financial resource utilisation to ensure that urban renewal investment decisions are made transparently and based on data.

Implementing Agency	**Implementing agency for urban renewal projects / developer**
Supporting Agencies	KPKT, Local Authorities (PBT), State Housing Boards/Divisions, PLANMalaysia

Timeframe	:	2028-2035
Indicator	:	Percentage of urban renewal projects with CBA report prepared
Performance Target	:	100%

FOCUS 2

ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

3 Strategies

10 Action Plans

Source : KPKT

Strategic Directions:

1 **Housing provision that is responsive to social needs.**

2 **Improve incentives to promote needs-based housing provision.**

Focus 2 emphasises the need to align housing supply with demographic profiles, current needs, and the actual demand of the population. This alignment is important to ensure that housing development is implemented on a stronger basis, so that the type, location, and quantity of housing provided are more accessible and meet the needs of local communities.

In addition, this focus area emphasises the importance of balancing market and non-market housing allocations, while recognising the role of institutions in providing housing that serves the public interest. By offering incentives for housing developments that address social needs, the housing supply can be strengthened to become more inclusive, resilient, and responsive to evolving population demands.

Source : KPKT

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.1	:	Data-driven housing supply planning
Action Plan 2.1.1	:	**Ensure local plans' housing projections are prepared at district/sub-district level and based on the area's housing stock, vacancy rate, type, and price**
Justification	:	To ensure that housing development planning and decision-making are based on data, in line with demographic needs, market demand, and balanced land-use development at the local level.

Implementing Agency	**Local Authorities (PBT)**
Supporting Agencies	PLANMalaysia, NAPIC, DOSM

Timeframe	:	2026-2035
Indicator	:	Percentage of local plans that provide housing projections by district/sub-district
Performance Target	:	100%

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.1	:	Data-driven housing supply planning
Action Plan 2.1.2	:	**Conduct household mobility pattern assessment at state level (housing location, workplace, and facilities such as schools, healthcare facilities, and other amenities)**
Justification	:	To understand the relationship between the locations of housing, workplace, and urban facilities, in order to support more responsive, integrated, and evidence-based housing planning that is aligned with the transportation planning and network.

Implementing Agency: **KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP**

Supporting Agencies: PLANMalaysia, NAPIC, KPKT, MOT, DOSM, Local Authorities (PBT)

Timeframe	:	2027-2028
Indicator	:	Percentage of state housing agencies implementing household mobility pattern assessment studies
Performance Target	:	100%

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.2	:	Provision of Inclusive and Responsive Housing
Action Plan 2.2.1	:	**Provide housing financing schemes tailored for senior citizens**
Justification	:	To support the housing needs of senior citizens in line with the growth of the ageing population and to ensure and improve their well-being,, safety, and quality of life.

Implementing Agency — **KPKT**

Supporting Agencies — KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, JKM, Local Authorities (PBT), developers

Timeframe	:	2030-2035
Indicator	:	Number of housing projects with financing schemes for senior citizens
Performance Target	:	10 Projects

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.2	:	Provision of Inclusive and Responsive Housing
Action Plan 2.2.2	:	**Provide grants for housing retrofitting for senior citizens and PWDs**
Justification	:	To ensure safer, elderly-friendly, and accessible housing that supports ageing-in-place needs alongside a growing elderly population.

Implementing Agency	**KPKT**
Supporting Agencies	KPWKM, JKM, MOF

Timeframe	:	2028-2035
Indicator	:	At least 80% of housing retrofitting grants utilised
Performance Target	:	≥ 80%

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.2	:	Provision of Inclusive and Responsive Housing
Action Plan 2.2.3	:	**Provide various types of housing based on location and demography**
Justification	:	To provide various types of housing based on the housing projections, according to key locations in order to meet different demographic and socioeconomic needs, while ensuring balanced land use and housing affordability.

Implementing Agency	**Local Authorities (PBT), KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions**
Supporting Agencies	KPKT, PLANMalaysia, JWP

Timeframe	:	2027-2035
Indicator	:	Housing provision compliance with local plans' housing projection
Performance Target	:	100%

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.2	:	Provision of Inclusive and Responsive Housing
Action Plan 2.2.4	:	**Provide transit housing for target groups, particularly for housing transition or housing emergency**
Justification	:	To serve as a social safety net by providing temporary accommodation for target groups facing emergency or transitional situations before securing permanent housing.

Implementing Agency: **KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP**

Supporting Agencies: KPKT, Local Authorities (PBT), JKM, and relevant NGOs such as REHDA/PEHAM and others

Timeframe	:	2027-2035
Indicator	:	Provision of transit housing in every state
Performance Target	:	80% of states provide transit housing

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.2	:	Provision of Inclusive and Responsive Housing
Action Plan 2.2.5	:	**Implement a locality-based study on the need for centralised workers' accommodation**
Justification	:	To identify the need for centralised workers' accommodation according to areas and major towns. The study shall identify the following aspects: 1. Site suitability 2. Distance from workplace locations 3. Capacity to provide facilities and community amenities around CLQ sites 4. Assessment of current supply and preparation of demand projections for centralised workers' accommodation by locality 5. Compliance requirements with guidelines by KESUMA, PLANMalaysia, and Local Authorities (PBT)

Implementing Agency: **Local Authorities (PBT), KESUMA**

Supporting Agencies: KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, employers' associations and industry players

Timeframe	:	2027-2035
Indicator	:	Locality-based study on the need for centralised workers' accommodation implemented
Performance Target	:	Yes/No

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.2	:	Provision of Inclusive and Responsive Housing
Action Plan 2.2.6	:	**Develop housing on waqf land for leasing and rental purposes**
Justification	:	To optimise the use of waqf assets and expand the provision of rental housing that is more accessible to the community.

Implementing Agency	**State Islamic Religious Councils (MAIN)**
Supporting Agencies	KPKT, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, Local Authorities (PBT), developers, Department of Waqf, Zakat and Hajj (JAWHAR)

Timeframe	:	2030-2035
Indicator	:	Percentage of housing units on waqf land for rental purposes
Performance Target	:	20% of housing units on waqf land for rental purposes

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.3	:	Encouraging housing provision through multiple mechanisms
Action Plan 2.3.1	:	**Provide incentives to the private sector to develop liveable senior care centres**
Justification	:	To encourage the provision of housing and care facilities for senior citizens that meet liveability standards, in line with the growth of the ageing population and to support more inclusive and ageing-friendly urban development.

Implementing Agency — **KPKT, Local Authorities (PBT)**

Supporting Agencies — KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, MOF and relevant agencies

Timeframe	:	2028-2035
Indicator	:	Liveable senior care centres provided in every state
Performance Target	:	100% of states with senior care centres provided by the private sector

FOCUS 2
ALIGNING HOUSING PROVISION TO POPULATION DEMOGRAPHY, NEEDS AND DEMAND

Strategy 2.3	:	Encouraging housing provision through multiple mechanisms
Action Plan 2.3.2	:	**Implement community/cooperative-led housing development**
Justification	:	To expand access to homeownership for groups who face difficulty obtaining financing from banks, while strengthening the role of communities in providing housing that is more inclusive and affordable.

Implementing Agency	**SKM**
Supporting Agencies	KPKT, relevant NGOs such as REHDA/PEHAM, Islamic-based associations, community-based organisations, Local Authorities (PBT), KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2030-2035
Indicator	:	Development of community-led housing projects
Performance Target	:	At least 2 pilot projects completed by 2035

FOCUS 3

ENSURING GOOD QUALITY HOUSING FOR ALL

2 Strategies

9 Action Plans

Source : KPKT

Strategic Directions:

1. **Use relevant standards in housing development**
2. **Enforce relevant standards in housing development**
3. **Continuously enhance relevant standards for housing development, with inputs from building-in-use studies.**

Focus 3 emphasises efforts to ensure the provision of quality housing for all segments of society. The implementation of clear and comprehensive standards is essential to ensure that every housing development meets appropriate levels of safety, comfort, functionality, and liveability according to the needs of residents.

In addition, this focus area also prioritises the consistent enforcement of standards, as well as continuous improvement that incorporates findings and inputs from building-in-use studies. This approach enables housing quality to be assessed and improved over time, so that housing development not only complies with existing standards, but also remains relevant to the evolving needs of society in the future.

Source : KPKT

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.1	:	Adoption of housing standards and modern construction technology
Action Plan 3.1.1	:	**Enhance Housing Planning Guidelines**
Justification	:	The enhancement of Housing Planning Guidelines GPP 001-A (2016) is proposed to incorporate, among others, compliance requirements aligned with the latest National Housing Standards on housing size and design, while promoting disaster-resilient, green, and energy-efficient housing. The enhancement ensures that the guidelines remain relevant and continue to uphold high standards of quality, safety, and liveability. It is also proposed that the enhancement includes the introduction of minimum green performance criteria covering energy efficiency, water conservation, and indoor environmental quality, in line with the aspirations of RMK13 that promote green building rating.

Implementing Agency	**PLANMalaysia**
Supporting Agencies	KPKT, CIDB, Local Authorities (PBT), NADMA, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, Malaysian Meteorological Department (MET Malaysia)

Timeframe	:	2028-2029
Indicator	:	Enhancement and review of the Housing Planning Guidelines GPP 001-A (2016), incorporating CIS elements, disaster resilience, green, energy-efficient housing and quality neighbourhoods implemented
Performance Target	:	Yes/No

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.1	:	Adoption of housing standards and modern construction technology
Action Plan 3.1.2	:	**Ensure new housing development comply with Universal Design Guidelines**
Justification	:	To ensure housing development that is inclusive, safe, and accessible to all segments of society, including persons with disabilities.

Implementing Agency	**Local Authorities (PBT), developers, Housing Provision Agencies**
Supporting Agencies	JKT, PLANMalaysia, KPKT, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2027-2035
Indicator	:	Percentage of new housing projects that comply with Universal Design Guidelines
Performance Target	:	≥ 80%

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.1	:	Adoption of housing standards and modern construction technology
Action Plan 3.1.3	:	**Use modern construction technology in housing development**
Justification	:	1. To improve productivity in the construction sector, enhance housing quality, and reduce construction costs and time. 2. Modern construction technology should be promoted to reduce costs without compromising quality. This includes Industrialised Building System (IBS), modular construction, prefabrication, and Building Information Modelling (BIM) to increase productivity, reduce wastage, accelerate construction, and maintain housing quality.

Implementing Agency – **Developers, Housing Provision Agencies**

Supporting Agencies – CIDB, Local Authorities (PBT), JKR, KKR, KPKT

Timeframe	:	2027-2035
Indicator	:	Percentage of new housing projects using modern construction technology
Performance Target	:	≥ 80%

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.2	:	Housing maintenance based on standards and life-cycle cost
Action Plan 3.2.1	:	**Develop strata management performance evaluation system**
Justification	:	To monitor maintenance effectiveness, cost control, and affordability levels, while improving the quality of management and sustainability of strata development.

Implementing Agency — **COB, Local Authorities (PBT), KPKT**

Supporting Agencies — LPEPH, JMB/ MC, JPN, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions

Timeframe	:	2030-2032
Indicator	:	Strata management performance assessment system related to maintenance costs is developed
Performance Target	:	Yes/No

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.2	:	Housing maintenance based on standards and life-cycle cost
Action Plan 3.2.2	:	**Implement strategic study on affordable housing needs and provision in Malaysia**
Justification	:	To strengthen the national housing database as a basis for planning, monitoring, and improving national housing policy.

Implementing Agency	**KPKT**
Supporting Agencies	KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, DOSM, Local Authorities (PBT)

Timeframe	:	2030
Indicator	:	Comprehensive study report on the supply, demand, and delivery models for affordable housing (RMM), including recommendations for improvements and implementation mechanisms prepared.
Performance Target	:	Yes/No

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.2	:	Housing maintenance based on standards and life-cycle cost
Action Plan 3.2.3	:	**Provide Guidelines for the Maintenance and Management of Housing Facilities**
Justification	:	To ensure that housing maintenance works are carried out systematically, in a quality manner, and in line with asset management standards.

Implementing Agency: **JKR, KKR**

Supporting Agencies: CIDB, CREAM, Local Authorities (PBT), JWP, JPN, KPKT, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions

Timeframe	:	2027-2028
Indicator	:	Guidelines for the maintenance and management of housing facilities provided
Performance Target	:	Yes/No

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.2	:	Housing maintenance based on standards and life-cycle cost
Action Plan 3.2.4	:	**Prepare building dilapidation reports for public housing maintenance**
Justification	:	To assess the level of deterioration and and to provide data for the planning and implementation of strata housing maintenance in a systematic, prioritised, and quality-oriented manner.

Implementing Agency — **JPN**

Supporting Agencies — JKR, COB, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, Local Authorities (PBT), KPKT, CIDB

Timeframe	:	2027-2028
Indicator	:	Percentage of public housing with building dilapidation reports prepared for maintenance purposes
Performance Target	:	100%

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.2	:	Housing maintenance based on standards and life-cycle cost
Action Plan 3.2.5	:	**Use life cycle cost application (LCCSOFT, CIDB) and the JKR Life Cycle Costing Manual (JKRLCC) for public housing maintenance design purposes**
Justification	:	Maintenance planning and design should be incorporated early in the strata housing design stage to ensure effective maintenance programmes and optimum asset management costs in the long-run.

Implementing Agency	**KKR, KPKT**
Supporting Agencies	JKR, COB, JMB/MC, CIDB

Timeframe	:	2028-2035
Indicator	:	Life Cycle Cost Application (LCCSOFT, CIDB) and JKR Life Cycle Costing Manual (JKRLCC) used for public housing maintenance design purposes
Performance Target	:	Yes/No

FOCUS 3
ENSURING GOOD QUALITY HOUSING FOR ALL

Strategy 3.2	:	Housing maintenance based on standards and life-cycle cost
Action Plan 3.2.6	:	**Amend the Sale and Purchase Agreement to require the inclusion of estimated maintenance charges and replacement costs throughout the life cycle for strata housing**
Justification	:	Developers shall disclose the estimated maintenance charges and replacement costs throughout the life cycle to buyers in the sale and purchase agreement documents. This is to enhance transparency and assist buyers in making more informed decisions.

Implementing Agency	**JPN**
Supporting Agencies	KPKT, developers

Timeframe	:	2028-2035
Indicator	:	The Sale and Purchase Agreement document for strata housing includes estimated maintenance charges and replacement costs throughout the life cycle
Performance Target	:	100%

Source: KPKT

FOCUS 4

ENSURING SECURE TENANCY FOR ALL

3 Strategies

11 Action Plans

Source : KPKT

Strategic Directions:

1. **Secured ownership in urban renewal projects**
2. **Secured rental tenure**
3. **Secured tenureship across all housing sectors including social, transition and market sectors.**

Focus 4 emphasises the importance of ensuring secure housing tenure for all, whether through homeownership or rental. Strengthening housing security is essential to provide households with stable, safe, and secure living conditions, particularly in the face of housing affordability challenges and evolving household needs.

This focus area also reinforces mechanisms for secure homeownership in urban renewal and security of rental tenure, while extending housing security across the social, transition, and market housing sectors. By strengthening tenure security across these segments, the housing system can become more inclusive, equitable, and resilient, ensuring that diverse population groups have access to safe and secure housing that meets their needs.

Source : KPKT

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.1	:	Strengthening residential tenancy protection
Action Plan 4.1.1	:	**Gazettement of the Residential Tenancy Act**
Justification	:	To protect tenants' rights, prevent unfair eviction, and ensure access to safe and stable rental housing in the long term.

Implementing Agency **KPKT**

Supporting Agencies KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, Local Authorities (PBT)

Timeframe	:	2027
Indicator	:	Residential Tenancy Act gazetted
Performance Target	:	Yes/No

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.1	:	Strengthening residential tenancy protection
Action Plan 4.1.2	:	**Prepare communication plan for the Residential Tenancy Act**
Justification	:	To prepare a communication plan to increase awareness, understanding, and adoption of the Residential Tenancy Act among tenants, homeowners, and relevant agencies.

Implementing Agency — **KPKT**

Supporting Agencies — KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2027
Indicator	:	Communication plan for the Residential Tenancy Act prepared
Performance Target	:	Yes/No

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.1	:	Strengthening residential tenancy protection
Action Plan 4.1.3	:	**Develop residential tenancy registration system and e-tenancy agreement**
Justification	:	To enable the digital registration of tenancy contracts between tenants and landlords.

Implementing Agency — **KPKT**

Supporting Agencies — LPEPH, JPN, LHDN, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2028
Indicator	:	Residential tenancy registration system and e-tenancy agreement developed
Performance Target	:	Yes/No

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.1	:	Strengthening residential tenancy protection
Action Plan 4.1.4	:	**Align residential rental assistance within the residential tenancy registration system**
Justification	:	To improve the efficiency of assistance delivery, avoid overlaps between agencies, and ensure that assistance reaches target groups in a structured and effective manner.

Implementing Agency .... **KPKT**

Supporting Agencies .... Agencies providing residential assistance

Timeframe	:	2030-2035
Indicator	:	Alignment of residential rental assistance within the residential tenancy registration system and e-tenancy agreement implemented
Performance Target	:	Yes/No

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.2	:	Protection of ownership rights and communities in urban renewal
Action Plan 4.2.1	:	**Strengthen original community participation and protection in urban renewal projects**
Justification	:	The protection of the rights and interests of original communities should be strengthened throughout the urban renewal process involving housing areas. Original residents should be accorded priority for homeownership within redeveloped sites to safeguard community continuity and ensure they share in the benefits of redevelopment.

Implementing Agency: **Local Authorities (PBT), State Housing Boards/Divisions**

Supporting Agencies: KPKT, KKTP Sabah, MPHLG Sarawak, Land and Mines Office (PTG), JWP

Timeframe	:	2030-2035
Indicator	:	Percentage of housing area redevelopment projects that implement Social Impact Assessment (SIA) studies
Performance Target	:	100%

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.3	:	Progressive pathways to housing access
Action Plan 4.3.1	:	**Provide Rent-to-Own Guidelines**
Justification	:	The implementation of a rent-to-own scheme is important to help tenants gradually transition towards homeownership through a more flexible and revolving rental mechanism.

Implementing Agency	**KPKT, ABM, AIBIM**
Supporting Agencies	MOF, BNM , KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2027
Indicator	:	Rent-to-Own Guidelines prepared
Performance Target	:	Yes/No

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.3	:	Progressive pathways to housing access
Action Plan 4.3.2	:	**Implement a feasibility study on renting unsold completed housing units as an alternative to the sales process**
Justification	:	1. Completed but unsold units may be leased either through the open market or used as quarters for civil servants. 2. Post-rental repair and maintenance costs may have implications for financial sustainability. Therefore, a feasibility study on renting Completed but unsold housing units should be undertaken to develop appropriate guidelines that can be used to facilitate implementation.

Implementing Agency: **KPKT**

Supporting Agencies: KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, developers

Timeframe	:	2028-2029
Indicator	:	Feasibility study on renting unsold completed housing units as an alternative to the sales process implemented
Performance Target	:	Yes/No

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.3	:	Progressive pathways to housing access
Action Plan 4.3.3	:	**Introduce private Rent-to-Own schemes**
Justification	:	In line with the Second National Urbanisation Policy, the development of liveable cities is supported through the provision of affordable housing and the formalisation of the private rental market across Tier 1 to Tier 3 cities. These measures provide more flexible housing options for the 23% of urban households in the B40 and M40 income groups who rent their homes, enabling them to stabilise their financial position before transitioning to homeownership.

Implementing Agency	**Housing developers**
Supporting Agencies	KPKT, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, Local Authorities (PBT)

Timeframe	:	2030-2035
Indicator	:	4 pilot projects in major urban areas
Performance Target	:	4 pilot projects undertaken

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.3	:	Progressive pathways to housing access
Action Plan 4.3.4	:	**Incentivise homeowners or housing developers to offer Rent-to-Own Schemes**
Justification	:	Developers and homeowners who provide Rent-to-Own Schemes may be given exemptions for providing affordable housing.

Implementing Agency — **KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions**

Supporting Agencies — KPKT, Local Authorities (PBT), JWP

Timeframe	:	2030-2032
Indicator	:	Incentive mechanisms for homeowners or housing developers implemented
Performance Target	:	Yes/No

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.3	:	Progressive pathways to housing access
Action Plan 4.3.5	:	**Implement a Data-Driven Housing Matching Mechanism**
Justification	:	To enhance the effectiveness of matching housing supply with demand using integrated data, ensuring that housing provision is better aligned with household affordability, locational preferences and housing needs.

Implementing Agency: **KPKT**

Supporting Agencies: KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, Local Authorities (PBT)

Timeframe	:	2031-2035
Indicator	:	Percentage of housing-related agencies adopting the data-driven housing matching mechanism
Performance Target	:	100% of housing-related agencies implement the data-driven housing matching mechanism by 2035

FOCUS 4
ENSURING SECURE TENANCY FOR ALL

Strategy 4.3	:	Progressive pathways to housing access
Action Plan 4.3.6	:	**Provide assistance to locate eligible homeless individuals into stable housing**
Justification	:	To assist JKM in placing eligible homeless persons from transit homeless shelters into transit housing such as PPR, RT1M, and State Transit Homes before obtaining permanent housing. Eligibility shall be determined by JKM and relevant agencies.

Implementing Agency	**KPKT**
Supporting Agencies	KPWKM, JKM, State Government, Local Authorities (PBT)

Timeframe	:	2032-2035
Indicator	:	Percentage of eligible homeless individuals successfully placed in stable housing
Performance Target	:	100%


Source: KPKT

FOCUS 5

IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

3 Strategies

8 Action Plans


Source : KPKT

Strategic Directions:

1. Making home ownership and rental generally affordable.
2. Enhancing transparency in the disclosure of commercial risks within housing delivery systems.
3. Ensuring affordable pricing, not only affordable financing
4. Promoting life-cycle financing

Focus 5 emphasises strengthening housing affordability and financing capacity to ensure that both homeownership and rental housing remain accessible to all segments of society. It advocates the provision of housing at affordable and sustainable prices and rental rates that reflect household income levels, affordability, and evolving housing needs.

This focus area also promotes greater transparency in the housing delivery system, particularly in the identification and disclosure of commercial risks that may influence housing prices and access to financing. A life-cycle financing approach is also required to assess housing accessibility more comprehensively by considering not only the purchase price or rental costs, but also the long-term financial commitments associated with housing throughout the occupancy period. This enables a more holistic evaluation of housing affordability and supports the development of financing mechanisms that are sustainable and responsive to the needs of different household groups.


Source : KPKT

FOCUS 5
IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

Strategy 5.1	:	Assessment and determination of housing affordability levels
Action Plan 5.1.1	:	**Prepare Affordable Housing Guidelines (GPPMM)**
Justification	:	To ensure that the planning, implementation, and provision of affordable housing are carried out uniformly, effectively, and in line with the needs of target groups.

Implementing Agency	**KPKT**
Supporting Agencies	Local Authorities (PBT), NAPIC, DOSM, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, developers

Timeframe	:	2026-2027
Indicator	:	Affordable Housing Guidelines (GPPMM) prepared
Performance Target	:	Yes/No

FOCUS 5
IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

Strategy 5.1	:	Assessment and determination of housing affordability levels
Action Plan 5.1.2	:	**Prepare housing ownership and rental affordability report by locality**
Justification	:	To serve as a comprehensive report that provides an evidence base for identifying housing affordability gaps across different population groups and supports the planning and implementation of more targeted housing policies. Subject to data availability, the assessment shall be undertaken at the state, district, mukim, and town levels to enable more localised and evidence-based policy interventions.

Implementing Agency	**KPKT**
Supporting Agencies	NAPIC, DOSM, Local Authorities (PBT), KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2027-2035
Indicator	:	Report on the assessment of homeownership and rental housing affordability levels by locality prepared every 5 years
Performance Target	:	Yes/No

FOCUS 5
IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

Strategy 5.1	:	Assessment and determination of housing affordability levels
Action Plan 5.1.3	:	**Strengthen planning permission approval process for housing development**
Justification	:	Planning permission (KM) approvals should comply with local plans and take into account the findings of the housing ownership and rental affordability report. The approval process should consider key affordability indicators, including homeownership and rental affordability, housing prices, household income levels, and the suitability of housing locations, to ensure that new housing developments are aligned with local needs and market conditions.

Implementing Agency	**Local Authorities (PBT)**
Supporting Agencies	JKT, PLANMalaysia, KPKT, NAPIC, DOSM, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2028-2035
Indicator	:	Percentage of KM approvals that consider the findings from the housing ownership and rental affordability report
Performance Target	:	100%

FOCUS 5
IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

Strategy 5.2	:	Strengthening access to housing financing
Action Plan 5.2.1	:	**Increase access to housing through financing schemes (such as SJKP, stepped financing) and assistance programmes**
Justification	:	To increase access to housing through effective financing and government assistance programmes in order to improve homeownership and rental housing affordability among low- and middle-income groups.

Implementing Agency	**KPKT**
Supporting Agencies	MOF, BNM, Cagamas, financial institutions, KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP, State Governments

Timeframe	:	2028-2035
Indicator	:	Percentage of financing approvals for target groups
Performance Target	:	100%

FOCUS 5
IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

Strategy 5.2	:	Strengthening access to housing financing
Action Plan 5.2.2	:	**Provide special financing mechanism for community/cooperative-led housing development**
Justification	:	A special financing mechanism is required to enable community/ cooperative-led housing development to be implemented in a sustainable, inclusive, and financially viable manner.

Implementing Agency	**KPKT**
Supporting Agencies	MOF, BNM, SKM, financial institutions

Timeframe	:	2030-2035
Indicator	:	A study on the financing framework and mechanism for community/ cooperative-led housing conducted
Performance Target	:	Yes/No

FOCUS 5
IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

Strategy 5.2	:	Strengthening access to housing financing
Action Plan 5.2.3	:	**Prepare guidelines and implement housing Shared Ownership Schemes**
Justification	:	To provide a more flexible and gradual alternative pathway to homeownership, particularly to assist middle-income groups in owning a home.

Implementing Agency	**KPKT**
Supporting Agencies	MOF, BNM, SPNB, PR1MA

Timeframe	:	2030-2035
Indicator	:	A study on the policy framework and instruments for the Shared Ownership Scheme conducted
Performance Target	:	Yes/No

FOCUS 5
IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

Strategy 5.2	:	Strengthening access to housing financing
Action Plan 5.2.4	:	**Provision of long-term fixed-rate housing financing products (Fixed Rate Mortgage or FXRM)**
Justification	:	This product offers affordability through fixed monthly instalment payments over the financing period, while protecting households from interest rate fluctuations, particularly for those with fixed income and workers in the informal sector. This certainty enables more prudent financial planning, reduces default risk, and supports homeownership stability in an uncertain economic environment. Cagamas plays the role of a secondary financing provider, in addition to its role as a housing financing guarantor to encourage homeownership, while banks act as loan originators.

Implementing Agency	**Cagamas**
Supporting Agencies	BNM, KPKT

Timeframe	:	2028-2035
Indicator	:	Long-term fixed-rate housing financing products offered
Performance Target	:	Yes/No

FOCUS 5
IMPROVING ACCESSIBILITY AND AFFORDABILITY OF HOUSING

Strategy 5.3	:	Risk transparency and resilience of the delivery system
Action Plan 5.3.1	:	**Conduct housing delivery system commercial risk assessment study**
Justification	:	The study should evaluate commercial risks associated with housing development projects to identify factors that may lead to project implementation failures, financial constraints, or instability within the Sell-Then-Build (STB) housing delivery system. The findings will support the development of risk mitigation measures to enhance the financial viability, resilience, and sustainability of housing delivery.

Implementing Agency	**ABM, AIBIM**
Supporting Agencies	BNM, financial institutions, developers

Timeframe	:	2027-2028
Indicator	:	Commercial risk assessment study in the housing delivery system conducted
Performance Target	:	Yes/No

FOCUS 6

STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

4 Strategies

15 Action Plans

Source : KPKT

Strategic Directions:

1. **Strengthening the legal framework, governance, and approval processes.**
2. **Strengthening other mechanisms that support the growth, innovation and financing of housing development.**

Focus 6 emphasises strengthening institutional capacity to ensure the structured, effective and efficient implementation of housing policies under the DRN 2026–2035. This includes strengthening the legal and regulatory framework, governance arrangements, and development approval processes to establish a housing delivery system that is more efficient, transparent, accountable, and responsive to the needs of the national housing sector.

This focus area also highlights the need to strengthen enabling mechanisms that support investment, innovation, and sustainable financing within the housing sector. By enhancing institutional coordination and collaboration among key stakeholders, the implementation of the DRN 2026–2035 can be undertaken in a more integrated and coherent manner, ensuring that national housing agenda and initiatives are delivered efficiently, sustainably, and for the benefit of all segments of society.


Source : KPKT

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.1	:	Strengthening the legal framework and approval processes
Action Plan 6.1.1	:	**Implement the Uniform Building By-Laws (UBBL) amendments**
Justification	:	To ensure that building control regulations remain relevant and responsive to advancements in construction technology, safety standards, and contemporary housing needs. The amendments will support the delivery of housing that is safer, higher in quality, more sustainable, and more affordable.

Implementing Agency	**JKT**
Supporting Agencies	State Governments

Timeframe	:	2026-2027
Indicator	:	Percentage of states adopting the amendments to the Uniform Building By-Laws (UBBL)
Performance Target	:	100%

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.1	:	Strengthening the legal framework and approval processes
Action Plan 6.1.2	:	**Enact the Real Property Development (Control and Licensing) Act**
Justification	:	To strengthen the legal framework of the housing sector, enhance protection for homebuyers, and ensure that housing development governance is more transparent, efficient, and responsive to market changes.

Implementing Agency	**JPN**
Supporting Agencies	KPKT, AGC

Timeframe	:	2027
Indicator	:	Gazettement of Real Property Development (Control and Licensing) Act
Performance Target	:	Yes/No

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.1	:	Strengthening the legal framework and approval processes
Action Plan 6.1.3	:	**Strengthen housing development approval processes by taking into account existing stock and completed but unsold units by locality**
Justification	:	To prevent housing oversupply and promote more orderly and controlled housing development, while maintaining an appropriate balance between supply and demand and ensuring the stability of the housing market across different localities.

Implementing Agency	**Local Authorities (PBT), State Housing Board/Division**
Supporting Agencies	DOSM, NAPIC, KPKT

Timeframe	:	2027
Indicator	:	Additional criteria related to housing stock and unsold completed units incorporated into the approval process
Performance Target	:	Yes/No

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.1	:	Strengthening the legal framework and approval processes
Action Plan 6.1.4	:	**Transition of the housing delivery system from Sell-then-Build (STB) to Build-then-Sell (BTS)**
Justification	:	To safeguard homebuyers, minimise the risk of abandoned housing projects, and promote a transparent, accountable, and high-quality housing development system.

Implementing Agency	**KPKT**
Supporting Agencies	BNM

Timeframe	:	2027-2035
Indicator	:	Percentage of housing projects using the Build-then-Sell (BTS) system
Performance Target	:	BTS: 30% (2030), 50% (2035)

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.2	:	Strengthening monitoring, evaluation, and data-driven housing provision mechanisms
Action Plan 6.2.1	:	**Enhance contractor development and capacity building programmes**
Justification	:	To enable wider adoption of construction technology and innovation in housing projects to improve cost efficiency, accelerate construction periods, and support modern construction technology.

Implementing Agency	**CIDB**
Supporting Agencies	KPKT, KKR, CREAM

Timeframe	:	2027
Indicator	:	Enhancement of contractor development and capacity building programmes implemented
Performance Target	:	Yes/No

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.2	:	Strengthening monitoring, evaluation, and data-driven housing provision mechanisms
Action Plan 6.2.2	:	**Provide financial allocation to support research in the housing and transport sectors**
Justification	:	To strengthen data-driven housing planning and support policies that are more responsive to changes in housing needs, demography, the housing market, and the relationship between housing and transport.

Implementing Agency	**KPKT**
Supporting Agencies	MOT, MOF

Timeframe	:	2028-2035
Indicator	:	Number of housing and transport sector research projects funded
Performance Target	:	5 projects

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.2	:	Strengthening monitoring, evaluation, and data-driven housing provision mechanisms
Action Plan 6.2.3	:	**Develop Housing Big Data Analytics and Visualisation (BDA Housing)**
Justification	:	To coordinate and integrate housing data from various agencies to enable more accurate market analysis and support data-driven housing planning and policies.

Implementing Agency	**KPKT**
Supporting Agencies	DOSM, NAPIC, PLANMalaysia

Timeframe	:	2027
Indicator	:	The formation of an integrated housing information repository through the strengthening of the National Housing Data Bank System (TEDUH) implemented
Performance Target	:	Yes/No

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.2	:	Strengthening monitoring, evaluation, and data-driven housing provision mechanisms
Action Plan 6.2.4	:	**Integrate housing data repository with housing development/ management approval system**
Justification	:	To improve the efficiency of the housing development approval process, reduce procedural overlaps, and accelerate the delivery of housing projects.

Implementing Agency	**KPKT**
Supporting Agencies	Local Authorities (PBT), KKTP Sabah, MPHLG Sarawak, State Housing Boards/Divisions, JWP

Timeframe	:	2030
Indicator	:	Strengthening of the integrated digital approval system across agencies implemented
Performance Target	:	Yes/No

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.2	:	Strengthening monitoring, evaluation, and data-driven housing provision mechanisms
Action Plan 6.2.5	:	**Construction cost index by housing type**
Justification	:	To support more inclusive housing planning that is responsive to demographic needs and to ensure a balanced provision of housing types in each area.

Implementing Agency	**DOSM**
Supporting Agencies	KE

Timeframe	:	2030-2035
Indicator	:	Construction cost index by housing type prepared
Performance Target	:	Yes/No

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.3	:	Enhancing institutional capacity and professionalism
Action Plan 6.3.1	:	**Conduct DRN 2026-2035 Action Plan mid-term review**
Justification	:	To identify implementation gaps and adjust policy strategies in response to economic, social, and housing market changes.

Implementing Agency — **KPKT**

Supporting Agencies — All DRN 2026-2035 implementing agencies

Timeframe	:	2030
Indicator	:	Mid-term review of the DRN 2026-2035 Action Plan conducted
Performance Target	:	Yes/No

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.3	:	Enhancing institutional capacity and professionalism
Action Plan 6.3.2	:	**Conduct comprehensive DRN 2026-2035 achievements and impacts evaluation**
Justification	:	To assess the effectiveness of DRN 2026-2035 and its impact on the economy, social well-being, and the housing market.

Implementing Agency	**KPKT**
Supporting Agencies	All DRN 2026-2035 implementing agencies

Timeframe	:	2035
Indicator	:	Comprehensive study to evaluate the achievements and impact of DRN 2026-2035 implemented
Performance Target	:	Yes/No

Focus 1: Anchoring Housing Development in Creating Liveable Neighbourhoods and Cities
Focus 2: Aligning Housing Provision to Population Demography, Needs and Demand
Focus 3: Ensuring Good Quality Housing for All
Focus 4: Ensuring Secure Tenancy for All
Focus 5: Improving Accessibility and Affordability of Housing
Focus 6: Strengthening Institutional Capabilities to Deliver DRN 2026-2035

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.3	:	Enhancing institutional capacity and professionalism
Action Plan 6.3.3	:	**Increase the number of professional building managers / property managers**
Justification	:	Improve technical competencies to ensure more efficient, integrated and effective implementation of strata/building policies and management.

Implementing Agency .... **LPEPH**

Supporting Agencies .... MOF, KPKT, BMAM, MIPFM

Timeframe	:	2027-2035
Indicator	:	Study the need for the establishment of a professional or regulatory board under an existing body
Performance Target	:	Yes/No

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.3	:	Enhancing institutional capacity and professionalism
Action Plan 6.3.4	:	**Provide training for officers in the fields of real estate, planning, and housing management**
Justification	:	To enhance technical competency, implementation efficiency, and enforcement effectiveness to ensure regulatory compliance, improve service quality, and strengthen housing sector governance.

Implementing Agency — **KPKT**

Supporting Agencies — I-KPKT, development programme organiser

Timeframe	:	2027-2035
Indicator	:	Percentage of implementing officers and enforcement officers attending training each year
Performance Target	:	100%

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.4	:	Empowering national strata governance and management
Action Plan 6.4.1	:	**Strengthen JMB/MC understanding of strata housing management**
Justification	:	To strengthen strata management governance, improve legal compliance, and ensure systematic building maintenance for community well-being.

Implementing Agency	**COB, JPN**
Supporting Agencies	KPKT, JMB/MC, LPEPH

Timeframe	:	2027-2035
Indicator	:	Number of symposiums / conferences / programs / courses organised regarding strata management
Performance Target	:	100%

FOCUS 6
STRENGTHENING INSTITUTIONAL CAPABILITIES TO DELIVER DRN 2026-2035

Strategy 6.4	:	Empowering national strata governance and management
Action Plan 6.4.2	:	**Amend the Strata Management Act 2013 (Act 757)**
Justification	:	Amendments to the Strata Management Act 2013 (Act 757) are required to strengthen the legal framework, governance, and management of strata developments in line with current needs. The amendments aim to clarify the roles, responsibilities, and accountability of stakeholders, enhance enforcement and dispute resolution mechanisms, and improve the efficiency of the management and maintenance of common property. This initiative will also safeguard the interests of parcel owners and residents, strengthen regulatory compliance, and ensure that strata management is carried out in a more transparent, effective, and sustainable manner.

Implementing Agency	**KPKT**
Supporting Agencies	JPN, AGC, PBT (COB)

Timeframe	:	2030
Indicator	:	Gazettement of the amendments to the Strata Management Act 2013 (Act 757)
Performance Target	:	Yes/No


Source: KPKT

4.0

ACTION PLAN IMPLEMENTATION SCHEDULE AND TIMELINE DRN 2026-2035

- **DRN 2026-2025** Action Plan Implementation Schedule
- **DRN 2026-2025** Action Plan Implementation Timeline by Start Year

4.1 DRN 2026–2035 ACTION PLAN IMPLEMENTATION SCHEDULE

FOCUS 1: Anchoring Housing Development in Creating Liveable Neighbourhoods and Cities												
Strategy	**Action Plan**		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Strategy 1.1: Integration between Housing and Transport Planning	PT 1.1.1	Ensure housing development comply with local plans' provisions										
	PT 1.1.2	Conduct a national housing and transport policy integration study (Transit Oriented Development-TOD)										
Strategy 1.2: Implementation of Evidence-Based Urban Renewal	PT 1.2.1	Ensure housing rejuvenation projects comply with national housing standards										
	PT 1.2.2	Enhance Urban Renewal Guidelines										
	PT 1.2.3	Prepare dilapidation report for residential building identified for urban renewal										
	PT 1.2.4	Prepare Cost-Benefit Analysis (CBA) for housing renewal project										

FOCUS 2: Aligning Housing Provision to Population Demography, Needs and Demand												
Strategy	**Action Plan**		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Strategy 2.1: Data-driven Housing Supply Planning	PT 2.1.1	Ensure local plans' housing projections are prepared at district/sub-district level and based on the area's housing stock, vacancy rate, type, and price										
	PT 2.1.2	Conduct household mobility pattern assessment at state level (housing location, workplace, and facilities such as schools, healthcare facilities, and other amenities)										
Strategy 2.2: Provision of Inclusive and Responsive Housing	PT 2.2.1	Provide housing financing schemes tailored for senior citizens										
	PT 2.2.2	Provide grants for housing retrofitting for senior citizens and PWDs										
	PT 2.2.3	Provide various types of housing based on location and demography										
	PT 2.2.4	Provide transit housing for target groups, particularly for housing transition or housing emergency										
	PT 2.2.5	Implement a locality-based study on the need for centralised workers' accommodation										
	PT 2.2.6	Develop housing on waqf land for leasing and rental purposes										
Strategy 2.3: Encouraging Housing Provision Through Multiple Mechanisms	PT 2.3.1	Provide incentives to the private sector to develop liveable senior care centres										
	PT 2.3.2	Implement community/cooperative-led housing development										

FOCUS 3: Ensuring Good Quality Housing for All												
Strategy		**Action Plan**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Strategy 3.1: Adoption of Housing Standards and Modern Construction Technology	PT 3.1.1	Enhance Housing Planning Guidelines			■	■						
	PT 3.1.2	Ensure new housing development comply with Universal Design Guidelines		■	■	■	■	■	■	■	■	■
	PT 3.1.3	Use modern construction technology in housing development		■	■	■	■	■	■	■	■	■
Strategy 3.2: Housing Maintenance based on Standards and Life-cycle Cost	PT 3.2.1:	Develop strata management performance evaluation system					■	■	■			
	PT 3.2.2:	Implement strategic study on affordable housing needs and provision in Malaysia					■					
	PT 3.2.3	Provide Guidelines for the Maintenance and Management of Housing Facilities		■	■							
	PT 3.2.4	Prepare building dilapidation reports for public housing maintenance		■	■							
	PT 3.2.5	Use life cycle cost application (LCCSOFT, CIDB) and the JKR Life Cycle Costing Manual (JKRLCC) for public housing maintenance design purposes			■	■	■	■	■	■	■	■
	PT 3.2.6	Amend the Sale and Purchase Agreement to require the inclusion of estimated maintenance charges and replacement costs throughout the life cycle for strata housing			■	■	■	■	■	■	■	■

FOCUS 4: Ensuring Secure Tenancy for All												
Strategy		**Action Plan**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Strategy 4.1: Strengthening Residential Tenancy Protection	PT 4.1.1	Gazettement of the Residential Tenancy Act		■								
	PT 4.1.2	Prepare communication plan for the Residential Tenancy Act		■								
	PT 4.1.3	Develop residential tenancy registration system and e-tenancy agreement			■							
	PT 4.1.4	Align residential rental assistance within the residential tenancy registration system and e-tenancy agreement					■	■	■	■	■	■
Strategy 4.2: Protection of Ownership Rights and Communities in Urban Renewal	PT 4.2.1	Strengthen original community participation and protection in urban renewal projects					■	■	■	■	■	■
Strategy 4.3: Progressive Pathways to Housing Access	PT 4.3.1	Provide Rent-to-Own Guidelines		■								
	PT 4.3.2	Implement a feasibility study on renting unsold completed housing units as an alternative to the sales process			■	■						
	PT 4.3.3	Introduce private Rent-to-Own schemes					■	■	■	■	■	■
	PT 4.3.4	Incentivise housing developers to offer affordable rental schemes					■	■	■			
	PT 4.3.5	Implement a Data-Driven Housing Matching Mechanism						■	■	■	■	■
	PT 4.3.6	Provide assistance to locate eligible homeless individuals into stable housing							■	■	■	■

FOCUS 5: Improving Accessibility and Affordability of Housing												
Strategy	**Action Plan**		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Strategy 5.1: Assessment and Determination of Housing Affordability Levels	PT 5.1.1	Prepare Affordable Housing Guidelines (GPPMM)	■	■								
	PT 5.1.2	Prepare housing ownership and rental affordability report by locality		■	■	■	■	■	■	■	■	■
	PT 5.1.3	Strengthen planning permission approval process for housing development			■	■	■	■	■	■	■	■
Strategy 5.2: Strengthening Access to Housing Financing	PT 5.2.1	Increase access to housing through financing schemes (such as SJKP, stepped financing) and assistance programmes			■	■	■	■	■	■	■	■
	PT 5.2.2	Provide special financing mechanism for community/cooperative-led housing development					■	■	■	■	■	■
	PT 5.2.3	Prepare guidelines and implement housing Shared Ownership Schemes					■	■	■	■	■	■
	PT 5.2.4	Provision of long-term fixed-rate housing financing products (Fixed Rate Mortgage or FXRM)			■	■	■	■	■	■	■	■
Strategy 5.3: Risk Transparency and Resilience of the Delivery System	PT 5.3.1	Conduct housing delivery system commercial risk assessment study		■	■							

FOCUS 6: Strengthening Institutional Capabilities to Deliver DRN 2026-2035												
Strategy	**Action Plan**		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Strategy 6.1: Strengthening the Legal Framework and Approval Processes	PT 6.1.1	Implement the Uniform Building By-Laws (UBBL) amendments	■	■								
	PT 6.1.2	Enact the Real Property Development (Control and Licensing) Act		■								
	PT 6.1.3	Strengthen housing development approval processes by taking into account existing stock and completed but unsold units by locality		■								
	PT 6.1.4	Transition of the housing delivery system from Sell-then-Build (STB) to Build-then-Sell (BTS)		■	■	■	■	■	■	■	■	■
Strategy 6.2: Strengthening Monitoring, Evaluation, and Data-driven Housing Provision Mechanisms	PT 6.2.1	Enhance contractor development and capacity building programmes		■								
	PT 6.2.2	Provide financial allocation to support research in the housing and transport sectors			■	■	■	■	■	■	■	■
	PT 6.2.3	Develop Housing Big Data Analytics and Visualisation (BDA Housing)		■								
	PT 6.2.4	Integrate housing data repository with housing development/ management approval system					■					
	PT 6.2.5	Construction cost index by housing type					■	■	■	■	■	■
Strategy 6.3: Enhancing Institutional Capacity and Professionalism	PT 6.3.1	Conduct DRN 2026-2035 Action Plan mid-term review					■					
	PT 6.3.2	Conduct comprehensive DRN 2026-2035 achievements and impacts evaluation										■
	PT 6.3.3	Increase the number of professional building managers / property managers		■	■	■	■	■	■	■	■	■
	PT 6.3.4	Provide training for officers in the fields of real estate, planning, and housing management		■	■	■	■	■	■	■	■	■
Strategy 6.4: Empowering National Strata Governance and Management	PT 6.4.1	Strengthen JMB/MC understanding of strata housing management		■	■	■	■	■	■	■	■	■
	PT 6.4.2	Amend the Strata Management Act 2013 (Act 757)					■					

Source: pexels.com

4.2 DRN 2026–2035 ACTION PLAN IMPLEMENTATION TIMELINE BY START YEAR

2026

PT 2.1.1	Ensure local plans' housing projections are prepared at district/sub-district level and based on the area's housing stock, vacancy rate, type, and price
PT 5.1.1	Prepare Affordable Housing Guidelines (GPPMM)
PT 6.1.1	Implement the Uniform Building By-Laws (UBBL) amendments

2027

PT 1.1.1	Ensure housing development comply with local plans' provisions
PT 2.1.2	Conduct household mobility pattern assessment at state level (housing location, workplace, and facilities such as schools, healthcare facilities, and other amenities)
PT 2.2.3	Provide various types of housing based on location and demography
PT 2.2.4	Provide transit housing for target groups, particularly for housing transition or housing emergency
PT 2.2.5	Implement a locality-based study on the need for centralised workers' accommodation
PT 3.1.2	Ensure new housing development comply with Universal Design Guidelines
PT 3.1.3	Use modern construction technology in housing development
PT 3.2.3	Provide Guidelines for the Maintenance and Management of Housing Facilities
PT 3.2.4	Prepare building dilapidation reports for public housing maintenance
PT 4.1.1	Gazettement of the Residential Tenancy Act
PT 4.1.2	Prepare communication plan for the Residential Tenancy Act
PT 4.3.1	Provide Rent-to-Own Guidelines

2027 *(Cont.)*

PT 5.1.2	Prepare housing ownership and rental affordability report by locality
PT 5.3.1	Conduct housing delivery system commercial risk assessment study
PT 6.1.2	Enact the Real Property Development (Control and Licensing) Act
PT 6.1.3	Strengthen housing development approval processes by taking into account existing stock and completed but unsold units by locality
PT 6.1.4	Transition of the housing delivery system from Sell-then-Build (STB) to Build-then-Sell (BTS)
PT 6.2.1	Enhance contractor development and capacity building programmes
PT 6.2.3	Develop Housing Big Data Analytics and Visualisation (BDA Housing)
PT 6.3.3	Increase the number of professional building managers / property managers
PT 6.3.4	Provide training for officers in the fields of real estate, planning, and housing management
PT 6.4.1	Strengthen JMB/MC understanding of strata housing management

2028

PT 1.1.2	Conduct a national housing and transport policy integration study (Transit Oriented Development-TOD)
PT 1.2.1	Ensure housing rejuvenation projects comply with national housing standards
PT 1.2.2	Enhance Urban Renewal Guidelines
PT 1.2.3	Prepare dilapidation report for residential building identified for urban renewal
PT 1.2.4	Prepare Cost-Benefit Analysis (CBA) for housing renewal project
PT 2.2.2	Provide grants for housing retrofitting for senior citizens and PWDs

2028 *(Cont.)*

PT 2.3.1	Provide incentives to the private sector to develop liveable senior care centres
PT 3.1.1	Enhance Housing Planning Guidelines
PT 3.2.5	Use life cycle cost application (LCCSOFT, CIDB) and the JKR Life Cycle Costing Manual (JKRLCC) for public housing maintenance design purposes
PT 3.2.6	Amend the Sale and Purchase Agreement to require the inclusion of estimated maintenance charges and replacement costs throughout the life cycle for strata housing
PT 4.1.3	Develop residential tenancy registration system and e-tenancy agreement
PT 4.3.2	Implement a feasibility study on renting unsold completed housing units as an alternative to the sales process
PT 5.1.3	Strengthen planning permission approval process for housing development
PT 5.2.1	Increase access to housing through financing schemes (such as SJKP, stepped financing) and assistance programmes
PT 5.2.4	Provision of long-term fixed-rate housing financing products (Fixed Rate Mortgage or FXRM)
PT 6.2.2	Provide financial allocation to support research in the housing and transport sectors

2030

PT 2.2.1	Provide housing financing schemes tailored for senior citizens
PT 2.2.6	Develop housing on waqf land for leasing and rental purposes
PT 2.3.2	Implement community/cooperative-led housing development

2030 *(Cont.)*

PT 3.2.1	Develop strata management performance evaluation system
PT 3.2.2	Implement strategic study on affordable housing needs and provision in Malaysia
PT 4.1.4	Align residential rental assistance within the residential tenancy registration system and e-tenancy agreement
PT 4.2.1	Strengthen original community participation and protection in urban renewal projects
PT 4.3.3	Introduce private Rent-to-Own schemes
PT 4.3.4	Incentivise housing developers to offer affordable rental schemes
PT 5.2.2	Provide special financing mechanism for community/cooperative-led housing development
PT 5.2.3	Prepare guidelines and implement housing Shared Ownership Schemes
PT 6.2.4	Integrate housing data repository with housing development/ management approval system
PT 6.2.5	Construction cost index by housing type
PT 6.3.1	Conduct DRN 2026-2035 Action Plan mid-term review
PT 6.4.2	Amend the Strata Management Act 2013 (Act 757)

2031

PT 4.3.5	Implement a Data-Driven Housing Matching Mechanism

2032

PT 4.3.6	Provide assistance to locate eligible homeless individuals into stable housing

2035

PT 6.3.2	Conduct comprehensive DRN 2026-2035 achievements and impacts evaluation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CONCLUSION AND ACKNOWLEDGEMENTS

- **Conclusion** and Implementation Direction of DRN 2026-2035
- **Acknowledgements**

CONCLUSION
NATIONAL HOUSING POLICY 2026-2035

The National Housing Policy (DRN) 2026–2035 outlines new strategic directions for the national housing sector in addressing increasingly complex current and future challenges. This policy not only emphasises the provision of housing, but also focuses on shaping a housing ecosystem that is more inclusive, sustainable, resilient, evidence-based and centred on the well-being of the people.

The implementation of DRN 2026-2035 is essential in addressing various key issues in the national housing sector, including the affordability of owning and renting homes, mismatches between supply and demand, social housing needs, housing quality and liveability, security of tenure, access to financing, the integration of housing development with transport systems, and the strengthening of delivery institutions. This more comprehensive approach is expected to ensure that all segments of society, particularly low-income, middle-income, vulnerable and special-needs groups, have improved access to housing that is safe, of good quality, affordable and suited to their living needs.

To ensure the effective implementation of this policy, DRN 2026-2035 emphasises the importance of policy coordination among agencies, phased implementation of action plans, indicator-based monitoring, strengthening of the housing data system, and improvements to governance mechanisms. The success of this policy is highly dependent on close cooperation among the Federal Government, State Governments, Local Authorities, the private sector, financial institutions, professional bodies, civil society organisations and local communities.

Through shared commitment and integrated implementation, DRN 2026–2035 is expected to strengthen the national housing ecosystem and support more balanced, sustainable and liveable urban and rural development. This policy also serves as an important foundation for ensuring that the national housing sector continues to grow in a planned, responsive and inclusive manner, in line with national development aspirations and the goal of enhancing the well-being of the people.

Overall, DRN 2026–2035 is not merely a policy document, but a national commitment to humanising the future of housing in Malaysia in a manner that is fairer, more resilient and more sustainable. With consistent implementation, effective monitoring and the support of all stakeholders, this policy will serve as a catalyst for the provision of housing that is of higher quality, more accessible and truly responsive to the needs of Malaysians.

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NATIONAL HOUSING POLICY 2026-2035

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The effort to ensure that every segment of society, regardless of background or socioeconomic status, has access to a conducive home is a clear manifestation of upholding the rights and social justice.

Indeed, the commitment to building a sustainable housing ecosystem is not merely about fulfilling the technical requirements of development, but a profound responsibility to preserve life, strengthen the institution of the family and uphold human dignity.

Thank you for the integrity and dedication in translating humanising values into housing policy and implementation. May this noble effort continue to advance universal well-being.


Source: pexels.com

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