SABAH HOUSING CONFERENCE

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"GOOD GOVERNANCE TOWARDS QUALITY HOUSING & SERVICES"

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PERSPECTIVE VIEW FROM HOUSING DEVELOPERS (SHAREDA)

The housing industry in Malaysia is regarded as one of the major industries contributing to the economic and social development of the country and having a high multiplier effect given its cross-linkages to some **140 related industries.**

This industry is regulated by housing policies, regulations, and guidelines which are to ensure that all categories of houses, inclusive of high-end residential and also medium and low cost houses, will be developed and constructed according to the acceptable uniform standard, under good governance.

The main objective of our housing policies is to provide **comfortable and quality houses** for:

1) **all Malaysian**s; and also
2) the **foreign investors** under Malaysia My Second Home (MM2H) Programme.

The government is encouraging the private sector to work hand-in-hand with the public agencies for the betterment of the housing industry.

Our topic today is "**Good Governance Towards Quality Housing and Services"**. When we talk about quality housing and services, it is always referred to a beautiful, comfortable house with everything in good condition with **no defects** and with **no hassle** and **no worries** including on-time delivery of the houses and on-time delivery of the land title deeds to the house buyers.

Now, at this time of slow down in the housing industry, it is only appropriate to improve our performance as developers under the good governance.

(1) MAINTAIN THE ORIGINAL LEASE TERM OF 999 YEARS FOR THE LAND TITLES

From a house buyer's point of view, if he can get a house with long lease term, which can be passed on to his future generations, surely he will renovate and maintain his house in good condition always.

Of course to the house buyer, the best lease term of the house is Freehold/999 years.

For this, may we suggest the State Government to consider maintaining the **original lease term of 999 years for the land titles after subdivision and change of land use.**

For your information, there were many land titles in Sabah which have been issued with lease term of 999 years under the **Land Ordinance 1930**.

However, for the past 10 years, the State Government has changed the practice by converting all **999 years lease term** to **99 years** after subdivision and change of land use.

According to the **Sabah Land Ordinance**, under **Section 3 of Cap 68**, it was clearly explained that "*Nothing except as herein specially otherwise enacted shall affect the past operation of any written law relating to land tenure*