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Subjek : **Housing Ministry Must Have Bite**

This press release is issued in respond to the article entitled "*Housing Ministry Must Have Bite*" on 16 April 2012. National Housing Department has identified in a housing development project, there are many parties involved such as Local Councils, Land Offices, Financiers, professionals, technical agencies and Ministry of Housing and Local Government (MHLG). All parties should act professionally and play their role in accordance to the existing laws. In the context of MHLG, we have done many improvements in these years in order to protect the welfare and interest of house buyers.

The ministry have reminded all the relevant parties including the professional bodies to ensure that they do the necessary checking before they extend their services in the first place. In addition, the ministry have amended current law on housing and taken several initiatives in terms of monitoring and enforcement.

The main amendments to the Housing Development (Control & Licensing) Act 1966 are as follows:

1. Increase in developer's deposit from RM200,000.00 to 3% of the construction cost.
2. Rights of termination of Sales & Purchase Agreement (SPA) if there is no progress of construction at the site for a period of six

- (6) months continuously after the purchaser has signed the agreement.
3. A new provision to enable action to be taken against the licensed housing developer for abandonment of housing development.

In addition, we also amending the standard SPA (Schedule G,H,I & J) to further improve and protect the rights and interests of house buyers.

Furthermore, we have enhanced our monitoring system through Physical Progress Report 7(f), Audited Financial Report 7(e), Housing Development Account (HDA) and more systematic and frequent site visits. Besides that, we also have a monthly meetings and discussions with developers, purchasers and representatives of the utility and technical agencies to find comprehensive solutions especially for a problematic housing development cases. The ministry is also blacklisting board of directors (BOD) and developers involved in problematic housing projects from obtaining new housing development license and renewal of sales & advertisement permit (AP). Besides that, the ministry also do compounds and prosecutes the developers in breach of the Act and Regulations. Aggrieved house buyers have also the avenue of referring their claims to the Home Buyer Claims Tribunal or through civil action against the developers.

Kementerian Perumahan dan Kerajaan Tempatan (KPKT) diterajui oleh Yang Berhormat Datuk Seri Chor Chee Heung. Di bawah Kementerian ini terdapat 9 Jabatan iaitu Jabatan Perumahan Negara, Jabatan Kerajaan Tempatan, Jabatan Bomba dan Penyelamat Malaysia, Jabatan Perancangan Bandar dan Desa, Jabatan Lanskap Negara, Jabatan Pengurusan Sisa Pepejal Negara, Perbadanan Sisa Pepejal dan Pembersihan Awam, Tribunal Tuntutan Pembeli Rumah dan Institut Latihan KPKT.

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