

**International Strata Symposium and Workshop**  
**Keynote Address and Launch of REHDA Institute Abandoned**  
**Housing Report**

**By Minister of Housing and Local Government**  
**YB Tuan Nga Kor Ming**

**8th April 2025 (11.45AM) M World Hotel, Petaling Jaya**

---

Yang Berbahagia Dato' Jeffrey Ng Tiong Lip, Chairman of REHDA Institute;

Yang Berbahagia Datuk Ir. Ho Hon Sang, President of REHDA Malaysia;

Distinguished presenters and legal experts, members of the media, ladies and gentlemen,

Good morning and Salam Malaysia MADANI.

1. It is a great privilege to be gathered here at the International Strata Symposium 2025 today—a platform that unites industry leaders, legal experts and policymakers across ASEAN and several other international jurisdictions to advance strata knowledge and governance.
2. This symposium is a pivotal step towards fostering collaboration, driving policy reforms and ensuring a sustainable housing and community across many high rise and stratified developments in Malaysia.
3. I would like to extend my deepest gratitude to **Dato' Jeffrey Ng**, the Board of Trustees, and the entire REHDA Institute team for

their unwavering commitment to bringing together brilliant minds from around the world. Your efforts in nurturing human and intellectual capital have been instrumental in shaping Malaysia's real estate sector.

Ladies and gentlemen,

### **Addressing Abandoned Housing Project**

4. The long-standing issue of abandoned housing has caused severe hardship to thousands of homebuyers in Malaysia and destabilised the property market. Many families continue paying for homes they can never live in while struggling with rental costs. In fact, the impact extends beyond individual households—abandoned projects lead to deteriorating neighbourhoods, reduced property values and increased safety concerns, affecting entire communities.
5. Knowing the urgency of the matter, the MADANI government through the Ministry of Housing and Local Government (KPKT) established a Task Force on Sick and Abandoned Private Housing Projects in December 2022. I am pleased to announce that **as at 28 February 2025, we managed to revive 1,016 housing projects worth RM98.96 billion, involving 122,083 housing units, since the establishment of the taskforce.**
6. However, more needs to be done. Just yesterday, we announced that 109 developers have been blacklisted for non-compliance, as part of our ongoing efforts to safeguard the interests of homebuyers. From January 2024 to February 2025, we issued 527

notices, resulting in fines totaling RM10.28 million. The majority of the violations involved developers failing to submit required reports—such as development status updates, audit reports, balance sheets, or profit-and-loss statements—to the National Housing Department. These reports are not merely procedural; they are a critical part of our efforts to ensure timely delivery of housing projects and to mitigate the risk of abandoned developments.

7. At the same time, we are mulling stiffer penalties—including travel bans—for developers found guilty of fraudulent practices through the proposed amendments to the Housing Development Act. At the ministry, we are committed to upholding high standards in our property market, restore homebuyers' confidence and remove the “bad apples” from the industry, especially those who jeopardise the interests of homebuyers.
8. On that note, I would like to commend REHDA Institute for its unwavering dedication to addressing this pressing issue through rigorous research, multi-stakeholder engagement, and its latest publication on **Abandoned Housing – Challenges, Insights and Solutions Report**.
9. This report, to be launched later today, **sheds light on critical issues**, including mismatch between housing supply and demand; financial difficulties affecting both developers and homebuyers; as well as the **effectiveness of existing regulations** in ensuring project completion. It also examines best practices from countries that have successfully implemented robust measures to prevent

housing project abandonment such as **South Korea, Australia and Singapore.**

10. As I always emphasize, this government is by the people and for the people. We will incorporate the valuable insights from the report as part of our ongoing efforts to **achieve zero abandoned housing projects by 2030.**

Ladies and gentlemen,

### **Reform on Building Management and Strata Governance**

11. Strata property stakeholders—including homebuyers, developers, and management bodies—often face numerous challenges, ranging from rising maintenance costs and inadequate sinking funds to disputes over common property and governance issues.
12. Currently, there are only 594 firms licensed to practice property management, serving 26,334 strata schemes or 2,910,000 strata units in Malaysia. In other words, each firm is responsible for managing 44 strata schemes or 4,898 strata units. **This highlights a serious problem: there are insufficient licensed firms to properly serve all strata schemes, leading to poor service quality for Joint Management Bodies (JMB) or Management Committees (MC), as well as the proliferation of unlicensed property managers across the country.**
13. As a result, many property owners and tenants, especially in strata schemes, face hardships due to declines in their property asset values resulting from poor and inadequate management of their

buildings by unqualified, poorly trained, and dishonest property managers.

14. I would like to take this opportunity to reaffirm our commitment to safeguarding homebuyers' interests. In recent months, we started to engage several associations and interest groups to study a new comprehensive act that will focus solely on regulating property and building management under the Housing and Local Government Ministry.
15. Currently, property managers are regulated alongside valuers, appraisers and estate agents under Act 242. **By establishing a new act specifically for property managers, we aim to improve the quality of property management services in Malaysia, ensuring that the maintenance fees paid by property owners or tenants are properly utilized such as lift maintenance, facility refurbishments, waste collection or sewage system repair works.**

Ladies and gentlemen,

### **Urban Renewal Practices**

16. With rapidly growing urban populations, aging infrastructure, and increasing land scarcity, Malaysia faces the urgent need to rejuvenate old, dilapidated, or underutilized properties in its cities. We must avoid the tale of two cities—where one part of the city thrives, while the other remains in poverty.
17. At the Ministry of Housing and Local Government, we are aiming to **table the Urban Renewal Act or *Akta Pembaharuan Semula***

**Bandar** this June. The bill consists of four key elements: Urban Redevelopment, Urban Regeneration, Urban Revitalisation, and Urban Conservation. Our utmost priority is to ensure a structured and inclusive approach to development, in line with our principle of *“leave no one behind” — Tiada yang tertinggal, tiada yang terpinggir.*

18. I would like to share **the case study of a single mother from Kampung Kerinchi, known as Mak Ani**. A mother of six, Mak Ani works a low-paying job as a general assistant. When her husband passed away in the 1990s, she used the compensation money she received to purchase two PKNS units in Kampung Kerinchi. Each unit, measuring 600 square feet, cost her approximately RM40,000.
19. In 2015, she was offered two new replacement units as part of the redevelopment project, each with 882 square feet. Today, the market value of each unit is estimated to be ten times higher, at RM450,000. The redevelopment project allowed her to rent out her unit at more competitive rates, providing her with better quality of life and additional financial resources to support her family.
20. We want to replicate this success story with the introduction of the Urban Renewal Act. **In Kuala Lumpur alone, we have identified 139 urban renewal sites, with an estimated Gross Development Value (GDV) of RM355.3 billion.** Through the Urban Renewal Act, we seek to streamline the urban renewal process, ensuring the protection of property owners' rights while revitalising the local economy in dilapidated urban areas.

21. Given the complexity and potential impact of these reforms, it would be highly beneficial for Malaysians to learn from the experiences of successful jurisdictions, particularly in developed cities like Hong Kong, Singapore, and Australia. Understanding the nuances of en bloc redevelopment—including fair compensation, effective negotiation with developers and collective decision-making by property owners—can provide valuable insights as Malaysia explores similar paths.
22. In this regard, the two-day International Strata Symposium 2025 serves as an essential platform for gathering global expertise on strata governance, legal frameworks, and best practices. Thank you, REHDA, once again for your dedication in providing this invaluable intellectual platform.

Ladies and gentlemen,

### **Malaysia's Journey to Global Leadership in Sustainable Urban Development**

23. Abandoned housing and strata management are not just national concerns; they are shared challenges across ASEAN member states. As Malaysia assumes the ASEAN chairmanship this year, we are committed to leveraging policy expertise, industry insights, and cross-border engagement to shape a unified ASEAN approach to housing development.
24. In the second half of the year, we are set to host several key events at the regional level, including the **ASEAN Real Estate Conference (AREC)** and the **Meeting of Governors and Mayors**

**of ASEAN Capital (MGMAC).** By working towards regulatory alignment, improved financial frameworks, and stronger protections for homebuyers, we can build a more resilient and sustainable housing ecosystem across Southeast Asia.

25. Besides, Malaysia is poised to run for the **UN-Habitat General Assembly Presidency** for the 2026-2029 term. If elected, we aim to collaborate closely with member states from around the world to expedite the implementation of the New Urban Agenda. Through this international platform, we hope to play an active role and become the pioneer in building cities that are socially inclusive and economically vibrant while improving the quality of life for all urban residents.
26. The future starts today, not tomorrow. As we move forward, let us remain steadfast in our collective goal—to build a housing ecosystem that is transparent, resilient and inclusive, one that truly serves the people.

Thank you.