

## PRESS RELEASE

### **Urban Renewal Bill Must Empower Communities, Not Displace Them — REHDA Institute, BPMB and PLANMalaysia Unite on Inclusive Redevelopment Agenda**

*Strategic dialogue paves the way for people-centred, policy-driven, and finance-ready urban renewal framework*

**Petaling Jaya, 26 May 2025** – The REHDA Institute, in partnership with Bank Pembangunan Malaysia Berhad (BPMB), today hosted a high-level Executive Dialogue entitled “Urban Renewal – Making It Work” at Wisma REHDA, Petaling Jaya. The event brought together key government agencies, financial leaders, urban planners, architects, surveyors and industry stakeholders to align strategies ahead of the forthcoming Urban Renewal Bill.

The session was officiated by Dato’ Jeffrey Ng Tiong Lip, Chairman of REHDA Institute and Encik Mohd Fuad Ahmad, Group Chief Corporate Development Officer of BPMB. The Guest of Honour was YBrs. TPr Md Nazri bin Abdullah, Deputy Director General (Planning) of PLANMalaysia.

#### **Putting People Before Projects**

In his address, Dato’ Jeffrey Ng stressed that the forthcoming Urban Renewal Act must centre on property owners and communities, not developers.

“This Act is not about creating profit opportunities for developers,” he said. “It is about empowering property owners to lead and ensuring that redevelopment revitalises without marginalising. Developers should support, not drive, the process.”

He called for an owner-led renewal model, backed by clear safeguards to prevent displacement and ensure fair compensation, particularly for residents, small businesses and vulnerable groups.

“Sustainability means more than new buildings. It means protecting people, place and purpose,” Dato’ Jeffrey added.

#### **Financing Redevelopment with Purpose**

Encik Mohd Fuad Ahmad of BPMB highlighted the need for aligned policy and financing ecosystems to realise meaningful urban renewal. Renewal must be driven by community needs – not just economic returns.

“Urban redevelopment is a national priority and it requires more than planning. It needs financing that is inclusive, innovative and catalytic,” he said. “We don’t just fund projects, we deliver impact capital for national development, financing projects that yield tangible benefits for people, planet and progress.

BPMB, Malaysia's development financial institution, reaffirmed its commitment to supporting transformative projects that align with long-term national outcomes in sustainability and equitable development.

"We stand ready to collaborate across sectors to unlock value and impact through tailored financial solutions," he noted.

### **Planning-Led, Community-Centred Transformation**

Representing PLANMalaysia, TPr Md Nazri bin Abdullah delivered a clear message: urban renewal must be holistic, inclusive and grounded in sound planning.

"It is not just about physical improvements. It is about creating liveable, resilient and socially cohesive cities," he said.

He called for greater integration across Federal, State and Local Planning, with stronger consistency between Structure Plans and Local Plans. Meaningful public engagement, data-led decision-making and good governance, he added, must be core to the renewal process.

"Our planning system must be more responsive, transparent and anchored in community needs," he concluded.

### **Towards a Unified National Agenda**

The Dialogue reinforced the importance of aligning the Urban Renewal Bill with the United Nations Sustainable Development Goals, particularly SDG 11: Sustainable Cities and Communities and the need for a whole-of-government, whole-of-society approach to implementation.

Participants from both public and private sectors echoed a shared vision: Malaysia's urban renewal must be sustainable, inclusive and community-first, with policy clarity, stakeholder collaboration and financial readiness as the key enablers.

"This Dialogue is not merely a discussion of a Bill, it is the foundation for a national movement to transform our cities with purpose and responsibility," said Dato' Jeffrey in closing.

The REHDA Institute reaffirmed its support for the Ministry of Housing and Local Government (KPKT), PLANMalaysia, BPMB and all stakeholders in advancing a forward-looking, inclusive urban renewal framework that puts the *Rakyat* at its heart.

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26<sup>th</sup> May 2025