

STATE OF VICTORIA, AUSTRALIA (Melbourne & surrounding cities)

ASIA REAL ESTATE LEADERS (AREL) Study Trip & Housing Dialogue

UPDATED DATES : 11 - 13 MARCH 2025 (3 DAYS)

KEY MALAYSIAN DELEGATION LEADERS



(Datuk) NG Seing Liong JP

- Panel of Expert Member (Ministry of Housing & Local Govt)
- Trustee of REHDA Institute



(Tan Sri Datuk) Eddy CHEN

- Group MD, MKH Berhad (Alumni of Monash Australia)



(The Honourable) NGA Kor Ming

Malaysia's Federal Minister for Housing & Local Government



(Dato') Jeffrey NG Tiong Lip

- Chairman of REHDA Institute & Capitaland Malaysia Trust (Alumni of Monash Australia)



(Datuk Seri Dr) Michael KC YAM

- Chairman of Triterra
- Former President (Chartered Institute of Builders, UK) 2022/2023



(Datuk Ir.) HO Hon Sang

- President of REHDA Malaysia
- Independent Non-Executive Director, Sime Darby Property Bhd

CONFIRMED FORUM GUESTS



The Honourable Natalie Suleyman
Minister for Small Business and Employment, Minister for Veterans, Minister for Youth
Victoria State Government

PRESS REPORT

1.0 English

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PUBLISHED DATE: 12 March 2025



REHDA Institute hosts Asia Real Estate Leaders study trip and housing dialogue in Melbourne

Edited By Wong King Wai



From left: REHDA Institute Chief Operating Officer David Chong, REHDA Institute Trustee Datuk Ng Seing Liong, REHDA Malaysia President Datuk Ir Ho Hong Sang, Victoria's Minister for Small Business, Employment, Veterans and Youth Natalie Suleyman, REHDA Institute Chairman Dato' Jeffrey Ng Tiong Lip, REHDA Institute Trustee Datuk Seri Dr Michael Yam and Consul General of Malaysia in Melbourne Nik Muhamad Nasyron Syah Nik Daud

KUALA LUMPUR (March 12): The REHDA Institute organised the Asia Real Estate Leaders (AREL) — Melbourne, Victoria, Australia Study Trip & Housing Dialogue, bringing together senior Malaysian housing officials, real estate professionals and industry stakeholders in collaboration with Monash University. About 180 delegates attended the study trip, according to a press statement.

Leading the Malaysian delegation was REHDA Institute Chairman Dato' Jeffrey Ng Tiong Lip, accompanied by Trustees Tan Sri Datuk Eddy Chen Lok Loi, Datuk Ng Seing Liong and Datuk Seri Dr Michael Yam, REHDA Malaysia president Datuk Ir Ho Hon Sang, its immediate past president Datuk NK Tong and Sabah Housing and Real Estate Developers Association president Datuk Chua Soon Peng. The event facilitated knowledge sharing between industry experts from Melbourne and Malaysia.

A key highlight was the Housing Dialogue (Victoria & Malaysia) held at the Melbourne Marriott Hotel on 12th March 2025. Victoria's Minister for Small Business, Employment, Veterans and Youth Natalie Suleyman delivered the ministerial keynote address, emphasising collaborative efforts in tackling housing affordability and sustainability. She reiterated the Victorian Government's commitment to building 800,000 homes over the next decade and stressed the importance of infrastructure development, citing the Melbourne Airport Rail Link as a crucial element in urban growth.

Suleyman also underscored the strong ties between Victoria and Malaysia, dating back to 1966, noting that over 62,000 Malaysians now reside in Victoria. She highlighted the State's A\$9.8 billion (RM27.3 billion) investment since 2014 in housing and homelessness services, alongside initiatives like the Victorian Homebuyers Fund and First Homebuyers Grant scheme.

Discussions at the event focused on urban renewal and redevelopment laws, strata management, social and affordable housing, and senior living. Melbourne's urban renewal policies and extensive experience in strata management were examined for their applicability to Malaysia's urbanisation strategies. Best practices for integrating social and affordable housing into urban planning were also explored, along with models for senior living communities.

Monash University senior representative Professor Diego Ramirez opened the dialogue with a keynote address on the need for visionary housing policies in response to global challenges. The event fostered cross-border collaboration, equipping delegates with insights to drive innovative housing solutions in Malaysia and Australia.

The REHDA Institute Housing Dialogue (Victoria & Malaysia) aimed to catalyse change by forging strategic partnerships to improve housing policies and enhance living conditions in both Nations

SOURCE LINK:

REHDA Institute Organises Study Trip And Housing Dialogue In Australia - BusinessToday

PUBLISHED DATE: 12 March 2025



REHDA Institute Organises Study Trip and Housing Dialogue in Australia

By Adrian Phung



In a groundbreaking event that underscored the power of international collaboration and knowledge exchange, REHDA Institute hosted the Asia Real Estate Leaders (AREL)-Melbourne, Victoria, Australia Study Trip and Housing Dialogue.

The event revolved around the exchange of best practices between two dynamic markets — Melbourne, a leader in affordable housing and urban renewal, and Malaysia, a rapidly developing nation striving to accommodate the demands of its booming urban population.

This highly anticipated event, held in partnership with Monash University, brought together distinguished delegates from Malaysia, including senior officials from Malaysia's Housing Authorities, real estate professionals, key industry leaders, and stakeholders from both the public and private sectors.

This cross-border collaboration empowered delegates with new knowledge, enabling them to drive innovative change within their own spheres of influence.

A Housing Dialogue (Victoria & Malaysia), held on the second day of the trip, opened doors for transformative partnerships aimed at improving the living standards of both nations' citizens.

Among the topics discussed during the dialogue session were urban renewal and redevelopment laws, Strata Management Act, social and affordable housing, and senior living and aged care.

The exchange was further enriched by Professor Diego Ramirez, Senior Representative of Monash University, who kicked off the event with a keynote address focused on the need for visionary housing policies in the face of global challenges such as population growth, climate change, and the increasing demand for sustainable, resilient communities. His remarks set the stage for deeper conversations about how forward-thinking solutions, drawn from both countries' experiences, could shape the future of housing development.

SOURCE LINK:

<https://www.nst.com.my/amp/property/2025/03/1188378/rehda-institute-leads-study-tour-melbourne-urban-development-insights>

PUBLISHED DATE: 14 March 2025

NEW
STRAITS**TIMES**

REHDA Institute Organises Study Trip and Housing Dialogue in Australia

By Bernama



Chairman of REHDA Institute, Dato' Jeffrey Ng Tiong Lip said REHDA Institute has selected Melbourne as the destination due to its enduring reputation as one of the world's most liveable cities. NSTP/ROHANIS SHUKRI

MELBOURNE: The discussions and knowledge exchange between the Malaysian property sector delegation and their counterparts in Melbourne, Australia, come at a crucial time.

This is because Malaysia is on the verge of introducing the draft Urban Renewal Act, which will be pivotal in shaping the Country's sustainable urban planning efforts.

The REHDA Institute chairman Dato' Jeffrey Ng Tiong Lip said the three-day Asia Real Estate Leaders (AREL) Study Tour to Melbourne provides an opportunity to engage with leading Australian experts in areas such as mixed-use developments, retirement villages, sustainable development, social housing and urban townships.

"Today's dialogue could not be timelier and more aligned with the Malaysian Government's key priorities, such as urban renewal, strata laws, affordable housing and senior living.

Ng emphasised that REHDA Institute has selected Melbourne as the destination due to its enduring reputation as one of the world's most liveable cities, consistently recognised for its top-tier healthcare, education, safety and vibrant cultural landscape.

"In recent years, the City has continued to evolve, embracing technological innovation and sustainability while maintaining its rich historical and cultural significance.

"This unique blend of preservation and progress ensures that Melbourne remains a dynamic and relevant global hub this year," he added.

Ng also said that the City excels in urban renewal initiatives, where older heritage buildings retain their facades while incorporating newer modern, sustainable interiors to meet current needs.

"Older, dilapidated structures are often replaced with cutting-edge infrastructure designed to enhance liveability and environmental sustainability," he said.

The Housing Dialogue between Victoria and Malaysian industry experts was held on the second day of the trip and was held in partnership with Monash University.

It was attended by Australia's Minister for Small Business and Employment, Veterans, and Youth for the Victoria Government, Natalie Suleyman, and attracted about 180 delegates.

Suleyman in her keynote address said that Victoria and Malaysia share a strong partnership, with over 62,000 Malaysians residing in Victoria and the relationship extends into trade and education, particularly with the presence of Monash University's satellite campus in Malaysia.

"As both Regions face similar challenges, such as housing shortages and climate change, planning and strategic investments are crucial.

"The Victorian Government has invested over AU\$9.8 billion since 2014 to improve housing and homelessness services, while initiatives like the Victorian Homebuyers Fund and First Homebuyers Grant scheme aim to make homeownership more accessible to first-time home buyers," she said.

Ng also further emphasised that the Housing Dialogue is designed not only to facilitate insightful discussions but also to create ample networking opportunities.

This event allows delegates to engage with key industry stakeholders, enhancing their knowledge. Additionally, it provides local Victorian stakeholders with the chance to connect with the Malaysian delegation.

Sharing his point of view on the hotly debated issue of the consent threshold required for redevelopment in Malaysia, Ng pointed out that for any development, the timeframe for the approval process and the most efficient time from start to completion of a project are critical for cost management.

"In Victoria, the process for redevelopment or collective sale requires that at least 75% of the owners agree to the sale.

"In general, 75% is the most common threshold for strata redevelopment across Australian states (including New South Wales, Queensland, and Western Australia), although there may be some variations, especially regarding the age of the buildings and types of development. We also aim to learn from the Australian experience in efficiently and equitably resolving issues related to the dissenting 25%," he said.

Ng added that as Malaysia assumes the ASEAN chairmanship in 2025 with the theme "Inclusivity and Sustainability", REHDA Institute is confident that the Asia Real Estate Conference (AREC) in June 2025 will provide an excellent platform to showcase the achievements and capabilities of top Malaysian developers.

"This will not only strengthen their presence within ASEAN but also facilitate expansion beyond the region," he added.

AREC is an initiative by the Minister of Housing and Local Government, Nga Kor Ming.

SOURCE LINK:

<https://www.pressreader.com/malaysia/the-borneo-post/20250314/282355455516794>

PUBLISHED DATE: 14 March 2025



REHDA Institute leads study tour to Melbourne for urban redevelopment insights

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"In Malaysia, developers are required to provide price-controlled housing, a unique mandate that distinguishes us globally. It is therefore invaluable for us to observe how Australia approaches affordable housing," he said in his keynote address at the Housing Dialogue session, in conjunction with AREL. Ng emphasised that REHDA Institute has selected Melbourne as the destination due to its enduring reputation as one of the world's most liveable cities, consistently recognised for its top tier healthcare, education, safety and vibrant cultural landscape. "In recent years, the City has continued to evolve, embracing technological innovation and sustainability while maintaining its rich historical and cultural significance.

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PUBLISHED DATE: 14 March 2025



REHDA Institute Leads Study Tour to Melbourne for Urban Development Insights

By New Straits Times

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SOURCE LINK:

<https://www.bernama.com/en/news.php?id=2403197&utm>

PUBLISHED DATE: 18 March 2025



URA Act: Malaysian Developers Lead Australia's Urban Renewal White Reforms Stall At Home

By Bernama

KUALA LUMPUR, March 17 (Bernama) - Top-tier Malaysian property developers are leading Australia's largest urban renewal projects, while Malaysia is still debating the crucial Urban Renewal Act (URA) amid deteriorating low-cost housing, said Minister of Housing and Local Government, Nga Kor Ming.

Set to be tabled in Parliament in July 2025, the URA has sparked heated debates among property developers and homeowners, with key concerns revolving around the percentage of Bumiputera ownership and the "en bloc" sale of entire strata developments, which has raised fears of potential displacement, particularly among lower-income homebuyers

Nga highlighted that Malaysian property developers such as S P Setia Bhd and Gamuda Bhd's property arm Gamuda Land, are playing a significant role in Australia's urban renewal efforts.

Gamuda Land has invested in urban redevelopment projects in Melbourne, contributing substantially to Australia's housing and infrastructure growth

"Ironically, while these Malaysian firms are transforming foreign cities, similar efforts in their home country remain sluggish," he said in a press conference held in conjunction with the three-day Asia Real Estate Leaders (AREL) Study Tour to Melbourne, Australia, recently.

AREL brings together over 180 key stakeholders from Australia and Malaysia's housing and real estate sectors. The event was organised by the REHDA Institute and Monash University.

The study trip aimed to provide Malaysian developers with the opportunity to engage with leading Australian experts in areas such as mixed-use developments, retirement villages, sustainable development, social housing, and urban townships.

For context, Gamuda Land is currently developing "The Canopy on Normanby", located in an up-and-coming

precinct within Fishermans Bend, which is Australia's largest urban renewal project, covering approximately 480 hectares.

Meanwhile, S P Setia has been actively involved in urban redevelopment projects in Australia, particularly in Melbourne, with Sapphire by the Gardens set to become a landmark in the City.

Nga pointed out that Malaysian developers such as Gamuda, S P Setia, Sime Darby and OSK have successfully established a presence in Melbourne and other Australian Cities.

"OSK's Melbourne Square development, valued at AU\$2 billion, is one of the City's largest and most significant mixed-use developments. With over 1,400 apartments and 10,000 square metres of retail space, it stands as a testament to the expertise of Malaysian developers in delivering world-class projects," he said.

Urban Renewal Challenges in Malaysia

Back home, the Town and Country Planning Department (PLANMalaysia) and Kuala Lumpur City Hall have identified 534 areas suitable for urban renewal, covering four key aspects: redevelopment, regeneration, rejuvenation and preservation.

"Malaysia has hundreds of ageing buildings, many of which were built before Merdeka. Based on consultation with the Fire and Rescue Department of Malaysia, many of these structures, particularly old flats and public housing schemes, have a lifespan of about 70 to 80 years.

"Deteriorating wiring systems, fire hazards and poor living conditions pose serious risks to residents," Nga stressed.

To emphasise the urgency of urban renewal, the Ministry plans to launch a nationwide road tour, inviting Members of Parliament to visit dilapidated sites

requiring immediate redevelopment alongside successful renewal projects.

"This will allow them to see what is before and after impact of urban renewal," he said.

Urban Renewal Consent Threshold

One of the most contentious issues surrounding the URA is the consent threshold, with critics arguing that it may marginalise the Malay communities and the bottom 40% (B40) and middle 40% (M40) income groups in urban areas.

Nga clarified that the proposed URA will require 80 per cent approval for urban renewal projects, aligning with Singapore's standard. In comparison, Melbourne has a 75% threshold for strata properties, while Tokyo and Shanghai require a two-thirds majority.

"Malaysia's URA is more embracing compared to the other Countries as it even covers abandoned projects. In such cases, the Government plans to lower the consent

threshold to 51% to expedite redevelopment as some developers have fled, and in certain instances, you can't even find who the owner is," he added

Encouraging Developers to Reinvest in Malaysia

Commenting on the developers abroad, Nga said that the Government has called on major institutional investors to reallocate at least 70% of their investment portfolio back to Malaysia to stimulate domestic Investment,

"Permodalan Nasional Bhd is a shareholder of S P Setia, and we have urged it to scale back overseas projects and focus more on domestic redevelopment efforts.

The goal is to create greater demand for the ringgit and strengthen the economy by ensuring Malaysian developers prioritise local projects. With an estimated RM5 billion in new projects in Australia, the Government has suggested redirecting at least RM2 billion of these investments back to Malaysia," he added.

SOURCE LINK:

<https://asean.bernama.com/news.php?id=2403172&utm>

PUBLISHED DATE: 18 March 2025



Malaysia Targets RM180 Billion in 2025 Property Sales, Eyes Senior Living

By Bernama



KUALA LUMPUR, March 17 (Bernama) - The Housing and Local Government Ministry is targeting to generate RM180 billion property sales across all sectors this year 2025, said its minister Nga Kor Ming.

He said the Ministry is also working closely with the REHDA Institute to organise the inaugural ASEAN Real Estate Conference (AREC) 2025, scheduled for 23-26 July 2025

"The event will be held alongside the Architecture, Interior Design & Building Exhibition (ARCHIDEX) and will involve ASEAN countries. At the same time, we will also invite China to participate," he said in a press conference in conjunction with a three-day Asia Real Estate Leaders (AREL) study tour to Melbourne, Australia recently.

He said more than 50,000 visitors are expected with sales of about RM1.2 billion.

AREL brings together more than 180 key stakeholders from Australia and Malaysia's housing and real estate sectors. REHDA Institute and Monash University organised the event.

The study trip provides an opportunity for Malaysian developers to engage with leading Australian experts in

mixed-use developments, retirement villages, sustainable development, social housing and urban townships.

Nga highlighted that Malaysia has achieved the highest volume and value of property transactions over the past decade in 2024. Total property transactions rose 18% to RM223.2 billion versus RM196.8 billion in 2023.

Meanwhile, earlier in his keynote address, Nga said Malaysia's population is ageing rapidly with those 60 years and above projected to rise to 14.5% in 2040 from 8.3% in 2020.

"One in every ten will require housing solutions specifically designed to meet senior citizen needs. However, the reality is that only 2.1% of Malaysia's total housing stock is designated for senior living.

Nga said this calls for the urgent need for Malaysia to develop specific solutions to address elderly needs. He said Malaysia is keen to explore senior living developments as an emerging segment within the domestic housing market. Meanwhile, Nga said his Ministry has allocated RM30,000 to REHDA Institute to help with research assignments.

SOURCE LINK:

Exclusive property and real estate content in Malaysia | StarProperty

PUBLISHED DATE: 11 April 2025



Elevating Malaysian developers' expertise

REHDA Institute Hosts Biannual Study Trips to Foster Global Collaborations and Knowledge Sharing

By Star Property



When REHDA Institute was first established, its core mission was to develop the real estate industry in Malaysia through training, research and education, with the aim of improving industry standards, promoting best practices and contributing to the overall development of the nation.

"As a think tank focused on real estate, the REHDA Institute is dedicated to building a robust regional network for research, education and training. Our core initiatives unite influential stakeholders from the real estate and property development sectors, not just in Malaysia, but across the broader Asia-Pacific region," said its chairman Dato' Jeffrey Ng.

As a service provider in human resource and talent development, the Institute also analyses current and pressing real estate industry issues that affect the rakyat and the Nation, he said.

Hence, in a landmark initiative fostering international collaboration and knowledge exchange, the REHDA Institute recently organised the Asia Real Estate Leaders (AREL) study trip to Melbourne, Australia, where delegates visited numerous developments to learn and strengthen ties among industry experts.

"Melbourne was chosen as our study trip destination due to it being ranked as the world's second most liveable city in 2024 by The Economist Intelligence Unit. Melbourne's dedication to balancing historical preservation with modern innovation and sustainability makes it an inspiring destination for study and exploration. This unique blend of preservation and

progress ensures that Melbourne remains a dynamic and relevant global hub in 2025.

"The City excels in urban renewal initiatives, where older, dilapidated structures are often replaced with cutting-edge infrastructure designed to enhance liveability and environmental sustainability. Aligned with the Malaysian Government's key priorities, such as REHDA Institute has invested significant effort over the past few months to collaborate with both Malaysian Government stakeholders and our counterparts in Melbourne to make this trip a success. This ensures that our delegation connects with the right individuals and explores the most relevant sites," said Ng.

Forging stronger international ties

A housing dialogue was also held in collaboration with Monash University, bringing together prominent Malaysian delegates including senior housing officials, real estate professionals, industry leaders and stakeholders from both the public and private sectors.

Since the reopening of borders in 2022, REHDA Institute has led several study tours to connect with housing advocacy groups and research think tanks in Cities such as Bangkok, Jakarta, Hong Kong, Shenzhen, Singapore, Ho Chi Minh City and now, Melbourne, said Ng.

"In Malaysia, developers are required to provide price-controlled housing, a unique mandate that distinguishes us globally. It's therefore invaluable for us to observe how Australia approaches social, affordable housing and open market housing," he said.

A visit to the Community Housing Victoria site in Prahran showcased an innovative urban redevelopment model that integrates social housing through rental schemes while maintaining public ownership.

"This model has been recommended in several of REHDA Institute's Affordable Housing Reports previously. Moreover, we have heard how social housing and affordable housing are mixed within the same project whilst in some projects, they are separated. We would like to know which model is advisable and if there are variations depending on the localised nature of the development in terms of demographics," he said.

The delegation was led by Ng, along with esteemed trustees Tan Sri Datuk Eddy Chen, Datuk Ng Seing Liong and Datuk Seri Dr Michael Yam. Officiating the dialogue was Housing and Local Government Minister Nga Kor Ming, who also joined the study tour with senior officers from the Ministry. They were accompanied by Real Estate and Housing Developers' Association (Rehda) Malaysia president Datuk Ho Hon Sang, immediate past president Datuk NK Tong and Sabah Housing and Real Estate Developers Association (Shareda) president Datuk Chua Soon Peng. Together, they facilitated meaningful dialogue and strengthened ties between industry professionals from Malaysia and Melbourne.

The housing dialogue, held at the Melbourne Marriott Hotel, attracted 180 delegates, including Victoria's Small Business, Employment, Veterans and Youth Minister Natalie Suleyman.

Renowned for her advocacy on housing supply issues, Suleyman emphasised the importance of cross-sector collaboration in delivering affordable and sustainable housing solutions. She highlighted Victoria's strategic plan to build 800,000 homes over the next decade, noting that housing development must be supported by critical infrastructure, such as the Melbourne Airport Rail Link, to ensure seamless connectivity between homes, jobs, education and public transport.

She also spoke of the longstanding relationship between Victoria and Malaysia, which began in 1966 when only 2,434 Malaysian-born residents lived in the state.

Today, more than 62,000 Malaysians reside in Victoria, underscoring enduring ties in trade, education and urban development.

In addressing shared challenges such as housing shortages and climate change, she stressed the need for strategic planning and targeted investment. Victoria's A\$9.8 billion (RM27.59 billion) commitment to housing and homelessness services, along with initiatives like the Victorian Homebuyers Fund and First Homebuyers Grant, were presented as key steps in improving access to homeownership.

The recent housing dialogue and study tour in Melbourne marked a pivotal opportunity for Malaysian real estate leaders to engage with Australian experts on critical topics such as mixed-use development, social and affordable housing, senior living and sustainable urban planning. "Our Melbourne visit is a key opportunity to engage with leading Australian experts in areas such as mixed-use developments, retirement villages, sustainable development, social housing and urban townships. The lessons we gather here will sharpen our strategies and expand our networks, offering invaluable market intelligence and feasibility insights," said Ng.

Urban renewal and redevelopment laws

A central theme of the visit was urban renewal, where Melbourne's transformation of underutilised spaces into vibrant communities offered actionable insights. Delegates visited Fishermans Bends 1,186 acre former industrial estate now being redeveloped into a thriving township adjacent to the Melbourne CBD by Gamuda Australia. The project served as a case study in long-term planning, legal reform and sustainable infrastructure investment. Other redevelopment projects like Melbourne Square by OSK Property and The Sapphire by The Gardens by S P Setia highlighted the global reputation of Malaysian developers and their role in delivering world-class, high-density living environments abroad.

Strata management reform

Melbourne's mature strata framework sparked critical discussions on potential reforms to Malaysia's Strata Management Act 2013. Delegates explored ways to improve governance, streamline dispute resolution mechanisms and enhance long-term property maintenance, particularly in high rise developments. These insights are increasingly relevant as Malaysia experiences rapid urbanisation and densification in key city centres.

Social and affordable housing

Affordable housing remains a shared challenge between Malaysia and Australia. In Melbourne, delegates explored how government policies and public private partnerships help address rising housing costs. A visit to the Bangs Street redevelopment in Prahran showcased how 434 new residences—228 for social housing and 206 for market rentals—can be integrated to serve a broader demographic, including Malaysia's M40 and B40 income groups. These models offered practical frameworks for equitable housing solutions adaptable to the Malaysian context.

Senior living and aged care

With ageing populations on the rise in both Countries, the study tour also examined Melbourne's forward-

looking approach to senior living. Visits to communities such as St Clare by Villa Maria Catholic Homes, Morgan Glen Iris and Pavilions Blackburn Lake revealed how purpose-built facilities can combine independent living, healthcare and lifestyle services to support older residents with dignity and quality of life. These models offer potential blueprints for Malaysia's own aged care strategy.

Academic and expert engagement

The programme featured a keynote address by Professor Diego Ramirez from Monash University, who underscored the need for visionary housing policies in light of global issues such as climate change, urban sustainability and population growth. His address set a compelling tone for cross-regional learning and collaboration.

Forging long-term partnerships

This housing dialogue went beyond technical exchange—it laid the foundation for lasting collaboration between Malaysia and Australia in real estate innovation and policy development. The insights gained will play a critical role in shaping inclusive, resilient and future-ready housing strategies that benefit citizens in both countries.

"Looking ahead, REHDA Institute will continue to organise strategic study tours to enhance our learning and expand our regional networks. Potential future destinations include Sydney, Taiwan, China and Korea, depending on demand from our industry. There was also a suggestion to visit Vienna due to a great affordable housing project. These exchanges are essential as we align with international best practices, particularly in areas such as affordable housing and senior living developments," said Ng.

SOURCE LINK:
<https://www.enanyang.my/%E8%B4%A2%E7%BB%8F%E6%96%B0%E9%97%BB/%E9%BB%84%E4%B8%AD%E7%AB%8B%E5%90%81%E5%80%9F%E9%89%B4%E6%BE%B3%E6%B4%B2.%E5%BC%BA%E5%8C%96%E8%80%81%E5%B9%B4%E7%94%9F%E6%B4%BB%E6%8A%A4%E7%90%86%E4%BD%93%E7%B3%BB>

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黄中立吁借鉴澳洲 强化老年生活护理体系



（吉隆坡15日讯）马来西亚房地产发展商会研究院（REHDA Institute）主席拿督黄中立呼吁大马政府与私人界借鉴澳洲的老年生活与护理体系，借此强化本地的老年护理设施。

他说，澳洲将于7月让2024年老年护理法案生效，该法案建立了以权利为核心的框架，强调老年人的尊严、自主权和个人偏好。

“澳洲的老年护理体系已发展至先进阶段，并对护理提供者设有严格的标准与行为准则，确保服务质量和问责机制。这不仅有助于提升大马护理体系，也能减少老年人被忽视的情况。”

他日前在亚洲房地产领袖活动上的“澳洲维多利亚州墨尔本学习之旅与住房”对话会上，发表上述看法。

黄中立表示，澳洲人对老年生活的接受度较高，55岁以上人士中有2.5%至4.5%选择入住退休村。
“这与他们的生活方式偏好有关，但未必完全适用于大马。尽管本地社会尚未完全准备以同样方式接

受老年生活模式，但仍可借鉴最佳实践，并逐步引入适合我国的方案”

重建须获75%业主同意

黄中立提到，维多利亚州建筑物的重建或集体出售程序，须获得至少75%业主同意。澳洲大部分州采用分层重建模式，具体门槛可能因建筑物年龄及开发类型有所不同。

“我们希望借鉴澳洲的经验，包括他们在面对不同意见时的挑战，以及如何以公平有效的方式解决其余25%业主的诉求。”

他披露，大马发展商须提供价格管制住房，这是一项独特规定，也使我国在全球与众不同。因此，观察澳洲处理经济适用房屋和公开市场住房的方式，可协助大马汲取宝贵经验。

另外，他指随着大马担任2025年东盟主席国，相信由房屋及地方政府部长倪可敏于7月发起的东盟房地产会议（AREC），将成为展示本地顶级发展商成就与实力的绝佳平。