

GOVERNMENT

**MY Public Space Initiative to Develop Public Spaces**

*The Edge – 7 August 2026*

The Ministry of Housing and Local Government (KPKT) has introduced the MY Public Space initiative, in collaboration with the National Landscape Department and UN-Habitat, to improve the development and management of public spaces in Malaysia based on international best practices.

**No Increase in Negeri Sembilan Residential Assessment Tax for Five Years**

*The Edge – 10 August 2026*

The Negeri Sembilan State Government will freeze residential assessment tax rates for five years, despite earlier studies by Local Authorities on a possible increase.

**KPKT to Draft, Amend Four Housing Laws under National Housing Policy 2026-2035**

*The Edge – 10 August 2026*

Under the National Housing Policy 2026–2035, the Ministry of Housing and Local Government (KPKT) plans to introduce three new housing laws (the Property Development Act, the Building Managers Act and the Residential Tenancy Act) and amend the Strata Management Act 2013.

**Government to Use AI to Plan for Affordable Housing**

*The Star – 10 August 2026*

The Government plans to use big data analytics and artificial intelligence (AI) to determine affordable housing needs more accurately by locality, income and demand. The current RM300,000 affordable housing ceiling was a “one-size-fits-all” approach that did not take into account differences in local housing needs.

**NRES Aims to Table National Climate Change Bill in Next Parliament Session**

*The Edge – 12 August 2026*

The Ministry of Natural Resources and Environmental Sustainability (NRES) aims to table the National Climate Change Bill during the next Parliament session from 5 October to 8 December 2026. If passed, implementation is expected to begin in 2027.

**Government to Tighten Oversight of Building Material Imports**

*The Edge – 12 August 2026*

The Malaysian Government will tighten oversight of imported building materials to ensure compliance with national safety and quality standards. Measures will include stricter import controls, compliance inspections and enforcement action against violators.

## PROPERTY

### [REHDA Welcomes National Housing Policy, Calls for Careful BTS Transition](#)

*The Edge – 11 August 2026*

**REHDA** welcomed the National Housing Policy 2026–2035 but urged a phased and measured transition from Sell Then Build (STB) to Build Then Sell (BTS). It cautioned that BTS could affect financing, cash flow, holding costs, housing prices and supply.

### [REHDA Institute Welcomes National Housing Policy 2026–2035, Backs Shift towards Data-Driven Housing Supply](#)

*The Edge – 13 August 2026*

**REHDA Institute** has welcomed the National Housing Policy 2026–2035, noting that its direction supports a more data-driven and needs-based approach to housing supply. The policy emphasises local housing projections based on factors such as existing stock, vacancies, housing type, prices, demographics, household income and mobility patterns.

## CONSTRUCTION

### [Sand Unit Price Index Rises 0.1 to 14.9% Nationwide in July 2026](#)

*The Star – 10 August 2026*

Department of Statistics Malaysia (DOSM) reported month-on-month increases in key building material prices in July 2026. The unit price index of sand rose by 0.1% to 14.9%, with the largest increase in Terengganu and Kelantan (14.9%). Steel's unit price index increased slightly by 0.6% to 0.9%, while the cement price index rose by 0.2% to 0.8% across the Country.

## INFRASTRUCTURE

### [Selangor Rail Line Development, Financing Model Still Under Study](#)

*The Edge – 12 August 2026*

The Selangor Government is assessing suitable development and financing models for the Selangor Rail Line, including potential private-sector participation. Based on the feasibility study, Phase 1 is expected to take 10 years, including preliminary design, detailed studies and regulatory approval of the railway scheme.

### [Penang International Logistics Aeropark to Boost Northern Air Logistics Capacity](#)

*The Edge – 13 August 2026*

The Penang International Logistics Aeropark (PILA) will expand the existing Penang air cargo hub into a larger Penang Air Logistics Complex, significantly increasing cargo-handling capacity. Phase 1 of PILA will involve a new free commercial zone air cargo warehouse, targeted for completion and operation by 2029. By 2050, PILA is expected to handle up to 500,000 tonnes of cargo annually, supported by more than two million sq. ft. of warehouse space.

**RI - Weekly News is published by REHDA Institute**

Wisma REHDA, First Floor, No 2C, Jalan SS5D/6, Kelana Jaya, 47301

Petaling Jaya, Selangor Darul Ehsan, Malaysia.

Tel: (603) 7803 6006

Fax: (603) 7880 3823

Website: [www.rehdainstitute.com](http://www.rehdainstitute.com)

Email: [inquiry@rehdainstitute.com](mailto:inquiry@rehdainstitute.com)

 REHDA Institute (Official)

 REHDA Institute

 REHDA INSTITUTE

 REHDA Institute

# National Housing Policy 3.0

National Housing Policy 2026–2035



## Theme: Humanising Housing



### 1. About the Policy

The National Housing Policy 2026–2035 sets the strategic direction for Malaysia's housing sector for the next decade. It guides housing planning, implementation and coordination at the Federal, State and Local Authority levels, with the aim of providing quality, affordable, inclusive and liveable housing for all.



### 2. Why the Policy is Needed

- Housing affordability remains a major challenge
- Mismatch between housing supply and demand
- Affordability of owning or renting a home
- Housing quality and liveability
- Tenant and owner protection
- Access to housing financing
- Integration of housing and transport
- Urban renewal
- Institutional governance and delivery effectiveness



### 3. Humanising Housing

Housing is not only about providing shelter. DRN 3.0 promotes a people-centred housing system that supports inclusive, sustainable and liveable communities.



## 4. Conceptual Framework of Humanising Housing



### A. Provision of Housing

- Housing needs and demand
- Social Housing
- Owner occupier and rental market



### B. Housing Ecosystem

- Housing delivery system
- Finance and access to housing
- Urban renewal
- Transport vs density



### C. Regulatory Framework of Housing

- Institutional arrangements
- Standards vs realities

## 5. Six Focus Areas



**Focus 1:**  
Anchoring  
Housing Development  
in Creating Liveable  
Neighbourhoods  
and Cities

2 strategies | 6  
action plans



**Focus 2:**  
Aligning Housing  
Provision to  
Population  
Demography,  
Needs and Demand

3 strategies | 10  
action plans



**Focus 3:**  
Ensuring Good  
Quality Housing  
for All

2 strategies | 9  
action plans



**Focus 4:**  
Ensuring Secure  
Tenancy for All

3 strategies | 11  
action plans



**Focus 5:**  
Improving  
Accessibility and  
Affordability of  
Housing

3 strategies | 8  
action plans



**Focus 6:**  
Strengthening  
Institutional  
Capabilities to  
Deliver DRN  
2026–2035

4 strategies | 15  
action plans

# National Housing Policy 3.0

National Housing Policy 2026–2035

## Focus Areas & Implementation Highlights



Implementation Horizon: 2026–2035



### Focus 1: Anchoring Housing Development in Creating Liveable Neighbourhoods and Cities

#### Strategic Directions

- Coordination between Local Plans and transportation for sustainable development of cities
- Building liveable neighbourhoods
- Recognise organic housing market areas rather than administrative boundaries

#### Selected Actions

- Ensure housing development complies with local plans' provisions
- Conduct a National Housing and Transport Policy Integration Study (TOD)
- Enhance Urban Renewal Guidelines
- Prepare dilapidation reports and Cost–Benefit Analysis for housing renewal projects



### Focus 2: Aligning Housing Provision to Population Demography, Needs and Demand

#### Strategic Directions

- Housing provision that is responsive to social needs
- Improve incentives to promote needs-based housing provision

#### Selected Actions

- Prepare district and sub-district housing projections based on stock, vacancy, type and price
- Conduct household mobility pattern assessments
- Provide various types of housing based on location and demography
- Provide transit housing for target groups
- Develop housing on Waqf land for leasing and rental purposes



### Focus 3: Ensuring Good Quality Housing for All

#### Strategic Directions

- Use relevant standards in housing development
- Enforce relevant standards in housing development
- Continuously enhance standards with inputs from building-in-use studies

#### Selected Actions

- Ensure new housing development complies with Universal Design Guidelines
- Use modern construction technology in housing development
- Provide Guidelines for the Maintenance and Management of Housing Facilities
- Use life-cycle costing for public housing maintenance



### Focus 4: Ensuring Secure Tenancy for All

#### Strategic Directions

- Secured ownership in urban renewal projects
- Secured rental tenure
- Secured tenureship across social, transition and market sectors

#### Selected Actions

- Gazette the Residential Tenancy Act
- Develop a residential tenancy registration system and e-tenancy agreement
- Provide Rent-to-Own Guidelines
- Implement a feasibility study on renting unsold completed housing units
- Implement a data-driven housing matching mechanism



### Focus 5: Improving Accessibility and Affordability of Housing

#### Strategic Directions

- Make home ownership and rental generally affordable
- Enhance transparency in the disclosure of commercial risks
- Ensure affordable pricing, not only affordable financing
- Promote life-cycle financing

#### Selected Actions

- Prepare Affordable Housing Guidelines (GPPHM)
- Prepare ownership and rental affordability reports by locality
- Increase access to housing through financing schemes and assistance programmes
- Implement Shared Ownership Schemes
- Provide long-term fixed-rate financing products



### Focus 6: Strengthening Institutional Capabilities to Deliver DRN 2026–2035

#### Strategic Directions

- Strengthen the legal framework, governance, and approval processes
- Strengthen mechanisms that support growth, innovation and financing of housing development

#### Selected Actions

- Implement Uniform Building By-Laws (UBBL) amendments
- Enact the Real Property Development (Control and Licensing) Act
- Transition from Sell-then-Build (STB) to Build-then-Sell (BTS)
- Develop Housing Big Data Analytics and Visualisation
- Integrate housing data repository with approval systems
- Amend the Strata Management Act 2013

## Selected Implementation Milestones

