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PRESS RELEASE – INDUSTRY-GOVERNMENT OPEN DIALOGUE WITH YB ZURAIDA KAMARUDDIN, MINISTER OF HOUSING AND LOCAL GOVERNMENT

Kuala Lumpur, 8 October 2018 – The Asian Strategy & Leadership Institute (ASLI) held the **Industry-Government Open Dialogue with YB Zuraida Kamaruddin, Minister of Housing and Local Government** today at Sunway Putra Hotel, Kuala Lumpur.

In recent years, the expectations of households and property developers have diverged sharply, leading to a persistent mismatch between supply and demand in the Malaysian housing market, and public dissatisfaction with the range of properties on offer. With challenges like unaffordable housing, unregulated rental market and inflated house prices, it is pivotal for both the public and private sector to collaborate and collectively address the persistent issues on the supply-demand gap in the market.

The ASLI Open Dialogue provided a powerful platform for the entire housing eco-system to come together and focus on developing the imperative measures and policies which will safeguard the well-being of the people. The welcome remarks were delivered by **Tan Sri Dato' Seri Dr Jeffery Cheah AO**, Chairman of ASLI, who hoped that the government will adopt a holistic and sustainable approach in formulating its new housing policy. He assured that ASLI has fully committed to upholding the 17 Sustainable Development Goals in its dealings as an independent, private and not-for-profit thinktank.

The open dialogue was also a space for ASLI's Centre for Public Policy Studies (CPPS) to brief the public on the challenges faced by the Malaysian housing industry. The brief, titled '*CPPS Policy Brief: The Mismatch of Supply and Demand in the Property Market*', stressed the importance of making cities smarter and more liveable for all Malaysians. The brief was given by **Mr Lau Zheng Zhou**, Senior Director of CPPS, who raised the importance of strengthening rental market, stimulating economic activities in second and third tier cities, and making financing more accessible to the youth and B40. "We need to humanize the discussion on housing policy because a safe and secure living environment is the very foundation of a stable and vibrant society", said Lau. He also noted that CPPS will be working together with the Ministry of Housing and Local Government to organise thematic roundtable discussions as a follow-up to the discussion at the Open Dialogue.

We were incredibly honoured to have **YB Zuraida Kamaruddin**, Minister of Housing and Local Government as our keynote speaker and guest of honour. In her keynote speech, she stressed the importance of incorporating sustainable development into all housing schemes, public and private. She announced that the Ministry will be consolidating six agencies including PR1MA and PPA1M under a single entity that will oversee and coordinate all affordable housing development in Malaysia.

Not only were we able to hear first-hand about the Ministry's plans leading to 2020, there was an open and frank discussion between the YB Minister and key representatives from the housing industry. Topics raised include the varying definition of 'affordability', the use of a rent-to-own scheme as an alternative to affordable housing, the under-utilisation of land for affordable housing like the Malay reserve land, the relevance of the bumiputra quota, and the over-monetisation of land by developers.

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Links to News Reports

- 1) **The Sun**
<http://m.thesundaily.my/node/583052>
- 2) **The Edge Prop**
<https://www.edgeprop.my/content/1431627/more-land-needed-state-government-affordable-housing-projects-says-kpkt>
- 3) **The Borneo Post**
<http://www.theborneopost.com/2018/10/08/five-housing-entities-to-be-placed-under-ministry-zuraida/>

- 4) **Berita Harian**
<https://www.bharian.com.my/berita/wilayah/2018/10/483306/5-agensi-perumahan-mampu-milik-diletak-bawah-kpkt-zuraida>
- 5) **Sinar Harian**
<http://www.sinarharian.com.my/mobile/nasional/lima-agensi-perumahan-ditempatkan-di-bawah-kpkt-1.889094>
- 6) **Malaysiakini**
<https://m.malaysiakini.com/news/446442>
- 7) **The Star**
<https://www.thestar.com.my/business/business-news/2018/10/08/govt-not-selling-affordable-housing-units-in-cities/>
- 8) **FMT**
<https://www.freemalaysiatoday.com/category/nation/2018/10/09/rent-unsold-housing-units-to-youth-says-think-tank/>
- 9) **See Hua 诗华日报**
<http://news.seehua.com/?p=397144>
- 10) **The Edge Markets**
<http://www.theedgemarkets.com/article/current-housing-policies-must-change-said-asli-chairperson>
<http://www.theedgemarkets.com/article/one-million-affordable-homes-target-under-review>
- 11) **Sinchew 星洲日报**
Page 04, National
- 12) **Kosmo!**
<http://www.kosmo.com.my/negara/lima-agensi-perumahan-ditempatkan-di-bawah-kpkt-zuraida-1.763156>
- 13) **Oriental Daily 东方日报**
<http://www.orientaldaily.com.my/s/262843>
- 14) **Chinapress 中国报**
<http://www.chinapress.com.my/20181008/%E7%A5%96%E8%8E%B1%E8%BE%BE%EF%BC%9A%E4%BE%9B%E5%BB%BA%E5%8F%AF%E8%B4%9F%E6%8B%85%E6%88%BF%E5%B1%8B%E5%90%84%E5%B7%9E%E6%94%BF%E5%BA%9C%E6%9C%AC%E6%9C%88%E9%A1%BB%E6%8B%A8%E5%9C%B0/>

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The Asian Strategy & Leadership Institute (ASLI) is an independent, private and non-for-profit Think Tank headquartered in Malaysia. ASLI is committed to creating a better society and to help organisations enhance their competitiveness, leadership and strategic capabilities through its public programmes, conferences, publications, business councils and CEO peer groups. With over 20 years' experience, ASLI is the super-connector between government, business and civil society, having managed high-level business partnerships in Singapore, Indonesia, Philippines, Vietnam, Thailand, Cambodia, Laos, Myanmar, Japan, China, Australia, USA, Canada, Britain, Germany and South Africa. ASLI's Centre for Public Policy Studies (CPPS), which focuses on providing quality research on public policy in Malaysia, was recognised as the 4th Best Think Tank in Southeast Asia and the Pacific in 2017. Further information on ASLI is available at www.asli.com.my

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