

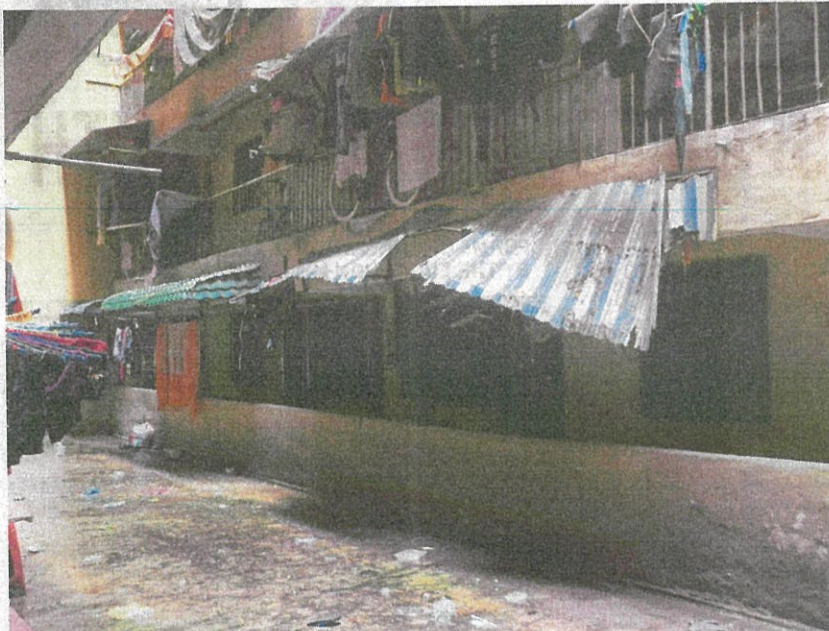
KERATAN AKHBAR

NAMA AKHBAR: NEW STRAITS TIMES

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MUKA SURAT:3

BRAINSTORMING



Outdated low-cost flats can no longer accommodate the growing population. FILE PIC

CONVENTION NEXT MONTH ON HOUSING REDEVELOPMENT

117 local authorities will take part, says minister

ALIZA SHAH
KUALA LUMPUR
news@nst.com.my

THE first-ever convention to discuss a nationwide plan to redevelop overcrowded housing areas will be held next month.

Led by the Urban Wellbeing, Housing and Local Government Ministry, the meeting will involve 117 local authorities in the country. They will share their knowledge on problems in areas under their jurisdiction.

Also scheduled to take part in the brainstorming session are representatives of central agencies.

Its minister, Tan Sri Noh Omar,

said the convention, which was expected to be held in the second week of January, would be the platform to brainstorm on the redevelopment plan.

"We have to reorganise the (flats and apartments in the) urban areas.

"Previously, we moved those living in squatters into low-cost flats... but now, we are entering into a new phase where these units are no longer able to accommodate the number of occupants. That's why they need to be redeveloped."

The convention, Noh said, would also deliberate on the need to draw up a Housing Redevelopment Act that would facilitate the redevelopment plan.

"We might need to have a new

Housing Redevelopment Act for tools, like those in Singapore's Land Acquisition Act 1966, as this will facilitate the process.

"I am sure there will be many obstacles if we do not have a specific law on this... I was made to understand that when Kampung Kerinchi was being developed, there were some quarters who attempted to influence its residents to oppose the idea, with some bringing the matter to court.

"Having a law on this will also protect the people from being of deals."

Noh said, as had been proved in Singapore's Selective En bloc Redevelopment Scheme, the redevelopment of outdated housing areas would benefit the people.



Tan Sri Noh Omar

HOW IT IS DONE IN SINGAPORE

The Selective en bloc Redevelopment Scheme (SERS) is an urban redevelopment strategy adopted by the Singapore's Housing and Development Board (HDB) to maintain and upgrade public housing flats in older estates in the city-state. Under the scheme, specific precincts in older estates would be chosen to undergo demolition and redevelopment. Residents displaced by the redevelopment are offered a new 99-year lease in new flats nearby. The residents have the privilege of selecting their units, before the remaining are released to the public. They will also be compensated financially, and are given subsidised prices for their new flats.

1) ANNOUNCEMENT
HDB will announce the flats chosen for SERS.

3) FLAT VALUATION
A professional private valuer will assess the market value of the old premises.

5) PRECINCT SURVEY



HDB will conduct a survey on the residents' preferred type of flat, for replacement.

2) EXHIBITION
HDB will hold an exhibition on SERS, so that the residents are more informed about their new homes.

4) SERS CONNECT
HDB will meet the residents to confirm the ownership of the flats, to help them with the financial planning for the replacement flats.

6) COMPENSATION NOTICE



Residents will be informed how much compensation they will receive.

7) REHOUSING CHOICE



Residents will be given a list of rehousing options.

8) NEW FLAT REGISTRATION



After choosing the replacement site, residents can register for a new flat with HDB. Those who want to continue living close to their neighbours will be offered the Joint Selection Scheme where up to 6 households will be invited to choose their flats on the same day.

9) NEW FLAT SELECTION



Residents will be given the sales brochures and price lists, along with balloted queue numbers before selection begins.

10) KEY COLLECTION



Residents are ready to collect keys to their new homes after paying off what they owe on their SERS flats. They may choose to use the rest of the compensation amount to help pay for their new homes or ask for an advance of up to S\$35,000 (RM106,330) to help in renovating their homes.

11) MOVING OUT



After the key collection, residents will have up to 4 months to renovate and move into their new flats. When they return the SERS flats, they will receive their balance compensation (if any).

Source: Singapore's Housing and Development Board (HDB)

INFOGRAPHIC NST