

# Developers should confirm their EOT approvals with KPKT minister

EDGEPROP.MY | November 28, 2019



Tan: Place quality of delivery over the completion time. (Photo by Low Yen Yeing/EdgeProp.my)

PETALING JAYA (Nov 28): Many a property developer may be shivering in their boots following the recent Federal Court ruling that the Housing Controller under the Housing and Local Government Ministry (KPKT) does not have power to grant Extension of Time (EOT) approvals to them.

Chur Associates founder and managing partner Chris Tan, however, stresses that the quality of a completed project should take priority over completion time.

“There is no question of fairness here but rather, whether the EOT granted in favour of a later completion of a project is valid and in compliance with the law,” he told EdgeProp.my.

“Housing developments are getting more sophisticated these days with concepts such as mixed-use and integrated schemes that perhaps require longer construction time,” he added.

For mixed developments that comprise a variety of components, the basic infrastructure itself will take a longer time to construct before moving on to the housing component.

However, under current regulations, a residential development must be completed within 24 months (landed) and 36 months (for high-rise homes) hence in certain cases, if an EOT is not allowed, there is a possibility that the developer may compromise on building quality in order to complete the project on time. This could lead to severe consequences in the future.