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Move to curb property over-supply at State level

A. Devaraj

KUALA LUMPUR, Wed. - Major land development projects must be referred to the Federal Town and Country Planning Department, with immediate effect, to prevent property glut at State-level.

Housing and Local Government Minister Datuk Dr Ting Chew Peh said there was an over-supply in the property market due to an increasing number of project approvals by State authorities and poor co-ordination between State and Federal authorities.

"There is no market for property leading to property overhang. We hope to avoid such problems in the future by streamlining efforts between the Federal and State Governments on urban and rural planning projects," Ting told a Press conference.

The minister said projects were sometimes approved at State-level but not referred to the Federal Government as required under the Constitution.

He said this was among the measures agreed to at a meeting of Menteri Besar and Chief Ministers last week.

Ting said other short-term steps included;

- * all property development projects be referred to structure or local plans in all States;

- * all local Urban and Rural Planning units must follow the 22 guidelines on development issued by the Federal Town and Country Planning Department, and;

- * all structural plans in all States be gazetted.

"These four short-term steps are to be implemented with immediate effect," said Ting.

The meeting, aimed at improving the planning of urban and rural projects, was chaired by Prime Minister Datuk Seri Dr Mahathir Mohamed.

A working paper was tabled at the meeting and a decision was made to take adequate steps to improve urban and rural plannings by both the Federal and State Governments.

It was also decided that the Attorney-General's Chambers study the Town and Country Planning Act 1976 and other acts related to it as well as suggest amendments to improve the co-ordination of urban and rural plannings.

The minister added that the introduction of both the short and long term measures should lead to a more systematic and efficient management of development projects in the future.

Ting said prior to the meeting, it was felt that there was a lack of co-ordination between the Federal and State Governments on urban and rural plannings.

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