

Ong: BTS concept will help developers cut costs

The Star - 14/4/2007

PETALING JAYA: House prices will be more competitive with the Build-Then-Sell (BTS) concept as it helps developers to cut costs in the long run.

Housing and Local Government Minister Datuk Seri Ong Ka Ting said this was also because developers who practise the concept would get fast land approval from the newly-launched one-stop-centre.

"Logically, the BTS concept can lower developers' costs because the new system launched by the Government helps to save their time.

"In the long term, it will help to make house prices more competitive," said Ong in the *Bersama Menteri* programme aired over RTM1 last night.

He said, however, property prices were determined by market forces and demand by buyers.

"But the Government will ensure that lower-income group will get the opportunity to buy houses," he added.

Ong also clarified that local authorities did not lose their autonomous power with the enforcement of the Certificate of Completion and Com-

pliance (CCC).

He said that under existing laws, local authorities would still have the power to stop the principal submitting person, such as the engineer or architect, from issuing the CCC if they find that the constructed building was not safe.

"Local authorities will still have to power to check buildings and ensure that the developers follow all the rules and regulations," he said.

Ong also answered questions from several viewers who called in.

Ong said the Government would help to revive abandoned projects if the developers were bankrupt or "ran off".

Earlier, at the *Conference To Improve The Delivery System of Government Services: To Improve The Development Processes As Well As Property Management*, Ong said it had been a long process to get the initiatives in place.

In his speech, he said it was the Prime Minister who had wanted to make it easier and faster for housebuyers to move into their properties after getting their house keys and it had taken a lot of work to make this a reality.