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Bukit Jalil PPA1M lauded

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'WINDFALL':
Affordable housing part of govt's pledge to civil servants, says Najib

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PRIME Minister Datuk Seri Najib Razak yesterday launched a government-initiated housing project which enables low- and medium-income civil servants to own affordable and quality homes in urban areas.

The 1Malaysia Civil Servants Housing Programme (PPA1M) in Bukit Jalil here was a public-private partnership project that made use of the cross-subsidy method, he said.

He said a piece of land was approved for the developer, and the profit from part of the land developed on a commercial basis was used by the developer to build houses for civil servants, without needing government funding.

Thousands of civil servants yesterday balloted for 1,536 homes, sold at between RM150,000 to RM300,000 per unit, depending on the size of the house, ranging from 1,000sqft to 1,434sqft.

Up to 6,826 applications were received for the houses during the Jan 22 to Feb 28 offer period, with 4,269 applicants meeting the criteria.

The prime minister said those successful in the balloting could be deemed as having landed a "windfall" as the houses were being sold at below market price.



Datuk Seri Najib Razak gesturing at a scale model of the apartments set aside for civil servants at the launch of the 1Malaysia Civil Servants Housing Programme (PPA1M) in Bukit Jalil yesterday. Pic by Aizuddin Saad

The government, he said, was sensitive to the needs of civil servants living in cities who found it difficult to own homes because of the high market price.

"It is not just value for money. Those who acquire the houses can regard it as a windfall because the value of their property will escalate in five to 10 years. This is the government's commitment for your hard work and dedication," he said to applause from the crowd.

Although the actual market value for the units are between RM500 to RM600 per sq foot, PPA1M units are being sold for between RM150 to RM210 per sq foot.

Buyers are only permitted to sell the property after 10 years as a measure to prevent property speculation.

The units are only available to

civil servants earning RM10,000 and below.

Najib said the PPA1M housing project came with many facilities, such as a children's playground, surau, 1Malaysia Clinic and Kedai Rakyat 1Malaysia, for the ease of the people.

The prime minister, accompanied by Federal Territories Minister Datuk Seri Tengku Adnan Tengku Mansor and Chief Secretary to the Government Tan Sri Dr Ali Hamsa, toured the project site yesterday and was briefed by the project's developer, Aset Kayamas Sdn Bhd managing director Tan Sri Chai Kin Kong.

Najib said the project was part of the government's plan to build 100,000 PPA1M houses nationwide to ensure that as many civil servants as possible have their own

homes in cities.

He said the government had announced in April 2013 the construction of 10,336 units of PPA1M houses in Putrajaya, and recently, the second phase was launched in the administrative capital, providing for an additional 4,911 units.

He said due to high demand, a PPA1M project was slated for Bukit Jalil, with 1,536 units offered.

Last night, the prime minister also attended the 140th Standard Chartered Malaysia anniversary celebration at the Shangri-La Hotel here.

In his speech, Najib said Malaysia's fundamentals were strong as it was aided by the diversification of the economic structure and the stability of its institutions, including the banking sector.