

# 'GOVT WORKING TO ADDRESS RISING HOUSE PRICES'

**We will ensure strong framework is in place to resolve matter, says PM**

TEH ATHIRA YUSOF  
KUALA LUMPUR  
news@nst.com.my

**T**HE government is working to tackle the sudden surge in construction costs due to the Russia-Ukraine conflict, which in turn has affected house prices.

Prime Minister Datuk Seri Ismail Sabri Yaakob said the government would ensure that a strong framework was in place to address the issue.

"The National Affordable Housing Council (MPMMN) will find solutions to problems and facilitate the purchase and ownership of homes in the future.

"The government acknowledges that housing is an urgent need for people. Under the 12th Malaysia Plan (12MP) and MP-MMN, immediate and long-term measures have been outlined to resolve the matter.

"This is in line with efforts to strengthen affordable home ownership for the B40 and M40 groups to prevent them from facing heavy financial burdens," he said at the launch of the Residensi PR1MA groundbreaking at Astrum Ampang here yesterday.

Ismail Sabri said the government aimed to build 500,000 affordable homes for Malaysians under the 12MP and realise its "One Family, One Home" vision.

"This aspiration is close to my heart. The government understands the worries faced by youths over owning a home, especially after they retire."

He said young people, especially those just starting their career, were always faced with housing issues.

He said most houses currently being



*Prime Minister Datuk Seri Ismail Sabri Yaakob gesturing at the building model at the launch of the Residensi PR1MA groundbreaking at Astrum Ampang in Kuala Lumpur yesterday. With him are (from right) Perbadanan PR1MA Malaysia chairman Datuk Dr Fathul Bari Mat Jahya and Housing and Local Government Minister Datuk Seri Reezal Merican Naina Merican. PIC BY AZIAH AZMEE*

built were beyond the means of those who had just started work, and with the high house prices, coupled with a weak financial position, it was difficult for them to have their own house.

"We know the younger generation are just starting their careers and have been facing housing issues, especially owning a place that is accessible to public transportation and facilities."

Ismail Sabri said the government had been taking note of the housing issues faced by the people.

"Hence, the Housing and Local Government Ministry has come up with a new housing transit concept or 'Transit Oriented Development' (TOD).

"TOD not only allows the younger generation to travel to work easily but also to achieve a lower carbon footprint following the Sustainable Development Goals by 2030."

Ismail Sabri said a mixed development

project, Astrum Ampang, which is expected to be completed in the first quarter of 2026, was an example of affordable housing that had access to light rail transit (LRT), such as the Kelana Jaya and Ampang-Sri Petaling lines.

The development is also connected to the Sungai Buloh Kajang mass rapid transit (MRT) and Sungai Buloh-Putrajaya MRT and LRT3.

"Of the entire project, one of the four phases of development is dedicated to PR1MA residences with a gross development value of RM180 million.

"For this project, 712 affordable homes with the concept of Small Office Home Office and serviced apartments under PR1MA will be offered at a price of RM250,000 and RM270,000 with an area of 450 and 550 sq ft," he said.

Astrum Ampang will be developed by Astrum Ampang Sdn Bhd and PR1MA acts as an investor and joint venture partner.