

# Kota Madani to serve as model city

THE STAR 27 JUN 2025 Pg. 2

## Anwar says new urban development will embody Madani policy values

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**PUTRAJAYA:** The RM4bil 'Kota Madani' residential city here will serve as a model for urban development in all cities across the country.

While providing all the facilities and housing needs of 10,000 civil servants, it will also not be "culturally barren", says Prime Minister Datuk Seri Anwar Ibrahim.

Anwar said this during his speech yesterday, while launching the development which will be fully funded and maintained by the developer, Putrajaya Holdings, under a Build-Lease-Maintain-Transfer (BLMT) model.

"The Madani concept, as we know, encompasses all aspects of human life and its environment – the relationship between man and nature. Only through this balance can we become a *ummatan wasata* (a just and balanced nation). A balanced nation becomes an example to others.

"Look at what we can do – do not simply submit to the will of developers. We should be the ones planning, developers are merely implementers who may offer input to improve plans, not to determine the entire project.

"We do not deny that developers seek profits – no developer would undertake a RM4bil project



without expecting returns. However, these projects must still align with the principles and values of the Madani concept.

"I will personally bring this matter to the Cabinet level, because these projects involve government land and agencies such as the Public Private Partnership Unit (UKAS)," said Anwar.

He said Kota Madani should be a model for other new developments, be they private or public, with state authorities closely

monitoring development.

"You are highlighting the importance of building a 'Madani city', not just based on physical development and technology like New York or London, but one that is rooted in faith, sincerity, compassion, innovation and sustainable value.

"The Kota Madani concept is interesting because it emphasises sustainability and accessibility.

"Vehicles are separated or placed underground. People can walk easily to schools, mosques,

kindergartens, gyms and community halls.

"Weather challenges like heat or rain are considered in the design. Urban planning should be thoughtful – this is the job of architects and city planners, not just government officers," added Anwar.

Earlier, in her opening speech, Federal Territories Minister Datuk Seri Dr Zaliha Mustafa said civil servants who live in Kota Madani would be able to save up to RM1,000 monthly in

### Looking to the future:

Anwar checking out the Kota Madani replica during the launch of the Kota Madani project in Putrajaya. With him is Dr Zaliha (left). – FAIHAN GHANI/The Star

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living costs.

"Cost of living allowances and housing allowances will also be lessened."

She said Kota Madani comprised only 8% of Putrajaya and would not replace Putrajaya in any way.

Instead, the 10,000 new units would address the need for government quarters in Putrajaya, which now stands at 35,000 units.

"However, only 22,000 units are available at present. This has resulted in a high demand for quarters, with 17,000 applications currently on the waiting list," said Dr Zaliha.

She said the number of government quarters has remained unchanged for 20 years.

Kota Madani will span 41.3ha in Precinct 19 and can accommodate more than 30,000 people with schools, commercial spaces and a mosque as the centrepiece of the city.

The vertically developed township will integrate artificial intelligence, high-efficiency digital infrastructure and green mobility systems – part of efforts to turn all Federal Territories into low-carbon, sustainable and secure cities.