

**COOPERATIVE HOUSING INTERNATIONAL  
BOARD OF DIRECTORS MEETING ICA GLOBAL  
(May 23-24 2016, Berlin, Germany)**

**COOPERATIVE HOUSING IN MALAYSIA  
– COUNTRY REPORT & ANGKASA's  
PERSPECTIVE**

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# TO SHARE

1. **Malaysia At A Glance & Current Housing Issues**
2. **Malaysia – Cooperative Housing Performance**
3. **ANGKASA's Perspective On Housing Needs**
4. **Coop City & Coop Home**
5. **National Coop Housing Consortium Ltd**
6. **Example (s) of Coop Housing Involvement**
7. **Conclusion & Suggestions**

# 1. a) Malaysia At A Glance

- **Country** : The federation of Malaysia comprises Peninsular Malaysia, which is made up of 11 states, three Federal Territories as well as the states of Sabah & Sarawak situated in Borneo.
- **Capital City** : Kuala Lumpur



- **Geographical Location:** Lying -2 to 7 degrees north of the Equator, Peninsular Malaysia is separated from Sabah & Sarawak by the South China Sea. The north is bordered by the Southern Thailand, while its southern neighbour is Singapore. Sabah & Sarawak share a common border with Indonesia while Sarawak also shares a border with Brunei Darussalam.

- **Area :** 329, 758 sq km
- **Population :** 28 million



Flag

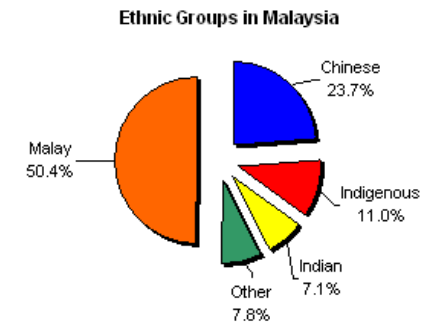
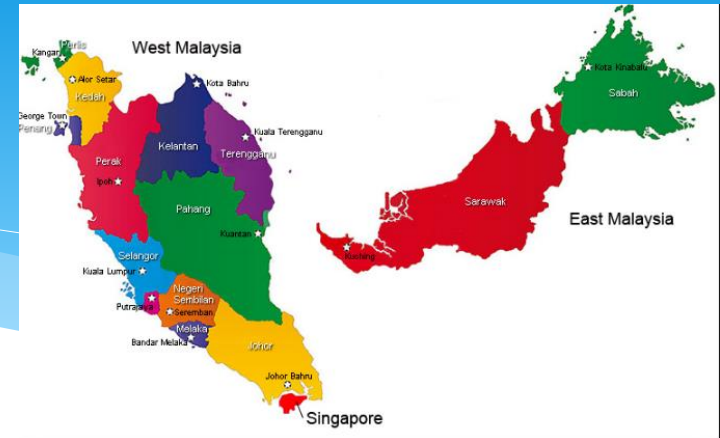


Coat of arms

- **People** : Malays make up about 57% of the population, with Chinese, Indian and other ethnic groups making up the rest.

- **Language** : Bahasa Malaysia (Malay) is the national language but English is widely spoken. Malaysians also speak various languages and dialects.

- **Religion** : Islam is the official religion but all other religions are practiced freely.



- **Government** : Malaysia practices parliamentary democracy and constitutional monarchy. The Head of State is the Yang di-Pertuan Agong and the Head of Government is the Prime Minister. The Country has a bicameral legislative system
- **Climate** : Malaysia has a tropical climate and the weather is warm all year round. Temperatures range from 21°C to 32°C and the annual rainfall varies from 2,000mm to 2,500mm.







- **Economic Profile :**  
**Manufacturing** constitutes the largest component of Malaysia's economy while **tourism** and **primary commodities** such as petroleum, palm oil, natural rubber and timber are major contributors to its economy.

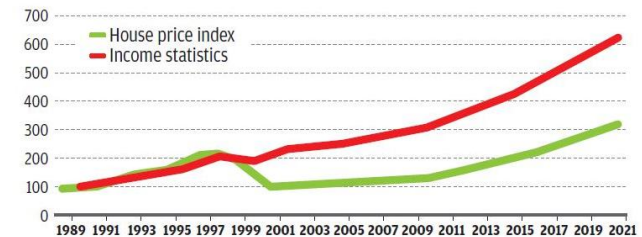


# CURRENT HOUSING ISSUES

- Housing Needs – Universal & Holistic Perspectives
- Enough houses/home for all?
- Affordable To Have VS Affordable To See?
- National Housing Policy – Relevant / Updated?
- Company/Private's Property VS Coop Property
- Housing Installments – A burden?
- Experts : **“2016 Year Of Affordable Housing”**  
(Malay Mail Feb 25, 2016: 21)
- iProperty.com **“Accessible, Comfortable, Sizeable, Freehold, & Above All, Affordable”** (Issue 135, May 2016)



Comparison and trend of house price index and median income index for Malaysia 1988-2010





## 2. MALAYSIA - COOPERATIVE HOUSING PERFORMANCE

1. From 12350 coops, only 30% coop housing
2. 50% coops – No stable financial resources
3. High Bank Loan – 85% cost of project
4. Investment (ROI) : 5 – 7 years
5. Weak technical management project monitoring & implementation
6. Coops over dependant on consultant
7. Partial / not 100% full time management

*\* Ahmad Rosda Abd Razak, 2013*

## 3. (1) ANGKASA PERSPECTIVE ON HOUSING NEEDS

### VISION

To excel in housing coops to contribute RM5 bil of National GDP via Property Development & Construction Industry Sector by 2020

### MISION

- ❖ To identify and develop new business entity in coop housing & construction materials industry sector
- ❖ To support and consolidate current coop housing & construction industry sector
- ❖ Ensure & develop coop housing & construction industry business at national & international levels

### OBJECTIVE

To stimulate & develop value chains of cooperative trade via Property Development & Construction Industry Lead Sector in Malaysia & International Levels

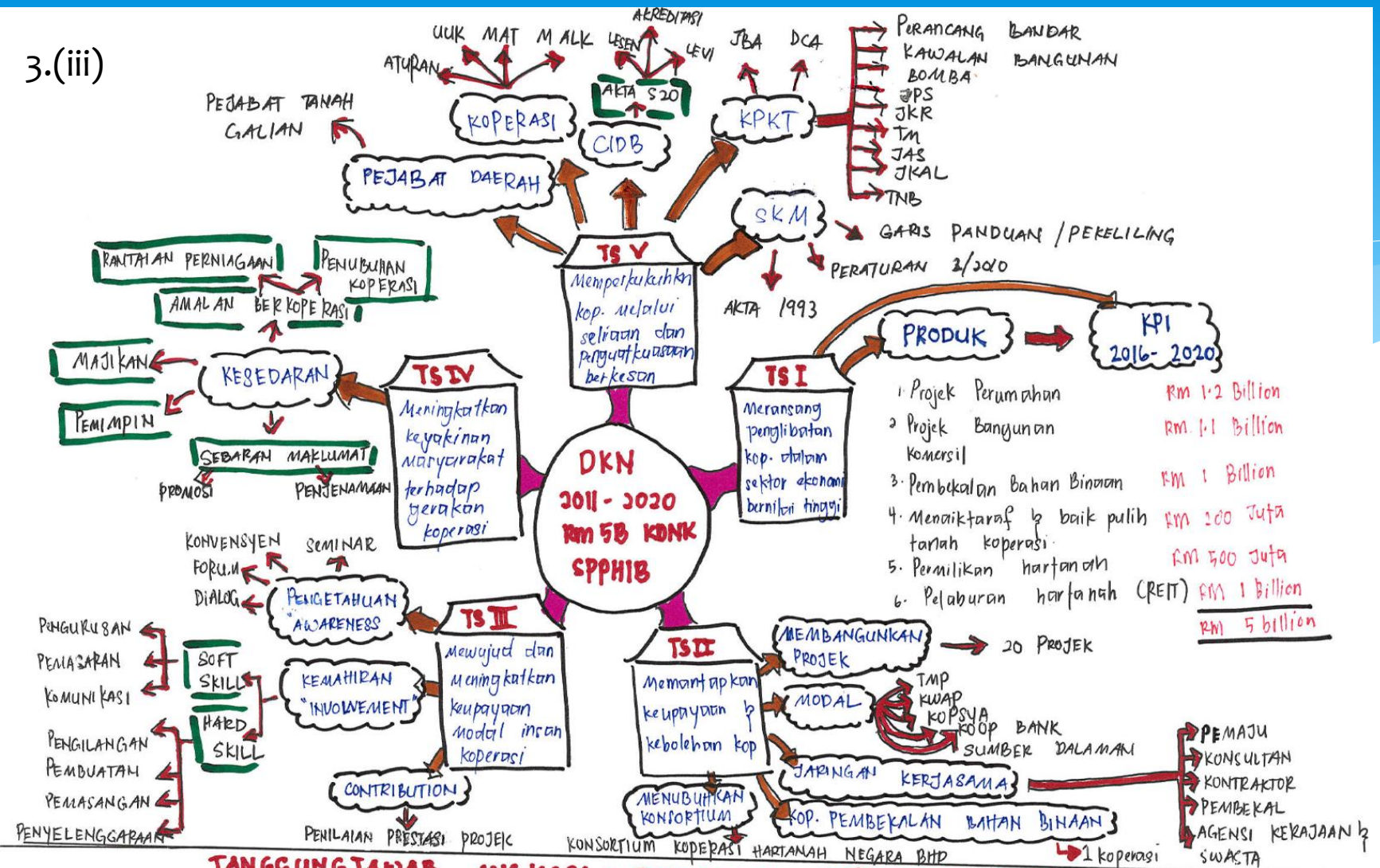
## 3 (ii) COOPERATIVE HOUSING STATISTIC UP TO 2014

- NO OF COOP HOUSING
  - TOTAL MEMBERSHIP
  - TOTAL SHARES
  - TOTAL ASSETS
  - TOTAL BUSINESS
- 165 active
  - 154, 253 MEMBERS
  - RM211,560,335
  - RM1,044,888,524
  - RM546,849,320

**Total COOPS INVOLVE IN PROPERTY  
ACTIVITIES 1,500 COOPS**

Ref : National Coop Convention 2015

3.(iii)



**TANGGUNGJAWAB ANGKASA - DEKLARASI PUTRAJAYA 13 JULAI 2012**

MERANSANG & MEMBANGUNKAN  
PERNIAGAAN KOPERASI

- MENGENAL PASTI DAN MEMAJUKAN PERNIAGAAN BARU
- MEMBANGUN DAN MEMPERKUKHKAN yg SEDIA ADA → KONK
- MEWUJUDKAN JARINGAN DI PERINGKAT NASIONAL & ANTARABANGSA<sup>12</sup>

### 3 (iv) Entry Point Projek (EPP) and Property Development & Construction Industry Sector ANGKASA - Strategic Core I

no	Product	KPI	National Coop Policy II		Latest Total Achievement 2011-2016	Percentage Achievement
			ACHIEVEMENT	TARGET		
			2011 - 2014	2015-2020		
		RM BIL	RM BIL	RM BIL	RM BIL	%
1	Building Ownership- Commercial & Housing Development	2,100	1,480	620	1,480	<b>70.48</b>
2	Property Investment	230	130	100	130	<b>56.52</b>
3	Ownership & Lease Land	1,770	1,250	520	1,250	<b>70.62</b>
4	Construction Materials	810	-	810	-	-
5	Real Estate Investment Trust	350	-	350	-	-
Total		<b>5,260</b>	<b>2,860</b>	<b>2,400</b>	<b>2,860</b>	<b>54.37</b>

NOTE: From *Gross Development Value (GDV)*<sub>13</sub>

## 3 (v) Capacity & Capital Development - Strategic Core II

No	Product	Yearly Achievement			Long Term Target						Achievement To Date
		Short Term		As At 31 Dis 2015	2016	2017	2018	2019	2020	TOTAL	
		2011 - 2014	2015								
1	Develop Housing Projects	-	-	-	1 project	3 project	4 project	6 project	6 project	20 project	-
2	Capital	Capital & Funds from TMP, KWAPB, KOPSYA & COOP Banks – local, national & construction									
3	Coop Network	Networks & JV with supplier/ manufacturer & other agencies									
4	Nos of Coop Supply Construction Materials	-	-	-	1 coop	1 coop	1 coop	1 coop	-	4 coop	-
5	To form Consortium / Conglomerate of National Property Develop Cooperative	-	-	-	1 consor tium	-	-	-	-	1 consor tium	-



## 3 (vi) Human Resources / Capacity Development - Strategic Core III

No	Focus	Year Achievement			Yearly Target						Achievement To Date
		Short Term		As at 31 Dis 2015	2016	2017	2018	2019	2020	Total	
		2011 - 2014	2015								
1	Property Dev Modules (with CCM, HRD, etc)	-	229 pax	229 pax	500 pax	500 pax	500 pax	500 pax	500 Pax	2,500 pax	229 pax
2	Convention/seminar	-	1 Convention	1 Convention	1 Convention	2 seminar	2 seminar	2 seminar	2 seminar	1 Convention & 8 seminar	1 Convention
3	Workshop	-	3	3	14	14	14	14	14	70	4
4	Benchmarking/ Visit (National & International)	-	-	-	30 pax	30 pax	30 pax	30 pax	30 pax	150 pax	-

## 4. (a) COOP CITY & DEVELOPMENT PRINCIPLES

- *Coop City Bronx, New York, USA*

- **Development Principles of Coop City**

- a) Self manage
- b) Own Capital
- c) Ownership by coop
- d) Business Management
- e) Funded by coop banks



- **COOP City Bandar Penawar Johore, Malaysia**



## 4. (a) COOPCITY & COOP HOMES PROJECTS BY 2020

NOS	PROJECTS	Unit HOUSE	GDV
1.	COOPCITY Pengerang Johor	2,000	500,000,000
2.	COOPCITY NEGERI SEMBILAN (Phase1)	1,500	375,000,000
3.	COOPCITY BALIK PULAU, PULAU PINANG	12,000	3,000,000,000
4.	COOPCITY TUNJUNG, KELANTAN (Phase 1)	1,200	600,000,000
5.	COOPCITY KUANTAN, PAHANG	1,000	250,000,000
6.	COOPCITY MELAKA	1,000	250,000,000
7.	COOPCITY SANGLANG, PERLIS	600	150,000,000
8.	COOPCITY JITRA, KEDAH	600	150,000,000
	<b>TOTAL COOP CITY</b>	<b>19,900</b>	<b>5,275,000,000</b>
9.	PROJEK COOP HOMES	5,015	2,852,034,000
	<b>TOTAL</b>	<b>24,915</b>	<b>8,127,034,000</b>

## 5. NATIONAL COOP HOUSING LTD

### 5 (a) National Coop Convention Resolution 2015 (29 May 2015, Kedah Hall PWTC)

1. Property Construction Industry Coop Sector acknowledge as “driver” to Property & Construction Industry , acted “**Engagement and Empowerment**”.
2. Establish “**Cooperative Housing Schemes**” My Coop Home for all coop members in Malaysia. 50,000 housing units is targeted by 2020.
3. Develop, re-develop, strengthened land owned by coops, waqf (donated land), abandoned/ unmanaged/ mortgage & redeem lands.

4. Fully support the establishment of **National Housing Coop Consortium & Construction Industry** & develop value chain to support & strengthen coops involving in upstream & downstream activities such construction material, quarry, sands, cement, etc.
5. Request Government & relevant agency (s) to **loosen criteria, regulations & laws etc** to the coop involve in property development/ industry sa “Development Order” etc.
6. To establish “**Coop Property Develop Council**” in the Ministry of Domestic Trade, Coop & Consumerism.



7. Request the Government to set fund some **RM10b (Special Fund)** for various schemes (Property) such as REIT etc.
8. Request the Government to create **special incentives for new coops** that involve in property development s.u. Pioneer States, Y tax rebate, grant & leasing.
9. **Expediate & encourage cooperative participation & investment** in property & construction industrial sector overseas (eg : Ukhwah Coop & FELDA Coop investing properties in London)

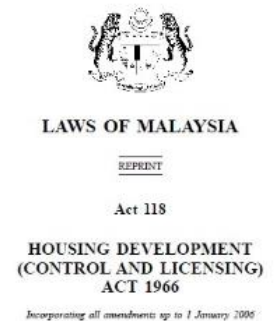
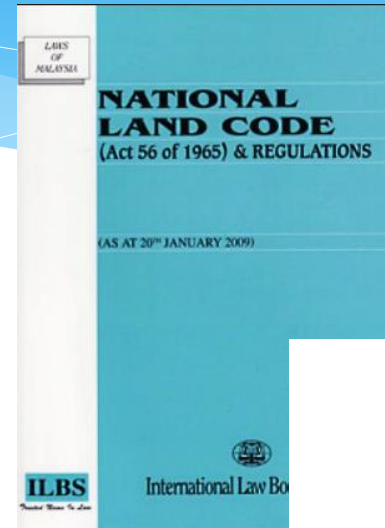


KOPERASI PERMODALAN FELDA  
BERHAD



## 5. b) RESOLUTIONS – HOUSING CONVENTION FOR GOVERNMENT SECTOR 2016

1. Ensure all government officers esp **B40/M40 group afford** to own desired house to fulfill the quality of life
2. Introduce & continue to give **financial incentives** such as rebate on income tax, subsidiaries 1<sup>st</sup> home, grants, TMP, etc
3. To review **Housing Act & its Regulations and National Land Code**
4. Establish **National Land Bank & National Housing Data Bank.**
5. **Optimize enforcement** regarding **progress payment** on the development of housing projects.



6. To **review** house/home ownership for **non Malaysian/non citizen**
7. Study & create Policy regarding development of affordable housing scheme in **“Waqf” Land.**
8. To implement **“Musyarakah Mutanaqisah”** Scheme through **KOPSYA**
9. To establish **National Cooperative Housing Development Council**
10. To establish **National Housing Development Cooperative Consortium**

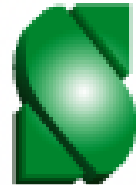


11. Making available & **easy access to housing cooperatives** existing/grants & facilities
12. Intensify **wholesale & import licenses** on control construction materials to cooperatives
13. Facilitate & encourage **smart partnership** bet coops & private sectors & professionals
14. Government to **control ceiling price** on various categories of housing schemes.
15. To give **exception for coop** to pay deposits & licensing to develop housing projects.



# 6. EXAMPLES OF SUCCESSFUL HOUSING COOPS IN MALAYSIA

1. Koperasi Tunas Muda Sg Ara Berhad Pulau Pinang
2. Koperasi Belia Nasional Berhad (KOBENA)
3. Koperasi Permodalan FELDA Malaysia Berhad
4. Koperasi Pegawai – pegawai DBKL Berhad
5. Koperasi Shamelin Berhad (SHAMELIN)
6. Koperasi Wawasan Malaysia Berhad (KOWAMAS)
7. Koperasi Pengerang Kota Tinggi Berhad (KOPETI)



# 7. CONCLUSION & SUGGESTIONS

**It is everyone's right to own a house (home) that is comfortable, affordable, convenient, sustainable & holistic to ensure long lasting quality of life.**





# SUGGESTIONS (NATIONAL LEVEL)

1. Cooperatives (either on its own or through consortium of coops) **must plan & develop its own housing projects/ schemes** ie: Coop City & Coop Home, various coop housing projects etc
2. **ensure various resolutions been carried out :**
  - a) National Cooperative Conventional 2015 (Property Development Sector)
  - b) National Housing Convention for Government Officers (2016)
3. Create **Establish Property Fund, National Cooperative Housing Fund**, to redevelop abandoned housing projects, housing schemes in Waqf lands, indigenous housing units not taken unaffordable for various reasons.



## SYARAT MEMILIKI RUMAH MAMPU MILIK

KATEGORI	HARGA RUMAH	HAD PENDAPATAN
Rumah Kos Rendah 1	RM 25,000	Tidak Melebihi RM 2000
Rumah Kos Rendah 2	RM 28,000	Tidak Melebihi RM 2000
Rumah Kos Rendah 3	RM 30,000	Tidak Melebihi RM 3000
Rumah Kos Rendah 4	RM 35,000	Tidak Melebihi RM 3000
Rumah Kos Sederhana Rendah	RM 50,000	Tidak Melebihi RM 3500
Rumah Komuniti Johor A	RM 42,000	Tidak Melebihi RM 3000
Rumah Komuniti Johor B	RM 80,000	Tidak Melebihi RM 4500
Rumah Mampu Milik Johor	RM 120,000 Hingga RM 220,000	Tidak Melebihi RM 6000



# SUGGESTIONS (INTERNATIONAL LEVEL)

1. **Global Housing Coop Bank** with branches (including Malaysia)
2. **Financial & Technical Aid / Assistance** (esp Countries facing natural disaster)
3. **Special Fund for Housing Coops** – repair, maintenance, loan, redeem, etc
4. **More loan / scholarship/ bursary** (national & international levels) to upgrade knowledge, skills & attitude & professionalism.
5. **CHI Group/advanced Coop Housing Countries JV (joint venture) /invest /assist /funding developing Coop Housing projects/schemes.**



# THANK YOU

