



PAM

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MALAYSIAN INSTITUTE OF ARCHITECTS**

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Architects Support Proposed Urban Redevelopment Act by Minister

The Malaysian Institute of Architects (PAM) supports the proposed Urban Redevelopment Act currently being finalised by the Ministry of Housing and Local Government (KPKT). The proposed Act seeks to address persistent challenges surrounding ageing buildings with multiple owners under the Strata Titles Act. The current consent requirement of 100% of owners has been a stumbling block towards redevelopment of dilapidated stratified buildings.

The proposed Act introduces a pragmatic solution by setting the en-bloc consent threshold at 75% for existing stratified buildings and a simple majority for abandoned projects, which will facilitate a more feasible path towards revitalisation that is in line with practices in many developed countries, which will have significant economic impact.

Typically, buildings have a lifespan of 50 years with components needing replacements after 15 years. In cases where a rigorous maintenance regimen is upheld, buildings can often surpass a lifespan of 50 years. Unfortunately, this is frequently not the scenario in Malaysia, where numerous stratified buildings have been neglected for an extended period, rendering the cost of rehabilitation prohibitive for the joint owners.

Moreover, older buildings often fail to meet current building codes, environmental standards, and energy efficiency requirements introduced in the past decades. Retrofitting them for compliance necessitates substantial investment to ensure safety, suitability, and sustainability. This Urban Redevelopment Act offers the option of an enabling en-bloc sale for rehabilitation or complete redevelopment by new or existing owners.

Urban regeneration and renewal are pivotal for ensuring the enduring viability and liveability of our cities. PAM strongly advocates that any new development arising from acquisition under the Urban Redevelopment Act adhere strictly to best practices, thereby ensuring a net positive impact on the urban landscape and fabric of our cities. These developments, particularly in high-density zones, must be complemented by government initiatives aimed at enhancing urban infrastructure. This includes strengthening access to public transportation, expanding green open spaces, and improving other public amenities and facilities to accommodate the anticipated population growth.

Property Developers seeking to spearhead such redevelopments are urged to prioritise long-term sustainability over short-term gains. Within our Institute, we have numerous skilled architects renowned for designing world-class multi-residential developments that offer both comfort and sustainability. These endeavours yield social and environmentally responsible outcomes, quantifiably assessed through the GreenBuildingIndex Tools collaboratively developed by PAM and Association of Consulting Engineers Malaysia (ACEM).

Preservation efforts for buildings with heritage or historical significance are also paramount, requiring appropriate retrofitting in line with their inherent character. Even relatively new sites may hold historical value. In cases involving existing owners and multiple community stakeholders, developers are urged to embrace a co-design approach, involving a facilitator, potentially an architect, to engage diverse perspectives that would ensure a design outcome embraced by all the stakeholders involved.

PAM wholeheartedly backs Minister YB Nga Kor Ming's nationwide initiative to upgrade public toilets, aspiring to achieve 'BMW Toilets' (Bersih, Menawan, dan Wangi). In support of public facilities like toilets, markets, playgrounds, and community centres, PAM stands ready to facilitate and organise architecture design competitions. Our experience reveals that Architecture design competitions for public facilities, with community involvement, cultivate a sense of ownership and raise public awareness about the importance of architecture and quality design.

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Prepared by the PAM Media and Publications Committee.
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About Pertubuhan Akitek Malaysia (PAM)

Pertubuhan Akitek Malaysia (PAM) — Malaysian Institute of Architects — is the national professional institute representing architects in Malaysia. PAM's mission statement is "To promote the advancement of architecture and the architectural profession for the betterment of society".

Founded in 1923 as the Institute of Architects Malaya, its name was changed in 1948 to the Federation of Malaya Society of Architects (FMSA), then allied to the Royal Institute of British Architects (RIBA). Another change to its current name to reflect national sovereignty came about on 20th January 1967 when PAM was registered with the Registrar of Societies.

PAM currently has approximately 5,000 members consisting of professional architects, graduates and students. Apart from its registered address in the capital city, PAM membership is also represented across Malaysia with member chapters in Sabah, Sarawak, Penang (Northern chapter), Johor Bahru (Southern chapter) and the East Coast (East Coast chapter).

On 19 July 2017, PAM completed an important milestone with the official opening of its own headquarters building in Bangsar, Kuala Lumpur. The PAM Centre is a GBI Platinum-rated building, a result of an open architectural competition.

The institute organises the annual PAM Architecture Awards and maintains a regular extensive programme of publications and programmes on architectural matters relating to its members, the public and the environment.

For more information, please visit www.pam.org.my or contact the Secretariat at:

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