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URBAN DEVELOPMENT

# SPATIUM CONCEPT TO MEET LAND DEMAND?

It is to improve land management and administration, says Dr Wan Azizah

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**T**HE government is considering introducing the spatium concept in urban development to enable more efficient land management.

Spatium involves creating overlapping development on existing ones, utilising cavities and gaps, both above and below ground, to meet growing land demand.

Deputy Prime Minister Datuk Seri Dr Wan Azizah Wan Ismail said this was among the measures to improve land management and administration.

“Other studies are needed, including coming up with electronic land ownership documents and making changes to the Ownership Act under our urban revitalisation efforts.

“Research has to be done and changes must be made to relevant laws in line with the nation’s development aspirations,” said Dr Wan Azizah at the 2018 National Land Day celebrations here.

Present were Water, Land and



Deputy Prime Minister Datuk Seri Dr Wan Azizah Wan Ismail launching the 2018 National Land Day celebrations in Putrajaya yesterday. With her is Water, Land and Natural Resources Minister Dr Xavier Jayakumar (third from left). PIC BY AHMAD IRHAM MOHD NOOR

Natural Resources Minister Dr Xavier Jayakumar and Chief Secretary to the Government Tan Sri Dr Ali Hamsa.

Dr Wan Azizah called on state governments to conduct reviews on their quit rent system, as required by the National Land Code and agreed upon at the 71st National Land Council meeting.

“In this respect, state govern-

ments can discuss it (quit rent) with the people in deciding the suitable rate without burdening the people, but one that can support the cost of services in the states.

“This is because the rates have not changed since 1994.”

She hoped the Finance Ministry would consider implementing decisions reached in the 72nd

National Land Council meeting to provide financial rewards to land offices which secured five-star ratings, as their performances had boosted the government’s revenue.

Dr Xavier said his ministry, together with the state governments, was studying the mechanism needed to implement spatium development.

“This includes plot ratio and availability as far as density is concerned. These are among the items being studied as our cities are overcrowded and land is expensive.”

He said his ministry was also looking at how best to protect land with heritage value by safeguarding it against excessive development.