



REHDA
SELANGOR

ANNUAL REPORT 2013/2014

**REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA
SELANGOR BRANCH**

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NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of the Real Estate & Housing Developers' Association Malaysia (REHDA) Selangor Branch will be held as follows:-

Date : Thursday, 8 May 2014
Time : 2.30 p.m.
Venue : Wisma REHDA
No.2C, Jalan SS 5D/6
Kelana Jaya
47301 Petaling Jaya, Selangor

AGENDA

1. To consider and approve the Branch Annual Report for 2013 /2014;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31st December 2013;
3. To elect a Branch Committee for the term 2014/2016;
4. To re-appoint Auditors of the Branch for the financial year ended 31 December 2014;
5. To elect delegates to the Annual Delegates' Conference to be held on 21 June 2014;
6. To discuss motions, if any, for submission to the Annual Delegates' Conference to be held on 21 June 2014;
7. To deal with any other matters that may be put before it.

BY ORDER OF THE BRANCH COMMITTEE



JAMES TAN
BRANCH SECRETARY

Dated: 21 April 2014

Note:

Only the official representative or the alternate of a member of this Branch of the Association shall have the right to attend, speak and vote at this Annual General Meeting.

BRANCH COMMITTEE 2012 / 2014

Chairman

YBhg Dato' Khor Chap Jen
Bandar Setia Alam Sdn Bhd

Immediate Past Chairman (Ex-Officio)

Mr Ngian Siew Siong
Mah Sing Group Berhad

Most Recent Past Chairman (Ex-Officio)

YBhg Datuk Seri Fateh Iskandar
bin Tan Sri Dato' Mohamed Mansor
Glomac Enterprise Sdn Bhd

Deputy Chairman

En Zulkifly bin Garib
Tropicana Golf & Country Resort Bhd

Branch Secretary

Mr James Tan Kok Kiat
Suntrack Development Sdn Bhd

Assistant Secretary

Mr Loo Che Yang
Sin Hee Yang Property Management Sdn Bhd

Branch Treasurer

Ir. Tiah Oon Ling
Integrated Development Sdn Bhd

Committee Members

YBhg Tan Sri Datuk Eddy Chen Lok Loi
Serba Sentosa Sdn Bhd

YBhg Datuk Ng Seing Liong
Kota Kelang Development Sdn Bhd

YBhg Datuk Muztaza bin Mohamad
Fairview Development Sdn Bhd

Mr Ng Boon Chan
Homecity Realty Sdn Bhd

Mr Che King Tow
Rimau Properties Sdn Bhd

Mr Ong Ghee Bin
Sunway Integrated Properties Sdn Bhd

Mr Lee Yeow Seng
Malayapine Estates Sdn Bhd

YBhg Dato' David Tan Thean Thye
KL-Kepong Property Development Sdn Bhd

BRANCH COMMITTEE MEETINGS

The Branch Committee held 6 Branch Committee Meetings during the period under review.
The dates of the meetings were as follows:

No.	Date of Meeting
1. 2013/2014	13 June 2013
2. 2013/2014	1 August 2013
3. 2013/2014	10 October 2013
4. 2013/2014	5 December 2013
5. 2013/2014	13 February 2014
6. 2013/2014	3 April 2014

ATTENDANCE

YBhg. Dato' Khor Chap Jen	06/06
Mr. Ngian Siew Siong	06/06
YBhg. Datuk Seri Fateh Iskandar bin Tan Sri Dato' Mohamed Mansor	06/06
En. Zulkifly bin Garib	04/06
Mr. James Tan Kok Kiat	05/06
Mr. Loo Chee Yang	05/06
Ir. Tiah Oon Ling	05/06
YBhg. Datuk Muztaza bin Mohamad	04/06
YBhg. Tan Sri Datuk Eddy Chen Lok Loi	05/06
YBhg. Datuk Ng Seing Liong	05/06
Mr. Ng Boon Chan	04/06
Mr. Che King Tow	05/06
Mr. Ong Ghee Bin	05/06
Mr. Lee Yeow Seng	04/06
YBhg Dato' David Tan Thean Thye	05/06

CHAIRMAN'S REPORT

Yet another year passed so quickly since I last wrote in year 2013 Annual Report.

For the whole year of 2013, Malaysia's economy grew by 4.7% compared with 5.6% in 2012. According to Bank Negara Malaysia, the construction sector recorded growth of 15.9%, a slight decline from a year ago (2012: 18.1%), supported by activity in the non-residential and residential sub-sectors.

Selangor continues to be the largest contributor to the national economy as it contributed more than 20% of the gross domestic product (GDP). This is attributed by the robust growth for development projects in this vibrant state.

Generally, 2013 was a good year for property development in Selangor. However, towards the end of the year, it started to encounter strong headwinds in the form of several cooling measures imposed by the government. Despite strong representations by REHDA to the relevant government departments and Ministries, the government persisted in implementing these measures, in its belief that it could check rising property prices. These measures include the following:

- a) banning of 'Developer Interest Bearing Schemes' (DIBS)
- b) loan to be based on nett selling price (less all promotional discounts)
- c) lower 'Loan to Value' (LTV) ratios
- d) increasing threshold price for foreign purchase

On top of the above measures, the government also announced the implementation of GST effective April 2015. While we generally accept GST as a fairer and more effective tax system, there is concern on the confusion that may arise in its implementation on our complex property development industry, given the government's decision to zero-rate low-cost housing, tax-exempt residential housing and standard-rate commercial development. REHDA has set-up a taskforce to engage the government on this matter.

While the implementation of the GST would exert some pressure on production cost, an immediate impact has already been felt in Selangor, as more and more Local Authorities started imposing 'Development Charges' and 'Improvement Service Fund' (ISF) contributions for all development within their jurisdiction. Some Local Authorities has even imposed additional contribution charges for specific upgrading infrastructure projects, purportedly 'not covered under ISF Funds'. We have raised this issue of unfair imposition of 'double contribution' with the State Pemudah which they agreed to look into it.

On the issue of planning guidelines, we had a number of workshops and discussions with Jabatan Perancang Bandar & Desa (JPBD) and Malaysian Institute of Planners (MIP) where certain onerous planning guidelines were singled out for review. We understand that the revised guidelines have been prepared and pending approval from the State Planning Committee. These guidelines includes the 40% provision for visitor car-parks, 2 hectar green for every 1000 pax, 3m landscape perimeter strip and setbacks for landed strata units. We are also trying to convince the State to adopt 'plot ratio' instead of 'density control' as a more effective planning guideline.

One of the biggest impact on property development in Selangor is the new Housing Policy which takes effect on 01 Jan 2014. This new policy requires the building of 'Rumah Selangorku' with controlled prices ranging from RM42,000 to RM250,000. It replaces the current 20:20:10 low-cost housing policy. We have been engaging the State on the formulation of this policy and has been pushing for a self-sustainable and non-subsidize pricing. While our proposals are not entirely adopted, it did allow for increase in the control selling prices, an allowance for upgrading works and sale of additional car-parking space.

Another major issue faced by Developers is the Syabas issue. The prolonged dispute between the State and the concessionaries is starting to impact property development significantly. Previously, the State provided a temporary relief through the continued approval of Development Order and Building Plans even without Syabas' letter of support. However, it has now reached a stage where the projects require the water reticulation plans to be approved by Syabas and also physical tee-off from the water mains. While we read of the MOU between the Federal government and the State government and the impending imposition of Section 114 under WASIA, no firm decision or solution has happen yet. Our queries with the State reveal no definite answer. We can only remain hopeful that this issue will be resolve in the coming weeks.

REHDA Selangor is continuously engaging the State on policy matters related to property development. To do this effectively, we require more participation from members in terms of volunteers in committees and also data and feedbacks from members on relevant issues. REHDA now has a new category of 'Subsidiary Members' where related property development companies can join at a nominal fee to enjoy the benefits under the REHDA umbrella. We encourage members to sign-up all their related subsidiary companies with REHDA.

Lastly, I would like to thank all members for their support and especially the committee members who have tirelessly put in long hours in deliberation of issues and representing REHDA Selangor in countless meetings with the authorities.

Thank you.



DATO CJ KHOR
Chairman

3 April 2014



REPORTS OF SUB-COMMITTEES

MEMBERSHIP, PRACTICE & DISCIPLINE

Chairman : Mr Ng Boon Chan

Branch Membership

As at 30 April 2014, the Branch membership stood at 265 members. For the period 1 May 2013 to 30 April 2014, 23 new members joined the branch, 11 members withdrew their membership and 14 de-registered.

New Members	Date of Admission
Premier S & P Development Sdn Bhd	18 May 2013
OxBridge & Mak Development	18 May 2013
Ideal City Development Sdn Bhd	18 May 2013
Minlon Land Sdn Bhd	24 Aug 2013
Weida Properties Sdn Bhd	20 Sept 2013
Berlian Gantang Sdn Bhd	20 Sept 2013
Godspeed Development Sdn Bhd	16 Nov 2013
Kontan Emas (M) Sdn Bhd	16 Nov 2013
Bison Ventures Sdn Bhd	16 Nov 2013
Ancubic Properties Sdn Bhd	16 Nov 2013
Goldpage Assets Sdn Bhd	16 Nov 2013
Low Yat Holdings (M) Sdn Bhd	11 Jan 2014
Hyundai Aluminium Sdn Bhd	11 Jan 2014
Purcon (M) Sdn Bhd	11 Jan 2014
Eco Sky Development Sdn Bhd	22 Mar 2014
Guppyunip Sdn Bhd	22 Mar 2014
Casa Andaman Sdn Bhd	22 Mar 2014
Top Rank Assets Sdn Bhd	22 Mar 2014
Uda Land Sdn Bhd	22 Mar 2014
Masteron Sdn Bhd	22 Mar 2014
Detik Jitu Sdn Bhd	22 Mar 2014
Beta Fame Development Sdn Bhd	22 Mar 2014
IFCA MSC Berhad	22 Mar 2014

De-registration of Membership

	Date De-registered
GM Build Sdn Bhd	24 Aug 2013
Kam Woon Wah Realty Sdn Bhd	24 Aug 2013
Kintaman Jaya Sdn Bhd	24 Aug 2013
Syarikat Harta Pantai Timor(P) Sdn Bhd	24 Aug 2013
Talian Saga Development Sdn Bhd	24 Aug 2013
Zelan Corporation Sdn Bhd	24 Aug 2013
Agenda Istimewa Sdn Bhd	16 Nov 2013
CSR Building Materials (M) Sdn Bhd	16 Nov 2013
Huiz Development Sdn Bhd	16 Nov 2013
Kumpulan Hartanah Selangor Berhad	16 Nov 2013
Metroplex Project Management Sdn Bhd	16 Nov 2013
NTS Development Sdn Bhd	16 Nov 2013
Perangasang Sentosa Sdn Bhd	16 Nov 2013
Susun Jaya Sdn Bhd	16 Nov 2013

Members Withdrawn

	Date Withdrawn
Bandar Sepadu Sdn Bhd	18 May 2013
Regal Alliance Sdn Bhd	18 May 2013
Pakatan Perakbina Sdn Bhd	11 Jan 2014
SMI Cityhome Sdn Bhd	11 Jan 2014
Kumpulan SPL Development Sdn Bhd	22 Mar 2014
Goldential Development Sdn Bhd	22 Mar 2014
Bakti Dinamik Sdn Bhd	22 Mar 2014
Indah Jaya Development Sdn Bhd	22 Mar 2014
Lingkarana Naga Sdn Bhd	22 Mar 2014
Fivestar Development (Puchong) Sdn Bhd	22 Mar 2014
Pelangi Homes Sdn Bhd	22 Mar 2014

EVENTS & PUBLICATION

Chairman : Mr Che King Tow

MAPEX Klang Valley

REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan (KL) Branch jointly organized its second MAPEX 2013 from 25 to 27 October 2013 with the theme "Your Home, Your Investment" at Mid Valley Exhibition Centre. Tuan Yong Bun Fou, Deputy Secretary General (Policy and Development) Urban Wellbeing, Housing and Local Government, officiated the opening ceremony on 26 October 2013. 94 Developers offering more than 20,000 units of properties, 5 financial institutions and Government Agencies (Jabatan Perumahan Negara, Kementerian Perumahan & kerajaan Tempatan and Kementerian Kewangan) participated in the 3 days expo.

At the first MAPEX Klang Valley jointly organized for the year 2014 held from 4 to 6 April 2014 with the theme "Spend Wisely, Invest Smartly" at Mid Valley Exhibition Centre, 95 developers including 1 international developer from Australia showcased their properties worth over RM20 billion for buyers to choose from.

Various activities and prizes were also offered to visitors and exhibitors during the free Public Educational Talks, Children's Drawing and Colouring Contest and Booth Design Contest.

REHDA Open House

REHDA Open House 2014 jointly hosted by REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan KL Branch was held on 10 January 2014 at Wisma REHDA. Y.B Dato' Teng Chang Khim (Selangor State EXCO Member) was also present at the event under invitation from REHDA Selangor. Approximately 240 guests including government officials, representatives from fraternal organizations, members of the press and member developers attended the event.

Study Trip to Yangon

A study trip to Yangon, Myanmar was held from 27 to 31 August 2013. The objectives of the study trip were to explore the investment opportunities in Yangon as well as to get better understanding of the housing and property industry in Myanmar. The 15 member delegation also had a courtesy call on the Chief Minister of Myanmar, H.E. U Myint Swe.

INFRASTRUCTURE, UTILITIES & ENVIRONMENT

Chairman : Ir. Tiah Oon Ling

Committee Members : Mr. Lew Cheong Keong, Mr Michael Fu, Mr. Chang Tze Yoong, Mr. James Tan, Mr. Kelvin Choo, Dato' Neoh Soo Keat, Mr. Ng Boon Chan

Dialogue Session between Tenaga Nasional Berhad Selangor and REHDA Selangor

REHDA Selangor attended a dialogue session organized by TNB Selangor held on 22 April 2013 at Grand Blue Wave Hotel, Shah Alam to discuss issues faced by REHDA Selangor members in dealing with TNB matters. Amongst issues raised were matters on cable supply shortage, delay of electricity supply and others.

The dialogue was hosted by Datuk Ir Mohd Azim Bin Dato' Hj Yusof, General Manager of TNB Selangor and managers from various TNB Selangor branch offices. REHDA Selangor was represented by Dato' CJ Khor, Ir Tiah Oon Ling and En. Zulkifli Garib. Member developers also attended the event. The dialogue session was actively participated by affected members in a cordial and relaxed environment.

Water Crisis Issue in Selangor

REHDA Selangor called for a meeting on 3 May 2013 to further discuss with distressed members who have responded to REHDA Selangor's circular dated 27 March 2013 in response to feedback compilation for submission to Selangor State Secretary's office after the MB's dialogue held on 25 March 2013. The meeting was attended by Dato' CJ Khor, Mr Tiah Oon Ling together with six representatives from REHDA Selangor members.

Dato' CJ Khor expressed his concern about SYABAS issuing letters to developers informing them that there is currently no supply of treated water with regard to their application to obtain water supply for their completed development even though the State Government has made it clear that they are the asset holder for water supply issue, whereas SYABAS is just an elected agent by SPAN to approve water related technical apparatus submittal by developer.

On 10 September 2013 a letter was sent to the Selangor State Secretary, Y.B. Dato' Haji Mohammed Khusrin Bin Haji Munawi to seek Selangor state government's assistance for any solution. A detailed report of the surveys were compiled in chronological order and was attached to the letter as follow up action from the meeting held on 25 March 2013 with the Menteri Besar of Selangor.

Dialogue Session with Professional Bodies/Association on Use of Registered Sanitary Products and Water Efficient Products Labelling Scheme (WEPLS)

REHDA Selangor was invited by Suruhanjaya Perkhidmatan Air Negara (SPAN) to a dialogue session with Professional Bodies/Association on Use of Registered Sanitary Products and Water Efficient Products Labelling Scheme (WEPLS) on 11 June 2013. WEPLS is a voluntary scheme initiated by SPAN to register and label water efficient products according to guidelines set by SPAN.

WEPLS is introduced with the following objectives:-

- To raise awareness of the public on the availability of water efficient products

- To encourage a healthy water consuming habit among consumers
- To promote green life style by using water efficient products (2 GBI points will be given to developers)
- To promote cost-effective and water efficient technologies in Malaysia.

REHDA Selangor was represented by Ir. Tiah Oon Ling and Ms. Sarah Anura.

TM Smart Partnership Meeting

A meeting was organized between REHDA Selangor and TM Selangor on 3 Oct 2013 at Wisma REHDA attended by 14 members and 8 delegates from TM Selangor led by its Vice President, Datuk Zaini Maatan. The objective of the meeting was to better understand TM Smart Partnership package as there were complaints made by some REHDA members on the expensive Smart Partnership package imposed by TM.

TM responded and explained the following:

- The cost would depend on the project viability through demand study and analysis i.e. based on (location, number of units, types of properties (landed or high rise), potential demand, distance / area (based on "last miles" i.e. nearest manhole)
- If the project is viable, TM will come in with own cost. Otherwise, TM will discuss with the developer (maybe to share cost between TM and developer)
- Viability – depends on types of development, costing and the potential demand
- TM – RULE OF THUMB
 - a) TM will supply if there is 50% demand occupancy of a new project.
 - b) TM request purchasers to sign up for the package with TM as the initial stage to show their commitment but REHDA explained the challenges of no purchaser will sign before the house is completed.

TM offers 3 types of Smart Partnerships packages:-

- Infrastructure Model – make basic telecommunication infrastructure ready upon completion
- Basic Service Model – bundled infrastructure and 2 years free Unifi to house buyers (cost to be borne by developer)
- Enhanced Service Model – smart partnership with developers (CCTV, home & office automations, personal safety, digital signage). Estimated cost is between RM1,000 to RM3,000 per unit (for basic infrastructure model)

TM representatives clarified that a "surat sokongan" from TM is not necessary for the issuance of CCC and mentioned they are able to give a blanket letter on this as a guide.

Proposal to Review Population Equivalent (PE) for SOHO Development

Further discussion on the proposal to review PE calculation for SOHO development was held on 4 December 2013 between REHDA Selangor represented by Dato' SL Ng,

REPORTS OF SUB-COMMITTEES

Ir. Tiah Oon Ling, Mr. James Tan and Mr. Ng Choon Keith while SPAN was represented by the Executive Director, Encik Mohd Ridhuan Ismail and Ir. Mohd Shukri Bin Abdul Razik, Director of Sewerage Regulatory Department.

Ir. Tiah deliberated the issues on SOHO's characteristics as an office with limited size specifications between 400- 500 sq. meters that ideally accommodate for 2 persons only and the water consumptions is very minimal. This justifies the need to revise the current PE requirement. REHDA suggested the new PE for SOHO to be set at 3. SPAN requested REHDA to submit a new proposal with more samples of SOHO's water consumptions to justify the request in which it will be presented to SPAN Committee for perusal.

Submission of data computation on water consumptions of a SOHO in Kuala Lumpur was made on 14 March 2014 together with the raw data (monthly bills) as supporting document. Encik Mohd Ridhuan of SPAN is supportive of REHDA's proposal, understand the rationale and the needs to review new PE requirement for SOHO.

Dialogue session between REHDA Selangor and Tenaga Nasional Berhad Selangor

A dialogue session between developers and TNB Selangor was organized by REHDA Selangor on 13 March 2014 at Wisma REHDA to enable member developers to address issues in dealing with TNB. The session was attended by 39 members of REHDA Selangor who are representatives from 25 companies while TNB Selangor team with 20 delegates led by its General Manager, Y. Bhg Dato' Mohd Azim Bin Dato' Hj Yusof.

Issues raised by developers were case to case basis related to their project, amongst those were as following:

- Clarification on submission of document due to TNB Selangor restructuring exercise effective May 2014, the branch will be structured into two divisions; Customer Service Divisions and Asset Management Division.

- The General Manager of TNB Selangor replied that a circular on the new set-up will be issued once ready.
- Distribution progress matters and SLA which need to revisit and reactivate to be current to avoid misunderstanding as developers rely on M & A Consultant for submission.
 - TNB acknowledged the need to review the SLA and pledged that supply will be available within 30-90 days with appropriate documentation and channel.
- Street Lights Maintenance and Accountability between TNB and PBT
 - TNB responded that in order to determine either TNB or PBT, those poles made from cement belongs to TNB while others are PBT's.
- Standardization of TNB processes due to a lot of changes for PBU project. Member concerned that whenever the supply is not available in time, developer to be charged penalty.
 - TNB advised developer to go over to respective TNB office to discuss for temporary arrangement and proposed that for 1st visit upon pre handing over and 2nd visit upon full handing over.
- TNB cable and equipment security – members highlighted that TNB accused and charged contractor upon cable lost or being stolen at site. In such circumstances, the value of surcharge was even higher than project value and to reconsider contractor with small project.
 - TNB noted and replied that it was stipulated in the contract that contractor is liable to TNB equipment and materials on site. However TNB will explore on how to overcome the problem such as placing security assistance at site, etc.

Issues raised by REHDA Selangor members were well attended by TNB and members who have complicated or pending issues were invited to TNB office together with complete documentation for a solution.

PLANNING POLICIES & STANDARDS

Chairman : Mr. Lee Yeow Seng

Co-Chairman : Dato' CJ Khor, Dato' David Tan, Mr. Ngian Siew Song, Ir. Tiah Oon Ling, Mr. James Tan

Committee Members : Mr. Jong Guan Wei, Mr. Siew Chee Seng, Mr. Tan Guan Lee, Mr. Kelvin Choo

Manual Garis Panduan Piawai Perancangan Negeri Selangor (Edisi Ke 2)

A luncheon meeting was held with Encik Saidin bin Lateh, Ketua Penolong Pengarah of JPBD Selangor on 2 September 2013 to follow up on the revision of the said Manual. The meeting was attended by Dato' CJ Khor, Mr. Ngian, Dato' David Tan, Mr. Kelvin Choo and Ms. Jocelyn Tay. Encik Saidin updated that a Paper for adoption on some proposals made during the workshop have been forwarded to the Pengarah prior to table for approval by the State Planning Committee. He also highlighted the following matters at the meeting:

- Requirement of green of 2 ha per 1000 population to be amended to 0.5 ha per 1000 population. 30% of the green to be landscape and others can be multipurpose hall, library. Green need not be on ground and can be elevated.
- All class 3 and 4 land approvals must now be tabled to MTES for approval.
- On population per unit, currently JPBD guide is still 4.5

persons with exception of SOHO at 2 person/unit for 450 ft².

- Other issues brought up are provision of car parks for visitors. Certain Council imposed 2 car parks + 20%, hence making visitors car park at 40% of the total number of units.

Majlis Dialog Bajet 2014

REHDA Selangor attended a 2-day budget dialogue organized by Selangor State Treasury held on 23 to 24 September at Dorsett Hotel, Subang. The event was officiated by the Y.A.B Dato' Tan Sri Mohd Khalid, Menteri Besar of Selangor State. Amongst topics that correlated with REHDA were; the problems associated with the management of stratified properties and the steps taken by the State and COB, other topic was the adoption and drive for green technology and green guidelines for development within the State. Dato' CJ Khor and Ms. Jocelyn Tay attended the dialogue.

**Courtesy Call on Selangor State EXCO,
Y.B. Dato' Teng Chang Khim**

A courtesy call was paid to Selangor State EXCO, Pengerusi Jawatankuasa Tetap Kerajaan Tempatan, Kajian dan Penyelidikan, Y.B. Dato' Teng Chang Khim on 18 November 2013 at his office in Shah Alam. REHDA Selangor was represented by Dato' CJ Khor, Tan Sri Eddy Chen, Datuk SL Ng, Mr. Ngian, Dato' David Tan, Mr. Ng Choon Keith, En. Azhar Shaharuddin, Mr. GK Teo and Ms. Jocelyn Tay.

Issues discussed were as following:

- Water shortage problem – Requested the State's intervention in helping to resolve this issue. Was informed

that the State is still engaging in talks with the various concessionaires and is hoping for an amicable solution by year-end.

- New affordable housing policy i.e. Rumah Selangorku – Emphasized that new Affordable Housing policy needs to be sustainable, suggested and offered to be part of a Working Committee to study & re-fine the draft policy before it is adopted and implemented.
- Streamlining procedures at all *Pihak Berkuasa Tempatan* (PBT) – Raised the issue of differing and sometimes onerous conditions set by various PBTs such as excessive car-parks requirements, calculation of car-parks as part of plot ratio and imposition of green initiatives.

REPORTS OF ZONE COMMITTEES

PETALING JAYA

Chairman : Mr. Kelvin Choo

Committee Members : Mr. Che King Tow, Mr. Mike Kan, Ir. Teo Ching Wee, Mr. Teok Kien Seng, Ms. Gan Pik Mui, En. Azhar Shaharudin, Mr. Low Gay Teck, Mr. Yau Wen Soon

Seminar on “Transit Oriented Development : The Way to Livability & Sustainability”

The seminar held on 7 November 2013 was co-organized by MBPJ and Malaysian Institute of Planners. Transit Oriented Development (TOD) is modelled after Melbourne and Hong Kong.

The objectives of the seminar are:-

- to create awareness amongst the community on the Transit Oriented Development and its approaches
- to provide explanation on the public transportation master plan in Petaling Jaya and Klang Valley
- to share best practices in resolving transportation issues based on TOD approaches
- to develop and draft amendments on existing guidelines.

Following the TOD seminar, a Master Class session was held on the following day where participants received assistance and guidance from experts in public transportation and TOD. The Master class session offer opportunities for participants to contribute ideas, thoughts and view on TOD. The Master Class studied on 2 LRT stations i.e. Ara Damansara and Taman Jaya. This seminar was attended by En. Zulkifly Garib, Dato' David Tan and Ms. Jocelyn Tay.

The presentation slides for the seminar can be downloaded from the following website, <http://www.mbpj.gov.my/web/guest/warkah-mbpj1>. Guidelines to determine plot ratio in TOD area will be given to all developers once it is finalised.

Draf Rancangan Tempatan PJ 1 (Pengubahan 2) and Draf Rancangan Tempatan PJ 2 (Pengubahan 1) can be downloaded from this website, <http://www.mbpj.gov.my/web/guest/warkah-mbpj1> and the public is urged to check and express their views before 30 December 2013.

Standardised Car Park Rate by MBPJ

Following the Meeting held with Mr. Lee Lih Shyan, Head of OSC, MBPJ, REHDA Selangor had an internal discussion on 18 October 2013 led by Mr. Ong Ghee Bin. The meeting was attended by Mr. Che King Tow, En. Abdullah Ali (Land & General) and Ms. Sarah Anura. A circular on the proposal had been sent to members on 27 November 2013 to request for any feedbacks or suggestion from members.

REHDA Selangor pointed out that such ruling will have great implications especially in integrated developments, where provision and control of car-parks is critical for the success of the development.

Below are the proposal from REHDA Selangor :-

- a) REHDA Selangor hopes that MBPJ will not make any amendments to the current planning guidelines. Developers need to ensure sufficient car parks are provided according to the planning requirement.
- b) For residential development, it is agreed that developers are required to provide sufficient car park to the owners as stated in the planning guidelines.
- c) For commercial development, REHDA Selangor proposed that parking is based on “right to park” concept where owners are given the rights to park their car during their business hours. For instance, the usage of season passes in Midvalley City. This is to optimize the usage of the car park and for easy maintenance by the developers.

MBPJ has set up a Taskforce to discuss on this, however the date is not firmed up yet.

REPORTS OF ZONE COMMITTEES

PJ Zone Get Together Lunch & Meeting

PJ Zone Get Together Lunch was organized on the 6 January 2014, Monday at Wisma REHDA. The objective of this event is to encourage networking among members in Petaling Jaya zone. The session started with luncheon at 12.00pm and followed by discussion session at 1.45pm.

Attended by 15 members, among those were Dato' CJ Khor of Bandar Setia Alam Sdn Bhd, Mr. Ong Ghee Bin of Sunway Integrated Properties Sdn Bhd, Mr. Kelvin Choo of Tropicana Golf & Country Resort Bhd, Mr. Wong Chong Hwa of Paramount Property Dev. Sdn Bhd, Mr. Patrick So and Mr. Edmund Pang of Bandar Utama City Center Sdn Bhd, Mr. Mike Kan of Jaya 33, Mr. Jerry Lau and Ms. Ng Poh Ching of AQRS The Building Company Sdn Bhd, Mr. Ong Yeong Wee and Mr. Edward Poh of Secure Parking, Mr. Low Gay Teck of Land & General, Mr. Andy Tay, Mr. Hon Sze Jun and Mr. Khoo Weng Kean of Villamas Sdn Bhd. At the discussion session, 3 topics were deliberated:

a) Discussion on GREENRE Sustainability

Mr. James Chua of REHDA GreenRE in his with short presentation gave exposure about Green RE concept, objectives, methodology, features, processes and the compliances involves to achieve the certification. He also highlighted the benefits to organization such as extra plot ratio and property tax rebate. Members may contact and liaise with REHDA GreenRE for further details.

b) Standardized car park rate by MBPJ

- The members were informed of the intention by MBPJ on the above and REHDA has shared that such ruling

will have great implications especially in integrated developments where provision and control of car parks is critical for the success of the development. MBPJ invited REHDA Selangor to provide their comments and feedback on this.

- MBPJ has an intention to impose car park as part of plot ratio if it is not surrender to parcel owners. REHDA's stand on this is to comply with residential component but the same cannot apply for commercial or mix development.
- The meeting was also briefed on Selangor JPBD guideline on imposition of 40% visitor car park which is deemed excessive compared to KL and Penang which stipulate 10% of the number of residential units. A meeting was set with Pengarah of JPBD to deliberate further on this imposition.

c) Transit Oriented Development (TOD)

Members were briefed that the Transit Oriented Development (TOD) for Petaling Jaya is modelled after Melbourne and Hong Kong. A seminar was held on 7 November 2013 aimed to create awareness amongst the community on TOD and its approaches, provide explanation on the public transportation master plan in Petaling Jaya and Klang Valley, share best practices in resolving transportation issues based on TOD approaches and to develop and draft amendments on existing guidelines. The guidelines to determine plot ratio in TOD area will be shared once it is finalized by MBPJ.

As for TOD, it must go through the motion of public hearing and change in local plan before it can be implemented. Other conditions imposed are 400m radius from public transport station to qualify for TOD development with increase plot ratio but with condition for minimum gold standard in green building certification.

SUBANG JAYA

Chairman : Mr. Lee Yeow Seng

Committee Members : Dato' Neoh Soo Keat, Mr. Andrew Reginald, Mr. Chooi Chang Yee, Mr. Tan Hoi Kwan, Mr. Hong Lay Chuan, Ms. Tan Zijin, Mr. Hon Tze Jun, Mr. Gan Teck Wee, Mr. Aw Sei Cheh

Draf Rancangan Tempatan MPSJ 2030

REHDA Selangor has informed members via email that landowners in MPSJ area are invited to put in proposal to

increase density, plot ratio or change zoning and etc. before 14 Feb 2014. Landowners can purchase the local plan from MPSJ at RM150 per set or RM50 in CD format.

KLANG / SHAH ALAM

Chairman : Mr. Loo Chee Yang

Committee Members : Mr. Wong Boon Chuan, Mr. Ng Choon Keith, Mr. Richard Lim Yeow Leng, Datuk Ng Seing Liong, Mr Kenny Lim, Mr. Seow Chow Koo, Mr. Andrew Teok Kien Seng, Mr. Tan Pean Hin

Klang / Shah Alam Zone Committee Meeting

The Zone Committee meeting was held on 4 June 2013 at Setia City Mall. Issues discussed and deliberated in the meeting were as following:-

- SYABAS Water Crisis Issue
- Meeting with JPBD on Plot Ratio Vs Density
- The application of AP by MHLG will now base on price range stated in MMKN
- PTG imposed Bumiputera Quota by types of properties instead of project as a whole.
- Golf Game 2013

Majlis Perbandaran Klang Hari Raya Open House

The Klang Zone Committee attended Majlis Perbandaran Klang Hari Raya Open House held on 23 August 2013 at Dewan Hamzah Klang represented by Mr. Loo Chee Yang, Datuk Ng Seing Liong, Mr. Stanley Teh, Mr. Ng Choon Keith, Mr. Richard Lim and Ms. Sarah Anura.

Klang / Shah Alam Zone Golf Game 2013

A Golf Game was organized on 26 September 2013 at Kota Permai Golf & Country Club participated by 33 golfers. The objective of this event is to provide platform for REHDA

Selangor members to interact among fellow developers. The Klang / Shah Alam Zone Committee recorded appreciation to all players who have made the event a success.

MAPEX Klang / Shah Alam 2014

In year 2014, REHDA Selangor organized a 4-day property fair held from 20-23 February 2014 at Setia City Mall from 10.00am to 10.00pm. A total of 20 display booths were taken up by 14 well-known property developers that exhibited and offered properties in areas such as Klang, Setia Alam, Puncak Alam and Shah Alam with attractive packages. The Klang / Shah Alam Zone Committee Chairman, Mr. Loo Chee Yang, Datuk Ng Seing Liong together with committee members visited the booths on 21 February 2014. A surplus of RM41,162.87 is recorded from this event.

Klang / Shah Alam Zone Committee Meeting

The Zone Committee meeting was held on 21 February 2014 at TGI Fridays, Setia City Mall.

The committee proposed to the following:

- A courtesy call on the newly appointed YDP of Majlis Perbandaran Klang to discuss issues faced by developers in dealing with MPK .
- To find out more information about subsidy of RM30,000 for MyHome Scheme from the government.

Courtesy Call on YDP Majlis Perbandaran Klang

The Klang / Shah Alam Zone Committee is scheduled to pay a courtesy call on the new YDP of Majlis Perbandaran Klang, Y.Bhg Dato' Mohammad Bin Yacob in the month of April 2014 to further enhance working relationships with Majlis Perbandaran Klang as well to congratulate the Yang Dipertua upon his appointment.

Prior to that, a survey was conducted to obtain information on issues in dealing with Majlis Perbandaran Klang from developers having developments in Klang.

KAJANG / SEPANG

Chairman : Mr. James Tan

Committee Members : Mr. Low Yat Seow, Mr. Chua Hung Tatt, Mr. Yong Poh Heng, Mr. Ng Boon Chan, Mr. Ng Tay Guan, Mr. Teo Guan Kiang, Datuk Hj Muztaza Hj Mohamed, Mr. Lim Swee Leong, Mr. Lim Kam Seng, Ir. Teo Ching Wee, Mr. Teh Chin Guan, Mr. Soo Set Yuen, Mr. Koe Peng Kang, Mr. Akmar Fairus Ahmad, Mr. Loy Kwee Keow, Mr. Ng Kok Chew, Mr. Aw Wee Kiat, Mr. Tan See Joon, Mr. Andy Tan Choong Wei

Kajang / Sepang Zone Committee Meeting

The zone committee meeting was held on 10 June 2013 at Paparich, Kajang to discuss on any issues and updates as well as proposal to organize another round-table talk with Yang Dipertua of MPKj together with all the Heads of Departments. One of the committee members highlighted that MPKj should provide a clear checklist of documents required for CCC for Road & Drainage. The Zone Chairman had decided to organize for a courtesy call on Yang Dipertua of MPKj.

MPKj Hari Raya Open House 2013

REHDA Selangor was invited to MPKj Hari Raya Open house held on 6 September 2013 at Stadium Kajang. Mr. James Tan, Datuk Muztaza, En Zulkifly Garib, Mr. Teo Guan Kiang and Ms. Sarah Anura attended the open house.

Upgrading Kajang – Semenyih Road and Bridge

MPKj in their letter dated 27 December 2013 updated that the proposed infrastructure development project on road upgrading and bridge construction along Kajang–Semenyih road is necessary and feasible for implementation. This is due to latest findings that currently there is heavy traffic flow along Jalan Semenyih as presented by AZ Traffic Management Consult at MPKj's Infrastructure Committee Meeting on 23 July 2013.

REHDA Selangor has received a copy of the said report from MPKj and noticed that the report did not incorporate and consider the proposal on new proposed road to be constructed by Setia Ecohill developer, which is from Jalan Semenyih junction to Lekas Highway. MPKj mentioned that AZ Traffic Management Consult has been instructed to

conduct additional study on the proposed new road which has yet to complete.

On 11 March 2014, REHDA wrote to Chairman of PEMUDAH, Dato' Hj Khusrin Hj Munawi to emphasize that collections from ISF should be used to finance this proposed upgrading project instead of imposing additional charge to developers as well as to seek clarifications on the financial allocations for the said project. MPKj has responded through a letter dated 31 March 2014 and updates the following:

- Total cost of this project is estimated at RM21 million, to be funded by Trust Fund's collections contributed by developers. The project will not commence until sufficient fund is being collected. Currently RM1.6 million has been collected.
- MPKj emphasized that ISF collections will be used to fund upgrading infrastructure works for the areas which are entirely under the administration of MPKj while the Trust Fund collections will be used to fund a specific project as identified.
- MPKj updated that a letter dated 6 October 2013 was sent to Bahagian Pembangunan dan Penswastaaan of Kementerian Kerja Raya Malaysia (KKR) to apply for project implementation handing over of this proposed upgrading road and bridge project works to Federal Government since it linked Jalan Bangi Lama (B18) to Federal Road 1 which is under maintenance by JKR Federal. However, KKR has responded in their letter dated 3 December 2013 that they will re-submit application for the implementation of this proposed project to be under the 11th Malaysia Plan.
- MPKj once again seeks REHDA Selangor's cooperation to liaise with PEMANDU for feedbacks on financial allocations for this upgrading project.

REPORTS OF ZONE COMMITTEES

Imposition of Contribution to Tabung Amanah Infrastruktur MPKj

Majlis Perbandaran Kajang (MPKj) has established two (2) types of Tabung Amanah Infrastruktur (Trust Fund) for comprehensive infrastructure development in order to control and reorganize infrastructure development for areas which was identified that no developer will do the infrastructure upgrading works.

- 1) Tabung Amanah as contributions to MPKj to fund nine (9) specific infrastructure upgrading projects for road, bridge and traffic lights junction which are handled by the Engineering Department of MPKj as following:
 - i) *Projek Cadangan Menaiktaraf Jalan dan Jambatan di Pekan Semenyih, Mukim Semenyih, Selangor*
 - ii) *Projek Cadangan Menaiktaraf Jalan dan Jambatan di Esset, Bangi, Mukim Kajang, Selangor (Pakej 1) & (Pakej 2)*
 - iii) *Projek Cadangan Menaiktaraf Jalan PGA Cheras ke Taman Mudun, Mukim Cheras, Selangor (Fasa 1)*
 - iv) *Projek Cadangan Menaiktaraf Infrastruktur Pembangunan Kompleks Membeli Belah Jaya Jusco Cheras Selatan, Mukim Cheras, Selangor*
 - v) *Projek Cadangan Membina Jalan dari Lebuhraya Kajang By-Pass Ke Lot 990, Mukim Cheras, Selangor*

- vi) *Projek Cadangan Jalan dan Jambatan Kawasan Perindustrian Sungai Simpang Balak, Sungai Balak, Mukim Kajang, Selangor (Fasa 1) & (Fasa 2)*
- vii) *Projek Cadangan Menaiktaraf Kawasan Perindustrian Bukit Angkat, Mukim Kajang, Selangor*
- viii) *Projek Cadangan Menaiktaraf Persimpangan Lampu Isyarat dan Pelebaran Jalan di Persimpangan Taman Rakan, Bandar Cheras, Mukim Cheras, Selangor*
- ix) *Projek Cadangan Menaiktaraf Kawasan Perindustrian Kajang Jaya, Mukim Semenyih, Selangor*

- 2) Tabung Amanah based on *Garis Panduan Penggunaan Perlaksanaan Program Pemutihan Kilang Tanpa Kebenaran*. Under this trust fund, the collections will be paid to the landlord and respective manufacturing association for the infrastructure upgrading works and to be monitored by MPKj. The three (3) identified locations with respective manufacturing associations as follows:
 - i) *Kawasan Perindustrian Kampung Baru Balakong - Persatuan Pemilik Tanah dan Pengusaha Kilang Kawasan Perindustrian Kampung Baru Balakong*
 - ii) *Kawasan Perindustrian Balakong Jaya – Persatuan Pemilik Tanah dan Pengusaha Kilang Kawasan Perindustrian Balakong Jaya*
 - iii) *Kawasan Perindustrian Sungai Purun – Persatuan Pemilik Tanah dan Pengusaha Kilang Kawasan Perindustrian Sungai Purun*

HULU SELANGOR/ SELAYANG / AMPANG JAYA

Chairman : Mr. Michael Fu

Committee Members : Mr. Ngian Siew Siong, Mr. Tai Kuang Yean, Mr. Chang Siew Hong, Mr. Lim Bee Hock, Mr. Sip Mun Yee, Mr. Daniel Liew, Mr. YT Tang, En. Alim B. Mustakim and Mr. Koe Peng Kang

Courtesy Visit on new Yang Dipertua of Majlis Perbandaran Selayang

On 6 June 2013, REHDA Selangor paid a courtesy visit on new YDP of Majlis Perbandaran Selayang, Tuan Azizi bin Mohd Zain. The visit was led by Chairman, Dato' CJ Khor and committee members, Mr. Ngian Siew Siong and Mr. Tiah Oon Ling together with Zone Chairman for Hulu Selangor/ Selayang/Ampang, Mr Michael Fu and his sub-committee members namely Mr. Sip Mun Yee (Mahumas Sdn Bhd), Mr. Daniel Liew (Petaling Tin Berhad), Mr. YT Tang (Loh & Loh), En. Alim B. Mustakim (Surcon Sdn Bhd) and Mr. Koe Peng Kang (SP Setia Sdn. Bhd).

Also present were En. Mohd Zain bin Hamid, Timbalan YDP of MPS and all Department Directors of MPS. During the dialogue session, few issues on the following were discussed:

- ISF status, its rates for residential, commercial and industrial development and any waiver.
- Advertising fees and permit required to advertise the developer's project at the site hoarding.
- Enhance communication channel between MPS and REHDA Selangor

Bengkel Pengenalan dan Pelancaran Local Agenda 21 Majlis Perbandaran Selayang 2013

Majlis Perbandaran Selayang (MPS) has officially relaunched their Local Agenda 21 program through a workshop headed

by Jabatan Perancang MPS called "Bengkel Pengenalan dan Pelancaran Local Agenda 21 MPS 2013" on 12 November 2013 at Peransang Templer Golf Club, Rawang.

MPS will be launching a series of program to engage the public in general to create a sustainable living environment in their district in partnership with NGO and private sector.

This event was attended by Mr. Michael Fu, Mr. Marc Loh (Loh & Loh Group), Cik Siti Mariam (SP Setia) and En. Abdul Alim (Tungling).

Majlis Perasmian Publisiti dan Penyertaan Awam Secara Serentak bagi Draf Rancangan Tempatan Majlis Daerah Kuala Selangor 2025 dan Majlis Daerah Sabak Bernam 2025

Majlis Daerah Sabak Bernam and Majlis Daerah Kuala Selangor had launched the "Draf Rancangan Tempatan 2025" on 8 November 2013.

It is also noted that both districts (population est. 300k - 400k) has the intention under this draft to release additional land for development and leaving a land bank ratio of 30% for agriculture and 30% for green lung within their respective district. The State Government wishes to see development in the area to create better job opportunities for the locals and where possible create an agriculture hub and eco-tourism hub.

CALENDER OF EVENTS

MAY 2013

- 3 Meeting on Water Crisis Issue. Attended by Ir. Teo Ching Wee, Mr. KC Wong and Ms. Catherine.
- 15 Annual General Meeting 2012/2013.
- 29 Public Outreach Program – River of Life : Jabatan Pengairan & Saliran Selangor. Attended by En. Nasim.

JUNE 2013

- 4 Klang / Shah Alam Zone Committee Meeting.
- 6 Courtesy Call on Yang Di Pertua of Majlis Perbandaran Selayang. Attended by Dato' Khor Chap Jen, Mr. Ngian Siew Siong, Ir. Tiah Oon Ling, Mr. Michael Fu, Mr. Sip Mun Yee, Mr. Daniel Liew, Mr. YT Tang, En. Alim Mustakim and Mr. Koe Peng Kan.
- 7 Kajang / Sepang Zone Committee Meeting.
- 11 Dialogue Session with Professional Bodies/Association on Use of Registered Sanitary Products & Water Efficient Products Labelling Scheme (WEPLS). Attended by Ir. Tiah Oon Ling and Ms. Sarah Anura.
- 13 Branch Committee Meeting 1-2013/2014.
- 21 Majlis Bandaraya Petaling Jaya Study Visit to Wisma REHDA. Attended by Dato' Khor Chap Jen, Mr. Ngian Siew Siong, En. Zulkifly Garib, Ir. Tiah Oon Ling and Mr. Mike Kan.

JULY 2013

- 4 Meeting to Discuss on Latest Status and Prospects for Property Market Report – Economic Planning Unit (EPU). En. Zulkifly Garib represented REHDA Selangor.
- 9 Membership Sub-Committee Meeting.
- 11 Courtesy Visit on New Minister of Tourism and Culture. Dato' Khor Chap Jen represented REHDA Selangor.
- 19 Collaboration briefing with GreenRE, REHDA Selangor and REHDA Wilayah Persekutuan (KL) on 123 & ABC of GreenRE Residential Tool.
- 23 LPHS Board Meeting. Attended by Dato' Khor Chap Jen.

AUGUST 2013

- 1 Branch Committee Meeting 2-2013/2014.
- 23 Majlis Perbandaran Klang Hari Raya Open House. Attended by Mr. Loo Chee Yang, Datuk Ng Seing Liong, Mr. Stanley Teh, Mr. Ng Choon Keith, Mr. Richard Lim and Ms. Sarah Anura.
- 26 SSIC Hari Raya Open House. Attended by Dato' Khor Chap Jen.
- 26 Majlis Bandaraya Petaling Jaya Open House. Attended by Dato' David Tan.
- 27-31 Study Trip to Yangon.

SEPTEMBER 2013

- 2 Meeting with Encik Saidin Lateh, Ketua Penolong Pengarah JPBD on Manual Garis Panduan Piawaian Perancangan Negeri Selangor (Edisi ke 2). Attended by Dato' Khor Chap Jen, Mr. Ngian Siew Siong, Dato' David Tan, Mr. Kelvin Choo and Ms. Jocelyn Tay.
- 3 Briefing by LPHS on Proposed Draft Policy of Affordable Housing in Selangor. Attended by Dato' Khor Chap Jen, Tan Sri Eddy Chen, En. Zulkifly Garib, Dato' David Tan, Mr. James Tan and Mr. Teo Guan Kiang.
- 6 Majlis Perbandaran Kajang Open House. Attended by Mr. James Tan, Datuk Muztaza Mohamad, En. Zulkifly Garib, Mr. Teo Guan Kiang and Ms. Sarah Anura.

CALENDER OF EVENTS

SEPTEMBER 2013

- 13 LPHS Board Meeting. Attended by Dato' Khor Chap Jen.
- 20 Mesyuarat Penyelarasan Penetapan Kadar Harga/ Caj Tempat Letak Kereta Persendirian di Kawasan Majlis Bandaraya Petaling Jaya. Attended by Mr. Mike Kan, En. Azhar Shaharudin, En. Abdullah Ali, Mr. Tan Swee Ee and Ms. Sarah Anura.
- 23-24 Majlis Dialog Budget 2014. Attended by Dato' Khor Chap Jen and Ms. Jocelyn Tay.
- 26 Klang / Shah Alam Zone Golf Tournament 2013.
- 26 MBPJ livable Cities Workshop –“PJ Sustainable City 2030”. Attended by En. Zulkifly Garib, Dato' David Tan and Ms. Jocelyn Tay.

OCTOBER 2013

- 2 Dialogue on Standardized Car Park Rate by MBPJ. Attended by Dato' Khor Chap Jen, Mr Ngian Siew Siong, Dato' Wan Hashimi, En. Zulkifly Garib, Mr. Ong Ghee Bin, Mr. Mike Kan and Ms. Jocelyn Tay.
- 3 TM Smart Partnership Meeting. Attended by Dato' Khor Chap Jen, Mr. Ngian Siew Siong, Ir. Tiah Oon Ling, Mr. Loo Chee Yang, Mr. Ng Boon Chan, Mr. Ong Ghee Bin, En. Azhar Shaharudin, Dato' Wan Hashimi, En. Zulkifly Garib, En. Suhaimi Md Lani, Mr. Loo Siew Yuen, Mr. Lee Yuk Chang, Cik Roseyanti Mohd Sanusi, Ms. Jocelyn Tay and Ms. Noor Salina.
- 10 Branch Committee Meeting 3-2013/2014.
- 18 Meeting on Standardized Car Park Rate by MBPJ. Attended by Mr. Ong Ghee Bin, Mr. Che King Tow, En. Abdullah Ali and Ms. Sarah Anura.
- 25-27 MAPEX 2013.
- 30 REHDA Annual Dinner 2013.

NOVEMBER 2013

- 6 Mesyuarat Jawatankuasa Pemantauan Unit Hartanah Tidak Terjual di Lembah Klang Bil 1/2013. Attended by En. Zulkifly Garib.
- 7-8 Seminar by MBPJ on Transit Oriented Development : The Way to Livability & Sustainability. Attended by En. Zukifly Garib, Dato' David Tan and Ms. Jocelyn Tay.
- 7 Taskforce Meeting (2/2013) on REHDA Membership Value Proposition. Attended by Mr. Ng Boon Chan.
- 12 Klang/Shah Alam Zone Committee Meeting.
- 12 Bengkel Pengenalan dan Pelancaran Local Agenda 21 Majlis Perbandaran Selayang 2013. Attended by Mr. Michael Fu, Mr. Marc Loh, Ms. Siti Mariam and En. Abdul Alim.
- 14 LPHS Board Meeting. Attended by Dato' Khor Chap Jen.
- 14 Meeting with Dato' Ir Lee Miang Koi, COO Syabas. Attended by Dato' Khor Chap Jen and Datuk Ricque Liew.
- 18 Courtesy Visit with YB Dato' Teng Chang Khim, EXCO Selangor. Attended by Dato' Khor Chap Jen, Tan Sri Eddy Chen, Datuk Ng Seing Liong, Mr. Ngian Siew Siong, Dato' David Tan, Mr. Ng Choon Keith, En. Azhar Shaharudin, Mr. Teo Guan Kiang and Ms. Jocelyn Tay.

DECEMBER 2013

- 4 Meeting with Executive Director, SPAN on Proposal to Review Population Equivalent (PE) for SOHO Development. Attended by Datuk Ng Seing Liong, Ir. Tiah Oon Ling, Mr. James Tan, Mr. Ng Choon Keith and Ms. Noor Salina.
- 5 Branch Committee Meeting 4-2013/2014.

JANUARY 2014

- 6 PJ Zone Get Together.
- 10 REHDA Open House 2014.
- 20 Courtesy Visit with Pengarah JPBD Selangor, Tuan Haji Zaki Ibrahim. Attended by Dato' Khor Chap Jen, Datuk Muztaza Mohamad, Mr. Ngian Siew Siong, Dato' David Tan, Mr. Ng Choon Keith, Mr. James Tan, En. Azhar Shahrudin, Mr. Loo Chee Yang, Mr. Kelvin Choo, Mr. Kenneth Chen, Mr. Richard Lim and Ms. Jocelyn Tay.
- 23 Roundtable meeting with Water Association of Selangor, KL and Putrajaya to discuss on 'Criticalness of the Current Water Supply in Selangor, Kuala Lumpur and Putrajaya'. Attended by Ir. Tiah Oon Ling and Dato' Ricque Liew.

FEBRUARY 2014

- 6 Meeting with PKNS on Affordable Housing – Rumah Selangorku. Attended by Dato' Khor Chap Jen, Mr. Ngian Siew Siong and Ms. Jocelyn Tay.
- 13 Branch Committee Meeting 5-2013/2014.
- 20-23 MAPEX Klang / Shah Alam 2014.
- 21 Klang / Shah Alam Zone Committee Meeting.

MARCH 2014

- 6 Majlis Perasmian Taklimat Tanggungjawab Pemaju Perumahan Berlesen Berdasarkan Akta 118. Attended by Dato' Khor Chap Jen.
- 12 Seminar Integriti CIDB Selangor 2014. Attended by Ms. Jocelyn Tay.
- 13 Dialogue and Hi-Tea with TNB Selangor. Attended by 25 members of REHDA Selangor and 20 Senior Staff members from TNB Selangor.
- 24 MAPEX Press Conference.

APRIL 2014

- 3 Branch Committee Meeting 6-2013/2014.
- 4-6 MAPEX 2014.
- 22 Majlis Pelancaran Laporan Pasaran Harta 2013 by JPPH. Attended by Dato' Khor Chap Jen.



AGM
2013



MAPEX
2013



MAPEX
Klang
2014



MBPJ
Liveable
Cities
Workshop



Dialogue
& Hi-Tea
with TNB
Selangor



EVENTS



Courtesy visit on Pengarah JPBD Selangor



Meeting with TM Selangor - Smart Partnership



Courtesy visit with YB Dato' Teng Chang Khim



Study Trip to Yangon



Open House 2014



Majlis Perbandaran Klang Raya Open House 2013



REHDA Klang/Shah Alam Zone Golf Tournament

REPORTS AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2013

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AUDITORS' REPORT TO THE MEMBERS OF

PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA CAWANGAN SELANGOR DARUL EHSAN
REAL ESTATE & HOUSING DEVELOPERS' ASSOCIATION MALAYSIA SELANGOR BRANCH

(Registered under the Societies Act, 1966)

Report on the Financial Statements

We have audited the financial statements of Persatuan Pemaju Hartanah Dan Perumahan Malaysia – Cawangan Selangor Darul Ehsan, which comprise the balance sheet as at 31st December 2013 and the statement of income and expenditure and statement of receipts and payments for the year then ended and a summary of significant accounting policies and other explanatory notes, as set out on pages 20 to 27.

Committee Members' Responsibility for the Financial Statements

The Committee Members of the Association are responsible for the preparation of financial statements so as to give a true and fair view in accordance with Private Entity Reporting Standards in Malaysia. The Committee Members are also responsible for such internal control as the Committee Members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Association's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Committee Members, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements give a true and fair view of the financial position of the Association as of 31st December 2013 and of its income and expenditure and receipts and payments for the year then ended in accordance with Private Entity Reporting Standards in Malaysia.

Other Matters

This report is made solely to the members of the Association, as a body, in accordance with the instructions given by the Association and for no other purpose. We do not assume any responsibility to any other person for the content of this report.



F.W.WONG & CO.
(AF. 0937)
CHARTERED ACCOUNTANTS

KUALA LUMPUR



WONG FOOK WAH
[1621/05/14]
CHARTERED ACCOUNTANT

STATEMENT BY CHAIRMAN

I, Dato' Khor Chap Jen, I/C No: 590920-08-5821, being the Chairman of PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA – CAWANGAN SELANGOR DARUL EHSAN, state that in my opinion, the accompanying balance sheet, statement of income and expenditure and statement of receipts and payments together with the notes thereon as set out on pages 20 to 27, are drawn up in accordance with Private Entity Reporting Standards in Malaysia so as to give a true and fair view of the financial position of the Association as at 31st December 2013 and of its income and expenditure and receipts and payments for the financial year ended on that date.



DATO' KHOR CHAP JEN

3 April 2014

STATEMENT BY TREASURER

I, Ir. Tiah Oon Ling, I/C No: 721020-14-5267, being the Treasurer of PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA – CAWANGAN SELANGOR DARUL EHSAN, state that in my opinion, the accompanying balance sheet, statement of income and expenditure and statement of receipts and payments together with the notes thereon as set out on pages 20 to 27, are drawn up in accordance with Private Entity Reporting Standards in Malaysia so as to give a true and fair view of the financial position of the Association as at 31st December 2013 and of its income and expenditure and receipts and payments for the financial year ended on that date.



IR. TIAH OON LING

3 April 2014

BALANCE SHEET AS AT 31ST DECEMBER 2013

	NOTE	2013 RM	2012 RM
NON-CURRENT ASSETS			
Property, plant and equipment	3	21,538.30	16,575.64
CURRENT ASSETS			
Other receivables, deposits and prepayment	4	1,702.59	47,199.85
Amount due by head office		142,977.68	158,525.02
Fixed deposits with licensed banks		4,704,136.08	4,172,334.76
Fixed deposit interest receivable		88,241.14	77,686.81
Cash and bank balances		60,344.07	148,196.30
		4,997,401.56	4,603,942.74
CURRENT LIABILITIES			
Deposits received		28,000.00	70,500.00
Accruals		3,383.59	16,083.85
		31,383.59	86,583.85
NET CURRENT ASSETS			
		4,966,017.97	4,517,358.89
FINANCED BY :-			
ACCUMULATED FUNDS			
	5	5,987,556.27	5,533,934.53
BUILDING FUND			
Contribution to Headquarter's building fund	6	(1,000,000.00)	(1,000,000.00)
		4,987,556.27	4,533,934.53

The annexed notes form an integral part of the financial statements.

STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST DECEMBER 2013

	NOTE	2013 RM	2012 RM
INCOME			
Entrance and subscription fees		170,100.00	169,900.00
Fixed deposit interest income		142,735.86	125,727.69
Surplus from Seminars	7	-	9,455.65
Surplus from Property Fair	8	672,271.04	516,907.84
Deficit from golf tournament	9	(2,883.35)	
		<hr/>	<hr/>
		982,223.55	821,991.18
EXPENDITURE			
Staff costs	10	271,495.90	216,370.12
Administrative expenses	11	162,297.39	229,716.31
		<hr/>	<hr/>
		(433,793.29)	(446,086.43)
		<hr/>	<hr/>
		548,430.26	375,904.75
Contribution to Headquarters			
- Share of tax payment		(94,808.52)	(33,498.44)
		<hr/>	<hr/>
SURPLUS FOR THE YEAR		<hr/> <hr/>	<hr/> <hr/>
		453,621.74	342,406.31

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31ST DECEMBER 2013

	2013 RM	2012 RM
CASH AND BANK BALANCES AS AT 1 JANUARY	148,196.30	53,243.37
RECEIPTS		
Advance received for Property Fair 2014	28,000.00	70,500.00
Received from Property Fair	20,500.00	60,001.00
Received from golf tournament	9,960.00	-
Received from sundry debtors	9,455.65	1,050.00
Refund from sundry deposits	6,000.00	-
Received from Head Office	666,989.52	478,417.87
Proceeds from disposal of property, plant and equipment	-	840.00
Uplift of fixed deposits	1,390,850.79	180,582.61
	2,131,755.96	791,391.48
	2,279,952.26	844,634.85
PAYMENTS		
Advertisements	1,049.40	3,164.60
Bank charges	74.00	65.50
Courier charges	1,914.17	940.61
Deposit and prepayment	1,702.59	37,744.20
EPF and Socso contribution	30,671.90	20,834.35
Gifts, donation and souvenirs	8,530.00	7,000.00
General expenses	86.50	84.40
Golf expenses	12,785.75	-
Members get together expenses	4,743.34	2,593.39
Maintenance of office equipment	1,040.00	1,310.00
Maintenance of website	1,068.41	828.00
Medical expenses	795.00	803.00
Meeting expenses	18,576.70	6,772.55
Newspapers and periodicals	883.70	1,828.00
Placement fee	3,900.00	-
Placement in fixed deposits	1,790,470.58	200,000.00
Printing and stationeries	7,400.33	5,815.73
Professional fee	-	109,500.00
Property fair expenses	23,447.60	28,961.51
Purchase of property, plant and equipment	12,397.00	224.00
Refreshments	402.00	56.40
Rental of photocopier	3,480.00	2,900.00
REHDA uniforms	1,300.00	3,600.00
Salaries, allowances and bonus	236,002.00	181,569.57
Seminar expenses	-	80.00
Study trip	28,350.50	-
Subscription fee	2,000.00	2,000.00
Sundry payables and accruals	16,083.85	71,665.37
Telephone and fax charges	2,831.77	4,293.87
Travelling expenses	7,201.10	1,443.50
Welfare	420.00	360.00
	(2,219,608.19)	(696,438.55)
CASH AND BANK BALANCES AS AT 31 DECEMBER	60,344.07	148,196.30

The annexed notes form an integral part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS 31ST DECEMBER 2013

1. PRINCIPAL OBJECTIVE

The principal objective of the Association is to promote, assist and safeguard all matters of interest of member companies.

2. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

The financial statements of the Association have been prepared under the historical cost convention and comply with Private Entity Reporting Standards in Malaysia.

(b) Property, Plant and Equipment and Depreciation

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any, and are depreciated on the straight line method to write off the cost of the property, plant and equipment over their estimated useful lives.

The principal annual rates used for this purpose are :-

Furniture and fittings	10%
Office equipment	10%
Computer – software	10%
Web site development	10%
Renovation	33 1/3%

Fully depreciated property, plant and equipment are retained in the financial statements until they are no longer in use and no further charge for the depreciation is made in respect of these property, plant and equipment.

The gain or loss arising from the disposal or retirement of an asset, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, are recognised in income statement.

(c) Income Recognition

- i) Income from annual subscriptions and entrance fee from members are recognised upon acknowledged receipt by the head office and agreed percentage of these fees distributed to the branches by the head office.
- ii) Income from seminars, exhibitions and other activities is recognised on receipt basis.
- iii) Interest from fixed deposits is recognised on the accrual basis.

(d) Impairment of Assets

The carrying amounts of assets, except for financial assets, are reviewed at each balance sheet date to determine whether there is any indication of impairment. If such an indication exists, the asset's recoverable amount is estimated. The recoverable amount is the higher of net selling price and the value in use, which is measured by reference to discounted future cash flows. An impairment loss is recognised whenever the carrying amount of an item of assets exceeds its recoverable amount. An impairment loss is recognised as an expense in the income and expenditure statement.

Any subsequent increase in recoverable amount due to a reversal of impairment loss is restricted to the carrying amount that would have been determined (net of accumulated depreciation for property, plant and equipment) had no impairment loss been recognised in previous years. The reversal of impairment loss is recognised as revenue in the income and expenditure statement.

(e) Employee Benefits

(i) Short Term Employee Benefits

Wages, salaries, bonuses and social security contributions are recognised as an expense in the year in which the associated services are rendered by employees of the Association. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensated absences. Short term non-accumulating compensated absences such as sick leave are recognised when the absences occur.

(ii) Defined Contribution Plans

Contributions to Employees Provident Fund is recognised as an expense in the income and expenditure statement as incurred.

(f) Cash and Cash Equivalents

Cash and cash equivalents comprises cash in hand, bank balances and short term, highly liquid investments that are readily convertible to known amount of cash and which are subject to an insignificant risk of changes in value.

(g) Receivables

Receivables are stated at cost less allowance for doubtful debts, if any, which is the anticipated realisable values.

Known bad debts are written off and specific allowance is made for those debts considered to be doubtful of collection.

(h) Payables

Payables are stated at cost which is the fair value of consideration to be paid in the future for goods and services received.

3. PROPERTY, PLANT AND EQUIPMENT

	Furniture & fittings RM	Office equipment RM	Computer - software RM	Web site development RM	Total RM
Cost					
At 1.1.13	1,477.78	66,912.83	9,812.00	35,250.00	113,452.61
Additions	210.00	4,767.00	-	7,420.00	12,397.00
At 31.12.13	1,687.78	71,679.83	9,812.00	42,670.00	125,849.61
Accumulated depreciation					
At 1.1.13	1,176.78	57,968.94	6,056.25	31,675.00	96,876.97
Charge for the year	80.60	2,107.54	980.20	4,266.00	7,434.34
At 31.12.13	1,257.38	60,076.48	7,036.45	35,941.00	104,311.31
Carrying Amounts					
At 31.12.13	430.40	11,603.35	2,775.55	6,729.00	21,538.30
At 31.12.12	301.00	8,943.89	3,755.75	3,575.00	16,575.64
Depreciation for the year ended 31.12.12					
	120.60	3,598.74	981.20	3,525.00	8,225.54

	2013 RM	2012 RM
4. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENT		
Other receivables	-	9,455.65
Deposit	-	6,000.00
Prepayment	1,702.59	31,744.20
	1,702.59	47,199.85
5. ACCUMULATED FUNDS		
At 1st January	5,533,934.53	5,191,528.22
Surplus for the year	453,621.74	342,406.31
At 31st December	5,987,556.27	5,533,934.53
6. BUILDING FUND		
<p>This represents contribution to Headquarter's building fund. The branch had committed to contribute up to RM1,000,000 to the said building fund.</p>		
7. SURPLUS FROM SEMINARS		
Share of surplus/ Fee from participants	-	9,455.65
8. SURPLUS FROM PROPERTY FAIR		
Fee from participants/ Share of surplus from joint MAPEX	727,462.84	545,869.35
Expenditure incurred	(55,191.80)	(28,961.51)
	672,271.04	516,907.84
9. DEFICIT FROM GOLF TOURNAMENT		
Fee from participants	9,960.00	-
Expenditure incurred	(12,843.35)	-
	(2,883.35)	-
10. STAFF COSTS		
Salaries, allowances and bonus	236,002.00	190,373.37
EPF and Socso contributions	30,671.90	25,580.35
Refreshments	402.00	56.40
Staff incentive trip	4,000.00	-
Staff welfare	420.00	360.00
	271,495.90	216,370.12

	2013 RM	2012 RM
11. ADMINISTRATIVE EXPENSES		
Advertisements	1,049.40	3,164.60
Auditors' remuneration	2,100.00	2,100.00
Bad debt written off	-	350.00
Bank charges	74.00	65.50
Courier charges	1,964.51	990.61
Contribution, gifts and souvenirs	18,530.00	7,000.00
Depreciation of property, plant and equipment	7,434.34	8,225.54
General expenses	86.50	84.40
Golf expenses	-	3,600.00
Insurance	-	178.41
Loss on disposal of property, plant and equipment	-	2,012.40
Maintenance of office equipment	1,413.00	1,310.00
Maintenance of website	1,068.41	828.00
Member get together expenses	4,743.34	2,593.39
Medical fee	880.00	803.00
Meeting expenses	18,576.70	6,772.55
Newspapers and periodicals	933.70	1,828.00
New year open house expenses	7,417.34	10,333.76
Placement fee	3,900.00	-
Printing and stationeries	7,565.08	5,973.78
Property, plant and equipment written off	-	381.00
Professional fee	-	109,500.00
Purchase of diaries	1,500.00	2,452.50
Rental of office	-	8,000.00
Rental of photocopier	3,480.00	2,900.00
REHDA uniforms	2,630.00	3,600.00
Secretarial services to HQ	36,000.00	36,000.00
Seminar fee	-	80.00
Service tax	126.00	126.00
Study trip	28,350.50	-
Subscription fee	2,000.00	2,000.00
Telephone and fax charges	3,123.47	4,919.37
Travelling expenses	7,351.10	1,543.50
	162,297.39	229,716.31

12. TAXATION

No provision for taxation has been computed at branch level. Taxation charge will be computed at head office level on a national basis and apportioned accordingly to the respective branches.

MEMBERSHIP LIST

COMPANY	TEL	FAX
3 TWO SQUARE SDN BHD	03-7880 8889	03-7804 8860
A & M REALTY BERHAD	03-3373 2888	03-3372 8858
ADMIRAL COVE DEVELOPMENT SDN BHD	03-2170 2197	03-2730 9953
ALAM NYATA PEMBANGUNAN SDN BHD	03-3342 9113	03-3344 9113
ALIRAN MURNI SDN BHD	03-7847 1111	03-7847 5028
ALSTEM VENTURE SDN BHD	03-7955 9393	03-7968 2266
AMALAN SETAR (M) SDN BHD	03-7722 2223	03-7728 6799
AMCORP PROPERTIES BERHAD	03-7966 2699	03-7966 2698
AMPHIL CORPORATION SDN BHD	03-7960 0033	03-7960 1033
ANCUBIC PROPERTIES SDN BHD	03-8076 7768	03-8076 7728
ANGEL WING (M) SDN BHD	03-4108 3380	03-4108 8982
ANGKOR MUTIARA SDN BHD	03-6250 3377	03-6258 4573
AQRS THE BUILDING COMPANY SDN BHD	03-6141 8870	03-6141 8871
ARA ASA SDN BHD	03-9130 5600	03-9130 0515
ASSOCIATED ASIA ENTERPRISE SDN BHD	03-3250 9778	03-3250 8170
AT AMBASSY (M) SDN BHD	03-2179 9191	03-2166 8001
B & G CONCEPT PROPERTY SDN BHD	03-8023 6868	03-8023 6666
B.U. INCORPORATED SDN BHD	03-7729 8363	03-7729 8682
BADAI SUASA SDN BHD	03-2381 1333	03-2381 1222
BANDA INDUSTRIES SDN BHD	03-7803 8282	03-7880 8382
BANDAR SETIA ALAM SDN BHD	03-3343 2255	03-3345 2255
BANDAR SUBANG SDN BHD	03-5635 5533	03-5632 7814
BANDAR UTAMA DEVELOPMENT SDN BHD	03-7728 8878	03-7728 9978
BANGI HEIGHTS DEVELOPMENT SDN BHD	03-2036 8188	03-2036 8000
BEDFORD DEVELOPMENT SDN BHD	03-2726 1000	03-2726 1102
BEE TECK TRADING CO SDN BHD	03-6256 6033	03-6251 1500
BERKELEY SDN BHD	03-7726 3000	03-7726 9559
BERLIAN GANTANG SDN BHD	019-238 8488	
BERSATU-BHV SDN BHD	07-772 9333	07-772 8413
BERTAM DEVELOPMENT SDN BHD	03-7958 7288	03-7955 4520
BETA FAME DEVELOPMENT SDN BHD	03-7876 1188	03-7874 3588
BINA PURI PROPERTIES SDN BHD	03-6137 8500	03-6137 8511
BINA VARIAMAS DEVELOPMENT SDN BHD	03-5635 8820	03-5638 8820
BISON VENTURES SDN BHD	03-8942 2448	03-8959 0007
BTS LAND CAPITAL SDN BHD	03-2698 9399	03-2693 1399
BUKIT HITAM DEVELOPMENT SDN BHD	03-8068 3388	03-8068 1330
BUKIT IKHLAS DEVELOPMENT SDN BHD	03-8959 1120	03-8959 1589
BUKIT KAPAR DEVELOPMENT SDN BHD	03-7726 9898	03-7726 8998
CABARAN SUBANG SDN BHD	03-7983 3830	03-7983 3831
CASA ANDAMAN SDN BHD	03-8023 3366	03-8024 8966
CENTRAL CHALLENGER (M) SDN BHD	03-7845 1011	03-7845 1033
CENTRAL SPECTRUM (M) SDN BHD	03-3101 2020	03-3101 3030
CHERAS HONG SOON DEVELOPMENT SDN BHD	03-9080 1299	03-9074 9544
CHUAN AIK DEVELOPMENT SDN BHD	03-3341 7563	03-3344 7059
CIRI BERSATU SDN BHD	03-5510 1892	03-5510 1885
CL INTEGRATED RESOURCES SDN BHD	03-5621 3813	03-5621 3812
COAST DEVELOPMENT (SELANGOR) SDN BHD	03-3344 1107	03-3344 3705
COUNTRY HEIGHTS PROPERTIES SDN BHD	03-8944 8817	03-8945 0196
DAKA PEMBINA SDN BHD	03-8739 1693	03-8739 8693
DC & A DEVELOPMENTS SDN BHD	03-6201 9333	03-6201 9939
DELTA ELEGANCE SDN BHD	03-7980 3094	03-7980 3095
DERGAHAYU SENDIRIAN BERHAD	03-9284 1222	03-9284 0455
DESA MAHUMAS SDN BHD	03-5880 6333	03-5880 6699
DESAMINIUM JAYA SDN BHD	03-8941 3660	03-8941 3661
DETIK JITU SDN BHD	03-8888 7040	03-8889 4070
D-HILL SDN BHD	03-4021 5498	03-4021 8772
DK-MY PROPERTIES SDN BHD	03-8064 6766	03-8062 6768
DOE INDUSTRIES SDN BHD	03-7725 1006	03-7725 4001
DOLOMITE PROPERTIES SDN BHD	03-6195 6000	03-6185 7911
DYNAFARE SDN BHD	03-8724 3133	03-8724 3122
ECO SKY DEVELOPMENT SDN BHD	03-3344 2552	03-3345 2552
EK BUILD SDN BHD	03-5122 0027	03-5121 1106
ENDAH RAYA REALTY SDN BHD	03-9221 3512	03-9221 3549
ENG ANN REALTY CO (KELANG) S/B	03-7958 6088	03-7958 1533
ERATEGUH SDN BHD	03-3341 0168	03-3343 7778
ESQUIRE CORNER SDN BHD	03-7842 9918	03-7842 9618
ESSENTIAL AMITY SDN BHD	03-8734 6833	03-8734 0833

MEMBERSHIP LIST

COMPANY	TEL	FAX
EUTHENIA LAND SDN BHD	03-5022 2208	03-5022 2209
FAIRVIEW DEVELOPMENT SDN BHD	03-8737 1111	03-8736 8498
FDA SDN BHD	03-7723 9000	03-7727 9111
GELEDANG DIVERSIFIED SDN BHD	03-4294 4260	03-4291 4259
GENASA SDN BHD	03-2178 2233	03-2164 7480
GENTING ANGGUN SDN BHD	03-8025 9278	03-8024 2293
GENTING PROPERTY SDN BHD	03-2178 2255	03-2164 1218
GETRAHOME SDN BHD	03-5510 0740	03-5511 3858
GLENMARIE COVE DEVELOPMENT SDN BHD	03-3134 2828	03-3134 3838
GLOMAC ALLIANCE SDN BHD	03-7723 9000	03-7727 9111
GLOMAC CONSOLIDATED SDN BHD	03-6038 6160	03-6038 5486
GLOMAC ENTERPRISE SDN BHD	03-7723 9000	03-7729 7000
GODSPEED DEVELOPMENT SDN BHD	03-6275 1006	03-6275 3439
GOLDEN CITY PROPERTIES SDN BHD	03-2145 6633	03-2142 4420
GOLDEN PLATEAU SDN BHD	03-7803 3306	03-7803 3795
GOLDEN STATE DEVELOPMENT SDN BHD	03-8941 8293	03-8941 8295
GOLDPAGE ASSETS SDN BHD	03-8994 2968	03-8996 5281
GREEN HILL DEVELOPMENT SDN BHD	03-5630 0670	03-5630 0672
GUPPYUNIP SDN BHD	03-9074 2451	03-9075 2031
HARP SOON CONSTRUCTION SDN BHD	03-3343 5885	03-3343 8585
HENG KEE CO SDN BHD	03-7781 1933	03-7781 1823
HICOM INDUNGAN SDN BHD	03-2052 8500	03-2052 8501
HICOM-GAMUDA DEVELOPMENT SDN BHD	03-5122 1055	03-5122 1050
HILLCREST GARDENS SDN BHD	03-7492 1111	03-7492 0720
HOCK BAN SEONG & COMPANY SDN BHD	03-5162 5253	03-5161 8479
HEMOCITY REALTY SDN BHD	03-8736 9098	03-8736 9099
HONHUB SDN BHD	03-3341 2728	03-3341 3115
HOTWER DEVELOPMENT SDN BHD	03-3343 6588	03-3343 6788
HSB DEVELOPMENT SDN BHD	03-2787 0500	03-2788 0868
HYUNDAI ALUMINIUM SDN BHD	03-9171 3166	03-9171 6166
I & P GROUP SDN BERHAD	03-4259 7600	03-4259 7500
IDAMAN TEGAS SDN BHD	03-5630 1701	03-5630 1707
IDEAL CITY DEVELOPMENT SDN BHD	03-6148 1033	03-6151 9800
IDEAL HEIGHTS PROPERTIES SDN BHD	03-6138 6102	03-6138 7890
IFCA MSC BERHAD	03-7805 3838	03-7804 0206
INTEGRATED DEVELOPMENT SDN BHD	03-5192 1628	03-5192 7622
IOI PROPERTIES BERHAD	03-8947 8888	03-8943 2266
JAYA HOUSING CORPORATION SDN BHD	03-2691 4622	03-2691 9192
JAYA TERNAK SDN BHD	03-2148 6666	03-2145 6366
JIALAND SDN BHD	03-7722 2996	03-7728 5998
JM LAND SDN BHD	03-5891 2033	03-5891 2030
JUNTTAN MARKETING (M) SDN BHD	03-3392 0477	03-3392 3530
K.Y.K DEVELOPMENT SDN BHD	03-9080 3688	03-9080 3911
KAJANG DEVELOPMENT SDN BHD	03-4023 2291	03-4021 8549
KAJANG RESOURCES CORPORATION S/B	03-8737 8228	03-8736 5436
KAMSO SDN BHD	03-7727 8787	03-7727 9000
KEMAJUAN LANGAT SDN BHD	03-8724 2289	03-8724 2290
KEN PROPERTY SDN BHD	03-7727 9933	03-7728 8246
KENARI SUKMA SDN BHD	03-2053 1988	03-2026 6898
KENOZA SDN BHD	03-2697 2914	03-2697 2917
KIARA EAST PROPERTY SDN BHD	03-4041 8118	03-4043 5281
KLANG DEVELOPMENT SDN BHD	03-3342 1322	03-3342 3830
KLANG GAN BROTHERS REALTY SDN BHD	03-3373 1260	03-3373 1259
KL-KEPONG PROPERTY DEVELOPMENT S/B	03-7726 1868	03-7726 2868
KOH LAY SEONG & SONS SDN BHD	03-3372 8050	03-3371 6828
KONG KIM LENG & CO	03-8733 1648	03-8736 0010
KONTAN EMAS (M) SDN BHD	03-2032 1899	03-2072 8889
KOTA KELANG DEVELOPMENT SDN BHD	03-3342 2177	03-3342 2149
KOTA MULIA SDN BHD	03-6201 4118	03-6201 4115
KUEEN LAI PROPERTIES SDN BHD	03-8739 4322	03-8737 0940
KUMPULAN SIERRAMAS (M) SDN BHD	03-6730 8888	03-6730 8128
L E H CONSTRUCTION SDN BHD	03-7957 3988	03-7957 4988
LBS BINA HOLDINGS SDN BHD	03-7877 7333	03-7861 8003
LEBAR DAUN DEVELOPMENT SDN BHD	03-5511 1333	03-5511 7505
LEE YEN KEE (M) SDN BHD	03-8733 1353	03-8736 8715
LIAN HARP DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585
LIAN SOON THIAM SDN BHD	03-3216 1334	03-3216 1456

MEMBERSHIP LIST

COMPANY	TEL	FAX
LIM CHOON HING & SONS SDN BHD	03-3372 5116	03-3372 5058
LOH & LOH DEVELOPMENT SDN BHD	03-6201 3888	03-6201 3113
LOW YAT HOLDINGS (M) SDN BHD	03-2615 0200	03-4043 7333
LUM CHANG SDN BHD	03-2171 2222	03-2171 2333
LUXOR PROPERTIES SDN BHD	03-7880 8333	03-7880 9933
LYL LAND SDN BHD	03-8023 2666	03-8023 2615
MAGILDS PARK SDN BHD	03-7968 1322	03-7954 1155
MAH SING PROPERTIES SDN BHD	03-9221 6888	03-9222 8380
MAINSTAY DEVELOPMENT SDN BHD	03-8888 1111	03-8888 2221
MAJOR LEADER SDN BHD	03-3342 0143	03-3341 4366
MALAYAPINE ESTATES SDN BHD	03-8947 8888	03-8947 8887
MALBASE SDN BHD	03-8925 1188	03-8926 1512
MAMMOTH EMPIRE HOLDING SDN BHD	03-5638 9888	03-5631 4788
MASTERON SDN BHD	03-8060 2228	03-8068 1228
MCT HOMES SDN BHD	03-8023 9988	03-8024 9058
MEDAN PRESTASI SDN BHD	03-7726 8866	03-7726 4430
MEGA FIRST HOUSING DEVELOPMENT S/B	03-7960 8818	03-7960 7818
MENTARI PROPERTIES SDN BHD	03-5630 1701	03-5630 1706
MERIDIAN TOWER SDN BHD	03-7874 8145	03-7876 0185
METROGEN SDN BHD	03-5032 8888	03-5032 2222
MILLENNIUM LAND SDN BHD	03-8060 8188	03-8060 6188
MINLON LAND SDN BHD	03-8947 6000	03-8947 6001
MITRALAND PROPERTIES SDN BHD	03-6204 0818	03-6204 0868
MODAL EHSAN SDN BHD	03-8739 3636	03-8733 0327
MRCB	03-2786 8080	03-2780 7988
MUDAJAYA LAND SDN BHD	03-7806 7899	03-7806 7900
MUST EHSAN DEVELOPMENT SDN BHD	03-6286 7777	03-6142 4777
MUTIARA RINI SDN BHD	03-2141 9044	03-2143 0075
MYPROPERTY BUILDERS SDN BHD	03-9019 8663	03-9019 0663
NADAYU PROPERTIES BERHAD	03-2141 5775	03-2141 5776
NATWEST DEVELOPMENT SDN BHD	03-9133 2763	03-9133 2768
NBC LAND SDN BHD	03-3343 0008	03-3341 8322
NPO DEVELOPMENT SDN BHD	03-8022 9999	03-8022 9888
OPTIMA LEAD SDN BHD	03-2287 1600	03-2287 1816
OXBRIDGE & MAK DEVELOPMENT	04-890 1984	011278 8187
PAKAR ANGSANA SDN BHD	03-2149 1999	03-2143 2028
PARAMOUNT PROPERTY DEVELOPMENT SDN BHD	03-5123 6000	03-5123 6111
PEGALIT SDN BHD	03-3371 2498	03-3371 2495
PERBADANAN KEMAJUAN NEGERI SELANGOR	03-5520 1234	03-5510 2186
PERFECT EAGLE DEVELOPMENT SDN BHD	03-7803 1626	03-7804 2299
PERIDOT DEVELOPMENT SDN BHD	03-5131 2130	03-4296 5149
PERMATANAH SDN BHD	03-7954 0200	03-7954 2800
PESAKA SAUJANA (M) SDN BHD	03-9285 0600	03-9284 0842
PHARMA EXCEL SDN BHD	03-8023 3366	03-8023 7128
PLENITUDE PERMAI SDN BHD	03-6201 0051	03-6201 0071
PMB DEVELOPMENT SDN BHD	03-8961 8355	03-8961 8362
PNSB ACMAR SDN BHD	03-3343 8833	03-3341 0945
PORTICO SDN BHD	06-651 6512	06-651 5512
POSH ATLANTIC SDN BHD	03-7728 9289	03-7732 8489
PREMIER GREEN SDN BHD	03-2031 2888	03-2031 1998
PREMIER S&P DEVELOPMENT SDN BHD	03-3181 8333	03-3181 8080
PRIMAPARAMOUNT SDN BHD	03-2287 6612	03-2287 2307
PROP PARK SDN BHD	03-6188 4488	03-6188 4487
PUJANGGA BUDIMAN SDN BHD	03-9080 2988	03-9080 1599
PUNCAK ALAM HOUSING SDN BHD	03-3393 1985	03-3392 8276
PURCON (M) SDN BHD	03-8948 2922	03-8948 2460
RASMI INDAH SDN BHD	03-8076 5200	03-8076 5211
RATUS BAYAN SDN BHD	03-6187 2288	03-6187 8866
RAWANG DEVELOPMENT SDN BHD	03-5548 2940	03-5542 1173
REGENCY LAND SDN BHD	03-6038 6160	03-6038 5486
REKO HEIGHTS DEVELOPMENT SDN BHD	03-8736 3088	03-8736 1088
RIMAU PROPERTIES SDN BHD	03-7954 9888	03-7960 8060
S.J. PROPERTIES SDN BHD	03-7846 4407	03-7846 4905
SAGAJUTA (SABAH) SDN BHD	088-447 777	088-447 799
SALIENT PYRAMID SDN BHD	03-9171 9911	03-9171 0996
SAZEAN DEVELOPMENT SDN BHD	03-5569 7000	03-5569 6222
SCLAND SDN BHD	03-7727 7811	03-7725 5811

MEMBERSHIP LIST

COMPANY	TEL	FAX
SEAH HONG & SONS TRADING SDN BHD	03-4041 6333	03-3344 4203
SECURE PARKING CORPORATION SDN BHD	03-7885 0680	03-7885 0690
SEKINCHAN JAYA SDN BHD	03-5635 1808	03-5635 1802
SELAMAN SDN BHD	03-4257 0151	03-4257 7050
SEMAI RIA SDN BHD	03-6203 1633	03-6203 4622
SERBA SENTOSA SDN BHD	03-8737 8228	03-8736 5436
SERI EHSAN (SEPANG) SDN BHD	03-7957 2233	03-7957 9421
SERISTANA SDN BHD	03-5512 8989	03-5510 7887
SETARABAKAT SDN BHD	03-8060 1307	03-8062 1131
SETIA HARUMAN SDN BHD	03-8312 8000	03-8312 8136
SHAH ALAM 2 SDN BHD	03-7985 8188	03-7952 9091
SHEN YANG REALTY SDN BHD	03-3344 0226	03-3343 1150
SIMAS-D SDN BHD	03-3341 1341	03-3343 2313
SIME UEP DEVELOPMENT SDN BHD	03-7849 5526	03-7849 5692
SIN HEE YANG PROPERTY MANAGEMENT S/B	03-3343 8788	03-3341 5410
SRI DAMANSARA SDN BHD	03-6279 8000	03-6279 8022
SRI PALMAR DEVELOPMENT & CONSTRUCTION S/B	03-3371 9546	03-3371 9967
SRIERA DEVELOPMENT SDN BHD	03-7781 1499	03-7781 5255
SRIJANG KEMAJUAN SDN BHD	03-8737 8228	03-8736 5436
STRENGTH FORMATION (M) SDN BHD	03-7846 7590	03-7846 9866
SUDITASIA (M) SDN BHD	03-3323 9888	03-3323 8999
SUNHOR PROPERTY BERHAD	03-5162 3778	03-5161 7993
SUNSHINE HEIGHTS SDN BHD	03-7783 6888	03-7783 6333
SUNSURIA DEVELOPMENT SDN BHD	03-6145 7177	03-6145 7778
SUNTRACK DEVELOPMENT SDN BHD	03-8318 3188	03-8318 3190
SUNWAY DAMANSARA SDN BHD	03-5639 8888	03-5639 9992
SUNWAY INTEGRATED PROPERTIES SDN BHD	03-5639 8888	03-5639 9992
SUNWAY SOUTH QUAY SDN BHD	03-5639 8888	03-5639 9992
SUNWAYMAS SDN BHD	03-5639 8236	03-5639 9552
SURCON SDN BHD	03-9056 5601	03-9056 5708
SYARIKAT MAJU JAYA SDN BHD	03-2142 9188	03-2142 6940
SYARIKAT PERUMAHAN NEGARA BHD	03-2618 5555	03-2681 0170
SYCALLAND DEVELOPMENT SDN BHD	07-5217 119	03-7981 7993
SYMPHONY LIFE BERHAD	03-7844 6888	03-7844 6838
T.H.N. DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585
T.J. LAND SDN BHD	03-7845 8958	03-7859 1367
TAIPAN FOCUS SDN BHD	03-3371 6010	03-3371 5998
TAMAN EQUINE (M) SDN BHD	03-8941 7878	03-8941 1818
TAN & TAN DEVELOPMENTS BHD	03-2289 8989	03-2287 9882
TAN LIAN SUAN HOLDINGS SDN BHD	03-8734 8088	03-8736 6099
TANGKAS PROPERTIES SDN BHD	03-2284 1019	03-2284 2339
TANMING BERHAD	03-2282 6633	03-2282 6648
TEMPO PROPERTIES SDN BHD	03-2161 1216	03-2161 1185
TERATAI SELEKSI SDN BHD	03-9011 3247	03-9010 4198
TETAP TIARA SDN BHD	03-7957 8833	03-7958 4833
TIARA TEGASJAYA SDN BHD	03-5569 0133	03-5569 0137
TOP RANK ASSETS SDN BHD	03-8023 2323	03-8025 1611
TPPT SDN BHD	03-2274 2277	03-2272 3267
TRINITY GROUP SDN BHD	03-8062 9009	03-8062 9222
TROPICANA GOLF & COUNTRY RESORT BHD	03-7710 1018	03-7710 1025
TWIN VALLEY HOLDINGS BERHAD	03-5191 5187	03-5191 5186
UDA LAND SDN BHD	03-9074 6188	03-9074 6288
UPICON SDN BHD	03-3323 5120	03-3323 5121
VALENCIA DEVELOPMENT SDN BHD	03-7491 3200	03-7726 7646
VI LAND DEVELOPMENT SDN BHD	03-3344 3515	03-3344 1000
VILLAMAS SDN BHD	03-7728 1222	03-7726 1222
WAWASAN RAJAWALI SDN BHD	03-2161 3322	03-2175 3216
WCT LAND SDN BHD	03-3324 3255	03-3323 1217
WEIDA PROPERTIES SDN BHD	03-7950 9688	03-7950 9788
WORLDWIDE HOLDINGS BERHAD	03-5510 2525	03-5510 4448
YEE SENG HEIGHTS SDN BHD	03-8945 5560	03-8945 5562
YUWANG DEVELOPMENT SDN BHD	03-3181 5333	03-3181 8080
ZIAN HONG DEVELOPMENT SDN BHD	03-3344 8226	03-3344 8229
ZIKAY DEVELOPMENT SDN BHD	03-2698 8789	03-2692 4789



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