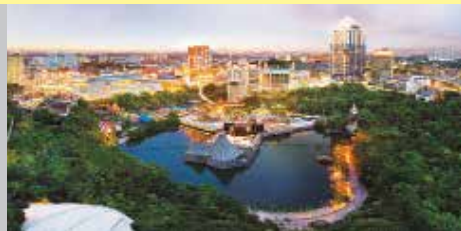
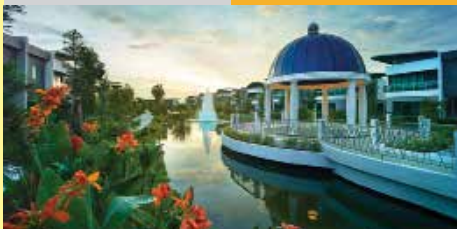


# ANNUAL REPORT 2015/2016



**REHDA  
SELANGOR**

REAL ESTATE & 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 : Wednesday, 11 May 2016**  
**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 2015 /2016;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31st December 2015;
3. To elect a Branch Committee for the term 2016/2018;
4. To appoint Auditors of the Branch for the financial year ended 31 December 2016;
5. To elect delegates to the Annual Delegates' Conference to be held on 18 June 2016;
6. To discuss motions, if any, for submission to the Annual Delegates' Conference to be held on 18 June 2016;
7. To deal with any other matters that may be put before it.

## BY ORDER OF THE BRANCH COMMITTEE



**Ir. TIAH OON LING**  
**BRANCH SECRETARY**

**Dated: 20 April 2016**

*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 MEMBERS 2014 / 2016



## Chairman

YBhg Dato' Khor Chap Jen  
*Bandar Setia Alam Sdn Bhd*



## Immediate Past Chairman (Ex-Officio)

Mr Ngian Siew Siong  
*Glomac Maju Sdn Bhd*



## 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  
*Symphony Hills Sdn Bhd*



## Branch Secretary

Ir. Tiah Oon Ling  
*Integrated Development Sdn Bhd*



## Assistant Secretary

Mr Loo Chee Yang  
*Sin Hee Yang Property Management Sdn Bhd*



## Branch Treasurer

Mr Kelvin Choo Yung Yau  
*Tropicana Golf & Country Resort Bhd*

## Committee Members/ Advisors



YBhg Datuk  
Ng Seing Liong  
*Kota Kelang Development Sdn Bhd*



Mr Ng Boon Chan  
*Homecity Realty Sdn Bhd*



Mr Che King Tow  
*Rimau Properties Sdn Bhd*



Mr James Tan Kok Kiat  
*Suntrack Development Sdn Bhd*



Mr Ong Ghee Bin  
*Wawasan Rajawali Sdn Bhd*

## Committee Members



YBhg Datuk  
Muztaza bin Mohamad  
*Fairview Development Sdn Bhd*



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



YBhg Dato'  
Kenneth Chen  
Way Kian  
*Serba Sentosa Sdn Bhd*



En Azhar bin  
Shaharudin  
*Regency Land Sdn Bhd*



Mr Ang Kee Ping  
*Sunway Integrated Properties 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:

<b>No.</b>		<b>Date of Meeting</b>
1.	2015 / 2016	4 June 2015
2.	2015 / 2016	13 August 2015
3.	2015 / 2016	8 October 2015
4.	2015 / 2016	10 December 2015
5.	2015 / 2016	18 February 2016
6.	2015 / 2016	14 April 2016

## ATTENDANCE

<b>Name</b>	<b>Attendance</b>
YBhg. Dato' Khor Chap Jen	05 / 06
Mr Ngian Siew Siong	05 / 06
YBhg. Datuk Seri Fateh Iskandar bin Tan Sri Dato' Mohamed Mansor	05 / 06
En. Zulkifly bin Garib	06 / 06
Ir. Tiah Oon Ling	04 / 06
Mr Loo Chee Yang	06 / 06
Mr Kelvin Choo Yung Yau	06 / 06
YBhg. Datuk Muztaza bin Mohamad	05 / 06
YBhg. Datuk Ng Seing Liong	04 / 06
Mr Ng Boon Chan	06 / 06
Mr Che King Tow	04 / 06
Mr Ong Ghee Bin	02 / 04
Mr James Tan Kok Kiat	04 / 06
YBhg. Dato' Kenneth Chen Way Kian	04 / 06
YBhg Dato' David Tan Thean Thye	05 / 06
En Azhar bin Shahrudin	05 / 06
Mr Ang Kee Ping	05 / 06

# CHAIRMAN'S REPORT

The last 12 months from May 2015 to April 2016 was extremely challenging for the property market in Selangor. Cooling measures such as stringent lending conditions coupled with continued weak sentiment due to the impact from the imposition of GST and the weakened Ringgit contributed to a greatly subdued and soft property market. We witness substantial cutbacks on new launches by Developers and slow sales were recorded by many Developers. However, while transaction activities for residential property in Selangor recorded a decline, it still leads in market activity when compared to the other states, which recorded a lacklustre year. In a recent property survey conducted by REHDA, more than half of the respondents are reported to be pessimistic on the property market outlook for the 1st half of 2016. We would therefore expect this soft property market to continue into year 2016.

Besides these market conditions, our industry also faced additional challenges in new regulations and policies imposed by both the State and the local authorities. REHDA Selangor has continuously made representations and worked closely with the relevant authorities to resolve these issues.

One of the major engagements was the many meetings with the Selangor Town and Country Planning Department (JPBD) Selangor, in giving comments and feedback to the Manual Guideline and Selangor State Planning Standards draft, (3rd Edition) which is yet to be published. Among our major wish-list and comments submitted are as below: -

- Setback on Zero lot units - to reduce minimum requirement from 20' to 15'
- Maximum density - REHDA's proposal has always been to switch planning control from density-based to plot ratio basis.
- Visitor's Car Park - the 20% visitor's car park requirement should be base on total number of apartments instead of total number of car parks.
- Ground floor units - To lift the prohibition on ground floor units for apartments
- Perimeter planting - 10' perimeter planting to be included into the 40' front setback.
- 2 acre minimum site for high rise - To consider and allow for smaller site requirement for urban and semi-urban development
- To review and reduce the requirement of 2 hectare open space per 1000 residents

From the submission made above, JPBD Selangor has thus far, agreed on the following: -

- There will be no more restriction on minimum size for high rise commercial or residential development
- The 10' perimeter planting will now be part of the building setback.
- The 2 hectare open space requirement per 1000 residents is now reduced to 5 sq metre per person

This came as positive news to the association after our continuous engagement with the department. We will continue to pursue our other suggestions and proposals with them.

The association had also wrote to the Selangor Chief Minister highlighting our concerns on certain onerous proposed guidelines on Hill-Site Development (version 2014 edition 2) by JPBD Selangor. The onerous guidelines would have a huge impact on the development potential on hill-side areas and we have requested for a joint discussion JPBD Selangor, together with other professional bodies such as the Institution of Engineers, Malaysia.

# CHAIRMAN'S REPORT

The imposition of the provision of Rumah Selangor-ku under the new State Housing Policy has already been enforced but as feedback from its effectiveness is limited due to the lack-lustre property market over the last one year. To help stimulate the soft property market, we have again appeal to the State to review the policy of not allowing foreign purchases for landed individual titled properties and also to reduce the threshold limit from RM 2.0 mil to RM 1.0 mil.

Another issue, which came as a surprise to the industry was the freeze on the approval for all applications of service apartment/SOHO/SOVO for a period of 6 months. While we made to understand that it was done to allow the new guidelines to be finalized, REHDA Selangor wrote to Lembaga Perumahan Dan Hartanah Selangor (LPHS) to raise our concerns it would reduce supply and cause further hardship to the Developers in this soft market environment. We request that the freeze be lifted after the period of 6 months ending in June 2016.

Rejection on water approvals had been an on going issue in Selangor for quite a while and REHDA had on many occasions highlighted the predicaments faced by our fellow members, but to no avail. REHDA's survey last year, revealed that about 80% of our members in Selangor and KL faced difficulties in getting water approval for their projects. SYABAS had withhold approval/applications for new developments giving reasons of impending water shortage in Selangor, Kuala Lumpur and Putrajaya. We are now glad that both the Federal and State governments took a positive step forward by coming to an understanding to resolve the dispute. With the formation of Pengurusan Air Selangor Sdn Bhd, we look forward to see an end on this long-pending issue.

Moving forward, REHDA Selangor will continuously engage the relevant state and local authorities, other agencies and utility companies on various issues affecting our industry.

Finally, I would like to take this opportunity to thank my fellow committee members for their time, dedication and commitment in championing and representing the members interest in the many meetings with the authorities and also in the smooth running of the association.



**DATO' KHOR CHAP JEN**  
Chairman

20 April 2016



# REPORTS OF SUB-COMMITTEES

## MEMBERSHIP, PRACTICE & DISCIPLINE

Chairman : Mr Ng Boon Chan

### Branch Membership

As at 30 April 2016, the Branch membership stood at 312 members. For the period 1 May 2015 to 30 April 2016, 12 new ordinary members, 5 new subsidiary/related members joined the branch, 2 members transfer in from KL Branch, 9 members withdrew their membership, 6 members de-registered and 1 member transferred to other branch.

#### New Members

#### MembershipType

##### Date of Admission : 30 Jul 2015

1	KTL Properties Sdn Bhd	Ordinary
2	Jiwa Mewah Sdn Bhd	Subsidiary/related
	*Ordinary : Jaya Ternak Sdn Bhd	

##### Date of Admission : 12 Sep 2015

3	Sunny Mode Sdn Bhd	Subsidiary/related
	*Ordinary : Prop Park Sdn Bhd	
4	Bison Holdings Sdn Bhd	Subsidiary/related
	*Ordinary : Prop Park Sdn Bhd	
5	Srijang Kemajuan Sdn Bhd	Subsidiary/related
	*Ordinary : MKH Berhad	
6	Kajang Resources Corporation Sdn Bhd	Subsidiary/related
	*Ordinary : MKH Berhad	
7	Cyber Lake Sdn Bhd	Ordinary

##### Date of Admission : 21 Nov 2015

8	Temasya Mayang Sdn Bhd	Ordinary
9	Ehsan Plant & Property Sdn Bhd	Ordinary
10	Che Kiang Realty Sdn Bhd	Ordinary
11	JCCA Development Sdn Bhd	Ordinary

##### Date of Admission : 21 Jan 2016

12	Sunsuria City Sdn Bhd	Ordinary
13	Alpha Development Sdn Bhd	Ordinary
14	Smart Niche Sdn Bhd	Ordinary

##### Date of Admission : 12 Mar 2016

15	Glomac Maju Sdn Bhd	Ordinary
16	Magical Sterling Sdn Bhd	Ordinary
17	Rivertree Millennium Sdn Bhd	Ordinary

#### De-registration of Membership

##### Date De-registered : 30 Jul 2015

1	Hotwer Development Sdn Bhd	Ordinary
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##### Date De-registered : 21 Jan 2016

2	Lebar Daun Sdn Bhd	Ordinary
3	Sri Palmar Development & Construction Sdn Bhd	Ordinary
4	Sriera Development Sdn Bhd	Ordinary
5	Major Leader Sdn Bhd	Ordinary
6	Central Challenger (M) Sdn Bhd	Ordinary

#### Members Withdrawn

##### Date Withdrawn : 16 May 2015

1	Pharma Excel Sdn Bhd	Ordinary
2	Sekinchan Jaya Sdn Bhd	Ordinary
3	Natwest Development Sdn Bhd	Ordinary

#### Members Withdrawn

#### MembershipType

##### Date Withdrawn : 30 Jul 2015

4	Pegalit Sdn Bhd	Ordinary
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##### Date Withdrawn : 12 Sep 2015

5	Srijang Kemajuan Sdn Bhd	Ordinary
6	Kajang Resources Corporation Sdn Bhd	Ordinary

##### Date Withdrawn : 21 Jan 2016

7	Associated Asia Enterprise Sdn Bhd	Ordinary
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##### Date Withdrawn : 12 Mar 2016

8	FDA Sdn Bhd	Ordinary
9	Glomac Consolidated Sdn Bhd	Ordinary

#### Transfer of Membership

##### Date Transferred in : 16 May 2015

1	Granstep Development Sdn Bhd (From KL branch)	Ordinary
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##### Date Transferred in : 30 Jul 2015

2	MRCB (From KL branch)	Affiliate
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##### Date Transferred out : 30 Jul 2015

1	Amphil Corporation Sdn Bhd (Transfer to KL branch)	Ordinary
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## 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 for the year 2015 from 31 July - 2 August 2015 with the theme "Towards Green and Affordable Homes" at Sunway Pyramid Convention Centre. Yang Berhormat Dato' Mah Siew Keong, Minister in Prime Minister Department, officiated the opening ceremony on 31 July 2015. Total of 43 Developers, 2 financial institutions and 3 Government Agencies participated in the 3 days expo.

The final MAPEX Klang Valley for the year 2015 was held from 30 October - 1 November 2015 at Mid Valley Exhibition Centre. 78 Developers offering more than 25,000 units of properties, 5 financial institutions and Government Agencies also supported the exposition. On 30 October 2015, the opening ceremony was officiated by Minister in the Prime Minister's Department, YB Senator Dato' Sri Abdul Wahid bin Omar.

The first series of MAPEX Klang Valley for the year 2016 was held from 15 - 17 April 2016 with the theme "Home Ownership through Smart Financing" at Mid Valley Exhibition Centre.

The expo also lined up with exciting activities and attractive prizes including property talks by industry experts, blood donation campaign, and prizes for lucky visitors as well as interesting activities for visitors of MAPEX.



# REPORTS OF SUB-COMMITTEES

## REHDA Selangor's Business Mission to Brisbane & Melbourne

The above was a follow up visit from last year and the objective of the visit was to explore investment opportunities in Brisbane and Melbourne on Aged Care & Senior Living. About 20 participants took part in the visit from 31st August to 5th September 2015, which was hosted by the Queensland and Victorian Government respectively.

## Study Trip to Milan World Expo 2015

A study trip to Milan, Italy which included the visit to Milan World's Exposition was held from 15 – 25 September, 2015. A total of 15 delegates participated in the visit.

The theme chosen for the 2015 Milan Exposition is "Feeding the Planet, Energy for Life". This embraces technology, innovation, culture, traditions and creativity in the light of new global scenarios and emerging issues. The exposition involved more than 140 participating countries and international organisations. Each of the Pavilion halls exhibited a unique architectural and design.

## REHDA Open House

REHDA Open House 2016 jointly hosted by REHDA Malaysia, REHDA Selangor Branch, REHDA Wilayah Persekutuan KL Branch and REHDA Youth was held on 21 January 2016 at Wisma REHDA. Approximately 203 guests attended the event including government officials, representatives from fraternal organizations, members of the press and developers.

## INFRASTRUCTURE, UTILITIES & ENVIRONMENT

*Chairman : Ir. Tiah Oon Ling  
Committee Members : Mr. Kelvin Choo,  
Mr. James Tan, Mr. Ng Boon Chan,  
Ir. Teo Ching Wee, Mr. Michael Fu*

## Dialogue & Hi-Tea with TNB Selangor

REHDA Selangor organised the above event on 18 August 2015 at Wisma REHDA. The objective of the session was to obtain the latest updates from TNB, to seek clarification and advice on issues faced by members and at the same time to build rapport with TNB officials. Y' Bhg Datuk IR Mohd Azim Bin Dato' Haji Yusof, General Manager of TNB Selangor headed the team consisting of 19 area managers/representatives and approximately 70 members of REHDA Selangor attended the dialogue session.

## Briefing Session on the Application for New Water Supply (NAPS)

SYABAS organized the above briefing on 13 January 2016 to brief stakeholders on the improvements of

application for new water supply effective on 1st January 2016.

The following improvements were presented:

- Establishment of an auto registration process for new water supply application (Auto NAPS) for developers (for bulk application) for new developments.
- Introduction of new forms of water supply system.

During the meeting, SYABAS assured that the requirements imposed on developers which contains the information of lot owner i.e. lot no, house no, email, phone no, etc. shall be treated in strict confidence. SYABAS further clarified that any appeal raised by developers, which were pending for approval, will be considered on a case-by-case basis.

## Public Consultation Session on SWAT II programme

Suruhanjaya Perkhidmatan Air Negara (SPAN) organized a public consultation on Sewerage Works Approval Transformation (SWAT) II programme on 2 February 2016.

The focus of SWAT project is to establish a better regulatory framework and improve the sewerage infrastructure in order to protect public health, water resources and environment. The SWAT Phase I project which was implemented on 1 April 2014 received overwhelming response where more than 50% applications was made through the SWAT mechanism. As such, SPAN proposed to implement the SWAT Phase II project involving medium and high-risk sewerage infrastructure.

## PLANNING POLICIES & STANDARDS

*Chairman : En. Azhar Shaharudin  
Committee Members : En Zulkifly Garib,  
Dato' David Tan, Mr. Ngian Siew Siong,  
Dato' Sri Dr Vincent Tiew, Mr. Ng Boon Chan,  
Mr James Tan, Mr. Kelvin Choo,  
Mr. Loo Chee Yang, Mr. Michael Fu, Mr. Geron Tan,  
Mr. Tan Wooi Teong, Ms. Tee Yi Wen*

## Issues relating to the Selangor Town and Country Planning Department (JPBD)

REHDA Selangor met the Deputy Director of the Town and Country Planning Department (JPBD) Selangor on 28 October 2015 to follow up on issues raised early last year. Some of the issues, which are considered resolved, are as follows: -

### ■ 2 hectares per 1000 person

REHDA Selangor expressed its views as the requirement for open space for high-rise development (2 hectares of open space/1000 population) is viewed as excessive. JPBD Selangor acknowledged that the requirement was not practical and is currently reviewing it.

# REPORTS OF SUB-COMMITTEES

## ■ Ratio of 5 persons per household

The department has agreed to reduce the household size to 4.0 consistent with the association's representation using the latest Population Census statistics showing smaller and reduced persons per household nationwide.

## **Drafting of the Selangor State Planning Guideline Manual and Standards Third Edition**

JPBD Selangor granted REHDA Selangor to review the 3rd Edition of the Selangor State Planning Guideline Manual which is still in the drafting stage and yet to be published. The association reviewed the draft and submitted its comments and was called to a follow up meeting to discuss further on the submission made.

## **Meeting on Gated & Guarded Community Scheme**

In view of the various models of Deed of Mutual Covenant (DMC) prepared for the Gated and Guarded (G&G) schemes on non-strata housing in Selangor, REHDA Selangor was of the view that a standardised DMC should be proposed to the relevant authority for the benefit of all parties. Currently, there are three different guidelines set by Lembaga Perumahan Dan Hartanah Selangor (LPHS), Jabatan Perancangan Bandar dan Desa (JPBD) and local councils and there is inconsistency on these guidelines. As such, the association has appointed a legal advisor to study all the different types of DMC and guidelines available and to come up with a common guideline. This will be submitted to the relevant authority for consideration to be used as a standard DMC.

## **New Guideline for Slope Development**

REHDA Selangor wrote to the Chief Minister of Selangor in a letter dated 11 May 2015, highlighting its concerns on the proposed guidelines for Hill-Site development (version 2014, 2nd edition). Below are the concerns raised through the letter: -

- 1:0.5 Plot Ratio Restriction for Sites 300m – 1000m (Above Sea Level)
- 1:2 Plot Ratio and 3-storey Building Restriction for Class III Land below 150m (Above Sea Level)
- Buffer Zone Requirements Beside Slopes

## **Selangor State Structure Plan 2035 – Second submission**

The revised Draft Structure Plan 2035 was out for viewing and objection for the second time. REHDA Selangor appointed a Planning Consultant for the second time to review the revised draft and submit objections to improve and enhance the drafting of the structure plan, which was submitted to JPBD Selangor on 30 September 2015. The structure plan is still in its drafting stage and the association was also invited to attend a hearing session to present their views and objections.

## **Focus Group discussion on 'Public Transportation Master Plan Selangor'**

REHDA Selangor attended a half-day focus group discussion on 'Public Transportation Master Plan Selangor'. The Selangor State Government appointed consultants to carry out the study on the overall public transportation system in Selangor and to come up with proposals and suggestions with refined public transport master plan. The papers presented are just an interim proposal and the forum was called to engage relevant parties and stakeholders for feedback and input.

## **Sub-Committee Meetings**

The committee met and came up with a paper on open space proposing to JPBD Selangor to standardize the requirements with local authorities and other state agencies in Selangor. The paper on open space has been submitted to JPBD Selangor and pending for further discussion. The committee also appointed a Planning Consultant to simulate a township plan by complying with all planning guidelines and other requirements by JPBD Selangor, LPHS and others agencies to give an actual scenario of the percentage of land used in a township development and how certain conditions and requirements imposed over the years has further reduced the net usable land. The plan would be used to justify REHDA's stand during meetings and other engagements with the relevant state agencies.

# REPORTS OF ZONE COMMITTEES

## **PETALING JAYA**

*Chairman : Mr. Kelvin Choo*

*Committee Members : Mr. Che King Tow,  
Mr. Mike Kan, Ir. Teo Ching Wee,*

*En. Azhar Shaharudin, Mr. Low Gay Teck*

### **Petaling Jaya Zone Committee Meeting**

The Petaling Jaya Zone Committee meeting was held on 24 June 2015 and 29 January 2016 respectively at Wisma REHDA. Amongst the issues discussed including:

- Visitor Car Park Requirement for Strata Residential
- Non-TOD Plot Ratio Guidelines
- MBPJ decision on TOD Plot Ratio at 1:4
- Landscaping Matters
- Discussion on issues and updates related to the development of PJ area.

### **Landscaping Matters**

MBPJ had imposed some conditions on landscaping matters which were difficult to be complied by developer. After few meetings and dialogue session with MBPJ Landscape Department, REHDA Selangor together with KLSCCCI has successfully negotiated and accorded 5% green space instead of 10% for Master planned development in Petaling Jaya.

### **Courtesy call on Petaling District Officer**

REHDA Selangor committee members paid a courtesy call on the newly appointed Petaling District Officer (DO), Dato' Hj Mohd Misri B. Hj Idris on June 30, 2015. The objective of the visit was to establish closer rapport and cooperation between REHDA Selangor and the District Officer while updating each other on the latest developments and to foster effective interaction. The Petaling District office is the most active and busiest district in Selangor as it covers areas under the jurisdiction of Majlis Bandaraya Petaling Jaya (MBPJ), Majlis Bandaraya Shah Alam (MBSA) and Majlis Perbandaran Subang Jaya (MPSJ). Dato' Haji Misri affirmed his support on Transport Oriented Developments (TOD) and informed that he is willing to meet developers and is open for discussions to resolve any issues faced by developers.

### **Courtesy visit to Y. Bhg. Tuan Mohd Azizi Bin Mohd Zain, Mayor of MBPJ**

REHDA Selangor paid a courtesy call on the newly appointed Mayor of Petaling Jaya, Y. Bhg. Tuan Mohd Azizi Bin Mohd Zain on July 6 2015 at the Headquarters MBPJ. Tuan Mohd Azizi affirmed his support for progressive development in PJ as a matured city. He also shared his experience dealing with PJ community for whom he believes to be sensitive towards development fearing their quality of life may be deferred. Among the issues discussed were visitor's car park requirement, Non-TOD Plot Ratio Guidelines, updates on Transit Oriented Development, issues relating to landscape requirement and contribution to Improvement Service Fund.

The meeting was also informed of Selangor Government's decision on some outstanding planning issues that will impact development in PJ. Amongst those are:

- Maximum plot ratio of 4 regardless of TOD
- Removal of Dash Highway in the PJ Local Plan 2 (RTPJ2)
- RRI land conversion rejected

### **Seminar and Workshop on "Creating Street For People"**

REHDA Selangor attended two days seminar and workshop of "Creating Street For People" organised by MBPJ from 26 to 27 August 2015.

Below are the objectives of the seminar:

- Create awareness amongst all concerned on what it takes to create an environment conducive for pedestrians and cyclists.
- To engage all stakeholders on identifying critical areas for implementation.
- To formulate together the plans and road map for implementation of an integrated transportation solutions focusing on the sustainable modes of transportation.

Government agencies, transport operators, business communities, non-governmental organisations and the local communities had attended the seminar.

### **Transit-Oriented Development (TOD)**

REHDA Selangor had written to MBPJ in response to the TOD press release and hearing on 8 September 2015. In the letter, REHDA Selangor had clearly stated its objection regarding the low TOD plot ratio of 1:4 and offering views towards a sustainable development in Petaling Jaya.

### **Dialogue session with Stakeholders by MBPJ**

A dialogue session has been organised by MBPJ regarding the "Garis Panduan Perancangan Penyediaan Kawasan Lapang Untuk Kelulusan Pembangunan Di Petaling Jaya" on 21 October 2015. The Landscape Department of MBPJ had drafted the guideline on open space requirement for Planning Permission in Petaling Jaya. The main objective of the dialogue session was to obtain the feedback from the stakeholders as the suggested guideline would have an impact on future development in Petaling Jaya.

REHDA Selangor raised concerns and suggestions for the improvement of the draft guideline during the discussion.

### **Seminar and Workshop on "Petaling Jaya Towards A Safe And Inclusive City"**

REHDA Selangor had attended a two days seminar and workshop on "Petaling Jaya Towards A Safe And Inclusive City" organised by MBPJ on 26 and 27 October 2015. The Petaling Jaya City Council (MBPJ) has embarked on several key pillars to achieve the vision of Sustainable PJ 2030 including Environment Sustainability,

# REPORTS OF ZONE COMMITTEES

Competitive Economy, Culture and Community Harmony, Livable Habitat and Good Governance. One key element under Culture and Community Harmony is the development of a safe and caring city.

MBPJ is in the midst of preparing a Safe City Master Plan, which is a direct response to safety issues highlighted during the workshop to formulate Sustainable Development Plan of Petaling Jaya City (Sustainable PJ 2030). The issues included safety and security concerns in public and recreational areas as well as concerns over crime. There are four main security components that have been identified. They are environmental safety, safety infrastructure, digital security and safety management and enforcement.

## Public Dialogue on Selangor Public Transport Masterplan by MBPJ

MBPJ organised a Selangor Public Transport Masterplan (SPTM) dialogue session on 28 January 2016. The proposals and findings were presented to the residents of Petaling Jaya to gauge their comments and feedback. The comprehensive master plan is targeting a 60:40 ratio of public transport ridership to private vehicles usage by 2035. A total of 12 major projects were proposed to form the framework of the master plan. The comments raised by the residents including the following:

- Concerned over the security. However, it was assured by the Mayor of Petaling Jaya (PJ) that currently there were no cases affecting the public security was reported in PJ or during the operation of Selangor free bus services.
- Issue on the long-standing closure of Jalan Tanjung in Bandar Utama-Tropicana area which is pending for the court decision at the moment.
- Issue on the one-way loop (OWL) which citing the amount of construction and bottlenecks taking place. The Mayor of PJ explained that it was due to the sewer upgrade project, which was carried out at the same time. He believed it was better for all the upgrade work to be done at the same time now rather than to be carried out separately which will induce a longer congestion period for the road user. The OWL expected to be completed by end of August 2016.
- The residents also urged to make the documents available to the public to further study and comment.

## Technical Committee Meeting of Study on Transportation & Traffic in PJ Bil 1/2016

Petaling Jaya City Council (MBPJ) had called a first technical meeting in year 2016 regarding the Study on Transportation & Traffic in PJ. The objective of the meeting was to examine the Final Draft Report of Study on Transportation in PJ. Various stakeholders including representative from government agencies, NGOs, planner, architect, etc. attended the meeting.

## Workshop on “Preparation Guideline of Safe City Design – Crime Prevention Through Environmental Design (CPTED)”

MBPJ organised a workshop on “Preparation Guideline of Safe City Design – Crime Prevention Through Environmental Design (CPTED)” on 30 March 2016. The guideline will be imposed as one of the condition and checklist for submission of Planning Approval (Kebenaran Merancang), Building Plan (including Bungalow and Semi-D), Landscape Plan, and Roads & Drainage Plan. The guideline will be a reference for the existing building and area that are less safe and exposed to crime. Various stakeholders including representative from government agencies, NGOs, Residential Association, developer, planner, architect, etc. attended the meeting.

## ■ KAJANG / SEPANG

*Chairman : Dato' Kenneth Chen*  
*Committee Members : Mr. James Tan,*  
*Mr. Ng Boon Chan, Mr. Aw Wee Kiat,*  
*En. Mohd Hafizudin Hasnan, Mr. Loong Heng Han,*  
*Mr. Ng Kok Chew, Mr. Tan Giin Ling,*  
*En. Dzulkeflee Khairuddin*

## Courtesy Visits to District Sepang

REHDA Selangor paid a courtesy visit to the new District Officer in Sepang, Pn. Roslinah Binti Md Jani on 9 September 2015. The objective of the visit was to establish a closer rapport and cooperation between REHDA Selangor and the District Office while to update each other on the latest developments and to foster effective interaction. Amongst the issues highlighted were:

- Status of the housing market in Sepang
- Time frame on various applications
- Issue with premium charges
- Discussion on Malay reserved land in Sepang

## Time Frame on Land Applications – Land Office Sepang

The District Officer of Sepang wrote to REHDA Selangor sharing the standard time frame on land applications matter in response to the request made during the courtesy visit on September 9, 2015.

## MAPEX Cyberjaya 2015

MAPEX Cyberjaya 2015 jointly organised by Kajang/ Sepang Zone and Klang/Shah Alam Zone committees was successfully held from 19-21 November at D'Pulze Mall Cyberjaya. A total of 11 booths and 8 exhibitors took part in the 3 days event exhibiting residential and commercial properties. The exhibitors were UEM Sunrise, Sin Hee Yang Property Group, Glomac Sdn Bhd, IJM Land, Andaman Property Management Sdn Bhd, Kim Realty, Kamso Sdn Bhd and Vivahomes Realty.

Besides the property exposition, a Lucky Draw session was also held on 19 November.



# REPORTS OF ZONE COMMITTEES

## Courtesy Visit to YDP Majlis Perbandaran Kajang

REHDA Selangor organised a courtesy call on Yang Di-Pertua (YDP) Majlis Perbandaran Kajang (MPKj) Yang Berusaha Tuan Mohd Sayuthi Bakar at his office in Menara MPKj on 13 January 2016. Sr. Ahmad Bin Sairi, Pengarah Jabatan Kawalan Bangunan MBKj was also present during the discussion. The objective of the visit was to establish closer rapport and cooperation between REHDA Selangor and MPKj while updating each other on the latest developments and to foster effective interaction.

Amongst the issues highlighted were:

- Submission of Borang F
- Discrepancy in Borang F
- 120 litre waste bin requirement for every development in Kajang
- Limited street light brand

## Lab “Focus Group Discussion” Draft Rancangan Tempatan MPSepang 2025

Majlis Perbandaran Sepang (MPSepang) organised a ‘Focus Group Discussion’ on 4 February 2016 to seek the stakeholders views on Draft Rancangan Tempatan (RT) MPSepang 2025. Pn. Rozeta binti Md Yusof, Senior Planning Officer of Town Planning Division welcomed all the audience and gave a brief introduction regarding the RT of MPSepang 2025.

The session was followed with group discussions focus in different area, including:

- KLIA as an International Gateway
- Vibrant Tourism
- Efficient Town Planning and Land use
- Competent Industry
- Efficient Circulating System and Public Transport
- Planning and Development in Public Amenities, infrastructure and Utility
- Conservation of Environment

Various stakeholders including government agencies, developers, NGOs, attended the session. The Outcome of the discussion will be take into consideration and incorporated into the Draft RT 2025.

## ■ KLANG / SHAH ALAM

*Chairman : Mr. Loo Chee Yang*

*Committee Members : Dato' KC Seow, Mr. Wong Boon Chuan, Mr. Richard Lim, Datuk Ng Seing Liong, Ir. PH Tan, Mr. Kenny Lim, Mr. Ng Choon Keith, Mr. Albert Lee, En. Zaini Yusoff, Ms. Tee Yi Wen*

## Courtesy visit to Kuala Selangor District

REHDA Selangor paid a courtesy visit to the newly appointed Kuala Selangor District Officer, Tuan Shamsul Shahril Badliza Bin Mohd Noor on 22 May 2015. The visit was to establish a closer rapport and cooperation between REHDA Selangor and the District Office while to update each other on the latest developments and to foster effective interaction.

## Klang-Shah Alam Zone Committee Meeting

The 1st and 2nd Klang-Shah Alam Zone Committee meeting for 2015-2016 was held on 10 September 2015 and 26 January 2016 respectively at Setia City Mall. Survey on issues faced by the Zone members was conducted prior to the meeting and the response was discussed and deliberated during the meeting.

Amongst the matters discussed were:

- Industry updates
- Hording plan fees
- Issues related to local authorities

## Courtesy visits to Klang District

REHDA Selangor organised a courtesy call to the newly appointed Klang District Officer, Tuan Haji Mohd Zainal Bin Mohd Nor on 19 February 2016. The visit was to establish a closer rapport and cooperation between REHDA Selangor and the District Office while to update each other on the latest developments and to foster effective interaction.

Amongst the highlights were:

- Time frame on applications
- Issues on Strata Title
- Issues on Quit Rent

## MAPEX 2016 @ Setia City Mall

MAPEX Setia City Mall was successfully held from 2nd to 6th March 2016. Participating in the event were Prop Park Sdn Bhd, NPO Land Berhad, Centrafields Sdn Bhd, Simas-D Sdn Bhd, Gemilang Waras Sdn Bhd, I&P Group Sdn Bhd, PKNS, OIB Group, Sin Hee Yang Property Management Sdn Bhd, Worldwide Holdings Sdn Bhd, Bangi Heights, TH Properties, Tropicana Metro Park Sdn Bhd and Bank Simpanan Nasional. The event generated a surplus of RM86,090.

## Workshop on Draft CPTED Guideline in Shah Alam by MBSA

A workshop regarding the draft guidelines on ‘Crime Prevention Through Environmental Design’ (CPTED) was organised by Shah Alam City Council (MBSA) on 25 February 2016. The objective of the workshop was to obtain feedback and views from various stakeholders (including government agencies, developers, planners, NGOs, police, Bomba, RA, etc.) regarding the guidelines on city planning through CPTED programme.

# CALENDAR OF EVENTS

**Date**      **Event**

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## ■ MAY'15

- 7            Annual General Meeting 2014/2015.
- 12          Seminar on Hill Slope Development by JPBD. Attended by En Azhar Shaharudin.
- 22          Courtesy Visit to Kuala Selangor District Officer, Tuan Shamsul Shahril Badliza Bin Mohd Noor. Attended by En Azhar Shaharudin.

## ■ JUNE'15

- 3            Courtesy Visit to Area Manager of TNB Cawangan Bangi, En. Muhammad Azli. Attended by Ir. Tiah Oon Ling, Mr Ng Boon Chan, Mr Choo (SP Setia Bhd), Mr Siah, Mr Peter (Tropicana Corporation Bhd) and Ms Cheryl Chan.
- 4            Branch Committee Meeting 1-2015/2016.
- 24          Petaling Jaya Zone Committee Meeting.
- 25          Mini MAPEX Cyberjaya Organising Committee Meeting.
- 30          Courtesy Visit to Petaling District Officer, Dato' Hj. Mohd Misri bin Hj. Idris. Attended by Dato' Khor Chap Jen, Mr Ngian Siew Siong, Mr Kelvin Choo, Mr Loo Chee Yang, En Azhar Shaharudin, Mr Ong Ghee Bin, Mr Tan Wooi Teong, Mr Mike Kan and Ms Khamini Loganathan.

## ■ JULY'15

- 6            Courtesy Visit to YDP Majlis Bandaraya Petaling Jaya, Tuan Mohd Azizi bin Mohd Zain. Attended by Dato' Khor Chap Jen, Mr Ngian Siew Siong, Mr Kelvin Choo, Ir. Tiah Oon Ling, Mr Che King Tow, En Azhar Shaharudin, Mr Mike Kan, Mr Teo Ching Wee, Mr Low Gay Teck and Ms Khamini Loganathan.
- 31          MAPEX 2015 at Sunway Pyramid Convention Centre.

## ■ AUGUST'15

- 1 - 2        MAPEX 2015 at Sunway Pyramid Convention Centre.
- 13          Branch Committee Meeting 2-2015/2016.
- 18          Dialogue and Hi-Tea with TNB Selangor.
- 26 - 27     Seminar and Workshop on 'Creating Street for People' organized by MBPJ. Attended by Mr Ngian Siew Siong.
- 31          Follow Up Trip to Brisbane and Melbourne for Business Mission.

## ■ SEPTEMBER'15

- 1 - 5        Follow Up Trip to Brisbane and Melbourne for Business Mission.
- 7            Meeting with Deputy Director JPBD Selangor, Tuan Hj. Hassan bin Yaacob. Attended by Mr Ngian Siew Siong, En Azhar Shaharudin, Mr Kelvin Choo and Ms Cheryl Chan.

# CALENDAR OF EVENTS

## Date Event

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### SEPTEMBER'15

- 9 Courtesy Visit to District Officer Sepang, Pn Roslinah Binti Md Jani. Attended by Mr Loo Chee Yang, Ms Valerie Ong (REHDA Youth), Ms Clement Sia (MKH Bhd), Ms Shanaz Muztaza, En Dzulkaflee Khairuddin (Fairview Development SB), Mr Tai Yoon Jen (KIP Group), Mr Goh Tzen Sernz (SP Setia Bhd), En Shukairi Mokhtar and Ms Cheryl Chan.
- 10 Klang / Shah Alam Zone Committee Meeting.
- 15 - 25 Study trip to Milan.

### OCTOBER'15

- 8 Branch Committee Meeting 3-2015/2016.
- 21 Dialogue on 'Garis Panduan Perancangan Penyediaan Kawasan Lapang untuk Kelulusan Pembangunan di Petaling Jaya' by MBPJ. Attended by Mr Kelvin Choo and Ms Cheryl Chan.
- 26 Seminar and Workshop on 'Petaling Jaya Towards a Safe and Inclusive City' by MBPJ. Attended by Dato' David Thean Thye.
- 28 Majlis Penyerahan Kunci Projek Perumahan Apartment Kelisa Ria oleh YB Menteri Kesejahteraan Bandar, Perumahan dan Kerajaan Tempatan. Attended by Mr Teh Tik Guan (Berlian Gantang SB) and Ms Cheryl Chan.
- 30 - 31 MAPEX 2015 at Mid Valley Exhibition Centre.

### NOVEMBER'15

- 1 MAPEX 2015 at Mid Valley Exhibition Centre.
- 19 - 21 MAPEX Cyberjaya 2015.

### DECEMBER'15

- 1 Focus Group Discussion on 'Kajian Pelan Induk Pengangkutan Awam Negeri Selangor' by Unit Perancang Ekonomi Negeri (UPEN) Selangor. Attended by Mr Goh Hai Tun (Sunway Integrated Properties SB) and Ms Khamini Loganathan.
- 2 Seminar on 'Rumah Selangorku & Strata Management Act (Act 757)' by LPHS. Attended by Ms Cheryl Chan.
- 10 Branch Committee Meeting 4-2015/2016.

### JANUARY'16

- 6 Planning Policies & Standard Sub-Committee Meeting.
- 12 Mesyuarat Jawatan Kuasa Kecil Pendengaran & Bantahan Awam, Draf Rancangan Struktur 2035 Negeri Selangor by JPBD Selangor. Attended by Ms Khamini Loganathan.
- 13 Courtesy Visit to YDP Majlis Perbandaran Kajang, Tuan Mohd Sayuthi bin Bakar. Attended by Dato' Kenneth Chen, Datuk Muztaza Mohamad, Mr Kelvin Choo, En Azhar Shahrudin, Mr James Tan, Mr Ng Boon Chan and Ms Khamini Loganathan.
- 20 Planning Policies & Standard Sub-Committee Meeting.



# CALENDAR OF EVENTS

## Date Event

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### JANUARY'16

- 21 REHDA Open House 2016.
- 26 Klang / Shah Alam Zone Committee Meeting.
- 28 Dialog 'Pelan Induk Pengangkutan Awam Negeri Selangor di Kawasan MBPJ'. Attended by Ms Cheryl Chan.
- 29 Petaling Jaya Zone Committee Meeting.

### FEBRUARY'16

- 2 SPAN Public Consultation on Sewerage Works Approval Transformation (SWAT) II Programme. Attended by Ir. Tiah Oon Ling and Ms Cheryl Chan.
- 4 Focus Group Discussion on 'Draf Rancangan Tempatan Majlis Perbandaran Sepang 2025' with MPSpg. Attended by Mr James Tan and Ms Cheryl Chan.
- 18 Branch Committee Meeting 5-2015/2016.
- 19 Courtesy Visit to Klang District Officer, Tuan Hj. Mohd Zainal bin Mohd Nor. Attended by Mr Loo Chee Yang, Datuk Ng Seing Liong, Mr Ng Choon Keith, Mr Albert Lee, Ir. Teo Ching Wee and Ms Cheryl Chan.
- 25 Bengkel Pengemaskinian Garis Panduan Pencegahan Jenayah Melalui Reka Bentuk Persekitaran (CPTED) di Kawasan Shah Alam by MBSA. Attended by Ms Cheryl Chan.

### MARCH'16

- 2 - 6 MAPEX Klang / Shah Alam 2016.
- 2 Mesyuarat Jawatankuasa Teknikal Kajian Pengangkutan by MBPJ. Attended by Mr Ho Hon Chiap (Tropicana Corporation Bhd) and Ms Cheryl Chan.
- 18 Membership, Practise and Discipline Sub-Committee Meeting.
- 28 Mesyuarat Semakan Draf Manual Garis Panduan dan Piawaian Perancangan Negeri Selangor (Edisi 3) with JPBD Selangor. Attended by En. Azhar Shaharuddin, Mr Ngian Siew Siong, Mr Ng Boon Chan, Mr Tan Wooi Teong and Ms Khamini Loganathan.
- 28 Dialogue Session with LPPSA. Attended by Ms Cheryl Chan.
- 30 Bengkel Pengemaskinian Garis Panduan Pencegahan Jenayah Melalui Reka Bentuk Persekitaran (CPTED) di Kawasan Petaling Jaya by MBPJ. Attended by Ms Cheryl Chan.

### APRIL'16

- 4 Mesyuarat Semakan Draf Manual Garis Panduan dan Piawaian Perancangan Negeri Selangor (Edisi 3) with JPBD Selangor. Attended by En. Azhar Shaharuddin, Mr Ngian Siew Siong and Ms Khamini Loganathan.
- 14 Branch Committee Meeting 6-2015/2016.
- 15 - 17 MAPEX 2016 at Mid Valley Exhibition Centre.
- 18 Courtesy Visit to Director JPBD, Tuan Hj. Muhamad Ridzuan bin Arshad. Attended by Dato' Khor Chap Jen, En. Zulkifly Garib, Mr Ng Choon Keith, Dato' David Tan and Ms Khamini Loganathan.

# PHOTOS OF EVENTS



AGM 2015



MAPEX 2015



DIALOGUE AND HI-TEA WITH TNB SELANGOR



MAPEX KLANG-SHAH ALAM 2016



STUDY TRIP TO MILAN



MAPEX CYBERJAYA 2015



BRANCH COMMITTEE MEETING CUM CHINESE NEW YEAR LUNCH



STUDY TRIP TO MILAN



BUSINESS MISSION TO BRISBANE AND MELBOURNE







COURTESY VISIT TO YDP MPKJ



COURTESY VISIT TO KLANG DISTRICT OFFICER



COURTESY VISIT TO HULU LANGAT DISTRICT OFFICER



COURTESY VISIT TO PETALING DISTRICT OFFICER



COURTESY VISIT TO YDP MBPJ



COURTESY VISIT TO AREA MANAGER TNB BANGI



COURTESY VISIT TO TIMBALAN PENGARAH JPBD SELANGOR



OPEN HOUSE 2016



COURTESY VISIT TO SEPANG DISTRICT OFFICER

# REPORTS AND FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2015

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# AUDITOR'S 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 31 December 2015 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 31 December 2015 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  
14 April 2016



WONG FOOK WAH  
[1621/05/16]  
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 31 December 2015 and of its income and expenditure and receipts and payments for the financial year ended on that date.



**DATO' KHOR CHAP JEN**

14 April 2016

## STATEMENT BY TREASURER

I, Kelvin Choo Yung Yau, I/C No: 650905-10-5267, 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 31 December 2015 and of its income and expenditure and receipts and payments for the financial year ended on that date.



**KELVIN CHOO YUNG YAU**

14 April 2016

# BALANCE SHEET AS AT 31<sup>ST</sup> DECEMBER 2015

	NOTE	2015 RM	2014 RM
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	3	21,712.58	26,103.89
Other investment	4	312,179.45	302,010.97
		333,892.03	328,114.86
<b>CURRENT ASSETS</b>			
Other receivables, deposits and prepayment	5	182,741.85	272,658.00
Amount due by head office		313,292.82	246,200.30
Fixed deposits with licensed banks		4,615,815.32	4,761,871.40
Fixed deposit interest receivable		91,419.78	98,149.16
Cash and bank balances		287,161.10	108,791.68
		5,490,430.87	5,487,670.54
<b>CURRENT LIABILITIES</b>			
Deposits received		42,500.00	94,000.00
Accruals		42,558.67	27,568.95
		85,058.67	121,568.95
<b>NET CURRENT ASSETS</b>			
		5,405,372.20	5,366,101.59
		5,739,264.23	5,694,216.45
<b>FINANCED BY :-</b>			
<b>ACCUMULATED FUNDS</b>			
	6	5,739,264.23	5,694,216.45

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



# STATEMENT OF INCOME AND EXPENDITURE

FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2015

	NOTE	2015 RM	2014 RM
<b>INCOME</b>			
Divided income		9,962.24	2,217.21
Entrance and subscription fees		158,820.00	169,200.00
Fixed deposit interest income		135,337.88	168,476.00
Surplus from Property Fair	7	792,058.26	944,776.27
Surplus from bowling tournament	8	630.20	-
Impairment loss on other investment written back		206.24	-
		<hr/>	<hr/>
		1,097,014.82	1,284,669.48
<b>EXPENDITURE</b>			
Staff costs	9	392,806.76	245,815.16
Administrative expenses	10	262,446.30	214,817.86
		<hr/>	<hr/>
		(655,253.06)	(460,633.02)
		<hr/>	<hr/>
		441,761.76	824,036.46
Contribution to Headquarters			
- Share of tax payment for prior year		(196,713.98)	(117,376.28)
- Provision for share of current year tax		(200,000.00)	-
		<hr/>	<hr/>
		(396,713.98)	(117,376.28)
		<hr/>	<hr/>
<b>SURPLUS FOR THE YEAR</b>		<b>45,047.78</b>	<b>706,660.18</b>

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

# STATEMENT OF RECEIPTS AND PAYMENTS

FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2015

	2015 RM	2014 RM
CASH AND BANK BALANCES AS AT 1ST JANUARY	108,791.68	60,344.07
<b>RECEIPTS</b>		
Advance received for Property Fair	23,500.00	94,000.00
Received from Property Fair	130,000.00	87,677.90
Received from bowling tournament	7,700.00	-
Received from sundry receivables	2,158.00	72,298.00
Refund from sundry deposits	10,000.00	-
Received from Head Office	457,340.30	240,000.00
Uplift of fixed deposits	778,123.34	1,000,832.66
GST received	4,539.00	-
	1,413,360.64	1,494,808.56
	1,522,152.32	1,555,152.63
<b>PAYMENTS</b>		
Advertisements	1,040.00	551.20
Bank charges	254.73	54.00
Bowling tournament expenses	7,419.80	-
Courier charges	2,285.44	3,148.21
Deposit and prepayment	14,000.00	14,000.00
EPF and Socso contribution	39,792.60	25,531.95
Gifts, donation and souvenirs	9,392.98	4,749.00
General expenses	42.00	51.50
Golf expenses	2,075.47	900.00
GST paid	7,818.39	-
Members get together expenses	-	905.00
Maintenance of office equipment	1,115.00	770.00
Maintenance of website	3,757.50	-
Medical expenses	701.00	1,118.00
Meeting expenses	9,510.17	23,015.89
Newspapers and periodicals	1,610.28	713.80
Placement in fixed deposits	490,000.00	900,000.00
Postage	19.80	-
Printing and stationeries	9,524.68	8,084.20
Professional fee	43,000.00	23,090.00
Property fair expenses	149,488.54	70,572.63
Purchase of diaries	700.00	-
Purchase of property, plant and equipment	-	8,962.00
Refreshments	395.60	215.30
Rental of photocopier	3,190.00	3,190.00
REHDA uniforms	1,350.00	4,050.00
Salaries, allowances and bonus	304,634.45	192,903.01
Seminar expenses	800.00	400.00
Service tax	14.40	126.00
Study trip	59,233.20	137,969.38
Subscription fee	2,000.00	2,000.00
Staff gratuity	3,000.00	3,000.00
Staff incentive trip	5,019.11	-
Sundry payables and accruals	27,568.95	3,383.59
Telephone and fax charges	3,141.38	3,378.19
Travelling expenses	31,095.75	9,438.10
Welfare	-	90.00
	(1,234,991.22)	(1,446,360.95)
CASH AND BANK BALANCES AS AT 31ST DECEMBER	287,161.10	108,791.68

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

# NOTES TO THE FINANCIAL STATEMENTS

31<sup>ST</sup> DECEMBER 2015

## 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) Other Investments

Other investments are stated at cost less impairment losses, if any.

On disposal of an investment, the difference between the net disposal proceeds and its carrying amount is charged or credited to income and expenditure statement.

### (d) 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.
- iv) Dividend income is recognised when the shareholder's rights to receive payment is established.

**(e) 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.

**(f) 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.

**(g) 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.

**(h) 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.

**(i) 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	Website development RM	Total RM
Cost					
At 1.1.15	1,687.78	80,641.83	9,812.00	42,670.00	134,811.61
Additions	-	-	-	-	-
At 31.12.15	1,687.78	80,641.83	9,812.00	42,670.00	134,811.61
Accumulated depreciation					
At 1.1.15	1,337.98	62,970.09	7,691.65	36,708.00	108,707.72
Charge for the year	80.60	2,892.51	652.20	766.00	4,391.31
At 31.12.15	1,418.58	65,862.60	8,343.85	37,474.00	113,099.03
Carrying Amounts					
At 31.12.15	269.20	14,779.23	1,468.15	5,196.00	21,712.58
At 31.12.14	349.80	17,671.74	2,120.35	5,962.00	26,103.89
Depreciation for the year ended 31.12.14	80.60	2,893.61	655.20	767.00	4,396.41

**4. OTHER INVESTMENT**

	2015 RM	2014 RM
Unit trust in Malaysia, at cost	312,179.45	302,217.21
Less : Impairment gain/(loss)	-	(206.24)
	312,179.45	302,010.97
Market value	312,812.15	302,010.97

**5. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENT**

Other receivables	28,741.85	8,658.00
Deposit	154,000.00	260,000.00
Prepayment	-	4,000.00
	182,741.85	272,658.00
	182,741.85	272,658.00

**6. ACCUMULATED FUNDS**

At 1st January	5,694,216.45	4,987,556.27
Surplus for the year	45,047.78	706,660.18
At 31st December	5,739,264.23	5,694,216.45
	5,739,264.23	5,694,216.45

**7. SURPLUS FROM PROPERTY FAIR**

Fee from participants/ Share of surplus from joint MAPEX	945,000.00	1,014,991.00
Expenditure incurred	(152,941.74)	(70,214.73)
	792,058.26	944,776.27
	792,058.26	944,776.27

**8. SURPLUS FROM BOWLING TOURNAMENT**

Fee from participants	8,050.00	-
Expenditure incurred	(7,419.80)	-
	630.20	-
	630.20	-

**9. STAFF COSTS**

Salaries, allowances and bonus	340,134.45	213,579.01
EPF and Socso contributions	44,257.60	28,930.85
Refreshments	395.60	215.30
Staff incentive trip	5,019.11	-
Staff gratuity	3,000.00	3,000.00
Staff welfare	-	90.00
	392,806.76	245,815.16
	392,806.76	245,815.16

## 10. ADMINISTRATIVE EXPENSES

	2015 RM	2014 RM
Advertisements	1,040.00	551.20
Auditors' remuneration	2,100.00	2,100.00
Bad debt written off	6,500.00	-
Bank charges	254.73	54.00
Courier charges	2,362.70	3,148.21
Contribution, gifts and souvenirs	29,392.98	21,279.00
Depreciation of property, plant and equipment	4,391.31	4,396.41
General expenses	42.00	51.50
Golf expenses	2,075.47	4,900.00
Impairment loss on other investment	-	206.24
Maintenance of office equipment	1,115.00	1,010.00
Maintenance of website	3,757.50	1,702.59
Member get together expenses	-	490.00
Medical fee	701.00	1,183.00
Meeting expenses	9,510.17	23,049.64
Newspapers and periodicals	1,610.28	953.30
New year open house expenses	5,600.00	6,500.00
Printing and stationeries	9,625.03	8,293.20
Professional fee	43,000.00	23,090.00
Purchase of diaries	700.00	-
Postage and stamps	19.80	-
Rental of photocopier	3,480.00	3,190.00
REHDA uniforms	1,350.00	4,050.00
Secretarial services to Head office	36,000.00	36,000.00
Seminar fee	800.00	400.00
Service tax	14.40	126.00
Study trip	60,000.00	52,835.48
Subscription fee	2,000.00	2,000.00
Telephone and fax charges	3,141.38	3,378.19
Travelling expenses	31,862.55	9,879.90
	262,446.30	214,817.86
	262,446.30	214,817.86

## 11. 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

COMPANIES	TEL	FAX
3 TWO SQUARE SDN BHD	03-7880 8889	03-7804 8860
A & M REALTY BERHAD	03-3373 2888	03-3372 8858
ADENLAND(CHERAS) SDN BHD	03-7732 9612	03-7732 9614
ADMIRAL COVE DEVELOPMENT SDN BHD	03-2170 2197	03-2730 9959
ALAM NYATA PEMBANGUNAN SDN BHD	03-3342 9113	03-3344 9113
ALIRAN MURNI SDN BHD	03-7847 1111	03-7847 5028
ALPHA DEVELOPMENT SDN BHD	03-8060 0827	03-8060 0919
ALPHA INTAN SDN BHD	03-7722 2996	03-7728 5998
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 2628	03-7966 2500
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
B & G CONCEPT PROPERTY SDN BHD	03-5115 1118	03-5115 1122
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 ECO-SETIA SDN BHD	03-3343 2552	03-3343 2555
BANDAR SETIA ALAM SDN BHD	03-3348 2525	03-3348 2508
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	03-8927 1611	03-8922 1711
BEDFORD DEVELOPMENT SDN BHD	03-2726 1000	03-2726 1102
BEE TECK TRADING CO SDN BHD	03-6258 6033	03-6251 1500
BERKELEY SDN BHD	03-771 23333	03-7712 3322
BERLIAN GANTANG SDN BHD	019-2388 488	
BERSATU-BHV SDN BHD	07-7729 333	07-7728 413
BERTAM DEVELOPMENT SDN BHD	03-2242 3669	03-2242 3662
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 HOLDINGS SDN BHD	03-6188 4488	03-6188 4487
BISON VENTURES SDN BHD	03-8998 3388	03-8994 2288
BREM HOLDING BERHAD	03-7958 7888	03-7958 1533
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	03-7972 8899	03-7972 7299
CASA ANDAMAN SDN BHD	03-8023 3366	03-8024 8966
CENTRAL SPECTRUM (M) SDN BHD	03-3101 2020	03-3101 3030
CHE KIANG REALTY SDN BHD	03-2241 2820	03-2241 5022
CHERAS HONG SOON DEVELOPMENT SDN BHD	03-9010 9595	03-9010 9797
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
CYBER LAKE SDN BHD	03-6201 8680	03-6201 8681
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	03-4023 2525	03-4031 9388
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 MAJESTIC SDN BHD	03-3344 2552	03-3345 2552
ECO SANCTUARY SDN BHD	03-3344 2552	03-3345 2552
ECO SKY DEVELOPMENT SDN BHD	03-3344 2552	03-3345 2552
EHSAN PLANT & PROPERTY SDN BHD	03-2162 6649	03-2161 6650
ENG ANN REALTY CO (KELANG) S/B	03-7958 6088	03-7958 1533
ENG HAN PROPERTY SDN BHD	03-7804 6682	03-7804 6681
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
FAIRVIEW DEVELOPMENT SDN BHD	03-8737 1111	03-8736 8498
FAJARBARU PROPERTIES SDN BHD	03-7806 1199	03-7805 4462
GELEDANG DIVERSIFIED SDN BHD	03-4294 4260	03-4291 4259
GENASA SDN BHD	03-21782233	03-21647480
GENTING ANGGUN SDN BHD	03-8025 9278	03-8024 2293
GENTING PROPERTY SDN BHD	03-2178 2255	03-2164 1218

# MEMBERSHIP LIST

COMPANY	TEL	FAX
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 ENTERPRISE SDN BHD	03-7723 9000	03-7729 7000
GLOMAC MAJU 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
GOLDPAGE ASSETS SDN BHD	03-8994 2968	03-8996 5281
GRAND GLOBAL MEDINI SDN BHD	03-7725 5888	03-7725 5890
GRANSTEP DEVELOPMENT SDN BHD	03-9173 6288	03-9171 6289
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
HEESLAND SDN BHD	03-3344 0088	03-3342 0099
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	03-8069 9100	03-8061 6672
HOCK BAN SEONG & COMPANY SDN BHD	03-5162 5253	03-5161 8479
HOME CITY REALTY SDN BHD	03-8736 9098	03-8736 9099
HONHUB SDN BHD	03-3341 2728	03-3341 3115
HSB DEVELOPMENT SDN BHD	03-2787 0546	03-2788 0699
HYK LAND AND DEVELOPMENT SDN BHD	03-8739 9199	03-8740 0716
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
IDEAS SIGN (M) SDN BHD	03-5569 2685	03-5569 2695
IFCA MSC BERHAD	03-7805 3838	03-7804 0206
IJP DEVELOPMENT SDN BHD	07-5217 119	03-7981 7993
INTEGRATED DEVELOPMENT SDN BHD	03-5192 1628	03-5192 7622
IOI PROPERTIES BERHAD	03-8947 8888	03-8947 8887
JAYA HOUSING CORPORATION SDN BHD	03-2691 4622	03-2691 9192
JAYA MEGAH BUILDING & ENGINEERING SDN BHD	03-7788 0036	03-7788 2233
JAYA TERNAK SDN BHD	03-2148 6666	03-2145 6366
JCCA DEVELOPMENT SDN BHD	03-8060 8611	03-8060 7813
JIALAND SDN BHD	03-7722 2996	03-7728 5998
JIWA MEWAH SDN BHD	03-2148 6666	03-2145 6366
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	03-2023 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 GAN BROTHERS REALTY SDN BHD	03-3373 1260	03-3373 1259
KLANGGROUP SDN BHD	03-3392 6868	03-3392 9933
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 CONSTRUCTION SDN BHD	03-3080 0807	03-3081 0807
KOTA KELANG DEVELOPMENT SDN BHD	03-3342 2177	03-3342 2149
KOTA KELANG PROPERTIES SDN BHD	03-3080 0807	03-3081 0807
KOTA MULIA SDN BHD	03-2162 1111	03-2163 3337
KTL PROPERTIES SDN BHD	03-3323 0099	03-3323 1185
KUEEN LAI PROPERTIES SDN BHD	03-8739 4322	03-8737 0940
KUMPULAN SIERRAMAS (M) SDN BHD	03-6730 8888	03-6730 8128
KWASA LAND SDN BHD	03-6151 9900	03-6151 9977
L E H CONSTRUCTION SDN BHD	03-7957 3988	03-7957 4988
LBS BINA HOLDINGS SDN BHD	03-7877 7333	03-7861 8003
LEE YEN KEE (M) SDN BHD	03-8733 1353	03-8736 8715
LEMBAH PENCHALA SDN BHD	03-7728 1222	03-7726 1222
LIAN HARP DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585
LIAN SOON THIAM SDN BHD	03-3216 1334	03-3216 1456
LIM CHOON HING & SONS SDN BHD	03-3372 5116	03-3381 5116
LOH & LOH DEVELOPMENT SDN BHD	03-6201 3888	03-6201 3113
LOW YAT HOLDINGS (M) SDN BHD	03-4048 3688	03-4048 3782
LUM CHANG SDN BHD	03-2171 2222	03-2171 2333
LUXOR PROPERTIES SDN BHD	03-7681 2288	03-7681 2222
LYL LAND SDN BHD	03-8023 2666	03-8023 2615
M.K.N GROUP SDN BHD	03-8318 2080	03-8322 5030

# MEMBERSHIP LIST

COMPANY	TEL	FAX
MAGICAL STERLING SDN BHD	03-7723 9000	03-7729 7000
MAGILDS PARK SDN BHD	03-7968 1222	03-7954 1155
MAH SING PROPERTIES SDN BHD	03-9221 6888	03-9222 8380
MAINSTAY DEVELOPMENT SDN BHD	03-8888 1111	03-8888 2221
MALAYAPINE ESTATES SDN BHD	03-8947 8888	03-8947 8887
MALAYSIAN RESOURCES CORPORATION BHD	03-2786 8080	03-2780 7616
MALBASE SDN BHD	03-8925 1188	03-8926 1512
MAMMOTH EMPIRE HOLDING SDN BHD	03-5638 9888	03-5022 2288
MARIMO LAND SDN BHD	03-8070 3800	03-8074 9795
MASTERON SDN BHD	03-8060 2228	03-8068 1228
MCT HOMES SDN BHD	03-5115 9505	03-5115 9995
MEDAN PRESTASI SDN BHD	03-7726 8866	03-772 64430
MEGA FIRST HOUSING DEVELOPMENT S/B	03-7960 8818	03-7960 7818
MENTARI PROPERTIES SDN BHD	03-5638 3805	03-5638 4088
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 KOTA DAMANSARA	03-7661 8688	03-7661 8689
MITRALAND MELAWATI SDN BHD	03-7661 8688	03-7661 8689
MITRALAND PROPERTIES SDN BHD	03-7661 8688	03-7661 8689
MITRALAND PUCHONG SDN BHD	03-7661 8688	03-7661 8689
MKH BERHAD	03-8737 8228	03-8736 5436
MODAL EHSAN SDN BHD	03-8739 3636	03-8733 0327
MUDAJAYA LAND SDN BHD	03-7806 7899	03-7806 7903
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 3563
NBC LAND SDN BHD	03-3343 0008	03-3341 8322
NBL LAND DEVELOPMENT SDN BHD	03-5629 2600	03-5635 1802
NCT UNITED DEVELOPMENT SDN BHD	03-8064 3333	03-8064 3336
NEW EDITION DEVELOPMENT SDN BHD	03-7846 7580	03-7846 9866
NPO DEVELOPMENT SDN BHD	03-8022 9999	03-8022 9888
OIB PROPERTIES (CV) SDN BHD	03-4256 0888	03-4256 3888
ONE AMERIN RESIDENCE SDN BHD	03-8962 3571	03-8962 3570
OPTIMA LEAD SDN BHD	03-2287 1600	03-2287 1816
OXBRIDGE & MAK DEVELOPMENT	04-8901 984	01112788187
PAKAR ANGSANA SDN BHD	03-2149 1999	03-2143 2028
PARAMOUNT PROPERTY DEVELOPMENT SDN BHD	03-5123 6000	03-5123 6111
PARAMOUNT PROPERTY(CJAYA) SDN BHD	03-5123 6000	03-5123 6111
PARAMOUNT PROPERTY(GLENMARIE) SDN BHD	03-5123 6000	03-5123 6111
PARAMOUNT PROPERTY(SHAH ALAM) SDN BHD	03-5123 6000	03-5123 6111
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
PERWIRA RAYA(M) SDN BHD	03-3344 5988	03-3343 9209
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
POLA AMAN SDN BHD	03-7728 1222	03-7726 1222
PORTICO SDN BHD	06-6516 512	06-6515 223
POSH ATLANTIC SDN BHD	03-7728 9289	03-7732 8489
PREMIER GESTURE SDN BHD	03-7859 0877	03-7859 0977
PREMIER GREEN SDN BHD	03-2031 2888	03-2031 1998
PREMIER S&P DEVELOPMENT SDN BHD	03-3181 8333	03-3181 8080
PRESTIGE FIELD DEVELOPMENT SDN BHD	03-6141 8870	03-6141 8871
PRIMAPARAMOUNT SDN BHD	03-2287 6612	03-2287 2307
PROP PARK SDN BHD	03-6188 4488	03-6188 4487
PUJAAAN HARMONI SDN BHD	03-6141 3131	03-6151 3141
PUJANGGA BUDIMAN SDN BHD	03-9080 2988	03-9080 1599
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	03-7723 9000	03-7729 7000
REKO HEIGHTS DEVELOPMENT SDN BHD	03-8736 3088	03-8736 1088
RIMAU PROPERTIES SDN BHD	03-7954 9888	03-7956 1358
RIVERTREE MILLENNIUM SDN BHD	03-7982 8100	03-7983 8104
S.J. PROPERTIES SDN BHD	03-7846 4407	03-7846 4905
S.L.NG CORPORATE SOLUTION SDN BHD	03-3342 2177	03-3342 2149
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
SECURE PARKING CORPORATION SDN BHD	03-7885 0680	03-7885 0690
SELAMAN SDN BHD	03-4257 0151	03-4257 7050

# MEMBERSHIP LIST

COMPANY	TEL	FAX
SEMAI RIA SDN BHD	03-6203 1633	03-6203 4622
SEPANG MEGAH SDN BHD	03-3341 8301	03-3341 5410
SERBA SENTOSA SDN BHD	03-8737 8228	03-8736 5436
SERI EHSAN (SEPANG) SDN BHD	03-7718 6288	03-7957 9421
SERI MUTIARA DEVELOPMENT SDN BHD	03-8322 2000	03-8322 2020
SERISTANA SDN BHD	03-5512 8989	03-5510 7887
SETARABAKAT SDN BHD	03-8060 1307	03-8062 1131
SETIA ECO GLADES SDN BHD	03-8686 2255	03-8282 2222
SETIA ECOHILL 2 SDN BHD	03-8723 2552	03-8725 9552
SETIA ECOHILL SDN BHD	03-8723 2552	03-8725 9552
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
SMART NICHE SDN BHD	03-9082 9272	03-9082 3273
SRI DAMANSARA SDN BHD	03-6279 8000	03-6279 8022
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	03-3344 8999
SUNHOR PROPERTY BERHAD	03-5162 3778	03-5161 7993
SUNNY MODE SDN BHD	03-6188 4488	03-6188 4487
SUNSHINE HEIGHTS SDN BHD	03-7783 6888	03-7783 6333
SUNSURIA CITY SDN BHD	03-6145 7777	03-6145 7772
SUNSURIA DEVELOPMENT SDN BHD	03-6145 7177	03-6145 7778
SUNTRACK DEVELOPMENT SDN BHD	03-8318 3188	03-8318 3190
SUNTRACK RAVEN SDN BHD	03-8318 3188	03-8318 3190
SUNWAY DAMANSARA SDN BHD (SUNWAY PKNS 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
SUPREME HARMONY SDN BHD	03-3343 8788	03-3341 5410
SYARIKAT MAJU JAYA SDN BHD	03-2142 9188	03-2142 6940
SYARIKAT PERUMAHAN NEGARA BHD	03-2618 5555	03-2681 0170
SYMPHONY HILLS SDN BHD	03-8312 7800	03-8312 3445
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
TAHAP WARISAN SDN BHD	03-5880 5252	1700810400
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 INFINITI SDN BHD	03-2284 1019	03-2284 2339
TANGKAS PROPERTIES SDN BHD	03-2284 1019	03-2284 2339
TANMING BERHAD	03-2282 6633	03-2282 6648
TEE RESOURCES SDN BHD	03-8688 2828	03-8688 2886
TEMASYA MAYANG SDN BHD	03-5103 8366	03-5013 7366
TEMASYA MENTARI DEVELOPMENT SDN BHD	03-7660 4808	03-7660 4803
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
THYE LEONG HUAT PROPERTY SDN BHD	03-6142 6030	03-6142 6032
TIARA TEGASJAYA SDN BHD	03-7968 8888	03-7968 2255
TITI KAYA SDN BHD	03-7958 7888	03-7958 1533
TONG CHUN DEVELOPMENT SDN BHD	03-3343 3341	03-3342 3341
TOP RANK ASSETS SDN BHD	03-8023 2323	03-8025 1611
TPPT SDN BHD	03-2274 2277	03-2272 3267
TRIENTEL LAND SDN BHD	03-7728 1222	03-7726 1222
TRINITY GROUP SDN BHD	03-8062 9009	03-8062 9222
TROPICANA GOLF & COUNTRY RESORT BHD	03-7710 1018	03-7710 1025
TUJUAN GEMILANG SDN BHD	03-7725 9800	03-7725 7900
TUNGLING DEVELOPMENT SDN BHD	03-7731 2172	03-7732 5861
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	03-2161 8862
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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