



**REHDA
SELANGOR**

REAL ESTATE & HOUSING DEVELOPERS'
ASSOCIATION MALAYSIA SELANGOR BRANCH



**annual
report**

2016

2017

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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, 13 April 2017

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 2016 /2017;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31st December 2016;
3. To re-appoint Auditors of the Branch for the financial year ended 31 December 2017;
4. To elect delegates to the Annual Delegates' Conference to be held on 20 May 2017;
5. To discuss motions, if any, for submission to the Annual Delegates' Conference to be held on 20 May 2017;
7. To deal with any other matters that may be put before it.

BY ORDER OF THE BRANCH COMMITTEE



AZHAR BIN SHAHARUDIN
BRANCH SECRETARY

Dated: 22 March 2017

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 2016 / 2018



CHAIRMAN

- 1 Encik Zulkifly bin Garib
Symphony Hills Sdn Bhd

IMMEDIATE PAST CHAIRMAN (EX-OFFICIO)

- 2 YBhg Dato' Khor Chap Jen
Bandar Setia Alam Sdn Bhd

MOST RECENT PAST CHAIRMAN (EX-OFFICIO)

- 3 Mr Ngian Siew Siong
Glomac Maju Sdn Bhd

DEPUTY CHAIRMAN

- 4 Ir. Tiah Oon Ling
Integrated Development Sdn Bhd

BRANCH SECRETARY

- 5 En Azhar bin Shaharudin
Regency Land Sdn Bhd

ASSISTANT SECRETARY

- 6 Mr Loo Chee Yang
Sin Hee Yang Property Management Sdn Bhd

BRANCH TREASURER

- 7 Mr Kelvin Choo Yung Yau
Tropicana Golf & Country Resort Bhd

COMMITTEE MEMBERS

- 8 YBhg Datuk Ng Seing Liong
Kota Kelang Development Sdn Bhd

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

- 10 YBhg Dato' Ng Boon Chan
Homecity Realty Sdn Bhd

- 11 Mr Che King Tow
Rimau Properties Sdn Bhd

- 12 YBhg Dato' David Tan Thean Thye
KL-Kepong Country Homes Sdn Bhd

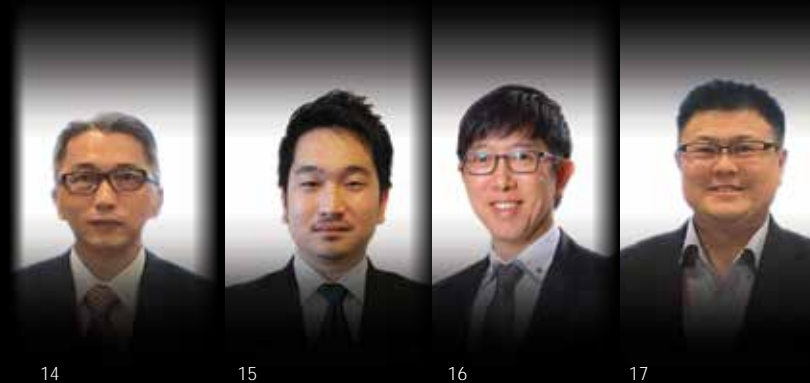
- 13 Mr James Tan Kok Kiat
Suntrack Development Sdn Bhd

- 14 Mr Ong Ghee Bin
Wawasan Rajawali Sdn Bhd

- 15 YBhg Dato' Kenneth Chen Way Kian
Serba Sentosa Sdn Bhd

- 16 Mr Ang Kee Ping
Sunway Integrated Properties Sdn Bhd

- 17 YBhg Dato' Sri Dr. Vincent Tiew Soon Thung
Casa Andaman Sdn Bhd



BRANCH COMMITTEE MEETINGS

The Branch Committee held 7 Branch Committee Meetings during the period under review. The dates of the meetings were as follows:

No.		Date of Meeting
1	2016/2017	11 May 2016
2	2016/2017	9 June 2016
3	2016/2017	11 August 2016
4	2016/2017	13 October 2016
5	2016/2017	8 December 2016
6	2016/2017	16 February 2017
7	2016/2017	9 March 2017

ATTENDANCE

Name	Attendance
En. Zulkifly bin Garib	07/07
YBhg Dato' Khor Chap Jen	06/07
Mr Ngian Siew Siong	06/07
Ir. Tiah Oon Ling	06/07
En Azhar bin Shaharudin	05/07
Mr Loo Chee Yang	07/07
Mr Kelvin Choo Yung Yau	06/07
YBhg. Datuk Seri Fateh Iskandar	07/07
YBhg. Datuk Ng Seing Liong	05/07
YBhg Dato' Ng Boon Chan	07/07
Mr Che King Tow	06/07
Mr Ong Ghee Bin	06/07
Mr James Tan Kok Kiat	06/07
YBhg. Dato' Kenneth Chen Way Kian	05/07
YBhg Dato' David Tan Thean Thye	07/07
Mr Ang Kee Ping	06/07
YBhg Dato' Sri Dr. Vincent Tiew Soon Thung	06/07



CHAIRMAN'S REPORT

My fellow Members,

It gives me much pleasure to present the 2016/2017 Annual Report.

The past one year, not only being the first year of my first term as Chairman but has also continued to be a year where the overall property market remain challenging; in parallel with the moderate pace of the global economic growth. In H1 2016, Selangor recorded 32,007 transactions worth RM 18.20 billion. This is a decrease of 16.4% in volume and 25.1% in value over the same period for the preceding year 2015. The State also recorded lower numbers of new launches in H1 2016; a huge drop of 76.5% against 5,750 units launched in H1 2015. Feedbacks received also indicate lower sales in Selangor i.e. a reduction of 16.1% in H1 2016 against the same period in 2015. Generally, the performance across all sub-sectors for the 1st half of 2016 was subdued; save for the development land sub-sector which recorded a small increase of 1.5%.

Over the last year, we also witnessed introduction of new policies and guidelines dampening the already sluggish market. Both the Branch committee and sub-committees are constantly involved in engagement sessions with the various State government agencies in voicing out opinions and providing feedbacks to some of these policies at drafting stage. Whilst we have succeeded in persuading the relevant agencies to accept certain suggestions, there remains many others that still require further pursue. New policies introduced and engagement sessions included: -

- **Ruling on the imposition of affordable housing component onto Service Apartment & Boutique Offices in Selangor**

The State Government, through Lembaga Perumahan dan Hartanah Selangor (LPHS), imposed a temporary freeze on the approval for all applications for Service Apartments/SOHO/SOVO from January 2016 – June 2016 pending the issuance of new guidelines with regard to impositions of affordable housing components onto commercial-title developments. REHDA Selangor wrote to LPHS highlighting members' concerns on the temporary freeze whilst at the same time were involved in sessions with LPHS and JPBD on the various drafts of the ruling.

The published Rulings though have taken into consideration a number of our concerns, also included conditions which the Committee had voiced against.

REHDA Selangor nevertheless has since wrote to the State on our concerns. For now, this remains status quo.

- **'Rumah Selangorku' schemes - delay in obtaining potential buyers' list**

REHDA Selangor met LPHS on a separate occasion to highlight members' concerns on the delay in obtaining potential buyers' list for 'Rumah Selangorku'(RSKU) and to be more lenient with its offering mechanism. After deliberation, LPHS agreed to increase the number of potential buyers' name provided depending on the availability of names in the database and also informed that the system currently used will soon be upgraded where the preference of buyers will be sorted according to the projects available with RSKU units.

- **Additional By-Law Governing Property (Land & Building Non-Strata)**

In view of the inconsistency of the various planning guideline by the various local authorities for Gated and Guarded Landed Non-Strata schemes, the branch appointed a legal advisor to draft a standard additional by-law to replace the normal Deed of Mutual Covenant (DMC). The objective is to propose to KPKT and the Local governments to adopt a standard template or guidelines in preparing such documents for future developments and for use as a supplementary agreement to the S&P. This document is currently in the final stage of draft.

CHAIRMAN'S REPORT

- **JPBD Selangor Planning Guideline Manual 3rd Edition**

The Selangor Town and Country Planning Department (JPBD Selangor) launched the Selangor Planning Guideline Manual 3rd Edition in November 2016; replacing the second edition. REHDA Selangor was involved in several of the workshops and engagement during the drafting stage. Whilst several of our feedback were accepted and taken into view, there are also many others that were not reflected in the published edition.

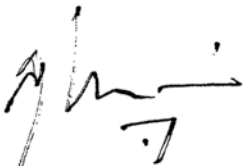
The Planning, Policies & Standard Sub-committee is at this moment studying the manual and its impact on our industry.

Fellow members,

You would see that 2016/2017 has indeed been a very busy term for the branch committee, sub-committees and task-forces involved in the various sessions with the Government agencies. To this, I take the opportunity here to thank all our colleagues for their involvement and time. Rest assured that REHDA, at both national and branch level, will continue its best efforts in making the necessary representation to the authorities and relevant agencies for the betterment of our industry.

On a merrier note, we held a Members Get-together & Hi-tea session in November 2016; a first since a long while. Response was encouraging with well over 100 members attending.

In closing, I wish to thank my fellow committee members for their dedication, commitment and time towards the association. I very much look forward to continue my work with them in ensuring the vision of REHDA Selangor is achieved.



ZULKIFLY BIN GARIB
CHAIRMAN

23 March 2017

REPORTS OF SUB-COMMITTEES

MEMBERSHIP, PRACTICE & DISCIPLINE

Chairman : Dato' Ng Boon Chan

Committee Members : Datuk Ng Seing Liong, Datuk Muztaza Mohamad, Ir. Tiah Oon Ling and Mr Loo Chee Yang

Branch Membership Status

As at 31 March 2017, the branch membership stood at 312 members. For the period 1 May 2016 to 31 March 2017, 11 new ordinary members, 6 new subsidiary/related members, 3 affiliate members joined the branch, 12 members withdrew their membership, 7 members de-registered and 1 member transferred to Wilayah Persekutuan (KL) branch.

Membership, Practice & Discipline Sub-Committee Meeting

The 1st Sub-Committee meeting was held on 24 January 2017 at Plaza 33, Petaling Jaya. Among the matters discussed were :

- Membership Drive Initiative
- Survey and Questionnaire
- Talks/Briefings on Best Practices
- Complaints/ grievance received by the branch.

NEW MEMBERS		MEMBERSHIP TYPE	DATE OF ADMISSION
1	KL-Kepong Country Homes Sdn Bhd	Ordinary	18 May 2016
2	Country Garden Properties (Malaysia) Sdn Bhd	Ordinary	20 Aug 2016
3	Malayapine Estates Sdn Bhd *Ordinary : KL-Kepong Country Homes Sdn Bhd	Subsidiary/Related	20 Aug 2016
4	Mitrajaya Homes Sdn Bhd *Ordinary : KL Branch	Affiliate	20 Aug 2016
5	Golden Land Berhad	Ordinary	20 Aug 2016
6	HCK Properties Sdn Bhd	Ordinary	20 Aug 2016
7	HSB Development Sdn Bhd	Ordinary	20 Aug 2016
8	New Vision Properties (M) Sdn Bhd	Ordinary	20 Aug 2016
9	Naza TTDI Sdn Bhd *Ordinary : KL Branch	Affiliate	20 Aug 2016
10	Leadmont Development Sdn Bhd *Ordinary : Optima Lead Sdn Bhd	Subsidiary/Related	20 Aug 2016
11	Marvelane Home Sdn Bhd	Ordinary	26 Oct 2016
12	Paris Dynasty Land Sdn Bhd	Ordinary	26 Oct 2016
13	Setiatiwi Sdn Bhd	Ordinary	26 Oct 2016
14	Hectare Heights Development Sdn Bhd	Ordinary	26 Oct 2016
15	KL-Kepong Property Development Sdn Bhd *Ordinary : KL-Kepong Country Homes Sdn Bhd	Subsidiary/Related	26 Oct 2016
16	Joyview Properties Sdn Bhd *Ordinary : HCK Properties Sdn Bhd	Subsidiary/Related	26 Oct 2016
17	Global Activate Sdn Bhd *Ordinary : HCK Properties Sdn Bhd	Subsidiary/Related	26 Oct 2016
18	Weida Properties Sdn Bhd *Ordinary : KL Branch	Affiliate	22 Feb 2017
19	Ismail Holdings Sdn Bhd	Ordinary	22 Feb 2017
20	SBS Property Development (M) Sdn Bhd *Ordinary : Ismail Holdings Sdn Bhd	Subsidiary/Related	22 Feb 2017
MEMBERS WITHDRAWN			DATE WITHDRAWN
1	Valencia Development Sdn Bhd	Ordinary	18 May 2016
2	Sunsuria Development Sdn Bhd	Ordinary	18 May 2016
3	Malayapine Estates Sdn Bhd	Ordinary	18 May 2016
4	Tiara Tegajaya Sdn Bhd	Ordinary	20 Aug 2016
5	HSB Development Sdn Bhd	Associate	20 Aug 2016
6	Reko Heights Development Sdn Bhd	Ordinary	26 Oct 2016
7	KL-Kepong Property Development Sdn Bhd	Ordinary	26 Oct 2016
8	Angkor Mutiara Sdn Bhd	Ordinary	3 Dec 2016
9	Cyber Lake Sdn Bhd	Ordinary	22 Feb 2017
10	Prestige Field Development Sdn Bhd	Subsidiary	22 Feb 2017
11	Marimo Land Sdn Bhd	Ordinary	22 Feb 2017
12	Sunshine Heights Sdn Bhd	Ordinary	22 Feb 2017
DE-REGISTRATION OF MEMBERSHIP			DATE DE-REGISTERED
1	Essential Amity Sdn Bhd	Ordinary	20 Aug 2016
2	JM Land Sdn Bhd	Ordinary	20 Aug 2016
3	Malbase Sdn Bhd	Ordinary	20 Aug 2016
4	Oxbridge & Mak Development	Associate	20 Aug 2016
5	Sazean Development Sdn Bhd	Ordinary	20 Aug 2016
6	Bukit Ikhlas Development Sdn Bhd	Ordinary	20 Aug 2016
7	Goldpage Assets Sdn Bhd	Ordinary	26 Oct 2016
TRANSFER OF MEMBERSHIP			DATE TRANSFERRED
1	Weida Properties Sdn Bhd (Transfer to KL Branch)	Ordinary	22 Feb 2017

REPORTS OF SUB-COMMITTEES

EVENTS & PUBLICATION

Chairman : Dato' Sri Dr. Vincent Tiew

Committee Members : Mr Michael Fu, Ms Tee Yi Wen, Ms Christina Chen, Mr Ng Choon Keith and Ms Shanaz Muztaza

MAPEX Klang Valley

REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan (KL) Branch jointly organized its second Malaysia Property EXPO (MAPEX) Klang Valley for the year 2016 from 21 to 23 October 2016 at Mid Valley Exhibition Centre with the theme "Home Ownership through Smart Financing". Yang Berhormat Tan Sri Noh bin Hj. Omar, Minister of Urban Wellbeing, Housing and Local Government, officiated the opening ceremony on 22 October 2016.

Besides 48 Property Developers, this MAPEX was also supported by 5 financial institutions and 6 Government Agencies (JPN, Housing and Strata Tribunal, LPPSA, Rumah Selangorku, PPAIM and RUMAWIP).

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

REHDA Selangor Industry Updates and Members Get-Together & Hi-Tea

REHDA Selangor organized an informal Members Get-Together & Hi-Tea on 11 November 2016 at Wisma REHDA attended by 130 participants. The objective of the session was to allow developers to come together to network and discuss issues and share experiences on developments in Selangor. Puan Norzaton Aini Mohd Kassim, Director of 'Lembaga Perumahan dan Hartanah Selangor (LPHS) was invited to update members on the latest updates on 'Rumah Selangorku' and Ar. Ridha Razak from Malaysia Institute of Architects (PAM) was invited to share with the members on the Issues and Challenges faced by Architects relating to Strata Titles Act and Strata Management Act.

Events and Publications Sub-Committee Meeting

The 1st Events and Publications Sub-Committee Meeting term 2016/2017 was held on 19 January 2017 to discuss and plan the activities for the year 2017/2018.

INFRASTRUCTURE, UTILITIES & ENVIRONMENT

Chairman : Ir. Tiah Oon Ling

Committee Members : Mr. Kelvin Choo, Mr. Lai Ching Keong, Dato' Ng Boon Chan, Ir. Teo Ching Wee, Mr. Wong Chiew Meng, Mr. Tan Wooi Teong, En. Sezleen Bahzme, Ms. Shanaz Muztaza, Ar. Ethan Lai Wee Sheng

Courtesy Visit to Tuan Haji Sanusi Suleiman, Head of Asset Management, Pengurusan Air Selangor

The above courtesy visit was organised on 2 August 2016 to update each other on the latest developments and to foster effective interaction. Updates and issues highlighted during the courtesy visit were:

- a) The Langat 2 project is on going and is expected to be ready tentatively by the middle of 2019.
- b) The Semenyih 2 plant is expected to be completed by middle or end of 2017, which would help to reduce the water shortage problem. The plant in Semenyih 2 will give additional 100 mld water supply to the consumers in the area.
- c) The plant in Labohan Dagang is expected to be completed by June 2018 and will improve the low water pressure issue faced by the residents in the vicinity of Teluk Panglima Garang.

Courtesy Visit from TNB Selangor

On 26 August 2016, the Chairman of REHDA Selangor received a courtesy call from En Ishak Bin Mohamad Zain, the Acting General Manager of Tenaga Nasional Berhad (TNB) Selangor and En Baharudin Bin Ismail, General Manager of Customer Service TNB Selangor to discuss and update on the latest developments. TNB Selangor offered to organise a short briefing and on-the-spot assistance on the newly launched Self Service Portal (SSP) to members of REHDA with projects in Selangor.

Courtesy Call to Department of Irrigation and Drainage (DID) Selangor

REHDA Selangor paid a courtesy visit to the Deputy Director, Tuan Haji Mohamad Nazif Daud joined by the Assistant Director, Mr Ganesan Balakrishnam and Assistant Engineer, Tn Hj Ismail Bin Markom. Amongst the issues discussed were:

- a) DID Selangor shared that the four main issues affecting Selangor currently is waste and garbage disposal, road maintenance, flash flood and affordable housing 'Rumah Selangorku'. Under the 11 th Malaysia plan, an allocation of RM80 million has been given to DID Selangor where 70% of the budget will be used to resolve the flood issue in Selangor.

REPORTS OF SUB-COMMITTEES

- b) The meeting also discussed the drainage contribution fee which has increased from RM6,000 to RM 10,000 effective from 1st of July 2015. It was also highlighted that the contribution fee was last revised in 1996. However, he added that despite the hike on the contribution fee, the total collection has reduced due to the drop in new application for development in 2016.
- c) It was shared that conditions imposed under the building plan by local councils had forced developers to take over the maintenance of the retention pond. The local councils are willing to maintain the landscape around the retention pond but declining to take over the maintenance of the pond. Therefore, developers are unable to surrender the retention pond to DID due to the condition imposed. According to DID, the retention pond could be surrendered in stages provided that the said pond catchment area has been fully developed and completed.
- a) Open space & recreation:
2 hectares per 1000 population
This requirement is no longer applicable and now replaced with 10% open space of which 70% is functional open space and 30% can be calculated from perimeter planting, buffer zones and recreational facilities.
- b) Visitor's carpark
The requirement of 2 car parks per unit + visitors' car park at 20% of the total number of car parks is now replaced with 2 car parks + visitors' car park at 20% of the total number of residential units.
- c) Perimeter Planting
Minimum 3.1m (10') around the development area (not including the building setback), now replaced with 3.1m (10') perimeter planting is included in the setback.
- d) Maximum Density requirement for landed housing:
The various restrictions i.e. (24 units/acre for Low-cost, 22 units/acre for Low-Medium cost, 22 units/acre for Medium cost and 20 units/acre for terrace house) were all removed and no longer applies.

Dialogue Session with Tenaga Nasional Berhad (TNB) Selangor

REHDA Selangor organised the above event on 21 February 2017. The objective of the dialogue session was to obtain the latest updates from TNB, to seek clarification/advice on issues faced by members and to build rapport with TNB officials. Approximately 76 members and branch committee members attended the event. The TNB team was led by Yg. Bhg. Dato' Hj. Mohd Zahir Bin Hj. Md. Nagor, the newly appointed General Manager of TNB Selangor. Participants were briefed on matters relating to Planning Policies, Connection Charges and Self Service Portal (SSP).

However, the sub-committee is currently studying the new planning manual guideline and is in the midst of seeking an appointment with JPBD Selangor to discuss some of the rejected suggestions/proposals submitted. The findings/recommendations will be compiled and submitted during the meeting with JPBD Selangor, e.g. 30% retail requirement for service apartments, government reserves for schools, hospitals and clinics, minimum size of free market apartments at 850 sq ft., residential density capped at 60 units/acre, 20% "visitors" car park for shops and retail, restriction on service apartment location, etc.

PLANNING, POLICIES & STANDARDS

Chairman : Dato' David Tan

Deputy Chairman : En. Azhar Shaharudin

Committee Members : En Zulkifly Garib, Mr Ang Kee Ping, Mr James Tan, Mr Kelvin Choo, Dato' Kenneth Chen, Mr Loo Chee Yang, Mr Ngian Siew Siong, Dato' Ng Boon Chan, Mr Michael Fu, Mr Geron Tan, Dato' Sri Dr. Vincent Tiew

Town and Country Planning Department (JPBD) Selangor Planning Manual Guideline and Standards 3rd Edition

The JPBD Selangor Planning Guideline Manual 3rd Edition was officially published on 29 November 2016. The Third Edition replaced the Second Edition, which has been in use since November 2010. REHDA Selangor was given the opportunity to comment and submit suggestions/proposals on the draft guideline. Listed below are some of the suggestions/proposals accepted and included into the Selangor Planning Guideline Manual, Third Edition:

New Guideline on Service Apartments/ SOHO/ SOVO in Selangor

REHDA Selangor submitted an appeal letter to Lembaga Perumahan Dan Hartanah Selangor (LPHS) (copied to the Chief Minister of Selangor) requesting to consider a revision on the selling prices and requirements pertaining to the provision of controlled-pricing units for service apartments and boutique offices Developments. LPHS replied that the decision made by the State EXCO is final and that the Circular issued in regard to this item remains effective. Selangor State Government through Lembaga Perumahan dan Hartanah Selangor (LPHS) has implemented the guideline on Service Apartments/ SOHO/ SOVO in Selangor effective from 1st September 2016.

REPORTS OF SUB-COMMITTEES

PLANNING, POLICIES & STANDARDS (Cont'd)

Discussion with Lembaga Perumahan dan Hartanah Selangor (LPHS) on Potential Buyers' List for 'Rumah Selangorku'(RSKU)

Subsequent to the feedback received from REHDA Selangor members from the survey conducted on 'Rumah Selangorku' schemes including the delay in obtaining potential buyers' list, the branch sent a letter to Lembaga Perumahan dan Hartanah Selangor (LPHS) highlighting the feedback received and requested for a meeting to discuss and find a solution to the issue. In response to the letter, LPHS called the association for a meeting chaired by Puan Norzaton Aini, the Executive Director of LPHS. During the meeting, LPHS agreed to the below: -

- i. In the past, LPHS only provides names for the number of RSKU units available, However, upon discussion, LPHS has agreed to provide additional names as follows:
 - 500 units and below: 30% additional names
 - 500 units and above: 50% additional names
- *The above only applies to the first batch of names released depending on the names available in the database.*
- ii. Names obtained during the open day organised by individual companies would not be shared with other companies.
 - iii. The system is currently being sorted according to preference of the area selected by the applicants and LPHS will be soon be upgrading the system where the preference of buyers will be sorted according to the projects available with RSKU units.

Additional By-Laws Governing Property (Land & Building Non-Strata)

The branch appointed Dato' Pretam Singh to draft a standard guideline to replace the existing Deed of Mutual Covenant (DMC) in order to minimise the inconsistency during the transaction and signing of SPA. The branch's short-term proposal is for developers to apply the template for future developments and in the long term, to propose to KPKT to adopt the template as a standard schedule in SPA. The template is still under review and will be shared with all members once it has been approved.

Low Carbon City Framework (LCCF) Negeri Selangor

REHDA Selangor was invited to a workshop on Low Carbon City Framework (LCCF) Session 2/2016 on 15 June 2016. LCCF is collaboration between the Energy, Green Technology and Water Ministry, Malaysian Green Technology (GreenTech Malaysia) and Malaysian Institute of Planners (MIP) to address the issue on climate change. The objective of LCCF is to create Low Carbon Cities as Liveable Cities and to create a healthier environment and sustainable lifestyle and at the same time addressing the issue on climate change. The branch wrote to the state highlighting its concerns that this initiative is generally a duplication of existing Green tools available in the market.

BOMBA's Requirement for Two Staircases for 3-Storey Shops

The committee is appealing to BOMBA to reconsider this requirement following complaints from members.

National Issues Relating to Strata Development

The Strata Titles (Amendment) Act 2013 and Strata Management Act 2013 (Act 757) was implemented in June and July 2015. Following the concerns raised by members on the new Acts, the committee met 'Persatuan Arkitek Malaysia' (PAM) on 6 th October 2016 to discuss and deliberate on the challenges encountered by both parties.

Amongst the issues and recommendations discussed including:

- a) Definition of super structure stage
The definition of super structure stage shall take into account of sufficient time for issuance of strata title and to propose using other form of confirmation on super structure stage rather than form G-12.
- b) Restriction of changes to SiFUS and Schedule of Parcels
To propose the amendment shall be allowed under the conditions of:
 - *Unforeseen circumstances due to site condition*
 - *Variation within 2% of the aggregate built up or share units*
- c) Developers are not allowed to charge land and provisional block for future development
This will impose difficulty for developer to finance their future development.
- d) Developer and purchaser have to bear the maintenance charges for provisional block
To propose that the maintenance cost shall be borne by completed phases only.

REPORTS OF ZONE COMMITTEES

PETALING JAYA ZONE

Chairman : Mr. Kelvin Choo

Deputy Chairman : Mr. Chiah Hwa Kai

Committee Members : En. Azhar Shaharudin, Ir. Teo Ching Wee, Mr. Tan Wooi Teong, Mr. Che King Tow, Ir. Lee Man Chong

Draf Laporan Akhir Kajian Pengangkutan dan Lalulintas Petaling Jaya

REHDA Selangor Petaling Jaya Zone Committee attended the above discussion organised by Majlis Bandaraya Petaling Jaya (MBPJ) on 14 April 2016 and 16 June 2016. The objective of the discussion was to improve the transportation and traffic system in Petaling Jaya. REHDA Selangor wrote to MBPJ highlighting the below:

- a) REHDA Selangor support an integrated and comprehensive Public Transport System (PTS) in Petaling Jaya but with the concern on CAPEX burden and the demand of ridership to sustain the operation of PTS.
- b) REHDA Selangor opine that development around transportation hub should not be restricted to a radius of 400m or 800m but depending on accessibility and public transport linkages whether operated privately or by local authority.
- c) Car park, public facilities such as surau, public toilets and service areas that are not saleable or lettable shall be excluded from the calculation of Plot Ratio.
- d) Height Restriction should not be restricted unless demanded by Department of Civil Aviation (DCA).

Petaling Jaya Zone Committee Meeting

The Petaling Jaya Zone Committee meeting was held on 14 July 2016 and 17 January 2017 respectively. Amongst the issues discussed including:

- a) Issues related to development in Petaling Jaya
- b) Issues related to car park requirement in Petaling Jaya
- c) Amendment of Acts and regulations, ie. GST Act 2014, Stamp Duty Act
- d) The new JPBD Selangor Planning Guideline Manual 3rd Edition

Petaling Jaya Transit Oriented Development

It was informed by Mr. Derek Fernandez, councillor of MBPJ during the meeting on 1 March 2017 that the city council is in midst of revising the local plan especially to promote the Transport Oriented Development (TOD). A higher plot ratio will be given under the proposed conditions such as:

- a) Development that achieve high point during KM submission
- b) Providing integrated infrastructure and connectivity within the TOD vicinity
- c) The plot ratio applies to development within 400m radius from public transport station
- d) Car park to be built underground and a lower number of unit of car park required
- e) Certified Green Building of Gold Standard and above (GBI, GreenRE, etc.)

SUBANG JAYA ZONE

Chairman : Mr. Ang Kee Ping

Deputy Chairman : Mr. Chung Nyuk Kiong

Committee Members : Mr. Ong Chin Teck, Ms Mariatul Qibtiah, Mr. Wong Chiew Meng, Mr. Ong Ghee Bin, Dato' Ir. KK Lim, Mr. Roland Tan Cheng Lee, Mr. Suhaimi Khalidi, Mr. Teh Tik Guan, Ir. Kee Lian Cherng

Subang Jaya Zone Committee Meeting

The Subang Jaya Zone Committee meeting was held on 9th June & 12th October 2016 at Wisma REHDA. Amongst the issue discussed including:

- Penalty for amendment to building plan
- High Hoarding charges
- Delayed Water Supply
- Rumah Selangorku (RSKU)
- Guideline on Service Apartment /SOHO/SOVO
- Bumiputera Release Mechanism

KAJANG / SEPANG ZONE

Chairman : Dato' Kenneth Chen

Deputy Chairman : Mr. Max Ng

Committee Members : Mr. Ng Kok Chew, Dato' Ng Boon Chan, Mr. Aw Wee Kiat, Mr. Teh Tik Guan, En. Dzulkeflee Khairuddin, Mr. Peter Cheah, Mr. Low Yat Seow, Mr. Teo Guan Kiang, Mr. Gan Hua Seng

Kajang / Sepang Zone Committee meeting

The Kajang / Sepang Zone Committee meeting was held on 21 July 2016 and 20 January 2017 respectively. Amongst the issues discussed including:

- a) Issues related to planning and OSC submission with MPKj and MPSepang
- b) Issues on the amendment of Building Plan
- c) Issues related to the utilities company, ie. TNB, SYABAS
- d) Amendment of Acts and regulations, ie. GST Act 2014, Stamp duty Act
- e) The new JPBD Selangor Planning Guideline Manual 3rd Edition

Rancangan Tempatan Majlis Perbandaran Kajang 2035 (Penggantian) – Publisiti Awal dan Sesi Perbincangan Kumpulan Sasaran (FGD)

The above event was organised by Majlis Perbandaran Kajang (MPKj) on 8 September 2016 to obtain the views from the stakeholders on the 'Kajian Rancangan Tempatan' (RT) Majlis Perbandaran Kajang 2035 (Penggantian). Various stakeholders including government agencies, developers, Resident Association (RA), NGOs, attended the session. The objectives of the session was to gather input and suggestion from the stakeholders, as well as proposals for improvement on the draft RT. Amongst REHDA Selangor's feedback on issues related to land use, housing and town planning were:

- a) The payment or charges such as Improvement Service Fund (ISF) development, premium charges, utilities charges shall be reduced in order to reduce the house price.
- b) The plot ratio/density should be increased especially in the TOD area

REPORTS OF ZONE COMMITTEES

- c) The agricultural land to be rezoned to industrial land for more development
 - d) To redevelop the Brownfield area
 - e) Proposed to have a comprehensive transportation planning and better traffic system in Kajang and Semenyih town area.
- e) YDP shared that a new contractor had been appointed for waste collection in Klang and the cleanliness of the Klang area is improving. However, the council is still facing issue of vandalism and gangsterism in certain area

KLANG / SHAH ALAM ZONE

Chairman : Mr. Loo Chee Yang

Deputy Chairman : Mr. Ng Choon Keith

Committee Members : Mr. Albert Lee, Mr. Richard Lim, Ir. Tan P. H, Mr. Kenny Lim, Datuk Ng Seing Liong, Mr. Ng Choon Keith, Dato' Seow Chow Koo, Mr. Denn Gan Teck Wee, Ir. Teo Ching Wee, Mr. Eric Lai, En. Zaini Yusoff, Ms. Tee Yi Wen, Mr. Wong Boon Chuan

Courtesy Visit to Mayor of Shah Alam City Council (MBSA)

REHDA Selangor paid a courtesy visit to the Mayor of Shah Alam City Council (MBSA), Y.Bhg. Dato' Ahmad Zaharin bin Mohd Saad at his office on 4 May 2016. The objective of the visit was to establish closer rapport and cooperation between REHDA Selangor and the Shah Alam City Council while to update each other on the latest developments and to foster effective interaction.

Amongst the discussions were:

- a) REHDA Selangor updated MBSA on the latest JPBD Selangor Planning Guideline Manual and proposed that MBSA shall begin implementing those guidelines
- b) MBSA informed about the guideline on 'Crime Prevention Through Environmental Design' (CPTED) but it is yet to be implemented
- c) Sharing and discussed issues and development in Setia Alam area
- d) MBSA clarified the timeline for various applications/submissions

The details of the report can be obtained through the Secretariat of REHDA Selangor.

Courtesy Visit to YDP of Klang Municipal Council (MPKlang)

REHDA Selangor paid a courtesy visit to the Yang DiPertua (YDP) of Klang Municipal Council (MPKlang), YBhg. Dato' Mohamad Yasid Bin Bidin at his office on 16 June 2016. The objective of the visit was to establish positive cooperation and interaction between REHDA Selangor and the MPKlang while to update each other on the latest developments.

Amongst the discussions were:

- a) MPKlang granted the Guarded Programme with at least 85% consent from the residents
- b) MPKlang is open to assist developers who are facing issues related to building Plan submission and amendment
- c) MPKlang advised the Principle Submitting Person (PSP) to be aware of the payment/charges made by other architect and engineer, who are responsible for the same project to avoid any confusion of the payment/fee charged by MPKlang
- d) It was informed that MPKlang had increased the plot ratio to 1:4 in the city area and the rest of the area is remained at 1:3

MAPEX Klang/Shah Alam 2017

MAPEX Klang/Shah Alam 2017 was successfully held from 24th to 26th February 2017 at Setia City Mall in Setia Alam. Participating in the event this time were Ecoworld, WCT Land Sdn Bhd, Glomac Berhad, Mitraland Group, Perbadanan Kemajuan Negeri Selangor (PKNS), Setia Haruman Sdn Bhd, Simas-D Sdn Bhd, SinHee Yang Group, KM Land Group, HCK Properties Sdn Bhd and Ion Delement@Genting Highlands. Lembaga Perumahan dan Hartanah Selangor (LPHS) and Jabatan Perumahan Negara (JPN) were also invited to join the Expo and to share the information on affordable housing.

REHDA Klang/Shah Alam Zone Bowling Tournament 2017

In conjunction with MAPEX Klang/Shah Alam 2017, organised Bowling Tournament 2017 on 25 February 2017 (Saturday) at Wangsa Bowl, Setia City Mall. Joining the tournament were members of REHDA Selangor and government agencies/authorities within the Klang and Shah Alam vicinity.

HULU SELANGOR / SELAYANG / AMPANG JAYA ZONE

Chairman : Dato' Sri Dr. Vincent Tiew

Deputy Chairman : Mr. Michael Fu

Committee Members : Mr Chin Foo Teck, Mr Lim Seng Heng, Mr William Lim Tien Hou, Mr Timothy Lim Jeh Horng, Mr Roland Tan Cheng Lee, Mr Koh Sow Seang, Mr William Wong Jin Jia, Ms Ella Nor Abd Wahab, Mr Tengku Khairil Azwan Tengku Abd. Samad

Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting

The Hulu Selangor / Selayang / Ampang Jaya Zone Committee met on 23rd June, 6th October & 30 November 2016 at Wisma REHDA. Amongst the issue discussed including:

- End financing issues (bank loan rejection)
- Bumi quota discount
- Classroom contribution fee
- Slope maintenance

Courtesy Visit to Majlis Perbandaran Ampang Jaya (MPAJ)

The zone committee paid a courtesy visit to the Yang DiPertua Majlis Perbandaran Ampang Jaya (MPAJ), YBhg. Tuan Hj. Abdul Hamid bin Hussain at Menara MPAJ on 26th October 2017. Also present to receive the REHDA Selangor delegates was Tuan Haji Hasrolnizam Bin Shaari, the MPAJ Secretary. The objective of the visit was to introduce the Hulu Selangor / Selayang / Ampang Jaya Zone Committee Members and to update each other on the latest developments and to foster effective interaction.

CALENDAR OF EVENTS

MAY 2016

- 4 Courtesy visit to Mayor of Shah Alam City Council (MBSA), Y.Bhg. Dato' Ahmad Zaharin bin Mohd Saad. Attended by Dato' Khor Chap Jen, Mr Loo Chee Yang, Mr Ng Choon Keith, Mr Tan Pean Hin, Mr Richard Lim, Mr James Tan, Dato' Koe Peng Kang and Ms Cheryl Chan.
- 5 Meeting with Malaysia Institute Planner (MIP). Attended by En Azhar Shaharudin, En Zulkifly Garib, Dato' David Tan, Mr Ng Choon Keith, Mr Kelvin Choo, Mr Mike Kan, Mr James Tan, Mr Tan Wooi Teong and Dato' Khor Chap Jen.
- 9 Meeting with PKNS on Pencawang Pengagihan Utama (PPU)-building cost to be borne by developer. Attended by Ir. Tiah Oon Ling, Mr Ng Choon Keith, Ms Khamini Loganathan and Ms Kalsum Jamian.
- 11 Annual General Meeting 2015/2016.
Branch Committee Meeting 1-2016/2017.
- 18 Workshop on Proposed Guidelines Service Apartments / SOHO / SOVO in Selangor by Lembaga Perumahan dan Hartanah Selangor (LPHS). Attended by Dato' David Tan, Mr Ang Kee Ping, Mr Mike Kan and Ms Khamini Loganathan.
- 23 Briefing on Investment in Australia by Mr Goh, Mr Andrew and Mr Nick from Maddocks Group Melbourne Australia. A total of 20 members attended the briefing.
- 24 Workshop on 'Kajian Kerangka Awal Laporan Perancangan Fizikal Negeri Selangor' by Jabatan Perancangan Bandar dan Desa (JPBD) Selangor. Attended by Dato' David Tan and Ms Khamini Loganathan.
- 30 SERC Global Economic Conference 2016. Attended by Ms Cheryl Chan.

JUNE 2016

- 9 Subang Jaya Zone Committee Meeting.
Branch Committee Meeting 2-2016/2017.
- 14 Courtesy visit to YB. Dato' Teng Chang Khim, the Chairman of Standing Committee for Investment, Industry & Commerce, Small & Medium Enterprises (SME) and Transportation, Kerajaan Negeri Selangor. Attended by Dato' David Tan, En Azhar Shaharudin, Mr Loo Chee Yang, Mr Ng Choon Keith, Mr Ang Kee Ping and Ms Cheryl Chan.
- 15 Workshop on Low Carbon City Framework (LCCF) Session 2/2016 Negeri Selangor by Energy, Green Technology and Water Ministry, GreenTech Malaysia and MIP. Attended by Dato' David Tan, Mr Ong Chin Teck and Ms Cheryl Chan.
- 16 Courtesy visit to YBhg. Dato' Mohamad Yasid bin Bidin, Yang DiPertua of Klang Municipal Council (MPKlang). Attended by Mr Loo Chee Yang, Mr Ng Choon Keith, Mr Albert Lee, Ms Tee Yi Wen, Mr Tee and Ms Cheryl Chan.
Meeting on Final Draft Report on Transportation and Traffic Study in Petaling Jaya at Majlis Perbandaran Petaling Jaya (MBPJ). Attended by Mr Mike Kan, Mr Chong Kok Fah and Ms Kalsum Jamian.
- 17 Briefing on Update my TNB (Self Service Portal) SSP Roll Out Related to E-Application. Attended by Ms Cheryl Chan.
- 20 Planning, Policies and Standards Sub-Committee Meeting on Serviced Apartment/ SOHO/ SOFO in Selangor.
- 23 Hulu Selangor/ Selayang/ Ampang Jaya Zone Committee Meeting.
- 29 Follow up Meeting on 'Guideline on Service Apartment/ SOHO/ SOVO' at Lembaga Perumahan dan Hartanah Selangor (LPHS). Attended by En Zulkifly Garib, En Azhar Shaharudin, Dato' David Tan, Mr Ang Kee Ping and Ms Khamini Loganathan.

JULY 2016

- 14 Petaling Jaya Zone Committee Meeting.
- 20 Meeting with Prop Park Sdn Bhd and REHDA Malaysia. Attended by Dato' Ng Boon Chan, Mr Che King Tow, Mr James Tan, Ms Khamini Loganathan and Ms Cheryl Chan.
- 21 Kajang/ Sepang Zone Committee Meeting.

CALENDAR OF EVENTS

JULY 2016

29 TNB Selangor Hari Raya Open House. Attended by En Zulkifly Garib.

AUGUST 2016

2 Courtesy visit to Tuan Haji Sanusi Suleiman, Head of Asset Management, Pengurusan Air Selangor. Attended by En Zulkifly Garib, Ir Tiah Oon Ling and Ms Khamini Loganathan.

5 Gala Dinner Invest Selangor 2016. Attended by En Azhar Shaharudin.

Planning, Policies and Standards Sub-Committee Meeting.

11 Branch Committee Meeting 3-2016/2017.

15 Perbincangan Meja Bulat Belanjawan 2017, Perbendaharaan Negeri Selangor. Attended by En Zulkifly Garib.

22 Courtesy visit to YB Dato' Mohd Amin Ahya, Secretary of Selangor State. Attended by En Zulkifly Garib, Mr Ng Choon Keith, Dato' Sri Dr. Vincent Tiew, En Azhar Shaharudin, Mr Ong Ghee Bin, Datuk Muztaza Mohamad, Mr Loo Chee Yang, Dato' Ng Boon Chan and Ms Khamini Loganathan.

26 Courtesy Visit by Pemangku Pengurus Besar TNB Selangor, En Ishak Md Zain (Pengurus Besar Pengurusan Aset) and En Baharudin Ismail (Pengurus Besar Perkhidmatan Pengguna). Attended by En Zulkifly Garib and Ir. Tiah Oon Ling.

30 Meeting on By-Law Governing Property (Land & Building Non-Strata). Attended by Dato' David Tan, Mr James Tan, Mr Tan Hon Lim, Ir. Phoon Tuck Choy, Ir Tan P.H, Mr Choo Set Yuen, Ms Azlin Aris, Dato' Pretam Singh and Ms Khamini Loganathan.

SEPTEMBER 2016

6 TNB Engagement Session with REHDA, ACEM & TEEAM- e-Application Migration to www.mytnb.com.my. Attended by Ir. Tiah Oon Ling.

8 Focus Group Discussion on Rancangan Tempatan Majlis Perbandaran Kajang 2035 (Penggantian) – Publisiti Awal dan Sesi Perbincangan Kumpulan Sasaran. Attended by Mr Choo and Ms Cheryl Chan.

19 Discussion on 'Guideline on Service Apartment/ SOHO/ SOVO'.

Seminar Transformasi Industri Pembinaan 2016 by CIDB. Attended by Ms Cheryl Chan.

29 Meeting Related to the Buyers' List for Rumah Selangorku with LPHS. Attended by En Zulkifly Garib, Dato' Sri Dr Vincent Tiew, En Azhar Shaharudin, Mr Tan Siow Chung, Ms Angela Chong, En Jamal Ahmad and Ms Khamini Loganathan.

OCTOBER 2016

Hulu Selangor/ Selayang / Ampang Jaya Zone Committee Meeting.

6 Dialogue Session with Pertubuhan Arkitek Malaysia (PAM) on Issues and Challenges Faced by the Industry after the Implementations of the Amended Strata Titles Act and Strata Management Act. Attended by Dato' David Tan, Dato' Sri Dr. Vincent Tiew, Mr Paul Soh, Mr KK Liong, Mr Vijayan Balan, Ms Khamini Loganathan and Ms Cheryl Chan.

7 Courtesy Call on the Director of Irrigation and Drainage (Jabatan Pengairan & Saliran) Selangor, Ir. Hashim bin Osman. Attended by En Zulkifly Garib, Dato' Khor Chap Jen, Ir. Tiah Oon Ling, En. Azhar Shaharudin, Mr Loo Chee Yang, En Bahzme, Ir Teo GK and Ms Khamini Loganathan.

12 Subang Jaya Zone Committee Meeting.

Briefing on Low Carbon Cities by REHDA Kuala Lumpur. Attended by Dato' David Tan and Ms Cheryl Chan.

13 Discussion on Township Simulation Study. Attended by En Azhar Shaharudin, Mr James Tan, Dato' David Tan, Dato' Khor Chap Jen, Mr Kelvin Choo, Ms Khamini Loganathan and Ms Cheryl Chan.

Branch Committee Meeting 4-2016/2017.

CALENDAR OF EVENTS

OCTOBER 2016

21-23 MAPEX 2016 at Mid Valley Exhibition Centre.

26 Courtesy Call on Yang DiPertua Majlis Perbandaran Ampang Jaya, Tuan Haji Abd Hamid bin Hussain. Attended by Dato' Sri Dr Vincent Tiew, Mr Michael Fu, Mr Roland Tan, Mr Timothy Lim, Mr Chin Foo Teck, Mr Hoo Kim See, Mr William Wong, Ms Khamini Loganathan and Ms Kalsum Jamian.

Visit from Kyoto University. Attended by Dato' David Tan and Ms Cheryl Chan.

27 Briefing on e-PCB by Lembaga Hasil Dalam Negeri. Attended by Ms Hariza Harun.

NOVEMBER 2016

4 Planning Policies and Standards Sub-Committee Meeting.

11 REHDA Selangor Industry Updates and Members Get-Together Hi-Tea.

18 Seminar on World Bank 2017. Attended by Ms Cheryl Chan.

22 Klang/ Shah Alam Zone Committee Meeting.

29 Seminar Perancangan Bandar dan Desa Bersempena Hari Perancangan Bandar Sedunia Peringkat Negeri Selangor by Jabatan Perancang Bandar dan Desa Negeri Selangor. Attended by Dato' David Tan, En Azhar Shaharudin, Dato' Sri Vincent Tiew and Ms Khamini Loganathan.

30 Hulu Selangor/ Selayang / Ampang Jaya Zone Committee Meeting.

DECEMBER 2016

8 Branch Committee Meeting 5-2016/2017.

9 Seminar on GST practical Accounting on New Tax Codes and GST Impact on Income Tax Act. Attended by Ms Hariza Harun.

JANUARY 2017

17 Petaling Jaya Zone Committee Meeting.

Planning Policies and Standards Sub-Committee Meeting.

18 LPHS Board Meeting 1/2017. Attended by En. Zulkifly Garib.

19 Event & Publication Sub-Committee Meeting.

20 Kajang / Sepang Zone Committee Meeting.

24 Membership, Practice & Discipline Sub-Committee Meeting.

FEBRUARY 2017

16 Branch Committee Meeting 6-2016/2017.

21 Dialogue Session with TNB Selangor. Attended by En Zulkifly Garib, Mr Loo Chee Yang and Mr Ong Ghee Bin.

25 REHDA Selangor Bowling Tournament.

24-26 MAPEX Klang/Shah Alam 2017 at Setia City Mall, Shah Alam.

MARCH 2017

9 Task Force Meeting - Penang plot ratio.

Branch Committee Meeting 7-2016/2017.

13 Task Force Meeting - Service Apartment and Commercial Requirement.

PHOTOS OF EVENTS



↑ Annual General Meeting 2016



↓ Industries Updates and Members Get Together Hi-Tea



↓ Bowling Tournament 2017



↓ Dialogue Session with TNB Selangor



↓ MAPEX Klang/Shah Alam 2017





↑ MAPEX 2016



↑ Courtesy Visit to YDP Majlis Perbandaran Ampang Jaya



↑ Courtesy Visit by Pemangku Pengurus Besar TNB Selangor



↑ Courtesy Visit to Secretary of Selangor State



↑ Courtesy Visit to Mayor of MBSA



Courtesy Visit to Head of Asset Management, Pengurusan Air Selangor →



↓ Courtesy Visit to YB. Dato' Teng Chang Khim



↑ Courtesy Visit to YDP Majlis Perbandaran Klang



ANNUAL REPORT & FINANCIAL STATEMENTS

31st December 2016

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REPORT OF THE AUDITORS TO THE MEMBERS OF

Persatuan Pemaju Hartanah dan Perumahan Malaysia Cawangan Selangor Darul Ehsan
Real Estate and Housing Developers' Association Malaysia Selangor Branch
(Registered under the Societies Act, 1996)

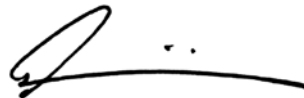
We have audited the accompanying financial statements of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH set out on pages 23 to 31. These financial statements are the responsibility of the Association's Committee Members. It is our responsibility to form an independent opinion, based on our audit, on the financial statements and to report our opinion to you, as a body, in accordance with the instructions given by the Association and for no other purpose. We do not assume responsibility to any other person for the content of this report.

We conducted our audit in accordance with approved Standards on Auditing in Malaysia. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the Association's Committee Members, as well as evaluating the overall financial statements presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements are properly drawn up in accordance with applicable approved accounting standards in Malaysia so as to give a true and fair value of the state of affairs of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH as at 31st December 2016 and of its income and expenditure and statement of cash flows of the Association for the financial year then ended.



Y.S. KEW & CO.
AF 0804
CHARTERED ACCOUNTANTS



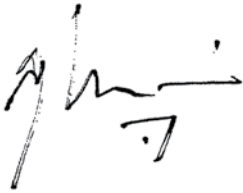
KEW YIK SANG
1413/05/18(J)
PARTNER

Kuala Lumpur, Malaysia

Dated: 9 March 2017

STATEMENT BY CHAIRMAN

I, Mr. Zulkifly Bin Garib (I/C No: 610220-11-5175), being the Chairman of Real Estate And Housing Developers' Association Malaysia, Selangor Branch, state that in my opinion, the accompanying statement of financial position, statement of income and expenditure and statement of cash flows together with the notes thereon, are drawn up in accordance with applicable approved accounting standards in Malaysia so as to give a true and fair view of the state of affairs of the Association as at 31st December 2016 and of its income and expenditure and cash flows for the financial year ended on that date.



ZULKIFLY BIN GARIB

Dated: 9 March 2017

STATEMENT BY TREASURER

I, Mr. Kelvin Choo Yung Yau (I/C No: 650905-10-5267), being the Treasurer of Real Estate And Housing Developers' Association Malaysia, Selangor Branch, state that in my opinion, the accompanying statement of financial position, statement of income and expenditure and statement of cash flows together with the notes thereon, are drawn up in accordance with applicable approved accounting standards in Malaysia so as to give a true and fair view of the state of affairs of the Association as at 31st December 2016 and of its income and expenditure and cash flows for the financial year ended on that date.



KELVIN CHOO YUNG YAU

Dated: 9 March 2017

Persatuan Pemaju Hartanah dan Perumahan Malaysia Cawangan Selangor Darul Ehsan
Real Estate and Housing Developers' Association Malaysia Selangor Branch
(Registered under the Societies Act, 1996)

STATEMENT OF FINANCIAL POSITION

as at 31st December 2016

	NOTE	2016 RM	2015 RM
NON-CURRENT ASSETS			
Plant and equipment	8	17,662.57	21,712.58
Other investment	3	323,961.01	312,812.15
		341,623.58	334,524.73
CURRENT ASSETS			
Other receivables, deposits and prepayments	4	260,709.68	182,741.85
Amount due by head office		423,822.00	313,292.82
Fixed deposits with licensed banks		5,007,488.21	4,615,815.32
Fixed deposit interest receivable		98,678.40	91,419.78
Cash and bank balances		199,431.49	287,161.10
		5,990,129.78	5,490,430.87
TOTAL ASSETS		6,331,753.36	5,824,955.60
ACCUMULATED FUNDS			
Balance as at 1st January	5	5,739,896.93	5,694,216.45
Surplus for the year		468,039.04	45,680.48
		6,207,935.97	5,739,896.93
CURRENT LIABILITIES			
Deposits received		42,000.00	42,500.00
Accruals		81,817.39	42,558.67
TOTAL LIABILITIES		123,817.39	85,058.67
TOTAL FUNDS AND LIABILITIES		6,331,753.36	5,824,955.60

The accompanying notes form an integral part of these financial statements.

STATEMENT OF INCOME AND EXPENDITURE

for the year ended 31st December 2016

	NOTE	2016 RM	2015 RM
INCOME			
Dividend income		11,200.97	9,962.24
Entrance and subscription fees		175,050.00	158,820.00
Fixed deposit interest income		155,241.42	135,337.88
Surplus from property fair	6	651,479.11	792,058.26
Surplus from bowling tournament	7	0.00	630.20
Impairment loss on other investment written back		0.00	206.24
Adjustment on other investment to market value		0.00	632.70
		992,971.50	1,097,647.52
EXPENDITURE			
Employees' benefits	9	325,049.85	392,806.76
Administrative expenses	10	187,304.61	262,446.30
		(512,354.46)	(655,253.06)
		480,617.04	442,394.46
Contribution to Headquarter			
		0.00	(196,713.98)
Share of tax payment for prior year		107,422.00	0.00
Overprovision of share of tax for prior year		(120,000.00)	(200,000.00)
Provision for share of current year's tax		(12,578.00)	(396,713.98)
		(12,578.00)	(396,713.98)
SURPLUS FOR THE YEAR		468,039.04	45,680.48

The accompanying notes form an integral part of these financial statements.

STATEMENT OF CASHFLOWS

for the year ended 31st December 2016

	2016 RM	2015 RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Surplus for the year	468,039.04	45,680.48
Adjustments for :-		
Depreciation of plant and equipment	4,050.01	4,391.31
Share of tax payment	12,578.00	396,713.98
Interest income	(155,241.42)	(135,337.88)
Impairment loss/(gain) on other investment	52.11	(206.24)
Dividend income	(11,200.97)	(9,962.24)
Adjustment on other investment to market value	0.00	(632.70)
Operating surplus before changes in working capital	318,276.77	300,646.71
(Increase)/Decrease in receivables	(188,497.01)	22,823.63
Increase/(Decrease) in payables	38,758.72	(36,510.28)
Cash generated from operations	168,538.48	286,960.06
Share of tax payment	(12,578.00)	(396,713.98)
Interest received	147,982.80	142,067.26
Dividend received	11,200.97	9,962.24
Net cash from operating activities	315,144.25	42,275.58
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of other investment, represents net cash used in investing activities	(11,200.97)	(9,962.24)
Net increase in cash and cash equivalents	303,943.28	32,313.34
Cash and cash equivalents as at 1st January	4,902,976.42	4,870,663.08
Cash and cash equivalents as at 31st December	5,206,919.70	4,902,976.42

NOTES TO STATEMENT OF CASHFLOWS

CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise of the following amounts as shown on the balance sheet :-

Fixed deposits with licensed banks	5,007,488.21	4,615,815.32
Cash and bank balances	199,431.49	287,161.10
	5,206,919.70	4,902,976.42

The accompanying notes form an integral part of these financial statements.

STATEMENT OF RECEIPTS AND PAYMENTS

for the year ended 31st December 2016

	2016 RM	2015 RM
CASH AND BANK BALANCES AS AT 1ST JANUARY	287,161.10	108,791.68
RECEIPTS		
Advance received for property fair	0.00	23,500.00
Received from property fair	148,930.00	130,000.00
Received from bowling tournament	0.00	7,700.00
Received from sundry receivables	6,710.00	2,158.00
Received from Head Office	554,485.92	457,340.30
Refund from sundry deposits	14,000.00	10,000.00
GST received	0.00	4,539.00
Uplift of fixed deposits	2,438,309.91	778,123.34
	<u>3,162,435.83</u>	<u>1,413,360.64</u>
	3,449,596.93	1,522,152.32
PAYMENTS		
Advertisements	0.00	1,040.00
Bank charges	227.98	254.73
Bowling tournament expenses	0.00	7,419.80
Courier charges	2,839.45	2,285.44
Deposit and prepayment	20,780.16	14,000.00
EPF and socso contribution	30,998.10	39,792.60
Gifts, donation and souvenirs	15,495.90	9,392.98
General expenses	60.50	42.00
Golf expenses	3,000.00	2,075.47
GST paid	2,331.83	7,818.39
Members get together expenses	11,637.30	0.00
Maintenance of office equipment	683.70	1,115.00
Maintenance of website	1,239.82	3,757.50
Medical expenses	475.00	701.00
Meeting expenses	12,201.83	9,510.17
Newspapers and periodicals	1,351.20	1,610.28
Placement in fixed deposits	2,682,000.00	490,000.00
Postage	114.35	19.80
Printing and stationery	11,089.29	9,524.68
Professional fee	56,200.00	43,000.00
Property fair expenses	77,299.74	149,488.54
Purchase of diaries	1,611.20	700.00
Penalty	200.00	0.00
Refreshments	416.75	395.60
Rental of photocopier	2,766.60	3,190.00
REHDA uniforms	10,070.00	1,350.00
Salaries, allowances and bonus	228,904.00	304,634.45
Seminar expenses	3,077.80	800.00
Secretarial fee	25,546.00	0.00
Service tax	0.00	14.40
Study trip	0.00	59,233.20
Subscription fee	0.00	2,000.00
Staff gratuity	0.00	3,000.00
Staff incentive trip	0.00	5,019.11
Sundry payables and accruals	42,065.00	27,568.95
Telephone and fax charges	3,166.94	3,141.38
Travelling expenses	2,315.00	31,095.75
	<u>(3,250,165.44)</u>	<u>(1,234,991.22)</u>
CASH AND BANK BALANCES AS AT 31ST DECEMBER	199,431.49	287,161.10

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

31st December 2016

1. PRINCIPAL OBJECTIVES

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

2. SIGNIFICANT ACCOUNTING POLICIES

a Accounting convention

The financial statements of the Association are prepared in accordance with the historical cost convention and comply with applicable approved accounting standards in Malaysia.

b Provisions

A provision is recognised when the Association has an obligation at the reporting date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The risks and uncertainties are taken into account in reaching the best estimate of a provision. When the effect of the time value of money is material, the amount recognised in respect of the provision is the present value of the expenditure expected to be required to settle the obligation.

c Plant and equipment

Plant and equipment are stated at cost less accumulated depreciation and any impairment losses. All plant and equipment are written down to their recoverable amounts, if in the opinion of the committee members, the recoverable amounts are permanently less than their carrying value.

The cost of an item of plant and equipment comprises purchase price; any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating the manner intended by management; and the initial estimate of the costs of dismantling and removing the item and restoring the site in which the asset is located.

Depreciation is calculated to write off the cost of all assets concerned on the straight line basis at the annual rates as given below:-

• Furniture and fittings	10 %
• Office equipment	10 %
• Computer and software	10 %
• Website development	10 %
• Renovation	33 1/3 %

If there is an indication of a significant change in factors affecting the residual value, useful life or asset consumption pattern since the last annual reporting date, the residual values, depreciation method and useful lives of depreciable assets are reviewed, and adjusted prospectively.

The carrying amounts of items of plant and equipment are derecognised on disposal or when no future economic benefits are expected from their use or disposal. Any gain or loss arising from the derecognition of items of plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amounts of the item, is recognised in profit or loss. Neither the sale proceeds nor any gain on disposal is classified as revenue.

d Impairment of non-financial assets

Other than financial assets, an impairment loss occurs when the carrying amount of an asset exceeds its recoverable amount. The recoverable amount of an asset or a cash-generating unit is the higher of its fair value less cost to sell and its value in use.

At each reporting date, the Association assesses whether there is any indication that an asset may be impaired. If any such indication exists, the Association estimates the recoverable amount of the asset and compares with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss. For plant and equipment carried at revalued amount, impairment loss is treated as a revaluation decrease.

For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that is expected to benefit from the synergies of the business combination.

2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

d Impairment of non-financial assets (Cont'd)

An impairment loss recognised for goodwill shall not be reversed in a subsequent period. For other assets, any reversal of impairment loss for an asset is recognised in profit or loss, subject to the limit that the revised carrying amount does not exceed the amount that would have been determined had no impairment loss been recognised in prior periods.

e Cash and cash equivalents

The Association adopts the indirect method in the preparation of cash flow statement.

Cash and cash equivalents include cash in hand and at bank and deposits at call, net of outstanding bank overdrafts, if any. Deposits which are held as security for credit facilities granted are excluded.

f Financial Instruments

A financial instrument is a contract gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i Initial recognition and measurement

A financial asset or a financial liability is recognized in the statement of financial position when, and only when, when the Association becomes a party to the contractual provisions of the instrument.

A financial instrument is recognized initially at the transaction price (including transaction costs except in the initial measurement of a financial asset or liability that is measured to fair value through profit or loss) unless the arrangement constitutes, in effect, a financing transaction. If the arrangement constitutes a financing transaction, the financial asset or liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument as determined at initial recognition.

ii Subsequent measurement

Debt instruments are measured at amortised cost using the effective interest method. Debt instruments that are classified as current assets or current liabilities are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, unless the arrangement constitutes, in effect, a financial transaction.

Investments in non-puttable ordinary shares/unit trusts, that are publicly traded or their fair value can be otherwise be measured reliably without undue cost or effort, are measured at fair value with changes in fair value recognised in profit or loss. All other such investments are measured at cost less impairment.

All financial assets are subject to review for impairment, except for financial assets measured at fair value through profit or loss.

iii Impairment

At the end of each reporting period, financial assets that are measured at cost or amortised cost are assessed as to whether there is objective evidence of impairment. If there is objective evidence of impairment, an impairment loss is recognized in profit or loss immediately.

For certain category of financial assets, such as trade receivables, if it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the assets are included in a group with similar credit risk characteristics and collectively assessed for impairment.

Impairment losses, in respect of financial assets measured at amortised cost, are measured as the differences between the assets' carrying amounts and the present values of their estimated cash flows discounted at the assets' original effective interest rate. If such a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For a financial asset measured at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would receive for the asset if it was to be sold at the reporting date.

The carrying amounts of the financial assets are reduced directly, except for the carrying amounts of trade receivables which are reduced through the use of an allowance account. Any impairment loss is recognized in profit or loss immediately. If, in subsequent period, the amount of an impairment loss decreases, the previously recognized impairment losses are reversed directly, except for the amounts related to trade receivables which are reversed to write back the amount previously provided in the allowance account. The reversal is recognized in profit or loss immediately.

vi Derecognition

A financial asset is derecognized when the contractual rights to the cash flows from the financial asset expire, or are settled, or the Association transfers to another party substantially all of the risks and rewards of ownership of the financial assets. On derecognition of financial assets in their entirety, the differences between the carrying amounts and the sum of the consideration received and any cumulative gains or losses are recognised.

A financial liability is derecognised only when it is extinguished, i.e. when the obligation specified in the contract is discharged, is cancelled or expired. A substantial modification of the terms of an existing financial liability is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

g Recognition of income

- i Income from annual subscription and entrance fee from members are recognised upon acknowledge 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 recognized on receipt basis.
- iii Interest from fixed deposits is recognised as it accrues using the effective interest method in profit or loss.
- iv Dividend income is recognised in profit or loss on the date that the Association's right to receive payment is established.

h Employee benefits

i Short term benefits

Short term employee benefit obligations in respect of salaries, annual bonuses, paid annual leave and sick leave are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognised for the amount expected to be paid under short term cash bonus if the Association has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

ii Defined contribution plan

Contributions payable to defined contribution plan are recognised as a liability and an expense when the employees have rendered services to the Association.

3. OTHER INVESTMENT

	2016 RM	2015 RM
Unit trusts in Malaysia, at cost		
At beginning of year	312,179.45	302,217.21
Additions : Distributions at cost	11,200.97	9,962.24
	<u>323,380.42</u>	<u>312,179.45</u>
Impairment (loss)/gain :		
Balance brought forward	632.70	206.24
Impairment loss written back	0.00	(206.24)
Impairment (loss)/gain for the year	(52.11)	632.70
Balance carried forward	580.59	632.70
At end of year	<u>323,961.01</u>	<u>312,812.15</u>
Market value	323,961.01	312,812.15

The fair value of the unit trusts is determined with reference to the quoted market prices in active markets.

4. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

Other receivables	44,973.68	28,741.85
Deposits	210,000.00	154,000.00
Prepayments	736.00	0.00
	<u>260,709.68</u>	<u>182,741.85</u>

Persatuan Pemaju Hartanah dan Perumahan Malaysia Cawangan Selangor Darul Ehsan
Real Estate and Housing Developers' Association Malaysia Selangor Branch
(Registered under the Societies Act, 1996)

	2016 RM	2015 RM				
5. ACCUMULATED FUNDS						
At 1st January	5,739,896.93	5,694,216.45				
Surplus for the year	468,039.04	45,047.78				
Adjustment on other investment to market value	0.00	632.70				
	<u>468,039.04</u>	<u>45,680.48</u>				
At 31st December	6,207,935.97	5,739,896.93				
6. SURPLUS FROM PROPERTY FAIR						
Fee from participants/Share of surplus from joint MAPEX	724,000.00	945,000.00				
Expenditure incurred	(72,520.89)	(152,941.74)				
	<u>651,479.11</u>	<u>792,058.26</u>				
7. SURPLUS FROM BOWLING TOURNAMENT						
Fee from participants	0.00	8,050.00				
Expenditure incurred	0.00	(7,419.80)				
	<u>0.00</u>	<u>630.20</u>				
8. PLANT AND EQUIPMENT						
	Furniture & fittings RM	Office equipment RM	Computer software RM	Website development RM	Total 2016 RM	2015 RM
Cost						
At 01.01.2016	1,687.78	80,641.83	9,812.00	42,670.00	134,811.61	134,811.61
At 31.12.2016	1,687.78	80,641.83	9,812.00	42,670.00	134,811.61	134,811.61
Accumulated depreciation/Impairment						
At 01.01.2016	1,418.58	65,862.60	8,343.85	37,474.00	113,099.03	108,707.72
Charge for the year	80.60	2,751.71	475.70	742.00	4,050.01	4,391.31
At 31.12.2016	1,499.18	68,614.31	8,819.55	38,216.00	117,149.04	113,099.03
Carrying amount						
At 31.12.2016	188.60	12,027.52	992.45	4,454.00	17,662.57	0.00
At 31.12.2015	269.20	14,779.23	1,468.15	5,196.00	0.00	21,712.58
					2016 RM	2015 RM
9. EMPLOYEES' BENEFITS						
Salaries, allowances and bonus				286,504.00	340,134.45	
EPF and socso contributions				38,129.10	44,257.60	
Refreshments				416.75	395.60	
Staff incentive trip				0.00	5,019.11	
Staff gratuity				0.00	3,000.00	
				<u>325,049.85</u>	<u>392,806.76</u>	
10. ADMINISTRATIVE EXPENSES						
Advertisements				0.00	1,040.00	
Auditors' remuneration				2,100.00	2,100.00	
Bad debts written off				0.00	6,500.00	
Bank charges				227.98	254.73	

Persatuan Pemaju Hartanah dan Perumahan Malaysia Cawangan Selangor Darul Ehsan
Real Estate and Housing Developers' Association Malaysia Selangor Branch
(Registered under the Societies Act, 1996)

	2016 RM	2015 RM
10. ADMINISTRATIVE EXPENSES (Cont'd)		
Courier charges	3,000.15	2,362.70
Contribution, gifts and souvenirs	14,898.16	29,392.98
Depreciation of plant and equipment	4,050.01	4,391.31
General expenses	60.50	42.00
Golf expenses	2,830.19	2,075.47
Impairment loss on other investment	52.11	0.00
Maintenance of office equipment	645.00	1,115.00
Maintenance of website	1,194.22	3,757.50
Member get together expenses	11,239.23	0.00
Medical fee	525.00	701.00
Meeting expenses	12,062.63	9,510.17
Newspapers and periodicals	1,351.20	1,610.28
Open house expenses	7,800.00	5,600.00
Penalty	200.00	0.00
Printing and stationery	10,633.60	9,625.03
Professional fee	55,000.00	43,000.00
Purchase of diaries	1,520.00	700.00
Postage and stamps	114.35	19.80
Rental of photocopier	3,190.00	3,480.00
REHDA uniforms	9,950.00	1,350.00
Secretarial services to Head Office	36,300.00	36,000.00
Seminar fee	3,042.26	800.00
Service tax	0.00	14.40
Study trip	0.00	60,000.00
Subscription fee	0.00	2,000.00
Telephone and fax charges	3,003.02	3,141.38
Travelling expenses	2,315.00	31,862.55
	187,304.61	262,446.30

11. TAXATION

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

12. FINANCIAL INSTRUMENTS

a Financial Instruments

As at 31st December 2016, the estimated fair values of financial instruments of the Association are as follows :-

Financial assets

Financial assets measured at cost less impairment:

Other investment	323,961.01	312,812.15
Other receivables and deposits	254,730.00	182,741.85
Amount due by head office	423,822.00	313,292.82
Fixed deposits, cash and bank balances	5,206,919.70	4,902,976.42
	6,209,432.71	5,711,823.24

Financial liabilities

Financial liabilities measured at amortised cost:

Other payables and accruals	123,817.39	85,058.67
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b The following summarized the methods and assumptions in determining the estimated the fair value reflected in above table:

Investments in equity and debt securities

The fair values of financial assets that are quoted in an active market are determined by reference to their quoted closing bid price at the end of the reporting period.

MEMBERSHIP LIST

No	COMPANY	TEL	FAX	No	COMPANY	TEL	FAX
1	3 TWO SQUARE SDN BHD	03-7841 6060	03-7841 6070	52	DELTA ELEGANCE SDN BHD	03-7980 3094	03-7980 3095
2	A & M REALTY BERHAD	03-3373 2888	03-3372 8858	53	DERGAHAYU SENDIRIAN BERHAD	03-9284 1222	03-9284 0455
3	ADENLAND(CHERAS) SDN BHD	03-7732 9612	03-7732 9614	54	DESA MAHUMAS SDN BHD	03-5880 6333	03-5880 6699
4	ADMIRAL COVE DEVELOPMENT SDN BHD	03-2262 0100	03-2730 9953	55	DESAMINIUM JAYA SDN BHD	03-8941 3660	03-8941 3661
5	ALAM NYATA PEMBANGUNAN SDN BHD	03-3342 9113	03-3344 9113	56	DETIK JITU SDN BHD	03-8888 7040	03-8889 4070
6	ALIRAN MURNI SDN BHD	03-7847 1111	03-7847 5028	57	D-HILL SDN BHD	03-4023 2525	03-4031 9388
7	ALPHA DEVELOPMENT SDN BHD	03-8060 0827	03-8060 0919	58	DK-MY PROPERTIES SDN BHD	03-8064 6766	03-8062 6768
8	ALPHA INTAN SDN BHD	03-7722 2996	03-7728 5998	59	DOE INDUSTRIES SDN BHD	03-7725 1006	03-7725 4001
9	ALSHEM VENTURE SDN BHD	03-7955 9393	03-7968 2266	60	DOLOMITE PROPERTIES SDN BHD	03-6195 6000	03-6185 7911
10	AMALAN SETAR (M) SDN BHD	03-7722 2223	03-7728 6799	61	DYNAFARE SDN BHD	03-8724 3133	03-8724 3122
11	AMCORP PROPERTIES BERHAD	03-7966 2628	03-7966 2500	62	ECO MAJESTIC SDN BHD	03-3344 2552	03-3345 2552
12	ANCUBIC PROPERTIES SDN BHD	03-8076 7768	03-8076 7728	63	ECO SANCTUARY SDN BHD	03-3344 2552	03-3345 2552
13	ANGEL WING (M) SDN BHD	03-4108 3380	03-4108 8982	64	ECO SKY DEVELOPMENT SDN BHD	03-3344 2552	03-3345 2552
14	AQRS THE BUILDING COMPANY SDN BHD	03-6141 8181	03-6141 8383	65	EHSAN PLANT & PROPERTY SDN BHD	03-2162 6649	03-2161 6650
15	ARA ASA SDN BHD	03-9130 5600	03-9130 0515	66	ENG ANN REALTY CO (KELANG) S/B	03-7958 6088	03-7958 1533
16	B & G CONCEPT PROPERTY SDN BHD	03-5115 1118	03-5115 1122	67	ENG HAN PROPERTY SDN BHD	03-7804 6682	03-7804 6681
17	B.U. INCORPORATED SDN BHD	03-7729 8363	03-7729 8682	68	ERATEGUH SDN BHD	03-3341 0168	03-3343 7778
18	BADAI SUASA SDN BHD	03-2381 1333	03-2381 1222	69	ESQUIRE CORNER SDN BHD	03-7842 9918	03-7842 9618
19	BANDA INDUSTRIES SDN BHD	03-7803 8282	03-7880 8382	70	FAIRVIEW DEVELOPMENT SDN BHD	03-8737 1111	03-8736 8498
20	BANDAR ECO-SETIA SDN BHD	03-3343 2552	03-3343 2555	71	FAJARBARU PROPERTIES SDN BHD	03-7806 1199	03-7805 4462
21	BANDAR SETIA ALAM SDN BHD	03-3348 2525	03-3348 2508	72	GELEDANG DIVERSIFIED SDN BHD	03-4294 4260	03-4291 4259
22	BANDAR SUBANG SDN BHD	03-5635 5533	03-5632 7814	73	GENASA SDN BHD	03-2178 2233	03-2164 7480
23	BANDAR UTAMA DEVELOPMENT SDN BHD	03-7728 8878	03-7728 9978	74	GENTING ANGGUN SDN BHD	03-8025 9278	03-8024 2293
24	BANGI HEIGHTS DEVELOPMENT SDN BHD	03-8927 1611	03-8922 1711	75	GENTING PROPERTY SDN BHD	03-2178 2255	03-2164 1218
25	BEDFORD DEVELOPMENT SDN BHD	03-2726 1000	03-2726 1001	76	GETRAHOME SDN BHD	03-5510 0740	03-5511 3858
26	BEE TECK TRADING CO SDN BHD	03-6258 6033	03-6251 1500	77	GLENMARIE COVE DEVELOPMENT SDN BHD	03-3134 2828	03-3134 3838
27	BERKELEY SDN BHD	03-7712 3333	03-7712 3322	78	GLOBAL ACTIVATE SDN BHD	03-7968 8888	03-7968 2255
28	BERLIAN GANTANG SDN BHD	019-238 8488		79	GLOMAC ALLIANCE SDN BHD	03-7723 9000	03-7729 7000
29	BERSATU-BHV SDN BHD	07-772 9333	07-772 8413	80	GLOMAC ENTERPRISE SDN BHD	03-7723 9000	03-7729 7000
30	BERTAM DEVELOPMENT SDN BHD	03-2242 3669	03-2242 3662	81	GLOMAC MAJU SDN BHD	03-7723 9000	03-7729 7000
31	BETA FAME DEVELOPMENT SDN BHD	03-7876 1188	03-7874 3588	82	GODSPEED DEVELOPMENT SDN BHD	03-6034 5566	03-6034 3288
32	BINA PURI PROPERTIES SDN BHD	03-6137 8500	03-6137 8511	83	GOLDEN CITY PROPERTIES SDN BHD	03-2145 6633	03-2142 4420
33	BINA VARIAMAS DEVELOPMENT SDN BHD	03-7453 6299	03-7451 5698	84	GOLDEN LAND BERHAD	03-5611 8844	03-5611 8600
34	BISON HOLDINGS SDN BHD	03-6188 4488	03-6188 4487	85	GOLDEN PLATEAU SDN BHD	03-7803 3306	03-7803 3795
35	BISON VENTURES SDN BHD	03-8958 1671	03-8994 2288	86	GRAND GLOBAL MEDINI SDN BHD	03-7725 5888	03-7725 5890
36	BREM HOLDING BERHAD	03-7958 7888	03-7958 1533	87	GRANSTEP DEVELOPMENT SDN BHD	03-9173 6288	03-9171 6289
37	BTS LAND CAPITAL SDN BHD	03-7955 9963	03-7932 3699	88	GREEN HILL DEVELOPMENT SDN BHD	03-5630 0670	03-5630 0672
38	BUKIT HITAM DEVELOPMENT SDN BHD	03-8068 3388	03-8068 1310	89	GUPPYUNIP SDN BHD	03-9074 2451	03-9075 2031
39	BUKIT KAPAR DEVELOPMENT SDN BHD	03-7726 9898	03-7726 8998	90	HARP SOON CONSTRUCTION SDN BHD	03-3343 5885	03-3343 8585
40	CABARAN SUBANG SDN BHD	03-7972 8899	03-7972 7299	91	HCK PROPERTIES SDN BHD	03-7968 8888	03-7968 2255
41	CASA ANDAMAN SDN BHD	03-8023 3366	03-8023 7128	92	HECTARE HEIGHTS DEVELOPMENT SDN BHD	03-8957 3222	03-7957 4222
42	CENTRAL SPECTRUM (M) SDN BHD	03-3101 2020	03-3101 3030	93	HEESLAND SDN BHD	03-3344 0088	03-3342 0099
43	CHE KIANG REALTY SDN BHD	03-2241 2820	03-2241 5022	94	HENG KEE CO SDN BHD	03-7781 1933	03-7781 1823
44	CHERAS HONG SOON DEVELOPMENT SDN BHD	03-9010 9595	03-9010 9797	95	HICOM INDUNGAN SDN BHD	03-2052 8500	03-2052 8501
45	CIRI BERSATU SDN BHD	03-5510 1892	03-5510 1885	96	HICOM-GAMUDA DEVELOPMENT SDN BHD	03-5122 1055	03-5122 1050
46	CL INTEGRATED RESOURCES SDN BHD	03-5621 3813	03-5621 3812	97	HILLCREST GARDENS SDN BHD	03-8069 9100	03-8061 6672
47	COAST DEVELOPMENT (SELANGOR) SDN BHD	03-3344 1107	03-3344 3705	98	HOCK BAN SEONG & COMPANY SDN BHD	03-5162 5253	03-5161 8479
48	COUNTRY GARDEN PROPERTIES (MALAYSIA) SDN BHD	03-6201 9166	03-6201 8166	99	HOMECITY REALTY SDN BHD	03-8736 9098	03-8736 9099
49	COUNTRY HEIGHTS PROPERTIES SDN BHD	03-8943 8811	03-8945 0196	100	HONHUB SDN BHD	03-3341 2728	03-3341 3115
50	DAKA PEMBINA SDN BHD	03-8739 1693	03-8739 8693	101	HSB DEVELOPMENT SDN BHD	03-2787 0688	03-2787 0868
51	DC & A DEVELOPMENTS SDN BHD	03-6201 9333	03-6201 9939	102	HYK LAND AND DEVELOPMENT SDN BHD	03-8739 9199	03-8740 0716
				103	HYUNDAI ALUMINIUM SDN BHD	03-9171 3166	03-9171 6166
				104	I & P GROUP SDN BERHAD	03-4259 7600	03-4259 7744
				105	IDAMAN TEGAS SDN BHD	03-5630 1701	03-5630 1707

MEMBERSHIP LIST

No	COMPANY	TEL	FAX	No	COMPANY	TEL	FAX
106	IDEAL CITY DEVELOPMENT SDN BHD	03-6148 1033	03-6151 9800	159	M.K.N GROUP SDN BHD	03-8318 2080	03-8322 5030
107	IDEAL HEIGHTS PROPERTIES SDN BHD	03-6138 6102	03-6138 7890	160	MAGICAL STERLING SDN BHD	03-7723 9000	03-7729 7000
108	IDEAS SIGN (M) SDN BHD	03-5569 2685	03-5569 2695	161	MAGILDS PARK SDN BHD	03-7968 1222	03-7954 1155
109	IFCA MSC BERHAD	03-7805 3838	03-7804 0206	162	MAH SING PROPERTIES SDN BHD	03-9221 8888	03-9222 1627
110	IJP DEVELOPMENT SDN BHD	07-521 7119	03-7981 7993	163	MAINSTAY DEVELOPMENT SDN BHD	03-8888 1111	03-8888 2221
111	INTEGRATED DEVELOPMENT SDN BHD	03-5192 1628	03-5192 7622	164	MALAYAPINE ESTATES SDN BHD	03-5161 0373	03-5161 0101
112	IOI PROPERTIES BERHAD	03-8947 8888	03-8947 8887	165	MALAYSIAN RESOURCES CORPORATION BHD	03-2786 8080	03-2780 2071
113	ISMAIL HOLDINGS SDN BHD	03-8928 0576	03-8922 0576	166	MAMMOTH EMPIRE HOLDING SDN BHD	03-5638 9888	03-5022 2288
114	JAYA HOUSING CORPORATION SDN BHD	03-2691 4622	03-2691 9192	167	MARVELANE HOME SDN BHD	03-7832 7166	03-7847 3323
115	JAYA MEGAH BUILDING & ENGINEERING SDN BHD	03-7788 0036	03-7788 2233	168	MASTERON SDN BHD	03-8060 2228	03-8068 1228
116	JAYA TERNAK SDN BHD	03-2148 6666	03-2145 6366	169	MCT HOMES SDN BHD	03-5115 9505	03-5115 9995
117	JCCA DEVELOPMENT SDN BHD	03-8060 8611	03-8060 7813	170	MEDAN PRESTASI SDN BHD	03-7726 8866	03-7727 2839
118	JIALAND SDN BHD	03-7722 2996	03-7728 5998	171	MEGA FIRST HOUSING DEVELOPMENT S/B	03-7960 8818	03-7960 7818
119	JIWA MEWAH SDN BHD	03-2148 6666	03-2145 6366	172	MENTARI PROPERTIES SDN BHD	03-5638 3805	03-5638 4088
120	JOYVIEW PROPERTIES SDN BHD	03-7968 8888	03-7968 2255	173	MERIDIAN TOWER SDN BHD	03-7874 8145	03-7876 0185
121	JUNTAN MARKETING (M) SDN BHD	03-3392 0477	03-3392 3530	174	METROGEN SDN BHD	03-5032 8888	03-5032 2222
122	K.Y.K DEVELOPMENT SDN BHD	03-9080 3688	03-9080 3911	175	MILLENNIUM LAND SDN BHD	03-8060 8188	03-8060 6188
123	KAJANG DEVELOPMENT SDN BHD	03-4023 2291	03-4021 8549	176	MINLON LAND SDN BHD	03-8947 6000	03-8947 6001
124	KAJANG RESOURCES CORPORATION S/B	03-8737 8228	03-8736 5436	177	MITRAJAYA HOMES SDN BHD	03-8068 2888	03-8068 2866
125	KAMSO SDN BHD	03-7727 8787	03-7727 9000	178	MITRALAND KOTA DAMANSARA	03-7661 8688	03-7661 8689
126	KEMAJUAN LANGAT SDN BHD	03-8724 2289	03-8724 2290	179	MITRALAND MELAWATI SDN BHD	03-7661 8688	03-7661 8689
127	KEN PROPERTY SDN BHD	03-7727 9933	03-7728 8246	180	MITRALAND PROPERTIES SDN BHD	03-7661 8688	03-7661 8689
128	KENARI SUKMA SDN BHD	03-2053 1988	03-2026 6898	181	MITRALAND PUCHONG SDN BHD	03-7661 8688	03-7661 8689
129	KENOZA SDN BHD	03-2697 2914	03-2697 2917	182	MKH BERHAD	03-8737 8228	03-8736 5436
130	KIARA EAST PROPERTY SDN BHD	03-4041 8118	03-4043 5281	183	MODAL EHSAN SDN BHD	03-8739 3636	03-8733 0327
131	KLANG GAN BROTHERS REALTY SDN BHD	03-3373 1260	03-3373 1259	184	MUDAJAYA LAND SDN BHD	03-7806 7899	03-7806 7903
132	KLANGGROUP SDN BHD	03-3392 6868	03-3392 9933	185	MUST EHSAN DEVELOPMENT SDN BHD	03-6286 7777	03-6142 4777
133	KL-KEPONG COUNTRY HOMES SDN BHD	03-7726 1868	03-7726 2868	186	MUTIARA RINI SDN BHD	03-2141 9044	03-2143 0075
134	KL-KEPONG PROPERTY DEVELOPMENT S/B	03-7726 1868	03-7726 2868	187	MYPROPERTY BUILDERS SDN BHD	03-8080 2138	03-8080 8918
135	KOH LAY SEONG & SONS SDN BHD	03-3372 8050	03-3371 6828	188	NADAYU PROPERTIES BERHAD	03-2141 5775	03-2141 3563
136	KONG KIM LENG & CO	03-8733 1648	03-8736 0010	189	NAZA TTDI SDN BHD	03-5101 5600	03-5101 5456
137	KONTAN EMAS (M) SDN BHD	03-2032 1899	03-2072 8889	190	NBC LAND SDN BHD	03-3343 0008	03-3341 8322
138	KOTA KELANG CONSTRUCTION SDN BHD	03-3080 0807	03-3081 0807	191	NBL LAND DEVELOPMENT SDN BHD	03-5629 2600	03-5635 1802
139	KOTA KELANG DEVELOPMENT SDN BHD	03-3342 2177	03-3342 2149	192	NCT UNITED DEVELOPMENT SDN BHD	03-8064 3333	03-8064 3336
140	KOTA KELANG PROPERTIES SDN BHD	03-3080 0807	03-3081 0807	193	NEW EDITION DEVELOPMENT SDN BHD	03-7846 7580	03-7846 9866
141	KOTA MULIA SDN BHD	03-2162 1111	03-2163 3337	194	NEW VISION PROPERTIES (M) SDN BHD	03-5523 3437	03-5511 5120
142	KTL PROPERTIES SDN BHD	03-3323 0099	03-3323 1185	195	NPO DEVELOPMENT SDN BHD	03-8022 9999	03-8022 9888
143	KUEEN LAI PROPERTIES SDN BHD	03-8739 4322	03-8737 0940	196	OIB PROPERTIES (CV) SDN BHD	03-4256 0888	03-4256 3888
144	KUMPULAN SIERRAMAS (M) SDN BHD	03-6730 8888	03-6730 8128	197	ONE AMERIN RESIDENCE SDN BHD	03-8962 3571	03-8962 3570
145	KWASA LAND SDN BHD	03-6151 9900	03-6151 9977	198	OPTIMA LEAD SDN BHD	03-2287 1600	03-2287 1816
146	L E H CONSTRUCTION SDN BHD	03-7957 3988	03-7957 4988	199	PAKAR ANGSA SDN BHD	03-2149 1219	03-2145 2126
147	LBS BINA HOLDINGS SDN BHD	03-7877 7333	03-7861 8003	200	PARAMOUNT PROPERTY DEVELOPMENT SDN BHD	03-5123 6000	03-5123 6111
148	LEADMONT DEVELOPMENT SDN BHD	03-2287 1600	03-2287 1816	201	PARAMOUNT PROPERTY (CJAYA) SDN BHD	03-5123 6000	03-5123 6111
149	LEE YEN KEE (M) SDN BHD	03-8733 1491	03-8736 8715	202	PARAMOUNT PROPERTY (GLENMARIE) SDN BHD	03-5123 6000	03-5123 6111
150	LEMBAH PENCHALA SDN BHD	03-7728 1222	03-7726 1222	203	PARAMOUNT PROPERTY (SHAH ALAM) SDN BHD	03-5123 6000	03-5123 6111
151	LIAN HARP DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585	204	PARIS DYNASTY LAND SDN BHD	03-7960 9316	03-7960 9318
152	LIAN SOON THIAM SDN BHD	03-3216 1334	03-3216 1456	205	PERBADANAN KEMAJUAN NEGERI SELANGOR	03-5520 4830	03-5510 2159
153	LIM CHOON HING & SONS SDN BHD	03-3372 5116	03-3381 5116	206	PERFECT EAGLE DEVELOPMENT SDN BHD	03-7803 1626	03-7804 2299
154	LOH & LOH DEVELOPMENT SDN BHD	03-6201 3888	03-6201 3113	207	PERIDOT DEVELOPMENT SDN BHD	03-5131 2130	03-4296 5149
155	LOW YAT HOLDINGS (M) SDN BHD	03-4048 3688	03-4048 3782	208	PERMATANAH SDN BHD	03-7954 0200	03-7954 2800
156	LUM CHANG SDN BHD	03-2171 2222	03-2171 2333	209	PERWIRA RAYA(M) SDN BHD	03-3344 5988	03-3343 9209
157	LUXOR PROPERTIES SDN BHD	03-7681 2288	03-7681 2222				
158	LYL LAND SDN BHD	03-8023 2666	03-8023 2615				

MEMBERSHIP LIST

No	COMPANY	TEL	FAX	No	COMPANY	TEL	FAX
210	PLENITUDE PERMAI SDN BHD	03-8068 2006	03-8068 2005	262	SUNSURIA CITY SDN BHD	03-6145 7777	03-6145 7772
211	PMB DEVELOPMENT SDN BHD	03-8961 8355	03-8961 8362	263	SUNTRACK DEVELOPMENT SDN BHD	03-8318 3188	03-8318 3190
212	PNSB ACMAR SDN BHD	03-3343 8833	03-3341 0945	264	SUNTRACK RAVEN SDN BHD	03-8318 3188	03-8318 3190
213	POLA AMAN SDN BHD	03-7728 1222	03-7726 1222	265	SUNWAY INTEGRATED PROPERTIES SDN BHD	03-5639 8661	03-5639 8946
214	PORTICO SDN BHD	06-651 6512	06-651 5223	266	SUNWAY PKNS SDN BHD	03-5639 9200	03-5639 9992
215	POSH ATLANTIC SDN BHD	03-7728 9289	03-7732 8489	267	SUNWAY SOUTH QUAY SDN BHD	03-5639 9200	03-5639 9992
216	PREMIER GESTURE SDN BHD	03-7859 0877	03-7859 0977	268	SUNWAYMAS SDN BHD	03-5639 9200	03-5639 9992
217	PREMIER GREEN SDN BHD	03-2031 2888	03-2031 1998	269	SUPREME HARMONY SDN BHD	03-3343 8788	03-3341 5410
218	PREMIER S&P DEVELOPMENT SDN BHD	03-3181 8333	03-3181 8080	270	SYARIKAT MAJU JAYA SDN BHD	03-2142 9188	03-2142 6940
219	PRIMAPARAMOUNT SDN BHD	03-2287 6612	03-2287 2308	271	SYARIKAT PERUMAHAN NEGARA BHD	03-2618 5555	03-2618 5882
220	PROP PARK SDN BHD	03-6188 4488	03-6188 4487	272	SYMPHONY HILLS SDN BHD	03-8723 1420	03-8723 1528
221	PUJAN HARMONI SDN BHD	03-6141 3131	03-6151 3141	273	SYMPHONY LIFE BERHAD	03-7844 6888	03-7844 6838
222	PUJANGGA BUDIMAN SDN BHD	03-8741 4850	03-8741 4852	274	T.H.N. DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585
223	PURCON (M) SDN BHD	03-8948 2922	03-8948 2460	275	T.J. LAND SDN BHD	03-7845 8958	03-7859 1367
224	RASMI INDAH SDN BHD	03-8076 5200	03-8076 5211	276	TAHAP WARISAN SDN BHD	03-5880 5252	17 0081 0400
225	RATUS BAYAN SDN BHD	03-6187 2288	03-6187 8866	277	TAIPAN FOCUS SDN BHD	03-3371 6010	03-337 15998
226	RAWANG DEVELOPMENT SDN BHD	03-5548 2940	03-5542 1173	278	TAMAN EQUINE (M) SDN BHD	03-8941 7878	03-8948 1010
227	REGENCY LAND SDN BHD	03-7723 9000	03-7729 7000	279	TAN & TAN DEVELOPMENTS BHD	03-2289 9899	03-2287 9882
228	RIMAU PROPERTIES SDN BHD	03-7954 9888	03-7956 1358	280	TAN LIAN SUAN HOLDINGS SDN BHD	03-8734 8088	03-8736 6099
229	RIVERTREE MILLENNIUM SDN BHD	03-7982 8100	03-7983 8104	281	TANGKAS INFINITI SDN BHD	03-2284 1019	03-2284 2339
230	S.J. PROPERTIES SDN BHD	03-7846 4407	03-7846 4905	282	TANGKAS PROPERTIES SDN BHD	03-2284 1019	03-2284 2339
231	S.L.NG CORPORATE SOLUTION SDN BHD	03-3342 2177	03-3342 2149	283	TANMING BERHAD	03-2282 6633	03-2282 6648
232	SAGAJUTA (SABAH) SDN BHD	088-44 7777	088-44 7799	284	TEE RESOURCES SDN BHD	03-8688 2828	03-8688 2886
233	SALIENT PYRAMID SDN BHD	03-9171 9911	03-9171 0996	285	TEMASYA MAYANG SDN BHD	03-5103 8366	03-5013 7366
234	SBS PROPERTY DEVELOPMENT (M) SDN BHD	03-8928 0576	03-8922 0576	286	TEMASYA MENTARI DEVELOPMENT SDN BHD	03-7660 4808	03-7660 4803
235	SCLAND SDN BHD	03-7727 7811	03-7725 5811	287	TEMPO PROPERTIES SDN BHD	03-2161 1216	03-2161 1185
236	SECURE PARKING CORPORATION SDN BHD	03-7885 0680	03-7885 0690	288	TERATAI SELEKSI SDN BHD	03-9011 3047	03-9010 4198
237	SELAMAN SDN BHD	03-4257 0151	03-4257 7050	289	TETAP TIARA SDN BHD	03-7957 8833	03-7958 4833
238	SEMAI RIA SDN BHD	03-6203 1633	03-6203 4622	290	THYE LEONG HUAT PROPERTY SDN BHD	03-6142 6030	03-6142 6032
239	SEPANG MEGAH SDN BHD	03-3341 8301	03-3341 5410	291	TITI KAYA SDN BHD	03-7958 7888	03-7958 1533
240	SERBA SENTOSA SDN BHD	03-8737 8228	03-8736 5436	292	TONG CHUN DEVELOPMENT SDN BHD	03-3343 3341	03-3342 3341
241	SERI EHSAN (SEPANG) SDN BHD	03-7718 6288	03-7957 9421	293	TOP RANK ASSETS SDN BHD	03-8023 2323	03-8025 1611
242	SERI MUTIARA DEVELOPMENT SDN BHD	03-8322 2000	03-8322 2020	294	TPPT SDN BHD	03-2274 2277	03-2272 3267
243	SERISTANA SDN BHD	03-5512 8989	03-5510 7887	295	TRIENTEL LAND SDN BHD	03-77281222	03-7726 1222
244	SETARABAKAT SDN BHD	03-8060 1307	03-8062 1131	296	TRINITY GROUP SDN BHD	03-8062 9009	03-8062 9222
245	SETIA ECO GLADES SDN BHD	03-8686 2255	03-8282 2222	297	TROPICANA GOLF & COUNTRY RESORT BHD	03-7710 1018	03-7717 2929
246	SETIA ECOHILL 2 SDN BHD	03-8723 2552	03-8725 9552	298	TUJUAN GEMILANG SDN BHD	03-7725 9800	03-7725 7900
247	SETIA ECOHILL SDN BHD	03-8723 2552	03-8725 9552	299	TUNGLING DEVELOPMENT SDN BHD	03-7731 2172	03-7732 5861
248	SETIA HARUMAN SDN BHD	03-8312 8000	03-8312 8136	300	TWIN VALLEY HOLDINGS BERHAD	03-5191 5187	03-5191 5186
249	SETIATIVI SDN BHD	03-6138 9043	03-6137 9043	301	UDA LAND SDN BHD	03-9074 6188	03-9074 6288
250	SHAH ALAM 2 SDN BHD	03-7985 8288	03-7952 9091	302	UPICON SDN BHD	03-3323 5120	03-3323 5121
251	SHEN YANG REALTY SDN BHD	03-3344 0226	03-3343 1150	303	VI LAND DEVELOPMENT SDN BHD	03-3344 3515	03-3344 1000
252	SIMAS-D SDN BHD	03-3341 1341	03-3343 2313	304	VILLAMAS SDN BHD	03-7728 1222	03-7726 1222
253	SIME UEP DEVELOPMENT SDN BHD	03-7849 5526	03-7849 5692	305	WAWASAN RAJAWALI SDN BHD	03-2161 3322	03-2161 8863
254	SIN HEE YANG PROPERTY MANAGEMENT S/B	03-3343 8788	03-3341 5410	306	WCT LAND SDN BHD	03-3324 3255	03-3324 3263
255	SMART NICHE SDN BHD	03-9082 9272	03-9082 3273	307	WEIDA PROPERTIES SDN BHD	03-7950 9688	03-7950 9788
256	SRI DAMANSARA SDN BHD	03-6279 8000	03-6277 7061	308	WORLDWIDE HOLDINGS BERHAD	03-5510 2525	03-5510 4448
257	SRIJANG KEMAJUAN SDN BHD	03-8737 8228	03-8736 5436	309	YEE SENG HEIGHTS SDN BHD	03-8945 5560	03-8945 2125
258	STRENGTH FORMATION (M) SDN BHD	03-7846 7590	03-7846 9866	310	YUWANG DEVELOPMENT SDN BHD	03-3181 5333	03-3181 8080
259	SUDITASIA (M) SDN BHD	03-3344 9333	03-3344 8999	311	ZIAN HONG DEVELOPMENT SDN BHD	03-3344 8226	03-3344 8229
260	SUNHOR PROPERTY BERHAD	03-5162 3778	03-5161 7993	312	ZIKAY DEVELOPMENT SDN BHD	03-2698 8789	03-2692 4789
261	SUNNY MODE SDN BHD	03-6188 4488	03-6188 4487				



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