

Ruj Kami: RS/letter/MDKL-YDP/2018

Tarikh: 08 November 2018

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**Y.Berusaha Tuan Mohamad Zain bin A. Hamid**

Yang DiPertua

Majlis Daerah Kuala Langat

Persiaran Majlis, Jalan Sultan Alam Shah,

42700 Banting, Kuala Langat,

Selangor Darul Ehsan.

*Y.Berusaha Tuan,*

**UCAPAN PENGHARGAAN DAN TERIMA KASIH**

Saya merujuk kepada kunjungan hormat ke pejabat Tuan pada 22 Oktober 2018.

Bagi pihak Persatuan Pemaju dan Hartanah Malaysia (REHDA) Cawangan Selangor ingin saya merakamkan setinggi-tinggi ucapan penghargaan kepada Tuan kerana sudi meluangkan masa untuk bertemu dan membincang isu-isu berkaitan urusan dengan pihak Majlis Daerah Kuala Langat.

Bersama dengan surat ini, dilampirkan minit mesyuarat untuk rujukan Tuan. Seperti di dalam perbincangan, pihak kami berharap Tuan dapat memberikan pertimbangan yang sewajar atas cadangan-cadangan yang berikut:

1. Kadar cukai tanah kosong dikenakan selepas pecah bahagian (*subdivision*) dan kadar cukai pintu rumah selepas perolehan CCC
2. Penerimaan permohonan KM terdahulu dan laporan Geotech akan dilampirkan apabila laporan tersebut telah siap
3. Pemansuhan bayaran yang bertindih

Adalah saya berharap agar atas jasa baik Tuan supaya dapat memberi perhatian and penyelesaian ke atas isu-isu tersebut. Saya berharap agar hubungan baik di antara kedua-dua pihak dapat diteruskan.

Sekian, terima kasih

Yang benar

**PERSATUAN PEMAJU DAN HARTANAH MALAYSIA  
CAWANGAN SELANGOR**



**Loo Chee Yang**

**Pengerusi Zon Klang/Shah Alam**

**Subject** : Courtesy visit to Tuan Mohamad Zain bin A Hamid, *Yang Di-Pertua* of  
**Majlis Daerah Kuala Langat**  
**Date** : 22 October 2018  
**Time** : 10.30am  
**Venue** : Pejabat YDP, Majlis Daerah Kuala Langat

**REHDA**

**Representatives:** Mr. Loo Chee Yang (*Chairman, Klang/Shah Alam Zone*)  
Mr. Albert Lee (*Secretary, Klang/Shah Alam Zone*)  
Ms Cheryl Chan (*Secretariat*)

**MDKL**

**Representatives:** Tuan Mohamad Zain bin A Hamid (*YDP, MDKL*)  
En. Haji Arpaai bin Haji Sanat (*Pengarah, Jabatan Perancangan  
Pembangunan*)

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**Highlights**

REHDA Selangor (Zone Klang/Shah Alam) paid a courtesy call on the newly appointed Yang Di-Pertua Majlis Daerah Kuala Langat (MDKL), Tuan Mohamad Zain bin A Hamid at his office on 22 October 2018. Tuan Mohamad Zain took the office of MDKL on 1 February 2017. The objective of the visit was to establish closer rapport and cooperation between REHDA Selangor and MDKL while updating each other on the latest developments and to foster effective interaction.

Amongst the issues highlighted for discussions including:

**1. Assessment Charges**

Mr. Loo (*REHDA*) highlighted that the assessment fees in Kuala Langat were imposed after the approval of KM and name of the project. The fees can be quite substantial to the developer especially the current market is facing a slow growth sentiment. REHDA hope that the Kuala Langat district can consider that the vacant land rate to be imposed after the subdivision and the residential rate to be imposed after CCC.

Tuan Mohamad Zain took note on the proposal and will look into it.

**2. Process of project submission**

Mr. Albert informed that the Geotech Report required to be submitted together during Kebenaran Merancang (KM) requires couple of months to be completed especially the entire Soil Investigation (SI) report as required by the consulting engineer. He further proposed to allow developer to proceed with the submission of KM first and MDKL could request a copy of the said SI Report before the endorsement and / or approval of KM, which could shorten the time frame taken by the Developers for KM submission and approval stage. REHDA hope that the proposal can be considered by Kuala Langat district.



En. Haji Arpaai informed that 80% of the land in Kuala Langat is peat soil but it is lacking the details of the composition of each plot. Thus, the report of Geotech is important for every development approval, nonetheless En. Haji Arpaai took note on the proposal.

### **3. Charges**

The issues and proposal on various charges were discussed as followed:

- a. Mr. Albert concerned on the charges of submission determined by developer's engineer might be inaccurate and seek clarification on the matter. En. Haji Arpaai informed that the relevant planning department will verified and determined the final amount of payment of each charges. Hence, developer needs to make the payment on the final amount issued by the District Council office and not followed the amount determined by the engineer.
- b. Mr. Albert further proposed to District Council to consider the imposition charges to be based on phased development. This will help to ease some financial burden off the developer. Tuan Mohamad Zain took note on the proposal.
- c. Mr. Loo seeks clarification on the imposition of hoarding plan fees is on yearly or monthly basis. En. Haji Arpaai informed that the hoarding plan fee is on yearly basis in Kuala Langat.

### **4. Drainage Deposit**

Another issue highlighted by Mr. Albert was there is a double charge on the drainage deposit as the same deposit is claim by both District Council and Department of Irrigation and Drainage (JPS), while other District Council only charged once on the same deposit. REHDA hope that the Kuala Langat District will re-examine the redundancy of the charges.

Tuan Mohamad Zain agreed on the proposal and will look into it.

### **5. Restriction of Advertisement on Hoarding Board**

Mr. Albert also highlighted the issue faced by a fellow member on the restriction of advertisement on the hoarding board in Kuala Langat.

Tuan Mohamad Zain explained there are no developer's registration details on the advertisement board, which the District Council concerned on the authenticity of the project. The council also had received query from the public on the advertised project. Hence, the council decided to reject such advertisement on the hoarding board. Only project with the complete details as approved by KPKT will be allowed to advertise their project on the hoarding board to ensure the public interest is protected.

REHDA took note on the explanation and will advise fellow members to adhere to the regulations required for housing development.

### **6. Rumah Selangorku**

Mr. Loo also highlighted the following issues on the Rumah Selangorku:

- a. Efficiency of land used had been reduced from 50% to 40% for most projects. It is not viable especially for development between 6-10 acres with Rumah Selangorku imposition. Hence, it was proposed the building of Rumah Selangorku should be exempted for development of

below 10 acres and replaced with contribution. Tuan Mohamed Zain agreed on the proposal but it require further studies on its implementation.

- b. Tuan Mohamad Zain also informed that the people in Kuala Langat prefered landed houses than high-rise apartment. Furthermore, En. Haji Arpaai also discourage the building of townhouse in Kuala Langat due to disputes between the strata owner.

The courtesy visit ended with both Majlis Daerah Kuala Langat and REHDA Selangor agreed to work closely to enhance the cooperation and improve development in Kuala Langat for a better future.



## MAJLIS DAERAH KUALA LANGAT

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Selangor Darul Ehsan  
MALAYSIA



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Ruj. Tuan : RS/letter/MDKL-YDP/2018  
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Tarikh : 7 Februari 2019  
Jamadilawal 1440H

Pengerusi,  
Persatuan Pemaju Dan Hartanah Malaysia  
Cawangan Selangor,  
Zon Klang/ Shah Alam,  
Wisma REHDA, No.2C, Jalan SS5D/6,  
Kelana Jaya,  
47301 Petaling Jaya.

Tuan,

### MAKLUMBALAS PERJUMPAAN PERSATUAN PEMAJU DAN HARTANAH MALAYSIA (REHDA) CAWANGAN SELANGOR BERSAMA MAJLIS DAERAH KUALA LANGAT

Saya dengan segala hormatnya merujuk perkara di atas dan surat tuan berujukan RS/letter/MDKL-YDP/2018.

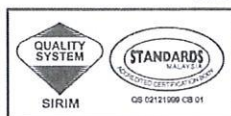
2. Untuk makluman tuan, berikut adalah maklumbalas daripada pihak Majlis Daerah Kuala Langat (MDKL) :

- i. Kadar Cukai Tanah Kosong Dikenakan Selepas Pecah Bahagian (*Subdivision*) Dan Kadar Cukai Pintu Rumah Selepas Pengeluaran Perakuan Siap Dan Pematuhan Oleh Para Profesional (CCC)

Kadar cukai taksiran bagi tanah kosong dan bangunan kediaman selepas memperoleh Pengeluaran Perakuan Siap Dan Pematuhan Oleh Para Profesional (CCC) adalah seperti berikut:

KAWASAN	KADAR CUKAI
Banting	14.00%
Telok Datok	13.00%
Morib, Olak Lempit	12.00%
Teluk Panglima Garang, Sungai Manggis, Bukit Changgang, Bandar Seri Ehsan	11.00%
Bandar Mahkota Banting/ Mega Steel	10.00%
Sungai Jarom, Sungai Sedu, Morib, Kelanang, bandar, Jugra, Banting Baru, Sungai Lang	8.5%
Tanjung Sepat	7.5%
Bandar Saujana Putra, Rimbayu, Tropicana, Eco	5.5%
Genting Sanyen, Jalan Salak Tinggi, Pulau Carey	-

KUALA LANGAT INDAH & HARMONI



CERTIFIED TO ISO 9001: 2015  
CERT. No. QMS 00822



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CERT. No. QMS 00822



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Ruj. Kami : MDK/JPP/13/39/2018(5)

Tarikh : 7 Februari 2019

- ii. Penerimaan permohonan kebenaran merancang terdahulu dan Laporan Geotech akan dilampirkan apabila laporan tersebut telah siap

Penerimaan permohonan kebenaran merancang terdahulu dan laporan Geotech akan dilampirkan apabila laporan tersebut telah siap merujuk kepada kelulusan Majlis Mesyuarat Kerajaan Negeri (MMKN) ke 32/2018 bertarikh 18 Oktober 2018, pemohon perlu mendapatkan pengesahan terlebih dahulu daripada Majlis Daerah Kuala Langat (MDKL) samada tapak terlibat dengan kawasan tanah gambut sebelum Laporan Siasatan Tapak (Soil Investigation) dan geoteknikal untuk dikemukakan ke pihak Jabatan Miniral dan Giosains Malaysia dan Jabatan Kejuruteraan untuk mengenalpasti samada tapak termasuk di dalam zon risiko bencana atau tidak sebelum permohonan dikemukakan ke Unit Pusat Setempat (OSC) Majlis Daerah Kuala Langat.

- iii. Pemansuhan bayaran yang bertindih

Pemansuhan bayaran yang bertindih tujuan caj caruman perparitan yang dikenakan di dalam Tabung Perkhidmatan Infrastruktur (ISF) adalah bertujuan untuk menaiktaraf sistem perparitan yang diperlukan pada masa akan datang di dalam Daerah Kuala Langat.

Sekian dimaklumkan dan terima kasih.

**“BERKHIDMAT UNTUK NEGARA”**  
**“MEMBANGUN BANGSA MEMAKMUR NEGERI”**

Saya yang menjalankan amanah,



( MOHAMAD ZAIN BIN A HAMID S.I.S , P.P.T )

Yang Dipertua,

Majlis Daerah Kuala Langat. 