

# ANNUAL REPORT



2019



2020



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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 : 25 August 2020  
Time : 2.30 p.m.  
Venue : Wisma REHDA  
No.2C, Jalan SS 5D/6  
Kelana Jaya  
47301 Petaling Jaya, Selangor

## AGENDA

1. To receive the Branch Annual Report for the 2019 /2020;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31st December 2019;
3. To elect Branch Committee for the term 2020/2022;
4. To appoint Auditors of the Branch for the financial year ended 31 December 2020;
5. To elect delegates to the Annual Delegate's Conference to be held on 26 September 2020;
6. To discuss motions, if any, for submission to the Annual Delegates' Conference to be held on 26 September 2020;
7. To deal with any other matters that may be put before it.

**BY ORDER OF THE BRANCH COMMITTEE**



**DATUK ZAINI YUSOFF**  
Branch Secretary  
Dated: 10 August 2020

*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 2018 / 2020

### Chairman

Encik Zulkifly bin Garib  
Elmina Equestrian Centre (M) Sdn Bhd

### Immediate Past Chairman (Ex-Officio)

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

### Most Recent Past Chairman (Ex-Officio)

Mr Ngian Siew Siong  
Tropicana Golf & Country Resort Bhd

### Deputy Chairman

YBhg Datuk Ho Hon Sang  
Mah Sing Properties Sdn Bhd

### Branch Secretary

YBhg Datuk Zaini bin Yusoff  
I & P Group Sdn Berhad

### Assistant Secretary

YBhg Dato' Kenneth Chen Way Kian  
Serba Sentosa Sdn Bhd

### Branch Treasurer

Mr Loo Chee Yang  
Sin Hee Yang Property Management Sdn Bhd

### Committee Members

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

YBhg. Datuk Ng Seing Liong  
Kota Kelang Development Sdn Bhd

En Azhar bin Shaharudin  
Regency Land Sdn Bhd

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

Mr Kelvin Choo Yung Yau  
Tropicana Golf & Country Resort Bhd

Ir. Teo Ching Wee  
Mitrland Properties Sdn Bhd

Mr Andy Tan Choong Wei  
PRG Property Sdn Bhd

YBhg Dato' TPr. Neoh Soo Keat  
Trinity Group Sdn Bhd

Mr Ang Kee Ping  
Angel Wing (M) Sdn Bhd

Mr Lim Poh Yit  
NPO Development Sdn Bhd

## BRANCH COMMITTEE MEETINGS

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

No.	Date of Meeting
1. 2019/2020	20 June 2019
2. 2019/2020	8 August 2019
3. 2019/2020	14 November 2019
4. 2019/2020	16 January 2020
5. 2019/2020	12 March 2020
6. 2019/2020	23 July 2020

## ATTENDANCE

Name	Attendance
En Zulkifly bin Garib	6/6
YBhg. Dato' Khor Chap Jen	4/6
Mr Ngian Siew Siong	6/6
YBhg. Datuk Ho Hon Sang	5/6
YBhg. Datuk Zaini bin Yusoff	5/6
YBhg. Dato' Kenneth Chen Way Kian	2/6
Mr Loo Chee Yang	6/6
YBhg. Datuk Seri Fateh Iskandar bin Tan Sri Dato' Mohamed Mansor	6/6
YBhg. Datuk Ng Seing Liong	6/6
En Azhar bin Shaharudin	6/6
YBhg. Dato' David Tan Thean Thye	5/6
Mr Kelvin Choo Yung Yau	6/6
Ir. Teo Ching Wee	5/6
Mr Andy Tan Choong Wei	5/6
YBhg. Dato' TPr. Neoh Soo Keat	6/6
Mr Ang Kee Ping	4/6
Mr Lim Poh Yit	6/6

# CHAIRMAN'S REPORT

My Fellow members,

It is with pleasure that I once again present the Annual Report; this time for the period 2019/2020.

2019 was a busy year for the industry that began with the introduction of the 2019 Home Ownership Campaign (HOC) by the Government towards giving the then dampened property market a boost.

On the macro side, the 2019 NAPIC Report released in April 2020 recorded a total property transaction of RM141 billion nationwide; RM25.4 billion of which were residential property transactions in Selangor.

Under the HOC2019 campaign, REHDA Selangor registered sales transaction of 24,075 units to a value of RM15.9 billion for residential properties; 9,433 units (RM7.874 billion) of which were landed residential properties and 14,611 units (RM7.996 billion) being properties with strata titles.

In response to the effect on the Malaysian economy following the imposition of the Movement Control Order (MCO) by the Government since March 2020 due to the Covid-19 pandemic, the National Council at REHDA Malaysia as well as our REHDA Selangor Branch Committee itself were involved in engagements with Ministries and Agencies at both Federal and Selangor level respectively. HOC 20/21, which takes effect from 1 June 2020 till 31 May 2021, is a result of those efforts. We also look forward to the announcement and implementation of the Covid-19 (Temporary Measures) Act.

The Selangor State Government too announced its economic stimulus packages ("Pakej Rangsangan Selangor Prihatin") in March'20, April'20 and July'20. In its latest announcement, the State Government introduced a new category of RSKu product type (named "Rumah Selangorku Harapan"); allowing developers to apply to "Lembaga Perumahan dan Hartanah Selangor" (LPHS) to convert their already-approved RSKu products to this newly-introduced category.

Fellow members,

Over the period under review, the Committee and sub-committees continued to be involved in engagements, and discussions with the various State Agencies; particularly with LPHS, Air Selangor, TNB and Plan Malaysia@Selangor. Researches and studies were also carried out to substantiate findings for presentations and proposals to the relevant bodies and parties.

Amongst the more notable sessions and issues attended to over the past financial year were: -

## **Imposition of Industrialised Building System (IBS) for Rumah Selangorku (RSKu) Housings:**

The new "Dasar Perumahan Negara" launched by the Federal Government requires the utilisation of IBS for high-rise affordable housing schemes including the RSKU apartments.

Under directive of the State Government, LPHS organised a 3-days workshop with REHDA Selangor, PAM, CIDB and representatives from Local Authorities to gauge the readiness of the industry in implementing this particular policy from the year 2020 for projects in Selangor.

Resulting from this session, LPHS agreed to REHDA Selangor's representation to defer its implementation until the industry is better ready and prepared on the use of IBS.

## **Lembaga Perumahan Hartanah Selangor (LPHS)**

Engagement with LPHS on matters and challenges pertaining to the industry over the period under review included: -

- a) Proposal to reduce the threshold price for foreign purchase to be in RM600,000 in line with the Federal Government's guideline of RM600,000.

Whilst the State Government agreed to the request to a reduction, the latest policy effective from 1st January 2020 places the threshold value for foreign ownership for strata properties at RM1.5 million from RM2 million previously.

- b) Allowing for change of RSKu types from current approved types. This proposal was recently accepted by the Government in the form as announced in the "Pakej Rangsangan Selangor Prihatin 3.0" economic stimulus package



#### **Parcel Rent:**

The implementation of “Parcel Rent” (Cukai Petak), instead of “Quit Rent” charges for all stratified buildings resulted in a significant increase of payment charges to the State Government. This increase arises generally from a new method of calculation and formulae used in the calculation of Parcel Rent.

REHDA Selangor was tasked by REHDA Malaysia to lead in meetings with the relevant Federal agencies and PEMUDAH to review the calculation formula for Parcel Rent and is still under pursue.

#### **Pengurusan Air Selangor Sdn Bhd (Air Selangor):**

The Branch Committee had regular meet-ups with Air Selangor on issues relating to slow approvals for water supply and policies relating to IWSS schemes. Resulting from these dialogue sessions, I’m pleased to report that recent feedbacks from members show improvement in responses by Air Selangor to member developers. The Committee will continue with its sessions with Air Selangor and its top management in ensuring this service level is maintained. A more detailed account of meetings and discussions will appear in the following pages.

#### **Presentation on the Proposal for Improvement of the Selangor Planning Guidelines and Policies to PlanMalaysia@Selangor:**

In 2019 REHDA Selangor continued its research collaboration with Malaysia Institute of Planners (MIP) and completed a Paper and proposals for improvement of the current “Selangor Planning Guidelines and Policies V3.0” which is due for review by PlanMalaysia@Selangor.

A joint presentation has been made to the Director of PlanMalaysia@Selangor in December 2019 who had agreed to give due reference and consideration to the submitted proposals.

My Fellow members,

I was first appointed as the Chairman of REHDA Selangor in May 2016 and have now come to the end of my chairmanship duties. As I passed the baton on to a new Chairman for the forthcoming term, I take this opportunity to extend my gratitude to REHDA Selangor and its members for having been given that honour. My heartfelt thanks to all fellow committee members, at Branch, Sub and Zone levels, both past and present, for their unremitting support and contribution in ensuring REHDA’s mission is achieved.

Finally, as we move forward and come to term with new business and industry norms, I assure you that with the continued support of our members, REHDA Selangor will continue play its role and in recommending solutions for our industry to continue to be viable and recover from this current crisis.

Wishing all the very best. Stay safe.

Thank you.

**ZULKIFLY BIN GARIB**

*Chairman*

# REPORTS OF SUB-COMMITTEES

## MEMBERSHIP , PRACTICE & DISCIPLINE SUB-COMMITTEE

Chairman : Datuk Muztaza bin Mohamad

### Branch Membership Status

As at 30 April 2020, the branch membership stood at 339 members. For the period 1 May 2019 to 31 July 2020, 37 new ordinary members, 4 new subsidiary/related members, 1 affiliate member joined the branch while 10 members withdrew their membership and 3 members de-registered. Details as follows: -

No.	New Members	Membership Type	Date of Admission
1	Cicet Asia Development Sdn Bhd	Ordinary	30 May 2019
2	Excel Glamour Housing Sdn Bhd	Ordinary	30 May 2019
3	Pancar Tulin Sdn Bhd	Ordinary	30 May 2019
4	Darul Majumas Sdn Bhd	Ordinary	30 May 2019
5	MCT Berhad	Ordinary	30 May 2019
6	Guocoland (Malaysia) Bhd	Ordinary	30 May 2019
7	Nistec Engineering Sdn Bhd	Ordinary	30 May 2019
8	Midlands City Sdn Bhd	Ordinary	30 May 2019
9	Johawaki Development Sdn Bhd	Ordinary	30 May 2019
10	Tekat Maju Sdn Bhd	Ordinary	30 May 2019
11	LB Development Sdn Bhd	Subsidiary	30 May 2019
12	Bongsor Development Sdn Bhd	Subsidiary	30 May 2019
13	Ideal Heights Development Sdn Bhd	Subsidiary	30 May 2019
14	Owl Developments Sdn Bhd	Ordinary	22 August 2019
15	Temokin Development Sdn Bhd	Ordinary	22 August 2019
16	MGB Land Sdn Bhd	Ordinary	22 August 2019
17	Ancubic Capital Sdn Bhd	Subsidiary	22 August 2019
18	Soon Sin Hin Development Sdn Bhd	Ordinary	22 August 2019
19	Residensi Enso Sdn Bhd	Ordinary	22 August 2019
20	Goldmount Resources Sdn Bhd	Ordinary	22 August 2019
21	Setara Istimewa Sdn Bhd	Ordinary	22 August 2019
22	Denai 23 Sdn Bhd	Ordinary	22 August 2019
23	Saujana Permai Development Sdn Bhd	Ordinary	22 August 2019
24	WD Land Sdn Bhd	Ordinary	22 August 2019
25	JAG Land Sdn Bhd	Ordinary	22 August 2019
26	Lapisan Kukuh Sdn Bhd	Ordinary	22 August 2019
27	Orchard Circle Sdn Bhd	Ordinary	22 August 2019
28	Goldenchamp Development Sdn Bhd	Ordinary	22 August 2019
29	United Pacific Realty Sdn Bhd	Ordinary	22 August 2019
30	Selesa Permata Sdn Bhd	Ordinary	22 August 2019
31	Lebar Kencana Development Sdn Bhd	Ordinary	22 August 2019
32	Pembinaan Idaman Suria Sdn Bhd	Ordinary	22 August 2019
33	Meswara Development Sdn Bhd	Ordinary	23 November 2019
34	Biz Link Development Sdn Bhd	Ordinary	23 November 2019
35	Winfar Jaya Sdn Bhd	Ordinary	23 November 2019
36	CPI Land Sdn Bhd	Ordinary	23 November 2019
37	Masa Kembang Development Sd Bhd	Ordinary	23 November 2019
38	Mega Metropolitan Sdn Bhd	Ordinary	23 November 2019
39	Huges Development Sdn Berhad	Ordinary	22 July 2020
40	BGH Holdings Sdn Bhd	Ordinary	22 July 2020
41	Khoo Soon Lee Realty Sdn Bhd	Affiliate	22 July 2020
42	Mayer Land Sdn Bhd	Ordinary	22 July 2020
No.	Members Withdrawn	Membership Type	Date Withdrawn
1	Top Rank Assets Sdn Bhd	Ordinary	30 May 2019
2	Bina Variamas Development Sdn Bhd	Ordinary	30 May 2019
3	Guocoland Development Sdn Bhd	Ordinary	12 February 2020
4	Genting Anggun Sdn Bhd	Ordinary	12 February 2020
5	KYK Development Sdn Bhd	Ordinary	12 February 2020
6	3 Two Square Sdn Bhd	Ordinary	12 February 2020
7	Glomac Maju Sdn Bhd	Ordinary	12 February 2020
8	Badai Suara Sdn Bhd	Ordinary	22 July 2020
9	Setarabakat Sdn Bhd	Ordinary	22 July 2020
10	DOE Industries Sdn Bhd	Associate	22 July 2020
No.	De-registration of Membership	Membership Type	Date De-registered
1	Bersatu-BHV Sdn Bhd	Ordinary	12 February 2020
2	Portico Sdn Bhd	Ordinary	12 February 2020
3	Ideal Convention Centre Sdn Bhd	Associate	12 February 2020



## **EVENTS, PUBLICATIONS AND COMMUNICATION SUB-COMMITTEE**

*Chairman : Mr Edward Chong Sin Kiat*

*Committee Members : Datuk Ho Hon Sang, Mr Loo Chee Yang, Mr Michael Fu, Mr Denn Gan, Ms Christina Chen, Ms Shanaz Muztaza, Mr Ng Choon Keith and Ms Tee Yi Wen*

### **Home Ownership Campaign (HOC) MAPEX Klang Valley**

The final series of HOC MAPEX Klang Valley for the year 2019 jointly organized by REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan KL Branch was held from 18 - 20 October 2019 at Hall 2 and 3 at Mid Valley Exhibition Centre with the theme #ahomeforbettertomorrow. YB Tuan Anthony Loke Siew Fook, Minister of Transport Malaysia, officiated the Opening Ceremony on 18 October 2019. A total of 48 Developers, 4 financial institutions and 8 government agencies participated in the exhibition.

Aside from showcasing a wide range of properties, the free admission expo lined up exciting activities with attractive prizes including property talks by industry experts, prizes for lucky visitors, games for children, popcorn & cotton candy giveaway and many more.

### **REHDA Hari Raya Open House.**

REHDA Hari Raya Open House 2019 jointly hosted by REHDA Malaysia, REHDA Selangor Branch, REHDA Wilayah Persekutuan KL Branch and REHDA Youth was held on 29 June 2019 at Wisma REHDA. Approximately 300 guests attended the event including government officials, representatives from fraternal organizations, members of the press and member developers.

### **Rehda Golf Tournament 2019**

REHDA Selangor joined REHDA Golf tournament 2019 on 10 October 2019 at the Forest City Golf Resort Johor.

REHDA Selangor also joined REHDA National Golf Tournament 2019 on 12 October 2019 at the Mahkota Golf and Country Club in Kuantan, Pahang.

### **REHDA Selangor Members Net-Working Session and Get-Together**

The REHDA Selangor Members Networking Session and Get-Together was successfully held at Signature by the Hill at 1st Avenue on 12 December 2019. The event was well attended by a total of 112 pax from member companies.

It was a joyous affair and provided networking opportunities among members.

### **Events, Publications and Communication Sub-Committee Meeting 2019/2020**

The Events, Publications and Communication Sub-Committee Meeting term 2019/2020 was held on 6 September 2019 to discuss and plan up coming activities for the branch.

## **INFRASTRUCTURE, UTILITIES & ENVIRONMENT SUB-COMMITTEE**

*Chairman : Ir. Tiah Oon Ling*

*Committee Members : Mr Lai Ching Keong, Ir. Teo Ching Wee, En Sezleen Bahzme, Ms Shanaz Muztaza and Mr Richard Lim*

### **Taklimat Berhubung Cadangan Pelarasan Kadar Perkhidmatan Bekalan Air Selangor Bagi Negeri Selangor**

Suruhanjaya Perkhidmatan Air Negara (SPAN) organised a briefing on the water tariff adjustments for water services in Selangor on 7 May 2019.

At the briefing session, Ministry of Water, Land and Natural Resources together with SPAN introduced Tariff Setting Mechanism (TSM) to be used by all water operators in the country. The mechanism will allow a fair and transparent tariff calculation and at the same time would enable the operators to finance the overall cost incurred to service the consumers and move towards full cost recovery.

The existing tariffs used now don't reflect the actual distribution cost hence the overall tariffs need to be reviewed to enable operators generate income to cover the OPEX and CAPEX. Once TSM is implemented, water operators are expected to improve their financial situation and at the same time improve their services. Consumers can expect to enjoy quality services and there will be a drop in water interruption.

It was informed that the tariff review for Selangor was last carried out in 2006 and the overall increase will not exceed 30%. Once implemented, TSM rates will be reviewed once in every 3 years. The semi TSM rates is expected to be implemented from 1 July 2019 (subject to cabinet's approval). Air Selangor believes the new tariffs are affordable and will assist to upgrade the infrastructures and improve the services. At the time of writing, the proposed TSM rates has yet to be implemented.

### **Meetings with Air Selangor**

REHDA Selangor had a meeting with Syarikat Bekalan Air Selangor Sdn Bhd on 12 June 2019 to discuss issues pertaining to the implementation of Integrated Water Suppliers Scheme (IWSS). As such, a follow up meeting with Air Selangor was conducted on 25 September 2019 to discuss and resolve issues related to delay in water supply for development. Among the outcomes were:

- Air Selangor to focus on improvisation to enhance the overall customer service.
- Air Selangor to create a digital monitoring system to keep track of the entire process and make it more efficient and transparent.
- Air Selangor and developers to train and coach more engineers to enhance the expertise on subject matter.
- Developer to ensure contractors do not delay in giving feedback and comply to the checklist of submissions.
- Air Selangor organised engagement sessions with REHDA Selangor members on 12 November 2019.

It was also informed that the Langat 2 western corridor should be ready by end of 2020 while the northern corridor should be ready in October 2021. In the interim, all water supply submission will be processed on case-to-case basis.

### **REHDA Selangor Committee Members Engagement Session with CEO of Air Selangor**

Pengurusan Air Selangor Sdn Bhd (Air Selangor) organised an Engagement Session with REHDA Selangor committee members chaired by the Chief Executive Officer (CEO), En Suhaimi Kamaralzaman on 27 February 2020.

The objective of the meeting was to enable the CEO to engage, listen and explain the initiatives taken by Air Selangor in order to assist development in Selangor, Wilayah Persekutuan (KL) and Putrajaya. En Suhaimi briefed REHDA on the water supply situation in Klang Valley and shared the initiatives taken to improve its services quality in line with its vision to become the best water operator in the region.

Air Selangor also agreed to a townhall/dialogue session with Members scheduled for 18 August 2020 tentatively.

### **Engagements with TNB**

In the effort to continue good working relationship, series of briefing and engagement sessions were held to update on latest development

## REPORTS OF SUB-COMMITTEES

and application procedures of TNB to REHDA Selangor members. At the same time, it also provided a platform to discuss issues faced by the developers when dealing with TNB. The engagement sessions organised by TNB were held on the following days:

- a. Industrial Solution Forum – 2 May 2019
- b. TNB Smart Meter Briefing – 11 September 2019
- c. Briefing on Turnkey Projects – 14 November 2019
- d. MySelf Service Portal (MySSP) Briefing – 13 February 2020

### Courtesy Call to IWK

A courtesy call to the new CEO of IWK, Mr Narendran Maniam was made on 15 November 2019. IWK proposed to organize a bi-annual engagement session with REHDA to raise any issues/challenges faced by developers dealing with IWK.

The following issues also been deliberated during the meet up:-

- i. **Inequitable Sewerage Capital Contribution Fund (KWSMP) payment by developers**
  - To review the KWSMP based on population equivalent (PE) instead of property value.
  - To allow the 1% contribution be based on property price after discount/rebate sold to purchaser (credit note be accepted as proof of discount).
- ii. **Repair works and replacement of parts**
  - Request by IWK to carry out works and replacement of parts when developer is directed to do upgrading works to existing plants for connection.
  - The repair works are not eligible for offset against the KWSMP.
- iii. **DOE's approval**
  - For the application of >20,000 PE, IWK insisted that developer to present DOE's approval during the submission of PDC2, which has caused unnecessary delay.
  - Without the approval, the application will be stuck and delayed at PDC2.
  - The meeting proposed that the approval be submitted prior to PDC8, and not during PDC2 stage.
- iv. **Lands surrendered to IWK for STP plants were under utilized**
  - REHDA proposed that the requirement of land size be reduced.
- v. **IWK to review PE for building with different usage**
  - REHDA proposed that IWK relook of whether to increase or reduce some of the PE requirements.

IWK also raised their concerns where there are developers who do not comply to the legislation and rules e.g. fail to follow the specifications and guidelines of the STP, fail to pay IWK contribution and forging the PDC8: Notice for Final Inspection. REHDA also reaffirmed the stand that REHDA do not condone any misconduct or illegal practices by developers.

### IWK Townhall Meeting

A townhall session with Indah Water Konsortium (IWK) and SPAN was held on 13 February 2020. The townhall session was organised to discuss various challenges faced by members as well as to understand issues faced by IWK relating to applications, submission and implementation of sewerage.

At the townhall session, it was shared that IWK currently requires Environmental Impact Assessment (EIA) approval from Department of Environment (DoE) (which normally requires 6 months to obtain) for sewage treatment plants of 20,000 PE capacity or more during the submission of PDC2. Failing which, the PDC2 application will NOT be approved. Although this requirement was introduced a few

years ago, but IWK recently enforced this requirement without prior and sufficient notice to all stakeholders. REHDA Malaysia is working closely with IWK and SPAN to seek an amicable solution to the current impasse.

### PLANNING, POLICIES & STANDARDS SUB-COMMITTEE

*Chairman : Mr James Tan Kok Kiat*

*Deputy Chairman : Mr Ang Kee Ping*

*Vice Chairmen : Dato' David Tan Thean Thye, Mr Appollo Leong, En Azhar Shaharudin, Mr Andy Tan, Datuk Tan Hon Lim, Mr Lim Poh Yit and Mr Michael Fu*

*Committee Members : Mr Max Ng, Dr Foo Chee Hung, Mr Teo Guan Kiang, Ms Teo Chui Ping, Mr Prakash Prasannan, Mr Teh Tik Guan and Ms Shanaz Muztaza*

#### Planning, Policies & Standards Sub-Committee Meeting

The Planning, Policies & Standards Sub-Committee meeting was held on 13 June 2019 and 16 July 2020 to discuss updates, relevant issues and complaints raised relating to the planning standards, policies and guidelines in Selangor.

#### Courtesy Visit to Deputy Minister of Education on School Provisions

REHDA Selangor paid a courtesy visit to YB Puan Teo Nie Ching, Deputy Minister of Education on 9 July 2019. The visit was to discuss the provision of land for building schools in the township development.

During the meeting, REHDA Selangor presented the findings from the collaboration with MIP on the Planning Standards for Township Amenities on School Provision to YB Puan Teo. It also highlighted the issue on current planning guideline that do not reflect the actual needs of school. MOE informed they are aware of the issues and are open to proposals to assist the Ministry to build more schools especially in the critical areas.

#### Engagement with PlanMalaysia@Selangor

A courtesy call was organised on Dr. Shamsaini binti Shamsuddin, the new Director of PlanMalaysia@Selangor on 12 September 2019 at Bangunan Darul Ehsan, Shah Alam. During the visit, the following issues were highlighted:

- a. Collaboration between REHDA Selangor and Malaysian Institute of Planners (MIP) to review the current housing policies in Selangor.
- b. Suggestions and recommendations submitted by REHDA Selangor on 'Garis Panduan Perancangan Fizikal Bagi Warga Emas'.
- c. Issues and appeals submitted by REHDA Selangor on the Planning Guideline Manual 3rd Edition.

A subsequent meeting was held on 12 December 2019, where REHDA and (MIP) presented the paper on the proposal for 'Improvement of Selangor Planning Guidelines and Policies in Selangor' to the Director of PlanMalaysia@Selangor, Dr. Shamsaini Binti Shamsuddin. The research findings focus on the following 3 aspects:

- Land reserved for Public Amenities
- Planning for Residential Development
- Planning for Mixed-Development

During the meeting, PlanMalaysia@Selangor agreed to defer presenting their proposed amendments to the Selangor Planning Guideline 3rd Edition at the next State Exco meeting and shall arrange for a discussion session with REHDA and MIP in January 2020 to deliberate over the proposed changes. At the time of writing, the discussion session has yet to take place.

## Review of Foreign Purchase Threshold on Housing in Selangor

In the 2020 Budget, it was announced that the Federal Government will reduce the foreign purchase threshold for housing from RM1 million to RM600,000 for year 2020. Selangor State Government under Selangor Land and Mines Office (PTGS) follow suit by organising a discussion session on 20 November 2019 to discuss the foreign purchase threshold for housing in Selangor.

During the discussion, REHDA Selangor strongly pursued a lower threshold for foreign purchase although the data presented by NAPIC has shown otherwise. Nevertheless, the Selangor State Government had announced to reduce the foreign ownership threshold for strata properties to RM1.5 million from RM2.0 million previously, effective 1 January 2020.

The details shared by the Selangor Land and Mine Office (PTG Selangor) are:

- Quota for foreign purchase increase to 20% from 10% on the non-Bumi units;
- Applicable to residential unit with leasehold status only;
- Minimum purchase price has lowered to RM1.5 million from RM2.0 million for strata property including Landed Strata;
- Minimum purchase price for Landed Property is RM2.0 million and limit to bungalow lot, Semi-D and other unsold units up to year 2018;
- This program includes units unsold and obtained Certificate of Completion and Compliance (CCC) up to year 2018 only and with imposition of leases of 60 years with priority restriction by the local authority; and
- This special programme is applicable in Selangor from 1 January 2020 to 31 December 2020.

## Focus Group 9 – Parcel Rent

The implementation of “Parcel Rent” (Cukai Petak) charges on all stratified buildings since 1 June 2018 by Selangor State Government has shown a significant increase of payment compared to the previous quit rent method. The main factor of the drastic increment is due to the calculation of Parcel Rent is based on the size of the units instead of the share units and weightage factor. As such, REHDA Selangor has been actively attending meetings and discussions on 5 July 2019, 24 July 2019, 7 November 2019 and 20 November 2019 respectively to resolve the matter. The meetings also involved relevant agencies and stakeholders such as representatives from Pejabat Tanah dan Galian (PTG) Selangor, House Buyer Association (HBA), Malaysia Productivity Corporation (MPC), Pasukan Petugas Khas Pemudahcara Perniagaan (PEMUDAH), Jabatan Ketua Pengarah Pejabat Tanah dan Galian (JKPTG), Kementerian Perumahan dan Kerajaan Tempatan (KPKT), Bar

Council, Jabatan Ukur dan Pemetaan Malaysia (JUPEM) and others. The outcome was proposing to address the issue through amending the formula of calculating the Parcel Rent with share units instead of the size of the parcel as well as to reduce the rate of the charges. The discussion is still ongoing to find the best solution for this issue.

## Focus Group 10 - Transit Oriented Development

The TOD focus group met on 26 April 2019 and identified 7 areas of study that are relevant to the Transit Oriented Development (TOD) guidelines as follows:

- Definition of TOD
- Density and Plot Ratio Computation
- Affordable Units and Commercial Retail Requirement
- Provision of Public Amenities
- Low Carbon City Framework (LCCF) and Green Building Requirement
- Provision of Landscape on Natural Ground
- Requirement for Connectivity to Transportation Hub

The committee will further conduct a simulation case study based on the provisions of TOD guidelines and will be collaborating the study with Malaysian Institute of Planners (MIP).

## Collaboration with Malaysian Institute of Planners (MIP)

The Planning, Policies & Standard Sub-Committee has been conducting various meeting with MIP on the continuous collaboration to study and improve the planning guidelines and policies in Selangor State. The meetings were held on:

- 9 July 2019
- 13 August 2019
- 28 August 2019
- 10 December 2019

The outcome of the collaboration had produced a comprehensive proposal on ‘Improvement of Selangor Planning Guidelines and Policies in Selangor’. The proposal has been presented to the Director of PlanMalaysia@Selangor, Dr. Shamsaini Binti Shamsuddin on 12 December 2019.

## Future Forward

REHDA Selangor will continue its effort to actively engage and discuss with the relevant authorities, local stakeholders as well as REHDA Malaysia to resolve issues relevant to the housing policies and guidelines in Selangor. The issues including:

- High holding fees
- Appeal for using bank guarantee for Deposit on Common Property to Commissioner of Building (COB) in city councils



# REPORTS OF ZONE-COMMITTEES

## PETALING JAYA ZONE COMMITTEE

Chairman : Mr. Kelvin Choo

Deputy Chairman : Mr Chiah Hwa Kai

Committee Members : En Azhar Shaharudin, Mr Che King Tow, En Adly Sham, Ms Teo Chui Ping, Mr Chien Chyi Tan, Ms Michelle Shen

### Petaling Jaya Zone Committee Meeting

The Petaling Jaya Zone Committee meeting was held on:

- 5 August 2019
- 21 November 2019
- 10 March 2020
- 16 July 2020

Amongst the issues discussed including:

- a. The committee decided to hold Malaysia Property Expo (MAPEX Petaling Jaya) this year, however, due to unforeseen circumstances, the event is put on hold until further notice.
- b. The branch wrote to Majlis Bandaraya Petaling Jaya (MBPJ) to raise the concerns on MBPJ's decision to accept deposit only in cash for the rectification of defects in the common property. The matter remains status quo.

### Draf Rancangan Kawasan Khas (RKK) Seksyen 13, Petaling Jaya (Penggubahan 1)

Petaling Jaya Zone Committee reviewed the *Draf Rancangan Kawasan Khas (RKK) Seksyen 13, Petaling Jaya (Penggubahan 1)*. The review committee meeting was held on 8 January 2020 and subsequently, all the suggestions and proposals on the local plans were submitted to MBPJ on 17 January 2020.

Amongst the suggestions and proposals for *Draf Rancangan Kawasan Khas (RKK) Seksyen 13, Petaling Jaya (Penggubahan 1)* were:

#### i. Page 19 (8.3 Cadangan Lot Baru)

Objection: Reference made to the proposal stated in Bil No.3 (Page iv) to change plot ratio from Net Floor Area (NFA) to Gross Floor Area (GFA).

Suggestion: REHDA propose to maintain the current RKK Seksyen 13, Petaling Jaya No. Warta 1569 plot ratio calculation.

Point of View: The change from Net Floor Area (NFA) to Gross Floor Area (GFA) will result to a significant increase in development costs and will contribute indirectly to the increase in house prices.

#### ii. Page 88 (B19 Bangunan Tempat Letak Kendaraan) (Parking)

Objection: Reference made to the 'Perincian Garis Panduan Mengikut Parcel' on Page 88 - 30% for Visitors Parking in the draft RKK Seksyen 13, Petaling Jaya (Penggubahan 1).

Suggestion: REHDA would like to suggest that MBPJ maintain the percentage as per the current RKK Seksyen 13, Petaling Jaya No. Warta 1569 which is 20% for Visitor Parking, in line with the requirement under 'Manual Garis Panduan dan Piawaian Perancangan Negeri Selangor (edisi ketiga)'.

Reason: The 30% increase in visitor parking allocation will indirectly lead to a significant increase in development costs which contributes to the increase in house prices.

#### iii. Page 90 (B21 Bangunan Indeks Bangunan Hijau) (Green Building Index)

Objection: Reference made to the requirement for green building certification by the developer. Further explanation needed on the level of rating to achieve (for example, Bronze, Silver, Gold or Platinum). High-level certification ratings (i.e. Gold and Platinum) will result in a significant increase in development costs.

Suggestion: REHDA suggests MBPJ to offer some incentives such as approval of higher plot ratio or rebates for development charges. We suggest that the word for "Green Building Index" should be replaced with "Green building certification body recognized by the Government

of Malaysia". This is because Green Building Index (Sdn Bhd) is a private company and the local government should not be promoting a private company. We suggest providing the option to use any Green Building Index certification tool recognized by the Government of Malaysia.

#### iv. Page 91 (B22 Perancangan Bandar Rendah Karbon) (Low Carbon City Framework (LCCF))

Suggestion: We appreciate MBPJ's efforts to achieve a sustainable city by executing the requirements of green building certification on developers. Green building certification will complement the implementation of a low-carbon framework (LCCF). We believe that adopting the "LCCF checklist" and "LCCF track" is not necessary if the developer obtains a green building certification from an organization recognized by MBPJ. Most of the LCCF criteria are beyond developer control.

The result of the feedback yet to be published to the public.

### Special Meeting PEMUDAH Technical Working Group Dealing with Construction Permits (TWGDCP)

Petaling Jaya Zone Committee took part in the special meeting on 16 January 2020 held at Malaysia Productivity Corporation (MPC). The meeting was also joined by Jabatan Kerajaan Tempatan (JKT), PLANMalaysia, Valuation and Property Services Department (JPPH) Selangor, Lembaga Perancang Bandar Malaysia, Pertubuhan Arkitek Malaysia (PAM), Majlis Bandaraya Petaling Jaya (MBPJ), Dewan Bandaraya Kuala Lumpur (DBKL), MPC Associates and PPK.

Amongst the matters related to Petaling Jaya discussed including:

#### i. 10% Open Space

- PLANMalaysia had earlier agreed that if 10% open space has been allocated on the approved layout plan, the development plot is only required to provide 5% as ground level open space and 5% can be allocated on podium and roof. The vertical planting cannot be included as part of the open space requirement. Despite the agreement, it has not been implemented on the ground.
- There are still different interpretations and disputes on its calculation, either a combination of roof garden, podium top, top of basement slab or on the ground.

#### ii. Perimeter Planting

- With regards to the perimeter planting, PLANMalaysia had earlier agreed not to impose perimeter planting as long as an area equivalent to 5% of the plot area is provided as open space (50% at podium and roof level, 50% at ground level).
- The decision has also not been implemented and the requirement for 3.0-meter perimeter planting is still being imposed.
- This was due to some implementing officers are referring to the old planning guideline manual. PlanMalaysia@Selangor was advised to upload *Garis Panduan Negeri Selangor Edisi ke-3* online for easy reference.

#### iii. Large Landscape Area Requirement for TOD Development in Selangor

- Allowing plot ratio of 1:8 for TOD with inclusion of public facilities and recreational spaces are justifiable and acceptable (1:4 for non-TOD). However, the conditions for provision of open space on ground level are too stringent and impractical where developers have to "sacrifice" up to 40% ground level land for landscape to achieve the full increased plot ratio. Currently, there is no clear guidelines on landscape requirement for TOD.
- JPBD justified that the State has the power to vary from the standard guidelines if they deem fit. JPBD further enquired the detail of the project which was imposed with 40% of open space. REHDA will come out with a proposal and recommendations on TOD developments for submission sent to the Mayor, PEMUDAH, KPKT and PLANMalaysia.

**iv. Unnecessary Requirement to Obtain Clearance Letter from Jabatan Penilaian for Issuance of CCC**

- MBPJ require developers/consultants to obtain clearance from the Valuation Department prior to the issuance of CCC prior to the issuance of CCC.
- MBPJ reported that this matter has been raised at the MBPJ full Council meeting on 14 December 2019 and the Council has agreed to remove the requirement.
- The role of the department is to carry out valuation of newly completed buildings for rating and assessments and the valuation can be conducted at any time after CCC are issued, therefore it should not be a condition for the issuance CCC.

**v. Requirement to Submit Tenancy Agreement for Interior Renovation Works in MBPJ**

- Currently, tenants are required to submit their internal renovation and office layout to MBPJ for approval before commencing renovation works.
- It was raised that there is actually no necessity to submit to MBPJ the stamped copy of the tenancy agreement along with the submission of the renovation plans, as long as the landlord signs the renovation plan.
- Jabatan Kawalan Bangunan highlighted the purpose of requesting tenancy agreement is to monitor the renovation works within agreeable duration.
- REHDA Selangor wrote to MPBJ proposing the following recommendations:-
  - To accept the signed fit out plans
  - To accept verification letter from the owner with tenant's details, rental duration and location.

**vi. Additional Unnecessary Requirements Imposed for Planning Application**

- All requirements for Planning Approval application must be implemented in accordance to the gazetted or published standard submission guidelines such as OSC 3.0 etc.
- A new requirement must be made official, published and publicly announced for implementation with a minimum of six months period of notice in advance.
- Other unnecessary requirements should not be imposed at individual discretion of any personnel.

**SUBANG JAYA ZONE COMMITTEE**

*Chairman : Mr Chung Nyuk Kiong*

*Deputy Chairman : En Sezleen Bahzme Kamarul Zaman*

*Committee Members : Datuk Zaini Yusoff, Mr Roland Tan, Mr Suhaimi Khalidi, Mr Teh Tik Guan, Mr Ong Chin Teck, Mr Yeoh Wei Ling*

**Subang Jaya Zone Committee Meeting**

The Subang Jaya Zone Committee meeting was held on:

- 17 June 2019
- 6 August 2019
- 6 November 2019
- 14 January 2020
- 13 July 2020

Amongst the issues discussed including:

- a. Concerns on the increase of cement price as it will have adverse impact on the housing price.
- b. Concerns on 'Kebenaran Merancang' (KM) approval procedure.
- c. Concerns on the high hoarding charges.
- d. Matters relating to water supply and new requirements on Integrated Water Supply Scheme (IWSS).
- e. Matters relating to the worker's accommodation according to new enforcement of Act 446 – Workers Minimum Standards of Housing and Amenities.

- f. Matters relating to the issuance of vacant possession with Strata Title.
- g. Social Impact Assessment (SIA).

**KLANG / KUALA LANGAT ZONE COMMITTEE**

*Chairman : Mr Ng Choon Keith*

*Deputy Chairman : Mr Albert Lee Wen Loong*

*Committee Members : Ir. Tan Pean Hin, Dato' Seow Chow Koo, Mr Denn Gan Teck Wee, Ir. Teo Ching Wee, Mr Eric Lai, Ms Tee Yi Wen, Mr Jason Poon Chee Seng, Mr Chai Kian Soon, Dato' B.A. Low, Mr Kenny Ng, and Mr Adrian Tee*

**Klang/Kuala Langat Zone Committee Meeting**

The Klang/Kuala Langat Zone Committee meeting was held on:

- 13 June 2019
- 25 July 2019
- 5 November 2019
- 6 January 2020
- 13 March 2020
- 16 July 2020

The meetings were held to discuss issues and updates on the policies and planning guidelines in the vicinity of Klang and Kuala Langat.

Amongst the issues discussed were:

- a. Majlis Perbandaran Klang (MPK) Engineering Department had imposed the minimum drainage size of 1.2m for township development. The requirement is considered excessive for the current local infrastructure.
- b. Majlis Perbandaran Klang Landscape Department has a distinctive requirement for the type of trees (especially palm trees) to be planted for a development. The requirement is viewed to be too rigid and less aesthetic appearance.
- c. Majlis Daerah Kuala Langat (MDKL) do not allow developers to build perimeter fencing concurrently with the construction process although the project is approved as gated and guarded scheme. The perimeter fencing will only be constructed after Certificate of Completion and Compliance (CCC) is given and when Resident Association is established. The same requirement apply to MPK development as well.

**Study tour to Malaysia-China Kuantan Industrial Park (MCKIP)**

REHDA Selangor under the Zone Klang/Kuala Langat organised a study trip to Malaysia-China Kuantan Industrial Park (MCKIP) on 10 October 2019. The study tour aims to provide an insight on the industrial park development and explore business opportunity in Kuantan. IJM Land Berhad and Alliance Steel Sdn Bhd (ASSB) hosted the visit and shared information on industrial development in Kuantan with all the delegates.

**MAPEX REHDA Selangor 2020 by Klang/Kuala Langat Zone**

REHDA Selangor under the Klang/Kuala Langat Zone committee successfully organized Malaysia Property Exposition (MAPEX) at Setia City Mall from 13 to 15 March 2020. Participating in the event this time were Perbadanan Kemajuan Negeri Selangor (PKNS), SP Setia Bhd Group, Mah Sing Group Berhad, Ecoworld, Sunsuria Berhad, IJM Land Berhad, KL-Kepong Country Homes Sdn Bhd, MCT Berhad, Metrogen Sdn Bhd, Mayer Land Sdn Bhd, Suntrack Development Sdn Bhd, WCT Land Berhad and Worldwide Holdings Berhad.

**SHAH ALAM / KUALA SELANGOR ZONE COMMITTEE**

*Chairman : Mr Loo Chee Yang*

*Deputy Chairman : Mr Denn Gan (Shah Alam), Mr Siew Chee Seng (Kuala Selangor)*

*Committee Members : Mr Richard Lim, Ir. Tan P. H, Mr Kenny Lim, Datuk Zaini Yusoff, Ms Jenny Yap, Mr Hon Tze Jun, En Ardian Hafiz, En Tengku Ikmal Bahrin, En Rosli bin Ismail, En Azmi Ali, Mr Ethan Lai, Mr Eric Tan and En Nor Azmi Ali*

# REPORTS OF ZONE-COMMITTEES

## Shah Alam/Kuala Selangor Zone Committee Meeting

The Shah Alam/Kuala Selangor Zone Committee meeting was held on:

- 18 June 2019
- 22 August 2019
- 7 January 2020
- 24 June 2020

The meetings were held to discuss issues and updates on the policies and planning guidelines in the vicinity of Shah Alam and Kuala Selangor.

Amongst the issues discussed were:

- a. Jabatan Kerja Raya (JKR) in Kuala Selangor has requested developer to submit the Road Safety Assessment (RSA) report during the OSC submission although it is not part of the requirement in the OSC check list. It was reported RSA is required only for projects that are facing the main road.
- b. Pengurusan Air Selangor Sdn Bhd (Air Selangor) had requested developer to submit digital data and utility plan for underground utility of any development. This mapping exercise will be an added cost to the developer.

## Courtesy visit to Mayor Majlis Bandaraya Shah Alam

Shah Alam/Kuala Selangor Zone committees paid a courtesy call on the newly appointed Mayor of Majlis Bandaraya Shah Alam (MBSA), Dato' Haji Rosli bin Othman on 7 August 2019. Delegates from REHDA and MBSA had discussed and exchanged views on issues relevant to the development within Shah Alam vicinity as well as updated on the latest policy and planning guidelines.

Amongst the highlights from the discussion including:

- i. REHDA Selangor was notified that the perimeter planting at the front of the houses are 3m while the perimeter planting at the side of the houses can be 1.5 meter with justification. However, the exempted area will be substituted with contributions to the city council.
- ii. MBSA reassured that the approval on Building Plan will not be delayed as long as developer's consultant comply to the approved Kebenaran Merancang.
- iii. Majlis will look into the requirement of building surau in a strata development on case to case basis.
- iv. MBSA has been implementing two types of Partition Permit - based on tenancy purpose or usage by property owner. For tenancy purpose, the permit will be terminated according to the tenancy term. However, if the partition is by property owner for usage such as offices, show house unit, etc, the owner needs to obtain the Certificate of Compliance and Completion (CCC) and comply to the requirements set by the Fire and Rescue Department of Malaysia.
- v. MBSA also informed that the city council has been notifying developers upon CCC to submit the Borang 1 on details for the assessment bill of all purchasers. The charges of RM50 are exempted for the 1st transfer only.

## Majlis Pelancaran dan Menandatangani Akujanji Melaksanakan Program Transformasi Urusan Permit Pembinaan – Peneraju Utama Negeri (State DCP Champion) Majlis Bandaraya Shah Alam

REHDA Selangor (Zone Shah Alam / Kuala Selangor) attended the above event on 3 September 2019. Delegates from REHDA Selangor witnessed the signing ceremony of local authorities and relevant professional body to improve and conduct the transformation in dealing with construction permit.

## HOC-MAPEX 2019 at Central I-City, Shah Alam

REHDA Selangor (Zone Shah Alam/Kuala Selangor) had successfully organized the Malaysia Property Exposition (MAPEX) Shah Alam/

Klang at Central I-City from 14 to 17 November 2019. This is the exclusive edition of MAPEX in Selangor and in conjunction with the ongoing Home Ownership Campaign (HOC) initiated by the government to encourage homeownership amongst the rakyat.

Among the participating exhibitors in the exposition were SP Setia, Perbadanan Kemajuan Negeri Selangor (PKNS), Glomac Berhad, Ecoworld, Worldwide Holdings Berhad, Sunsuria Berhad, Putrajaya Holdings, Sin Hee Yang Property Group, Symphony Union Suites Sdn Bhd, Amverton Berhad, Newfields Land and RHB Bank.

YB. Puan Haniza binti Talha, Selangor Exco of Housing and Urban Living officiated the exposition on 15 November 2019. Besides the property showcase, REHDA Selangor also organized series of property talk to the public on 16 and 17 November 2019. It aimed to enhance the knowledge in property investment perspective and to educate the public on strata management. The exposition received overwhelming response from the visitors.

## KAJANG / SEPANG ZONE COMMITTEE

*Chairman : Mr Sow Joon Howe*

*Deputy Chairman : Mr Max Ng Kim Tat*

*Committee Members : Dato' Kenneth Chen, Mr Ng Kok Chew, Mr Aw Wee Kiat, Mr Teh Tik Guan, En Dzulkaflee Khairuddin, Mr Peter Cheah, Mr Teo Guan Kiang, Mr Gan Hua Seng, Mr Choo Set Yuen and Mr Mong Meng Wei*

## Kajang / Sepang Zone Committee Meeting

The Kajang / Sepang Zone Committee meeting was held on:

- 13 June 2019
- 15 August 2019
- 7 February 2020
- 8 July 2020

The meetings were held to discuss issues and updates on the policies and planning guidelines in the vicinity of Sepang and Kajang.

Amongst the issues discussed were:

- a. Majlis Perbandaran Kajang (MPKj) has removed the pre-consultation exercise in the OSC 3.0 process but upon approving the Certificate of Completion and Compliance (CCC), it required approvals from all departments as per OSC 2.0 process. MPKj also do not support the Partial CCC approval although developer has a proper demarcation. The process of OSC 2.0 is a much lengthy process and may cause the delay of handing over of the houses to the purchaser.
- b. The hoarding fees remain a high cost to a development.
- c. Local authority such as MPKj do not collect green waste from the landed strata property. The Joint Management Body (JMB) or Management Corporation (MC) usually employ a contractor to manage the landscape and green waste in the common area but not disposing the green waste from the individual houses. The JMB/MC may face complaints from the landed strata owner in the future.
- d. It was proposed that the assessment for the strata property shall be lower due to the drainage, road and landscape is maintained by the JMB/MC.

The above concerns will be raised during the courtesy visit to the local authority.

The issues relating to utilities company and other relevant authorities were also discussed at the zone committee meeting. Among the issues including:

- i. The delay on the completion of Langat 2 Treatment Plant raised concern on water supply.
- ii. The placement of water meter, delay in water supply approval, lengthy Integrated Water Supply Scheme (IWSS) process.



- iii. Developers still facing issue on obtaining potential buyer's name list for Rumah Selangorku (RSKu) from Lembaga Perumahan dan Hartanah Selangor (LPHS). The demand on RSKu remains low and believed it is due to the affordability and loan issue.

#### **HULU SELANGOR / SELAYANG / AMPANG JAYA ZONE COMMITTEE**

*Chairman : Mr Michael Fu*

*Committee Members : Mr Roland Tan, Mr Geron Tan, Mr Chin Foo Teck, Mr Lim Seng Heng, Mr Lim Tien Hou, Ms Ella Nor Abd Wahab, Mr Koh Sow Seang, Mr Azmi Adnan, Ms Angela Chong*

#### **Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting**

Hulu Selangor / Selayang / Ampang Jaya Zone Committee meeting was held on:

- 15 August 2019
- 3 December 2019
- 22 July 2020

Amongst the matters discussed included:

- a. Tenaga Nasional Berhad (TNB) had a workshop to notify developers that they can opt to construct Substations provided notification to TNB is given at least one year in advance. TNB will deduct the total sum from the contribution fee after the construction is completed.
- b. Jabatan Bomba & Penyelamat Malaysia, Rawang Branch does not issue Certificate of Completion and Compliance (CCC) clearance letter for terrace houses but only for semi-detached, commercial & others. The zone committee will meet Bomba Rawang to highlight this matter if required.
- c. Concerns on the drastic increase of Quit Rent for the new tax imposed in Selangor recently for service apartments and commercial units were discussed. REHDA Malaysia is currently engaging relevant parties to address this issue.
- d. Issues relating to Pengurusan Air Selangor Sdn Bhd (Air Selangor) and Integrated Water Supply Scheme (IWSS) were discussed and the concerns were raised during an engagement session with Air Selangor.
- e. Matters related to Rumah Selangorku (RSKu).

#### **Courtesy Visit to Yang DiPertua, Majlis Perbandaran Selayang**

Hulu Selangor/ Selayang / Ampang Jaya Zone Committee paid a courtesy visit to Yang DiPertua, Majlis Perbandaran Selayang; YBrs Tuan Haji Shamsul Shahril Badliza Bin Mohd Noor on 6 January 2020. The meeting was joined by the department directors & representatives of City Planning, Building, Landscape, Management Services, Corporate, Engineering, Valuation and Property Management. The objective of the visit is to introduce the Hulu Selangor / Selayang / Ampang Jaya Zone Committee Members and foster effective interaction. Amongst the highlights were:

##### **1. Updates by Majlis Perbandaran Selayang (MPS)**

###### **1.1. Public Infrastructure – Planning Department**

- MPS cited lack of budget from federal and MPS itself to finance some of the public infrastructures namely dewan, schools and pasar and have plans to request Developers to deliver such infrastructure with buildings instead of just vacant land.
- REHDA Selangor informed that not all projects or Developer has the same capacity to finance these costs and that this requirement may add the burden of cost to the projects. REHDA Selangor suggests relooking at the matter case by case.

###### **1.2. Rancangan Tempatan – Planning Department**

- Planning department updated that MPS is amid drafting MPS Rancangan Tempatan.
- Due to the limitation of information from land office, MPS face difficulties in identifying the ownership of land or land conversion. At such, MPS encourage landowners

to check the draft and put in an appeal in the event the RT does not reflect the status of the land title.

###### **1.3. Abandoned Projects – Building Department**

- Building Department informed that KPKT recent directive is to empower the local council to revive abandoned projects. MPS would like to seek assistance from REHDA to resolve this matter together.
- REHDA Selangor suggests MPS to form an advisory body and invite REHDA Selangor representative into the committee to assist and advise MPS on the matter.

###### **1.4. ISF Contribution - Engineering Department**

- Engineering Department informed ISF Contribution – allow for partial payment; before issuance of C1 – 50%, before issuance of Jalan Perparitan – 50%.
- Developers who wish to request for staggered payment need to appeal to OSC.

###### **1.5. Cukai Taksiran on vacant land – Valuation Department**

- Valuation and Property Management request Developer to settle 'Cukai Taksiran' on vacant land before transferring vacant possession status/ownership.

###### **1.6. Rumah Selangorku (RSKU) – Planning Department**

- MPS highlighted that based on their statistics, the RSKU development can be divided into two sections, Mukim Batu and Mukim Rawang where Mukim Batu does not have an issue with take-up rates for RSKU whereas Mukim Rawang is a poor resulting oversupply of RSKU.
- MPS concerns on the poor RSKU take-up rate will turn the project into slums.
- Planning Department requested REHDA to share information with them so that a case can be made with LPHS to review this matter and the RSKU quantum.

##### **2. Matters raised by REHDA delegates**

###### **2.1. OSC Pre-Consultation – OSC Department**

- MPS is still adopting OSC 3.0 and not 3.0+
- 'Semakan Awalan' from SYABAS, TNB, SKMM, Land Office, is still required. However, MPS only required proof of 'semakan awalan' or letter of acknowledgement from the above-mentioned departments and not a 'surat sokongan' or 'tiada halangan'.
- REHDA Selangor will follow up with OSC Department to streamline the matter as the explanation on "semakan awal" isn't clear.

###### **2.2. Streetlights & underground cabling**

- Engineering Department informed that the streetlights for terrace houses need to be surrendered to TNB and not MPS. However, the guideline does not apply to semi-d, bungalow, factory and certain MPS roads. 'Penyelenggaraan' will be borne by MPS while maintenance by TNB.
- Underground cabling is allowed for MPS streetlights but not for TNB streetlights.

###### **2.3. Landscape**

- Landscape Department, En Mokhtar took note that bicycle lane is not suitable for roadside Island for landed property and is willing to discuss this further with REHDA.

#### **MAPEX REHDA Selangor 2019 by Hulu Selangor / Selayang / Ampang Jaya Zone**

REHDA Selangor under the Hulu Selangor / Selayang / Ampang Jaya Zone committee successfully organized Malaysia Property Exposition (MAPEX) at Melawati Mall from 1 to 3 November 2019. As part of the on-going support to the Malaysian Government's effort to encourage home ownership amongst the rakyat, the Home Ownership Campaign (HOC) was held in conjunction with MAPEX REHDA Selangor 2019.

# CALENDAR OF EVENTS

## MAY 2019

- 2 Industrial Solution Forum by Tenaga Nasional Berhad. Attended by Ms Cheryl Chan.
- 7 Briefing on the Water Tariff Adjustments for Water Services in Selangor by Suruhanjaya Perkhidmatan Air Selangor (SPAN). Attended by Ir. Tiah Oon Ling and Ms Khamini Loganathan.
- 9 Branch Committee Meeting 8-2018/2019.  
Transit Oriented Focus Group Discussion and briefing on Greenleaf Calculation. Attended by Mr Ngian Siew Siong, Mr Tan Wooi Teong, Ms Ping Teo, Dato' David Tan, Ms Cheryl Chan and Ms Khamini Loganathan.
- 11 *Majlis Pelancaran Buku Dasar Mampu Milik Negara*. Attended by Ms Cheryl Chan.
- 16 Annual General Meeting 2018/2019.
- 28 Lembaga Perumahan dan Hartanah Selangor (LPHS) Board Meeting. Attended by En Zulkifly Garib.

## JUNE 2019

- 12 Klang / Kuala Langat Zone Committee Meeting 1-2019/2020.  
Meeting with Syarikat Bekalan Air Selangor Sdn Bhd on Issues Relating to Integrated Water Suppliers Scheme (IWSS). Attended by En Zulkifly Garib, Ir. Tiah Oon Ling, Datuk Tan Hon Lim and Ms Khamini Loganathan.
- 13 Kajang / Sepang Zone Committee Meeting 1-2019/2020.  
Planning, Policies and Standards Sub-Committee Meeting 1-2019/2020.
- 17 Subang Jaya Zone Committee Meeting 1-2019/2020.
- 18 Shah Alam / Kuala Selangor Zone Committee Meeting 1-2019/2020.
- 20 Branch Committee Meeting 1-2019/2020.

## JULY 2019

- 9 Courtesy Visit to Deputy Minister of Education, YB Puan Teo Nie Ching on Provision of Land for Schools in Township Developments. Attended by En Zulkifly Garib, Datuk Zaini Yusoff, Mr James Tan, Dato' David Tan, Mr Appollo Leong and Ms Cheryl Chan.
- 23-25 Workshop on 'Memperkasakan Dasar Teknologi IBS dalam Pembinaan Rumah Selangorku dengan Kos yang Efektif' by Lembaga Perumahan dan Hartanah Selangor (LPHS). Attended by En Zulkifly Garib, En Azhar Shaharudin, Datuk Tan Hon Lim, Dr Foo (MKH) and Mr Lee (Sunway).
- 25 Klang / Kuala Langat Zone Committee Meeting 2-2019/2020.

## AUGUST 2019

- 5 Petaling Jaya Zone Committee Meeting 1-2019/2020.
- 6 Subang Jaya Zone Committee Meeting 2-2019/2020.

- 7 Courtesy visit to New Mayor of Majlis Bandaraya Shah Alam (MBSA), Dato' Haji Rosli bin Othman. Attended by Mr Loo Chee Yang, Mr Kenny Lim, En Ardian Hafiz, En Rosli Ismail, Ms Jenny Yap, En Tengku Aris and Ms Cheryl Chan.
- 8 Branch Committee Meeting 2-2019/2020.
- 15 Kajang / Sepang Zone Committee Meeting 2-2019/2020.
- 22 Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 1-2019/2020.  
Shah Alam / Kuala Selangor Zone Committee Meeting 1-2019/2020.
- 28 REHDA Selangor and MIP Task Force Committee Meeting on Improvement of Selangor State Planning Guidelines and Policies. Attended by Mr James Tan, Ms Khamini Loganathan and Ms Cheryl Chan.
- 29 CIDB Qlassic Meeting. Attended by Ms Cheryl Chan.

## SEPTEMBER 2019

- 3 *Majlis Pelancaran dan Menandatangani Akujanji Melaksanakan Program Transformasi Urusan Permit Pembinaan – Peneraju Utama Negeri (State DCP Champion)*. Attended by Ms Cheryl Chan.
- 4 Focus Group Meeting on Affordable Housing under Technical Working Group (TWG) for preparation document RM – 12. Attended by En Zulkifly Garib.
- 5 Kajang / Sepang Zone Committee Meeting on Issues with Majlis Perbandaran Kajang. Attended by Mr Teo Guan Kiang, Mr Max Ng, Mr Aw Wee Kiat, Mr Choo Set Yuen, Mr Peter Cheah and Ms Cheryl Chan.
- 6 Events, Publications and Communication Sub-Committee Meeting 1-2019/2020.
- 10 *Mesyuarat Penyelarasan Manual Pengurusan dan Penyelenggaraan Rumah Selangorku by LPHS*. Attended by En Zulkifly Garib.
- 12 Courtesy Visit to New Director of PlanMalaysia@Selangor, Dr Shamsaini binti Shamsuddin. Attended by Datuk Zaini Yusoff, En Azhar Shaharudin, Mr Loo Chee Yang, Dato' David Tan, Ir. Teo Ching Wee and Ms Khamini Loganathan.
- 18 Briefing Session with Ar. Fong Chun Wai. Attended by Mr Michael Fu, Mr James Tan, Datuk Ho Hon Sang, Dato' David Tan, Mr Ang Kee Ping, Mr Teh Tik Guan and Ms Cheryl Chan.
- 25 Second Series Meeting with Syarikat Bekalan Air Selangor Sdn Bhd on Issues Relating to Integrated Water Suppliers Scheme (IWSS). Attended by En Zulkifly Garib, Datuk Ho Hon Sang, Ir. Tiah Oon Ling, Mr Choo Set Yuen and Ms Khamini Loganathan.

## OCTOBER 2019

- 10 Study Trip to Malaysia-China Kuantan Industrial Park (MCKIP), Kuantan organized by REHDA Selangor (Zone Klang/Kuala Langat).  
REHDA Golf Tournament 2019 at Forest City Golf Resort organized by REHDA Johor.



- 12 REHDA National Golf Tournament 2019 at Mahkota Golf and Country Club Kuantan.
- 18-20 HOC MAPEX at Mid Valley Exhibition Centre
- 30 Finance and Investment Sub-Committee Meeting 1-2019/2020.
- REHDA Selangor Press Conference for publicising MAPEX at Melawati Mall and MAPEX at Central I-City Mall.

#### NOVEMBER 2019

- 1-3 MAPEX at Melawati Mall.
- 5 Klang / Kuala Langat Zone Committee Meeting 3-2019/2020.
- 6 Subang Jaya Zone Committee Meeting 3-2019/2020.
- 11 Lembaga Perumahan dan Hartanah Selangor (LPHS) Board Meeting. Attended by En Zulkifly Garib.
- 12 Briefing on Latest Updates & Developments by Pengurusan Air Selangor Sdn Bhd.
- 13 REHDA Annual Dinner.
- 14 Branch Committee Meeting 3-2019/2020.
- 14-17 MAPEX at Central I-City Mall, Shah Alam.
- 20 *Sesi Perbincangan Berkenaan Cadangan Kajian Semula Had Harga Jualan dan Perolehan Hartanah bagi Warganegara Asing di Negeri Selangor* by Pejabat Tanah dan Galian (PTG) Selangor. Attended by Datuk Zaini Yusoff and Mr James Tan.
- 21 Petaling Jaya Zone Committee Meeting 2-2019/2020.
- Mesyuarat Penyelarasan Manual Pengurusan dan Penyelenggaraan Rumah Selangorku* by Lembaga Perumahan dan Hartanah Selangor (LPHS). Attended by En Zulkifly Garib, Puan Azlin Aris and Mr Khoo Siew Yee.

#### DECEMBER 2019

- 3 Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 2-2019/2020.
- 12 REHDA Selangor Members Networking Session and Get-Together.
- REHDA Selangor and MIP Presentation on the Proposal for 'Improvement of Selangor Planning Guidelines and Policies in Selangor' to PlanMalaysia@Selangor. Led by En Zulkifly Garib.

#### JANUARY 2020

- 6 Courtesy Visit to Yang DiPertua Majlis Perbandaran Selayang, Tuan Haji Shamsul Sharil Badliza bin Mohd Noor. Attended by Mr Michael Fu, Dato' David Tan, En Ghazali Abd Hamid, En Zamahsari Zaini, Puan Azreen Rose Aslie and Ms Kalsum Jamian.
- 7 Shah Alam / Kuala Selangor Zone Committee Meeting 2-2019/2020.
- 8 Meeting on Rancangan Kawasan Khas (RKK) Section 13 Petaling Jaya. Attended by Mr Kelvin Choo, En Azhar Shaharudin, Mr Che King Tow, Mr Mike Kan, Ms Ping Teo,

Dato' David Tan, Mr Ong Ghee Bin, Mr Simon Lee, Mr Howard Ooi, Ms Kalsum Jamian and Ms Khamini Loganathan.

- 13 Klang / Kuala Langat Zone Committee Meeting 4-2019/2020.
- 14 Subang Jaya Zone Committee Meeting 4-2019/2020.
- 16 Branch Committee Meeting 4-2019/2020.
- Meeting on Technical Working Group on dealing with Construction Permit. Attended by Mr Kelvin Choo and Ms Kalsum Jamian.

#### FEBRUARY 2020

- 7 Kajang / Sepang Zone Committee Meeting 3-2019/2020.
- 13 TNB Briefing. Attended by Ms Cheryl Chan.
- 27 CEO of Air Selangor Engagement Session with REHDA Selangor Committee Member. Attended by En Zulkifly Garib, Datuk Ho Hon Sang, Datuk Zaini Yusoff, En Azhar Shaharudin, Ir. Teo Ching Wee, Dato' Tpr. Neoh Soo Keat, Datuk Tan Hon Lim and Ms Khamini Loganathan.

#### MARCH 2020

- 4 Discussion Meeting with YB Ng Sze Han, Selangor Local Government, Public Transport and New Village Development Committee Chairman on Defect of Common Property. Attended by Mr James Tan.
- 10 Petaling Jaya Zone Committee Meeting 3-2019/2020.
- 12 Branch Committee Meeting 5-2019/2020.
- 13 Klang / Kuala Langat Zone Committee Meeting 5-2019/2020.
- 13-15 MAPEX at Setia City Mall, Bandar Setia Alam, Shah Alam.

#### JUNE 2020

- 9 Lembaga Perumahan dan Hartanah Selangor (LPHS) Board Meeting. Attended by En Zulkifly Garib.
- 24 Shah Alam / Kuala Selangor Zone Committee Meeting 4-2019/2020.

#### JULY 2020

- 8 Kajang / Sepang Zone Committee Meeting 4-2019/2020.
- 13 Subang Jaya Zone Committee Meeting 5-2019/2020.
- 16 Klang / Kuala Langat Zone Committee Meeting 6-2019/2020.
- Planning, Policies and Standards Sub-Committee Meeting 2-2019/2020.
- Petaling Jaya Zone Committee Meeting 4-2019/2020.
- 22 Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 3-2019/2020.
- 23 Branch Committee Meeting 6-2019/2020.
- 27 Majlis Pelancaran Program Publisiti dan Penyertaan Awam Draf Rancangan Tempatan MBSA 2035 (Penggantian). Attended by Mr Loo Chee Yang.

## PHOTOS OF EVENTS



Annual General Meeting 2018/2019

Briefing Session  
by Air Selangor



REHDA Annual Dinner 2019



REHDA Selangor Networking and Get-together at Signature by the Hill



Courtesy Visit to Mayor of MBSA



Courtesy Visit to YDP Majlis Perbandaran Selayang



Courtesy Visit to Pengarah PlanMalaysia@Selangor



CEO of Air Selangor Engagement Session with REHDA Selangor Committee





MAPEX at Setia City Mall 2020

MAPEX Shah Alam/Klang  
at Central I-City Mall



MAPEX 2019 at  
MidValley Exhibition  
Centre (October)



MAPEX Ampang/Selayang at Melawati Mall



Press Conference of MAPEX Ampang/Selayang and MAPEX Shah Alam/Klang



Courtesy Visit to Deputy Ministry of Education



Research Presentation and Engagement with PlanMalaysia@Selangor



Study Trip to MCKIP

## **ANNUAL REPORT & FINANCIAL STATEMENTS | 31st DECEMBER 2019**

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# Y.S. KEW & CO. (AF 0804)

CHARTERED ACCOUNTANTS

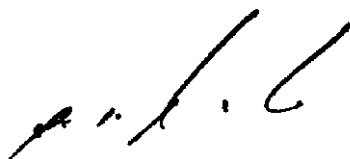
## REPORT OF THE AUDITORS TO THE MEMBERS OF

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)

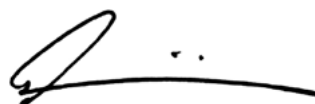
We have audited the accompanying financial statements of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH for the financial year ended 31st December 2019 as set out on pages 20 to 29. These financial statements are the responsibility of the Association's Committee Members. It 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 2019 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**



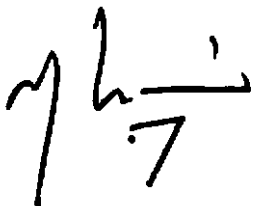
**KEW YIK SANG**  
**01413/05/2022J**  
**PARTNER**

Kuala Lumpur, Malaysia

Dated - 15 JUL 2020

## 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 2019 and of its income and expenditure and cash flows for the financial year ended on that date.



**ZULKIFLY BIN GARIB**

Dated - 15 JUL 2020

## STATEMENT BY TREASURER

I, Mr. Loo Chee Yang (I/C No: 681115-10-5379), 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 2019 and of its income and expenditure and cash flows for the financial year ended on that date.



**LOO CHEE YANG**

Dated - 15 JUL 2020



**STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER 2019**

		<b>2019</b>	<b>2018</b>
	<b>Note</b>	<b>RM</b>	<b>RM</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	4	34,090.02	31,903.12
Other investment	3	0.00	346,449.47
<b>TOTAL NON-CURRENT ASSETS</b>		<u>34,090.02</u>	<u>378,352.59</u>
<b>CURRENT ASSETS</b>			
Other receivables, deposits and prepayments	5	224,725.60	254,479.51
Amount due by head office		72,890.00	319,144.76
Fixed deposits with licensed banks		7,848,432.25	5,621,823.99
Fixed deposit interest receivable		151,327.35	120,111.48
Cash and bank balances		1,235,257.61	133,022.88
<b>TOTAL CURRENT ASSETS</b>		<u>9,532,632.81</u>	<u>6,448,582.62</u>
<b>TOTAL ASSETS</b>		<u>9,566,722.83</u>	<u>6,826,935.21</u>
<b>ACCUMULATED FUNDS</b>			
Balance as at 1st January		6,678,094.24	6,477,221.49
Surplus for the year		2,310,408.01	200,872.75
		<u>8,988,502.25</u>	<u>6,678,094.24</u>
<b>CURRENT LIABILITIES</b>			
Deposits received		404,130.00	47,080.00
Other payables and accruals	6	174,090.58	101,760.97
<b>TOTAL CURRENT LIABILITIES</b>		<u>578,220.58</u>	<u>148,840.97</u>
<b>TOTAL LIABILITIES</b>		<u>578,220.58</u>	<u>148,840.97</u>
<b>TOTAL FUNDS AND LIABILITIES</b>		<u>9,566,722.83</u>	<u>6,826,935.21</u>

## STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST DECEMBER 2019

		2019	2018
	Note	RM	RM
<b>INCOME</b>			
Dividend income		2,364.61	10,073.47
Entrance and subscription fees		183,730.00	168,930.00
Fixed deposit interest income		264,813.19	218,379.71
Surplus from property fair	7	701,562.44	460,245.31
Adjustment on other investment to fair value		0.00	1,490.54
Surplus from seminar	8	0.00	43,371.00
Surplus from golf tournament	9	0.00	7,495.76
Certification fee HOC 2019		2,605,750.00	0.00
		3,758,220.24	909,985.79
<b>EXPENDITURE</b>			
Employees' benefits	10	547,255.50	382,501.25
Administrative expenses	11	351,656.06	258,976.55
		(898,911.56)	(641,477.80)
		2,859,308.68	268,507.99
Contribution to Headquarter			
Overprovision of share of tax for prior year		51,099.33	32,364.76
Provision for share of current year's tax		(600,000.00)	(100,000.00)
		(548,900.67)	(67,635.24)
<b>SURPLUS FOR THE YEAR</b>		2,310,408.01	200,872.75

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



## STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31ST DECEMBER 2019

	2019	2018
Note	RM	RM
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Surplus for the year	2,310,408.01	200,872.75
Adjustments for :-		
Depreciation of property, plant and equipment	6,406.10	5,682.50
Share of tax payment	548,900.67	67,635.24
Interest income	(264,813.19)	(218,379.71))
Dividend income	(2,364.61)	(10,073.47)
Adjustment on other investment to fair value	0.00	(1,490.54)
Operating surplus before changes in working capital	2,598,536.98	44,246.77
Decrease in receivables	276,008.67	140,254.82
Increase in payables	429,379.61	8,306.71
Cash generated from operations	3,303,925.26	192,808.30
Share of tax payment	(548,900.67)	(67,635.24)
Interest received	233,597.32	210,297.33
Dividend received	2,364.61	10,073.47
Net cash from operating activities	2,990,986.52	345,543.86
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of other investment	(1,785.99)	(10,073.47)
Purchase of property, plant and equipment	(8,593.00)	(23,500.00)
Proceeds from disposal of other investment	348,235.46	0.00
Net cash from/(used in) investing activities	337,856.47	(33,573.47)
Net increase in cash and cash equivalents	3,328,842.99	311,970.39
Cash and cash equivalents as at 1st January	5,754,846.87	5,442,876.48
Cash and cash equivalents as at 31st December	9,083,689.86	5,754,846.87
<b>NOTES TO STATEMENT OF CASH FLOWS</b>		
<b>CASH AND CASH EQUIVALENTS</b>		
Cash and cash equivalents comprise of the following amounts as shown on the statement of financial position :-		
Fixed deposits with licensed banks	7,848,432.25	5,621,823.99
Cash and bank balances	1,235,257.61	133,022.88
	9,083,689.86	5,754,846.87

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

## STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31ST DECEMBER 2019

	Note	2019 RM	2018 RM
<b>CASH AND BANK BALANCES AS AT 1ST JANUARY</b>		133,022.88	47,816.91
<b>RECEIPTS</b>			
Received from property fair		384,300.00	296,750.00
Received from Head Office		421,010.09	588,967.22
Received from seminar		0.00	88,400.00
Received from golf tournament		0.00	44,500.00
Received from sundry receivables		25,479.51	11,080.00
Received from certification fee HOC 2019		3,021,150.00	0.00
Refund from sundry deposits		18,820.00	14,000.00
Uplift of fixed deposits		990,803.14	1,093,532.91
		4,861,562.74	2,137,230.13
		4,994,585.62	2,185,047.04
<b>PAYMENTS</b>			
Accommodation		1,667.20	4,209.12
Bank charges		248.50	272.93
Contribution to HQ		3,000.00	17,400.00
Contribution, gifts and souvenirs		16,269.95	12,932.60
Courier charges		3,338.16	2,574.80
Deposits and prepayment		24,152.00	0.00
Donations		101,000.00	0.00
EPF and socso contribution		43,380.90	38,673.60
General expenses		109.55	53.05
Golf tournament expenses		0.00	36,761.39
GST paid		0.00	4,221.05
Members get together expenses		23,138.00	1,810.00
Maintenance of office equipment		3,453.90	1,491.15
Maintenance of website		454.00	0.00
Medical expenses		2,409.00	1,339.00
Meeting expenses		16,186.71	11,767.66
Newspapers and periodicals		1,240.70	981.30
Open house		0.00	20,616.00
Part timer and contract staff for HOC 2019		70,167.18	0.00
Placement in fixed deposits		2,635,000.00	1,110,000.00
Postage		48.00	260.10
Printing and stationery		15,680.75	11,529.82
Professional fee		8,480.00	20,000.00
Property fair expenses		237,727.56	181,675.75
Purchase of diaries		5,070.00	16,725.60
Purchase of property, plant and equipment		8,593.00	23,500.00
Refreshments		1,660.80	545.65
Rental of photocopier		3,190.00	3,567.00
REHDA uniforms		1,500.00	20,689.90
Research fee for REHDA institute		50,000.00	0.00
Salaries, allowances and bonus		295,885.30	282,000.00
Seminar expenses		0.00	52,029.00
Seminar fee		5,000.00	2,425.00
Secretarial fee		37,200.00	38,130.00
Staff incentive trip		20,000.00	0.00
Staff Training		6,573.32	0.00
Staff welfare		11,000.00	4,000.00
Sundry payables and accruals		100,860.40	125,232.86
Telephone and fax charges		2,150.65	2,198.67
Travelling expenses		3,492.48	2,411.16
		(3,759,328.01)	(2,052,024.16)
<b>CASH AND BANK BALANCES AS AT 31ST DECEMBER</b>		1,235,257.61	133,022.88

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

## NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2019

### 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) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses. All property, 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 property, 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 property, 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 property, 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

For the purpose of subsequent measurement, the Company classified financial assets into two categories, namely :

- (i) Financial assets at fair value through profit or loss; and
- (ii) Financial assets at amortised cost.

Investments in debt instruments, whether quoted or unquoted, are subsequently 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, if 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.

**2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)****(f) Financial Instruments (Cont'd)****(iv) 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**

	Note	2019 RM	2018 RM
Unit trusts in Malaysia, at cost			
At beginning of year		343,362.03	333,288.56
Additions :			
Distributions at cost		1,785.99	10,073.47
		345,148.02	343,362.03
Disposal		(345,148.02)	0.00
		0.00	343,362.03
Fair value adjutsment :			
Balance brought forward		3,087.44	1,596.90
Gain in change in fair value for the year		0.00	1,490.54
Balance carried forward		3,087.44	3,087.44
Disposal		(3,087.44)	0.00
At end of year		0.00	346,449.47

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

**4. PROPERTY, PLANT AND EQUIPMENT**

	Furniture & fittings RM	Office equipment RM	Computer software RM	Website development RM	Total 2019 RM	2018 RM
Cost						
At 01.01.2019	1,687.78	80,641.83	9,812.00	66,170.00	158,311.61	134,811.61
Additions	2,075.00	6,518.00	0.00	0.00	8,593.00	23,500.00
At 31.12.2019	3,762.78	87,159.83	9,812.00	66,170.00	166,904.61	158,311.61
Accumulated depreciation/ impairment						
At 01.01.2019	1,611.78	73,254.76	9,491.95	42,050.00	126,408.49	120,725.99
Charge for the year	228.50	2,884.60	201.00	3,092.00	6,406.10	5,682.50
At 31.12.2019	1,840.28	76,139.36	9,692.95	45,142.00	132,814.59	126,408.49
Carrying Amounts						
At 31.12.2019	1,922.50	11,020.47	119.05	21,028.00	34,090.02	0.00
At 31.12.2018	76.00	7,387.07	320.05	24,120.00	0.00	31,903.12

	2019 RM	2018 RM
<b>5. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS</b>		
Other receivables	69,223.00	38,649.78
Deposits	153,850.00	200,000.00
Prepayments	1,652.00	0.00
GST recoverable	0.00	15,829.73
	<u>224,725.60</u>	<u>254,479.51</u>
<b>6. OTHER PAYABLES AND ACCRUALS</b>		
Other payables	71,822.58	42,178.97
Accruals	102,268.00	59,582.00
	<u>174,090.58</u>	<u>101,760.97</u>
<b>7. SURPLUS FROM PROPERTY FAIR</b>		
Fee from participants/Share of surplus from joint MAPEX	930,000.00	623,613.23
Expenditure incurred	(228,437.56)	(163,367.92)
	<u>701,562.44</u>	<u>460,245.31</u>
<b>8. SURPLUS FROM SEMINAR</b>		
Fee from participants	0.00	95,400.00
Expenditure incurred	0.00	(52,029.00)
	<u>0.00</u>	<u>43,371.00</u>
<b>9. SURPLUS FROM GOLF TOURNAMENT</b>		
Fee from participants	0.00	42,071.68
Expenditure incurred	0.00	(34,575.92)
	<u>0.00</u>	<u>7,495.76</u>

	2019 RM	2018 RM
<b>10. EMPLOYEES' BENEFITS</b>		
Salaries, allowances and bonus	384,535.30	332,990.00
EPF, socso and EIS contributions	54,198.90	44,965.60
Refreshments	1,660.80	545.65
Staff incentive trip	20,000.00	0.00
Staff welfare	4,000.00	4,000.00
Staff long service awards	7,000.00	0.00
Contract and part timer staff for HOC 2019	69,287.18	0.00
Staff training fee	6,573.32	0.00
	<u>547,255.50</u>	<u>382,501.25</u>
<b>11. ADMINISTRATIVE EXPENSES</b>		
Accommodation	1,667.20	4,209.12
Auditors' remuneration	2,800.00	2,300.00
Bank charges	247.66	272.93
Courier charges	3,508.06	3,084.90
Contribution, gifts and souvenirs	16,269.95	12,971.04
Contribution to HQ	21,000.00	15,000.00
Depreciation of property, plant and equipment	6,406.10	5,682.50
Donations	101,000.00	0.00
General expenses	109.55	53.05
Maintenance of office equipment	3,053.90	1,882.15
Maintenance of website	454.00	436.00
Member get together expenses	19,913.30	4,210.00
Medical fee	2,409.00	1,289.00
Meeting expenses	17,685.24	12,017.66
Newspapers and periodicals	1,240.70	981.30
Open house expenses	20,074.00	20,616.00
Printing and stationery	15,796.29	11,403.06
Professional fee	8,480.00	60,932.50
Purchase of diaries	5,070.00	5,850.00
Postage and stamps	48.00	283.10
Rental of photocopier	3,479.98	3,480.00
REHDA uniforms	3,100.00	20,028.50
Research fee for REHDA institute	50,000.00	27,515.72
Secretarial services to Head Office	37,200.00	37,200.00
Seminar fee	5,000.00	2,425.00
Telephone and fax charges	2,150.65	2,191.86
Travelling expenses	3,492.48	2,661.16
	<u>351,656.06</u>	<u>258,976.55</u>
<b>12. TAX EXPENSE</b>		

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.

	2019 RM	2018 RM
<b>13. FINANCIAL INSTRUMENTS</b>		
As at 31st December 2019, the estimated fair values of financial instruments of the Association are as follows :-		
<b>Financial assets</b>		
Financial assets measured at fair value through profit or loss:		
Other investment	0.00	346,449.47
Financial assets measured at cost less impairment:		
Other receivables and deposits	223,073.60	238,649.78
Amount due by head office	72,890.00	319,144.76
Fixed deposits, cash and bank balances	9,083,689.86	5,754,846.87
	<u>9,379,653.46</u>	<u>6,659,090.88</u>
<b>Financial liabilities</b>		
Financial liabilities measured at amortised cost:		
Other payables and accruals	<u>578,220.28</u>	<u>148,840.97</u>

**14. EVENT AFTER THE REPORTING DATE**

Due to significant cases increased worldwide on the recent outbreak of Coronavirus Disease 2019 (COVID-19), since early 2020, the World Health Organisation (WHO) declare it as a pandemic on 11th March 2020. A series of precautionary measures have been implemented across the world. The Malaysia Government has imposed the Movement Control Order (MCO) from 18th March 2020 till the reporting date. Consequently, the MCO is expected to have material adverse effects on the Malaysian economy for the year 2020.

The management of the Association has assessed the overall impact of the situation on the Association's operations and financial position and concluded that there are no material effects on the financial statements for the financial year ended 31st December 2019. As at the date of this report, the management is unable to reliably estimate the financial impact of COVID-19 on the Association's financial results for the year ending 31st December 2020 as the pandemic has yet to run full course hence the current situation is still fluid. The Directors shall continuously assess the impact of COVID-19 on its operations as well as the financial position for the year ending 31st December 2020.



# MEMBERSHIP LIST

COMPANY	TEL	FAX	COMPANY	TEL	FAX
ADENLAND(CHERAS) SDN BHD	03-7732 9612	03-7732 9614	D-HILL SDN BHD	03-4023 2525	03-4031 9388
ADMIRAL COVE DEVELOPMENT SDN BHD	03-2262 0100	03-2730 9953	DK-MY PROPERTIES SDN BHD	03-8064 6766	03-8062 6768
ALAM NYATA PEMBANGUNAN SDN BHD	03-3342 9113	03-3344 9113	DMIA (M) SDN BHD	03-7726 1189	03-7727 9189
ALPHA DEVELOPMENT SDN BHD	03-8060 0827	03-8060 0919	DOLOMITE PROPERTIES SDN BHD	03-6195 6000	03-6185 7911
ALPHA INTAN SDN BHD	03-7722 2996	03-7728 5998	DYNAFARE SDN BHD	03-8724 3133	03-8724 3122
AMALAN SETAR (M) SDN BHD	03-7722 2223	03-7728 6799	ECO MAJESTIC SDN BHD	03-3344 2552	03-3345 2552
AMAZING CONSORTIUM SDN BHD	03-2053 1988	03-2026 6898	ECO SANCTUARY SDN BHD	03-3344 2552	03-3345 2552
AMCORP PROPERTIES BERHAD	03-7966 2628	03-7966 2500	ECO SKY DEVELOPMENT SDN BHD	03-3344 2552	03-3345 2552
AMVERTON BERHAD	03-3373 2888	03-3372 8858	EHSAN PLANT & PROPERTY SDN BHD	03-2162 6649	03-2161 6650
ANCUBIC CAPITAL SDN BHD	03-8076 7768	03-8076 7728	ELMINA EQUESTRIAN CENTRE (M) SDN BHD	03-7723 9000	03-7729 7000
ANCUBIC PROPERTIES SDN BHD	03-8076 7768	03-8076 7728	ENG ANN REALTY CO (KELANG) S/B	03-7958 6088	03-7958 1533
ANGEL WING (M) SDN BHD	03-7727 7718	03-7727 7708	ENG HAN PROPERTY SDN BHD	03-7804 6682	03-7804 6681
AQRS THE BUILDING COMPANY SDN BHD	03-6141 8870	03-6141 8383	ERATEGUH SDN BHD	03-3341 0168	03-3343 7778
ASIAN PAC HOLDINGS BERHAD	03-2786 3388	03-2786 3382	ESQUIRE CORNER SDN BHD	03-7842 9918	03-7842 9618
ASPAC ALLIANCE DEVELOPMENTS SDN BHD	03-5131 7168	03-5131 7163	EXCEL GLAMOUR HOUSING SDN BHD	03-3181 8333	03-3181 1040
B & G CONCEPT PROPERTY SDN BHD	03-5115 1118	03-5115 1122	FAIRVIEW DEVELOPMENT SDN BHD	03-8737 1111	03-8736 8498
B.U. INCORPORATED SDN BHD	03-7729 8363	03-7729 8682	FAJARBARU LAND (M) SDN BHD	03-7806 1199	03-7805 4462
BANDA INDUSTRIES SDN BHD	03-7803 8282	03-7880 8382	GENASA SDN BHD	03-2178 2233	03-2164 7480
BANDAR ECO-SETIA SDN BHD	03-3343 2552	03-3343 2555	GENTING PROPERTY SDN BHD	03-2178 2255	03-2164 1218
BANDAR SETIA ALAM SDN BHD	03-3361 7681	03-3343 9855	GETARIS SDN BHD	03-8736 8118	03-8736 7293
BANDAR SUBANG SDN BHD	03-5635 5533	03-5632 7814	GLOBAL ACTIVATE SDN BHD	03-7968 8888	03-7968 2255
BANDAR UTAMA DEVELOPMENT SDN BHD	03-7728 8878	03-7728 9978	GLOMAC ALLIANCE SDN BHD	03-7723 9000	03-7729 7000
BANGI HEIGHTS DEVELOPMENT SDN BHD	03-8927 1611	03-8922 1711	GLOMAC ENTERPRISE SDN BHD	03-7723 9000	03-7729 7000
BEE TECK TRADING CO SDN BHD	03-6258 6033	03-6251 1500	GLOMAC RAWANG SDN BHD	03-7723 9000	03-7729 7000
BERKELEY SDN BHD	03-7712 3333	03-7712 3322	GODSPEED DEVELOPMENT SDN BHD	03-6034 5566	03-6034 3288
BERLIAN GANTANG SDN BHD	019-238 8488		GOLDEN CITY PROPERTIES SDN BHD	03-2145 6633	03-2142 4420
BETA FAME DEVELOPMENT SDN BHD	03-7876 1188	03-7874 3588	GOLDEN LAND BERHAD	03-5611 8844	03-5611 8600
BGH HOLDINGS SDN BHD	03-5523 3437		GOLDEN PLATEAU SDN BHD	03-7803 3306	03-7803 3795
BINA PURI PROPERTIES SDN BHD	03-6137 8500	03-6137 8511	GOLDENCHAMP DEVELOPMENT SDN BHD	03-8724 5296	03-8724 9588
BISON HOLDINGS SDN BHD	03-6188 4488	03-6188 4487	GOLDMOUNT RESOURCES SDN BHD	03-5121 7398	03-5121 6673
BIZ LINK DEVELOPMENT SDN BHD	03-5022 3963	03-5022 3964	GRAND GLOBAL MEDINI SDN BHD	03-7725 5888	03-7725 5890
BONGSOR DEVELOPMENT SDN BHD	03-5510 1892	03-5510 1885	GRANSTEP DEVELOPMENT SDN BHD	03-9173 6288	03-9171 6289
BOUSTEAD BALAU SDN BHD	03-2141 9044	03-2143 0075	GREEN HILL DEVELOPMENT SDN BHD	03-5630 0670	03-5630 0672
BREM HOLDING BERHAD	03-7958 7888	03-7958 1533	GUOCOLAND (MALAYSIA) BHD	03-2726 1000	03-2726 1120
BUKIT HITAM DEVELOPMENT SDN BHD	03-8068 3388	03-8068 1322	HARP SOON CONSTRUCTION SDN BHD	03-3343 5885	03-3343 8585
CABARAN SUBANG SDN BHD	03-7972 8899	03-7972 7299	HAYAT INSURANCE BROKERS SDN BHD	03-7729 3772	03-7729 3771
CASA ANDAMAN SDN BHD	03-2011 9966	03-2011 9969	HCK PROPERTIES SDN BHD	03-7968 8888	03-7968 2255
CB LAND SDN BHD	03-7841 6000	03-7841 6088	HECTARE HEIGHTS DEVELOPMENT SDN BHD	03-8957 3222	03-7957 4222
CENTRAL SPECTRUM (M) SDN BHD	03-3101 2020	03-3101 3030	HEESLAND SDN BHD	03-3344 0088	03-3342 0099
CENTRALFIELDS SDN BHD	03-5032 8888	03-5032 2222	HENG KEE CO SDN BHD	03-7781 1933	03-7781 1823
CHARTER BUILT DEVELOPMENT SDN BHD	03-5122 6977	03-5122 4977	HICOM-GAMUDA DEVELOPMENT SDN BHD	03-7491 3200	03-7728 9208
CHE KIANG REALTY SDN BHD	03-2241 2820	03-2241 5022	HILLCREST GARDENS SDN BHD	03-8069 9100	03-8061 6672
CHERAS HONG SOON DEVELOPMENT SDN BHD	03-9010 9595	03-9010 9797	HOME CITY ASIA SDN BHD	03-8736 9098	03-8736 9099
CICET ASIA DEVELOPMENT SDN BHD	03-8082 1355	03-8082 7202	HOME CITY REALTY SDN BHD	03-8736 9098	03-8736 9099
CIRI BERSATU SDN BHD	03-5510 1892	03-5510 1885	HONHUB SDN BHD	03-3341 2728	03-3341 3115
CL INTEGRATED RESOURCES SDN BHD	03-5621 3813	03-5621 3812	HORIZON L&L SDN BHD	03-7831 9880	03-7859 0887
COAST DEVELOPMENT (SELANGOR) SDN BHD	03-3344 1107	03-3344 3705	HSB DEVELOPMENT SDN BHD	03-2787 0688	03-2787 0868
COUNTRY GARDEN PROPERTIES (MALAYSIA) SDN BHD	03-8210 9110		HUGES DEVELOPMENT SDN BERHAD	03-7982 7155	03-7981 5729
COUNTRY HEIGHTS PROPERTIES SDN BHD	03-8943 8811	03-8945 0196	HYK LAND AND DEVELOPMENT SDN BHD	03-8739 9199	03-8740 0716
CPI LAND SDN BHD	03-2202 1688	03-2202 1682	HYUNDAI MASBOH SDN BHD	03-9171 3166	03-9171 6166
DARUL MAJUMAS SDN BHD	03-9080 1991	03-9076 1991	I & P GROUP SDN BERHAD	03-8082 9600	03-8082 9500
DC & A DEVELOPMENTS SDN BHD	03-6201 9333	03-6201 9939	IDAMAN TEGAS SDN BHD	03-5630 1701	03-5630 1707
DELTA ELEGANCE SDN BHD	03-7980 3094	03-7980 3095	IDEAL CITY DEVELOPMENT SDN BHD	03-6148 1033	03-6151 9800
DENAI 23 SDN BHD	03-2031 2888	03-2031 1998	IDEAL HEIGHTS DEVELOPMENT SDN BHD	03-6138 6102	
DERGAHAYU SENDIRIAN BERHAD	03-9284 1222	03-9284 0455	IDEAL HEIGHTS PROPERTIES SDN BHD	03-6138 6102	
DESA MAHUMAS SDN BHD	03-5880 6333	03-5880 6699	IDEAS SIGN (M) SDN BHD	03-5569 2685	03-5569 2695
DETIK JITU SDN BHD	03-8888 7040	03-8889 4070	IFCA MSC BERHAD	03-7805 3838	03-7804 0206

# MEMBERSHIP IIST

COMPANY	TEL	FAX	COMPANY	TEL	FAX
IJP DEVELOPMENT SDN BHD	07-521 7119	03-7981 7993	MAH SING PROPERTIES SDN BHD	03-9221 8888	03-9222 1627
INNORACTIVE SDN BHD	07-227 6545	07-227 6246	MAINSTAY DEVELOPMENT SDN BHD	03-8888 1111	03-8888 2221
INTEGRATED DEVELOPMENT SDN BHD	03-5192 1628	03-5192 7622	MALAYAPINE ESTATES SDN BHD	03-5161 0373	03-5161 0101
IOI PROPERTIES BERHAD	03-8947 8888	03-8947 8794	MALAYSIAN RESOURCES CORPORATION BHD	03-2786 8080	03-2780 2071
ISMAIL HOLDINGS SDN BHD	03-8928 0576	03-8922 0576	MAMMOTH EMPIRE HOLDING SDN BHD	03-7611 8888	03-7611 8889
JAG LAND SDN BHD	03-5740 8823	03-5740 8919	MARVELANE HOME SDN BHD	03-7832 7166	03-7847 3323
JAYA HOUSING CORPORATION SDN BHD	03-2691 4622	03-2691 9192	MASA KEMBANG DEVELOPMENT SDN BHD	03-5621 3813	03-5621 3812
JAYA MEGAH BUILDING & ENGINEERING SDN BHD	03-7788 0036	03-7788 2233	MASTERON SDN BHD	03-8060 2228	03-8068 1228
JAYA TERNAK SDN BHD	03-2148 6666	03-2145 6366	MAYER LAND SDN BHD	03-9520 1856	03-9520 1857
JIALAND SDN BHD	03-7722 2996	03-7728 5998	MCT BERHAD	03-5115 9799	03-5115 9995
JIAN WEI DEVELOPMENT SDN BHD	03-8800 8358	03-8068 9175	MCT HOMES SDN BHD	03-5115 9988	03-5115 9995
JIWA MEWAH SDN BHD	03-2148 6666	03-2145 6366	MEDAN PRESTASI SDN BHD	03-7726 8866	03-7727 2839
JOHAWAKI DEVELOPMENT SDN BHD	03-2631 9999	03-2780 0161	MEGA FIRST HOUSING DEVELOPMENT S/B	03-7960 8818	03-7960 7818
JOYVIEW PROPERTIES SDN BHD	03-7968 8888	03-7968 2255	MEGA METROPOLITAN SDN BHD	03-5885 1815	
JUNTAN MARKETING (M) SDN BHD	03-3392 0477	03-3392 3530	MENTARI PROPERTIES SDN BHD	03-5638 3805	03-5638 4100
KAJANG DEVELOPMENT SDN BHD	03-4023 2291	03-4021 8549	MESWARA DEVELOPMENT SDN BHD	03-3191 4741	03-3191 4740
KAJANG RESOURCES CORPORATION S/B	03-8737 8228	03-8736 5436	METROGEN SDN BHD	03-5032 8888	03-5032 2222
KAMSO SDN BHD	03-7727 8787	03-7727 9000	MGB LAND SDN BHD	03-7874 5888	03-7874 5889
KELANA KUALITI SDN BHD	03-7723 9000	03-7729 7000	MIDLANDS CITY SDN BHD	03-6211 5033	03-6211 3912
KEMAJUAN LANGAT SDN BHD	03-8724 2289	03-8724 2290	MILLENNIUM LAND SDN BHD	03-8060 8188	03-8060 6188
KEN PROPERTY SDN BHD	03-7727 9933	03-7728 8246	MINLON LAND SDN BHD	03-8947 6107	03-8947 6100
KENARI SUKMA SDN BHD	03-2053 1988	03-2026 6898	MITRAJAYA HOMES SDN BHD	03-8068 2888	03-8068 2866
KENOZA SDN BHD	03-2697 2914	03-2697 2917	MITRALAND HOLDINGS (MALAYSIA) SDN BHD	03-7661 8688	03-7661 8689
KHOO SOON LEE REALTY SDN BHD	03-3122 2999	03-3122 9268	MITRALAND MELAWATI SDN BHD	03-7661 8688	03-7661 8689
KIARA EAST PROPERTY SDN BHD	03-4041 8118	03-4043 5281	MITRALAND PROPERTIES SDN BHD	03-7661 8688	03-7661 8689
KLANG GAN BROTHERS REALTY SDN BHD	03-3373 1260	03-3373 1259	MITRALAND PUCHONG SDN BHD	03-7661 8688	03-7661 8689
KLANGGROUP SDN BHD	03-3358 9998	03-3392 9933	MKH BERHAD	03-8737 8228	03-8736 5436
KL-KEPONG COUNTRY HOMES SDN BHD	03-7726 1868	03-7726 2868	MODAL EHSAN SDN BHD	03-8739 3636	03-8733 0327
KL-KEPONG PROPERTY DEVELOPMENT S/B	03-7726 1868	03-7726 2868	MUDAJAYA LAND SDN BHD	03-7806 7899	03-7806 7900
KOH LAY SEONG & SONS SDN BHD	03-3372 8050	03-3371 6828	MUST EHSAN DEVELOPMENT SDN BHD	03-6286 7671	03-6286 7676
KONG KIM LENG & CO	03-8741 0653	03-8741 2897	MUTIARA RINI SDN BHD	03-2141 9044	03-2143 0075
KONTAN EMAS (M) SDN BHD	03-2032 1899	03-2072 8889	MYPROPERTY SDN BHD	03-8080 2138	03-8080 8918
KOTA KELANG CONSTRUCTION SDN BHD	03-3080 0807	03-3081 0807	MZEC DEVELOPMENT SDN BHD	03-7859 9709	03-7859 9209
KOTA KELANG DEVELOPMENT SDN BHD	03-3342 2177	03-3342 2149	NADAYU PROPERTIES BERHAD	03-5569 7363	03-5569 7362
KOTA KELANG PROPERTIES SDN BHD	03-3080 0807	03-3081 0807	NAZA TTDI SDN BHD	03-5101 5600	03-5101 5456
KTL PROPERTIES SDN BHD	03-3323 0099	03-3323 1185	NBC LAND SDN BHD	03-3343 0008	03-3341 8322
KUEEN LAI PROPERTIES SDN BHD	03-8739 4322	03-8737 0940	NBL LAND DEVELOPMENT SDN BHD	03-5629 2600	03-5635 1802
KUMPULAN SIERRAMAS (M) SDN BHD	03-6730 8888	03-6730 8128	NCT UNITED DEVELOPMENT SDN BHD	03-8064 3333	03-8064 3336
KWASA LAND SDN BHD	03-6151 9900	03-6151 9977	NEW EDITION DEVELOPMENT SDN BHD	03-5613 7580	
L E H CONSTRUCTION SDN BHD	03-7957 3988	03-7957 4988	NEW VISION PROPERTIES (M) SDN BHD	03-5523 3437	03-5511 5120
LAPISAN KUKUH SDN BHD	03-3344 4023		NISTEC ENGINEERING SDN BHD	03-3371 8177	03-3371 7202
LB DEVELOPMENTS SDN BHD	03-5510 1892	03-5510 1885	NPO DEVELOPMENT SDN BHD	03-8022 9999	03-8022 9888
LBS BINA HOLDINGS SDN BHD	03-7877 7333	03-7861 8003	OIB PROPERTIES (CV) SDN BHD	03-7680 1018	03-7680 1019
LEADMONT DEVELOPMENT SDN BHD	03-2287 1600	03-2287 1816	ONE AMERIN RESIDENCE SDN BHD	03-8962 3571	03-8962 3570
LEBAR KENCANA DEVELOPMENT SDN BHD	03-3325 7208		OPTIMA LEAD SDN BHD	03-2287 1600	03-2287 1816
LEE YEN KEE (M) SDN BHD	03-8733 1491	03-8736 8715	ORCHARD CIRCLE SDN BHD	03-9222 2550	03-9222 4413
LIAN HARP DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585	OWL DEVELOPMENTS SDN BHD	03-8959 0957	03-8959 5183
LIAN SOON THIAM SDN BHD	03-3216 1334	03-3216 1456	PAKAR ANGSA SDN BHD	03-2149 1220	03-2143 2028
LIM CHOON HING & SONS SDN BHD	03-3372 5116	03-3381 5116	PANCAR TULIN SDN BHD	03-2143 2299	03-2148 9617
LLC PROPERTIES SDN BHD	03-6201 3888	03-6201 3113	PARAMOUNT PROPERTY DEVELOPMENT SDN BHD	03-5123 6000	03-5123 6111
LOW YAT HOLDINGS (M) SDN BHD	03-4048 3600	03-4048 3688	PARAMOUNT PROPERTY(CJAYA) SDN BHD	03-5123 6000	03-5123 6111
LUM CHANG SDN BHD	03-2171 2222	03-2171 2333	PARAMOUNT PROPERTY(GLENMARIE) SDN BHD	03-5123 6000	03-5123 6111
LUXOR PROPERTIES SDN BHD	03-7681 2288	03-7681 2221	PARAMOUNT PROPERTY(SHAH ALAM) SDN BHD	03-5123 6000	03-5123 6111
LYL LAND SDN BHD	03-8023 2666	03-8023 2615	PARIS DYNASTY LAND SDN BHD	03-7960 9316	03-7960 9318
M.K.N GROUP SDN BHD	03-8318 2080	03-2726 2432	PARKWOOD DEVELOPMENTS SDN BHD	03-2788 9000	
MAGICAL STERLING SDN BHD	03-7723 9000	03-7729 7000	PDMC HOLDINGS SDN BHD	03-8080 2138	03-8080 8918
MAGILDS PARK SDN BHD	03-7968 1222	03-7954 1155	PDMC PROPERTY SDN BHD	03-8080 2138	03-8080 8918

COMPANY	TEL	FAX	COMPANY	TEL	FAX
PEMBINAAN IDAMAN SURIA SDN BHD	03-3341 3330		SRIJANG KEMAJUAN SDN BHD	03-8737 8228	03-8736 5436
PERBADANAN KEMAJUAN NEGERI SELANGOR	03-5520 4830	03-5510 2159	STERLING PRIMA SDN BHD	03-8311 9090	03-8311 9966
PERFECT EAGLE DEVELOPMENT SDN BHD	03-7803 1626	03-7804 2299	STRENGTH FORMATION (M) SDN BHD	03-5613 7580	
PERIDOT DEVELOPMENT SDN BHD	03-5121 1818	03-5121 1881	SUDITASIA (M) SDN BHD	03-3344 9333	03-3344 8999
PERMATANAH SDN BHD	03-7954 0200	03-7954 2800	SUNNY MODE SDN BHD	03-6188 4488	03-6188 4487
PERUMAHAN SEHATI SDN BHD	03-3343 8788	03-3341 5410	SUNSURIA CITY SDN BHD	03-6145 7777	03-6145 7778
PERWIRA RAYA(M) SDN BHD	03-3344 5988	03-3343 9209	SUNTRACK DEVELOPMENT SDN BHD	03-8318 3188	03-8318 3190
PFA LAND SDN BHD	03-8736 9098	03-8736 9099	SUNTRACK RAVEN SDN BHD	03-8318 3188	03-8318 3190
PLENITUDE PERMAI SDN BHD	03-8068 2006	03-8068 2005	SUNWAY PKNS SDN BHD	03-5639 9200	03-5639 9992
PMB DEVELOPMENT SDN BHD	03-8961 8355	03-8961 8362	SUNWAY SOUTH QUAY SDN BHD	03-5639 9200	03-5639 9992
PNSB ACMAR SDN BHD	03-3343 8833	03-3341 0945	SUPREME HARMONY SDN BHD	03-3343 8788	03-3341 5410
POSH ATLANTIC SDN BHD	03-7728 9289	03-7732 8489	SYARIKAT MAJU JAYA SDN BHD	03-2142 9188	03-2142 6940
PREMIER GREEN SDN BHD	03-2031 2888	03-2031 1998	SYARIKAT PERUMAHAN NEGARA BHD	03-2618 5555	03-2618 5882
PREMIER S&P DEVELOPMENT SDN BHD	03-3181 8333	03-3181 8080	SYMPHONY HILLS SDN BHD	03-8723 1420	03-8723 1528
PRG PROPERTY SDN BHD	03-7859 0877	03-7859 0977	SYMPHONY LIFE BERHAD	03-7688 1888	03-7688 1999
PRIMAPARAMOUNT SDN BHD	03-2287 6612	03-2287 2308	T.H.N. DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585
PROJECT CONTROLINE SDN BHD	03-5162 3341	03-5166 4297	T.J. LAND SDN BHD	03-7845 8958	03-7859 1367
PROP PARK SDN BHD	03-6188 4488	03-6188 4487	TAHAP WARISAN SDN BHD	03-5880 5252	1700-810-400
PUJAAAN HARMONI SDN BHD	03-7662 1288		TAIPAN FOCUS SDN BHD	03-3371 6010	03-3371 5998
PUJANGGA BUDIMAN SDN BHD	03-8741 4850	03-8741 4852	TAMAN EQUINE (M) SDN BHD	03-8941 7878	03-8948 1010
PURCON (M) SDN BHD	03-8948 2922	03-8948 2460	TAN & TAN DEVELOPMENTS BHD	03-2289 8914	03-2287 9882
RASMI INDAH SDN BHD	03-8076 5200	03-8076 5211	TAN LIAN SUAN HOLDINGS SDN BHD	03-8734 8088	03-8736 6099
RAWANG DEVELOPMENT SDN BHD	03-5548 2940	03-5542 1173	TANGKAS INFINITI SDN BHD	03-2284 1019	03-2284 2339
REGENCY LAND SDN BHD	03-7723 9000	03-7729 7000	TANGKAS PROPERTIES SDN BHD	03-2284 1019	03-2284 2339
RESIDENSI ENSO SDN BHD	09-573 8880	09-573 8850	TANMING BERHAD	03-2282 6633	03-2282 6648
RIMAU PROPERTIES SDN BHD	03-7954 9888	03-7956 1358	TEE RESOURCES SDN BHD	03-8688 2828	03-8688 2886
RIVERTREE MILLENNIUM SDN BHD	03-8958 5050	03-8959 4334	TEKAT MAJU SDN BHD	03-7956 6333	03-7957 6333
S.J. PROPERTIES SDN BHD	03-7846 4407	03-7846 4905	TEMASYA MENTARI DEVELOPMENT SDN BHD	03-7660 4808	03-7660 4803
S.L.NG CORPORATE SOLUTION SDN BHD	03-3342 2177	03-3342 2149	TEMOKIN DEVELOPMENT SDN BHD	03-4044 1111	03-4041 8900
SALAK CITY DEVELOPMENT SDN BHD	03-8705 0500	03-8705 3113	TEMPO PROPERTIES SDN BHD	03-2161 1216	03-2161 1185
SALIENT PYRAMID SDN BHD	03-9171 9911	03-9171 0996	TERATAI SELEKSI SDN BHD	03-9011 3047	03-9010 4198
SAMIK CORPORATION SDN BHD	03-5032 8888	03-5032 2222	TETAP TIARA SDN BHD	03-7957 8833	03-7958 4833
SAUJANA PERMAI DEVELOPMENT SDN BHD	03-5103 8266	03-5103 9889	THYE LEONG HUAT PROPERTY SDN BHD	03-6142 6030	03-6142 6032
SBS PROPERTY DEVELOPMENT (M) SDN BHD	03-8928 0576	03-8922 0576	TITI KAYA SDN BHD	03-7958 7888	03-7958 1533
SCLAND SDN BHD	03-7727 7811	03-7725 5811	TONG CHUN DEVELOPMENT SDN BHD	03-3343 3341	03-3342 3341
SDB PROPERTIES SDN BHD	03-2711 3388	03-2711 2219	TPPT SDN BHD	03-2274 2277	03-2272 3267
SELAMAN SDN BHD	03-4257 0151	03-4257 7050	TRINITY GROUP SDN BHD	03-8062 9009	03-8062 9222
SELESA PERMATA SDN BHD	03-3341 3330		TROPICANA GOLF & COUNTRY RESORT BHD	03-7663 6888	03-7663 6688
SEMAI RIA SDN BHD	03-6203 1633	03-6203 4622	TUJUAN GEMILANG SDN BHD	03-7725 9800	03-7725 7900
SEPANG MEGAH SDN BHD	03-3341 8301	03-3341 5410	TUNGLING DEVELOPMENT SDN BHD	03-7735 6111	03-7732 6082
SERBA SENTOSA SDN BHD	03-8737 8228	03-8736 5436	TWIN VALLEY HOLDINGS BERHAD	03-5191 5187	03-5191 5186
SERI MUTIARA DEVELOPMENT SDN BHD	03-8322 2000	03-8322 2020	UDA LAND SDN BHD	03-9074 6188	03-9074 6288
SERISTANA SDN BHD	03-5512 8989	03-5510 7887	UNITED PACIFIC REALTY SDN BHD	03-7846 4115	03-7846 4117
SETARA ISTIMEWA SDN BHD	03-8066 8776	03-8052 0555	UPICON SDN BHD	03-3323 5120	03-3323 5121
SETIA ECO GLADES SDN BHD	03-8686 2255	03-8282 2222	VI LAND DEVELOPMENT SDN BHD	03-3344 3515	03-3344 1000
SETIA ECOHILL 2 SDN BHD	03-8723 2552	03-8725 9552	VILLAMAS METACITY SDN BHD	03-7728 1222	03-7726 1222
SETIA ECOHILL SDN BHD	03-8723 2552	03-8725 9552	VILLAMAS SDN BHD	03-7728 1222	03-7726 1222
SETIA HARUMAN SDN BHD	03-8312 8000	03-8312 8136	WAWASAN RAJAWALI SDN BHD	03-2162 1111	03-2163 3336
SETIATWI SDN BHD	03-6138 9043	03-6137 9043	WCT LAND SDN BHD	03-7887 8080	03-7887 7700
SHAH ALAM 2 SDN BHD	03-7985 8288	03-7952 9091	WD LAND SDN BHD	03-8768 6457	03-8768 9812
SHEN YANG REALTY SDN BHD	03-3344 0226	03-3343 1150	WINFAR JAYA SDN BHD	03-7986 0012	03-7988 0230
SIMAS-D SDN BHD	03-3341 1341	03-3343 2313	WORLDWIDE HOLDINGS BERHAD	03-5510 2525	03-5510 4448
SIME DARBY ELMINA DEVELOPMENT SDN BHD	03-7849 5000	03-7849 5690	YUWANG DEVELOPMENT SDN BHD	03-3181 5333	03-3181 8080
SIN HEE YANG PROPERTY MANAGEMENT S/B	03-3343 8788	03-3341 5410	ZIKAY DEVELOPMENT SDN BHD	03-2698 8789	03-2692 4789
SMART NICHE SDN BHD	03-8958 5050	03-8959 3443			
SOON SIN HIN DEVELOPMENT SDN BHD	03-3289 1313	03-3281 1519			
SRI DAMANSARA SDN BHD	03-6279 8000	03-6277 7061			



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