

Green development  
for a sustainable future





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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 : Tuesday, 5 June 2018  
Time : 2.00 p.m.  
Venue : Wisma REHDA  
No.2C, Jalan SS 5D/6  
Kelana Jaya  
47301 Petaling Jaya, Selangor

## AGENDA

1. To consider and approve the Branch Annual Report for 2017 /2018;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31st December 2017;
3. To elect a Branch Committee for the term 2018/2020;
4. To re-appoint Auditors of the Branch for the financial year ended 31 December 2018;
5. To elect delegates to the Annual Delegate's Conference to be held on 14 July 2018;
6. To discuss motions, if any, for submission to the Annual Delegate's Conference to be held on 14 July 2018;
7. To deal with any other matters that may be put before it.

BY ORDER OF THE BRANCH COMMITTEE



Azhar bin Shahrudin  
Branch Secretary  
Dated: 14 May 2018

*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 2017/2018

## BRANCH COMMITTEE MEMBERS

### Chairman

Encik Zulkifly bin Garib  
*Symphony Hills 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  
*Glomac Maju Sdn Bhd (until Dec 2017)*  
*Tropicana Golf & Country Resort Bhd (w.e.f Jan 2018)*

### Deputy Chairman

Ir. Tiah Oon Ling  
*Integrated Development Sdn Bhd*

### Branch Secretary

En Azhar bin Shaharudin  
*Regency Land Sdn Bhd*

### Assistant Secretary

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

### Branch Treasurer

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

### Committee Members

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

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

YBhg. Dato' Ng Boon Chan  
*Homecity Realty Sdn Bhd*

Mr Che King Tow  
*Rimau Properties Sdn Bhd*

Mr James Tan Kok Kiat  
*Suntrack Development Sdn Bhd*

Mr Ong Ghee Bin  
*Wawasan Rajawali Sdn bhd*

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

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

Mr Tan Wooi Teong  
*Sunway PKNS Sdn Bhd*

YBhg. Datuk Ho Hon Sang (w.e.f Aug 2017)  
*Mah Sing Properties Sdn Bhd*

YBhg. Dato' Sri Dr. Vincent Tiew Soon Thung (until May 2017)  
*Casa Andaman Sdn Bhd*

## BRANCH COMMITTEE MEETINGS

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

No.	Date of Meeting
1. 2017/2018	11 May 2017
2. 2017/2018	20 July 2017
3. 2017/2018	14 September 2017
4. 2017/2018	23 November 2017
5. 2017/2018	11 January 2018
6. 2017/2018	8 March 2018
7. 2017/2018	17 May 2018

## ATTENDANCE

Name	Attendance
En. Zulkifly bin Garib	07/07
YBhg. Dato' Khor Chap Jen	07/07
Mr Ngian Siew Siong	05/07
Ir. Tiah Oon Ling	07/07
En Azhar bin Shaharudin	05/07
Mr Loo Chee Yang	07/07
Mr Kelvin Choo Yung Yau	07/07
YBhg. Datuk Seri Fateh Iskandar	07/07
YBhg. Datuk Ng Seing Liong	07/07
YBhg. Dato' Ng Boon Chan	06/07
Mr Che King Tow	05/07
Mr Ong Ghee Bin	04/07
Mr James Tan Kok Kiat	03/07
YBhg. Dato' Kenneth Chen Way Kian	04/07
YBhg. Dato' David Tan Thean Thye	07/07
Mr Tan Wooi Teong	06/07
YBhg. Datuk Ho Hon Sang	05/05

# CHAIRMAN'S REPORT

Dear fellow Members,

2017 and the 1Q18 saw the Selangor property market remained very stable with some contraction in market and construction activities. The 2017 Property Market Report by *Jabatan Penilaian Dan Perkhidmatan Harta*, indicates that 61,500 transactions with a value of RM40.5 billion were registered in Selangor. This represents a drop of 2.3% in volume and 0.4% in value compared to 2016. The residential sub sector contributed 77.3% to the total transactions followed by commercial at 8.4%, agriculture at 6.8%, development land at 4.4% and industrial at 3.2%. The slow market absorption led to the increase in residential overhang growing to 3,713 units worth 3.62 billion in 2017 against 1718 units worth RM1.44billion in 2016.

On the optimistic side, the primary market in Selangor saw more new launches with 13,522 units; an increase of 67.2% compared to 2016, which recorded only 8,086 new launches. Overall sales performance was better at 45.1% where apartments and condominiums made the mass of the new launches.

The past one-year saw several proposals and revisions to policies and Guidelines initiated by the State and its agencies. REHDA Selangor continued its engagements, discourses and dialogues with the State Government and agencies on those proposals in ensuring that views, input and opinions of members and industry players per se were represented and heard.

Whilst several of those sessions were indeed intense, it is heartening to note that REHDA Selangor nonetheless were able to maintain its good & cordial relationship with both the State Government and agencies.

Amongst the key engagement sessions that members of the various Branch committees were involved in were: -

## **LPHS Roundtable Discussion on the Review of policies, specifications and enforcements of the "Rumah Selangorku" (RSKu) scheme**

The State Government through the *Lembaga Perumahan dan Hartanah Selangor* (LPHS) recently revised the Guidelines and policy on RSKu, which came into effect from 2 April 2018. The Branch was invited and was involved in several of the deliberations organized by LPHS during the drafting stage of the revised Guidelines and a taskforce formed to go through the recommendations and proposals. The final Guideline issued in April 2018 took into consideration several of our recommendations whilst excluding a number of others.

## **Selangor Planning Guideline Manual 3rd Edition**

JPBD Selangor published the 3rd edition of its Planning Guideline Manual in 2016. The Branch had several engagement sessions with Plan Malaysia @ Selangor with crucial feedbacks submitted that were discussed but not reflected in the published edition. Concerns on disparities within the published manual have been highlighted to PlanMalaysia and discussions to correct the errors are still on-going between the Branch and PlanMalaysia.

Meanwhile, the Branch's Planning Policies & Standards sub-committee is working together with Malaysian Institute of Planners (MIP) to evaluate the current-planning guidelines comprehensively for recommendations to revise the planning guidelines and policies affecting the industry.



# CHAIRMAN'S REPORT

## Water Approval and Issues

The issue of water supply and non-approval of plans was an item continuously discussed and engaged by the Branch with Pengurusan Air Selangor Sdn Bhd and Suruhanjaya Perkhidmatan Air Negara (SPAN).

Various meetings and dialogue sessions were organized with SPAN and Pengurusan Air Selangor Sdn Bhd to discuss matters revolving around water supply approval/applications. This matter was quite recently raised to the attention of the Menteri Besar by the Branch Chairman. Whilst several outstanding issues involving individual member companies were able to be resolved through these meetings, there remain others still unresolved. The Branch will be having further engagements at both State and Federal level towards resolving the Selangor water issue.

## LPHS Board meetings

REHDA Selangor is represented in the board of LPHS chaired by the Menteri Besar. Matters pertaining to the industry and challenges are conveyed in these meetings.

## Events and Activities

This year, the branch organized Golf Tournament and Bowling Tournament to create a platform for the local REHDA community and the government agencies to foster and enhance the spirit of goodwill, fellowship, and create better social interaction between both the parties.

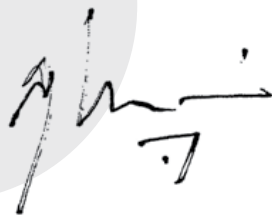
REHDA Selangor is a co-organizer of MAPEX events. Participation by members, whilst always encouraging, has been on the slower side this past year. It is hoped that members will continue to support these events.

There are plans to organize more events and networking sessions amongst member in the year to come.

Dear fellow Members,

In concluding my Report and on behalf of the Committee, I wish to record our heartfelt appreciation to all members of REHDA Selangor for the continued support and cooperation extended to us by providing feedbacks to the Branch on various issues, which had enabled us to make a strong representation to the authorities. We will continue with our engagements with all stakeholders of the industry, particularly the relevant Government agencies towards uplifting our industry and curtailing the ever-increasing compliance costs of property development activities.

I would also like to thank my colleagues from the Branch Committee as well as the various zone committees and sub-committees for their dedicated efforts and huge contribution, in representing the member's interest.



**ZULKIFLY GARIB**  
*Chairman,*  
*REHDA Selangor*

17 May 2018

# REPORTS OF SUB COMMITTEES

## MEMBERSHIP , PRACTICE & DISCIPLINE SUB-COMMITTEE

Chairman : Dato' Ng Boon Chan

Committee Members :

Datuk Ng Seing Liong, Datuk Muztaza Mohamad,

Ir. Tiah Oon Ling and Mr Loo Chee Yang.

## Branch Membership Status

As at 30 April 2018, the branch membership stood at 318 members.

For the period 15 April 2017 to 30 April 2018, 14 new ordinary members, 6 new subsidiary/related members, 3 associate members, 1 affiliate member joined the branch while 12 members withdrew their membership, 5 members de-registered and 1 member transferred to Wilayah Persekutuan (KL) branch. Details as follows: -

No.	New Members	Membership Type	Date of Admission
1	Sterling Prima Sdn Bhd	Ordinary	15 April 2017
2	Homecity Asia Sdn Bhd Ordinary Member : Homecity Realty Sdn Bhd	Subsidiary/related	15 April 2017
3	PFA Land Sdn Bhd Ordinary Member : Homecity Realty Sdn Bhd	Subsidiary/related	15 April 2017
4	Salak City Development Sdn Bhd	Ordinary	15 April 2017
5	Project Controline Sdn Bhd	Ordinary	13 July 2017
6	SDB Properties Sdn Bhd Ordinary Member : REHDA KL	Affiliate	13 July 2017
7	Getaris Sdn Bhd	Ordinary	13 July 2017
8	Horizon L & L Sdn Bhd	Ordinary	27 September 2017
9	Aspac Alliance Developments Sdn Bhd	Ordinary	27 September 2017
10	Sime Darby Elmina Development Sdn Bhd	Ordinary	27 September 2017
11	DMIA (M) Sdn Bhd	Ordinary	27 September 2017
12	Kelana Kualiti Sdn Bhd	Ordinary	18 November 2017
13	Glomac Rawang Sdn Bhd	Ordinary	18 November 2017
14	Elmina Equestrian Centre (M) Sdn Bhd	Ordinary	18 November 2017
15	Ideal Convention Centre Sdn Bhd	Associate	18 November 2017
16	Hayat Insurance Brokers Sdn Bhd	Associate	18 November 2017
17	Charter Built Development Sdn Bhd	Associate	24 January 2018
18	Jian Wei Development Sdn Bhd	Ordinary	24 January 2018
19	Boustead Balau Sdn Bhd Ordinary Member : Mutiara Rini Sdn Bhd	Subsidiary/related	24 January 2018
20	Amazing Consortium Sdn Bhd Ordinary Member : Kenari Sukma Sdn Bhd	Subsidiary/related	24 January 2018
21	PDMC Holdings Sdn Bhd	Ordinary	17 March 2018
22	Myproperty Sdn Bhd Ordinary Member : PDMC Holdings Sdn Bhd	Subsidiary/related	17 March 2018
23	PDMC Property Sdn Bhd Ordinary Member : PDMC Holdings Sdn Bhd	Subsidiary/related	17 March 2018
24	Parkwood Developments Sdn Bhd	Ordinary	17 March 2018
No.	Members Withdrawn	Membership Type	Date Withdrawn
1	Sunwaymas Sdn Bhd	Ordinary	15 April 2017
2	Aliran Murni Sdn Bhd	Ordinary	13 July 2017
3	Kota Mulia Sdn Bhd	Ordinary	27 September 2017
4	Sime UEP Development Sdn Bhd	Ordinary	27 September 2017
5	Secure Parking Corporation Sdn Bhd	Associate	24 January 2018
6	Zian Hong Development Sdn Bhd	Ordinary	24 January 2018
7	Hock Ban Seong & Co. Sdn Bhd	Ordinary	17 March 2018
8	BTS Land Capital Sdn Bhd	Ordinary	17 March 2018
9	Daka Pembina Sdn Bhd	Ordinary	17 March 2018
10	Bukit Kapar Development Sdn Bhd	Ordinary	17 March 2018
11	Bertam Development Sdn Bhd	Ordinary	17 March 2018
12	Myproperty Builders Sdn Bhd	Ordinary	17 March 2018
No.	De-registration of Membership	Membership Type	Date De-registered
1	Bison Ventures Sdn Bhd	Ordinary	27 September 2017
2	Meridien Tower Sdn Bhd	Ordinary	27 September 2017
3	Seri Ehsan (Sepang) Sdn Bhd	Ordinary	27 September 2017
4	Getrahome Sdn Bhd	Ordinary	27 September 2017
5	Sagajuta (Sabah) Sdn Bhd	Ordinary	27 September 2017
No.	Transfer of Membership	Membership Type	Date Transferred
1	Sunway Integrated Properties Sdn Bhd (Transfer to REHDA KL)	Ordinary	15 April 2017



# REPORTS OF SUB COMMITTEES

## EVENTS & PUBLICATIONS SUB-COMMITTEE

Chairman : Mr Loo Chee Yang

Committee Members :

Mr Michael Fu, Ms Tee Yi Wen, Ms Christina Chen,  
Mr Ng Choon Keith, Ms Shanaz Muztaza, Mr Eric Lai and  
Mr Gan Teck Wee.

### MAPEX Klang Valley

REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan (KL) Branch jointly organized its final series of Malaysia Property EXPO (MAPEX) Klang Valley for the year 2017 from 13 to 15 October 2017 at Mid Valley Exhibition Centre. A total of 47 Developers, 5 Financial Institutions, 7 Government Agencies and 4 other industry supporters participated showcasing an array of products in line with the theme "Greater Connectivity for Better Affordable Living".

The first series of MAPEX Klang Valley 2018 was organized from 27 – 29 April 2018 at Mid Valley Exhibition Centre with the theme "#ahomeforbettertomorrow". The expo was officiated by YBrS. Dr. Mary Wong Lai Lin, Deputy Secretary General (Policy and Development), Ministry of Urban Wellbeing, Housing and Local Government.

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, blood donation campaign, prizes for lucky visitors, popcorn & cotton candy giveaway and many more.

### REHDA Hari Raya Open House

REHDA Hari Raya Open House 2017 jointly hosted by REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan KL Branch on 13 July 2017 at Wisma REHDA. Approximately 300 guests attended the event comprising mainly member developers, invited guests from government agencies, media agencies and related partners to the industry. The open house was also graced by the presence of Rumah Anak Yatim AMAN. It was a joyous affair and provided networking opportunities for members and guests.

### REHDA Golf Tournament

REHDA National Golf Tournament 2017, jointly organized by REHDA Selangor Branch, REHDA Wilayah Persekutuan KL Branch and REHDA Youth on 28 October 2017 at the Mines Resort & Golf Club, Seri Kembangan. A total of 124 participants including developers, industry players and government officials took part in the tournament.

The Tournament witnessed REHDA Penang becoming as the overall champion whilst REHDA Selangor and REHDA WP(KL) took the second and third place respectively.

### REHDA Selangor Golf Tournament

The branch organized the REHDA Selangor Golf Tournament 2018 at the Sultan Abdul Aziz Shah Golf & Country Club, Shah Alam on 10 March 2018. The tournament successfully brought together 17 flights including developers, industry players and senior government officials.

### Networking Get-Together Dinner

A networking session was organised for all committee members including branch, zones and working sub-committees in the branch's effort to strengthen the relationship among the members from the various committees. The event was held on 23 March 2018 at RED Hotel by Sirocco, Kuala Lumpur and the event was well participated by 24 committee members.

## Events and Publications Sub-Committee Meeting 2017/2018

The 1st Events and Publications Sub-Committee Meeting for the term 2017/2018 was held on 14 December 2017 to discuss and plan future activities for the branch.

## INFRASTRUCTURE, UTILITIES & ENVIRONMENT SUB-COMMITTEE

Chairman : Mr. Tiah Oon Ling

Committee Members :

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

### Meeting on Water Heater System with Industry Stakeholders on 25 October 2017

Pursuant to the water heater explosion incident in Port Dickson, the Energy Commission (EC) held a meeting on 25 October 2017 with representatives from approximately 20 hotels, water heater manufacturers and REHDA. The meeting was informed that the incident occurred due to faulty equipment/safety system failure. The Energy Commission (EC) presented new storage-style water heater models, which are equipped with the latest safety features, including a thermostat, built-in thermal cut-out and fitted inlet/outlet isolation barriers, to reduce the risk of electric shock and explosions. Hotels and developers were advised to refer to the "Guideline for the Design, Installation, Inspection, Testing, Operation and Maintenance of Water Heater System" in the installation and maintenance of water heater systems.

### TNB engagement session with stakeholders – Digital Application for Electricity Supply

REHDA Selangor attended an engagement session held by Tenaga Nasional Berhad (TNB) on 1 November 2017 to discuss and compile feedback on the current digital application for Electricity Supply. TNB is at an initial stage of developing a platform to improve the current digital system.

#### • The objective of this initiative is as follows: -

- Innovate a system to suit the needs and requirements of the stakeholders.
- Create a system, which is economically feasible.
- Reduce customer interaction
- Faster connection time
- Paperless

#### • Below are some of the proposed actions to be taken: -

- Assign each project 1 contact person – (end to end manager for easier communication)
- Online application –to reduce visits to TNB
- One time payment to be made online
- Mobile application to update the status of the application
- Attractive product packages to be offered by TNB

#### • Below are the feedback received from the stakeholders: -

- The end-to-end manager assigned for each project must be empowered to take decisions - The current officers assigned for each project are unable to move things forward as they do not have the authority to make decisions.
- To standardise the technical procedures within districts as it varies from officers to officers.
- To train all officers under one standard guideline.
- All guidelines and updates must be made available online.
- To have a transparent and clear system.

# REPORTS OF SUB COMMITTEES

## Briefing on New Water Application System

Pengurusan Air Selangor Sdn Bhd hosted a briefing on 28 November 2017 to introduce their new online Customer Information System (CRIS) attended by 40 REHDA members. The new system is formed to promote self-service initiatives consolidating all applications into an online system. The applicants (developer) will need to submit all the necessary information through the Oracle Utilities Customer Self Service (OUCSS) portal.

## Meeting with TNB Selangor

REHDA Selangor together with TNB Selangor held a yearly dialogue session on 12 December 2017 at Wisma TNB, Subang Jaya to discuss and update each other on latest developments. Among the updates shared by TNB were:-

- **Latest TNB Selangor Organisational Structure**
- **Electricity Supply Applications Handbook (ESAH)**
- **Self Service Portal**  
TNB briefed the improved version of the self-service portal.
- **Mobile Application**  
Known as myTNB, TNB's first mobile application for customers. Customers may view their electricity bill and new supply application status via mobile phone application.
- **Save on bills by understanding power factor**
- **Net Energy Metering (NEM)**  
The concept of NEM is that the energy produced from the solar PV system installed will be consumed first, and any excess to be exported and sold to the distribution licensee (such as TNB / SESB) at the prevailing Displaced Cost prescribed by the Energy Commission. This scheme is applicable to all domestic, commercial and industrial sectors as long as they are the customers of TNB (Peninsular Malaysia).
- **Maevi**  
A Home Energy Management System (HEMS) that allows you to manage your electricity usage the SMART way.

## Meeting with SPAN and Pengurusan Air Selangor Sdn Bhd.

REHDA Malaysia organised a meeting with Suruhanjaya Perkhidmatan Air Negara (SPAN) on 20 February 2018 at their office in Cyberjaya. REHDA Selangor joined the meeting and raised issues faced by members in Selangor, which were successfully resolved.

- The meeting also discussed the following general matters affecting developers with projects in Selangor and Wilayah Persekutuan Kuala Lumpur: -
  - Slow consultation process;
  - Delay in issuing replies on the submissions made by consultants
  - Slow approval for water reticulation and supply
- Below are the feedback shared by Pengurusan Air Selangor Sdn Bhd :
  - Application could be submitted via online since early 2015 and all applications will be given the approval or comments within 3 weeks. However, during the process, some of the consultants do not comply with the requirements/guidelines and fails to follow up on the comments hence resulting to the delay in the approval process.

- At the moment, water approval will be given for any development requiring less than 100k liters per day. However, if the water requirements exceed 100k liters per day, the development has to be postponed until Langat 2 starts its operation. Some of the development requiring more than 100k-liter water, which has achieved 50% completion, was actually approved by the Local Authorities without the approval from Pengurusan Air Selangor Sdn Bhd.
- With regards to the pending approval for applications made in the year 2012/2013, developers are advised to re-submit their applications. The application will be considered based on the demand of the water supply in the area.
- Pengurusan Air Selangor Sdn Bhd encouraged developers to advise the consultants to revert on the comments given during the submissions as soon as possible in order to avoid further delays.
- The developers were advised to liaise directly with Air Selangor in the event of any related issues.

## Courtesy Visit to the Head of Planning And Capital Works, Pengurusan Air Selangor Sdn Bhd.

A courtesy call was organised on Ir Ainul Azhar Mohd Jemoner, the newly appointed Head of Planning and Capital Works of Pengurusan Air Selangor Sdn Bhd on 17 April 2018. Below are some of the pertinent issues discussed: -

- **Langat 2**  
Langat 2 is expected to start its operation partially with 300mld water supply by June or July 2018. Once all technical issues have been resolved, the water treatment plant will operate partially benefiting the Southern Corridors as well as Kuala Lumpur. This would release all the water approval submissions, which are currently held back. The full completion of Langat 2 is targeted by end of 2019 with 1130mld water capacity.
- **Semenyih 1 & 2**  
Semenyih 1 is currently running at 20% above capacity. This should be reduced once Labohan Dagang comes into operation. Semenyih 2 is now in operation since 1st March 2018 and supplies water towards Bangi and Beranang area.
- **Labohan Dagang**  
Labohan Dagang produces 200mld water towards the Kuala Langat vicinity and is expected to complete by end of 2018. Once Labohan Dagang starts its operation, it will relieve the supply from Sungai Semenyih currently running above capacity and would be able to supply more water into Sepang.
- **Non-Revenue Water**  
The State Government has been providing assistance to reduce non-revenue water. The non-revenue water has been reduced from 32.7% to 31% and Air Selangor's target is to reduce it to 30% by end of the year. The Federal government has come up with a comprehensive programme under the Eleventh Malaysia Plan to provide incentives to States that are able to reduce non-revenue water.
- **Pipe Replacement Programme**  
Pipe replacement programme will be a continuous project that involves many processes with the respective local authorities and residents. The Asbestos-Cement (AC) pipe is about 6,000 plus kilometres long and it will take years to complete the replacement efforts.

# REPORTS OF SUB COMMITTEES

- **Issues relating to consultants**

It was highlighted that consultants have not been carrying out inspections as required but are appointing the contractors instead. Developers were requested to ensure that consultants carry out the inspection and keep all necessary documentation in their record. In view of this, Air Selangor soon will be implementing self-regulation where consultants will be held responsible for the projects approved by them. There will be a pilot programme soon on self-regulation for low risk base inspection.

- **Delay in water meter application and the online system**

The delay in water meter application was caused by the implementation of the new system called Customer Information System (CRIS). The system has been facing some technical problem due to the migration of data, which will be resolved by end of April 2018.

- **Developers to be present during submission**

Developers are advised to be present with consultants during submission. Air Selangor will only comment twice on the submission. If the requirements are still not met, then the applications will be rejected.

## Events and Workshops

The Committee also participated in the following during the review period:

- Discussion on Solar Installation in New Housing Projects on 12 May 2017;
- Discussion on Electricity Improvement for 11kV on 30 May 2017;
- Discussion on Amendment to Guidelines on Lightning Protection System for Building on 25 September 2017;
- Discussion on KeTTHA Green Technology Component in Real Estate and Construction on 29 January 2018;
- Seminar on Study of Lightning Protection System for Buildings in Malaysia by Energy Commission on 13 February 2018; and
- Panel Discussion with Energy Commission on 29 March 2018.

## PLANNING, POLICIES & STANDARDS SUB-COMMITTEE

Chairman : Dato' David Tan Thean Thye

Deputy Chairman : En. Azhar Shaharudin

Committee Members :

En Zulkifli Garib, Mr Ang Kee Ping, Mr James Tan, Mr Kelvin Choo, Dato' Kenneth Chen, Mr Loo Chee Yang, Mr Ngian Siew Siong, Dato' Ng Boon Chan, Mr Michael Fu, Mr. Tan Wooi Teong, Pn. Hajah Norita Binti Mohd Sidek, Datuk Ho Hon Sang and Dato' Tan Hon Lim

## Planning, Policies & Standards Sub-Committee Meetings

The Planning, Policies & Standards Sub-Committee meetings were held on 4 July 2017, 30 November 2017 and 12 April 2018 to discuss updates, pertinent issues and complaints raised relating to the planning standards, policies and guidelines particularly faced by members in Selangor.

## Courtesy Call – Ir Ruslan Bin Abd Aziz- Director of JKR Selangor

REHDA Selangor paid a courtesy call on the new Director of Selangor Public Works Department, Datuk Ir Ruslan Bin Abd Aziz on 16 October 2017 at Bangunan Sultan Salahuddin Abdul Aziz Shah, Shah Alam. Puan Ir Anita Bt Mohamed Shafie, Head of the Roads Division and Encik Mohd Izham Mohd Hanafiah from the engineering division joined together to receive the delegates. The visit was arranged with the purpose to introduce the REHDA Selangor committee members and to discuss general matters.

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

The Manual *Garis Panduan & Piawaian Perancangan Negeri Selangor, Edisi Ketiga* (JPBD Planning Guideline Manual and Standard, Third Edition) was launched by the Menteri Besar on 29th November 2016 to replace the Second Edition (which was in use since November 2010).

REHDA Selangor attended several workshops and submitted objections and counter proposals on the draft guideline. Listed below are some of the proposals accepted and included into the Selangor Planning Guideline Manual and Standard, Third Edition:

- **Open space & recreation: 2 hectares per 1000 population**

This requirement is no longer applicable and now replaced with 10% open space of which 70% is functional open space and 30% can be calculated from perimeter planting, buffer zones and recreational facilities.

- **Visitor's carpark:**

The requirement of 2 car parks per unit + visitors' car park at 20% of the total number of car parks is now replaced with 2 car parks + visitors' car park at 20% of the total number of residential units.

- **Perimeter Planting:**

Minimum 3.1m (10') around the development area (not including the building setback), now replaced with 3.1m (10') perimeter planting is included in the setback.

- **Maximum Density requirement for landed housing:**

The various restrictions i.e. (24 units/acre for Low-cost, 22 units/acre for Low-Medium cost, 22 units/acre for Medium cost and 20 units/acre for terrace house) were all removed and no longer applies.

However, some of the other proposals submitted were rejected and below are some of the on-going discussions with JBPD Selangor:-

- To remove the minimum floor area of 1000sf for free market high-rise units;
- To consider removing 20% additional visitors car park for commercial buildings;
- Not to impose 30% retail requirement for SOHO & Serviced Apartments;
- To encourage higher densities for residential development;
- To indicate the household size in the manual guideline and update the requirement of community facilities like schools and clinics due to reduced household size.

## Meeting with Malaysian Institute of Planners (MIP)

REHDA Selangor and MIP organised meetings to discuss issues relating to the latest township planning standards, policies and guidelines. The meeting agreed to form Focus Groups consisting MIP, REHDA and Planning Authority to identify issues affecting the industry and to provide substantial technical support in recommendations to improve the current planning policies, guidelines and standards. Terms of reference have been drafted for this collaboration.

## Rumah Selangorku 2.0

REHDA Selangor was invited to attend several workshops organised by Lembaga Perumahan dan Hartanah Selangor (LPHS) on the review of the guidelines, policies, specifications and enforcements of 'Rumah Selangorku'.



# REPORTS OF SUB COMMITTEES

The branch formed a taskforce to study thoroughly the proposed policy and the comments were forwarded to LPHS for consideration. Among the comments submitted were the maximum selling prices, the percentage of types of Rumah Selangorku imposed for certain zones, floor size of the units, building specifications, etc. LPHS has recently issued the new policy (Rumah Selangorku 2.0) which came into effect from 2 April 2018.

## Workshop on 'Discussion – Incentives for Redevelopment in Selangor'

Lembaga Perumahan dan Hartanah Selangor (LPHS) under the directive of the Menteri Besar Selangor, organised a workshop to discuss appropriate incentives to encourage urban redevelopment in Selangor. LPHS reiterated that the renewal and redevelopment of inner cities, which are ageing and decaying is now a necessity in Selangor to foster further economic and social development of the State. The objective of the workshop is to encourage revitalizing city development towards a sustainable urban future in the State of Selangor. Among those who were invited to the workshop were local councils, Selangor Land and Mines office, Perbadanan Kemajuan Negeri Selangor (PKNS) and REHDA Selangor. Below are among the comments and feedback submitted :-

- Discount on Land Premium;
- Discount on Land Conversion/Transfer Premium (*premium tukar syarat tanah*);
- Calculation of Quit rent (*cukai tanah*) based on vacant land to start from approval of Building Plan up to Vacant Position or maximum 3 years (whichever earlier);
- Fast track on all submissions and approvals;
- Exemption from providing 'Rumah Selangorku' and *Mampu Milik* units;
- Development Charges reduced;
- Increase of density according to zones or location and with existing infrastructure;
- Study on current and projected socio-economic conditions by the local authorities and state government;
- Projects to achieve minimum R.O.R 20% for banks to approve bridging loan;
- To extend the tenure status period (leasehold status) of land; and
- Tax Incentives - eg. reduce corporate tax.

# REPORTS OF ZONE COMMITTEES

## PETALING JAYA ZONE COMMITTEE

Chairman : Mr. Kelvin Choo

Deputy Chairman : Mr. Chiah Hwa Kai

Committee Members :

En. Azhar Shaharudin, Ir. Teo Ching Wee, Mr. Tan Wooi Teong,

Mr. Che King Tow, Ir. Lee Man Chong

### Petaling Jaya Zone Committee meeting

The Petaling Jaya Zone Committee meeting was held on 8 January 2018 and 14 March 2018 respectively. The meetings discussed issues and updates on policies and guidelines relating to development in Petaling Jaya.

### Courtesy visit to the Mayor of Petaling Jaya

REHDA Selangor paid a courtesy visit to the Mayor of Petaling Jaya, Dato' Mohd Azizi bin Mohd Zain on 18 January 2018 at the Mayor's office in Petaling Jaya City Council (MBPJ) Headquarters. The objective of the visit was to establish closer rapport and cooperation between REHDA Selangor and MBPJ while updating each other on the latest developments and to foster effective interaction.

Among the issues discussed were:

- It was established that MBPJ has revised its requirement for visitors' car park to follow the JPBD Planning Guideline Manual and Standard, Third Edition, which is to provide 20% visitor's carpark based on the total number of apartment units instead of total car park numbers.
- REHDA Selangor suggested to the council to consider adopting plot ratio instead of density for residential development in Petaling Jaya. MBPJ will consider the proposal.
- To consider allowing an alternative entry to the REHDA premise since the current system has created problem for members of REHDA to enter the premise during the peak after school hours.

- Proposed to adopt GreenRE as recognised rating tools for the KM assessment and this is accepted by MBPJ.
- Requested COB of MBPJ to also consider accepting bank guarantee as a deposit to rectify defects on common property. MBPJ will consider the proposal.

### Transit Oriented Development (TOD) Guideline in Petaling Jaya

MBPJ has implemented the Transit Oriented Development (TOD) guideline in 2017. Below are some of the highlights from the guideline :-

- The TOD zone had been defined as the 400m radius from the transit station and the Transit Adjacent Development (TAD) is 400m radius from the TOD Zone.
- The TAD zone is identified for high-rise apartment/condominium development and Affordable Homes (*Rumah Mampu Milik*).
- Maximum plot ratio 1:8 depending on the approval and calculation of plot ratio including above ground car park bays but excluding the under ground car park bays.
- Density of 100 units/acre for high-rise residential and maximum of 120 units /acre for affordable housing (within TAD Zone).
- Allocation of 1 car park per unit for High Cost Apartment (*Pangsapuri Kos Tinggi*) / *Rumah Selangorku* / Serviced Apartment / SOHO.
- Allocation of 1 car park per 1,000 sf of Gross Floor Area (GFA) for commercial building.
- Encourage green concept development.

# REPORTS OF ZONE COMMITTEES

## Damansara-Shah Alam Highway (DASH) Highway

MBPJ informed that the DASH highway is currently under the roadwork construction where out of 20.1 km highway distance; 7.7 km is under the jurisdiction of MBPJ. The DASH highway consists of 13 intersections and 3 toll plazas and is expected to be completed by late 2019, with operations expected to commence in 2020. Developers are welcome to discuss any impact of the DASH highway on their development with MBPJ.

## Kwasa Damansara Development

MBPJ informed that Kwasa Damansara has been gazetted as a special zone development (*Rancangan Kawasan Khas*). The development plan has been submitted to the State Planning Committee (SPC) for approval. Developers are welcome to discuss on any concern or impact of the Kwasa Damansara development with MBPJ.

## SUBANG JAYA ZONE COMMITTEE

Chairman : Datuk Zaini Yusoff

Deputy Chairman : Mr. Chung Nyuk Kiong

Committee Members :

Mr. Ong Chin Teck, Mr. Anthony Michael, Dato' Ir. KK Lim, Mr. Roland Tan, Mr. Suhaimi Khalidi, Mr. Teh Tik Guan, Ir. Kee Lian Cherng, Mr. Ang Kee Ping, Mr. Wong Yee Siang

## Subang Jaya Zone Committee Meeting

The Subang Jaya Zone Committee meeting was held on 25th October 2017, 3rd January 2018 and 28th February 2018 at Wisma REHDA. The meeting was held to discuss issues and concerns affecting the Subang Jaya vicinity. Amongst the issues discussed included:

- High Hoarding Charges imposed by MPSJ at RM 6 per meter run/ per month.
- High Penalty for Amendment to Building Plan by MPSJ
- Concern over the parameters of acquisition for residential properties costing more than RM 2 mil for foreigners.

The above concerns will be raised during the visit to the Yang DiPertua Majlis Perbandaran Subang Jaya.

## KLANG / SHAH ALAM ZONE COMMITTEE

Chairman : Mr. Loo Chee Yang

Deputy Chairman : Mr. Ng Choon Keith

Committee Members :

Mr. Albert Lee, Mr. Richard Lim, Ir. Tan P. H, Mr. Kenny Lim, Dato' Seow Chow Koo, Mr. Denn Gan Teck Wee, Ir. Teo Ching Wee, Mr. Eric Lai, Datuk Zaini Yusoff, Ms. Tee Yi Wen, Mr. Jason Poon Chee Seng and Mr. Low Yat Seow

## Klang/Shah Alam Zone Committee Meeting

The Klang/Shah Alam Zone Committee meeting was held on 27 July 2017, 22 November 2017, 4 January 2018 and 16 March 2018 respectively. The meetings were held to discuss issues and updates on the policies and planning guidelines in the vicinity of Klang, Shah Alam, Kuala Selangor and Kuala Langat. Among the concerns and updates discussed were:

- The imposition of 30% retail commercial space for serviced apartment & SOHO by Majlis Bandaraya Shah Alam (MBSA) is

difficult to be complied especially for small land parcel development. Although, developers are allowed to appeal to the local authority for a lower margin on case-to-case basis, the process is too lengthy.

- MBSA requires developers to apply individual 'Kebenaran Merancang' (KM) before submitting the Building Plan for amenities such as mosque, multi-purpose hall, etc. This is required for the authority to gather information on the setback, total parking, and related details for building the amenities, which are not detailed in the master plan.

## Courtesy visit to YDP of Kuala Selangor District Council

Klang/Shah Alam Zone committee paid a courtesy visit to Yang DiPertua (YDP) of Kuala Selangor District Council (MDKS), Tuan Mohd Azhar Bin Mohamed Ali at his office on 23 May 2017. The objective of the visit was to establish positive cooperation and interaction between REHDA Klang/Shah Alam Zone Committee and MDKS while to update each other on the latest developments.

Amongst the discussions were:

- MDKS is converting the agricultural zone to a mixed-development and residential development due to the high demand of housing.
- MDKS is to attract and create more business and job opportunities to the locals.
- MDKS informed the One Stop Center committees are meeting twice a month to speed up the submission for approval process.
- MDKS highlighted that the demand for *Rumah Selangorku* (RSKU) in Kuala Selangor are mostly for landed properties.
- REHDA suggested to offer some incentives to developers that are investing in Kuala Selangor.

## MAPEX Klang /Shah Alam 2018

REHDA Selangor under the Klang/Shah Alam Zone committee successfully organized Malaysia Property Exposition (MAPEX) at Setia City Mall from 16 to 18 March 2018. The Klang /Shah Alam zone has been organizing this event since 2013, which receives overwhelming response from the public since its inaugural. This year, the exhibition witnessed strong demand from the visitors with over RM5million in sales.

## REHDA Klang/Shah Alam Zone Bowling Tournament 2018

In conjunction with MAPEX Setia City Mall 2018, the Klang/Shah Alam Zone Committee organized a Bowling Tournament on 17 March 2018 (Saturday) at Wangsa Bowl, Setia City Mall. A total of 28 teams participated in the tournament including 11 teams from the government agencies. The tournament was organised with the objective to create a platform for the REHDA members to interact socially with the government agencies as well as to enhance the cordial relationship of all participants.

## Study Tour to Le Nouvel, KLCC

A Study Tour to Le Nouvel, KLCC - a project by WingTai Asia in Jalan Ampang was organised by the Klang/Shah Alam Zone on 20 March 2018. The high-end condominium was completed in 2017 and was designed by the Pritzker Prize winner Jean Nouvel. The committee members visited the twin-tower development of luxury apartments equipped with highly refined interiors and well articulated furnishings with unique designs.

# REPORTS OF ZONE COMMITTEES

## **KAJANG / SEPANG ZONE COMMITTEE**

Chairman : Dato' Kenneth Chen

Deputy Chairman : Mr. Max Ng Kim Tat

Committee Members :

Mr. Ng Kok Chew, Mr. Aw Wee Kiat, Mr. Teh Tik Guan,  
En. Dzulkaflee Khairuddin, Mr. Peter Cheah, Mr. Low Yat Seow,  
Mr. Teo Guan Kiang, Mr. Gan Hua Seng and Mr. Choo Set Yuen

### **Kajang / Sepang Zone Committee Meeting**

The Kajang / Sepang Zone Committee meeting was held on 21 July 2017, 10 November 2017, 5 January 2018 and 6 April 2018 respectively. Among the issues discussed were :-

- The stringent procedure practiced by OSC 3.0 under the Kajang Municipal Council (MPKj) for building plan approval.
- The lengthy and costly process to obtain billboard advertisement approval in the Kajang area by MPKj.

The above concerns were raised during the meeting held with Kajang Municipal Council.

### **Courtesy visit to Datuk Nizam Bin Sahari, Deputy Yang DiPertua (YDP) of Majlis Perbandaran Kajang (MPKj)**

REHDA Selangor paid a courtesy call on the Deputy YDP of Majlis Perbandaran Kajang (MPKj) Yang Berhormat Datuk Nizam Bin Sahari at his office in Menara MPKj on 2nd August 2017.

Below are some of the pertinent issues discussed:

- MPKj allows developers to appeal for exemption for projects imposed with both the Infrastructure Service Fund (ISF) and contribution for infrastructure.
- MPKj enforced the hoarding fees since September 2014 according to the amendment of UBBL Selangor 2012 (First Schedule), which is RM6 per meter per month. However, developers may discuss to justify the high hoarding fees with the Building Department.
- Developers in Kajang may straight away submit for planning approval to OSC 3.0 when the technical departments do not revert with comments within 14 days after the *Keberanian Merancang* (KM) submission.

### **Visit to Sunway Eastwood Project**

The Zone Committee organised a visit to Sunway Eastwood Project located in Seri Kembangan, on the 28th April 2017. The project is collaboration between Sunway Group and Daiwa House Malaysia Sdn Bhd using the Japan technology, featuring a sample unit called the Daiwa House that was mainly constructed using pre-fabricated materials. The objective of the visit was to study one of the methods used under Industrialised Building System (IBS) and pre-fabricated technology used to build the Daiwa House.

## **Courtesy visit to Dato' Puasa Bin Md Taib, Yang DiPertua (YDP) MPSepang**

REHDA Selangor paid a courtesy call on the Yang DiPertua of Sepang Municipal Council (MPSepang), Dato' Puasa Bin Md Taib on 24 January 2018 at the YDP's office in MPSepang. The objective of the visit was to establish closer rapport and cooperation between REHDA Selangor and MPSepang while updating each other on the latest developments and to foster effective interaction.

Among the issues discussed were:

- All hill site development in the Sepang vicinity must obtain the approval from '*Jawatankuasa Pembangunan Kawasan Sensitif Alam Sekitar*'.
- REHDA Selangor suggested to consider adopting plot ratio instead of density for residential development in Sepang.
- MPSepang does not impose the 30% retail requirement for serviced apartment/SOHO in Sepang.
- MPSepang clarified that the 20% visitor car park calculation for highrise residential units is based on the total number of apartments.

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

Chairman : Mr. Michael Fu

Deputy Chairman : Mr. Koh Sow Seang

Committee Members :

Mr. Chin Foo Teck, Mr. Lim Seng Heng, Mr. Lim Tien Hou,  
Mr. Roland Tan, Mr. William Wong, Ms. Ella Nor Abd Wahab,  
Dato' David Tan Thean Thye, Mr. Azmi Adnan

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

The Hulu Selangor / Selayang / Ampang Jaya Zone Committee met on 25th October 2017, 13th December 2017, 27th February 2018, and 10th April 2018 at Wisma REHDA. Amongst the matters discussed including:

- Mini Malaysia Property Expo (MAPEX) at Melawati Mall tentatively to be organized in November 2018 depending on the response from the members.
- The zone committee will be appealing to Majlis Perbandaran Ampang Jaya (MPAJ) to recognize tandem parking in the area of Ampang Jaya.

# CALENDAR OF EVENTS

## APRIL 2017

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3

Planning, Policies and Standards Sub Committee meeting with Pertubuhan Arkitek Malaysia (PAM) on Bomba's requirement for two staircases for a three storey shop lots. Attended by Dato' David Tan, Ir. Tiah Oon Ling, En Azhar Shaharudin, Dato' Hoo Kim See, Mr Tony Chong and Ms Cheryl Chan.

4

Planning, Policies and Standards Sub Committee meeting with Selangor Fire and Rescue Department. Attended by En Zulkifly Garib, Ir. Tiah Oon Ling and Dato' David Tan.

12

Meeting with Timbalan Pengarah Jabatan Perancang Bandar dan Desa (JPBD) Negeri Selangor, Tuan Hj. Hassan Yaakob. Attended by En. Zulkifly Garib, En Azhar Shaharudin and Dato' David Tan.

13

Annual General Meeting 2016/2017.

14-16

MAPEX 2017 at Mid Valley Exhibition Centre.

19

LPHS Board Meeting 02/2017. Attended by En Zulkifly Garib.

28

Industrialised Building System (IBS) Study Visit by Kajang / Sepang Zone Committee Members to Sunway Eastwood Project.

## MAY 2017

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9

Planning Task Force Meeting on Study of Density for Residential Development in Selangor. Attended by Mr James Tan, Dato' Sri Dr. Vincent Tiew, Mr Michael Fu, Ms Khamini Loganathan and Ms Cheryl Chan.

11

Branch Committee Meeting 01-2017/2018.

23

Courtesy Visit to Yang DiPertua Majlis Daerah Kuala Selangor, Tuan Mohd Azhar bin Mohd Ali. Attended by Mr Loo Chee Yang, Mr Gan Teck Wee, Mr Kenny Lim, En. Azhar Shaharudin, Mr Ngian Siew Siong, Datuk Hoo and Ms Khamini Loganathan.

## JULY 2017

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4

Planning Policies and Standards Sub-Committee Meeting 01-2017/2018.

13

REHDA Hari Raya Open House 2017.

14

Hari Raya Open House Majlis Bandaraya Petaling Jaya. Attended by Mr Kelvin Choo.

20

Branch Committee Meeting 02-2017/2018.

21

Kajang / Sepang Zone Committee Meeting 01-2017/2018.

26

Planning Task Force Meeting on Gated and Guarded. Attended by En. Zulkifly Garib, Mr Che King Tow, Dato' David Tan, Mr Tan Hon Lim, Dato' Pretam Singh, Datuk Ho Ho Sang, and Ms Khamini Loganathan.

Planning Task Force Meeting on School and Hospital Requirement for Township Development. Attended by Dato' Wan Hashimi, Dato' David Tan, Mr Tan Hon Lim, Datuk Ho Hon Sang, Mr Appolo Leong, Ms Khamini Loganathan and Ms Cheryl Chan.

27

Klang / Shah Alam Zone Committee Meeting 01-2017/2018.

## AUGUST 2017

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1

LPHS Board Meeting 03/2017. Attended by En Zulkifly Garib.

2

Courtesy Visit to Timbalan Yang DiPertua Majlis Perbandaran Kajang, Datuk Nizam bin Sahari. Attended by En Azhar Shaharudin, Mr Max Ng, Mr Ng Kok Chew, Mr Loong Heng Han, Mr Aw Wee Kiat, Mr Teh Tik Guan, Mr Paul Soh, Mr Choo Set Yuen, Ms Shanaz Muztaza, Mr Eric Tan, En Rostam Ab. Ghani, Puan Rosaini Razali and Ms Cheryl Chan.

7

Meeting with MIP. Attended by Dato' David Tan, Mr James Tan, Mr Tan Hon Lim, Mr Michael Fu, Mr Ang Kee Ping, Mr Peter Cheah and Ms Cheryl Chan.

'Bengkel Penyelarasan Berkaitan Pematuhan Seksyen 11, Akta Pemusnahan Serangga Pembawa Penyakit 1975(Akta 154) di Tapak Binaan' organized by Pejabat Setiausaha Kerajaan Negeri Selangor. Attended by Ms Khamini Loganathan.

8-9

'Bengkel Penyelarasan Dasar Penjenamaan Selangor dalam Perancangan Pembangunan Pihak Berkuasa Tempatan Negeri Selangor' organized by Pejabat Setiausaha Kerajaan Negeri Selangor. Attended by En. Azman Mat Jahaya.

18

Meeting with Plan Malaysia on Open Space. Attended by Ms Cheryl Chan.

TNB Selangor Bowling Tournament. Participated by En. Md Rostam Abdul Ghani and Ms Cheryl Chan.

# CALENDAR OF EVENTS

## AUGUST 2017

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**24**

Seminar by Persatuan Pengurusan Komplek (PPK). Attended by Ms Khamini Loganathan.

**29**

Workshop on Incentives for Urban Regeneration in Selangor by LPHS. Attended by Dato' David Tan and Ms Khamini Loganathan.

## SEPTEMBER 2017

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**6**

Follow Up Meeting to Discuss the Planning Guideline Manual 3rd Edition with Tuan Haji Hassan Yaakob, Deputy Director of JPBD Selangor. Attended by En Zulkifly Garib, Dato' David Tan, En. Azhar Shaharudin, Mr James Tan and Ms Khamini Loganathan.

**12**

Roundtable Meeting on Selangor Budget 2018 organised by Selangor State Treasury. Attended by En. Zulkifly Garib and Dato' David Tan.

**14**

Branch Committee Meeting 03-2017/2018.

**19-21**

LPHS Roundtable Discussion on the Review of Policies, Specifications and Enforcements of the "Rumah Selangorku" Scheme. Attended by En Zulkifly Garib, Ar. Nooriah Hassan, Ir. Mohd Idris Abdullah and Mr Tan Pean Hin.

**21**

Meeting to discuss on REHDA's suggestion to encourage redevelopment in Selangor. Attended by Dato' David Tan, Datuk Ho Hon Sang, Mr Ngian Siew Siong, Mr Tan Hon Lim, Mr Appolo Leong and Ms Khamini Loganathan.

## OCTOBER 2017

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**13-15**

MAPEX 2017 at Mid Valley Exhibition Centre.

**16**

Courtesy Visit to Director of JKR Selangor, Tuan Ir. Ruslan bin Abdul Aziz. Attended by En Zulkifly Garib, Ir. Tiah Oon Ling, En Azhar Shaharudin, Mr Loo Chee Yang, Dato' David Tan, Mr Ong Ghee Bin and Ms Khamini Loganathan.

**25**

Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 01-2017/2018

Subang Jaya Zone Committee Meeting 01-2017/2018

**28**

REHDA Golf Tournament 2017 at The Mines Resort & Golf Club, Seri Kembangan.

## NOVEMBER 2017

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**1**

TNB Engagement Session with Stakeholders – Digital Application for Electricity Supply. Attended by Ir. Tiah Oon Ling, Mr Ng Choon Keith, En Ardian Hafiz, Mr Parani, En Sukaimi and Ms Khamini Loganathan.

**8**

Dialogue Session – LPPSA with REHDA. Attended by Ms Cheryl Chan.

**10**

Kajang / Sepang Zone Committee Meeting 02-2017/2018

**13**

'Majlis Perasmian taklimat Awalan Pasaran Harta Tanah' by Ministry of Finance. Attended by En Zamil Hanif and Ms Cheryl Chan.

**15**

'Sambutan Hari Integriti LPPSA' by Lembaga Pembiayaan Perumahan Sektor Awam. Attended by Mr Ng Choon Keith, Mr Hafiz, Ms Shanaz Muztaza and Ms Khamini Loganathan.

**22**

Klang / Shah Alam Zone Committee Meeting 02-2017/2018

**23**

Branch Committee Meeting 04-2017/2018

**30**

Planning Policies and Standards Sub-Committee Meeting 02-2017/2018.

## DECEMBER 2017

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**6-8**

Study Trip to Singapore by REHDA Institute. Attended by Ms Khamini Loganathan.

**8**

LPHS Board Meeting 04/2017. Attended by En Zulkifly Garib.

**12**

Meeting with TNB Selangor, Dato' Ir. Zahir bin Nagor. Attended by En Zulkifly Garib, Datuk S Sivanyanam, En Azhar Shaharudin, Datuk Ho Hon Sang, Dato' Kenneth Chen, Mr Max Ng, Ir. Teo Ching Wee, Mr Prakash, Mr Tee Wai Seng and Ms Khamini Loganathan.

**13**

Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 02-2017/2018

**14**

Events and Publication Sub-Committee Meeting 01-2017/2018



# CALENDAR OF EVENTS

## JANUARY 2018

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- 3**  
Subang Jaya Zone Committee Meeting 02-2017/2018.
- 4**  
Klang / Shah Alam Zone Committee Meeting 03-2017/2018
- 5**  
Kajang / Sepang Zone Committee Meeting 03-2017/2018.
- 8**  
Follow-up Workshop on the Review of Policies, Specifications and Enforcements of the "Rumah Selangorku" scheme. Attended by En Zulkifly Garib, Dato' David Tan, Mr James Tan and Ar. Nooriah Hassan.
- Petaling Jaya Zone Committee Meeting 01-2017/2018.
- 11**  
Branch Committee Meeting 05-2017/2018
- 17**  
Briefing on Loan Process by LPPSA. Attended by Ms Cheryl Chan.
- 18**  
Courtesy Visit to Datuk Bandar Majlis Bandaraya Petaling Jaya, Dato' Mohd Azizi bin Mohd Zain. Attended by Mr Ngian Siew Siong, Mr Kelvin Choo, Mr Chiah Hwa Kai, En Azhar Shaharudin, Dato' David Tan, Ir. Tiah Oon Ling, Ir. Teo Ching Wee, Ir. Lee Man Chong, Mr Mike Kan and Ms Cheryl Chan.
- 24**  
Courtesy Visit to Yang DiPertua Majlis Perbandaran Sepang, Dato' Puasa bin Md Taib. Attended by Dato' Kenneth Chen, Mr Max Ng, Mr James Tan, En Dzulkiflee, Mr Teh Tik Guan, Mr Aw Wee Kiat, Ir. Teo Ching Wee, En. Suhairie Mokhtar, En Jemain Sakat, Ms Shanaz Muztaza and Ms Cheryl Chan.
- 29**  
LPHS Board Meeting 05/2017. Attended by En Zulkifly Garib.

## FEBRUARY 2018

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- 6**  
Planning Policies and Standards Sub-Committee Meeting 03-2017/2018.
- 20**  
Meeting with Suruhanjaya Perkhidmatan Air Negara (SPAN) and Pengurusan Air Selangor Sdn Bhd. Attended by En Zulkifly Garib, Ir. Tiah Oon Ling and Ms Khamini Loganathan.
- 27**  
Hulu Selangor / Selayang /Ampang Jaya Zone Committee Meeting 03-2017/2018
- 28**  
Subang Jaya Zone Committee Meeting 03-2017/2018.

## MARCH 2018

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- 8**  
Branch Committee Meeting 06-2017/2018

- 10**  
REHDA Selangor Golf Tournament 2018 at Sultan Abdul Aziz Shah Golf & Country Club.
- 14**  
Petaling Jaya Zone Committee Meeting 02-2017/2018.
- 16**  
Klang / Shah Alam Zone Committee Meeting 04-2017/2018
- 16-18**  
MAPEX Klang / Shah Alam 2018 at Setia City Mall.
- 17**  
Klang / Shah Alam Zone Bowling Tournament 2018 at Setia City Mall.
- 22**  
Courtesy Visit to Timbalan Pengarah Jabatan Perancangan Bandar dan Desa (JPBD) Negeri Selangor, Tuan Khairulzaman Ibrahim. Attended by En Zulkifly Garib, Mr Loo Chee Yang, Mr Tan Hon Lim, Dato' Kenneth Chen and Ms Khamini Loganathan.
- 23**  
Networking Get-Together Dinner at RED Hotel by Sirocco, Kuala Lumpur.

## APRIL 2018

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- 5**  
'Majlis Perasmian Draf Rancangan Tempatan MPKj 2035' by Majlis Perbandaran Kajang. Attended by Ms Cheryl Chan.
- 6**  
Kajang / Sepang Zone Committee Meeting 04-2017/2018.
- 10**  
Hulu Selangor / Selayang /Ampang Jaya Zone Committee Meeting 04-2017/2018
- Dialogue Session with Jabatan Bomba Negeri Selangor. Attended by Ms Cheryl Chan
- 12**  
Planning Policies and Standards Sub-Committee Meeting 04-2017/2018.
- 17**  
Courtesy Visit to Head Planning and Capital Works Pengurusan Air Selangor, Ir. Ainul Azhar Mohd Jemoner. Attended by En zulkifly Garib, Ir Tiah Oon Ling, Mr Kelvin Choo, Datuk S.Sivanyanam, Datuk Zaini Yusoff, Mr Michael Fu, Mr Choo Set Yuen, En Sezleen Bahzme and Ms Khamini Loganathan.

- 27-29**  
MAPEX 2018 at Mid Valley Exhibition Centre.

## MAY 2018

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- 17**  
Branch Committee Meeting 07-2017/2018



Committee Members 2016-2018

Standing from left : Mr James Tan, Dato' Ng Boon Chan, Mr Loo Chee Yang, En Azhar bin Shaharudin, Dato' David Tan, Dato' Sri Dr Vincent Tiew, Mr Ong Ghee Bin, Dato' Kenneth Chen  
Seated from left : Datuk Muztaza bin Mohamad, Dato' Khor Chap Jen, Datuk Ng Seing Liong, En Zulkifly bin Garib, Datuk Seri Fateh Iskandar, Ir Tiah Oon Ling, Mr Ngian Siew Siong

## MAPEX October 2017



## REHDA Raya Open House 2017



## Study Tour to Le Nouvel, KLCC



## MAPEX Klang / Shah Alam 2018



## Networking Get-Together Dinner



## IBS Study Visit to Sunway Eastwood



## REHDA Selangor Golf Tournament 2018

## REHDA Selangor Bowling Tournament 2018





# PHOTOS OF EVENTS



Courtesy Visit to  
YDP Majlis Perbandaran Sepang



Courtesy Visit to Datuk Bandar Majlis Bandaraya Petaling Jaya



Courtesy Visit to Deputy YDP Majlis Perbandaran Kajang



Courtesy Visit to  
Head of Planning & Capital Works,  
Pengurusan Air Selangor Sdn Bhd



Courtesy Visit to  
Timbalan Pengarah JPBD Selangor



Courtesy Visit to  
YDP Majlis Daerah Kuala Selangor



Courtesy Visit to  
Director of JKR Selangor

# ANNUAL REPORT & FINANCIAL STATEMENTS

## 31st DECEMBER 2017

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## REPORT OF THE AUDITORS TO THE MEMBERS OF

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

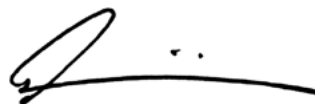
We have audited the accompanying financial statements of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH for the financial year ended 31st December 2017 as set out on pages 20 to 29. These financial statements are the responsibility of the Association's Committee Members. It 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 2017 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**



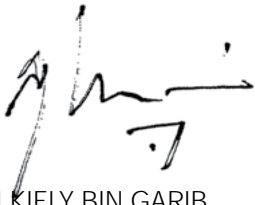
**KEW YIK SANG**  
**01413/05/2020J**  
**PARTNER**

Kuala Lumpur, Malaysia

Dated - 17 May 2018

## 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 2017 and of its income and expenditure and cash flows for the financial year ended on that date.



ZULKIFLY BIN GARIB

Dated - 17 May 2018

## STATEMENT BY TREASURER

I, Mr. Kelvin Choo Yung Yau (I/C No: 650905-10-5267), being the Treasurer of Real Estate And Housing Developers' Association Malaysia, Selangor Branch, state that in my opinion, the accompanying statement of financial position, statement of income and expenditure and statement of cash flows together with the notes thereon, are drawn up in accordance with applicable approved accounting standards in Malaysia so as to give a true and fair view of the state of affairs of the Association as at 31st December 2017 and of its income and expenditure and cash flows for the financial year ended on that date.



KELVIN CHOO YUNG YAU

Dated - 17 May 2018

# STATEMENT OF FINANCIAL POSITION

## AS AT 31st DECEMBER 2017

	Note	2017 RM	2016 RM
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	4	14,085.62	17,662.57
Other investment	3	334,885.46	323,961.01
<b>TOTAL NON-CURRENT ASSETS</b>		<u>348,971.08</u>	<u>341,623.58</u>
<b>CURRENT ASSETS</b>			
Other receivables, deposits and prepayments	5	242,061.87	260,709.68
Amount due by head office		471,817.22	423,822.00
Fixed deposits with licensed banks		5,395,059.57	5,007,488.21
Fixed deposit interest receivable		112,029.10	98,678.40
Cash and bank balances		47,816.91	199,431.49
<b>TOTAL CURRENT ASSETS</b>		<u>6,268,784.67</u>	<u>5,990,129.78</u>
<b>TOTAL ASSETS</b>		<u>6,617,755.75</u>	<u>6,331,753.36</u>
<b>ACCUMULATED FUNDS</b>			
Balance as at 1st January		6,207,935.97	5,739,896.93
Surplus for the year		269,285.52	468,039.04
		<u>6,477,221.49</u>	<u>6,207,935.97</u>
<b>CURRENT LIABILITIES</b>			
Deposits received		5,000.00	42,000.00
Accruals		135,534.26	81,817.39
<b>TOTAL CURRENT LIABILITIES</b>		<u>140,534.26</u>	<u>123,817.39</u>
<b>TOTAL LIABILITIES</b>		<u>140,534.26</u>	<u>123,817.39</u>
<b>TOTAL FUNDS AND LIABILITIES</b>		<u>6,617,755.75</u>	<u>6,331,753.36</u>

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



# STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31st DECEMBER 2017

	Note	2017 RM	2016 RM
<b>INCOME</b>			
Dividend income		9,908.14	11,200.97
Entrance and subscription fees		169,096.00	175,050.00
Fixed deposit interest income		242,738.50	155,241.42
Surplus from property fair	6	465,118.20	651,479.11
Adjustment on other investment to fair value		1,016.31	0.00
		<u>887,877.15</u>	<u>992,971.50</u>
<b>EXPENDITURE</b>			
Employees' benefits	7	376,068.20	325,049.85
Administrative expenses	9	164,385.18	187,304.61
		<u>(540,453.38)</u>	<u>(512,354.46)</u>
		347,423.77	480,617.04
Contribution to Headquarter			
Overprovision of share of tax for prior year		21,861.75	107,422.00
Provision for share of current year's tax		(100,000.00)	(120,000.00)
		<u>(78,138.25)</u>	<u>(12,578.00)</u>
<b>SURPLUS FOR THE YEAR</b>		<u>269,285.52</u>	<u>468,039.04</u>

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



# STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31st DECEMBER 2017

	Note	2017 RM	2016 RM
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Surplus for the year		269,285.52	468,039.04
Adjustments for :-			
Depreciation of property, plant and equipment		3,576.95	4,050.01
Share of tax payment		78,138.25	12,578.00
Interest income		(242,738.50)	(155,241.42)
Dividend income		(9,908.14)	(11,200.97)
Adjustment on other investment to fair value		(1,016.31)	52.11
Operating surplus before changes in working capital		97,337.77	318,276.77
Increase in receivables		(29,347.41)	(188,497.01)
Increase in payables		16,716.87	38,758.72
Cash generated from operations		84,707.23	168,538.48
Share of tax payment		(78,138.25)	(12,578.00)
Interest received		229,387.80	147,982.80
Dividend received		9,908.14	11,200.97
Net cash from operating activities		245,864.92	315,144.25
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchase of other investment, represents net cash used in investing activities		(9,908.14)	(11,200.97)
Net increase in cash and cash equivalents		235,956.78	303,943.28
Cash and cash equivalents as at 1st January		5,206,919.70	4,902,976.42
Cash and cash equivalents as at 31st December		5,442,876.48	5,206,919.70
<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		5,395,059.57	5,007,488.21
Cash and bank balances		47,816.91	199,431.49
		5,442,876.48	5,206,919.70

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

# STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31st DECEMBER 2017

Note	2017 RM	2016 RM
<b>CASH AND BANK BALANCES AS AT 1ST JANUARY</b>	199,431.49	287,161.10
<b>RECEIPTS</b>		
Received from property fair	128,750.00	148,930.00
Received from sundry receivables	0.00	6,710.00
Received from Head Office	450,947.56	554,485.92
Refund from sundry deposits	15,000.00	14,000.00
Uplift of fixed deposits	2,916,816.44	2,438,309.91
	3,511,514.00	3,162,435.83
	3,710,945.49	3,449,596.93
<b>PAYMENTS</b>		
Bank charges	216.09	227.98
Courier charges	2,701.70	2,839.45
Deposit and prepayment	0.00	20,780.16
EPF and socso contribution	36,446.40	30,998.10
Gifts, donation and souvenirs	5,018.00	15,495.90
General expenses	32.90	60.50
Golf expenses	0.00	3,000.00
GST paid	1,517.63	2,331.83
Members get together expenses	0.00	11,637.30
Maintenance of office equipment	768.90	683.70
Maintenance of website	962.16	1,239.82
Medical expenses	1,408.30	475.00
Meeting expenses	10,900.29	12,201.83
Newspapers and periodicals	2,136.10	1,351.20
Placement in fixed deposits	3,075,000.00	2,682,000.00
Postage	96.90	114.35
Printing and stationery	8,718.15	11,089.29
Professional fee	0.00	56,200.00
Property fair expenses	70,261.99	77,299.74
Purchase of diaries	0.00	1,611.20
Penalty	0.00	200.00
Refreshments	388.80	416.75
Rental of photocopier	3,688.80	2,766.60
REHDA uniforms	4,731.00	10,070.00
Research grant for REHDA institute	50,000.00	0.00
Salaries, allowances and bonus	267,000.00	228,904.00
Seminar expenses	6,754.58	3,077.80
Secretarial fee	19,716.00	25,546.00
Staff incentive trip	7,500.00	0.00
Sundry payables and accruals	81,767.39	42,065.00
Telephone and fax charges	2,878.85	3,166.94
Travelling expenses	2,517.65	2,315.00
	(3,663,128.58)	(3,250,165.44)
<b>CASH AND BANK BALANCES AS AT 31ST DECEMBER</b>	<b>47,816.91</b>	<b>199,431.49</b>

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

# NOTES TO THE FINANCIAL STATEMENTS

## 31st DECEMBER 2017

### 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.

## 2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

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

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.

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.

## 2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

### (iii) Impairment (Cont'd)

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

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

### (vi) Derecognition

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

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

### (g) Recognition of income

- i) Income from annual subscription and entrance fee from members are recognised upon acknowledge receipt by the head office and agreed percentage of these fees distributed to the branches by the head office.
- ii) Income from seminars, exhibitions and other activities is recognized on receipt basis.
- iii) Interest from fixed deposits is recognised as it accrues using the effective interest method in profit or loss.
- iv) Dividend income is recognised in profit or loss on the date that the Association's right to receive payment is established.

### (h) Employee benefits

#### (i) Short term benefits

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

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

#### (ii) Defined contribution plan

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

## 3. OTHER INVESTMENT

Unit trusts in Malaysia, at cost

At beginning of year

Additions :

Distributions at cost

Fair value adjutsment :

Balance brought forward

Gain/(Loss) in change in fair value for the year

Balance carried forward

At end of year

	2017 RM	2016 RM
At beginning of year	323,380.42	312,179.45
Additions :		
Distributions at cost	9,908.14	11,200.97
	<u>333,288.56</u>	<u>323,380.42</u>
Fair value adjutsment :		
Balance brought forward	580.59	632.70
Gain/(Loss) in change in fair value for the year	1,016.31	(52.11)
Balance carried forward	<u>1,596.90</u>	<u>580.59</u>
At end of year	<u>334,885.46</u>	<u>323,961.01</u>

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 2017 RM	2016 RM
Cost						
At 01.01.2017	1,687.78	80,641.83	9,812.00	42,670.00	134,811.61	134,811.61
At 31.12.2017	1,687.78	80,641.83	9,812.00	42,670.00	134,811.61	134,811.61
Accumulated depreciation/ impairment						
At 01.01.2017	1,499.18	68,614.31	8,819.55	38,216.00	117,149.04	113,099.03
Charge for the year	80.60	2,381.65	372.70	742.00	3,576.95	4,050.01
At 31.12.2017	1,579.78	70,995.96	9,192.25	38,958.00	120,725.99	117,149.04
Carrying Amounts						
At 31.12.2017	108.00	9,645.87	619.75	3,712.00	14,085.62	0.00
At 31.12.2016	188.60	12,027.52	992.45	4,454.00	0.00	17,662.57

#### 5. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

Other receivables	0.00	44,730.00
Deposits	200,000.00	210,000.00
Prepayments	27,951.72	736.00
GST recoverable	14,110.15	5,243.68
	<u>242,061.87</u>	<u>260,709.68</u>

#### 6. SURPLUS FROM PROPERTY FAIR

Fee from participants/Share of surplus from joint MAPEX	531,462.28	724,000.00
Expenditure incurred	(66,344.08)	(72,520.89)
	<u>465,118.20</u>	<u>651,479.11</u>

#### 7. EMPLOYEES' BENEFITS

Salaries, allowances and bonus	324,625.00	286,504.00
EPF and socso contributions	43,554.40	38,129.10
Refreshments	388.80	416.75
Staff incentive trip	7,500.00	0.00
	<u>376,068.20</u>	<u>325,049.85</u>

#### 8. TAX EXPENSE

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.

	2017	2016
	RM	RM
<b>9. ADMINISTRATIVE EXPENSES</b>		
Auditors' remuneration	2,100.00	2,100.00
Adjustment on other investment to fair value	0.00	52.11
Bank charges	216.09	227.98
Courier charges	4,171.92	3,000.15
Contribution, gifts and souvenirs	19,168.94	14,898.16
Depreciation of property, plant and equipment	3,576.95	4,050.01
General expenses	32.90	60.50
Golf expenses	2,264.15	2,830.19
GST expenses	372.00	0.00
Insurance	2,962.53	0.00
Maintenance of office equipment	590.00	645.00
Maintenance of website	1,236.00	1,194.22
Member get together expenses	0.00	11,239.23
Medical fee	1,408.30	525.00
Meeting expenses	10,684.89	12,062.63
Newspapers and periodicals	2,136.10	1,351.20
Open house expenses	17,320.00	7,800.00
Penalty	0.00	200.00
Printing and stationery	8,536.04	10,633.60
Professional fee	0.00	55,000.00
Purchase of diaries	10,260.00	1,520.00
Postage and stamps	96.90	114.35
Rental of photocopier	3,480.00	3,190.00
REHDA uniforms	4,454.72	9,950.00
Research grant for REHDA institute	19,654.09	0.00
Secretarial services to Head Office	37,200.00	36,300.00
Seminar fee	7,226.28	3,042.26
Telephone and fax charges	2,718.73	3,003.02
Travelling expenses	2,517.65	2,315.00
	<u>164,385.18</u>	<u>187,304.61</u>

	2017	2016
	RM	RM
<b>10. FINANCIAL INSTRUMENTS</b>		
As at 31st December 2017, 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	334,885.16	323,961.01
Financial assets measured at cost less impairment:		
Other receivables and deposits	200,000.00	254,730.00
Amount due by head office	471,817.22	423,822.00
Fixed deposits, cash and bank balances	5,442,876.48	5,206,919.70
	<u>6,449,578.86</u>	<u>6,209,432.71</u>
<b>Financial liabilities</b>		
Financial liabilities measured at amortised cost:		
Other payables and accruals	<u>140,534.26</u>	<u>123,817.39</u>



# MEMBERSHIP LIST AS AT 30th APRIL 2018

Company	Tel	Fax	Company	Tel	Fax
3 TWO SQUARE SDN BHD	03-7841 6060	03-7841 6070	DMIA (M) SDN BHD	03-7726 1189	03-7727 9189
A & M REALTY BERHAD	03-3373 2888	03-3372 8858	DOE INDUSTRIES SDN BHD	03-7725 1006	03-7725 4001
ADENLAND(ChERAS) SDN BHD	03-7732 9612	03-7732 9614	DOLOMITE PROPERTIES SDN BHD	03-6195 6000	03-6185 7911
ADMIRAL COVE DEVELOPMENT SDN BHD	03-2262 0100	03-2730 9953	DYNAPARE SDN BHD	03-8724 3133	03-8724 3122
ALAM NYATA PEMBANGUNAN SDN BHD	03-3342 9113	03-3344 9113	ECO MAJESTIC SDN BHD	03-3344 2552	03-3345 2552
ALPHA DEVELOPMENT SDN BHD	03-8060 0827	03-8060 0919	ECO SANCTUARY SDN BHD	03-3344 2552	03-3345 2552
ALPHA INTAN SDN BHD	03-7722 2996	03-7728 5998	ECO SKY DEVELOPMENT SDN BHD	03-3344 2552	03-3345 2552
ALSHAM VENTURE SDN BHD	03-7955 9393	03-7968 2266	EHSAN PLANT & PROPERTY SDN BHD	03-2162 6649	03-2161 6650
AMALAN SETAR (M) SDN BHD	03-7722 2223	03-7728 6799	ELMINA EQUESTRIAN CENTRE (M) SDN BHD	03-6038 6160	03-6038 5486
AMAZING CONSORTIUM SDN BHD	03-2053 1988	03-2026 6898	ENG ANN REALTY CO (KELANG) S/B	03-7958 6088	03-7958 1533
AMCORP PROPERTIES BERHAD	03-7966 2628	03-7966 2500	ENG HAN PROPERTY SDN BHD	03-7804 6682	03-7804 6681
ANCUBIC PROPERTIES SDN BHD	03-8076 7768	03-8076 7728	ERATEGUH SDN BHD	03-3341 0168	03-3343 7778
ANGEL WING (M) SDN BHD	03-4108 3380	03-4108 8982	ESQUIRE CORNER SDN BHD	03-7842 9918	03-7842 9618
AQRS THE BUILDING COMPANY SDN BHD	03-6141 8181	03-6141 8383	FAIRVIEW DEVELOPMENT SDN BHD	03-8737 1111	03-8736 8498
ARA ASA SDN BHD	03-9130 5600	03-9130 0515	FAJARBARU PROPERTIES SDN BHD	03-7806 1199	03-7805 4462
ASPAC ALLIANCE DEVELOPMENTS SDN BHD	03-5131 7168	03-5131 7163	GELEDANG DIVERSIFIED SDN BHD	03-4294 4260	03-4291 4259
B & G CONCEPT PROPERTY SDN BHD	03-5115 1118	03-5115 1122	GENASA SDN BHD	03-2178 2233	03-2164 7480
B.U. INCORPORATED SDN BHD	03-7729 8363	03-7729 8682	GENTING ANGGUN SDN BHD	03-8025 9278	03-8024 2293
BADAI SUASA SDN BHD	03-2381 1333	03-2381 1222	GENTING PROPERTY SDN BHD	03-2178 2255	03-2164 1218
BANDA INDUSTRIES SDN BHD	03-7803 8282	03-7880 8382	GETARIS SDN BHD	03-8736 8118	03-8736 7293
BANDAR ECO-SETIA SDN BHD	03-3343 2552	03-3343 2555	GLENMARIE COVE DEVELOPMENT SDN BHD	03-2052 8500	03-2052 8474
BANDAR SETIA ALAM SDN BHD	03-3348 2525	03-3348 2508	GLOBAL ACTIVATE SDN BHD	03-7968 8888	03-7968 2255
BANDAR SUBANG SDN BHD	03-5635 5533	03-5632 7814	GLOMAC ALLIANCE SDN BHD	03-7723 9000	03-7729 7000
BANDAR UTAMA DEVELOPMENT SDN BHD	03-7728 8878	03-7728 9978	GLOMAC ENTERPRISE SDN BHD	03-7723 9000	03-7729 7000
BANGI HEIGHTS DEVELOPMENT SDN BHD	03-8927 1611	03-8922 1711	GLOMAC MAJU SDN BHD	03-7723 9000	03-7729 7000
BEDFORD DEVELOPMENT SDN BHD	03-2726 1000	03-2726 1102	GLOMAC RAWANG SDN BHD	03-6093 5160	03-6093 6161
BEE TECK TRADING CO SDN BHD	03-6258 6033	03-6251 1500	GODSPEED DEVELOPMENT SDN BHD	03-6034 5566	03-6034 3288
BERKELEY SDN BHD	03-7712 3333	03-7712 3322	GOLDEN CITY PROPERTIES SDN BHD	03-2145 6633	03-2142 4420
BERLIAN GANTANG SDN BHD	019-238 8488		GOLDEN LAND BERHAD	03-5611 8844	03-5611 8600
BERSATU-BHV SDN BHD	07-7729 333	07-7728 413	GOLDEN PLATEAU SDN BHD	03-7803 3306	03-7803 3795
BETA FAME DEVELOPMENT SDN BHD	03-7876 1188	03-7874 3588	GRAND GLOBAL MEDINI SDN BHD	03-7725 5888	03-7725 5890
BINA PURI PROPERTIES SDN BHD	03-6137 8500	03-6137 8511	GRANSTEP DEVELOPMENT SDN BHD	03-9173 6288	03-9171 6289
BINA VARIAMAS DEVELOPMENT SDN BHD	03-7453 6299	03-7451 5698	GREEN HILL DEVELOPMENT SDN BHD	03-5630 0670	03-5630 0672
BISON HOLDINGS SDN BHD	03-6188 4488	03-6188 4487	GUPPYUNIP SDN BHD	03-9074 2451	03-9075 2031
BOUSTEAD BALAU SDN BHD	03-2141 9044	03-2143 0075	HARP SOON CONSTRUCTION SDN BHD	03-3343 5885	03-3343 8585
BREM HOLDING BERHAD	03-7958 7888	03-7958 1533	HAYAT INSURANCE BROKERS SDN BHD	03-7729 3772	03-7729 3771
BUKIT HITAM DEVELOPMENT SDN BHD	03-8068 3388	03-8068 1322	HCK PROPERTIES SDN BHD	03-7968 8888	03-7968 2255
CABARAN SUBANG SDN BHD	03-7972 8899	03-7972 7299	HECTARE HEIGHTS DEVELOPMENT SDN BHD	03-8957 3222	03-7957 4222
CASA ANDAMAN SDN BHD	03-8023 3366	03-8023 7128	HEESLAND SDN BHD	03-3344 0088	03-3342 0099
CENTRAL SPECTRUM (M) SDN BHD	03-3101 2020	03-3101 3030	HENG KEE CO SDN BHD	03-7781 1933	03-7781 1823
CHARTER BUILT DEVELOPMENT SDN BHD	03-5122 6977	03-5122 4977	HICOM INDUNGAN SDN BHD	03-2052 8500	03-2052 8501
CHE KIANG REALTY SDN BHD	03-2241 2820	03-2241 5022	HICOM-GAMUDA DEVELOPMENT SDN BHD	03-5122 1055	03-5122 1050
CHERAS HONG SOON DEVELOPMENT SDN BHD	03-9010 9595	03-9010 9797	HILLCREST GARDENS SDN BHD	03-8069 9100	03-8061 6672
CIRI BERSATU SDN BHD	03-5510 1892	03-5510 1885	HOMECITY ASIA SDN BHD	03-8736 9098	03-8736 9099
CL INTEGRATED RESOURCES SDN BHD	03-5621 3813	03-5621 3812	HOMECITY REALTY SDN BHD	03-8736 9098	03-8736 9099
COAST DEVELOPMENT (SELANGOR) SDN BHD	03-3344 1107	03-3344 3705	HONHUB SDN BHD	03-3341 2728	03-3341 3115
COUNTRY GARDEN PROPERTIES (MALAYSIA) SDN BHD	03-8210 9110		HORIZON L&L SDN BHD	03-7831 9880	03-7859 0887
COUNTRY HEIGHTS PROPERTIES SDN BHD	03-8943 8811	03-8945 0196	HSB DEVELOPMENT SDN BHD	03-2787 0688	03-2787 0868
DC & A DEVELOPMENTS SDN BHD	03-6201 9333	03-6201 9939	HYK LAND AND DEVELOPMENT SDN BHD	03-8739 9199	03-8740 0716
DELTA ELEGANCE SDN BHD	03-7980 3094	03-7980 3095	HYUNDAI MASBOH SDN BHD	03-9171 3166	03-9171 6166
DERGAHAYU SENDIRIAN BERHAD	03-9284 1222	03-9284 0455	I & P GROUP SDN BERHAD	03-8082 9600	03-8082 9500
DESA MAHUMAS SDN BHD	03-5880 6333	03-5880 6699	IDAMAN TEGAS SDN BHD	03-5630 1701	03-5630 1707
DESAMINIUM JAYA SDN BHD	03-8941 3660	03-8941 3661	IDEAL CITY DEVELOPMENT SDN BHD	03-6148 1033	03-6151 9800
DETIK JITU SDN BHD	03-8888 7040	03-8889 4070	IDEAL CONVENTION CENTRE SDN BHD	03-5031 3333	03-5032 3333
D-HILL SDN BHD	03-4023 2525	03-4031 9388	IDEAL HEIGHTS PROPERTIES SDN BHD	03-6138 6102	03-6138 7890
DK-MY PROPERTIES SDN BHD	03-8064 6766	03-8062 6768	IDEAS SIGN (M) SDN BHD	03-5569 2685	03-5569 2695
			IFCA MSC BERHAD	03-7805 3838	03-7804 0206

# MEMBERSHIP LIST AS AT 30th APRIL 2018

Company	Tel	Fax	Company	Tel	Fax
IJP DEVELOPMENT SDN BHD	07-5217 119	03-7981 7993	MAMMOTH EMPIRE HOLDING SDN BHD	03-5638 9888	03-5022 2288
INTEGRATED DEVELOPMENT SDN BHD	03-5192 1628	03-5192 7622	MARVELANE HOME SDN BHD	03-7832 7166	03-7847 3323
IOI PROPERTIES BERHAD	03-8947 8888	03-8947 8887	MASTERON SDN BHD	03-8060 2228	03-8068 1228
ISMAIL HOLDINGS SDN BHD	03-8928 0576	03-8922 0576	MCT HOMES SDN BHD	03-5115 9988	03-5115 9995
JAYA HOUSING CORPORATION SDN BHD	03-2691 4622	03-2691 9192	MEDAN PRESTASI SDN BHD	03-7726 8866	03-7727 2839
JAYA MEGAH BUILDING & ENGINEERING SDN BHD	03-7788 0036	03-7788 2233	MEGA FIRST HOUSING DEVELOPMENT S/B	03-7960 8818	03-7960 7818
JAYA TERNAK SDN BHD	03-2148 6666	03-2145 6366	MENTARI PROPERTIES SDN BHD	03-5638 3805	03-5638 4088
JCCA DEVELOPMENT SDN BHD	03-8060 8611	03-8060 7813	METROGEN SDN BHD	03-5032 8888	03-5032 2222
JIALAND SDN BHD	03-7722 2996	03-7728 5998	MILLENNIUM LAND SDN BHD	03-8060 8188	03-8060 6188
JIAN WEI DEVELOPMENT SDN BHD	03-8800 8158	03-8068 9175	MINLON LAND SDN BHD	03-8947 6000	03-8947 6001
JIWA MEWAH SDN BHD	03-2148 6666	03-2145 6366	MITRAJAYA HOMES SDN BHD	03-8068 2888	03-8068 2866
JOYVIEW PROPERTIES SDN BHD	03-7968 8888	03-7968 2255	MITRALAND KOTA DAMANSARA	03-7661 8688	03-7661 8689
JUNTAN MARKETING (M) SDN BHD	03-3392 0477	03-3392 3530	MITRALAND MELAWATI SDN BHD	03-7661 8688	03-7661 8689
K.Y.K DEVELOPMENT SDN BHD	03-9080 3688	03-9080 3911	MITRALAND PROPERTIES SDN BHD	03-7661 8688	03-7661 8689
KAJANG DEVELOPMENT SDN BHD	03-4023 2291	03-4021 8549	MITRALAND PUCHONG SDN BHD	03-7661 8688	03-7661 8689
KAJANG RESOURCES CORPORATION S/B	03-87378228	03-87365436	MKH BERHAD	03-8737 8228	03-8736 5436
KAMSO SDN BHD	03-77278787	03-77279000	MODAL EHSAN SDN BHD	03-8739 3636	03-8733 0327
KELANA KUALITI SDN BHD	03-6038 6160	03-6038 5486	MUDAJAYA LAND SDN BHD	03-7806 7899	03-7806 7903
KEMAJUAN LANGAT SDN BHD	03-8724 2289	03-8724 2290	MUST EHSAN DEVELOPMENT SDN BHD	03-6286 7671	03-6286 7676
KEN PROPERTY SDN BHD	03-7727 9933	03-7728 8246	MUTIARA RINI SDN BHD	03-2141 9044	03-2143 0075
KENARI SUKMA SDN BHD	03-2053 1988	03-2026 6898	MYPROPERTY SDN BHD	03-8080 2138	03-8080 8918
KENOZA SDN BHD	03-2697 2914	03-2697 2917	NADAYU PROPERTIES BERHAD	03-5569 7363	03-5569 7362
KIARA EAST PROPERTY SDN BHD	03-4041 8118	03-4043 5281	NAZA TTDI SDN BHD	03-5101 5600	03-5101 5456
KLANG GAN BROTHERS REALTY SDN BHD	03-3373 1260	03-3373 1259	NBC LAND SDN BHD	03-3343 0008	03-3341 8322
KLANGGROUP SDN BHD	03-3392 6868	03-3392 9933	NBL LAND DEVELOPMENT SDN BHD	03-5629 2600	03-5635 1802
KL-KEPONG COUNTRY HOMES SDN BHD	03-7726 1868	03-7726 2868	NCT UNITED DEVELOPMENT SDN BHD	03-8064 3333	03-8064 3336
KL-KEPONG PROPERTY DEVELOPMENT S/B	03-7726 1868	03-7726 2868	NEW EDITION DEVELOPMENT SDN BHD	03-7846 7580	03-7846 9866
KOH LAY SEONG & SONS SDN BHD	03-3372 8050	03-3371 6828	NEW VISION PROPERTIES (M) SDN BHD	03-5523 3437	03-5511 5120
KONG KIM LENG & CO	03-8733 1648	03-8736 0010	NPO DEVELOPMENT SDN BHD	03-8022 9999	03-8022 9888
KONTAN EMAS (M) SDN BHD	03-2032 1899	03-2072 8889	OIB PROPERTIES (CV) SDN BHD	03-4256 0888	03-4256 3888
KOTA KELANG CONSTRUCTION SDN BHD	03-3080 0807	03-3081 0807	ONE AMERIN RESIDENCE SDN BHD	03-8962 3571	03-8962 3570
KOTA KELANG DEVELOPMENT SDN BHD	03-3080 0807	03-3081 0807	OPTIMA LEAD SDN BHD	03-2287 1600	03-2287 1816
KOTA KELANG PROPERTIES SDN BHD	03-3080 0807	03-3081 0807	PAKAR ANGSA SDN BHD	03-2149 1219	03-2145 2126
KTL PROPERTIES SDN BHD	03-3323 0099	03-3323 1185	PARAMOUNT PROPERTY DEVELOPMENT SDN BHD	03-5123 6000	03-5123 6111
KUEEN LAI PROPERTIES SDN BHD	03-8739 4322	03-8737 0940	PARAMOUNT PROPERTY(CJAYA) SDN BHD	03-5123 6000	03-5123 6111
KUMPULAN SIERRAMAS (M) SDN BHD	03-6730 8888	03-6730 8128	PARAMOUNT PROPERTY(GLENMARIE) SDN BHD	03-5123 6000	03-5123 6111
KWASA LAND SDN BHD	03-6151 9900	03-6151 9977	PARAMOUNT PROPERTY(SHAH ALAM) SDN BHD	03-5123 6000	03-5123 6111
L E H CONSTRUCTION SDN BHD	03-7957 3988	03-7957 4988	PARIS DYNASTY LAND SDN BHD	03-7960 9316	03-7960 9318
LBS BINA HOLDINGS SDN BHD	03-7877 7333	03-7861 8003	PARKWOOD DEVELOPMENTS SDN BHD	03-2788 9000	
LEADMONT DEVELOPMENT SDN BHD	03-22871600	03-2287 1816	PDMC HOLDINGS SDN BHD	03-8080 2138	03-8080 8918
LEE YEN KEE (M) SDN BHD	03-8733 1491	03-8736 8715	PDMC PROPERTY SDN BHD	03-8080 2138	03-8080 8918
LEMBAH PENCHALA SDN BHD	03-7728 1222	03-7726 1222	PERBADANAN KEMAJUAN NEGERI SELANGOR	03-5520 4830	03-5510 2159
LIAN HARP DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585	PERFECT EAGLE DEVELOPMENT SDN BHD	03-7803 1626	03-7804 2299
LIAN SOON THIAM SDN BHD	03-3216 1334	03-3216 1456	PERIDOT DEVELOPMENT SDN BHD	03-5121 1818	03-5121 1881
LIM CHOON HING & SONS SDN BHD	03-3372 5116	03-3381 5116	PERMATANAH SDN BHD	03-7954 0200	03-7954 2800
LLC PROPERTIES SDN BHD	03-6201 3888	03-6201 3113	PERWIRA RAYA(M) SDN BHD	03-3344 5988	03-3343 9209
LOW YAT HOLDINGS (M) SDN BHD	03-4048 3688	03-4048 3782	PFA LAND SDN BHD	03-8736 9098	03-8736 9099
LUM CHANG SDN BHD	03-2171 2222	03-2171 2333	PLENITUDE PERMAI SDN BHD	03-8068 2006	03-8068 2005
LUXOR PROPERTIES SDN BHD	03-7681 2288	03-7681 2221	PMB DEVELOPMENT SDN BHD	03-8961 8355	03-8961 8362
LYL LAND SDN BHD	03-8023 2666	03-8023 2615	PNSB ACMAR SDN BHD	03-3343 8833	03-3341 0945
M.K.N GROUP SDN BHD	03-8318 2080	03-8322 5030	POLA AMAN SDN BHD	03-7728 1222	03-7726 1222
MAGICAL STERLING SDN BHD	03-7723 9000	03-7729 7000	PORTICO SDN BHD	06-6516 512	06-6515 223
MAGILDS PARK SDN BHD	03-7968 1222	03-7954 1155	POSH ATLANTIC SDN BHD	03-7728 9289	03-7732 8489
MAH SING PROPERTIES SDN BHD	03-9221 8888	03-9222 1627	PREMIER GREEN SDN BHD	03-2031 2888	03-2031 1998
MAINSTAY DEVELOPMENT SDN BHD	03-8888 1111	03-8888 2221	PREMIER S&P DEVELOPMENT SDN BHD	03-3181 8333	03-3181 8080
MALAYAPINE ESTATES SDN BHD	03-5161 0373	03-5161 0101	PRG PROPERTY SDN BHD	03-7859 0877	03-7859 0977
MALAYSIAN RESOURCES CORPORATION BHD	03-2786 8080	03-2780 2071	PRIMAPARAMOUNT SDN BHD	03-2287 6612	03-2287 2308

# MEMBERSHIP LIST AS AT 30th APRIL 2018

Company	Tel	Fax	Company	Tel	Fax
PROJECT CONTROLINE SDN BHD	03-5162 3341	03-5166 4297	SUNWAY PKNS SDN BHD	03-5639 9200	03-5639 9992
PROP PARK SDN BHD	03-6188 4488	03-6188 4487	SUNWAY SOUTH QUAY SDN BHD	03-5639 9200	03-5639 9992
PUJAAAN HARMONI SDN BHD	03-6141 3131	03-6151 3141	SUPREME HARMONY SDN BHD	03-3343 8788	03-3341 5410
PUJANGGA BUDIMAN SDN BHD	03-8741 4850	03-8741 4852	SYARIKAT MAJU JAYA SDN BHD	03-2142 9188	03-2142 6940
PURCON (M) SDN BHD	03-8948 2922	03-8948 2460	SYARIKAT PERUMAHAN NEGARA BHD	03-2618 5555	03-2618 5882
RASMI INDAH SDN BHD	03-8076 5200	03-8076 5211	SYMPHONY HILLS SDN BHD	03-8723 1420	03-8723 1528
RATUS BAYAN SDN BHD	03-6187 2288	03-6187 8866	SYMPHONY LIFE BERHAD	03-7844 6888	03-7844 6838
RAWANG DEVELOPMENT SDN BHD	03-5548 2940	03-5542 1173	T.H.N. DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585
REGENCY LAND SDN BHD	03-7723 9000	03-7729 7000	T.J. LAND SDN BHD	03-7845 8958	03-7859 1367
RIMAU PROPERTIES SDN BHD	03-7954 9888	03-7956 1358	TAHAP WARISAN SDN BHD	03-5880 5252	1700-810-400
RIVERTREE MILLENNIUM SDN BHD	03-8958 5050	03-8959 4334	TAIPAN FOCUS SDN BHD	03-3371 6010	03-3371 5998
S.J. PROPERTIES SDN BHD	03-7846 4407	03-7846 4905	TAMAN EQUINE (M) SDN BHD	03-8941 7878	03-8948 1010
S.L. NG CORPORATE SOLUTION SDN BHD	03-3342 2177	03-3342 2149	TAN & TAN DEVELOPMENTS BHD	03-2289 8989	03-2287 9882
SALAK CITY DEVELOPMENT SDN BHD	03-8705 0500	03-8705 3113	TAN LIAN SUAN HOLDINGS SDN BHD	03-8734 8088	03-8736 6099
SALIENT PYRAMID SDN BHD	03-9171 9911	03-9171 0996	TANGKAS INFINITI SDN BHD	03-2284 1019	03-2284 2339
SBS PROPERTY DEVELOPMENT (M) SDN BHD	03-8928 0576	03-8922 0576	TANGKAS PROPERTIES SDN BHD	03-2284 1019	03-2284 2339
SCLAND SDN BHD	03-7727 7811	03-7725 5811	TANMING BERHAD	03-2282 6633	03-2282 6648
SDB PROPERTIES SDN BHD	03-2711 3388	03-2711 2219	TEE RESOURCES SDN BHD	03-8688 2828	03-8688 2886
SELAMAN SDN BHD	03-4257 0151	03-4257 7050	TEMASYA MAYANG SDN BHD	03-5103 8366	03-5013 7366
SEMAI RIA SDN BHD	03-6203 1633	03-6203 4622	TEMASYA MENTARI DEVELOPMENT SDN BHD	03-7660 4808	03-7660 4803
SEPANG MEGAH SDN BHD	03-3341 8301	03-3341 5410	TEMPO PROPERTIES SDN BHD	03-2161 1216	03-2161 1185
SERBA SENTOSA SDN BHD	03-8737 8228	03-8736 5436	TERATAI SELEKSI SDN BHD	03-9011 3047	03-9010 4198
SERI MUTIARA DEVELOPMENT SDN BHD	03-8322 2000	03-8322 2020	TETAP TIARA SDN BHD	03-7957 8833	03-7958 4833
SERISTANA SDN BHD	03-5512 8989	03-5510 7887	THYE LEONG HUAT PROPERTY SDN BHD	03-6142 6030	03-6142 6032
SETARABAKAT SDN BHD	03-8060 1307	03-8062 1131	TITI KAYA SDN BHD	03-7958 7888	03-7958 1533
SETIA ECO GLADES SDN BHD	03-8686 2255	03-8282 2222	TONG CHUN DEVELOPMENT SDN BHD	03-3343 3341	03-3342 3341
SETIA ECOHILL 2 SDN BHD	03-8723 2552	03-8725 9552	TOP RANK ASSETS SDN BHD	03-8023 2323	03-8025 1611
SETIA ECOHILL SDN BHD	03-8723 2552	03-8725 9552	TPPT SDN BHD	03-2274 2277	03-2272 3267
SETIA HARUMAN SDN BHD	03-8312 8000	03-8312 8136	TRIENTEL LAND SDN BHD	03-7728 1222	03-7726 1222
SETIATIWI SDN BHD	03-6138 9043	03-6137 9043	TRINITY GROUP SDN BHD	03-8062 9009	03-8062 9222
SHAH ALAM 2 SDN BHD	03-7985 8288	03-7952 9091	TROPICANA GOLF & COUNTRY RESORT BHD	03-7710 1018	03-7717 2929
SHEN YANG REALTY SDN BHD	03-3344 0226	03-3343 1150	TUJUAN GEMILANG SDN BHD	03-7725 9800	03-7725 7900
SIMAS-D SDN BHD	03-3341 1341	03-3343 2313	TUNGLING DEVELOPMENT SDN BHD	03-7731 2172	03-7732 5861
SIME DARBY ELMINA DEVELOPMENT SDN BHD	03-7849 5000	03-7849 5690	TWIN VALLEY HOLDINGS BERHAD	03-5191 5187	03-5191 5186
SIN HEE YANG PROPERTY MANAGEMENT S/B	03-3343 8788	03-3341 5410	UDA LAND SDN BHD	03-9074 6188	03-9074 6288
SMART NICHE SDN BHD	03-8958 5050		UPICON SDN BHD	03-3323 5120	03-3323 5121
SRI DAMANSARA SDN BHD	03-6279 8000	03-6277 7061	VI LAND DEVELOPMENT SDN BHD	03-3344 3515	03-3344 1000
SRIJANG KEMAJUAN SDN BHD	03-8737 8228	03-8736 5436	VILLAMAS SDN BHD	03-7728 1222	03-7726 1222
STERLING PRIMA SDN BHD	03-8311 9090	03-8311 9966	WAWASAN RAJAWALI SDN BHD	03-2162 1111	03-2163 3336
STRENGTH FORMATION (M) SDN BHD	03-7846 7590	03-7846 9866	WCT LAND SDN BHD	03-3324 3255	03-3324 3263
SUDITASIA (M) SDN BHD	03-3344 9333	03-3344 8999	WEIDA PROPERTIES SDN BHD	03-7950 9688	03-7950 9788
SUNHOR PROPERTY BERHAD	03-5162 3778	03-5161 7993	WORLDWIDE HOLDINGS BERHAD	03-5510 2525	03-5510 4448
SUNNY MODE SDN BHD	03-6188 4488	03-6188 4487	YEE SENG HEIGHTS SDN BHD	03-8945 5560	03-8945 2125
SUNSURIA CITY SDN BHD	03-6145 7777	03-6145 7778	YUWANG DEVELOPMENT SDN BHD	03-3181 5333	03-3181 8080
SUNTRACK DEVELOPMENT SDN BHD	03-8318 3188	03-8318 3190	ZIKAY DEVELOPMENT SDN BHD	03-2698 8789	03-2692 4789
SUNTRACK RAVEN SDN BHD	03-8318 3188	03-8318 3190			



**REHDA**  
**SELANGOR**

REAL ESTATE & HOUSING DEVELOPERS' ASSOCIATION  
MALAYSIA SELANGOR BRANCH

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