



# ANNUAL REPORT 2018/ 2019



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# 1 NOTICE OF ANNUAL GENERAL MEETING

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**NOTICE IS HEREBY GIVEN that the Annual General Meeting of the Real Estate & Housing Developers' Association Malaysia (REHDA) Selangor Branch will be held as follows:-**

**Date : Thursday, 16 May 2019**  
**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 2018 /2019;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31st December 2018;
3. To re-appoint Auditors of the Branch for the financial year ended 31 December 2019;
4. To elect delegates to the Annual Delegate's Conference to be held on 29 June 2019;
5. To discuss motions, if any, for submission to the Annual Delegate's Conference to be held on 29 June 2019;
6. To deal with any other matters that may be put before it.

**BY ORDER OF THE BRANCH COMMITTEE**



**DATUK ZAINI YUSOFF**  
*Branch Secretary*  
**Dated: 29 April 2019**

*Note:*

*Only the official representative or the alternate of a member of this Branch of the Association shall have the right to attend, speak and vote at this Annual General Meeting.*

**BRANCH COMMITTEE MEMBERS 2018 / 2020****Chairman**

Encik Zulkifly bin Garib  
*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  
*Tropicana Golf & Country Resort Bhd*

**Deputy Chairman**

YBhg Datuk Ho Hon Sang  
*Mah Sing Properties Sdn Bhd*

**Branch Secretary**

YBhg Datuk Zaini bin Yusoff  
*I & P Group Sdn Berhad*

**Assistant Secretary**

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

**Branch Treasurer**

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

**Committee Members**

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

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

En Azhar bin Shaharudin  
*Regency Land Sdn Bhd*

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

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

Ir. Teo Ching Wee  
*Mitraland Properties Sdn Bhd*

Mr Andy Tan Choong Wei  
*PRG Property Sdn Bhd*

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

Mr Ang Kee Ping  
*Angel Wing (M) Sdn Bhd*

Mr Lim Poh Yit  
*NPO Development Sdn Bhd*

**BRANCH COMMITTEE MEETINGS**

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

No.	Date of Meeting
1. 2018/2019	5 June 2018
2. 2018/2019	28 June 2018
3. 2018/2019	9 August 2018
4. 2018/2019	18 October 2018
5. 2018/2019	13 December 2018
6. 2018/2019	31 January 2019
7. 2018/2019	28 March 2019

**ATTENDANCE**

Name	Attendance
En. Zulkifly bin Garib	06/07
YBhg. Dato' Khor Chap Jen	07/07
Mr Ngian Siew Siong	04/07
YBhg. Datuk Ho Hon Sang	05/07
YBhg. Datuk Zaini bin Yusoff	06/07
YBhg. Dato' Kenneth Chen Way Kian	05/07
Mr Loo Chee Yang	07/07
YBhg. Datuk Seri Fateh Iskandar bin Tan Sri Dato' Mohamed Mansor	07/07
YBhg. Datuk Ng Seing Liong	06/07
En Azhar bin Shaharudin	06/07
YBhg. Dato' David Tan Thean Thye	07/07
Mr Kelvin Choo Yung Yau	05/07
Ir. Teo Ching Wee	05/07
Mr Andy Tan Choong Wei	04/07
YBhg. Dato' TPr. Neoh Soo Keat	06/07
Mr Ang Kee Ping	07/07
Mr Lim Poh Yit	05/07

My fellow Members,

Another year has passed since our last Annual General Meeting, and I am pleased this time round to present our Annual Report for the year 2018/2019.

2018 not only saw a change of the ruling coalition of the Federal Government, but also a change of guard of the Selangor State Government; with a new Chief Minister and State EXCO line-up.

Closer to home, our Branch Committee welcomed several newly-elected committee members to its line-up as well new appointments in the Sub and Zone Committees.

Whilst the overall property market remained generally challenging in 2018, it is worthwhile to note that NAPIC's 2018 Property Market Report shows a marginal increase in residential property transactions in Selangor; a trend consistent with that of overall property transactions nationwide.

The Branch committee continued its efforts to address these challenges; engaging in sessions with the new State Housing Committee Chairperson, the Executive Director of Lembaga Perumahan & Hartanah Selangor (LPHS) and officers of other State Government agencies.

At district level, sessions with the various Local Authorities were held by the respective zone committees.

In 4Q2018, REHDA Selangor, for the first time, was invited by the State Government to its pre-Budget forum and given a slot to present our views on the current state of housing industry and the opportunity to table proposals towards enhancing the housing industry in Selangor. This was followed with a similar invitation by LPHS at their launch seminar of the RSKu 2.0 Policy; REHDA Selangor being the only one amongst industry stakeholders invited as a speaker.

At the National level, I am proud to report that our immediate past-Chairman was elected by the National Council members as REHDA Malaysia's deputy President for the current term and both your Branch Chairman and Branch Secretary appointed as Vice-Presidents.

Our Branch representatives in the National Council are very much on the forefront involved in resolving matters and issues with agencies of the Federal Government and other industry stakeholders.

My fellow members,

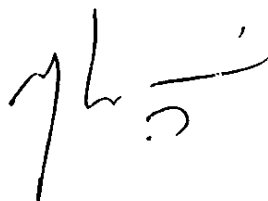
With the objective of keeping members updated and current on matters related to our industry, the Branch also organized it's first "REHDA Selangor Housing Convention" in November 2018 and officiated by the State Housing Exco Chairman. The new REHDA Selangor website was launched in conjunction with this event.

My fellow members,

Whilst there is hope that 2019 would be a more productive year, it could well remain just as challenging for the industry. Our engagements and discourses with the relevant agencies/stakeholders of the housing industry need to continue.

On this note, I end my Report by, firstly, thanking all the Chairmen and members of the Branch, Sub and Zone committees for your time, hard work and support over the last one year, and secondly, by welcoming new volunteers amongst our members with your input and contribution too.

Thank you.



ZULKIFLY GARIB  
Chairman,  
REHDA Selangor

**MEMBERSHIP, PRACTICE & DISCIPLINE SUB-COMMITTEE**

Chairman : Datuk Muztaza bin Mohamad

**Branch Membership Status**

As at 31 March 2019, the branch membership stood at 310 members. For the period 1 May 2018 to 31 March 2019, 4 new ordinary members, 1 new subsidiary / related member, 1 associate member, 1 affiliate member joined the branch while 12 members withdrew their membership and 3 members de-registered. Details as follows: -

<b>No.</b>	<b>New Members</b>	<b>Membership Type</b>	<b>Date of Admission</b>
1	Innoractive Sdn Bhd	Associate	5 September 2018
2	Asian Pac Holdings Berhad	Affiliate	5 September 2018
3	MZEC Development Sdn Bhd	Ordinary	17 November 2018
4	Centralfields Sdn Bhd	Ordinary	16 January 2019
5	Samik Corporation Sdn Bhd	Ordinary	16 January 2019
6	CB Land Sdn Bhd	Ordinary	23 March 2019
7	Perumahan Sehati Sdn Bhd		
	Ordinary Member : Sin Hee Yang Property Management Sdn Bhd	Subsidiary / related	23 March 2019
<b>No.</b>	<b>Members Withdrawn</b>	<b>Membership Type</b>	<b>Date Withdrawn</b>
1	Yee Seng Heights Sdn Bhd	Ordinary	5 September 2018
2	Ratus Bayan Sdn Bhd	Ordinary	5 September 2018
3	Temasya Mayang Sdn Bhd	Ordinary	5 September 2018
4	Guppyunip Sdn Bhd	Ordinary	5 September 2018
5	Ara Asa Sdn Bhd	Ordinary	17 November 2018
6	Alshem Venture Sdn Bhd	Ordinary	16 January 2019
7	JCCA Development Sdn Bhd	Ordinary	23 March 2019
8	Weida Properties Sdn Bhd	Affiliate	23 March 2019
9	Hicom Indungan Sdn Bhd	Ordinary	23 March 2019
10	Glenmarie Cove Development Sdn Bhd	Ordinary	23 March 2019
11	Trientel Land Sdn Bhd	Subsidiary	23 March 2019
12	Pola Aman Sdn Bhd	Subsidiary	23 March 2019
<b>No.</b>	<b>De-registration of Membership</b>	<b>Membership Type</b>	<b>Date De-registered</b>
1	Geledang Diversified Sdn Bhd	Ordinary	5 September 2018
2	Sunhor Property Berhad	Ordinary	5 September 2018
3	Desaminium Jaya Sdn Bhd	Ordinary	17 November 2018

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

Chairman : Mr Edward Chong Sin Kiat

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

**MAPEX Klang Valley and Home Ownership Campaign**

The final series of MAPEX Klang Valley for the year 2018 jointly organized by REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan KL Branch was held from 12-14 October 2018 at Hall 2 and 3 Mid Valley Exhibition Centre with the theme #ahomeforbettertomorrow. YB Puan Hajah Zuraida Kamaruddin, Minister of Housing and Local Government, officiated the Opening Ceremony. A Total of 44 Developers, 1 financial institution and 5 government agencies participated in the exhibition.

The Home Ownership Campaign (HOC) MAPEX Klang Valley 2019 was organized from 26 to 28 April 2019 at Mid Valley Exhibition Centre with the continuation of the theme “#ahomeforbettertomorrow”.

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

**REHDA Hari Raya Open House**

The REHDA Hari Raya Open House 2018 jointly hosted by REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan KL Branch was held on 14 July 2018 at Wisma REHDA. Approximately 300 guests attended the event comprising mainly members, invited guests from government agencies, media agencies and related industry partners. Y.B Tuan Ir. Izham Hashim (Selangor State Executive Council for Infrastructure, Public Utilities, Modernisation of Agriculture and Agro-based Industry), Y.B Datuk Abdul Rashid Asari (Selangor State Executive Council for Culture, Tourism, Malay Culture and Heritage) and En. Samsol Maarif Saibani (Pengaruh Pejabat Bomba Klang) attended the event on the invitation from REHDA Selangor. It was a joyous affair and provided networking opportunities for members and guests.

**REHDA Golf Tournament**

The REHDA National Golf Tournament 2018, jointly organised by REHDA Malaysia, REHDA Selangor, REHDA Wilayah (KL) and REHDA Youth was held on 10 November 2018 at the Mines Resort & Golf Club, Seri Kembangan, Selangor. A total of 120 participants including developers, industry players and government officials took part in the tournament.

REHDA Youth was the champion of the REHDA Inter – branch Golf Tournament 2018, REHDA Perak came second and REHDA Selangor took the third place.

### REHDA Selangor Housing Convention on Policies and Regulatory Updates Impacting the Housing Industry

The full day REHDA Selangor Housing Convention was successfully held on 15 November 2018 at Dorsett Grand Subang. A total of 214 participants including members, industry players, media and government officials took part in the Housing Convention. Invited speakers from various government departments and private organizations provided updates on the housing industry guidelines and regulations.

The Housing Convention and the launch of the REHDA Selangor revamped website was officiated by Y.B. Puan Haniza Binti Talha, Selangor State Executive Council of Housing and Urban Living.

### Events, Publications and Communication Sub-Committee Meeting 2018/2019

The Events, Publications and Communication Sub-Committee Meeting term 2018/2019 was held on 14 March 2019 and 11 April 2019 to discuss and plan the up coming activities for the branch.

### INFRASTRUCTURE, UTILITIES & ENVIRONMENT SUB-COMMITTEE

Chairman : Ir. Tiah Oon Ling

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

### Infrastructure, Utilities & Environment (IUEC) Sub-Committee Meeting (01-2018/19)

The Infrastructure, Utilities & Environment (IUEC) Sub-Committee Meeting was held on 11 October 2018 to discuss related issues faced by members in Selangor.

### Survey on Issues Relating to Tenaga Nasional Berhad (TNB)

REHDA Selangor conducted a survey on Issues Relating to Tenaga Nasional Berhad (TNB) on 26 July 2018. About 18 members responded to the survey and below is the summary of the feedback received :-

- i. 67% of the respondent agreed that the TNB online application for meter procedure is complicating and time consuming.
- ii. About 67% agreed that the TNB online deposit payment is time consuming and not user friendly.
- iii. 41% of the respondents replied that their projects were imposed with bulk meter scheme for mixed development by TNB.
- iv. 39% responded they were required to build 'Pencawang Pengagihan Utama' (PPU) at their own cost and are not allowed to deduct the cost incurred from the contribution fees.
- v. 47% responded that the actual coincident factor is lower than the ESAH Guide.
- vi. 88% responded that TNB imposed 'Surat Akujanji' for their projects.
- vii. More than 59% responded that they prefer the installation to be carried out by developers since the cost is cheaper and the installation time frame is shorter.

### SPAN Dialogue Session

Suruhanjaya Perkhidmatan Air Negara (SPAN) organised a Dialogue Session attended by developers, consultants and

contractors on 22 November 2018 at Palm Garden Hotel, IOI Resort City. A total of 200 stakeholders attended the said event.

Datuk S. Sivanyanam from REHDA Malaysia gave a briefing regarding the challenges faced by developers on water supply and sewerage services at the dialogue session.

Amongst the discussions and proposals at the dialogue session were:

- i. SPAN to review the Sewerage Capital Contribution (SCC) Fund to be based on Population Equivalent (PE) or based on the nett selling price instead of the SPA price.
- ii. SPAN to consider the credit note during their validation.
- iii. Air Selangor to simplify QT Forms.
- iv. Air Selangor to review the Integrated Water Supply Scheme (IWSS) by taking the lead and expediting taking over the construction of water treatment plants from developers.

### TNB Engagement Session

TNB held the above session on 6 December 2018, attended by Datuk Sivanyanam and Ir. Ng Lip Khong.

During the session, REHDA raised the following issues:

- i. Compliance cost imposed by TNB.
- ii. Special features cost incurred by developers.
- iii. Imposing requirements on developer to relocate the sub-station, which has been approved earlier.
- iv. Proposal by the Minister of KPKT for utility companies to take over the cost of building utilities as their own cost.
- v. Tariff increase incurred by building material manufacturers and producers have been passed on to developers.
- vi. TNB to provide details of returns to developers who choose to implement turnkey method for supply.
- vii. TNB's contractors to commence work when the road base is ready and not after crusher run has been completed.

Datuk Wira Roslan Ab Rahman, TNB's Chief Corporate Officer and Datuk Fazlur Rahman Zainuddin, TNB's Chief Strategy and Regulatory Officer informed that the issues raised would be deliberated at their meeting. TNB has also assured that more dialogues and discussions will be held with the industry stakeholders.

### Sesi Town Hall Bersama Pihak berkepentingan bagi cadangan Pindaan Enakmen Luas 1999

Lembaga Urusan Air Selangor (LUAS) invited REHDA Selangor to a town hall session on 27 February 2019 at PKNS Head Office Shah Alam. The objective of the session was to engage involved parties to raise feedback/suggestions/recommendation relating to LUAS Enactment 1999 for consideration before amending the enactment. Among the suggestions raised by REHDA as follows: -

- i. To limit the scope of LUAS only up to river.
- ii. Written Approval (Kebenaran Bertulis (KB) by LUAS is currently valid for only a year. Suggested to extend the validity period to at least 2 years since the timeframe taken to build a structure needs at least more than a year to complete.
- iii. To allow one KB for each project.
- iv. To synchronize all reports and only require one report for all different agencies.
- v. Proposed to appoint one agency to govern retentions, ponds and drains. While the division's role is made much clearer.

The proposals and suggestions from the participants were summarized for consideration.



**Courtesy Visit to TNB Selangor**

REHDA Selangor paid a courtesy call on the newly appointed Head of Customer Service of TNB Selangor, Dato’ Ir Hj. Md Yuslan bin Md Yusof on 18 April 2019 at Wisma TNB, Subang Jaya. The objective of the visit was to establish closer rapport and cooperation between REHDA Selangor and TNB Selangor. Dato’ Yuslan who took office in October 2018 shared that the title General Manager has been changed to Head of Customer Service when TNB’s restructuring programme took place in 2016. He added that TNB’s main focus now is to serve its customers and is always open for two-way communications. Among the highlights of the discussion are-

- i. To have yearly or bi-monthly dialogue session with REHDA members.
- ii. To create a Whatsapp group among selected members to highlight each other on the on-going issues faced by both parties.
- iii. Kedai TNB is set based on the demand from local residents in a particular area. However, about 40% of the people nationwide have opted for making payments online and the number is expected to grow.
- iv. A small technical working group will be formed to address issues faced by the industry i.e. meter installation, PPU surrender/handover process, Sub-Station energising timeframe etc.
- v. TNB will be installing smart meters in stages in the Klang Valley beginning from May/June 2019. The pilot programme which started in Malacca, will be extended to residential homes in Shah Alam, Cheras, Rawang and Bangi.
- vi. TNB urged developers’ support to collaborate with smart home programme.
- vii. TNB also shared their latest organisation structure together with contact information which could be downloaded from REHDA Selangor website.

**Focus Group 1  
Planning Standards for Township Amenities (School)  
Leader: Mr. Appollo Leong  
Committee Member: Dato’ David Tan, Datuk Tan Hon Lim, Datuk Zaini bin Yusoff and Mr. Prakash Prasannan  
Secretariat: Ms. Cheryl Chan**

*Position:*  
To propose recommendations on planning and guidelines for school requirements in township development.

*Findings/Recommendations:*

- a. Household size from 5 person need to be revised to 4 person per household based on the reducing of population size in Selangor.
- b. The maximum radius of 0.8km (Primary School) and 1.6km (Secondary School) is a more ideal distance for schools within a housing estate.
- c. There is a need to highlight the available vacant school land to the JPN Selangor or MOE for their acknowledgement and future action.
- d. A further study is required to identify the ideal land size for the development of school.

**Focus Group 2  
Non-utilisation of Surrendered Land Reserve  
Leader: Dato’ David Tan  
Committee Member: Datuk Tan Hon Lim, Ms. Shanaz A Muztaza, Ms. Teo Chui Ping and Mr. Appollo Leong  
Secretariat: Ms. Cheryl Chan**

*Position:*  
To study the process of returning unutilised surrendered land to the original proprietor.

*Findings/Recommendations:*

- a. According to the survey, majority of the unutilized land reserve are school lands followed by land reserve for public facilities.
- b. The usage of surrendered land shall adherence to Local Plan and Structure Plan.
- c. Propose to establish a ‘Review Committee’ consists of the original proprietor/master developer, local authorities and the communities to be part of:
  - evaluation of the maturity of township development to ensure the optimizing of land usage for every 5-10 years.
  - the decision making in land disposal and open tender procedure with the respective legal provision.

**Focus Group 3  
The Impact of Development Charges & Contribution on Housing Affordability  
Leader: En, Azhar Shaharudin  
Committee Member: Mr. Max Ng, Dr. Foo Chee Hung and Mr. Teh Tik Guan  
Secretariat: Ms. Khamini Loganathan**

*Position:*  
To propose the consideration to reduce compliance cost.

*Findings/Recommendations:*

- a. The passing on effect of compliance cost to house buyers is significant for houses that priced between RM300,000 to RM500,000 which is within the affordable and immediate affordable range.

**PLANNING, POLICIES & STANDARDS SUB-COMMITTEE**

Chairman : Mr James Tan Kok Kiat  
Deputy Chairman: Mr. Ang Kee Ping  
Vice Chairman : Dato’ David Tan Thean Thye, Mr. Appollo Leong, En. Azhar Shaharudin, Mr. Andy Tan, Datuk Tan Hon Lim, Mr. Lim Poh Yit and Mr. Michael Fu  
Committee Members : Mr. Max Ng, Dr. Foo Chee Hung, Mr. Teo Guan Kiang, Ms. Teo Chui Ping, Mr. Prakash Prasannan, Mr. Teh Tik Guan and Ms Shanaz Muztaza

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

The Planning, Policies & Standards Sub-Committee meeting was held on 9 August 2018 to discuss updates, relevant issues and complaints raised relating to the planning standards, policies and guidelines in Selangor.

**Task Force Committee on Improvement of Selangor State Planning Guidelines and Policies**

The Planning Policies and Standards sub-committee is presently in collaboration with MIP to review the current housing policies in Selangor. 5 joint focus groups are formed to evaluate current-planning guidelines comprehensively and propose recommendations for revising planning guidelines and policies affecting the industry. The following are the 5 focus group formed under the taskforce: -

- b. Statutory contribution is the main contributor of compliance cost in the case of high-rise development; while land surrendered for the development of RSKU and social amenities infrastructure are the two major contributor of compliance cost in terms of landed development.
- c. Reviewing or abolishing unnecessary charges/fees, especially for those projects under the affordable housing scheme can help to reduce costs of doing business, thereby incentivizing developers to build more affordable housing.

□ **Focus Group 4**  
**Integrated & Mixed Development and TOD**  
**Leader: Mr. Ang Kee Ping/Mr Tan Wooi Teong**  
**Committee Member: Datuk David Tan, Dato' TPr Neoh Soo Keat, Ms. Teo Chui Ping, Mr Chung Nyuk Kiong and Mr Appollo Leong**  
**Secretariat: Ms. Khamini Loganathan and Ms Cheryl Chan**

*Position:*

Propose to review the guidelines for the market demand and allow flexibility.

*Findings/Recommendations:*

- a. The demand for retail property is decreasing and to allow for more flexibility, maximum or minimum percentage should be use as a guide subjected to the market demand.
- b. More flexible requirements to allow for flexibility in TOD area and an uniformity of criteria in the guidelines are needed.
- c. Housing size requirement shall be according to the number of occupants of target groups.

□ **Focus Group 5**  
**Application of Plot Ratio/Floor Area Ratio in Highrise Residential Development**  
**Leader: Mr. Andy Tan**  
**Committee member: Mr. Michael Fu, Dato' David Tan and Mr. Denn Gan**  
**Secretariat: Ms. Cheryl Chan**

*Position:*

To appeal for change of intensity control from density to plot ratio.

*Findings/Recommendations:*

- a. Imposition of plot ratio mechanism in highrise residential development provides a better aspect of economy, feasibility of a development, sustainability in building management and maintenance, improve efficiency in public infrastructure utilisation.
- b. To appeal to Selangor State Government for change of intensity control from density to 128 units/acre with maximum gross floor area of 122,000 sqft or Plot ratio 2.8:1

The committee also formed 3 focus groups to study and evaluate the following issues :-

□ **Focus Group 6**  
**Review of Rumah Selangorku Policy**  
**Leader: Mr. James Tan**  
**Committee Member: Datuk Tan Hon Lim, Mr. Michael Fu, Dato' KK Lim, Ms. Shanaz A Muztaza, Ms. Jenny Yap, Mr. Geron Tan, En. Ain Saim, Mr. Robert Tay and Pn. Sharifah**  
**Secretariat: Pn. Kalsum Jamian**

Focus Group 6 was initiated to evaluate the needs and demands of RSKU due to numerous complaints from members on the difficulty of selling RSKu unit. Among the completed efforts were:

- A study was conducted on the compilation of affordable housing stock data based on published statistics by NAPIC and DOSM.
- A survey was conducted on the indication of the number of unsold RSKu units and related issues.

With the above reports on affordable housing stock and sales rate on RKSU, the focus group wish to present to the state government that there is currently an oversupply of social affordable housing in Selangor.

□ **Focus Group 7**  
**Non-Islam Religious Site Requirement**  
**Leader: Mr. Michael Fu**  
**Committee Member: Mr. James Tan and Ms. Shanaz A Muztaza**  
**Secretariat: Ms Khamini Loganathan and Ms Cheryl Chan**

Focus Group 7 is formed to specifically study on the criteria required by the Planning Guideline Manual 3rd Edition to surrender land to build Non-Islam religious site in Selangor. The focus group has collated information from the department of Statistics Malaysia on the population of non-Muslim residents in the state against the existing non-Muslim religious sites in Selangor. The committee is currently analysing the data and will be deliberating the findings at the next Workshop to discuss the draft Planning Guideline Manual.

□ **Focus Group 8**  
**One Stop Centre (OSC) Pre-Consultation Process**  
**Leader: Dato' TPr Neoh Soo Keat**  
**Committee Member: Dato' David Tan, Mr. Loo Chee Yang, Ms Ili Murni bt Mohamed Johari, Dr. Foo Chee Hong and En. Ardian Hafiz Bin Md Zaini**  
**Secretariat: Ms. Khamini Loganathan**

Focus Group 8 was formed to identify issues involving OSC pre-consultation process. The group has identified the various processes followed by different authorities and will be presenting its suggestion and recommendation to improve the current process.

**Courtesy Visit to Selangor State Executive Council of Housing and Urban Living**

A courtesy call to Puan Y.B Haniza Binti Talha, the new Selangor State Executive Council of Housing and Urban Living was made on 12 July 2018 at Bangunan SSAAS, Shah Alam. The following matters were generally discussed and highlighted: -

- i. Suggestion to the government to utilize Federal and State-owned land to build affordable housings.
- ii. Review to lower the overall high cost of development.
- iii. Criteria for loan approval should be more relaxed with higher margin of financing.
- iv. The current parameters of acquisition of residential properties must be reviewed.
- v. Review of planning requirements to facilitate and encourage supply of more houses.
- vi. OSC 3.0 needs to be reviewed. Proposed to have a system where approval process is certain and fast while the enforcement process is strict and firm.

- vii. Setting up of an integrated database for easy access to information is essential and would benefit all parties involved including buyers.
- viii. REHDA is in full support of the provision of social housing but the current policies need to be reviewed and made more effective.
- ix. The current Bumiputra release mechanism is very slow and the policy needs to ensure a more consistent implementation of its release mechanism.
- x. Set up a working committee chaired by the State involving all stakeholders of the housing industry including REHDA to deliberate on ways of enhancing the industry generally.

**Courtesy Visit to Executive Director, Lembaga Perumahan dan Hartanah Selangor (LPHS)**

A courtesy call was organised on Tuan Haji Nazmi Bin Osman, the new Executive Director of LPHS on 7 August 2018. Amongst the issues discussed: -

- i. The effort taken by developers to promote RSKu is very slow and urged developers to put in more efforts in promoting RSKu units.
- ii. LPHS made the following improvements to their system: -
  - The public can pick and chose their preferred location
  - The approval committee meets on a weekly basis.
- iii. LPHS is open for negotiation for unsold RSKu units provided developers are open and transparent with the scenario.
- iv. LPHS clarified that only 2-storey townhouse will be approved for RSKu project as the actual definition for townhouse is 2 owners. Developers are welcomed to build more than 3 storeys RSKu but it will be classified as apartment.

**Seminar on Town Planning Legislation and Procedures**

PlanMalaysia organised a seminar on Town Planning Legislation and Procedure on 26 July 2018 at Tropicana Golf and Country Resort. Amongst the topic of the seminar including:

- i. Overview on the Town and Country Planning Legislation. The latest amendment are:
  - Section 20B – Projects involved reclamation of seashore, national major infrastructure development and any other infrastructure project determined by National Physical Planning Council (NPPC) shall be advised by NPPC. The Social Impact Analysis (SIA) report shall be submitted to NPPC for further deliberation.
  - Section 21A – *Laporan Cadangan Pemajuan* (LCP) report is strengthened with SIA analysis and mitigation for social impact.
- ii. An Effective *Laporan Cadangan Pemajuan* (LCP)
  - Details regarding the submission of LCP
- iii. Appeal Court – a channel for developer to appeal their case

**Discussion with Senior Principal Assistant Director of PlanMalaysia@Federal**

REHDA Selangor together with Malaysian Institute of Planners (MIP) paid a visit to Dr. Chee Ping Ngang, Senior Principal Assistant Director of Research and Development Division PlanMalaysia@Federal on 30 July and 28 August 2018 to discuss some pertinent issues related to the planning guidelines. Amongst the issues discussed were:

- i. The requirement of 3 rooms and 2 baths for residential unit.
- ii. The control of minimum size of 1000sf for free market high-rise residential unit.
- iii. The imposition of 30% retail requirement for SOHO and Serviced Apartment development.
- iv. Surrendering land for school provisions.
- v. Intensity for high-rise residential development.

**Analysis on Selangor Housing Data**

A data analyst was engaged to conduct an analysis on the current Selangor Housing Data by district for a better understanding on the current status of affordable housing in Selangor.

We studied the total number household with household income less than RM5,000 against the existing affordable housing stock in Selangor. The result shows that there are excess of affordable houses in Selangor with exception to minor shortage in districts such as Petaling, Kuala Selangor and Sabak Bernam.

A further detail study is required to highlight the projected future population and housing needs.

**Workshop on PlanMalaysia@Selangor Planning Manual Guideline 4th Edition**

PlanMalaysia@ Selangor organised a series of workshop to discuss the Planning Guideline Manual 4th Edition on 11 & 16 October 2018 and 12 March 2019 respectively. All relevant authorities and stakeholders attended the workshop. This workshop managed to only cover the following Guidelines and is an on-going exercise.

- i. Residential
- ii. Commercial
- iii. Industrial
- iv. Public Amenities

**Discussion with YB Michelle Ng, DUN Subang Jaya**

A discussion with YB Michelle Ng was held on 7 January 2019 to discuss the issues relating to non-utilisation of surrendered land. Amongst the discussions were:

- i. The issue on non-utilisation of surrendered land that supposed to be public facilities such as school, community hall and mosques.
- ii. A need of comprehensive release mechanism to solve the issue of vacant land.
- iii. Proposed to set-up a review committee that should consist of the land owner, local authorities to overseen the problems and develop release mechanism in each unique case.

**Discussion with Selangor State Education Department**

A discussion with Selangor State Education Department (JPN Selangor) was held on 17 January 2019 to highlight the findings by Focus Group 1 in planning standards for school provision in Selangor.

**Volunteers wanted**

Please contact Ms. Khamini Loganathan or Ms. Cheryl Chan if you wish to join any of our focus group or create a new focus group on the topic of your choice.

**PETALING JAYA ZONE COMMITTEE**

Chairman : Mr. Tan Wooi Teong

Deputy Chairman : Mr. Chiah Hwa Kai

Committee Members : Mr. Kelvin Choo, En. Azhar Shaharudin, Mr. Che King Tow, Ir. Lee Man Chong, En. Shahril Salam, Ms. Teo Chui Ping

**Petaling Jaya Zone Committee Meeting**

The Petaling Jaya Zone Committee meeting was held on:

- i. 1 August 2018,
- ii. 4 October 2018,
- iii. 13 December 2018,
- iv. 22 January 2019
- v. 5 March 2019

**Draft RTPJ 1 (Alteration 3) & Draft RTPJ 2 (Alteration 2)**

A review committee was set-up under the Petaling Jaya Zone to discuss the above PJ Local Plans. The review committee meeting was held on 9 August 2018 and subsequently all the suggestions and proposals on the local plans were submitted to MBPJ office on 20 August 2018.

Amongst the suggestions and proposals for Draft RTPJ 1 (Alteration 3) Implementation Guidelines were:

- i. Proposed to amend the statement "*Keperluan Tempat Kereta / Kenderaan: 2 TLK/unit + 10% pelawat*" to "*Keperluan Tempat Kereta / Kenderaan: 2 TLK/unit + 10% dari jumlah UNIT untuk pelawat*" in all relevant clauses.
- ii. Proposed to amend the statement "*1.2.1 Garis Panduan Pangsapuri Komersial Perkhidmatan – 9. Pemilikan Bangunan: Lebih 80% tidak dijual*" to "*9. Pemilikan Bangunan: 100% dijual*".

The following suggestions and proposals were submitted for Draft RTPJ 2 (Alteration 2):

- i. Suggestion and proposals related to TOD development were:
  - TOD qualification should include the bus transit terminals besides the MRT, LRT and Commuter stations.
  - Proposed the following plot ratio:
    - ▶ TOD Zone 1:8
    - ▶ TAD Zone 1:6
    - ▶ Others 1:4
  - Any additional facilities and qualitative inclusions eg. green initiatives, should be incentivized with incremental plot ratio over and above the base approved plot ratio.
  - Proposed to provide 2% of total net floor area (NFA) as affordable retail space instead of 10% of total gross floor area (GFA) as per the current TOD guideline.
  - Appeal to remove the requirement of providing and surrender the 2% NFA for Medan Selera to the local council.
  - Propose to convert the computation of residential density from units/acre to plot ratio to enable developers to build more affordable size units and to meet the changing demography and market demand.
  - To seek more clarification on the covered walkway.
  - The computation of car park for commercial space should be based on 1 car park bay per 1,000 sq ft NFA rather than 1,000 sq ft GFA This is also in line with encouraging use of public transport and reduction of private cars.
  - Appeal to remove the word "Green Building Index (GBI)" from the statement.

- ii. Proposed the land that is no longer required for sewer treatment plants should be reverted to the original land owner/developer.
- iii. To seek clarity on the requirements for Assisted Living as the draft require developers to hold a minimum 51% strata ownership in such Assisted Living development. This is especially in view of the intense and specialized management required, similar to hospitals, etc.
- iv. Proposed that densities be replaced by plot ratio applicable to the land equivalent to both commercial/residential/mixed-use developments.
- v. Propose the statement shall mention the additional 20% visitor parking is based on total unit and not total car parks.
- vi. Proposal relating to open space was that inline with PLANMalaysia guidelines, where a building plot is within an approved layout plan where 10% of the Open Space have already been provided in the layout plan, then the building plot need only provide 5% of the plot area for open space. Furthermore, 70% of the 5% need to be on Ground Level and the balance of the 5% ie 30% of the 5% can be above the ground.

Subsequently, during the hearing session held on 19 and 21 November 2018 respectively, below are the feedbacks from MBPJ:

- i. All the suggestions and proposals on Draft RTPJ 1 (Alteration 3) were well accepted by MBPJ and will be amended accordingly.
- ii. Further research and review is needed on the proposals submitted for Draft RTPJ 2 (Alteration 2).

**SUBANG JAYA ZONE COMMITTEE**

Chairman: Mr. Chung Nyuk Kiong

Deputy Chairman: Mr. Ong Chin Teck

Committee Members: Datuk Zaini Yusoff, Mr. Roland Tan, Mr. Suhaimi Khalidi, Mr. Teh Tik Guan, En. Sezleen Bahzme

**Subang Jaya Zone Committee Meeting**

The Subang Jaya Zone Committee meeting was held on:

- 23rd January 2019
- 6th March 2019

Amongst the issues discussed including:

- i. High hoarding charges.
- ii. Penalty to amendment of building plan.
- iii. High Compliance cost (imposed to upgrade road & interchange outside project development area).

**Courtesy Visit to Yang DiPertua Majlis Perbandaran Subang Jaya (MPSJ)**

Subang Jaya Zone committee paid a courtesy visit to Yang DiPertua (YDP) of Majlis Perbandaran Subang Jaya (MPSJ), YDH. TPr. Hajah Noraini binti Haji Roslan at her office on 19 April 2019. The objective of the visit was to establish positive cooperation and interaction between REHDA Subang Jaya Zone Committee and MPSJ and to update each other on the latest developments. Both parties agreed to work together and to collaborate in the future.

**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, Mr. Low Yat Seow and Ms. Jenny Yap

**Klang/Shah Alam Zone Committee meeting**

The Klang/Shah Alam Zone Committee meeting was held on:

- i. 17 July 2018
- ii. 9 October 2018
- iii. 25 January 2019
- iv. 8 March 2019
- v. 23 April 2019

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. Amongst the discussions were:

- a. JKR Klang is requesting the earthwork deposit to be in the form of bank draft from the developer and it has to be valid for the whole construction duration plus 1 year after obtaining CCC. It was informed by JKR Selangor that the ruling took place since 2017.
- b. The committee were cautioned on the date of KM approval for any future development, as a member was unable to submit the Borang B (commencement of work) because the KM approval lapsed.

**Courtesy visits**

Klang/Shah Alam Zone had paid courtesy visits to the following local authorities:

**A. Courtesy Visit to Yang Di-Pertua of Majlis Daerah Kuala Selangor**

Klang/Shah Alam Zone committee paid a courtesy visit to Yang DiPertua (YDP) of Kuala Selangor District Council (MDKS), Puan Rahilah Binti Rahmat at her office on 23 July 2018. 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:

- i. Concern over the escalating of house prices due to the rising land cost and high compliance cost.
- ii. The District Council shared that there is a high demand of RSKu in Kuala Selangor and also landed houses below RM300K while suggesting to explore the possibility of dual key concept houses in Kuala Selangor.
- iii. District Council welcomes the submission of 3-storey townhouse development but was concerned on the design and marketability.
- iv. The development charges for MDKS are currently 20%. However, soon Kuala Selangor will be upgraded to Town Council where the development charges will go up to 30%.
- v. Developers are encouraged to apply for hotel license since there are strong demands for more hotels in the area.

**B. Courtesy Visit to Yang Di-Pertua of Majlis Daerah Kuala Langat**

Klang/Shah Alam Zone committee paid a courtesy visit to Yang DiPertua (YDP) of Kuala Langat District Council (MDKL), Tuan Mohamad Zain bin A. Hamid at his office on 22 October 2018.

The objective of the visit was to establish positive cooperation and interaction between REHDA Klang/Shah Alam Zone Committee and MDKL while to update each other on the latest developments. Amongst the discussions were:

- i. Appealed to consider the imposition of assessment fees based on vacant land rate after the subdivision and the residential rate after CCC is obtained.
- ii. The Geotech Report is required to be submitted during Kebenaran Merancang (KM) which requires few months to be completed especially to obtain the Soil Investigation (SI) report as required by the consulting engineer. REHDA Selangor proposed to accept the application of KM without the SI report, which could be submitted later before the endorsement, and/or approval of KM. This could shorten the time frame for KM application.
- iii. Both The District Council and the Department of Irrigation and Drainage (JPS) collects drainage deposit from the developer. REHDA requested to re-examine the redundancy of the drainage deposit charges.
- iv. Proposed to exempt the building of Rumah Selangorku for development below 10 acres and to replace it with contributions.

**Study tours**

Klang/Shah Alam Zone had organised the following study tours:

**A. Residential Projects in Klang**

The zone organised a study tour to two residential projects in Klang on 14 August 2018 hosted by Gamuda Land and IOI Properties Group. The delegates visited the Rumah Selangorku Townhouse project by Gamuda Land in Laman Impian and the Semi-Detached project by IOI Properties Group in Bandar Puteri Klang.

**B. REI Seraya Residence**

The above Study Tour hosted by Pelaburan Hartanah Berhad (PHB) and UEM Group Berhad was held on 28 November 2018. The study tour aims to provide a platform for developers to have a better understanding on assisted living and independent living concept.

REI Seraya Residence is a luxury retirement community living with assisted living options. A study by UN World Population Prospectus had shown that Malaysia will have 4.5 million population above 60 years old towards 2030. Hence, there is a future demand for this ageing population and REI Seraya Residence is providing assisted living and independent living options to the purchasers. All rooms are specially designed to cater the needs of the senior community. Both assisted living and independent living will have their own facilities and amenities.

**Kajian Rancangan Tempatan Majlis Perbandaran Klang 2035 (Penggantian) – Laporan Analisis dan Strategi Pembangunan (LASP)**

PlanMalaysia organised the above event on 2 July 2018 to share the analysis and strategic development report on Kajian Rancangan Tempatan Majlis Perbandaran Klang 2035 (Penggantian). Amongst the proposals submitted were:

- i. Transit-Oriented Development should take into consideration of the needs for M40 and B40 group, such as micro housing for the youth/newly-wed couple.
- ii. To prepare a specific guideline for subdivision of land less than 5 acres.

- iii. To prepare a simplified and effective subdivision procedure with consideration of infrastructure and utility demand.
- iv. Proposed LPHS to conduct a projection of affordable housing demand (for example once every 5 years).
- v. To provide vertical or horizontal public amenities depending on zoning.
- vi. Implementation of Crime Prevention Through Environmental Design (CPTED) and Universal Barrier design in the public buildings.

**Rancangan Tempatan Majlis Perbandaran Klang 2035 (Penggantian) – Program Kolaborasi Bersama Agensi Teknikal (FGD)**

Zone representatives attended the above FGD on 26-27 September 2018 and shared that more areas will be converted for housing development especially around Johan Setia and Puncak Alam (near Ijok). Telekom Klang informed they would be upgrading their high-speed Internet bandwidth without imposing any additional charges to the developers and the services will be upgraded by next year.

**MAPEX REHDA Selangor 2019 by Klang /Shah Alam Zone**

REHDA Selangor under the Klang/Shah Alam Zone committee successfully organized Malaysia Property Exposition (MAPEX) at Setia City Mall from 8 to 10 March 2019. As part of the on-going support to the Malaysian Government's effort to encourage homeownership amongst the rakyat, the Home Ownership Campaign (HOC) was held in conjunction with MAPEX REHDA Selangor 2019. During the campaign period, homebuyers were able to enjoy a minimum of 10% discount of the property price and exempted from stamp duty up to RM1 million and also stamp duty exemptions for loan agreement up to RM2.5 million. This year, the exhibition received an overwhelming response and witnessed strong demand from the visitors.

**REHDA Klang/Shah Alam Zone Bowling Tournament 2019**

In conjunction with MAPEX Setia City Mall 2019, the Klang/Shah Alam Zone Committee organized a Bowling Tournament on 9 March 2019 (Saturday) at Wangsa Bowl, Setia City Mall. A total of 21 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 among participants.

**Formation of New Zone Committee**

Due to rapid growth and developments around the Kuala Langat area and in order to focus in these areas, the Klang/Shah Alam Zone committee will be split up into Klang/Kuala Langat Zone and Shah Alam/Kuala Selangor Zone respectively.

**KAJANG / SEPANG ZONE COMMITTEE**

Chairman : Mr. Sow Joon Howe  
Deputy Chairman : Mr. Max Ng Kim Tat  
Committee Members : Dato' Kenneth Chen, Mr. Ng Kok Chew, Mr. Aw Wee Kiat, Mr. Teh Tik Guan, En. Dzulkeflee Khairuddin, Mr. Peter Cheah, Mr. Low Yat Seow, Mr. Teo Guan Kiang, Mr. Gan Hua Seng, Mr. Choo Set Yuen and Mr. Mong Meng Wei.

**Kajang / Sepang Zone Committee Meeting**

The Kajang / Sepang Zone Committee meeting was held on:

- 3 August 2018
- 12 October 2018
- 5 January 2018
- 6 April 2018

Among the issues discussed were: -

- a. Issues relating to Kajang Municipal Council (MPKj) including:
  - i. The redundancy of Traffic Impact Assessment (TIA) Report and Social Impact Assessment (SIA) Report submission to MPKj.
  - ii. MPKj requires full deposit for earthwork and road & drainage for all phases project in Kajang and refunds the deposit when the development is 75% complete. This has increased the upfront cost for the developers.
- b. Issues relating to utilities company such as SYABAS, Indah Water Konsortium (IWK) and Tenaga Nasional Berhad (TNB) remain the main concerns to the committee. Among the issues including:
  - i. SYABAS - Inefficient and long approval process of IWSS.
  - ii. TNB – The compensation is based on wayleave agreement, which is only 30% of land cost. Developer needs to bear the loss of land cost.
  - iii. IWK – The contribution shall base on PE and not based on house price.

The committee proposed to continue the engagements and dialogue with the relevant stakeholders

**Study Tour**

**A. Study Tour to Setia Ecohill Township**

REHDA Selangor (Kajang/Sepang Zone) organised a study tour to Setia Ecohill Township on 22 February 2019. The study tour aims to provide a platform for developers to exchange knowledge and experience on township development. The delegates visited 2 townships namely Setia EcoHill and Setia EcoHill 2.

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

Chairman : Mr. Michael Fu  
Committee Members : Mr. Roland Tan, Mr. Geron Tan, Mr. Chin Foo Teck, Mr. Lim Seng Heng, Mr. Lim Tien Hou, Mr. William Wong, Ms. Ella Nor Abd Wahab, Mr. Koh Sow Seang, Mr. Azmi Adnan

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

The Hulu Selangor / Selayang / Ampang Jaya Zone Committee met on:

- i. 24th July 2018,
- ii. 4th October 2018
- iii. 12th March 2019.

Amongst the matters discussed including:

- i. Propose MPAJ to recognize tandem parking.
- ii. Issue relating to the application of Joint Management Body (JMB).
- iii. New requirement by Majlis Perbandaran Selayang (MPS) on installation of sub-soil pipe in landscape area.

**Courtesy visit**

**A. Courtesy Visit to YBhg. Dato' Amirul Azizan Bin Abd Rahim, Gombak District Land Officer**

A courtesy calls was organised to YBhg. Dato' Amirul Azizan of Gombak District Land Officer to introduce the Zone Committee members and foster effective interaction. Among the matters discussed:

- i. Land Title for Malay Reserve Land.
- ii. Issuance of Land Title.  
There is a case where developer purchased a piece of land with freehold title (which was in position of changing hand by many land owners). Once the developer requires submitting for development, they were later told that the land was a Malay reserved land. The Gombak District Land Officer clarified this matter will be determined by the issuance date; either from Land Office or Selangor Land and Mines Office.
- iii. E-Charting to address land ownership issues.  
A new system, known as e-Charting, to facilitate the Land and District Offices (PTD) in resolving the issue of overlapping claims of land ownership.

### Study Tour

#### A. Study Tour – Gamuda IBS, Sepang

A study tour was organised to Gamuda Industrial Building System Sdn Bhd, Sepang on 12th March 2019. The study

tour aims in providing a platform for developers to exchange knowledge and experience in the housing industry exclusively on the production of Industrialised Building System (IBS) products. The tour begins with a comprehensive briefing followed by the visit to the factory where the participants witnessed the production of Solid Wall, Half Slab, Toilet Pan and Staircase, which are among the products used by the IBS system. Participants also had the privilege to visit the IBS show units – a 900sqft apartment & a double story landed house using the IBS finished products.

#### MAPEX REHDA Selangor 2018 by Selayang / Ampang Jaya Zone

The Malaysia Property Expo (MAPEX) REHDA Selangor under the Zone Committee of Hulu Selangor / Selayang / Ampang Jaya was successfully held on 16-18 November 2018 for the first time at Melawati Mall. The expo received overwhelming responses from both developers & visitors throughout the three days event.

## CALENDAR OF EVENTS

### JUNE 2018

- 5 Branch Committee Meeting 1-2018/2019.
- 25 Chairman REHDA Selangor courtesy visit to the new Executive Director of LPHS, Sr. Nazmi bin Osman. Attended by En Zulkifly Garib.
- 28 Branch Committee Meeting 2-2018/2019.
- 30 Courtesy Visit to Dr. Chee, Senior Principal Assistant Director of department Research and Development Division PlanMalaysia. Attended by Mr James Tan, Ar. Ooi Choun Theng and Ms Cheryl Chan.

### JULY 2018

- 6 Dialogue Session with REHDA Selangor Members.
- 12 REHDA Selangor courtesy call on Y.B. Puan Haniza binti Talha, Selangor State Executive Council of Housing and Urban Living. Attended by En. Zulkifly Garib, Dato' Khor Chap Jen, Mr Ngian Siew Siong, Datuk Ho Hon Sang, Datuk Muztaza Mohamad, Mr Loo Chee Yang, Datuk Zaini Yusoff, Dato' Kenneth Chen, En. Azhar Shaharudin, Mr Kelvin Choo, Dato' David Tan, Ir. Teo Ching Wee, Mr Michael Fu, Mr Ng Choon Keith and Ms Khamini Loganathan.
- 14 REHDA Hari Raya Open House 2018.
- 17 Klang / Shah Alam Zone Committee Meeting 1-2018/2019.  
MIP/REHDA Focus group meeting - Integrated and Commercial Development. Attended by Mr Ang Kee Ping, Mr Teo GK, Ms Khamini Loganathan.
- 18 MIP/REHDA Focus Group Meeting – Application of Plot Ratio/Floor Area in High Rise Residential Development. Attended by Mr Andy Tan Choong Wei, Mr Michael Fu and Ms Cheryl Chan.
- 19 MIP/REHDA Focus Group Meeting – Non-Utilization of Surrendered Land. Attended by Dato' David Tan, Ms Shanaz A Muztaza, Ms Ping Teo and Ms Cheryl Chan.

- MIP/REHDA Focus Group Meeting – Planning Standards for Township Amenities – School Provision. Attended by Mr Appollo Leong, Dato' David Tan, Mr Prakash and Ms Cheryl Chan.
- 20 MIP/REHDA Focus Group meeting – Charges and compliance cost. Attended by En Azhar Shaharudin, Mr Max Ng and Ms Khamini Loganathan.
- 23 Courtesy call on Yang DiPertua of Kuala Selangor District Council, Puan Rahilah binti Rahmat. Attended by Mr Loo Chee Yang, Mr Ng Choon Keith, Mr Kenny Lim, Mr Denn Gan, Mr Siew Chee Seng, En Jemain Sakat and Ms Cheryl Chan.
- 24 Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 1-2018/2019.  
Courtesy visit to Gombak District and Land Officer, YBhg. Dato' Amirul Azizan bin Abd. Rahim. Attended by Mr Michael Fu, Mr Geron Tan, Mr Chin Foo Teck, Mr Lim Seng Heng, Mr Koh Sow Seang, Ms Aelyna Mohd Nasir, Mr Prakash, Mr Siew Chee Seng, Mr Ruhaizal Omar, Mr Safwan Mat Amin, Mr Gazali Ab. Hamid and Ms Kalsum Jamian.
- 25 REHDA Selangor and MIP Task Force Committee Meeting on Improvement of Selangor State Planning Guidelines and Policies 1-2018/2019. Attended by Datuk Ho Hon Sang, Mr James Tan, Mr Max Ng, En Azhar Shaharudin, Mr Appollo Leong, Mr Ang Kee Ping, Mr Andy Tan, Ms Teo Chui Ping, Ms Shanaz Muztaza, Ms Khamini Loganathan and Ms Cheryl Chan.
- 26 Seminar on Town Planning Legislation and Procedure by PlanMalaysia. Attended by Mr James Tan and Ms Cheryl Chan.
- 31 Seminar on Industrial Business Solution by TNB. Attended by Datuk Sivanyanam, En Azhar Shaharudin, Mr Michael Fu and Ms Khamini Loganathan.

### AUGUST 2018

- 1 Petaling Jaya Zone Committee Meeting 1-2018/2019.

**AUGUST 2018**

- 1 MIP/REHDA Focus group meeting - Integrated and Commercial Development. Attended by Mr Ang Kee Ping, Ms Teo Chui Ping and Ms Khamini Loganathan.
- 2 Meeting with Head of Customer Service of TNB Selangor. Attended by En Zulkifly Garib, Datuk Ho Hon Sang and Dato' Wan Hashimi.
- 3 Kajang / Sepang Zone Committee Meeting 1-2018/2019.
- 7 REHDA Selangor Courtesy visit to Executive Director of LPHS, Sr. Nazmi bin Osman. Attended by En Zulkifly Garib, Datuk Ho Hon Sang, Datuk Zaini Yusoff, En Azhar Shaharudin, Mr Ang Kee Ping, Ir. Teo Ching Wee, Mr Ngian Siew Siong, Dato' David Tan, Mr Loo Chee Yang, Mr Ng Choon Keith and Ms Khamini Loganathan.
- 9 Branch Committee Meeting 3-2018/2019  
MIP/REHDA Focus Group Discussion on Rumah Selangorku. Attended by Mr James Tan, Mr Geron Tan, Ms Shanaz Muztaza, Mr Robert Tay, Ms Ain Saim, Dato' KK Lim, Mr Lim Wey Shan, Datuk Tan Hon Lim, Mr Michael Fu, Ms Khamini Loganathan and Ms Kalsum Jamian.  
Planning Policies and Standards Sub-Committee Meeting 1-2018/2019.  
Review Committee Meeting on Rancangan Tempatan Petaling Jaya. Attended by En Azhar Shaharudin, En Zulkifly Garib, Mr Tan Wooi Teong, Mr Mike Kan, Mr Kelvin Choo, Tan Sri Teo and En Shahril.
- 10 MIP/REHDA Focus Group Meeting – Application of Plot Ratio/Floor Area in High Rise Residential Development. Attended by Mr Andy Tan, Dato' David Tan, Mr Michael Fu, Mr Denn Gan and Ms Cheryl Chan.  
MIP/REHDA Focus Group meeting – Charges and compliance cost. Attended by En Azhar Shaharudin, Mr Max Ng, Dr Foo Chee Hong, Mr Teh Tik Guan and Ms Khamini Loganathan.  
MIP/REHDA Focus Group Meeting – Planning Standards for Township Amenities – School Provision. Attended by Dato' David Tan, Mr Apollo Leong Yong Kuan, Mr Prakash Prasannan, Datuk Zaini Yusoff, Datuk Tan Hon Lim and Ms Cheryl Chan.
- 14 Study Tour to Townhouse Development in Klang organised by Klang / Shah Alam Zone - led by Mr Loo Chee Yang.
- 20 Presentation by REHDA Selangor on issues and means of providing affordable housing for 2019 Budget Roundtable Forum. Presented by En Zulkifly Garib. Attended by Dato' David Tan, Mr Loo Chee Yang, Mr Ang Kee Ping and Mr Ng Choon Keith.

**SEPTEMBER 2018**

- 7 MIP/REHDA Focus Group Meeting – Application of Plot Ratio/Floor Area in High Rise Residential Development. Attended by Mr. Andy Tan and Michael Fu.  
MIP/REHDA Focus Group Meeting – Planning Standards for Township Amenities – School Provision. Attended by Mr Apollo Leong Yong Kuan, Dato' Tan Hon Lim, Mr Lim Yu Liang and Ms Khamini Loganathan.  
Meeting with Federal Department of Town and Country Planning Peninsular Malaysia. Attended by Mr Ang Kee Ping and Ms Khamini Loganathan.
- 25 Seminar 'Lembaga Rayuan : Satu Mekanisma Check and Balance dalam Sistem Perancangan' by

PlanMalaysia/JPBD Selangor. Attended by En Azhar Shaharudin.

- 26-27 Rancangan Tempatan Majlis Perbandaran Klang 2035 (Penggantian) – Program Kolaborasi bersama Agensi Teknikal (FGD). Attended by Mr Albert Lee and Ir. PH Tan.

**OCTOBER 2018**

- 3 Planning Policies and Standards Sub-Committee Meeting on Current Selangor Planning Affairs.  
REHDA Selangor and MIP Task Force Committee Meeting on Improvement of Selangor State Planning Guidelines and Policies 2-2018/2019. Attended by Mr James Tan, Datuk Tan Hon Lim, Mr Max Ng, En Azhar Shaharudin, Mr Appollo Leong, Mr Ang Kee Ping, Mr Andy Tan, Ms Teo Chui Ping, Ms Shanaz Muztaza, Mr Low Yat Seow, Mr Lim Yu Liang, En Tengku Ikmal Bahrin, Ms Khamini Loganathan and Ms Cheryl Chan.  
Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 2-2018/2019.
- 4 Petaling Jaya Zone Committee Meeting 2-2018/2019.
- 9 Klang / Shah Alam Zone Committee Meeting 2-2018/2019.
- 11 Workshop on draft Selangor Planning Guideline Manual 4th Edition by PlanMalaysia. Attended by Dato' David Tan, Mr Ang Kee Ping, Mr Michael Fu and Ms Khamini Loganathan.  
Infrastructure, Utilities & Environment (IUEC) Sub-Committee meeting 1-2018/2019.
- 12 Kajang/Sepang Zone Committee Meeting 2-2018/2019.
- 12-14 MAPEX Klang Valley 2018 at Mid Valley Exhibition Centre.
- 15 MIP/REHDA Focus Group Meeting – Application of Plot Ratio/Floor Area in High Rise Residential Development. Attended by Dato' David Tan, Mr Michael Fu and Ms Cheryl Chan.
- 16 Workshop on Selangor Planning Guideline Manual 4th Edition by PlanMalaysia. Attended by Mr James Tan, Mr Michael Fu and Ms Khamini Loganathan.
- 18 Branch Committee Meeting 4-2018/2019
- 22 Courtesy visit to Yang DiPertua Majlis Daerah Kuala Langat, Tuan Mohamad Zain bin A. Hamid. Attended by Mr Loo Chee Yang, Mr Albert Lee and Ms Cheryl Chan.
- 23 Presentation by REHDA Selangor on 'Supplying Affordable Housing: Challenges and Solutions to Consider' for Seminar Hartanah Harga Kawalan Negeri Selangor. Presented by En Zulkifly Garib.

**NOVEMBER 2018**

- 10 REHDA Golf Tournament 2018 at Mines Resort & Golf Club.
- 15 REHDA Selangor Housing Convention on Policies and Regulatory Updates Impacting the Housing Industry at Dorsett Grand Subang.
- 16-18 MAPEX Ampang / Selayang 2018 at Melawati Mall.
- 19 Hearing Session on Draft RTPJ 1 (Alteration 3) by Majlis Bandaraya Petaling Jaya. Attended by Mr Tan Wooi Teong, En Shahril and Ms Cheryl Chan.  
MIP/REHDA Focus Group meeting – Charges and compliance cost. Attended by En Azhar Shaharudin, Mr Max Ng, Dr Foo Chee Hong and Ms Hariza Harun.



- 21 Hearing Session on Draft RTPJ 2 (Alteration 2) by Majlis Bandaraya Petaling Jaya. Attended by Mr Tan Wooi Teong, En Shahril and Ms Cheryl Chan.
- 22 REHDA Selangor and MIP Task Force Committee meeting on Improvement of Selangor State Planning Guidelines and Policies 3-2018/2019. Datuk Ho Hon Sang, Mr James Tan, En Azhar Shaharudin, Mr Appollo Leong, Mr. Andy Tan, Mr Lim Yu Liang, Dr. Foo Chee Hung, Mr Michael Fu, Mr Prakash, Ms Khamini Loganathan and Ms Cheryl Chan.
- 28 Study Tour to REI Seraya Residence organised by Klang/ Shah Alam Zone Committee. Led by Mr Loo Chee Yang.

**DECEMBER 2018**

- 7 Kajang/Sepang Zone Committee Meeting 3-2018/2019. Branch Committee Meeting 5-2018/2019
- 13 Petaling Jaya Zone Committee Meeting 3-2018/2019. Selangor Synergies Forum by MBI Selangor. Attended by En Zulkifly Garib.

**JANUARY 2019**

- 7 Meeting with YB Michelle Ng, DUN Subang Jaya. Attended by Datuk Tan Hon Lim, Dato' David Tan, Ms Shanaz Muztaza and Ms Cheryl Chan.
- 8 MIP/REHDA Focus group meeting - Integrated and Commercial Development. Attended by Mr Ang Kee Ping and Ms Khamini Loganathan.
- 10 REHDA Selangor and MIP Task Force Committee meeting on Improvement of Selangor State Planning Guidelines and Policies 4-2018/2019. Attended by Mr Zulkifly Garib, Datuk Ho Hon Sang, Mr James Tan, Dato' David Tan, Datuk Tan Hon Lim, En Azhar Shaharudin, Dr. Foo Chee Hung, Mr. Andy Tan, Mr Lim Yu Liang, Mr Prakash, Ms Shanaz Muztaza, Mr Teh Tik Guan, Mr Max Ng Kim Tat, Ms Khamini Loganathan and Ms Cheryl Chan.  
  
MIP/REHDA Focus Group meeting – OSC Pre-Consultation process. Attended by Dato Tpr Neoh Soo Keat, Dato' David Tan, Dr Foo Chee Hong, En Ardian Hafiz, Ms Ili Murni and Ms Khamini Loganathan.
- 17 Focus Group 1; Planning Standards for Township Amenities presentation and meeting with Jabatan Pendidikan Negeri (JPN) Selangor. Attended by Datuk Ho Hon Sang, Mr Appollo Leong Yong Kuan, Datuk Tan Hon Lim, Mr Lim Yu Liang, Dato' David Tan and Ms Cheryl Chan.
- 22 Petaling Jaya Zone Committee Meeting 4-2018/2019.
- 23 Subang Jaya Zone Committee Meeting 1-2018/2019.
- 25 Klang/Shah Alam Zone Committee Meeting 3-2018/2019.
- 31 Branch Committee Meeting 6-2018/2019

**FEBRUARY 2019**

- 13 Kajang/Sepang Zone Committee Meeting 4-2018/2019. Study Visit to Setia EcoHill, Semenyih organised by Kajang/Sepang zone led by Mr Sow Joon Howe.
- 26 Press Conference for MAPEX Klang/Shah Alam 2019.
- 27 LUAS Townhall Session. Attended by En Zulkifly Garib, En Othman Mohamed, Mr Velayutham Ramasamy and Ms Khamini Loganathan.

- 28 Kajang/Sepang Zone Committee Meeting 4-2018/2019.

**MARCH 2019**

- 4 MIP/REHDA Focus Group meeting – Charges and compliance cost. Attended by Mr Max Ng, Dr Foo Chee Hong, Mr Teh Tik Guan and Ms Khamini Loganathan.
- 5 Petaling Jaya Zone Committee Meeting 5-2018/2019.
- 6 Subang Jaya Zone Committee Meeting 2-2018/2019.
- 8-10 MAPEX Klang/Shah Alam at Setia City Mall, Shah Alam.
- 9 REHDA Klang/Shah Alam Zone Bowling Tournament at Wangsa Bowl, Setia City Mall, Shah Alam.
- 12 Study Tour to IBS Gamuda Sepang organised by Hulu Selangor/Selayang/AmpangJaya Zone led by Mr Michael Fu.  
  
Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 3-2018/2019.  
  
Bengkel Semakan Draf Manual Garis Panduan dan Piawaian Perancangan Negeri Selangor Edisi 4 - sesi sambungan bengkel. Attended by Dato' David Tan, Mr Appollo Leong and Ms Khamini Loganathan.
- 14 Events, Publications and Communication Sub-Committee Meeting 1-2018/2019.
- 15 Transit Oriented Focus Group Discussion attended by Mr Tan Wooi Teong, Dato' David Tan, Ms Teo Chui Ping, Dato' TPr. Neoh, Mr Chung Nyuk Kiong, Mr Appollo Leong, Ms Khamini Loganathan and Ms Cheryl Chan.
- 20 Focus Group Meeting on OSC 3.0 Pre-consultation process. Attended by Dato' TPr. Neoh, Mr Loo Chee Yang, Dr Foo Chee Hong, Ms Ili Murni, Ms Khamini Loganathan and Ms Kalsum Jamian.
- 28 Branch Committee Meeting 7-2018/2019.

**APRIL 2019**

- 3 Media interview session with REHDA Selangor and MBI Corporation. Attended by En Zulkifly Garib.
- 11 Events, Publications and Communication Sub-Committee Meeting 2-2018/2019.
- 12 Transit Oriented Focus Group Discussion with Dr. Chua, PlanMalaysia. Attended by Mr Tan Wooi Teong, Dato' TPr. Neoh Soo Keat, Ms Teo Chui Ping and Ms Cheryl Chan.
- 18 Courtesy visit to the new Head- Customer Service of TNB Selangor, Dato' Ir. Hj. Yuslan bin Md. Yusof. Attended by En Zulkifly Garib, Datuk Ho Hon Sang, Ir. Tiah Oon Ling, Mr Loo Chee Yang, Dato' Kenneth Chen, En Azhar Shaharudin, Ir. Teo Ching Wee, Mr Ng Choon Keith, Mr Teh Kian Joo, Mr Tee Wai Seng and Ms Khamini Loganathan.
- 19 Courtesy visit to Yang DiPertua Majlis Perbandaran Subang Jaya, TPr. Hajah Noraini binti Haji Roslan. Attended by Mr Chung Nyuk Kiong, Mr Teh Tik Guan, Dato' David Tan, Datuk Zaini Yusoff and Ms Kalsum Jamian.
- 25 Kajang / Sepang Zone Committee Meeting 5-2018/2019.
- 26-28 MAPEX Klang Valley 2019 at Mid Valley Exhibition Centre.



Annual General Meeting 2018



Courtesy Visit to Pengarah LPHS



REHDA Selangor Housing Convention



Courtesy Visit to YDP MDKuala Langat



Hari Raya Open House 2018



Courtesy Visit to DO, Pejabat Daerah & Tanah Gombak



Courtesy Visit to YDP Majlis Perbandaran Subang Jaya



Hulu Selangor / Selayang Ampang Jaya Study Visit to Gamuda IBS Sepang



Courtesy Visit to YDP Majlis Daerah Kuala Selangor



REHDA Selangor and MIP Task Force Committee Meeting



Kajang / Sepang Zone Study Visit to Setia Ecohill



Courtesy Visit to the new Head - Customer Service of TNB Selangor



REHDA Golf Tournament 2018



Courtesy Visit to YB Haniza Talha, Selangor EXCO Housing and Urban Living



MAPEX @ Melawati Mall 2018



Klang / Shah Alam Zone Site Visit to Townhouse Klang



Study visit to REI Seraya Residence



Dialogue Session with REHDA Selangor - Issues & Concerns relating to Planning Policies, Guidelines and Standards

MAPEX @ Setia City Mall 2019



REHDA Selangor Bowling Tournament 2019

# ANNUAL REPORT & FINANCIAL STATEMENTS

## 31st DECEMBER 2018

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**Y.S. KEW & CO.** (AF 0804)  
CHARTERED ACCOUNTANTS

## REPORT OF THE AUDITORS TO THE MEMBERS OF

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

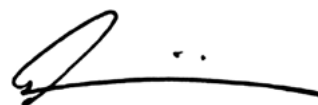
We have audited the accompanying financial statements of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH for the financial year ended 31st December 2018 as set out on pages 20 to 29. These financial statements are the responsibility of the Association's Committee Members. It 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 2018 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 - 26 April 2019

## 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 2018 and of its income and expenditure and cash flows for the financial year ended on that date.



ZULKIFLY BIN GARIB

Dated - 26 April 2019

## STATEMENT BY TREASURER

I, Mr. Loo Chee Yang (I/C No: 681115-10-5379), being the Treasurer of Real Estate And Housing Developers' Association Malaysia, Selangor Branch, state that in my opinion, the accompanying statement of financial position, statement of income and expenditure and statement of cash flows together with the notes thereon, are drawn up in accordance with applicable approved accounting standards in Malaysia so as to give a true and fair view of the state of affairs of the Association as at 31st December 2018 and of its income and expenditure and cash flows for the financial year ended on that date.



LOO CHEE YANG

Dated - 26 April 2019

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

# STATEMENT OF FINANCIAL POSITION AS AT 31st DECEMBER 2018

	Note	2018 RM	2017 RM
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	4	31,903.12	14,085.62
Other investment	3	346,449.47	334,885.46
<b>TOTAL NON-CURRENT ASSETS</b>		<u>378,352.59</u>	<u>348,971.08</u>
<b>CURRENT ASSETS</b>			
Other receivables, deposits and prepayments	5	254,479.51	242,061.87
Amount due by head office		319,144.76	471,817.22
Fixed deposits with licensed banks		5,621,823.99	5,395,059.57
Fixed deposit interest receivable		120,111.48	112,029.10
Cash and bank balances		133,022.88	47,816.91
<b>TOTAL CURRENT ASSETS</b>		<u>6,448,582.62</u>	<u>6,268,784.67</u>
<b>TOTAL ASSETS</b>		<u>6,826,935.21</u>	<u>6,617,755.75</u>
<b>ACCUMULATED FUNDS</b>			
Balance as at 1st January		6,477,221.49	6,207,935.97
Surplus for the year		200,872.75	269,285.52
		<u>6,678,094.24</u>	<u>6,477,221.49</u>
<b>CURRENT LIABILITIES</b>			
Deposits received		47,080.00	5,000.00
Accruals		101,760.97	135,534.26
<b>TOTAL CURRENT LIABILITIES</b>		<u>148,840.97</u>	<u>140,534.26</u>
<b>TOTAL LIABILITIES</b>		<u>148,840.97</u>	<u>140,534.26</u>
<b>TOTAL FUNDS AND LIABILITIES</b>		<u>6,826,935.21</u>	<u>6,617,755.75</u>

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

# STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31st DECEMBER 2018

	Note	2018 RM	2017 RM
<b>INCOME</b>			
Dividend income		10,073.47	9,908.14
Entrance and subscription fees		168,930.00	169,096.00
Fixed deposit interest income		218,379.71	242,738.50
Surplus from property fair	6	460,245.31	465,118.20
Adjustment on other investment to fair value		1,490.54	1,016.31
Surplus from seminar	7	43,371.00	0.00
Surplus from golf tournament	8	7,495.76	0.00
		<u>909,985.79</u>	<u>887,877.15</u>
<b>EXPENDITURE</b>			
Employees' benefits	9	382,501.25	376,068.20
Administrative expenses	11	258,976.55	164,385.18
		<u>(641,477.80)</u>	<u>(540,453.38)</u>
		268,507.99	347,423.77
Contribution to Headquarter			
Overprovision of share of tax for prior year		32,364.76	21,861.75
Provision for share of current year's tax		(100,000.00)	(100,000.00)
		<u>(67,635.24)</u>	<u>(78,138.25)</u>
<b>SURPLUS FOR THE YEAR</b>		<u>200,872.75</u>	<u>269,285.52</u>



# STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31st DECEMBER 2018

Note	2018 RM	2017 RM
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Surplus for the year	200,872.75	269,285.52
Adjustments for :-		
Depreciation of property, plant and equipment	5,682.50	3,576.95
Share of tax payment	67,635.24	78,138.25
Interest income	(218,379.71)	(242,738.50)
Dividend income	(10,073.47)	(9,908.14)
Adjustment on other investment to fair value	(1,490.54)	(1,016.31)
Operating surplus before changes in working capital	44,246.77	97,337.77
Decrease/(Increase) in receivables	140,254.82	(29,347.41)
Increase in payables	8,306.71	16,716.87
Cash generated from operations	192,808.30	84,707.23
Share of tax payment	(67,635.24)	(78,138.25)
Interest received	210,297.33	229,387.80
Dividend received	10,073.47	9,908.14
Net cash from operating activities	345,543.86	245,864.92
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of other investment	(10,073.47)	(9,908.14)
Purchase of property, plant and equipment	(23,500.00)	0.00
Net cash used in investing activities	(33,573.47)	(9,908.14)
Net increase in cash and cash equivalents	311,970.39	235,956.78
Cash and cash equivalents as at 1st January	5,442,876.48	5,206,919.70
Cash and cash equivalents as at 31st December	5,754,846.87	5,442,876.48
<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	5,621,823.99	5,395,059.57
Cash and bank balances	133,022.88	47,816.91
	<u>5,754,846.87</u>	<u>5,442,876.48</u>

# STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31st DECEMBER 2018

Note	2018 RM	2017 RM
<b>CASH AND BANK BALANCES AS AT 1ST JANUARY</b>	47,816.91	199,431.49
<b>RECEIPTS</b>		
Received from property fair	296,750.00	128,750.00
Received from Head Office	588,967.22	450,947.56
Received from seminar	88,400.00	0.00
Received from golf tournament	44,500.00	0.00
Received from sundry receivables	11,080.00	0.00
Refund from sundry deposits	14,000.00	15,000.00
Uplift of fixed deposits	1,093,532.91	2,916,816.44
	<u>2,137,230.13</u>	<u>3,511,514.00</u>
	2,185,047.04	3,710,945.49
<b>PAYMENTS</b>		
Accommodation	4,209.12	0.00
Bank charges	272.93	216.09
Contribution to HQ	17,400.00	0.00
Courier charges	2,574.80	2,701.70
EPF and socso contribution	38,673.60	36,446.40
Gifts, donation and souvenirs	12,932.60	5,018.00
General expenses	53.05	32.90
Golf tournament expenses	36,761.39	0.00
GST paid	4,221.05	1,517.63
Members get together expenses	1,810.00	0.00
Maintenance of office equipment	1,491.15	768.90
Maintenance of website	0.00	962.16
Medical expenses	1,339.00	1,408.30
Meeting expenses	11,767.66	10,900.29
Newspapers and periodicals	981.30	2,136.10
Open house	20,616.00	0.00
Placement in fixed deposits	1,110,000.00	3,075,000.00
Postage	260.10	96.90
Printing and stationery	11,529.82	8,718.15
Professional fee	20,000.00	0.00
Property fair expenses	181,675.75	70,261.99
Purchase of diaries	16,725.60	0.00
Purchase of property, plant and equipment	23,500.00	0.00
Refreshments	545.65	388.80
Rental of photocopier	3,567.00	3,688.80
REHDA uniforms	20,689.90	4,731.00
Research fee for REHDA institute	0.00	50,000.00
Salaries, allowances and bonus	282,000.00	267,000.00
Seminar expenses	52,029.00	6,754.58
Seminar fee	2,425.00	0.00
Secretarial fee	38,130.00	19,716.00
Staff incentive trip	0.00	7,500.00
Staff welfare	4,000.00	0.00
Sundry payables and accruals	125,232.86	81,767.39
Telephone and fax charges	2,198.67	2,878.85
Travelling expenses	2,411.16	2,517.65
	<u>(2,052,024.16)</u>	<u>(3,663,128.58)</u>
<b>CASH AND BANK BALANCES AS AT 31ST DECEMBER</b>	<u>133,022.88</u>	<u>47,816.91</u>

# NOTES TO THE FINANCIAL STATEMENTS

## 31st DECEMBER 2018

### 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, in effect, a financial transaction.

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

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

**(iii) Impairment**

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

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

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

**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 adjustment :

Balance brought forward

Gain in change in fair value for the year

Balance carried forward

At end of year

	2018 RM	2017 RM
At beginning of year	333,288.56	323,380.42
Distributions at cost	10,073.47	9,908.14
	<u>343,362.03</u>	<u>333,288.56</u>
Balance brought forward	1,596.90	580.59
Gain in change in fair value for the year	1,490.54	1,016.31
Balance carried forward	3,087.44	1,596.90
At end of year	<u>346,449.47</u>	<u>334,885.46</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 2018 RM	2017 RM
<b>Cost</b>						
At 01.01.2018	1,687.78	80,641.83	9,812.00	42,670.00	134,811.61	134,811.61
Additions	0.00	0.00	0.00	23,500.00	23,500.00	0.00
At 31.12.2018	1,687.78	80,641.83	9,812.00	66,170.00	158,311.61	134,811.61
<b>Accumulated depreciation/ impairment</b>						
At 01.01.2018	1,579.78	70,995.96	9,192.25	38,958.00	120,725.99	117,149.04
Charge for the year	32.00	2,258.80	299.70	3,092.00	5,682.50	3,576.95
At 31.12.2018	1,611.78	73,254.76	9,491.95	42,050.00	126,408.49	120,725.99
<b>Carrying Amounts</b>						
At 31.12.2018	76.00	7,387.07	320.05	24,120.00	31,903.12	0.00
At 31.12.2017	108.00	9,645.87	619.75	3,712.00	0.00	14,085.62
					2018 RM	2017 RM
<b>5. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS</b>						
Other receivables					38,649.78	0.00
Deposits					200,000.00	200,000.00
Prepayments					0.00	27,951.72
GST recoverable					15,829.73	14,110.15
					<u>254,479.51</u>	<u>242,061.87</u>
<b>6. SURPLUS FROM PROPERTY FAIR</b>						
Fee from participants/Share of surplus from joint MAPEX					623,613.23	531,462.28
Expenditure incurred					(163,367.92)	(66,344.08)
					<u>460,245.31</u>	<u>465,118.20</u>
<b>7. SURPLUS FROM SEMINAR</b>						
Fee from participants					95,400.00	0.00
Expenditure incurred					(52,029.00)	0.00
					<u>43,371.00</u>	<u>0.00</u>
<b>8. SURPLUS FROM GOLF TOURNAMENT</b>						
Fee from participants					42,071.68	0.00
Expenditure incurred					(34,575.92)	0.00
					<u>7,495.76</u>	<u>0.00</u>
<b>9. EMPLOYEES' BENEFITS</b>						
Salaries, allowances and bonus					332,990.00	324,625.00
EPF, Socso and EIS contributions					44,965.60	43,554.40
Refreshments					545.65	388.80
Staff incentive trip					0.00	7,500.00
Staff welfare					4,000.00	0.00
					<u>382,501.25</u>	<u>376,068.20</u>

**10. 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.

	2018	2017
	RM	RM
<b>11. ADMINISTRATIVE EXPENSES</b>		
Accommodation	4,209.12	0.00
Auditors' remuneration	2,300.00	2,100.00
Bank charges	272.93	216.09
Courier charges	3,084.90	4,171.92
Contribution, gifts and souvenirs	12,971.04	19,168.94
Contribution to HQ	15,000.00	0.00
Depreciation of property, plant and equipment	5,682.50	3,576.95
General expenses	53.05	32.90
Golf expenses	0.00	2,264.15
GST expenses	0.00	372.00
Insurance	0.00	2,962.53
Maintenance of office equipment	1,882.15	590.00
Maintenance of website	436.00	1,236.00
Member get together expenses	4,210.00	0.00
Medical fee	1,289.00	1,408.30
Meeting expenses	12,017.66	10,684.89
Newspapers and periodicals	981.30	2,136.10
Open house expenses	20,616.00	17,320.00
Printing and stationery	11,403.06	8,536.04
Professional fee	60,932.50	0.00
Purchase of diaries	5,850.00	10,260.00
Postage and stamps	283.10	96.90
Rental of photocopier	3,480.00	3,480.00
REHDA uniforms	20,028.50	4,454.72
Research fee for REHDA institute	27,515.72	19,654.09
Secretarial services to Head Office	37,200.00	37,200.00
Seminar fee	2,425.00	7,226.28
Telephone and fax charges	2,191.86	2,718.73
Travelling expenses	2,661.16	2,517.65
	258,976.55	164,385.18

	2018	2017
	RM	RM
<b>12. FINANCIAL INSTRUMENTS</b>		
As at 31st December 2018, 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	346,449.47	334,885.46
Financial assets measured at cost less impairment:		
Other receivables and deposits	238,649.78	200,000.00
Amount due by head office	319,144.76	471,817.22
Fixed deposits, cash and bank balances	5,754,846.87	5,442,876.48
	<u>6,659,090.88</u>	<u>6,449,579.16</u>
<b>Financial liabilities</b>		
Financial liabilities measured at amortised cost:		
Other payables and accruals	<u>148,840.97</u>	<u>140,534.26</u>



Company	Tel	Fax	Company	Tel	Fax
3 TWO SQUARE SDN BHD	03-7841 6060	03-7841 6070	DETIK JITU SDN BHD	03-8888 7040	03-8889 4070
ADENLAND(CHERAS) SDN BHD	03-7732 9612	03-7732 9614	D-HILL SDN BHD	03-4023 2525	03-4031 9888
ADMIRAL COVE DEVELOPMENT SDN BHD	03-2262 0100	03-2730 9953	DK-MY PROPERTIES SDN BHD	03-8064 6766	03-8062 6768
ALAM NYATA PEMBANGUNAN SDN BHD	03-3342 9113	03-3344 9113	DMIA (M) SDN BHD	03-7726 1189	03-7727 9189
ALPHA DEVELOPMENT SDN BHD	03-8060 0827	03-8060 0919	DOE INDUSTRIES SDN BHD	03-7725 1006	03-7725 4001
ALPHA INTAN SDN BHD	03-7722 2996	03-7728 5998	DOLOMITE PROPERTIES SDN BHD	03-6195 6000	03-6185 7911
AMALAN SETAR (M) SDN BHD	03-7722 2223	03-7728 6799	DYNAFARE SDN BHD	03-8724 3133	03-8724 3122
AMAZING CONSORTIUM SDN BHD	03-2053 1988	03-2026 6898	ECO MAJESTIC SDN BHD	03-3344 2552	03-3345 2552
AMCORP PROPERTIES BERHAD	03-7966 2628	03-7966 2500	ECO SANCTUARY SDN BHD	03-3344 2552	03-3345 2552
AMVERTON BERHAD	03-3373 2888	03-3372 8858	ECO SKY DEVELOPMENT SDN BHD	03-3344 2552	03-3345 2552
ANCUBIC PROPERTIES SDN BHD	03-8076 7768	03-8076 7728	EHSAN PLANT & PROPERTY SDN BHD	03-2162 6649	03-2161 6650
ANGEL WING (M) SDN BHD	03-7727 7718	03-7727 7708	ELMINA EQUESTRIAN CENTRE (M) SDN BHD	03-7723 9000	03-7729 7000
AQRS THE BUILDING COMPANY SDN BHD	03-6141 8181	03-6141 8383	ENG ANN REALTY CO (KELANG) S/B	03-7958 6088	03-7958 1533
ASIAN PAC HOLDINGS BERHAD	03-2786 3388	03-2786 3382	ENG HAN PROPERTY SDN BHD	03-7804 6682	03-7804 6681
ASPAC ALLIANCE DEVELOPMENTS SDN BHD	03-5131 7168	03-5131 7163	ERATEGUH SDN BHD	03-3341 0168	03-3343 7778
B & G CONCEPT PROPERTY SDN BHD	03-5115 1118	03-5115 1122	ESQUIRE CORNER SDN BHD	03-7842 9918	03-7842 9618
B.U. INCORPORATED SDN BHD	03-7729 8363	03-7729 8682	FAIRVIEW DEVELOPMENT SDN BHD	03-8737 1111	03-8736 8498
BADAI SUASA SDN BHD	03-2381 1333	03-2381 1222	FAJARBARU LAND (M) SDN BHD	03-7806 1199	03-7805 4462
BANDA INDUSTRIES SDN BHD	03-7803 8282	03-7880 8382	GENASA SDN BHD	03-2178 2233	03-2164 7480
BANDAR ECO-SETIA SDN BHD	03-3343 2552	03-3343 2555	GENTING ANGGUN SDN BHD	03-8025 9278	03-8024 2293
BANDAR SETIA ALAM SDN BHD	03-3361 7681	03-3343 9855	GENTING PROPERTY SDN BHD	03-2178 2255	03-2164 1218
BANDAR SUBANG SDN BHD	03-5635 5533	03-5632 7814	GETARIS SDN BHD	03-8736 8118	03-8736 7293
BANDAR UTAMA DEVELOPMENT SDN BHD	03-7728 8878	03-7728 9978	GLOBAL ACTIVATE SDN BHD	03-7968 8888	03-7968 2255
BANGI HEIGHTS DEVELOPMENT SDN BHD	03-8927 1611	03-8922 1711	GLOMAC ALLIANCE SDN BHD	03-7723 9000	03-7729 7000
BEE TECK TRADING CO SDN BHD	03-6258 6033	03-6251 1500	GLOMAC ENTERPRISE SDN BHD	03-7723 9000	03-7729 7000
BERKELEY SDN BHD	03-7712 3333	03-7712 3322	GLOMAC MAJU SDN BHD	03-7723 9000	03-7729 7000
BERLIAN GANTANG SDN BHD	019-2388488		GLOMAC RAWANG SDN BHD	03-7723 9000	03-7729 7000
BERSATU-BHV SDN BHD	07-772 9333	07-772 8413	GODSPEED DEVELOPMENT SDN BHD	03-6034 5566	03-6034 3288
BETA FAME DEVELOPMENT SDN BHD	03-7876 1188	03-7874 3588	GOLDEN CITY PROPERTIES SDN BHD	03-2145 6633	03-2142 4420
BINA PURI PROPERTIES SDN BHD	03-6137 8500	03-6137 8511	GOLDEN LAND BERHAD	03-5611 8844	03-5611 8600
BINA VARIAMAS DEVELOPMENT SDN BHD	03-7453 6299	03-7451 5698	GOLDEN PLATEAU SDN BHD	03-7803 3306	03-7803 3795
BISON HOLDINGS SDN BHD	03-6188 4488	03-6188 4487	GRAND GLOBAL MEDINI SDN BHD	03-7725 5888	03-7725 5890
BOUSTEAD BALAU SDN BHD	03-2141 9044	03-2143 0075	GRANSTEP DEVELOPMENT SDN BHD	03-9173 6288	03-9171 6289
BREM HOLDING BERHAD	03-7958 7888	03-7958 1533	GREEN HILL DEVELOPMENT SDN BHD	03-5630 0670	03-5630 0672
BUKIT HITAM DEVELOPMENT SDN BHD	03-2034 2366	03-2034 2866	GUOCOLAND DEVELOPMENT SDN BHD	03-2726 1000	03-2726 1102
CABARAN SUBANG SDN BHD	03-7972 8899	03-7972 7299	HARP SOON CONSTRUCTION SDN BHD	03-3343 5885	03-3343 8585
CASA ANDAMAN SDN BHD	03-2011 9966	03-2011 9969	HAYAT INSURANCE BROKERS SDN BHD	03-7729 3772	03-7729 3771
CB LAND SDN BHD	03-7841 6000	03-7841 6088	HCK PROPERTIES SDN BHD	03-7968 8888	03-7968 2255
CENTRAL SPECTRUM (M) SDN BHD	03-3101 2020	03-3101 3030	HECTARE HEIGHTS DEVELOPMENT SDN BHD	03-8957 3222	03-7957 4222
CENTRALFIELDS SDN BHD	03-5032 8888	03-5032 2222	HEESLAND SDN BHD	03-3344 0088	03-3342 0099
CHARTER BUILT DEVELOPMENT SDN BHD	03-5122 6977	03-5122 4977	HENG KEE CO SDN BHD	03-7781 1933	03-7781 1823
CHE KIANG REALTY SDN BHD	03-2241 2820	03-2241 5022	HICOM-GAMUDA DEVELOPMENT SDN BHD	03-7491 3200	03-7728 9208
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
			IDEAL CITY DEVELOPMENT SDN BHD	03-6148 1033	03-6151 9800

Company	Tel	Fax	Company	Tel	Fax
IDEAL CONVENTION CENTRE SDN BHD	03-5031 3333	03-5032 3333	M.K.N GROUP SDN BHD	03-8318 2080	03-8322 5030
IDEAL HEIGHTS PROPERTIES SDN BHD	03-6138 6102	03-6138 7890	MAGICAL STERLING SDN BHD	03-7723 9000	03-7729 7000
IDEAS SIGN (M) SDN BHD	03-5569 2685	03-5569 2695	MAGILDS PARK SDN BHD	03-7968 1222	03-7954 1155
IFCA MSC BERHAD	03-7805 3838	03-7804 0206	MAH SING PROPERTIES SDN BHD	03-9221 8888	03-9222 1627
IJP DEVELOPMENT SDN BHD	07-521 7119	03-7981 7993	MAINSTAY DEVELOPMENT SDN BHD	03-8888 1111	03-8888 2221
INNORACTIVE SDN BHD	07-227 6545	07-227 6246	MALAYAPINE ESTATES SDN BHD	03-5161 0373	03-5161 0101
INTEGRATED DEVELOPMENT SDN BHD	03-5192 1628	03-5192 7622	MALAYSIAN RESOURCES CORPORATION BHD	03-2786 8080	03-2780 2071
IOI PROPERTIES BERHAD	03-8947 8888	03-8947 8887	MAMMOTH EMPIRE HOLDING SDN BHD	03-7611 8888	03-7611 8889
ISMAIL HOLDINGS SDN BHD	03-8928 0576	03-8922 0576	MARVELANE HOME SDN BHD	03-7832 7166	03-7847 3323
JAYA HOUSING CORPORATION SDN BHD	03-2691 4622	03-2691 9192	MASTERON SDN BHD	03-8060 2228	03-8068 1228
JAYA MEGAH BUILDING & ENGINEERING SDN BHD	03-7788 0036	03-7788 2233	MCT HOMES SDN BHD	03-5115 9988	03-5115 9995
JAYA TERNAK SDN BHD	03-2148 6666	03-2145 6366	MEDAN PRESTASI SDN BHD	03-7726 8866	03-7727 2839
JIALAND SDN BHD	03-7722 2996	03-7728 5998	MEGA FIRST HOUSING DEVELOPMENT SDN BHD	03-7960 8818	03-7960 7818
JIAN WEI DEVELOPMENT SDN BHD	03-8800 8158	03-8068 9175	MENTARI PROPERTIES SDN BHD	03-5638 3805	03-5638 4088
JIWA MEWAH SDN BHD	03-2148 6666	03-2145 6366	METROGEN SDN BHD	03-5032 8888	03-5032 2222
JOYVIEW PROPERTIES SDN BHD	03-7968 8888	03-7968 2255	MILLENNIUM LAND SDN BHD	03-8060 8188	03-8060 6188
JUNTTAN MARKETING (M) SDN BHD	03-3392 0477	03-3392 3530	MINLON LAND SDN BHD	03-8947 6000	03-8947 6001
K.Y.K DEVELOPMENT SDN BHD	03-9080 3688	03-9080 3911	MITRAJAYA HOMES SDN BHD	03-8068 2888	03-8068 2866
KAJANG DEVELOPMENT SDN BHD	03-4023 2291	03-4021 8549	MITRALAND HOLDINGS (MALAYSIA) SDN BHD	03-7661 8688	03-7661 8689
KAJANG RESOURCES CORPORATION SDN BHD	03-8737 8228	03-8736 5436	MITRALAND MELAWATI SDN BHD	03-7661 8688	03-7661 8689
KAMSO SDN BHD	03-7727 8787	03-7727 9000	MITRALAND PROPERTIES SDN BHD	03-7661 8688	03-7661 8689
KELANA KUALITI SDN BHD	03-7723 9000	03-7729 7000	MITRALAND PUCHONG SDN BHD	03-7661 8688	03-7661 8689
KEMAJUAN LANGAT SDN BHD	03-8724 2289	03-8724 2290	MKH BERHAD	03-8737 8228	03-8736 5436
KEN PROPERTY SDN BHD	03-7727 9933	03-7728 8246	MODAL EHSAN SDN BHD	03-8739 3636	03-8733 0327
KENARI SUKMA SDN BHD	03-2053 1988	03-2026 6898	MUDAJAYA LAND SDN BHD	03-7806 7899	03-7806 7900
KENOZA SDN BHD	03-2697 2914	03-2697 2917	MUST EHSAN DEVELOPMENT SDN BHD	03-6286 7671	03-6286 7676
KIARA EAST PROPERTY SDN BHD	03-4041 8118	03-4043 5281	MUTIARA RINI SDN BHD	03-2141 9044	03-2143 0075
KLANG GAN BROTHERS REALTY SDN BHD	03-3373 1260	03-3373 1259	MYPROPERTY SDN BHD	03-8080 2138	03-8080 8918
KLANGGROUP SDN BHD	03-3392 6868	03-3392 9933	MZEC DEVELOPMENT SDN BHD	03-7859 9709	03-7859 9209
KL-KEPONG COUNTRY HOMES SDN BHD	03-7726 1868	03-7726 2868	NADAYU PROPERTIES BERHAD	03-5569 7363	03-5569 7362
KL-KEPONG PROPERTY DEVELOPMENT SDN BHD	03-7726 1868	03-7726 2868	NAZA TTDI SDN BHD	03-5101 5600	03-5101 5456
KOH LAY SEONG & SONS SDN BHD	03-3372 8050	03-3371 6828	NBC LAND SDN BHD	03-3343 0008	03-3341 8322
KONG KIM LENG & CO	03-8741 0653	03-8741 2897	NBL LAND DEVELOPMENT SDN BHD	03-5629 2600	03-5635 1802
KONTAN EMAS (M) SDN BHD	03-2032 1899	03-2072 8889	NCT UNITED DEVELOPMENT SDN BHD	03-8064 3333	03-8064 3336
KOTA KELANG CONSTRUCTION SDN BHD	03-3080 0807	03-3081 0807	NEW EDITION DEVELOPMENT SDN BHD	03-5613 7580	
KOTA KELANG DEVELOPMENT SDN BHD	03-3342 2177	03-3342 2149	NEW VISION PROPERTIES (M) SDN BHD	03-5523 3437	03-5511 5120
KOTA KELANG PROPERTIES SDN BHD	03-3080 0807	03-3081 0807	NPO DEVELOPMENT SDN BHD	03-8022 9999	03-8022 9888
KTL PROPERTIES SDN BHD	03-3323 0099	03-3323 1185	OIB PROPERTIES (CV) SDN BHD	03-7680 1018	03-7680 1019
KUEEN LAI PROPERTIES SDN BHD	03-8739 4322	03-8737 0940	ONE AMERIN RESIDENCE SDN BHD	03-8962 3571	03-8962 3570
KUMPULAN SIERRAMAS (M) SDN BHD	03-6730 8888	03-6730 8128	OPTIMA LEAD SDN BHD	03-2287 1600	03-2287 1816
KWASA LAND SDN BHD	03-6151 9900	03-6151 9977	PAKAR ANGSANA SDN BHD	03-2149 1219	03-2145 2126
L E H CONSTRUCTION SDN BHD	03-7957 3988	03-7957 4988	PARAMOUNT PROPERTY DEVELOPMENT SDN BHD	03-5123 6000	03-5123 6111
LBS BINA HOLDINGS SDN BHD	03-7877 7333	03-7861 8003	PARAMOUNT PROPERTY(CJAYA) SDN BHD	03-5123 6000	03-5123 6111
LEADMONT DEVELOPMENT SDN BHD	03-2287 1600	03-2287 1816	PARAMOUNT PROPERTY(GLENMARIE) SDN BHD	03-5123 6000	03-5123 6111
LEE YEN KEE (M) SDN BHD	03-8733 1491	03-8736 8715	PARAMOUNT PROPERTY(SHAH ALAM) SDN BHD	03-5123 6000	03-5123 6111
LIAN HARP DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585	PARIS DYNASTY LAND SDN BHD	03-7960 9316	03-7960 9318
LIAN SOON THIAM SDN BHD	03-3216 1334	03-3216 1456	PARKWOOD DEVELOPMENTS SDN BHD	03-2788 9000	
LIM CHOON HING & SONS SDN BHD	03-3372 5116	03-3381 5116	PDMC HOLDINGS SDN BHD	03-8080 2138	03-8080 8918
LLC PROPERTIES SDN BHD	03-6201 3888	03-6201 3113	PDMC PROPERTY SDN BHD	03-8080 2138	03-8080 8918
LOW YAT HOLDINGS (M) SDN BHD	03-4048 3600	03-4048 3688	PERBADANAN KEMAJUAN NEGERI SELANGOR	03-5520 4830	03-5510 2159
LUM CHANG SDN BHD	03-2171 2222	03-2171 2333	PERFECT EAGLE DEVELOPMENT SDN BHD	03-7803 1626	03-7804 2299
LUXOR PROPERTIES SDN BHD	03-7681 2288	03-7681 2221	PERIDOT DEVELOPMENT SDN BHD	03-5121 1818	03-5121 1881
LYL LAND SDN BHD	03-8023 2666	03-8023 2615	PERMATANAH SDN BHD	03-7954 0200	03-7954 2800

Company	Tel	Fax	Company	Tel	Fax
PERUMAHAN SEHATI SDN BHD	03-3343 8788	03-3341 5410	STERLING PRIMA SDN BHD	03-8311 9090	03-8311 9966
PERWIRA RAYA(M) SDN BHD	03-3344 5988	03-3343 9209	STRENGTH FORMATION (M) SDN BHD	03-5613 7580	
PFA LAND SDN BHD	03-8736 9098	03-8736 9099	SUDITASIA (M) SDN BHD	03-3344 9333	03-3344 8999
PLENITUDE PERMAI SDN BHD	03-8068 2006	03-8068 2005	SUNNY MODE SDN BHD	03-6188 4488	03-6188 4487
PMB DEVELOPMENT SDN BHD	03-8961 8355	03-8961 8362	SUNSURIA CITY SDN BHD	03-6145 7777	03-6145 7778
PNSB ACMAR SDN BHD	03-3343 8833	03-3341 0945	SUNTRACK DEVELOPMENT SDN BHD	03-8318 3188	03-8318 3190
PORTICO SDN BHD	06-651 6512	06-651 5223	SUNTRACK RAVEN SDN BHD	03-8318 3188	03-8318 3190
POSH ATLANTIC SDN BHD	03-7728 9289	03-7732 8489	SUNWAY PKNS SDN BHD	03-5639 9200	03-5639 9992
PREMIER GREEN SDN BHD	03-2031 2888	03-2031 1998	SUNWAY SOUTH QUAY SDN BHD	03-5639 9200	03-5639 9992
PREMIER S&P DEVELOPMENT SDN BHD	03-3181 8333	03-3181 8080	SUPREME HARMONY SDN BHD	03-3343 8788	03-3341 5410
PRG PROPERTY SDN BHD	03-7859 0877	03-7859 0977	SYARIKAT MAJU JAYA SDN BHD	03-2142 9188	03-2142 6940
PRIMAPARAMOUNT SDN BHD	03-2287 6612	03-2287 2308	SYARIKAT PERUMAHAN NEGARA BHD	03-2618 5555	03-2618 5882
PROJECT CONTROLINE SDN BHD	03-5162 3341	03-5166 4297	SYMPHONY HILLS SDN BHD	03-8723 1420	03-8723 1528
PROP PARK SDN BHD	03-6188 4488	03-6188 4487	SYMPHONY LIFE BERHAD	03-7844 6888	03-7844 6838
PUJAAAN HARMONI SDN BHD	03-6141 3131	03-6151 3141	T.H.N. DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585
PUJANGGA BUDIMAN SDN BHD	03-8741 4850	03-8741 4852	T.J. LAND SDN BHD	03-7845 8958	03-7859 1367
PURCON (M) SDN BHD	03-8948 2922	03-8948 2460	TAHAP WARISAN SDN BHD	03-5880 5252	1700-810-400
RASMI INDAH SDN BHD	03-8076 5200	03-8076 5211	TAIPAN FOCUS SDN BHD	03-3371 6010	03-3371 5998
RAWANG DEVELOPMENT SDN BHD	03-5548 2940	03-5542 1173	TAMAN EQUINE (M) SDN BHD	03-8941 7878	03-8948 1010
REGENCY LAND SDN BHD	03-7723 9000	03-7729 7000	TAN & TAN DEVELOPMENTS BHD	03-2289 8989	03-2287 9882
RIMAU PROPERTIES SDN BHD	03-7954 9888	03-7956 1358	TAN LIAN SUAN HOLDINGS SDN BHD	03-8734 8088	03-8736 6099
RIVERTREE MILLENNIUM SDN BHD	03-8958 5050	03-8959 4334	TANGKAS INFINITI SDN BHD	03-2284 1019	03-2284 2339
S.J. PROPERTIES SDN BHD	03-7846 4407	03-7846 4905	TANGKAS PROPERTIES SDN BHD	03-2284 1019	03-2284 2339
S.L.NG CORPORATE SOLUTION SDN BHD	03-3342 2177	03-3342 2149	TANMING BERHAD	03-2282 6633	03-2282 6648
SALAK CITY DEVELOPMENT SDN BHD	03-8705 0500	03-8705 3113	TEE RESOURCES SDN BHD	03-8688 2828	03-8688 2886
SALIENT PYRAMID SDN BHD	03-9171 9911	03-9171 0996	TEMASYA MENTARI DEVELOPMENT SDN BHD	03-7660 4808	03-7660 4803
SAMIK CORPORATION SDN BHD	03-5032 8888	03-5032 2222	TEMPO PROPERTIES SDN BHD	03-2161 1216	03-2161 1185
SBS PROPERTY DEVELOPMENT (M) SDN BHD	03-8928 0576	03-89220576	TERATAI SELEKSI SDN BHD	03-9011 3047	03-9010 4198
SCLAND SDN BHD	03-7727 7811	03-7725 5811	TETAP TIARA SDN BHD	03-7957 8833	03-7958 4833
SDB PROPERTIES SDN BHD	03-2711 3388	03-2711 2219	THYE LEONG HUAT PROPERTY SDN BHD	03-6142 6030	03-6142 6032
SELAMAN SDN BHD	03-4257 0151	03-4257 7050	TITI KAYA SDN BHD	03-7958 7888	03-7958 1533
SEMAI RIA SDN BHD	03-6203 1633	03-6203 4622	TONG CHUN DEVELOPMENT SDN BHD	03-3343 3341	03-3342 3341
SEPANG MEGAH SDN BHD	03-3341 8301	03-3341 5410	TOP RANK ASSETS SDN BHD	03-8023 2323	03-8025 1611
SERBA SENTOSA SDN BHD	03-8737 8228	03-8736 5436	TPPT SDN BHD	03-2274 2277	03-2272 3267
SERI MUTIARA DEVELOPMENT SDN BHD	03-8322 2000	03-8322 2020	TRINITY GROUP SDN BHD	03-8062 9009	03-8062 9222
SERISTANA SDN BHD	03-5512 8989	03-5510 7887	TROPICANA GOLF & COUNTRY RESORT BHD	03-7710 1018	03-7717 2929
SETARABAKAT SDN BHD	03-8060 1307	03-8062 1131	TUJUJAN GEMILANG SDN BHD	03-7725 9800	03-7725 7900
SETIA ECO GLADES SDN BHD	03-8686 2255	03-8282 2222	TUNGLING DEVELOPMENT SDN BHD	03-7735 6111	03-7732 6082
SETIA ECOHILL 2 SDN BHD	03-8723 2552	03-8725 9552	TWIN VALLEY HOLDINGS BERHAD	03-5191 5187	03-5191 5186
SETIA ECOHILL SDN BHD	03-8723 2552	03-8725 9552	UDA LAND SDN BHD	03-9074 6188	03-9074 6288
SETIA HARUMAN SDN BHD	03-8312 8000	03-8312 8136	UPICON SDN BHD	03-3323 5120	03-3323 5121
SETIATIWI SDN BHD	03-6138 9043	03-6137 9043	VI LAND DEVELOPMENT SDN BHD	03-3344 3515	03-3344 1000
SHAH ALAM 2 SDN BHD	03-7985 8288	03-7952 9091	VILLAMAS METACITY SDN BHD	03-7728 1222	03-7726 1222
SHEN YANG REALTY SDN BHD	03-3344 0226	03-3343 1150	VILLAMAS SDN BHD	03-7728 1222	03-7726 1222
SIMAS-D SDN BHD	03-3341 1341	03-3343 2313	WAWASAN RAJAWALI SDN BHD	03-2162 1111	03-2163 3336
SIME DARBY ELMINA DEVELOPMENT SDN BHD	03-7849 5000	03-7849 5690	WCT LAND SDN BHD	03-3324 3255	03-3324 3263
SIN HEE YANG PROPERTY MANAGEMENT S/B	03-3343 8788	03-3341 5410	WORLDWIDE HOLDINGS BERHAD	03-5510 2525	03-5510 4448
SMART NICHE SDN BHD	03-8958 5050	03-8959 3443	YUWANG DEVELOPMENT SDN BHD	03-3181 5333	03-3181 8080
SRI DAMANSARA SDN BHD	03-6279 8000	03-6277 7061	ZIKAY DEVELOPMENT SDN BHD	03-2698 8789	03-2692 4789
SRIJANG KEMAJUAN SDN BHD	03-8737 8228	03-8736 5436			



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