



**REHDA**  
**SELANGOR**

# **ANNUAL REPORT**

**2020 | 2021**



# C O N T E N T S

<b>NOTICE OF ANNUAL GENERAL MEETING</b>	<b>1</b>
<b>BRANCH COMMITTEE 2020 / 2022</b>	<b>2</b>
<b>CHAIRMAN'S REPORT</b>	<b>3</b>
 <b>REPORTS OF SUB-COMMITTEES</b>	
• Membership, Practice & Discipline Sub-Committee	<b>5</b>
• Events , Publications and Communication Sub-Committee	<b>7</b>
• Infrastructure, Utilities & Environment Sub-Committee	<b>7</b>
• Planning, Policies & Standards Sub-Committee	<b>8</b>
 <b>REPORTS OF ZONE COMMITTEES</b>	
• Petaling Jaya Zone Committee	<b>9</b>
• Subang Jaya Zone Committee	<b>10</b>
• Klang / Kuala Langat Zone Committee	<b>11</b>
• Shah Alam / Kuala Selangor Zone Committee	<b>11</b>
• Kajang / Sepang Zone Committee	<b>11</b>
• Hulu Selangor / Selayang / Ampang Jaya Zone Committee	<b>12</b>
 <b>CALENDAR OF EVENTS</b>	 <b>13</b>
<b>PHOTOS OF EVENTS</b>	<b>15</b>
<b>FINANCIAL STATEMENTS AS AT 31 DECEMBER 2020</b>	<b>17</b>
<b>MEMBERSHIP LIST</b>	<b>32</b>

## NOTICE OF ANNUAL GENERAL MEETING

**NOTICE IS HEREBY GIVEN** that the Annual General Meeting of the Real Estate & Housing Developers' Association Malaysia (REHDA) Selangor Branch will be held virtually on Saturday, 22 May 2021 at 10.00 am via ZOOM Cloud Meeting as per the link provided:

<https://zoom.us/j/92211140113?pwd=QklhYXRYazJFZjR5OWtOY0UvU1JiUT09>

Meeting ID : 922 1114 0113

Passcode : SEL-AGM

### AGENDA

1. To consider and approve the Branch Annual Report for 2020 /2021;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31 December 2020;
3. To re-appoint Auditors of the Branch for the financial year ended 31 December 2021;
4. To elect delegates to the Annual Delegates' Conference to be held on 26 June 2021;
5. To discuss motions, if any, for submission to the Annual Delegates' Conference to be held on 26 June 2021;
6. To deal with any other matters that may be put before it.

### BY ORDER OF THE BRANCH COMMITTEE



**LOO CHEE YANG**  
BRANCH SECRETARY

Dated : 6 May 2021

*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 2020 / 2022

### CHAIRMAN

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

### IMMEDIATE PAST CHAIRMAN (EX-OFFICIO)

En. Zulkifly bin Garib  
*Elmina Equestrian Centre (M) Sdn Bhd*

### MOST RECENT PAST CHAIRMAN (EX-OFFICIO)

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

### DEPUTY CHAIRMAN

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

### BRANCH SECRETARY

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

### ASSISTANT SECRETARY

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

### BRANCH TREASURER

YBhg. Dato' Edward Chong Sin Kiat  
*Shah Alam 2 Sdn Bhd*

### COMMITTEE MEMBERS

En Azhar bin Shaharudin  
*Regency Land Sdn Bhd*

Mr James Tan Kok Kiat  
*Suntrack Development Sdn Bhd*

Mr Ong Ghee Bin  
*Wawasan Rajawali Sdn Bhd*

Mr Kelvin Choo Yung Yau  
*Pembinaan Gapadu Sdn Bhd*

Ir. Teo Ching Wee  
*Mitraland Properties Sdn Bhd*

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

YBhg. Datuk Tan Hon Lim  
*Bandar Setia Alam Sdn Bhd*

YBhg. Dato' Azmir Merican bin Azmi Merican  
*Sime Darby Property (City of Elmina) Sdn Bhd*

En. Adly Sham bin Che Din  
*Sunway PKNS Sdn Bhd*

Ms Shanaz Azwin binti Datuk Muztaza  
*Fairview Development Sdn Bhd*

## BRANCH COMMITTEE MEETINGS

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

No.	DATE OF MEETING
1. 2020/2021	25 August 2020
2. 2020/2021	7 October 2020
3. 2020/2021	10 December 2020
4. 2020/2021	21 January 2021
5. 2020/2021	11 March 2021
6. 2020/2021	8 April 2021

## ATTENDANCE

Name	Attendance
YBhg. Datuk Ho Hon Sang	06/06
En. Zulkifly bin Garib	05/06
YBhg. Dato' Khor Chap Jen	05/06
YBhg. Datuk Zaini bin Yusoff	04/06
Mr Loo Chee Yang	06/06
Mr Ang Kee Ping	05/06
YBhg. Dato' Edward Chong Sin Kiat	06/06
En Azhar bin Shaharudin	04/05
Mr James Tan Kok Kiat	06/06
Mr Ong Ghee Bin	06/06
Mr Kelvin Choo Yung Yau	06/06
Ir. Teo Ching Wee	06/06
Dato' TPr. Neoh Soo Keat	06/06
YBhg. Datuk Tan Hon Lim	05/06
YBhg. Dato' Azmir Merican bin Azmi Merican	04/06
En. Adly Sham bin Che Din	04/06
Ms Shanaz Azwin binti Datuk Muztaza	05/05

# CHAIRMAN'S REPORT

Dear fellow members,

It is my honour to present to you my first Annual Report 2020/2021.

The period under review was a challenging year for the property industry when the world was confronted with the Covid-19 pandemic which forced businesses to come to a sudden halt and drove the country's property market to a downtrend. In Selangor, the property market recorded a lacklustre year where market movement across all sub-sectors were not encouraging in 2020. According to NAPIC report, for residential properties, there were 44,034 transaction worth RM21.72 billion recorded in Selangor, down by 15.3% in volume and 14.6% in value compared to the transactions that was recorded in 2019. There was a decline in launches of new residential properties while the sales performance for new launches fared moderately.

On the optimistic side, to support homebuyers and to encourage the sales of unsold residential properties, the government re-introduced Home Ownership Campaign (HOC) under the Short-Term Economic Recovery Plan (PENJANA) which has been instrumental in helping to stimulate the soft property market. Other incentives including exemption of Real Property Gains Tax (RPGT) and the removal of 70% financing cap for third home loan of RM600,000 certainly helped to boost the property industry especially during these unprecedented times.

Besides the market condition, the industry continued to face challenges on the policy and regulation front. REHDA Selangor has persistently continued with its best efforts in making the necessary representation to the relevant authorities and agencies for the interest of the industry both at state and district level. Among the prominent and significant meetings were:

## **Meeting with State Executive Councillor for Local Government, Public Transport and New Village Development.**

A meeting was organised with YB Tuan Ng Sze Han, Selangor State Executive Councillor for Local Government, Public Transport and New Village Development at his office to highlight and recommend proposals and suggestions to tackle long pending issues that has been perturbing the industry: -

- High Hoarding Charges has indirectly contributed to the hike of compliance cost. REHDA proposed to re-evaluate the hoarding charges formula and to impose the charges one time rather than monthly.
- Non-standardisation of planning submission approval by local authority - REHDA proposed that the requirements by all local councils in Selangor are business friendly and standardised.
- Imposition of low-cost shop & factory under Selangor Planning Guideline Manual - REHDA proposed that Small and Medium Enterprise (SME) sectors who can't afford to purchase commercial building should rent at a lower price and this should be left to the owners of the building to decide how to balance the rental.
- Commissioner of Building (COB) to accept Bank Guarantee (BG) as deposit for defects on common property - Certain local authorities does not accept bank guarantee as deposit for defects on common property although it is allowed under the Strata Management (Maintenance and Management) Regulation 2015.
- Over provision of schools in a township development – the current planning guideline does not reflect the actual needs of school. In reality there's a serious over provision of school land in the state. The current census in Selangor is only 3.9/household while the guideline still uses 5/household. REHDA proposed to review the population equivalent.
- Further study required on Transit Oriented Development (TOD) guideline.

## **Courtesy visit to the Selangor State Exco of Housing, Urban Wellbeing and Entrepreneurs Development**

The association organised a courtesy visit to the newly appointed Selangor State Exco of Housing, Urban Wellbeing and Entrepreneurs Development, YB Pn. Rodziah Binti Ismail. Among the issues brought up to YB's attention were:

- Overhang Issue in Selangor - The housing policy needs to be relevant and reflect the actual dynamic of housing industry in Selangor.
- Purchasers' Lists for Rumah Selangorku -challenges in obtaining the purchaser list from Lembaga Perumahan & Hartanah Selangor (LPHS). The list sometimes contains profiles that are not eligible for bank loans and some rejects the offer due to mismatch of location. REHDA proposed that sales report of RSKu is submitted to LPHS so that the board will be able to keep track of buyers who are not qualified and remove them from the list.
- Threshold for Foreigners to Acquire Properties in Selangor – REHDA Selangor strongly pursued a lower threshold for foreign purchase to attract more foreign investors/buyers to purchase the properties in Selangor. Nevertheless, the Selangor State Government has announced to reduce the foreign ownership threshold for strata properties to RM1.0 million from RM 1.5 million previously effective 1 January 2020 to December 2022.
- Inconsistency of Construction Site Working Hours -To standardise the working hours across board as the inconsistency is causing developers to lose significant hours to complete the construction.
- Parcel Rent -The implementation of "Parcel Rent" (Cukai Petak) charges on all stratified buildings since 1 June 2018 by Selangor State Government has shown a significant increase of payment compared to the previous years. REHDA is proposing to review the method of calculation of Parcel Rent and the matter is still under discussion.

Concerns relating to deposit for common property defects and high hoarding charges were also raised during the visit. REHDA also wrote to Menteri Besar of Selangor to highlight our concerns and share our recommendations on the issues above.

Fellow members,

The Branch committee, sub-committees and zone committees are constantly involved in engagement sessions with the various agencies in providing feedbacks and recommendations. The following sessions were held under the review period:

- the Planning, Policies and Standards sub-committee reviewed the Planning Guideline and State Planning Standards 4th Edition which is still in drafting stage and submitted the comments to PlanMalaysia@Selangor for their consideration.
- Telekom Malaysia (TM) Central Region organised a virtual meeting with REHDA Selangor and REHDA Wilayah Persekutuan.
- The Retail Division of Tenaga Nasional Berhad (TNB) Selangor paid a courtesy visit to REHDA Selangor.
- Engagement Session with Pengurusan Air Selangor Sdn Bhd.

Details of the meeting are in the ensuing reports by the respective sub-committees. Moving forward, REHDA Selangor will continue to engage the relevant states local authorities and utility companies on various issues affecting our industry.

Under the review period, in view of the current situation, the following virtual events were organised.

- Virtual Briefing with Lembaga Perumahan & Hartanah Selangor (LPHS) on Affordable Housing Scheme.
- Understanding Your Rights as a Developer on Defect Liability.
- A look and Impact of Latent Defects on Property Development.

The objective of the events is to create awareness among members and to invite experts to share information on the respective topics. More such webinars are in the pipeline for the coming year. Reports of the activities will appear in the following pages.

On the positive side, REHDA Selangor has been re-appointed to be represented in the Lembaga Perumahan dan Hartanah Selangor Board chaired by the Menteri Besar. This is a platform where challenges and issues affecting the industry are highlighted and brought to the attention of the state.

My fellow members,

Looking to the future, we have many unresolved challenges ahead of us and I am confident with the continuous support from the members, REHDA will continue to uphold the interest of our members and be the leading voice for the industry.

Finally, I would like to take this opportunity to record my heartfelt appreciation to my fellow committee members for their valuable time, dedication and commitment in championing and representing the members interest in the many meetings with the authorities to enable REHDA to play its role effectively.

In conclusion, on behalf of the REHDA Selangor branch committee, I would like to thank REHDA members for your continuous support and active participation in surveys and events. Wishing all members all the best in your endeavors. Stay safe!



**DATUK HO HON SANG**  
**CHAIRMAN**



# REPORTS OF SUB-COMMITTEES

## MEMBERSHIP , PRACTICE & DISCIPLINE SUB-COMMITTEE

Chairman : Mr Ong Ghee Bin

Committee : Mr Loo Chee Yang

### Branch Membership Status.

As at 30 April 2021, the branch membership stood at 370 members. For the period 1 August 2020 to 30 April 2021, 42 new ordinary members, 2 ordinary members re-instatement and 9 new subsidiary/related members joined the branch while 20 members withdrew their membership and 2 members de-registered. Details as follows: -

No.	New Members	Membership Type	Date of Admissions
1	SMS Realty Sdn Bhd	Ordinary	11 August 2020
2	Lingjaya Corporation Sdn Bhd	Ordinary	11 August 2020
3	Kenting Development Sdn Bhd	Ordinary	11 August 2020
4	Seacera Development Sdn Bhd	Ordinary	11 August 2020
5	Newurban Sdn Bhd	Ordinary	11 August 2020
6	MSN Development Sdn Bhd	Ordinary	11 August 2020
7	MLDC Berhad	Ordinary	11 August 2020
8	Bandasinar Development Sdn Bhd	Ordinary	11 August 2020
9	Amverton Prop Sdn Bhd	Ordinary	11 August 2020
10	Estinia Hardware Sdn Bhd	Ordinary	11 August 2020
11	Scientex Park (M) Sdn Bhd	Ordinary	11 August 2020
12	Solidus Development Sdn Bhd	Ordinary	11 August 2020
13	Top Home Builder Development Sdn Bhd	Ordinary	11 August 2020
14	Mega Bahagia Sdn Bhd	Ordinary	11 August 2020
15	SD Geodesi Sdn Bhd	Ordinary	11 August 2020
16	Gayabumi Konsortium Sdn Bhd	Ordinary	11 August 2020
17	Sempena Puri Development Sdn Bhd	Ordinary	11 August 2020
18	Mewah Kibar Development Sdn Bhd	Ordinary	11 August 2020
19	Aus-Builder Corporation Sdn Bhd	Ordinary	29 December 2020
20	Basco Sdn Bhd	Ordinary	29 December 2020
21	Century World Development Sdn Bhd	Ordinary	29 December 2020
22	Erayear Properties Sdn Bhd	Ordinary	29 December 2020
23	Eastern Corridor Sdn Bhd	Ordinary	29 December 2020
24	Icon Property Hub Sdn Bhd	Ordinary	29 December 2020
25	JM Estate Sdn Bhd	Ordinary	29 December 2020
26	JRK Holdings Berhad	Ordinary	29 December 2020
27	KEB Properties Sdn Bhd	Ordinary	29 December 2020
28	Layaran Pintas Sdn Bhd	Ordinary	29 December 2020
29	Megahomes Development Sdn Bhd	Ordinary	29 December 2020
30	Tiara Sukma Sdn Bhd	Ordinary	29 December 2020
31	UMW Development Sdn Bhd	Ordinary	29 December 2020
32	Yinshah Sdn Bhd	Ordinary	29 December 2020
33	KEB Land Sdn Bhd	Subsidiary/Related	29 December 2020
34	LGK Land Sdn Bhd	Subsidiary/Related	29 December 2020
35	Mayland Venue Sdn Bhd	Subsidiary/Related	29 December 2020
36	SMS Developer Sdn Bhd	Subsidiary/Related	29 December 2020



No.	New Members	Membership Type	Date of Admissions
37	Capaian Sejati Sdn Bhd	Ordinary	29 December 2020
38	Triple Success Development Sdn Bhd	Ordinary	29 December 2020
39	Warisan Bersatu Development Sdn Bhd	Ordinary	29 December 2020
40	Pemaju Perkasa Jaya Sdn Bhd	Ordinary	29 December 2020
41	Setiabab Sdn Bhd	Ordinary	29 December 2020
42	Biz Link Property Sdn Bhd	Subsidiary/Related	29 December 2020
43	Pantai Berkat Sdn Bhd	Subsidiary/Related	29 December 2020
44	Selangor Industrial Corporation Sdn Bhd	Subsidiary/Related	29 December 2020
45	Pembinaan Gapadu Sdn Bhd	Ordinary	20 January 2021
46	Dataran Matriks Sdn Bhd	Subsidiary/Related	27 February 2021
47	Binaria Setia Sdn Bhd	Ordinary	24 March 2021
48	Cheras Home Development Sdn Bhd	Ordinary	24 March 2021
49	Capaian Semangat Sdn Bhd	Ordinary	24 March 2021
50	FAB Development Sdn Bhd	Subsidiary/Related	24 March 2021
51	Ace Dynamite Sdn Bhd	Ordinary	21 April 2021

No.	Members Re-instatement	Membership Type	Date Re-instatement
1	Lebar Daun Development Sdn Bhd	Ordinary	29 December 2020
2	Portico Sdn Bhd	Ordinary	29 December 2020

No.	Members Withdrawn	Membership Type	Date Withdrawn
1	New Vision Properties (M) Sdn Bhd	Ordinary	11 August 2020
2	Golden Plateau Sdn Bhd	Ordinary	29 December 2020
3	MCT Homes Sdn Bhd	Ordinary	29 December 2020
4	Tangkas Infiniti Sdn Bhd	Subsidiary/Related	29 December 2020
5	Goldenchamp Development Sdn Bhd	Ordinary	29 December 2020
6	L E H Construction Sdn Bhd	Ordinary	29 December 2020
7	Premier Green Sdn Bhd	Ordinary	29 December 2020
8	Ideal City Development Sdn Bhd	Ordinary	27 February 2021
9	Koh Lay Seong & Sons Sdn Bhd	Ordinary	24 March 2021
10	Smart Niche Sdn Bhd	Ordinary	24 March 2021
11	Ismail Holdings Sdn Bhd	Ordinary	24 March 2021
12	Pembinaan Idaman Suria Sdn Bhd	Ordinary	24 March 2021
13	Selesa Permata Sdn Bhd	Ordinary	24 March 2021
14	Kong Kim Leng & Co	Associate	24 March 2021
15	SBS Property Development (M) Sdn Bhd	Subsidiary/Related	24 March 2021
16	Paramount Property (Glenmarie) Sdn Bhd	Subsidiary/Related	24 March 2021
17	Paramount Property (Cjaya) Sdn Bhd	Subsidiary/Related	24 March 2021
18	Paramount Property (Shah Alam) Sdn Bhd	Subsidiary/Related	24 March 2021
19	Optima Lead Sdn Bhd	Ordinary	21 April 2021
20	Leadmont Development Sdn Bhd	Subsidiary/Related	21 April 2021

No.	De-registration of Membership	Membership Type	Date De-registered
1	Seri Mutiara Development Sdn Bhd	Ordinary	27 February 2021
2	Tee Resources Sdn Bhd	Ordinary	27 February 2021

# REPORTS OF SUB-COMMITTEES

## EVENTS, PUBLICATIONS AND COMMUNICATION SUB-COMMITTEE

*Chairlady* : Ms Shanaz A Muztaza  
*Committee Members* : Datuk Ho Hon Sang, Mr Loo Chee Yang,  
Dato' Edward Chong, Mr Michael Fu,  
Mr Denn Gan, Ms Christina Chen,  
Mr Ethan Lai, Ms Tee Yi Wen and  
Mr Darren Ng.

### Events, Publications and Communication Sub-Committee Meeting 2020/2021

The Events, Publications and Communication Sub-Committee Meeting term 2020/2021 was held on 15 January 2021 to discuss and plan upcoming events and activities for the branch.

### Virtual Briefing with Lembaga Perumahan & Hartanah Selangor (LPHS) on Affordable Housing Scheme

REHDA Selangor organized a Zoom Webinar on 17 March 2021 on Affordable Housing Scheme presented by Lembaga Perumahan & Hartanah Selangor (LPHS). The main topic discussed was on 'Insentif Galakan Pembinaan Rumah Mampu Milik (Rumah Selangorku Harapan & Rumah Idaman MBI) Pasca Covid 19.

The objective of the event is to create awareness among members on the new scheme announced by Y.A.B Dato' Menteri Besar Selangor during the presentation on Economic Stimulation Package 3, as an effort to encourage more development of affordable homes in Selangor. About 200 REHDA Selangor members attended the virtual event. Among the topics discussed were:

- Features & specifications
- Development terms
- Latest achievements on the development Rumah Selangorku Harapan & Rumah Idaman MBI

### REHDA Selangor Webinar Series

- The first virtual briefing on 'Understanding Your Rights as a Developer on Defect Liability' was successfully organized on 22 April 2021 on zoom from 10.00am to 12.00pm. The event was well participated by 364 participants. The objective of the webinar is to enlighten members on:
  - Their rights in Defect Liability from a Housing Development (Control & Licensing) Act 1966's perspective.
  - Sharing of recent case law developments and the common issues and ways to mitigate.
  - Developers' recourse against contractor on the defective work.
  - Identify defect complaint management procedures.
- The second virtual briefing on A Look and Impact of Latent Defects on Property Development was held on 30 April 2021 on zoom from 10am to 12.00pm. About 395 participants joined the online session. The aim of the event is to share with the participants on:
  - The re-definition of the law on 'Latent Defects' in light of the revision in the Limitation Act,
  - What amounts to Latent Defects?
  - Enlighten developers on items to keep in check in light of the revision in the law,
  - Steps and approach to address claim of Latent Defect.

## INFRASTRUCTURE, UTILITIES & ENVIRONMENT SUB-COMMITTEE

*Chairman* : En. Zulkifly Garib  
*Committee Members* : Mr Tiah Oon Ling, Datuk Tan Hon Lim,  
Ir. Teo Ching Wee and En Sezleen Bahzme

### Engagement Session with Pengurusan Air Selangor Sdn Bhd

REHDA Selangor had an engagement session with Pengurusan Air Selangor Sdn Bhd at Wisma REHDA on 18 August 2020. The event was well attended by a total of 80 members and officers from Pengurusan Air Selangor Sdn Bhd. En Suhaimi Kamaralzaman, the CEO of Pengurusan Air Selangor Sdn Bhd presented on the following topics:

- Water Supply Outlook.
- Statistics on Water Supply Applications.
- Air Selangor Customer Improvement Plans.
- Integrity and Section 17A MACC Act.
- Air Selangor Proposed New Policy On IWSS.

### Virtual meeting with Telekom Malaysia (TM) Central Region

Telekom Malaysia (TM) Central Region organised a virtual meeting with REHDA Selangor and REHDA Wilayah Persekutuan(KL) on 11 November 2020. The objective of the meeting is to introduce the TM Central Region and get to know the newly appointed REHDA Selangor and Wilayah Persekutuan (KL) committee members. TM delegates were led by Dato' Zuraidah Binti Mohd Said, the Chief of TM Central Region while REHDA Selangor was led by Datuk Ho Hon Sang and REHDA WPKL by Mr Chan Kin Meng respectively.

TM shared a brief presentation on TM Central Region Roles, objectives and work scope. TM further shared the presentation on "Smart Cities, Smart Communities" and proposed the following collaboration with REHDA: -

- Infra Readiness – TM will plan and lay fiber infra at NO COST to the developer
- Teaming – GTM Collaboration in Sales and Marketing with Property Developers & JMBs
- Timely Delivery – Timely Fibre Infra delivery and updating
- Value-Added – Smart Homes, Smart Cities & Smart Communities
- Growth – Growing the Digital Society and Economy

Amongst other highlights including:

- Infra Readiness for pocket size development is depending on the existing infrastructure readiness and developers are welcomed to discuss further with TM on this matter.
- Smart City realisation is commonly perceived as a high-cost spending matter. TM shared the cross-subsidy model with REHDA and informed that the proposed model is applicable on the nature of the business model and needs of each development.
- The full fiber coverage is on-going and estimated time of completion is 1st quarter of 2021.
- Dato' Zuraidah further informed that TM does not impose any capital contribution charges for providing the communication infrastructure and developers are welcome to seek clarification with TM on this matter.

In the final note, Dato' Zuraidah encouraged REHDA and developers in the central region to contact her, En. Kamarudin or En. Hamidun to discuss matter regards to the current and future development.

### Discussion on Underground Utility Mapping by JUPEM

REHDA Selangor was invited by University Teknologi Malaysia (UTM), consultant appointed by JUPEM to discuss the Underground Utility Mapping Policy on 27 January 2021. Amongst the discussion including:

- The current data does not synchronise between JUPEM and local authority.
- A proposal to establish a platform to provide an accurate and high-quality data
- REHDA Selangor also shared the issues on the needs to explore and study the utility mapping for each development

UTM will further study on the subject matter.

### **New Connection Charges / Caj Sambungan Pengguna (CSP) by TNB**

TNB organised a dialogue session on 29 January 2021 with regards to the New Connection Charges / Caj Sambungan Pengguna (CSP). The new policy has come into force on 15 January 2021.

### **Meeting on Guidelines for Electrical in Building**

REHDA has written to the BIPC Chairman on 15 December 2020 to review and reassess the mandatory requirement of installation of lightning protection system in residential and commercial buildings.

ITEM reverted with a reply to REHDA in a letter dated 5 February 2021 informing the following:-

- ITEM has highlighted the similar concern raised by REHDA to ST and the potential difficulties to implement such requirements on the existing buildings;
- Suruhanjaya Tenaga (ST) had formed a focus group to look into a practical approach to enforce these requirements, but details are yet to be finalized;
- Risk Assessment in accordance to MS IEC 62305-2 should be conducted for all new projects and the implementation of lightning protection system (LPS) shall subject to the outcome of the assessment as proposed by REHDA; and
- It was not mandatory to install the lightning protection system since ST's emphasizes on the compliance of MS IEC 62305, which is a set of design standard and risk assessment in accordance to MS IEC 62305-2 that should be done before any LPS is to be designed for new projects.

Further to the matter, a BIPC meeting was held on 11 March 2021 and in view of the complicated steps / details for Risk Assessment in MS IEC 62305-2, BIPC agreed on REHDA proposal to establish a focus group to study the subject matter and thereafter approach ST with industry feedback.

### **Courtesy Visit by Retail Division, TNB Selangor to REHDA Selangor**

The Retail Division of Tenaga Nasional Berhad (TNB) Selangor had paid a courtesy visit to REHDA Selangor on 14 April 2021. The visit was led by Tn. Hj. Ismail Lathifi bin Teh, Head of State Retail (Selangor) together with his officers including En. Mohamad Izwan bin Zainal (Specialist of State Government & Customer Acquisition – Selangor), En. Hidayat Fahmi bin Abd Rahim (Lead of Customer Engagement – Selangor), En. Mohd Ainuddin bin Md Khairuddin (Lead Engineer of New Connection) and En. Sharindran A/L Gopal (Manager of Project Permit Management). REHDA Selangor was led by Datuk Ho Hon Sang, Chairman REHDA Selangor.

The visit aimed to introduce the Retail Division of TNB Selangor to REHDA Selangor and to foster an effective communication and cooperation. Amongst the discussions including:

- Exchanges of views on a cost-effective application and approval especially for the affordable housing category
- To consider the exemption of requirement for TNB sub-station to be located 100m from the sewerage treatment plant / refuse chamber on case-to-case basis (particularly on the high-rise development)
- To re-examine the inconsistency between the planning approval

and PIAT inspection

d. To review the Coincident factor

e. To review the pre-condition of Crusher-run stage before the TNB cabling works

f. To review the long process on TNB meter applications

g. Issue on transferring the ownership from developer to new purchasers.

h. Sharing on Smart meter and Solar Energy programme by TNB Selangor

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

*Chairman : Mr James Tan Kok Kiat*

*Committee Members : Mr Ang Kee Ping, Dato' David Tan Thean Thye, Datuk Zaini Yusoff, Mr Appollo Leong, En Azhar Shaharudin, Datuk Tan Hon Lim, Mr Michael Fu, Dr Foo Chee Hung, Ms Teo Chui Ping, Mr Teh Tik Guan, Ms Shanaz Muztaza, Mr. Liong Kok Kit, Mr. Denn Gan Teck Wee and Mr. Lionel Leong*

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

The Planning, Policies & Standards Sub-Committee meeting was held on 7 October 2020 to discuss updates, relevant issues and complaints raised relating to the planning standards, policies and guidelines in Selangor.

### **Mesyuarat Penyelarasan Cadangan Indikator Bersama Jabatan dan Agensi Teknikal**

The PLANMalaysia@Selangor is developing a report system of Pembangunan Sistem Laporan Perancangan Fizikal Negeri Selangor (LPFNS) and a meeting was called on 9 September 2020 to discuss the assignment of specific indicator for each technical department and agency. The indicator will determine the effectiveness of carrying out the objectives stated in the Rancangan Struktur Negeri Selangor 2035. The meeting was chaired by Pn. Suzlyna Binti Abd Latib, Chief Assistant Director, PLANMalaysia@Selangor.

In the meeting, it was proposed that REHDA should provide the indicator on "Jumlah Permohonan Pembangunan Yang Menggunapakai Prinsip Teknologi Hijau DiPeringkat Reka Bentuk Di Dalam Pembinaan & Pelaksanaan Infrastruktur Tenaga Elektrik". The feedback given by REHDA including:

- Proposed PLANMalaysia@Selangor to refer to local authority for the data on the usage of green technology as indicated in the Planning Approval (Kebenaran Merancang)
- Proposed PLANMalaysia@Selangor to recognize the other agency such as GreenRE and MyCrest, which is also authorized to offer Green Building Certificate besides GBI.
- Proposed the general term of "Green Building Certificate Assessment" to be used in the justification section instead of "Green Building Index", which is known as a company entity and not a generic term for green building certification in Malaysia.

### **Manual Garis Panduan dan Piawaian Perancangan Negeri Selangor Edisi 4**

The Planning, Policies & Standards Sub-Committee had discussed and study the Manual Garis Panduan dan Piawaian Perancangan Negeri Selangor Edisi 4 by PLANMalaysia@Selangor. Amongst the proposals including:

- To remove the imposition of minimum lot size on free price unit
- To increase the high-rise density to 100 units/acre in Majlis Bandaraya/Perbandaran and 80 units/acre in Majlis Daerah

- iii. To allow tandem parking lot for high-rise and Rumah Selangorku development
- iv. To study further on the requirement for townhouse unit
- v. To remove the minimum requirement of 1 shop lot : 60 residential units. It should depends on the local plan and market demand
- vi. To remove the imposition of minimum lot size on free market shop lot and factory lot
- vii. To remove the requirement of SOHO and Serviced Apartment only permitted in the TOD zone.
- viii. To study further on the requirement of school building and amenities

The remarks on the draft Manual has been compiled and sent to PLANMalaysia@Selangor for their reference and consideration.

The Planning, Policies & Standards Sub-Committee also held a meeting with Malaysia Institute of Planners (MIP) on 9 October 2021 to share the views and remarks on the draft Manual for MIP deliberation and submission to PLANMalaysia@Selangor.

### Annual Strategic Planning

Planning, Policies & Standards Sub-Committee discuss the annual Strategic Planning on 3 March 2021. The meeting charted the objectives, purpose statement, as well as the three (3) and one (1) year action plans. The advocate one (1) year action plans including:

- To review and recommend the Bumiquota release mechanism to the State Housing Exco and Lembaga Perumahan & Hartanah Selangor (LPHS).
- To present the statistics of supply and demand on social housing for each district to LPHS.
- To review the policy for low-cost shop and factory
- To review issuance process of name list for eligible RSKu purchasers and the self-marketing (tawaran terbuka) of RSKu.
- To review the alignment and participation of financiers for RSKu.
- To study and review the formula to share infrastructure cost for current and future development
- To review the provision formula of public amenities such as school and others.
- To draft a suitable policy for prevention of over provision of amenities in consideration of existing amenities within vicinity.
- To continue the study for an effective planning policy.

All the findings will be presented and shared with relevant authorities, State Government Officio, Lembaga Perumahan & Hartanah Selangor and local stakeholders for their further deliberation.

### Analysis on Selangor Housing Data

Planning, Policies and Standard Sub-Committee had engaged a data analyst to compile the updated statistics of house price and population of household with low income to learn the supply and demand of affordable housing of all Districts in Selangor.

The committee are conducting a detail study to further entail the supply and demand of affordable housing in Selangor.

## REPORTS OF ZONE-COMMITTEES

### PETALING JAYA ZONE COMMITTEE

*Chairman : Mr Kelvin Choo*  
*Committee Members : Mr Chiah Hwa Kai, En. Azhar Shaharudin, Mr. Che King Tow, En. Adly Sham, Ms Teo Chui Ping, Mr Chien Chyi Tan, Mr David Loh.*

### Petaling Jaya Zone Committee Meeting

The Petaling Jaya Zone Committee meeting was held on:

- 6 October 2020
- 7 December 2020
- 23 March 2021

Amongst the issues discussed including:

- a. The branch wrote to Majlis Bandaraya Petaling Jaya (MBPJ) to raise concerns on MBPJ's decision to submit the Tenancy Agreement for the Renovation Works. MBPJ responded by mentioning that they will consider accepting letter of agreement between owner and tenant instead of the Tenancy Agreement.
- b. The branch were informed of a new highway known as PJD link (parallel to Lebuhraya Damansara Puchong, LDP), REHDA has not been approached by MBPJ or MBSJ for feedback on this highway proposal to date.

### Draf Rancangan Tempatan Petaling Jaya 1 (RTPJ 1) Pengubahan 4

Petaling Jaya Zone Committee reviewed the Draf Rancangan Tempatan Petaling Jaya 1 (RTPJ 1) Pengubahan 4. All the suggestions and proposals on the local plans were submitted to MBPJ on 16 November 2020. Amongst the suggestions and proposals submitted were:

- Not to set a prescription of 10% of total units to be shop lots. Should be left up to the developer to determine according to market supply and demand.
- As Petaling Jaya is a highly urbanized city with limited land, high cost of land and a majority of brownfield sites, it would not be effective land use to require a minimum of 40% open space on ground level. Traffic circulation can be provided and enhanced with designed entrance ramps to upper levels. Green landscaped spaces can be provided on other levels such as intermediate balconies, roof gardens and vertical greening.

### Draf Rancangan Tempatan Petaling Jaya 2 (RTPJ 2) Pengubahan 3

Petaling Jaya Zone Committee reviewed the Draf Rancangan Tempatan Petaling Jaya 2 (RTPJ 2) Pengubahan 3. The following suggestions and proposals on the local plan were submitted to MBPJ on 16 November 2020.

- Not to set a prescription of 10% of total units to be shop lots. Should be left up to the developer to determine according to market supply and demand.
- The default plot ratio of 1:8 should be applied to the entire TOD zone of 400 metres radius, a default plot ratio of 1:6 for the TAD zone of between 400 metres and 800 metres radius, and a default plot ratio of 1: 4 for the TED zone of between 800 metres and 1200 metres.
- The use of plot ratio should be applied across all developments, encompassing both residential and commercial properties as such developments are all mixed-used. Therefore it is not logical to use the density calculation of units/acre for the residential component within a mixed-use development. Furthermore, the use of density calculation usually results in large units being built which constrains diversity in design and it is also contrary to the objectives of the local authority/ Government in wanting to provide an increase in housing to the masses.
- Allowing ground level multi-level car parks are more energy-efficient than basement car parks due to the use of natural lighting and natural ventilation. Basement car parks utilise at least 2x more energy due to the provision of 24-hour lighting and mechanical ventilation. Suggestion to remove the requirement to provide car parking on Ground level due to limited space and smaller footprint due to it being TOD.



- Suggestion to remove the provision for “mampu milik” altogether. TOD development caters mainly for the affordable segment of the market as it is a high-density development, leveraging on public transport to save cost for the middle-income population.
- Additional mampu milik would disturb the market with an added cost to the free market TOD apartments. Furthermore, there are sufficient case studies in other jurisdictions that indicates that the mixing of different social classes within the same development causes social conflict and psychological issues with the residents. Therefore, we suggest letting the free market determine to price for such development.
- Suggestion to removing the provision for mampu milik altogether. Provision of mampu milik to assist the B40 is the responsibility of the Government and not the private sector. Furthermore, it will be inappropriate tenant mix to locate premium shops with low-cost shops in the same shopping centre. Low-cost shops will also not be financially viable in such areas.
- Should be left up to the developer to determine whether a food court is viable according to market supply and demand and not made as a mandatory item.
- If the car parks are part of the residential development for residents use, it should not be charged. If the car parks are for public use but are operated privately, the car park rates must be set following market rates. However, if the car parks are part of the MRT/LRT Park n Ride system, the charges will be aligned with the other Park n Ride facilities in similar stations.
- Reference to GBI should be removed and replaced with “any green building certification that is recognised by the Malaysian Government”. The local authority / Government should not be promoting GBI as it is a private company. There are many other Malaysian Government endorsed green building certifications such as GreenRE and MyCrest. Further references to the criteria of Indoor Air Quality, Building Materials and Energy Efficiency should also be removed as these criteria are specific to GBI and are not representative of all certification criteria.
- Suggestion to allow ground level multi-level car parks which are more energy-efficient than basement car parks due to the use of natural lighting and natural ventilation. Basement car parks utilise at least 2x more energy due to the provision of 24-hour lighting and mechanical ventilation. Further, to suggest removing the requirement to provide open public space on a Ground level due to limited space and smaller footprint due to it being TOD. Public and green spaces can be provided on other levels such as roof gardens, vertical greening, intermediate level rest spaces and balconies. Furthermore, the provision of such spaces must also be made within the context of its surrounding areas which may already have ample public spaces provided.
- To remove references to GBI, LEEDS, GREENMARK as these are private brands of green building certifications. A local authority/ government should not be promoting private enterprises. Furthermore, LEEDS and GreenMark are foreign-owned brands and are NOT recognised by the Malaysian Government (LHDN / MIDA) for tax incentives. We should be promoting Malaysian brands.

#### **Mesyuarat Jawatankuasa Teknikal Pengubahan Rancangan Tempatan Petaling Jaya 1, 2 Dan Rancangan Kawasan Khas Bil 3/2020**

MBPJ invited REHDA Selangor for a technical meeting on 24 September 2020 to discuss matters on the feedback submitted to MBPJ as follows:

- To maintain the Net Floor Area (NFA) in plot ratio calculation (instead of change to 30% Gross Floor Area (GFA).

Feedback - MBPJ mentioned that they were advised by PLANMalaysia@Selangor that the current calculation should be based on Gross Floor Area (GFA).

- 30% Increase for Visitors carpark - REHDA Selangor mentioned that the increase will be a burden to developers which will affect the public indirectly.

Feedback - MBPJ informed that people prefer driving although free public transport are provided. Therefore, the increase would help to resolve issues relating to shortage of carpark facilities.

- The usage of the “Green Building Index” term which will be misconstrued where it refers to a particular certification body.

Feedback- Agreed to add the word “pensijilan yang diiktiraf oleh MBPJ”

- Elevated Basement Car Park will affect energy but according to MBPJ energy is interchangeable.

- Green Plot Ratio - Green RE shared the concept of green plot ratio; to encourage the corporation of plenary & tool development.

#### **Water tank storage capacity to increase to 4 days**

Majlis Bandaraya Petaling Jaya (MBPJ) plans to make it mandatory for new developments to have tanks that can hold at least four days water reserves in high rises as part of MBPJ's effort towards sustainable development and long-term water resource planning.

REHDA Selangor met YB Ng Sze Han on 17 December 2020 to raise its concerns as the proposal would not address the water shortage issue in the state and it would increase cost of development. The branch was advised to liaise with MBPJ and Pengurusan Air Selangor Sdn Bhd.

#### **SUBANG JAYA ZONE COMMITTEE**

Chairman : Dato' TPr. Neoh Soo Keat  
Committee Members : Mr Chung Nyuk Kiong, En. Sezleen Bahzme Kamarul Zaman, Datuk Zaini Yusoff, Mr Roland Tan, Mr Teh Tik Guan, Mr Ong Chin Teck, Mr Yeoh Wei Ling

#### **Subang Jaya Zone Committee Meeting**

The Subang Jaya Zone Committee meeting was held on:

- 29 September 2020
- 4 December 2020
- 6 April 2021

Amongst the issues discussed including:

- Foreign Purchase Threshold for the high-rise development.
- Issues relating to End financing.
- Enforcement of Act 446 - Worker's accommodation.
- Impact of COVID-19.

#### **Courtesy Visit to Datuk Bandar Majlis Bandaraya Subang Jaya (MBSJ)**

The zone committee paid a courtesy visit to Datuk Bandar of Majlis Bandaraya Subang Jaya (MBSJ); YDH. TPr. Puan Hajah Noraini binti Haji Roslan on 18 December 2020. The objective of the visit is to introduce the Subang Jaya Zone Committee Members and foster effective interaction. Among the topics discussed were:

- Vacant Land in Subang Jaya
- Hoarding Fee
- Temporary Building Licence Fee
- Discuss with MBSJ on the process of Rancangan Tempatan (RT)

## KLANG / KUALA LANGAT ZONE COMMITTEE

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

### Klang/Kuala Langat Zone Committee Meeting

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

- 4 December 2020
- 1 April 2021

Amongst the issues discussed were:

1. Developers are facing problem to comply to the OSC submission dateline as developers are unable to make appointment to obtain the feedback especially from the external technical stakeholders on their submission due to the Conditional Movement Control Order (CMCO) and work from home order.
2. Lack of internal communication between SYABAS officers has caused difficulties to developer to resolve their water issue. It was proposed to highlight the matter at the next meeting with SYABAS.
3. Concerns on Latent Defects and Extension of Time (EOT) based on the latest court decision, which is not in favour to developer.

### Courtesy Visit to Yang Di-Pertua Majlis Perbandaran Klang

The zone committee paid a courtesy call on the newly appointed YDP Majlis Perbandaran Klang (MPK), YBrs. Dr. Ahmad Fadzli bin Ahmad Tajuddin at his office on 18 November 2020. The objective of the visit was to establish closer rapport and cooperation between REHDA Selangor and MPK while updating each other on the latest developments and to foster effective interaction. Amongst the issues highlighted for discussions including:

- i. Developers are having difficulties to meet with MPK officers for discussion due to the implementation of CMCO and Work from Home Order.
  - YBrs. Dr. Ahmad informed that developers may email and make an appointment for the matters to be discussed and will look into re-scheduling the meeting with the respective officers.
- ii. Clarification on the minimum drainage size of 1.2m for township development which is considered excessive for the local infrastructure.
  - It was informed the requirement was due to the flash flood incidents in the Klang vicinity and the current policy is to have minimum 4ft drainage for housing scheme and 5ft for industry scheme.
  - MPK will re-consider the requirement of drainage size for township development or any development with retention pond.
- iii. On the requirement of only palm trees are permitted in the landed development, MPK informed that developers are welcomed to propose other plant species for their consideration.
- iv. REHDA appeal on 85% consensus for the approval on Gated & Guarded Scheme in Klang instead of 100% as implemented currently.
  - YBrs. Dr. Ahmad shared the difficulties in the implementation of Gated & Guarded Scheme and MPK is in the midst of seeking a neutral ground in drafting a new policy on this matter. The current condition of 100% consensus still apply.
- v. MPK to consider the extension of validity of the Building Plan to be minimum of 2 years.

## Construction Working Hours in Majlis Perbandaran Kuala Langat

The construction working hours in Majlis Perbandaran Kuala Langat (MPKL) is only from Monday – Friday at 7.00am to 7.00pm. The total working hours are shorter compare to other local authorities and this regulation will have great impact on developers to complete the project on time. As such, an appeal letter was sent to MPKL to consider extending working hours on Saturday.

## SHAH ALAM / KUALA SELANGOR ZONE COMMITTEE

*Chairman : Mr Denn Gan Teck Wee*  
*Deputy Chairman : En Tengku Ikmal Bahrin*  
*Committee Members : Mr Loo Chee Yang, Datuk Zaini Yusoff, Mr Siew Chee Seng, Mr Richard Lim, Mr Kenny Lim, Ms Jenny Yap, Mr Hon Tze Jun, En Ardian Hafiz, En Noor Azmi Ali, Mr Ethan Lai and Mr Eric Tan, Mr. Tan Siow Chung and En. Tengku Izzat Rahim*

### Shah Alam/Kuala Selangor Zone Committee Meeting

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

- 17 September 2020
- 1 December 2020
- 5 March 2021

Amongst the issues discussed were:

1. Requirement of an Environmental Officer
  - The requirement on recruitment of an Environmental Officer is part of the approval condition imposed by Department of Environment Malaysia.
  - It is applicable to housing development covering an area of 50 hectares or more and construction of new township.
  - It was also informed that an external auditor need to conduct an audit and submit report every 6 months.
2. The committee has deferred MAPEX (Malaysia Property Expo) at Central I-City due to the Covid-19 pandemic.
3. The exorbitant hoarding fees has been a huge burden to developers especially during the current market economic condition.
4. Delay in appointing contractors by TNB
5. The lengthy process of QT3 to QT11 by Air Selangor
6. KPKT requirement for an undertaking letter from landowners for joint venture projects. However, this practice is inconsistent and depending on the KPKT officer handling the application.

### Project Site Visit – UMW High Value Manufacturing Park

The Shah Alam/Kuala Selangor Zone Committee organised a Visit to UMW High-Value Manufacturing Park in Serendah on 7 April 2021. The project visit aims to provide an insight on the managed industrial park site development and exploring the transformation of Industrial 4.0 initiative. Mr. Denn Gan, Chairman of Shah Alam/Kuala Selangor Zone led the study trip joined by a total of six branch and zone committee members.

## KAJANG / SEPANG ZONE COMMITTEE

*Chairman : Dato' Kenneth Chen*  
*Deputy Chairman : Ms. Shanaz Muztaza*  
*Committee Members : Mr Aw Wee Kiat, Mr Teh Tik Guan, Mr Teo Guan Kiang, Mr Mong Meng Wei, Ms. Lee Mei Foong, Mr. Sow Joon Howe, Ms. Yan Ong, En. Mohd Hakim Hamid, Mr. Darren Ng and Mr. Chau Chun Hoo.*

### Kajang / Sepang Zone Committee Meeting

The Kajang / Sepang Zone Committee meeting was held on:

- 26 November 2020
- 8 March 2021

Amongst the issues discussed were:

1. Majlis Perbandaran Kajang (MPKj) slow feedback on the application for advertisement billboard.
2. Developers are facing difficulties meeting MPKj officers due to the CMCO order.
3. Concerns on the completion of the project in Kajang as the construction working hours in Kajang is Monday – Friday from 8.00am and 5.00pm only.
4. The applications process for workers accommodations are still unclear and there is no affirmative guideline from the authority. Developers are still facing problem to obtain the approval although MPKj had issued circular stating that approval will be given within 10 days from the submission date.
5. The concerns on high hoarding fees were raised and it was proposed to restructure the hoarding cost based on product size and project size.
6. Developer shall conduct an assessment analysis on the recent requirement of lighting protection for building, as some projects may not be subjected to the requirement.

The above concerns will be raised to the relevant authorities.

### Courtesy visit to YDP of Majlis Perbandaran Kajang (MPKj)

REHDA Selangor (Kajang/Sepang Zone) paid a courtesy visit on the newly appointed Yang Di-Pertua Majlis Perbandaran Kajang (MPKj), Y.Bhg. Dato' Haji Zul-Kefli @ Zulkefli Bin Khalid at Menara MPKj on 12 August 2020. Amongst the topics highlighted during the visit including:

- i. Standard of procedure for approval of permit and timeline of deposit refund
- ii. MPKj to share their flow chart on the procedure of permit application and the timeline of deposit refund with REHDA Selangor.
- iii. The sharing will ensure the clarity of the application process and deposit refund to the developer.
- iv. Developers were also urged to cross-check with MPKj on any unclaimed deposits.
- v. Appeal to reduce the contributions to upgrade the infrastructure
  - o REHDA Selangor highlighted that developers already contributing to the ISF fund and should not be charged for additional contributions to upgrade the infrastructure outside the development project.
  - o MPKj informed the contributions were based on the Traffic Impact Assessment report. However, MPKj will consider the appeal from developer and study a proper mechanism.
  - o MPKj further informed to consider exemption of ISF payment to developers whom make a high infrastructure contributions. However, it has to get the approval from ISF and Development Committee.
- vi. Proposed MPKj to conduct a macro-Traffic Impact Assessment (TIA) study in new development area
  - o MPKj informed that to obtain the approval of funding from the state government to conduct the study is lengthy process. As such, MPKj suggested that developers with big projects shall contribute to the study and to offset the cost incurred from the other contributions.
- vii. Proposed the contributions to upgrade the infrastructure shall be shared based on total number of residential and commercial units.
  - o MPKj accepted the proposal on the infrastructure contributions to be shared by all developers based on total units of the development rather than the total land size of the development.

viii. REHDA Selangor appealed to extend the current working hours to 8.00am – 7.00pm:

- o MPKj informed the current working hours will remain. Any extension of working hours is subject to MPKj's approval.
- viii. Proposed the assessment tax to be imposed after the building plan approval.
  - o MPKj took note on the proposal and will study further on the proposal.

### Letter to Majlis Perbandaran Kajang

Kajang/Sepang Zone Committee wrote to Majlis Perbandaran Kajang (MPKj) for their consideration on the following matters:

- Fast track approval for Advertisement Billboard.
- To give priority for appointments with officers in relation to development matters.
- To consider amending the hoarding fees based on RM6 per meter per year instead of on monthly basis.
- Clarification on the requirement to attach notification on "Pemutihan Projek" when applying for 'Kebenaran Merancang' (KM).

Majlis Perbandaran Kajang replied on 5 March 2021 and stated the following:

- a. All the applications of development can be applied through the OSC 3.0 plus online system. Developer who has submitted the complete application may then submit the Appointment Form available in the OSC 3.0 Plus.
- b. The notice regarding application of Kebenaran Merancang (KM) to be submitted together with Infrastructure Plan for single factory lot and bungalow lot in Kajang has been notified in the OSC 3.0 Plus System and on the public notice board of OSC MPKj.

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

Chairman : Mr Michael Fu  
Deputy Chairman : Mr Roland Tan  
Committee Members : Mr Geron Tan, Mr Chin Foo Teck, Mr Lim Seng Heng, Ms Ella Nor Abd Wahab, Mr Koh Sow Seang, Ms Angela Chong

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

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

- 2 December 2020
- 4 March 2021

Amongst the matters discussed including:

- Updates relating Tenaga Nasional Berhad (TNB) offers a Compact Substation with various benefits also limitation.
- Act 446 - Workers Minimum Standards of Housing and Amenities, where the involvement of Kementerian Perumahan & Kerajaan Tempatan (KPKT) leads to fast approval and better monitoring by PBT & CIDB.
- Concerns relating to Lightning Protection System (LPS).
- Updates on New Connection Charges by TNB.
- Updates on Telekom Malaysia.

### Courtesy Visits

The zone committee reaching out to the local councils including Majlis Perbandaran Selayang & Pejabat Daerah dan Tanah Gombak but yet to get any affirmation on the date.



## CALENDAR OF EVENTS

### AUGUST 2020

- 12 Courtesy Visit to Yang DiPertua Majlis Perbandaran Kajang, YBhg. Dato' Haji Zul-Kefli@Zulkefli bin Khalid. Attended by Dato' Ng Boon Chan, Mr Teo Guan Kiang and Mr Mong Meng Wei.
- 18 Engagement Session with En. Suhaimi Kamaralzaman ,CEO Pengurusan Air Selangor Sdn Bhd.
- 25 Annual General Meeting 2019/2020  
Branch Committee Meeting 1-2020/2021

### SEPTEMBER 2020

- 2 Lembaga Perumahan & Hartanah Selangor (LPHS) Board Meeting 2/2020. Attended by En. Zulkifly bin Garib.
- 9 Mesyuarat Penyelarasan Cadangan Indikator bersama Jabatan dan Agensi Teknikal by PLANMalaysia@Selangor. Attended by Ms Cheryl Chan.
- 10 Meeting on Rancangan Kawasan Khas (RKK) Section 13 Petaling Jaya. Attended by Datuk Ho Hon Sang, Mr Kelvin Choo, Mr. Howard Ooi, Dato' David Tan, Mr Mike Kan, Ms Nur Fateha, Ms Azlina, Mr CY Lau, Ms Khamini Loganathan and Ms Kalsum Jamian.
- 15 Seminar on Corruption Risk Management : Section 17A, MACC Act by REHDA Institute. Attended by Ms Khamini Loganathan.
- 17 Shah Alam / Kuala Selangor Zone Committee Meeting 1-2020/2021.
- 22 Courtesy Visit to YB Ng Sze Han, Selangor State Executive Councilor for Local Government,Public Transport and New Village Development. Attended by Datuk Ho Hon Sang, Dato' Khor Chap Jen, Datuk Tan Hon Lim, Mr Loo Chee Yang and Ms Khamini Loganathan.
- 25 Mesyuarat Jawatankuasa Teknikal Pengubahan Rancangan Tempatan Petaling Jaya 1,2 dan Rancangan Kawasan Bil 3/2020 by Majlis Bandaraya Petaling Jaya (MBPJ). Attended by Mr Kelvin Choo, Mr Mike Kan and Ms Kalsum Jamian.
- 29 Meeting with Menteri Besar Incorporated (MBI) on Rumah Idaman. Attended by Ms Khamini Loganathan and Ms Cheryl Chan.  
Subang Jaya Zone Committee Meeting 1-2020/2021.

### OCTOBER 2020

- 6 Petaling Jaya Zone Committee Meeting 1-2020/2021.
- 7 Planning Policies and Standards Sub-Committee Meeting 1-2020/2021.  
Branch Committee Meeting 2-2020/2021

### NOVEMBER 2020

- 11 Virtual Meeting with Dato' Zuraida binti Mohd Said, Chief of Telekom Malaysia Central Region and Team. Attended by Datuk Ho Hon Sang, Datuk Zaini Yusoff, Mr Ang Kee Ping, En Azhar Shaharudin, Mr Kelvin Choo, Mr Ong Ghee Bin, Datuk Tan Hon Lim, Ir. Teo Ching Wee, En. Adly Sham, Ms Shanaz Muftaza, Ms Khamini Loganathan and Ms Cheryl Chan.
- 20 Courtesy visit to YDP Majlis Perbandaran Klang, Ybrs. Dr. Ahmad Fadzli bin Ahmad Tajuddin. Attended by Ir. Teo Ching Wee, Mr Albert Lee, Mr Denn Gan and Ms Cheryl Chan.
- 26 Kajang/Sepang Zone Meeting 01-2020/2021.

### DECEMBER 2020

- 1 Shah Alam / Kuala Selangor Zone Meeting 02-2020/2021.
- 3 Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting 01-2020/2021.
- 4 Klang / Kuala Langat Zone Committee Meeting 01-2020/2021.  
Subang Jaya Zone Committee Meeting 2-2020/2021.
- 7 Petaling Jaya Zone Committee Meeting 2-2020/2021.
- 10 Branch Committee Meeting 3-2020/2021.
- 17 Meeting with YB Ng Sze Han, Selangor State Councilor for Local Government, Public Transport and New Village on MBPJ plan to make Mandatory Ruling for New Developments to have Tanks that can hold at least four days' water reserve in High-Rises Building. Attended by Mr Loo Chee Yang, Mr Ang Kee Ping and Mr Kelvin Choo.
- 18 Courtesy Visit to Datuk Bandar of Majlis Bandaraya Subang Jaya, YDH. TPr. Puan Hajah Noraini binti Haji Roslan. Attended by Datuk Ho Hon Sang, Dato' TPr. Neoh Soo Keat, Mr Sezleen Bahzme Kamarul Zaman and Ms Kalsum Jamian.

## **JANUARY 2021**

- 15 Events, Publications and Communication Sub-Committee Meeting 1-2020/2021.
- 21 Branch Committee Meeting 4-2020/2021
- 27 Virtual Meeting on Underground Utility Mapping by JUPEM. Attended by Datuk Tan Hon Lim, En. Sezleen Bahzme and Mr H'ng Kim Heng.

## **FEBRUARY 2021**

- 23 Briefing on Proposed Managed Industrial Park by Invest Selangor. Attended by Mr Ang Kee Ping.

## **MARCH 2021**

- 2 Events, Publications and Communication Sub Committee Meeting with Urbanmetry Sdn Bhd. Attended by Ms Shanaz Muztaza, Mr Ethan Lai, Ms Cheryl Chan and Ms Hariza Harun. Events, Publications and Communication Sub Committee Meeting with Maternport Sdn Bhd. Attended by Ms Shanaz Muztaza, Mr Ethan Lai and Ms Cheryl Chan.
- 3 Planning Policies and Standard Sub-Committee Meeting on Strategic Plan 2021.
- 4 Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting 4-2020/2021.
- 5 Shah Alam/Kuala Selangor Zone Committee Meeting 3-2020/2021.
- 8 Kajang/Sepang Zone Committee Meeting 2-2020/2021.
- 9 Planning Policies and Standard Sub-Committee Meeting on Strategic Plan 2021.
- 11 Branch Committee Meeting 5-2020/2021.
- 16 Meeting "Task Force" Khas Pemantauan dan Perlaksanaan Pelan Tindakan Kawalan Harga Bebas Yang Tidak Terjual di Selangor. Attended by En. Zulkifly Garib.
- 17 Virtual Briefing with Lembaga Perumahan & Hartanah Selangor (LPHS) on Affordable Housing Scheme to REHDA Selangor members. Attended by En Zulkifly Garib, Datuk Ho Hon Sang and Mr Loo Chee Yang.

- 23 Petaling Jaya Zone Committee Meeting 3-2020/2021.
- 23 Courtesy Visit to YB Puan Roziah binti Ismail, Selangor State EXCO of Housing, Urban Wellbeing and Entrepreneurs Development. Attended by Datuk Ho Hon Sang, En Zulkifly Garib, Mr Loo Chee Yang, Dato' Edward Chong, En Azhar Shahrudin and Ms Cheryl Chan.
- 24 Virtual Briefing Session of the Selangor Industrial Park Expo (SPARK 2021) by Invest Selangor. Attended by Ms Kalsum Jamian.
- 26 Subang Jaya Zone Committee Meeting 3-2020/2021.

## **APRIL 2021**

- 1 Klang/ Kuala Langat zone committee meeting 2-2020/2021.
- 6 Planning Policies and Standard Sub-Committee Meeting on Strategic Plan 2021. Subang Jaya Zone Committee Meeting 3-2020/2021.
- 7 Shah Alam/ Kuala Selangor Zone Committee - Study Visit to UMW High-Value Manufacturing Park, Serendah. Attended by Mr Denn Gan, Dato' Kenneth Chen, En Muhammad Firdaus Ismail, Mr Michael Fu, Mr Loo Chee Yang, Mr Ethan Lai, Mr Siew Chee Seang and Ms Cheryl Chan.
- 8 Branch Committee Meeting 6-2020/2021
- 14 Courtesy Visit by TNB Selangor. Attended by Datuk Ho Hon Sang, Datuk Tan Hon Lim, Mr Loo Chee Yang, Mr Denn Gan, En. Zulkifly Garib, En Azhar Shahrudin, Ir. Teo Ching Wee, En Adly Sham, Ms Khamini Loganathan and Ms Cheryl Chan.
- 20 Lembaga Perumahan & Hartanah Selangor (LPHS) Board Meeting . Attended by En. Zulkifly bin Garib.
- 22 REHDA Selangor Webinar Series - Understanding Your Rights As a Developer on Defect Liability.
- 28 Planning, Policies and Standard Sub-Committee Meeting
- 30 REHDA Selangor Webinar Series - A Look and Impact of Latent Defects on Property Development.

## PHOTOS OF EVENTS







Courtesy Visit to Yang Berhormat Puan Rodziah Binti Ismail



Study Visit to Project UMW High Value Manufacturing Park



Courtesy Visit to Yang Berhormat Tuan Ng Sze Han



Webinar - Understanding Your Rights as a Developer on Defect Liability



Webinar - A Look and Impact of Latent Defect on Property Development



Engagement Session with Pengurusan Air Selangor Sdn Bhd

PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA – CAWANGAN SELANGOR DARUL EHSAN

(REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA – SELANGOR BRANCH) (Registered under the Societies Act, 1966)

## **ANNUAL REPORT & FINANCIAL STATEMENTS | 31 DECEMBER 2020**

<b>INDEX</b>	<b>Page</b>
<b>Auditors' Report</b>	<b>18</b>
<b>Statement by Chairman</b>	<b>19</b>
<b>Statement by Treasurer</b>	<b>19</b>
<b>Statement of Financial Position</b>	<b>20</b>
<b>Statement of Income and Expenditure</b>	<b>21</b>
<b>Statement of Cash Flows</b>	<b>22</b>
<b>Statement of Receipts and Payments</b>	<b>23</b>
<b>Notes to the Financial Statements</b>	<b>24</b>

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

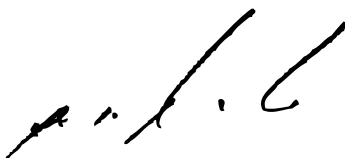
**REPORT OF THE AUDITORS TO THE MEMBERS OF**

PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA - CAWANGAN SELANGOR DARUL EHSAN  
(REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH)  
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We have audited the accompanying financial statements of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH for the financial year ended 31 December 2020 as set out on pages 20 to 31. These financial statements are the responsibility of the Association's Committee Members. It is our responsibility to form an independent opinion, based on our audit, on the financial statements and to report our opinion to you, as a body, in accordance with the instructions given by the Association and for no other purpose. We do not assume responsibility to any other person for the content of this report.

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

In our opinion, the financial statements are properly drawn up in accordance with applicable approved accounting standards in Malaysia so as to give a true and fair value of the state of affairs of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH as at 31 December 2020 and of its income and expenditure and statement of cash flows of the Association for the financial year then ended.



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



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

Kuala Lumpur, Malaysia

Dated – 3 May 2021

## **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)  
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### **STATEMENT BY CHAIRMAN**

I, Datuk Ho Hon Sang (I/C No: 601127-08-5819), 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 31 December 2020 and of its income and expenditure and cash flows for the financial year ended on that date.



**DATUK HO HON SANG**

Dated - 3 May 2021

### **STATEMENT BY TREASURER**

I, Dato' Edward Chong Sin Kiat (I/C No: 711218-10-5069), 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 31 December 2020 and of its income and expenditure and cash flows for the financial year ended on that date.



**DATO' EDWARD CHONG SIN KIAT**

Dated - 3 May 2021



PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA - CAWANGAN SELANGOR DARUL EHSAN  
(REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH)  
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## STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2020

		2020	2019
	Note	RM	RM
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	4	38,908.63	34,090.02
<b>TOTAL NON-CURRENT ASSETS</b>		<u>38,908.63</u>	<u>34,090.02</u>
<b>CURRENT ASSETS</b>			
Other receivables, deposits and prepayments	5	25,617.90	224,725.60
Amount due by head office		0.00	72,890.00
Fixed deposits with licensed banks		11,246,725.76	7,848,432.25
Fixed deposit interest receivable		166,175.55	151,327.35
Cash and bank balances		920,642.76	1,235,257.61
<b>TOTAL CURRENT ASSETS</b>		<u>12,359,161.97</u>	<u>9,532,632.81</u>
<b>TOTAL ASSETS</b>		<u><u>12,398,070.60</u></u>	<u><u>9,566,722.83</u></u>
<b>ACCUMULATED FUNDS</b>			
Balance as at 1st January		8,988,502.25	6,678,094.24
Surplus for the year		2,189,844.80	2,310,408.01
		<u>11,178,347.05</u>	<u>8,988,502.25</u>
<b>CURRENT LIABILITIES</b>			
Deposits received		176,876.76	404,130.00
Other payables and accruals	6	140,062.90	174,090.58
Amount due to head office		902,783.89	0.00
<b>TOTAL CURRENT LIABILITIES</b>		<u>1,219,723.55</u>	<u>578,220.58</u>
<b>TOTAL LIABILITIES</b>		1,219,723.55	578,220.58
<b>TOTAL FUNDS AND LIABILITIES</b>		<u><u>12,398,070.60</u></u>	<u><u>9,566,722.83</u></u>

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

## STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	2020 RM	2019 RM
<b>INCOME</b>			
Dividend income		0.00	2,364.61
Entrance and subscription fees		198,810.00	183,730.00
Fixed deposit interest income		337,325.34	264,813.19
Surplus from property fair	7	86,600.32	701,562.44
Certification fee HOC		3,436,100.00	2,605,750.00
		<u>4,058,835.66</u>	<u>3,758,220.24</u>
<b>EXPENDITURE</b>			
Employees' benefits	8	604,716.13	547,255.50
Administrative expenses	9	247,806.49	351,656.06
		(852,522.62)	(898,911.56)
		<u>3,206,313.04</u>	<u>2,859,308.68</u>
<b>TAX EXPENSE</b> (Contribution to Headquarter)	10	(1,016,468.24)	(548,900.67)
<b>SURPLUS FOR THE YEAR</b>		<u><u>2,189,844.80</u></u>	<u><u>2,310,408.01</u></u>

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2020

	2020 RM	2019 RM
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Surplus for the year	2,189,844.80	2,310,408.01
Adjustments for :-		
Depreciation of property, plant and equipment	6,618.35	6,406.10
Share of tax expense	153,468.24	548,900.67
Interest income	(337,325.34)	(264,813.19)
Dividend income	0.00	(2,364.61)
Operating surplus before changes in working capital	2,012,606.05	2,598,536.98
Decrease in receivables	271,997.70	276,008.67
Increase in payables	641,502.97	429,379.61
Cash generated from operations	2,926,106.72	3,303,925.26
Share of tax payment	(153,468.24)	(548,900.67)
Interest received	322,477.14	233,597.32
Dividend received	0.00	2,364.61
Net cash from operating activities	3,095,115.62	2,990,986.52
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of other investment	0.00	(1,785.99)
Purchase of property, plant and equipment	(11,436.96)	(8,593.00)
Proceeds from disposal of other investment	0.00	348,235.46
Net cash (used in)/from investing activities	(11,436.96)	337,856.47
Net increase in cash and cash equivalents	3,083,678.66	3,328,842.99
Cash and cash equivalents as at 1 January	9,083,689.86	5,754,846.87
Cash and cash equivalents as at 31 December	<u>12,167,368.52</u>	<u>9,083,689.86</u>

### NOTES TO STATEMENT OF CASH FLOWS

#### CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise of the following amounts as shown on the statement of financial position :-

Fixed deposits with licensed banks	11,246,725.76	7,848,432.25
Cash and bank balances	920,642.76	1,235,257.61
	<u>12,167,368.52</u>	<u>9,083,689.86</u>

PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA - CAWANGAN SELANGOR DARUL EHSAN  
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## STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

	2020 RM	2019 RM
<b>CASH AND BANK BALANCES AS AT 1ST JANUARY</b>	1,235,257.61	133,022.88
<b>RECEIPTS</b>		
Received from property fair	146,000.00	384,300.00
Received from Head Office	212,300.00	421,010.09
Received from sundry receivables	230,474.46	25,479.51
Received from certification fee HOC	3,017,150.00	3,021,150.00
Refund from sundry deposits	33,042.00	18,820.00
Uplift of fixed deposits	509,183.63	990,803.14
	4,148,150.09	4,861,562.74
	5,383,407.70	4,994,585.62
<b>PAYMENTS</b>		
Accommodation	0.00	1,667.20
Bank charges	248.03	248.50
Contribution to HQ	0.00	3,000.00
Contribution, gifts and souvenirs	6,047.50	16,269.95
Courier charges	1,815.40	3,338.16
Deposits and prepayment	772.00	24,152.00
Donations	0.00	101,000.00
EPF and socso contribution	52,093.55	43,380.90
General expenses	504.45	109.55
Members get together expenses	0.00	23,138.00
Maintenance of office equipment	6,430.42	3,453.90
Maintenance of website	0.00	454.00
Medical expenses	917.00	2,409.00
Meeting expenses	11,770.69	16,186.71
Newspapers and periodicals	705.60	1,240.70
Part timer and contract staff for HOC	125,559.99	70,167.18
Placement in fixed deposits	3,585,000.00	2,635,000.00
Postage	267.00	48.00
Printing and stationery	14,609.33	15,680.75
Professional fee	0.00	8,480.00
Property fair expenses	78,591.68	237,727.56
Purchase of diaries	5,070.00	5,070.00
Purchase of property, plant and equipment	11,586.96	8,593.00
Recruitment services - Job agencies	5,088.00	0.00
Refreshments	903.08	1,660.80
Rental of photocopier	3,480.00	3,190.00
REHDA uniforms	3,320.00	1,500.00
Research fee for REHDA institute	50,000.00	50,000.00
Salaries, allowances and bonus	305,625.64	295,885.30
Seminar fee	0.00	5,000.00
Secretarial fee	27,900.00	37,200.00
Staff incentive trip	0.00	20,000.00
Staff training fee	0.00	6,573.32
Staff welfare	0.00	11,000.00
Sundry payables and accruals	160,002.55	100,860.40
Telephone and fax charges	2,197.99	2,150.65
Travelling expenses	2,258.08	3,492.48
	(4,462,764.94)	(3,759,328.01)
<b>CASH AND BANK BALANCES AS AT 31 DECEMBER</b>	920,642.76	1,235,257.61

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

## NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2020

### 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.

## NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2020

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

c) Property, plant and equipment (Cont'd.)

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

(d) Impairment of non-financial assets

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

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

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

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.

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.

(iv) Derecognition

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

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

(g) Recognition of income

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

(h) Employee benefits

(i) Short term benefits

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

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**3. OTHER INVESTMENT**

	<b>2020 RM</b>	<b>2019 RM</b>
Unit trusts in Malaysia, at cost		
At beginning of year	0.00	343,362.03
Additions :		
Distributions at cost	0.00	1,785.99
	0.00	345,148.02
Disposal	0.00	(345,148.02)
	0.00	0.00
Fair value adjustment :		
Balance brought forward	0.00	3,087.44
Disposal	0.00	(3,087.44)
	0.00	0.00
At end of year	0.00	0.00

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

**4. PROPERTY, PLANT AND EQUIPMENT**

	<b>Furniture &amp; fittings RM</b>	<b>Office equipment RM</b>	<b>Computer software RM</b>	<b>Website development RM</b>	<b>Total 2020 RM</b>	<b>2019 RM</b>
Cost						
At 01.01.2020	3,762.78	87,159.83	9,812.00	66,170.00	166,904.61	158,311.61
Additions	8,023.96	3,413.00	0.00	0.00	11,436.96	8,593.00
At 31.12.2020	11,786.74	90,572.83	9,812.00	66,170.00	178,341.57	166,904.61
Accumulated depreciation / Impairment						
At 01.01.2020	1,840.28	76,139.36	9,692.95	45,142.00	132,814.59	126,408.49
Charge for the year	1,030.90	2,388.40	107.05	3,092.00	6,618.35	6,406.10
At 31.12.2020	2,871.18	78,527.76	9,800.00	48,234.00	139,432.94	132,814.59
Carrying amount						
At 31.12.2020	8,915.56	12,045.07	12.00	17,936.00	38,908.63	0.00
At 31.12.2019	1,922.50	11,020.47	119.05	21,028.00	0.00	34,090.02

PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA - CAWANGAN SELANGOR DARUL EHSAN  
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**5. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS**

<b>2020 RM</b>	<b>2019 RM</b>
Other receivables	69,223.60
Deposits	153,850.00
Prepayments	1,652.00
<u>25,617.90</u>	<u>224,725.60</u>

**6. OTHER PAYABLES AND ACCRUALS**

<b>2020 RM</b>	<b>2019 RM</b>
Other payables	71,822.58
Accruals	102,268.00
<u>140,062.90</u>	<u>174,090.58</u>

**7. SURPLUS FROM PROPERTY FAIR**

<b>2020 RM</b>	<b>2019 RM</b>
Fee from participants/Share of surplus from joint MAPEX	930,000.00
Expenditure incurred	(228,437.56)
<u>86,600.32</u>	<u>701,562.44</u>

**8. EMPLOYEES' BENEFITS**

<b>2020 RM</b>	<b>2019 RM</b>
Salaries, allowances and bonus	384,535.30
EPF, socso and EIS contributions	54,198.90
Refreshments	1,660.80
Staff incentive trip	20,000.00
Staff welfare	4,000.00
Staff long service awards	7,000.00
Recruitment services - Job agencies	0.00
Contract and part timer staff for HOC	69,287.18
Staff training fee	6,573.32
<u>604,716.13</u>	<u>547,255.50</u>

PERSATUAN PEMAJU HARTANAH DAN PERUMAHAN MALAYSIA - CAWANGAN SELANGOR DARUL EHSAN  
(REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH)  
(Registered under the Societies Act, 1966)

**9. ADMINISTRATIVE EXPENSES**

	<b>2020 RM</b>	<b>2019 RM</b>
Accommodation	0.00	1,667.20
Auditors' remuneration	3,000.00	2,800.00
Bank charges	248.03	247.66
Courier charges	2,461.80	3,508.06
Contribution, gifts and souvenirs	6,047.50	16,269.95
Contribution to HQ	0.00	21,000.00
Depreciation of property, plant and equipment	6,618.35	6,406.10
Donations	50,000.00	101,000.00
General expenses	504.45	109.55
Maintenance of office equipment	6,580.42	3,053.90
Maintenance of website	772.00	454.00
Member get together expenses	0.00	19,913.30
Medical fee	917.00	2,409.00
Meeting expenses	11,770.69	17,685.24
Newspapers and periodicals	705.60	1,240.70
Open house expenses	0.00	20,074.00
Printing and stationery	15,473.31	15,796.29
Professional fee	35,715.65	8,480.00
Purchase of diaries	5,070.00	5,070.00
Postage and stamps	267.00	48.00
Rental of photocopier	3,480.00	3,479.98
REHDA uniforms	6,520.00	3,100.00
Research fee for REHDA institute	50,000.00	50,000.00
Secretarial services to Head Office	37,200.00	37,200.00
Seminar fee	0.00	5,000.00
Telephone and fax charges	2,196.61	2,150.65
Travelling expenses	2,258.08	3,492.48
	<u>247,806.49</u>	<u>351,656.06</u>

**10. TAX EXPENSE**

	<b>2020 RM</b>	<b>2019 RM</b>
Provision of share of current year's tax	(863,000.00)	(600,000.00)
Provision of share of prior year's tax	600,000.00	100,000.00
Share of prior year's tax apportionment	(753,468.24)	(48,900.67)
(Under)/Overprovision in prior year's tax	(153,468.24)	51,099.33
	<u>(1,016,468.24)</u>	<u>(548,900.67)</u>

Taxation charges will be computed at head office level on a national basis and apportioned accordingly to the respective branches.

## 11. FINANCIAL INSTRUMENTS

As at 31 December 2020, the estimated fair values of financial instruments of the Association are as follows :-

### Financial assets

Financial assets measured at cost less impairment:

Other receivables and deposits	24,845.90	223,073.60
Amount due by head office	0.00	72,890.00
Fixed deposits, cash and bank balances	12,167,368.52	9,083,689.86
	<u>12,192,214.42</u>	<u>9,379,653.46</u>

### Financial liabilities

Financial liabilities measured at amortised cost:

Other payables and accruals	316,939.66	578,220.28
Amount due to head office	902,783.89	0.00
	<u>1,219,723.55</u>	<u>578,220.28</u>

## 12. COVID-19

Due to worldwide outbreak of Coronavirus Disease 2020 (COVID-19), since early 2020, the World Health Organisation (WHO) declared the outbreak as a pandemic on 11 March 2020. A series of precautionary measures have been implemented across the world. The Malaysia Government has imposed the Movement Control Order (MCO) and other related measures till the reporting date. Consequently, these measures are expected to have material adverse effects on the Malaysian economy for the coming years.

The management of the Association has assessed the overall impact of the situation on the Association's operations and financial position and concluded that there are no material effects on the financial statements for the financial year ended 31 December 2020. As at the date of this report, the management is unable to reliably estimate the financial impact of COVID-19 on the Association's financial results for the year ending 31 December 2021 as the pandemic has yet to keep under control hence the current situation is still fluid. The Branch Committees shall continuously assess the impact of COVID-19 on its operations as well as the financial position of the Association for the coming financial years.

# MEMBERSHIP LIST

1	ADENLAND(CHERAS) SDN BHD	03-7732 9612	03-7732 9614	67	DERGAHAYU SENDIRIAN BERHAD	03-9284 1222	03-9284 0455
2	ACE DYNAMITE SDN BHD	03-5637 0126	03-5637 0129	68	DESA MAHUMAS SDN BHD	03-5880 6333	03-5880 6699
3	ADMIRAL COVE DEVELOPMENT SDN BHD	03-2262 0100	03-2730 9953	69	DETIK JITU SDN BHD	03-8888 7040	03-8889 4070
4	ALAM NYATA PEMBANGUNAN SDN BHD	03-3342 9113	03-3344 9113	70	D-HILL SDN BHD	03-4023 2525	03-4031 9388
5	ALPHA DEVELOPMENT SDN BHD	03-8060 0827	03-8060 0919	71	DK-MY PROPERTIES SDN BHD	03-8064 6766	03-8062 6768
6	ALPHA INTAN SDN BHD	03-7722 2996	03-7728 5998	72	DMIA (M) SDN BHD	03-7726 1189	03-7727 9189
7	AMALAN SETAR (M) SDN BHD	03-7722 2223	03-7728 6799	73	DOLOMITE PROPERTIES SDN BHD	03-6195 6000	03-6185 7911
8	AMAZING CONSORTIUM SDN BHD	03-2053 1988	03-2026 6898	74	DYNAFARE SDN BHD	03-8724 3133	03-8724 3122
9	AMCORP PROPERTIES BERHAD	03-7966 2628	03-7966 2500	75	EASTERN CORRIDOR SDN BHD	03-2181 0509	03-2181 7787
10	AMVERTON BERHAD	03-3373 2888	03-3372 8858	76	ECO MAJESTIC SDN BHD	03-3344 2552	03-3345 2552
11	AMVERTON PROP SDN BHD	03-5510 0501	03-5510 0493	77	ECO SANCTUARY SDN BHD	03-3344 2552	03-3345 2552
12	ANCUBIC CAPITAL SDN BHD	03-8076 7768	03-8076 7728	78	ECO SKY DEVELOPMENT SDN BHD	03-3344 2552	03-3345 2552
13	ANCUBIC PROPERTIES SDN BHD	03-8076 7768	03-8076 7728	79	EHSAN PLANT & PROPERTY SDN BHD	03-2162 6649	03-2161 6650
14	ANGEL WING (M) SDN BHD	03-7727 7718	03-7727 7708	80	ELMINA EQUESTRIAN CENTRE (M) SDN BHD	03-7723 9000	03-7729 7000
15	AQRS THE BUILDING COMPANY SDN BHD	03-6141 8870	03-6141 8383	81	ENG ANN REALTY CO (KELANG) S/B	03-7958 6088	03-7958 1533
16	ASIAN PAC HOLDINGS BERHAD	03-2786 3388	03-2786 3380	82	ENG HAN PROPERTY SDN BHD	03-7804 6682	03-7804 6681
17	ASPAC ALLIANCE DEVELOPMENTS SDN BHD	03-5131 7168	03-5131 7163	83	ERATEGUH SDN BHD	03-3341 0168	03-3343 7778
18	AUS-BUILDER CORPORATION SDN BHD	03-8070 7336	03-8070 6326	84	ERAYEAR PROPERTIES SDN BHD	03-6142 2663	03-6142 3667
19	B & G CONCEPT PROPERTY SDN BHD	03-5115 1118	03-5115 1122	85	ESQUIRE CORNER SDN BHD	03-7842 9918	03-7842 9618
20	B.U. INCORPORATED SDN BHD	03-7729 8363	03-7729 8682	86	ESTINIA HARDWARE SDN BHD	03-3348 7299	03-3348 7699
21	BANDA INDUSTRIES SDN BHD	03-7803 8282	03-7880 8382	87	EXCEL GLAMOUR HOUSING SDN BHD	03-3181 8333	03-3181 1040
22	BANDAR ECO-SETIA SDN BHD	03-3343 2552	03-3343 2555	88	FAB DEVELOPMENT SDN BHD	03-7845 8958	03-7859 1411
23	BANDAR SETIA ALAM SDN BHD	03-3343 2255	03-3345 2255	89	FAIRVIEW DEVELOPMENT SDN BHD	03-8737 1111	03-8736 8498
24	BANDAR SUBANG SDN BHD	03-5635 5533	03-5632 7814	90	FAJARBARU LAND (M) SDN BHD	03-7806 1199	03-7805 4462
25	BANDAR UTAMA DEVELOPMENT SDN BHD	03-7728 8878	03-7728 9978	91	GAYABUMI KONSORTIUM SDN BHD	03-8948 2922	03-8941 2460
26	BANDASINAR DEVELOPMENT SDN BHD	03-3341 8835	03-3341 8840	92	GENASA SDN BHD	03-2178 2233	03-2164 7480
27	BANGI HEIGHTS DEVELOPMENT SDN BHD	03-8927 1611	03-8922 1711	93	GENTING PROPERTY SDN BHD	03-2178 2255	03-2164 1218
28	BASCO SDN BHD	03-5511 1333		94	GETARIS SDN BHD	03-8736 8118	03-8736 7293
29	BEE TECK TRADING CO SDN BHD	03-6258 6033	03-6251 1500	95	GLOBAL ACTIVATE SDN BHD	03-7968 8888	03-7968 2255
30	BERKELEY SDN BHD	03-7712 3333	03-7712 3322	96	GLOMAC ALLIANCE SDN BHD	03-7723 9000	03-7729 7000
31	BERLIAN GANTANG SDN BHD	019-238 8488		97	GLOMAC ENTERPRISE SDN BHD	03-7723 9000	03-7729 7000
32	BETA FAME DEVELOPMENT SDN BHD	03-7876 1188	03-7874 3588	98	GLOMAC RAWANG SDN BHD	03-7723 9000	03-7729 7000
33	BGH HOLDINGS SDN BHD	03-5523 3437	03-5511 5120	99	GODSPEED DEVELOPMENT SDN BHD	03-6034 5566	03-6034 3288
34	BINA PURI PROPERTIES SDN BHD	03-6137 8500	03-6137 8511	100	GOLDEN CITY PROPERTIES SDN BHD	03-2145 6633	03-2142 4420
35	BINARIA SETIA SDN BHD	03-3343 3341	03-3344 3341	101	GOLDEN LAND BERHAD	03-5611 8844	03-5611 8600
36	BISON HOLDINGS SDN BHD	03-6188 4488	03-6188 4487	102	GOLDMOUNT RESOURCES SDN BHD	03-5121 7398	03-5121 6673
37	BIZ LINK DEVELOPMENT SDN BHD	03-5022 3963	03-5022 3964	103	GRAND GLOBAL MEDINI SDN BHD	03-7725 5888	
38	BIZ LINK PROPERTY SDN BHD	03-5022 3963	03-5022 3964	104	GRANSTEP DEVELOPMENT SDN BHD	03-9173 6288	03-9171 6289
39	BONGSOR DEVELOPMENT SDN BHD	03-5510 1892	03-5510 1885	105	GREEN HILL DEVELOPMENT SDN BHD	03-5630 0670	03-5630 0672
40	BOUSTEAD BALAU SDN BHD	03-2141 9044	03-2143 0075	106	GUOCOLAND (MALAYSIA) BHD	03-2726 1000	03-2726 1102
41	BREM HOLDING BERHAD	03-7958 7888	03-7958 1533	107	HARP SOON CONSTRUCTION SDN BHD	03-3343 5885	03-3343 8585
42	BUKIT HITAM DEVELOPMENT SDN BHD	03-8068 3388	03-8068 1322	108	HAYAT INSURANCE BROKERS SDN BHD	03-7729 3772	03-7729 3771
43	CABARAN SUBANG SDN BHD	03-7972 8899	03-7972 7299	109	HCK PROPERTIES SDN BHD	03-7968 8888	03-7968 2255
44	CAPAIA SEJATI SDN BHD	03-3319 2955	03-3319 0955	110	HECTARE HEIGHTS DEVELOPMENT SDN BHD	03-8957 3222	03-7957 4222
45	CAPAIA SEMANGAT SDN BHD	03-3319 2955	03-3319 0955	111	HEESLAND SDN BHD	03-3344 0088	03-3342 0099
46	CASA ANDAMAN SDN BHD	03-2011 9966	03-2011 9969	112	HENG KEE CO SDN BHD	03-778 11933	03-7781 1823
47	CB LAND SDN BHD	03-7841 6000	03-7841 6088	113	HICOM-GAMUDA DEVELOPMENT SDN BHD	03-7491 3200	03-7726 7646
48	CENTRAL SPECTRUM (M) SDN BHD	03-3101 2020	03-3101 3030	114	HILLCREST GARDENS SDN BHD	03-8069 9100	03-8061 6672
49	CENTRALFIELDS SDN BHD	03-5032 8888	03-5032 2222	115	HOMECITY ASIA SDN BHD	03-8736 9098	03-8736 9099
50	CENTURY WORLD DEVELOPMENT SDN BHD	03-9202 1303	03-9286 2996	116	HOMECITY REALTY SDN BHD	03-8736 9098	03-8736 9099
51	CHARTER BUILT DEVELOPMENT SDN BHD	03-5122 6977	03-5122 4977	117	HONHUB SDN BHD	03-3341 2728	03-3341 3115
52	CHE KIANG REALTY SDN BHD	03-2241 2820	03-2241 5022	118	HORIZON L&L SDN BHD	03-7831 9880	03-7859 0887
53	CHERAS HOME DEVELOPMENT SDN BHD	03-9010 9111	03-9010 9339	119	HSB DEVELOPMENT SDN BHD	03-2787 0688	03-2787 0868
54	CHERAS HONG SOON DEVELOPMENT SDN BHD	03-9010 9595	03-9010 9797	120	HUGES DEVELOPMENT SDN BERHAD	03-7982 7155	03-7981 5729
55	CICET ASIA DEVELOPMENT SDN BHD	03-8082 1355	03-8082 7202	121	HYK LAND AND DEVELOPMENT SDN BHD	03-8739 9199	03-8740 0716
56	CIRI BERSATU SDN BHD	03-5510 1892	03-5510 1885	122	HYUNDAI MASBOH SDN BHD	03-9171 3166	03-9171 6166
57	CL INTEGRATED RESOURCES SDN BHD	03-5621 3813	03-5621 3812	123	I & P GROUP SDN BERHAD	03-8082 9600	03-8082 9500
58	COAST DEVELOPMENT (SELANGOR) SDN BHD	03-3344 1107	03-3344 3705	124	ICON PROPERTY HUB SDN BHD	03-8079 1518	03-8079 1520
59	COUNTRY GARDEN PROPERTIES (MALAYSIA) SDN BHD	03-8210 9100		125	IDAMAN TEGAS SDN BHD	03-5630 1701	03-5630 1707
60	COUNTRY HEIGHTS PROPERTIES SDN BHD	03-8943 8811	03-8945 0196	126	IDEAL HEIGHTS DEVELOPMENT SDN BHD	03-6138 6102	
61	CPI LAND SDN BHD	03-2202 1688	03-2202 1682	127	IDEAL HEIGHTS PROPERTIES SDN BHD	03-6138 6102	03-6138 7890
62	DARUL MAJUMAS SDN BHD	03-9080 1991	03-9076 1991	128	IDEAS SIGN (M) SDN BHD	03-5569 2685	03-5569 2695
63	DATARAN MATRIKS SDN BHD	03-7804 6682	03-7804 6681	129	IFCA MSC BERHAD	03-7805 3838	03-7804 0206
64	DC & A DEVELOPMENTS SDN BHD	03-6201 9333	03-6201 9939	130	IJP DEVELOPMENT SDN BHD	07-521 7119	03-798 17993
65	DELTA ELEGANCE SDN BHD	03-7980 3094	03-7980 3095	131	INNORACTIVE SDN BHD	07-227 6545	07-227 6246
66	DENAI 23 SDN BHD	03-2031 2888	03-2031 1998	132	INTEGRATED DEVELOPMENT SDN BHD	03-5192 1628	03-5192 7622



# MEMBERSHIP LIST

No.	Company	Tel	Fax	No.	Company	Tel	Fax
133	IOI PROPERTIES BERHAD	03-8947 8888	03-8947 8800	199	MAYER LAND SDN BHD	03-9520 1856	03-9520 1857
134	JAG LAND SDN BHD	03-5740 8823	03-5740 8919	200	MAYLAND VENUE SDN BHD	03-8210 9100	
135	JAYA HOUSING CORPORATION SDN BHD	03-2691 4622	03-2691 9192	201	MCT BERHAD	03-5115 9799	03-5115 9995
136	JAYA MEGAH BUILDING & ENGINEERING SDN BHD	03-7788 0036	03-7788 2233	202	MEDAN PRESTASI SDN BHD	03-7726 8866	03-7727 2839
137	JAYA TERNAK SDN BHD	03-2148 6666	03-2145 6366	203	MEGA BAHAGIA SDN BHD	06-955 5500	06-955 5800
138	JIALAND SDN BHD	03-7722 2996	03-7728 5998	204	MEGA FIRST HOUSING DEVELOPMENT S/B	03-7960 8818	03-7960 7818
139	JIAN WEI DEVELOPMENT SDN BHD	03-8800 8358	03-8068 9175	205	MEGA METROPOLITAN SDN BHD	03-5885 1815	
140	JIWA MEWAH SDN BHD	03-2148 6666	03-2145 6366	206	MEGAHOMES DEVELOPMENT SDN BHD	03-7983 8168	03-7983 2168
141	JM ESTATE SDN BHD	03-2168 8968	03-2168 8967	207	MENTARI PROPERTIES SDN BHD	03-5638 3805	03-5638 4088
142	JOHAWAKI DEVELOPMENT SDN BHD	03-2631 9999	03-2780 0161	208	MESWARA DEVELOPMENT SDN BHD	03-3191 4741	03-3191 4740
143	JOYVIEW PROPERTIES SDN BHD	03-7968 8888	03-7968 2255	209	METROGEN SDN BHD	03-5032 8888	03-5032 2222
144	JRK HOLDINGS BERHAD	03-9081 3355	03-9081 1001	210	MEWAH KIBAR DEVELOPMENT SDN BHD	03-3191 3263	
145	JUNTAN MARKETING (M) SDN BHD	03-3392 0477	03-3392 3530	211	MGB LAND SDN BHD	03-7874 5888	03-7874 5889
146	KAJANG DEVELOPMENT SDN BHD	03-4023 2291	03-4021 8549	212	MIDLANDS CITY SDN BHD	03-6211 5033	03-6211 3912
147	KAJANG RESOURCES CORPORATION S/B	03-8737 8228	03-87365436	213	MILLENNIUM LAND SDN BHD	03-8060 8188	03-8060 6188
148	KAMSO SDN BHD	03-7727 8787	03-7727 9000	214	MINLON LAND SDN BHD	03-8947 6107	03-8947 6100
149	KEB LAND SDN BHD	03-9011 6688	03-9011 5550	215	MITRAJAYA HOMES SDN BHD	03-8068 2888	03-8068 2866
150	KEB PROPERTIES SDN BHD	03-9011 6688	03-9011 5550	216	MITRALAND HOLDINGS (MALAYSIA) SDN BHD	03-7661 8688	03-7661 8689
151	KELANA KUALITI SDN BHD	03-7723 9000	03-7729 7000	217	MITRALAND MELAWATI SDN BHD	03-7661 8688	03-7661 8689
152	KEMAJUAN LANGAT SDN BHD	03-8724 2289	03-8724 2290	218	MITRALAND PROPERTIES SDN BHD	03-7661 8688	03-7661 8689
153	KEN PROPERTY SDN BHD	03-7727 9933	03-7728 8246	219	MITRALAND PUCHONG SDN BHD	03-7661 8688	03-7661 8689
154	KENARI SUKMA SDN BHD	03-2053 1988	03-2026 6898	220	MKH BERHAD	03-8737 8228	03-8736 5436
155	KENOZA SDN BHD	03-2697 2914	03-2697 2917	221	MLDC BERHAD	03-5022 3148	
156	KENTING DEVELOPMENT SDN BHD	03-9107 7941	03-9105 7941	222	MODAL EHSAN SDN BHD	03-8739 3636	03-8733 0327
157	KHOO SOON LEE REALTY SDN BHD	03-3122 2999	03-3122 9268	223	MSN DEVELOPMENT SDN BHD	03-3344 6673	03-3344 6637
158	KIARA EAST PROPERTY SDN BHD	03-4041 8118	03-4043 5281	224	MUDAJAYA LAND SDN BHD	03-7806 7899	03-7806 7900
159	KLANG GAN BROTHERS REALTY SDN BHD	03-3373 1260	03-3373 1259	225	MUST EHSAN DEVELOPMENT SDN BHD	03-6142 3777	03-6142 4777
160	KLANGGROUP SDN BHD	03-3358 9998	03-3392 9933	226	MUTIARA RINI SDN BHD	03-2141 9044	03-2143 0075
161	KL-KEPONG COUNTRY HOMES SDN BHD	03-7726 1868	03-7726 2868	227	MYPROPERTY SDN BHD	03-8080 2138	03-8080 8918
162	KL-KEPONG PROPERTY DEVELOPMENT S/B	03-7726 1868	03-7726 2868	228	MZEC DEVELOPMENT SDN BHD	03-7859 9709	03-7859 9209
163	KONTAN EMAS (M) SDN BHD	03-2032 1899	03-2072 8889	229	NADAYU PROPERTIES BERHAD	03-5569 7363	03-5569 7362
164	KOTA KELANG CONSTRUCTION SDN BHD	03-3080 0807	03-3081 0807	230	NAZA TTDI SDN BHD	03-5101 5600	03-5101 5456
165	KOTA KELANG DEVELOPMENT SDN BHD	03-3342 2177	03-3342 2149	231	NBC LAND SDN BHD	03-3343 0008	03-3341 8322
166	KOTA KELANG PROPERTIES SDN BHD	03-3080 0807	03-3081 0807	232	NBL LAND DEVELOPMENT SDN BHD	03-5629 2600	03-5635 1802
167	KTL PROPERTIES SDN BHD	03-3323 0099	03-3323 1185	233	NCT UNITED DEVELOPMENT SDN BHD	03-8064 3333	03-8064 3336
168	KUEEN LAI PROPERTIES SDN BHD	03-8739 4322	03-8737 0940	234	NEW EDITION DEVELOPMENT SDN BHD	03-5613 7580	
169	KUMPULAN SIERRAMAS (M) SDN BHD	03-6730 8888	03-6730 8128	235	NEWURBAN SDN BHD	03-2282 9668	03-2282 3115
170	KWASA LAND SDN BHD	03-6151 9900	03-6151 9977	236	NISTEC ENGINEERING SDN BHD	03-3371 8177	03-3371 7202
171	LAPISAN KUKUH SDN BHD	03-3344 4023		237	NPO DEVELOPMENT SDN BHD	03-8022 9999	03-8022 9888
172	LAYARAN PINTAS SDN BHD	03-6211 1328	03-6211 2328	238	OIB PROPERTIES (CV) SDN BHD	03-7680 1018	03-7680 1019
173	LB DEVELOPMENTS SDN BHD	03-5510 1892	03-5510 1885	239	ONE AMERIN RESIDENCE SDN BHD	03-8962 3571	03-8962 3570
174	LBS BINA HOLDINGS SDN BHD	03-7877 7333	03-7861 8003	240	ORCHARD CIRCLE SDN BHD	03-9222 2550	03-9222 4413
175	LEBAR DAUN DEVELOPMENT SDN BHD	03-5511 1333		241	OWL DEVELOPMENTS SDN BHD	03-8959 0957	03-8959 5183
176	LEBAR KENCANA DEVELOPMENT SDN BHD	03-3325 7208		242	PAKAR ANGSA SANA SDN BHD	03-2149 1220	03-2143 2028
177	LEE YEN KEE (M) SDN BHD	03-8733 1491	03-8736 8715	243	PANCAR TULIN SDN BHD	03-2143 2299	03-2148 9617
178	LGK LAND SDN BHD	03-9011 6688	03-9011 5550	244	PANTAI BERKAT SDN BHD	03-8064 6766	03-8062 6768
179	LIAN HARP DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585	245	PARAMOUNT PROPERTY DEVELOPMENT SDN BHD	03-2770 9100	03-2770 9101
180	LIAN SOON THIAM SDN BHD	03-3216 1334	03-3216 1456	246	PARIS DYNASTY LAND SDN BHD	03-7960 9316	03-7960 9318
181	LIM CHOON HING & SONS SDN BHD	03-3372 5116	03-3381 5116	247	PARKWOOD DEVELOPMENTS SDN BHD	03-2788 9000	
182	LINGJAYA CORPORATION SDN BHD	06-955 5500		248	PDMC HOLDINGS SDN BHD	03-8080 2138	03-8080 8918
183	LLC PROPERTIES SDN BHD	03-6201 3888	03-6201 3113	249	PDMC PROPERTY SDN BHD	03-8080 2138	03-8080 8918
184	LOW YAT HOLDINGS (M) SDN BHD	03-4048 3600	03-4048 3688	250	PEMAJU PERKASA JAYA SDN BHD	03-3344 9209	03-3342 9209
185	LUM CHANG SDN BHD	03-2171 2222	03-2171 2333	251	PEMBINAAN GAPADU SDN BHD	03-2088 2888	03-2088 2999
186	LUXOR PROPERTIES SDN BHD	03-7681 2288	03-7681 2221	252	PERBADANAN KEMAJUAN NEGERI SELANGOR	03-5525 0300	03-5525 0040
187	LYL LAND SDN BHD	03-8023 2666	03-8023 2615	253	PERFECT EAGLE DEVELOPMENT SDN BHD	03-7803 1626	03-7804 2299
188	M.K.N GROUP SDN BHD	03-8318 2080	03-2726 2432	254	PERIDOT DEVELOPMENT SDN BHD	03-5121 1818	03-5121 1881
189	MAGICAL STERLING SDN BHD	03-7723 9000	03-7729 7000	255	PERMATANAH SDN BHD	03-7954 0200	03-7954 2800
190	MAGILDS PARK SDN BHD	03-7968 1222	03-7954 1155	256	PERUMAHAN SEHATI SDN BHD	03-3343 8788	03-3341 5410
191	MAH SING PROPERTIES SDN BHD	03-9221 8888	03-9222 1627	257	PERWIRA RAYA(M) SDN BHD	03-3344 5988	03-3343 9209
192	MAINSTAY DEVELOPMENT SDN BHD	03-8888 1111	03-8888 2221	258	PFA LAND SDN BHD	03-8736 9098	03-8736 9099
193	MALAYAPINE ESTATES SDN BHD	03-5161 0373	03-5161 0101	259	PLENITUDE PERMAI SDN BHD	03-8068 2006	03-8068 2005
194	MALAYSIAN RESOURCES CORPORATION BHD	03-2786 8080	03-2780 2071	260	PMB DEVELOPMENT SDN BHD	03-8961 8355	03-8961 8362
195	MAMMOTH EMPIRE HOLDING SDN BHD	03-7611 8888	03-7611 8889	261	PNSB ACMAR SDN BHD	03-3343 8833	03-3341 0945
196	MARVELANE HOME SDN BHD	03-7832 7166	03-7847 3323	262	PORTICO SDN BHD	06-651 6512	06-651 5223
197	MASA KEMBANG DEVELOPMENT SDN BHD	03-5621 3813	03-5621 3812	263	POSH ATLANTIC SDN BHD	03-7728 9289	03-7732 8489
198	MASTERON SDN BHD	03-8060 2228	03-8068 1228	264	PREMIER S&P DEVELOPMENT SDN BHD	03-3181 8333	03-3181 8080



# MEMBERSHIP LIST

No.	Company	Tel	Fax	No.	Company	Tel	Fax
265	PRG PROPERTY SDN BHD	03-7859 0877	03-7859 0977	331	TAIPAN FOCUS SDN BHD	03-3371 6010	03-3371 5998
266	PRIMAPARAMOUNT SDN BHD	03-2287 6612	03-2287 2308	332	TAMAN EQUINE (M) SDN BHD	03-8941 7878	03-8948 1010
267	PROJECT CONTROLINE SDN BHD	03-5162 3341	03-5166 4297	333	TAN & TAN DEVELOPMENTS BHD	03-2289 8914	03-2287 9882
268	PROP PARK SDN BHD	03-6188 4488	03-6188 4487	334	TAN LIAN SUAN HOLDINGS SDN BHD	03-8734 8088	03-8736 6099
269	PUJAAAN HARMONI SDN BHD	03-7662 1288		335	TANGKAS PROPERTIES SDN BHD	03-2284 1019	03-2284 2339
270	PUJANGGA BUDIMAN SDN BHD	03-8741 4850	03-8741 4852	336	TANMING BERHAD	03-2282 6633	03-2282 6648
271	PURCON (M) SDN BHD	03-8948 2922	03-8948 2460	337	TEKAT MAJU SDN BHD	03-7956 6333	03-7957 6333
272	RASMI INDAH SDN BHD	03-8076 5200	03-8076 5211	338	TEMASYA MENTARI DEVELOPMENT SDN BHD	03-7660 4808	03-7660 4803
273	RAWANG DEVELOPMENT SDN BHD	03-5548 2940	03-5542 1173	339	TEMOKIN DEVELOPMENT SDN BHD	03-4044 1111	03-4041 8900
274	REGENCY LAND SDN BHD	03-7723 9000	03-7729 7000	340	TEMPO PROPERTIES SDN BHD	03-2161 1216	03-2161 1185
275	RESIDENSI ENSO SDN BHD	09-5738 880	09-573 8850	341	TERATAI SELEKSI SDN BHD	03-9011 3047	03-9010 4198
276	RIMAU PROPERTIES SDN BHD	03-7954 9888	03-7956 1358	342	TETAP TIARA SDN BHD	03-7957 8833	03-7958 4833
277	RIVERTREE MILLENNIUM SDN BHD	03-8958 5050	03-8959 4334	343	THYE LEONG HUAT PROPERTY SDN BHD	03-6142 6030	03-6142 6032
278	S.J. PROPERTIES SDN BHD	03-7846 4407	03-7846 4905	344	TIARA SUKMA SDN BHD	03-7846 8068	
279	S.LING CORPORATE SOLUTION SDN BHD	03-3342 2177	03-3342 2149	345	TITI KAYA SDN BHD	03-7958 7888	03-7958 1533
280	SALAK CITY DEVELOPMENT SDN BHD	03-8705 0500	03-8705 3113	346	TONG CHUN DEVELOPMENT SDN BHD	03-3343 3341	03-3342 3341
281	SALIENT PYRAMID SDN BHD	03-9171 9911	03-9171 0996	347	TOP HOME BUILDER DEVELOPMENT SDN BHD	03-9075 2882	03-9081 3338
282	SAMIK CORPORATION SDN BHD	03-5032 8888	03-5032 2222	348	TPPT SDN BHD	03-2274 2277	03-2272 3267
283	SAUJANA PERMAI DEVELOPMENT SDN BHD	03-5103 8266	03-5103 9889	349	TRINITY GROUP SDN BHD	03-8062 9009	03-8062 9222
284	SCIENTEX PARK (M) SDN BHD	03-5524 8888	03-5512 5708	350	TRIPLE SUCCESS DEVELOPMENT SDN BHD	03-3319 2955	03-3319 0955
285	SCLAND SDN BHD	03-7727 7811	03-7725 5811	351	TROPICANA GOLF & COUNTRY RESORT BHD	03-7663 6888	03-7663 6688
286	SD GEODESI SDN BHD	03-8948 2922	03-8941 2460	352	TUJUAN GEMILANG SDN BHD	03-7725 9800	03-7725 7900
287	SDB PROPERTIES SDN BHD	03-2711 3388	03-2711 2219	353	TUNGLING DEVELOPMENT SDN BHD	03-7735 6111	03-7732 6082
288	SEACERA DEVELOPMENT SDN BHD	03-7710 1000	03-7729 0300	354	TWIN VALLEY HOLDINGS BERHAD	03-5191 5187	03-5191 5186
289	SELAMAN SDN BHD	03-4257 0151	03-4257 7050	355	UDA LAND SDN BHD	03-9074 6188	03-9074 6288
290	SELANGOR INDUSTRIAL CORPORATION SDN BHD	03-5524 4040	03-5524 3799	356	UMW DEVELOPMENT SDN BHD	03-5163 5442	03-5519 1349
291	SEMAI RIA SDN BHD	03-6203 1633	03-6203 4622	357	UNITED PACIFIC REALTY SDN BHD	03-7846 4115	03-7846 4117
292	SEMPENA PURI DEVELOPMENT SDN BHD	03-3325 8363		358	UPICON SDN BHD	03-3323 5120	03-3323 5121
293	SEPANG MEGAH SDN BHD	03-3341 8301	03-3341 5410	359	VI LAND DEVELOPMENT SDN BHD	03-3344 3515	03-3344 1000
294	SERBA SENTOSA SDN BHD	03-8737 8228	03-8736 5436	360	VILLAMAS METACITY SDN BHD	03-7728 1222	03-7726 1222
295	SERISTANA SDN BHD	03-5512 8989	03-5510 7887	361	VILLAMAS SDN BHD	03-7728 1222	03-7726 1222
296	SETARA ISTIMEWA SDN BHD	03-8066 8776	03-8052 0555	362	WARISAN BERSATU DEVELOPMENT SDN BHD	03-3323 3288	
297	SETIA ECO GLADES SDN BHD	03-8686 2255	03-8282 2222	363	WAWASAN RAJAWALI SDN BHD	03-2177 1688	03-2177 1689
298	SETIA ECOHILL 2 SDN BHD	03-8723 2552	03-8725 9552	364	WCT LAND SDN BHD	03-7887 8080	03-7887 7700
299	SETIA ECOHILL SDN BHD	03-8723 2552	03-8725 9552	365	WD LAND SDN BHD	03-8768 6457	03-8768 9812
300	SETIA HARUMAN SDN BHD	03-8312 8000	03-8312 8136	366	WINFAR JAYA SDN BHD	03-7986 0012	03-7988 0230
301	SETIABAN SDN BHD	03-3344 7000	03-3344 4000	367	WORLDWIDE HOLDINGS BERHAD	03-5526 2525	03-5510 4448
302	SETIATIWI SDN BHD	03-6138 9043	03-6137 9043	368	YINSHAH SDN BHD	03-9054 8899	
303	SHAH ALAM 2 SDN BHD	03-7985 8288	03-7952 9091	369	YUWANG DEVELOPMENT SDN BHD	03-3181 5333	03-3181 8080
304	SHEN YANG REALTY SDN BHD	03-3344 0226	03-3343 1150	370	ZIKAY DEVELOPMENT SDN BHD	03-2698 8789	03-2692 4789
305	SIMAS-D SDN BHD	03-3341 1341	03-3343 2313				
306	SIME DARBY PROPERTY (CITY OF ELMINA) SDN BHD)	03-7849 5000	03-7849 5690				
307	SIN HEE YANG PROPERTY MANAGEMENT S/B	03-3343 8788	03-3341 5410				
308	SMS DEVELOPER SDN BHD	03-7733 1666	03-7732 0666				
309	SMS REALTY SDN BHD	03-7733 1666	03-7732 0666				
310	SOLIDUS DEVELOPMENT SDN BHD	03-7804 8505	03-7804 8606				
311	SOON SIN HIN DEVELOPMENT SDN BHD	03-3289 1313	03-3281 1519				
312	SRI DAMANSARA SDN BHD	03-6279 8000	03-6277 7061				
313	SRIJANG KEMAJUAN SDN BHD	03-8737 8228	03-8736 5436				
314	STERLING PRIMA SDN BHD	03-8311 9090	03-8311 9966				
315	STRENGTH FORMATION (M) SDN BHD	03-5613 7580					
316	SUDITASIA (M) SDN BHD	03-3344 9333	03-3344 8999				
317	SUNNY MODE SDN BHD	03-6188 4488	03-6188 4487				
318	SUNSURIA CITY SDN BHD	03-6145 7777	03-6145 7778				
319	SUNTRACK DEVELOPMENT SDN BHD	03-8318 3188	03-8318 3190				
320	SUNTRACK RAVEN SDN BHD	03-8318 3188	03-8318 3190				
321	SUNWAY PKNS SDN BHD	03-5639 9200					
322	SUNWAY SOUTH QUAY SDN BHD	03-5639 9200	03-5639 9992				
323	SUPREME HARMONY SDN BHD	03-3343 8788	03-3341 5410				
324	SYARIKAT MAJU JAYA SDN BHD	03-2142 9188	03-2142 6940				
325	SYARIKAT PERUMAHAN NEGARA BHD	03-2618 5555	03-2618 5882				
326	SYMPHONY HILLS SDN BHD	03-2718 7788	03-6207 9277				
327	SYMPHONY LIFE BERHAD	03-7688 1888	03-7688 1999				
328	T.H.N. DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585				
329	T.J. LAND SDN BHD	03-7845 8958	03-7859 1367				
330	TAHAP WARISAN SDN BHD	03-5880 5252	1700-810-400				



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