

2021
2022

ANNUAL REPORT



**REHDA
SELANGOR**

REAL ESTATE & HOUSING DEVELOPERS'
ASSOCIATION MALAYSIA SELANGOR BRANCH

ANNUAL REPORT

2021

2022

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NOTICE OF ANNUAL GENERAL MEETING

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

Date : Thursday, 2 June 2022
Time : 2.30 p.m.
Venue : Wisma REHDA
No.2C, Jalan SS 5D/6
Kelana Jaya
47301 Petaling Jaya, Selangor

AGENDA

1. To receive the Branch Annual Report for 2021/2022;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31st December 2021;
3. To elect Branch Committee for the term 2022/2024;
4. To appoint Auditor for the Branch of the financial year ended 31 December 2022;
5. To elect delegates to the Annual Delegates' Conference to be held on 16 July 2022;
6. To discuss motions, if any, for submission to the Annual Delegates' Conference to be held on 16 July 2022;
7. To deal with any other matters that may be put before it.

BY ORDER OF THE BRANCH COMMITTEE



LOO CHEE YANG
BRANCH SECRETARY

Dated: 20 May 2022

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 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

Mr James Tan Kok Kiat
Suntrack Development Sdn Bhd

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

Mr Ong Ghee Bin
Wawasan Rajawali 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. 2021/2022	10 June 2021
2. 2021/2022	12 August 2021
3. 2021/2022	14 October 2021
4. 2021/2022	16 December 2021
5. 2021/2022	17 February 2022
6. 2021/2022	16 April 2022

ATTENDANCE

Name	Attendance
YBhg. Datuk Ho Hon Sang	06/06
En. Zulkifly bin Garib	06/06
YBhg. Dato' Khor Chap Jen	05/06
YBhg. Datuk Zaini bin Yusoff	05/06
Mr Loo Chee Yang	06/06
Mr Ang Kee Ping	06/06
YBhg. Dato' Edward Chong Sin Kiat	06/06
En Azhar bin Shaharudin	06/06
Mr Kelvin Choo Yung Yau	06/06
Ir. Teo Ching Wee	05/06
Dato' TPr. Neoh Soo Keat	04/06
YBhg. Datuk Tan Hon Lim	06/06
Mr James Tan Kok Kiat	06/06
YBhg. Dato' Azmir Merican bin Azmi Merican	02/06
Mr Ong Ghee Bin	06/06
En. Adly Sham bin Che Din	05/06
Ms Shanaz Azwin binti Datuk Muztaza	06/06

CHAIRMAN'S REPORT |

Dear fellow members,

On behalf of REHDA Selangor, I am pleased to present the Annual Report term 2021/2022. For most part during the period of review, the property industry is facing numerous challenges from COVID-19 pandemic that affecting lives, livelihoods as well as shaping the real estate landscape in Selangor. I'm thankful for the support of my fellow Committee members and member developers as we continue to address and adapt to the fast-changing local environment.

Amid to the challenges in year 2021, Selangor State had recorded a rebound in the residential property transaction as reported by National Property Information Centre (NAPIC). There were 48,755 transactions worth RM26.49 billion recorded, indicating increase of 10.7% in volume and 22.0% in value as compared to the previous year 2020. Amongst the transacted units, 64.3% comprised of units below RM500,000. This has shown a strong confidence of the buyers or investors toward the property sector in Selangor.

The strong property transactions were also observed in the Home Ownership Campaign (HOC) 2020-2021 in Selangor. HOC was first initiated in June 2020 and then extended until 31 December 2021. At the end of the HOC period, REHDA Selangor had recorded a total of 50,293 units with property value of RM34.5 billion after discount were transacted in Selangor. The strong demand of residential property could be due to a lower interest rate, people are adapting to the work from home culture, etc. Selangor is still a preferred state by many people even during the pandemic period.

My fellow members, during this difficult time, REHDA Selangor never stop continuing its Corporate Social Responsibility (CSR) activities. In collaboration with REHDA Malaysia, REHDA Wilayah Persekutuan Kuala Lumpur and REHDA Youth, we have contributed RM300K to purchase hospital equipment and medical supply to support our medical staffs in fighting against the COVID-19 pandemic. We also supported the WAO Child Care Centre initiated by REHDA Youth and a tour to the completed building was held on 6 October 2021. At the end of 2021, the residents in Klang not only facing the threat of COVID-19, but the severe flood had also destroyed hundreds of houses and affected the livelihoods of many. As such, REHDA Selangor had donated to *Bingkisan Mesra Selangor Foodbank Centre*, *Tabung Kecemasan Banjir Klang*, *Tabung KPKT* and others to assist the flood victims. We have also organized many webinar series in educating and enhancing the knowledge of our fellow members to be always stay relevant to the industry.

In Selangor, the state government also initiated many programmes to help not only the Rakyat but also the developers impacted by the COVID-19 pandemic. The most immediate support is the announcement of Budget Selangor 2022 with the following incentives relating to housing industry:

- a) Exemption of development charges on affordable housing from 1 Jan 2022 to 31 December 2023
- b) Land Premium deposit to reduce from 150% to 100%, which applicable for the 100 days approval process
- c) RM5million as Dana Awal for building workers accommodation complex

The state government also in its effort to transform Selangor into an advance digital state as digital technology has been progressing extensively especially during the COVID-19 period. One of the initiatives to be implemented is the e-Tanah by the Pejabat Tanah dan Galian Selangor, which I believed it will improve the application submission and approval related to land matters.

At the construction site, there are issues on COVID-19 threatening the health of our construction workers, the delay of construction progress was affected during Full Movement Control Order (FMCO) period, as well as the inconsistency in construction working hours in different local council. After multiple engagements with YB Tuan Ng Sze Han, Selangor State Executive Councilor for Local Government, Public Transport and New Village Development; REHDA Selangor finally gain the support of YB Ng and the construction working hours have been standardized in Selangor from Monday to Saturday at 8.00am to 6.00pm from 1 November 2021 onwards. Developer may also apply to the respective local council to extend the working hours beyond the standard operating hours depending on the terms and conditions. This is a great achievement by REHDA Selangor and shown that the Selangor State government willing to listen and work together with developers to recover the economy status.

The representation of REHDA Selangor in the Lembaga Perumahan dan Hartanah Selangor (LPHS) is one of the important avenues for REHDA Selangor to express our concerns and champion for measures that would benefit to all industry stakeholders. The Affordable Housing Incentives (*Rumah Idaman & Rumah Selangorku Harapan*) are currently enabled developer to convert the RSKU Type A, B, C and D to Rumah Selangorku Type-E Khas (*Rumah Idaman*) effective 1 December 2021. REHDA Selangor support and welcome the initiative; and believed it is a more sustainable way to provide affordable housing to Rakyat in Selangor instead of building the Type A RSKU. On many occasions, REHDA Selangor and LPHS has been discussing the sustainability of affordable housing and we had also giving feedback pertaining to the proposed policy on Rumah Selangorku 3.0. On top of that, REHDA Selangor Focus Group committees also been working hard in researching and preparing review papers to be shared with LPHS including:

- a) Improvement on Bumi Quota Release Mechanism
- b) Improvement on RSKU Name List Release Mechanism

The above studies are closely related to the industry and is the testament of REHDA Selangor in advocating the concerns of fellow members and issues that impacting the industry. During the review period, the Planning Policies and Standards Sub-Committees had produced a few research and review papers including:

- a) Review of Parcel Rent Rates in Selangor
- b) Review on School Reserves Requirement
- c) Analysis on Affordable Housing in Selangor
- d) Legal Opinion on Imposition of Contribution Fund for Improvement of Infrastructure

The above working papers have been informed and shared with the relevant authorities for their consideration. REHDA Selangor will continue to pursue the matter and committed in making representations in all engagement with the local authorities and agencies.

The real estate development in Selangor is also progressing with the introduction of new guidelines / agency such as the Borderless System by Indah Water Konsortium (IWK), Koridor Utility Selangor (KUSEL) in facilitating the application of utility work permit and Managed Industrial Park guideline. This has shaped a new landscape in the real estate industry in Selangor. Besides the new policy in Selangor, the introduction of Housing Integrated Management System (HIMS) is another significant milestone to the real estate industry as well. The implementation of HIMS in replacing the BLESS, IDAMAN and e-Pemaju system was effective from 31 January 2022 onwards.

Fellow members, we are aware there is a greater challenge ahead of us and impacting the property sector such as price hike in building material, labor shortage, etc. but I trust that we can stay resilient and overcome the obstacles. In REHDA Selangor, we will continue to be the voice for the property developers and play a significant role of our representation to the government, authority, and agency.

Finally, I would like to express my gratitude to the dedicated Secretariats for working together with us and your assistance in all our endeavors. A gracious thank you to all committee members for your dedicated work in the Association. Although this will be my last year of serving as your Chairman of REHDA Selangor, I hope all of us will embrace ourselves together onto this challenging time and continue to stay safe.

With Best Wishes,



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 2022, the branch membership stood at 369 members. For the period 1 April 2021 to 30 April 2022, 16 new members joined the branch while 12 members withdrew their membership and 5 members de-registered. Details as follows: -

No.	New Members	Membership Type	Date of Admission
1	Puncak Wahyu Sdn Bhd	Ordinary	29 May 2021
2	Creative Variety Sdn Bhd	Ordinary	28 August 2021
3	Chester Denai Alam Sdn Bhd	Ordinary	28 August 2021
4	Sri Tinggi Properties Sdn Bhd	Ordinary	28 August 2021
5	Setia Eco Templer Sdn Bhd	Subsidiary/Related	28 August 2021
6	Bayu Kapar Development Sdn Bhd	Ordinary	9 October 2021
7	Angkasa Senuri Sdn Bhd	Ordinary	8 December 2021
8	Eden-On-The-Park Sdn Bhd	Ordinary	8 December 2021
9	Midas De Sdn Bhd	Ordinary	22 January 2022
10	Beneton Properties Sdn Bhd	Affiliate	22 January 2022
11	Q Homes Sdn Bhd	Ordinary	26 March 2022
12	WCBD Development Sdn Bhd	Ordinary	26 March 2022
13	Kara Power Engineering Sdn Bhd	Ordinary	26 March 2022
14	Ally Logistic Property Malaysia Sdn Bhd	Ordinary	26 March 2022
15	Vibrantline Sdn Bhd	Subsidiary/Related	26 March 2022
16	Pinnacle Homes Sdn Bhd	Affiliate	26 March 2022

No.	Members Withdrawn	Membership Type	Date Withdrawn
1	Homecity Asia Sdn Bhd	Subsidiary/Related	28 August 2021
2	Kota Kelang Construction Sdn Bhd	Subsidiary/Related	28 August 2021
3	Kota Kelang Properties Sdn Bhd	Subsidiary/Related	28 August 2021
4	SL Ng Corporate Solutions Sdn Bhd	Subsidiary/Related	28 August 2021
5	Minlon Land Sdn Bhd	Ordinary	8 December 2021
6	Kenari Sukma Sdn Bhd	Ordinary	22 January 2022
7	Lebar Kencana Development Sdn Bhd	Ordinary	22 January 2022
8	Amazing Consortium Sdn Bhd	Subsidiary/Related	22 January 2022
9	Kenoza Sdn Bhd	Ordinary	26 March 2022
10	Jaya Housing Corporation Sdn Bhd	Ordinary	26 March 2022
11	Tetap Tiara Sdn Bhd	Ordinary	26 March 2022
12	PFA Land Sdn Bhd	Subsidiary/Related	26 March 2022

No.	De-registration of Membership	Membership Type	Date De-registered
1	Desa Mahumas Sdn Bhd	Ordinary	28 August 2021
2	NBL Land Development Sdn Bhd	Ordinary	28 August 2021
3	Innorative Sdn Bhd	Associate	28 August 2021
4	DC & A Development Sdn Bhd	Ordinary	26 March 2022
5	Idea Sign (M) Sdn Bhd	Associate	26 March 2022

EVENTS, PUBLICATIONS AND COMMUNICATION SUB-COMMITTEE

Chairman	: 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.

REHDA Selangor Webinar Series

During the review period, REHDA Selangor had organized a series of webinar on various topic for the benefits of the members including:

- a. Digital Real Estate (DRE) Webinar series – a total of 3 webinar series
 - i. The first virtual Digital Real Estate (DRE) Webinar series titled “The Big Deal (Data Analytics & Artificial Intelligence)” was successfully held on 11 June 2021. The webinar introduced the advantage of Big Data application onto project development.
 - ii. The second DRE Webinar series on “Map, Measure & Market – Drone Reconnaissance & Accessible Virtual Space” was held on 16 July 2021 and it discussed on the drone technology for a favorable project development, customers virtual experience and revolutionary virtual showroom innovations that changes the sales and marketing strategies.
 - iii. On 19 August 2021, the final DRE Webinar series was held with titled “Game Changer – The Digital Transformation Journey in Suncon” was presented by Sunway Construction Sdn Bhd. The panelists focused on sharing the knowledge and experiences relating to capitalizing the BIM data in the construction industry. Other topics on digitalization of construction data and opportunities leveraging on big data were also shared at the webinar.
- b. The virtual webinar on “Sustainable & Inclusive Financial Support for Housing Development” was held on 13 July 2021 with speakers came from various financial institution. The webinar discussed the navigation on property development business throughout the pandemic period, the opportunities and expansion of lending in the new norms as well as the property development prospect in Selangor.
- c. The renewable energy such as solar power can be an added value to the housing industry. As such, REHDA Selangor had partnered with GSPARX Sdn Bhd, subsidiary company Tenaga Nasional Berhad (TNB) in organizing a virtual webinar on 30 November 2021 with titled “Sustainable Living with GSPARX Solar Solution”. A wide range of topics were discussed by the panelists during the event, including the importance of sustainable solar energy, developer's role in reducing global warming and the relevancy of green development in improving the community health.

REHDA Selangor Networking Event

Building a closer connection with fellow members is always the endeavour to REHDA Selangor. As such, an Iftar Networking Event was held on 21 April 2022 at Santapan Warisan – Pasar Baru, New World PJ Hotel. The event was joint by 50 fellow members and provided the opportunity to socialize and sharing of experiences on the housing industry in Selangor while enjoying *berbuka puasa* together.

Communication activities

All this while, REHDA Selangor members are kept updated on the latest news via email, REHDA Selangor website and LinkedIn. In April 2022, REHDA Selangor has initiated the Facebook and Instagram page to share more information not only to the members but also to the public. The Committee encourages all members to like and follow the Facebook and Instagram page.

Corporate Sosial Responsible (CSR) activities

REHDA Selangor as a responsible association has been conducting various Corporate Social Responsible (CSR) activities including:

- i. REHDA Selangor had contributed RM300,000 and in collaboration with REHDA Malaysia, REHDA Wilayah Persekutuan Kuala Lumpur and REHDA Youth; have provided medical equipment to the five main Covid-19 hospitals in the Klang Valley namely Hospital Ampang, Hospital Kuala Lumpur, Hospital Selayang, Hospital Sungai Buloh and Hospital Perubatan Universiti Malaya. The medical supply is important to assist the hospitals to fight against the Covid-19 pandemic.
- ii. REHDA Selangor had donated RM30,000 to Bingkisan Mesra Selangor under the purview of YB Puan Rodziah binti Ismail, Selangor Housing Exco. Bingkisan Mesra Selangor embark on helping the poor in Selangor via food donation activities.
- iii. In December 2021, Lembah Klang was hit by the severe flooding and more than hundreds of household were affected. As such, REHDA Selangor had contributed the following donations to assist the flood victims :
 - RM30,000 to Bingkisan Mesra Selangor Foodbank Centre, Selangor State, under the purview of YB Puan Rodziah binti Ismail. REHDA Penang also shared the contribution of RM5,000 with REHDA Selangor.
 - RM30,000 to Tabung Kecemasan Banjir Klang, Parliament Klang, under the purview of YB Tuan Charles Anthony Santiago.
 - RM5,000 to the victims in Lembah Jaya, Ampang & Temerloh Pahang by YB Puan Haniza binti Mohamed Talha.
 - RM10,000 to Kementerian Perumahan dan Kerajaan Tempatan (KPKT) Fund, in collaboration with REHDA Malaysia and other REHDA branches.

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, Mr Lionel Liong and Ms Ho Kwee Hong.

Planning Policies & Standards Sub-Committee Strategic Planning

In the review period, the Planning Policies & Standards Sub-Committee had continued the effort in achieving the targeted action plans of conducting research and review in various planning guidelines and policies in Selangor.

Focus Group on School Reserves

The Focus Group had conducted further review on the school reserve requirement together with architect Datuk Ar. Tan Pei Ing on 28 May 2021. Amongst the problems identified were:

- The inconsistency of school planning guidelines between JPBD Planning Guideline and requirement by Ministry of Education.
- The redundancy of the population requirement for every primary and secondary school.

After the discussion, Datuk Ar. Tan Pei Ing had shared the planning template on the efficiency on different classroom size for *Sekolah Rendah* and *Sekolah Menengah*. Subsequently, REHDA Selangor had send a letter to PlanMalaysia@Selangor and Jabatan Pendidikan Negeri Selangor highlighting the needs to study the current school demand and design in a more sustainable way. A similar letter was also sent to Kementerian Pendidikan Malaysia (KPM) by REHDA Malaysia. KPM responded that the school design and requirement is based on the JPBD guideline. REHDA Selangor will continue the engagement with PlanMalaysia@Selangor on this matter.

Legal Opinion on Imposition of Contribution fund for Improvement of Infrastructure beyond Development Site

Imposition of improving infrastructure by local authority in the development is seen to be one of the financial burdens to developers particularly if the upgrading area is beyond the development compound. As such, the Planning Policies and Standard Sub-Committee has sought legal opinion regarding the jurisdiction of the local authority in imposing infrastructure contributions based on the Street, Drainage and Buildings Act 1974 (SDA 1974). The legal firm, Halim Hong & Quek (HHQ) provided their view with respect to the laws of Malaysia. Subsequently, HHQ shared an article write up on the matter, which is strictly informative and not intended to be relied upon as a substitute for legal or other professional advice and then

disseminated to all members. The key takeaways in the article are:

- The undertaking letter requested by the local authority is seemed to be ultra-vires to the local authority power
- The local authority has no power to collect the contribution fund upfront, but it can recover the cost of upgrading from the developer after the completion of works

Analysis on Affordable Housing in Selangor

As reported previously that REHDA Selangor had engaged a data analyst to compile and study the affordable housing data in Selangor. The study has been completed during the review period.

The study analysed current stock of affordable housing (RM300k) in Selangor based on raw house price transaction data compiled by NAPIC, comparing to the number of households with income below RM6,000 and the comprehensive analysis shown that many districts in Selangor have sufficient affordable housing to cater to the lower-income household group. REHDA Selangor will continue discussion with the respective authority to draft a sustainable guideline on affordable housing provision.

The finding was also presented to REHDA National Council members, REHDA Branches and REHDA Institute, should the States consider undertaking the same exercise to facilitate their engagement with respective authorities in the provision of affordable housing.

Guideline - Managed Industrial Park in Selangor

PLANMalaysia@Selangor issued a circular on 2 September 2021 regarding the guideline on Managed Industrial Park (MIP) in Selangor. The concept of MIP is a centralized and gated industrial park with specifications of the industrial facility to cater for an efficient, effective, and systematic manner.

The guideline outlined the following details:

- Classification on Managed Industrial Park in Selangor
- Formation of Industrial Park Manager (IPM)
- Job scope of IPM and local authorities
- Maintenance of infrastructure amenities
- Types of agreement
- The development components of Managed Industrial Park in Selangor
- Process flow of the development application

Although REHDA Selangor support the Selangor State government's initiative, but there are few concerns in the requirement such as:

- Requirement of Centralized Labour Quarters within the MIP area.
- A lower assessment charges shall be imposed by local PBT because the maintenance cost has been transferred to IPM.
- The responsibility in handling the industrial waste shall be under owner's capacity and not applicable for all industrialists.

Focus Group on Bumi Quota Release Mechanism

The Focus Group held a series of discussions on Bumi Quota Release Mechanism to improve the efficiency of the current release mechanism.

Amongst the suggestions are:

- a. Issuance of *surat tiada halangan* from LPHS for application of blanket consent from PTG, at an earlier stage prior to *surat pelepasan* from LPHS.
- b. Reduce the stages of quota release from 4 to 2 stages.
- c. Suggestion for the advertising method to include online promotion.
- d. Appeal for a lower contribution to release the unsold units under bumi quota and penalty for non-compliance.

The proposal is still a work in progress.

Focus Group on RSKU Name List Release Mechanism

The Focus Group held a series of discussions on the RSKU name list release mechanism to improve its efficiency.

Some of the main concerns are:

- a. The SOP on the processing timeline is not made known to public.
- b. Developer can only apply for *Penawaran Terbuka* after 3 – 5 batches of name list from LPHS.
- c. The application of *Penawaran Terbuka* took an average of 3 months for approval.
- d. The slow rate of sales due to the current name list processes will adversely impact the project cashflow and construction progress.

The proposal is still a work in progress.

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

Discussion on Caj Sambungan Pengguna (CSP) with Tenaga Nasional Berhad (TNB) Selangor

In view of the issues relating to CSP process and applications, REHDA Selangor has been actively engaged the Retail Division of TNB Selangor to discuss and to generate an effective work delivery for both parties.

The virtual meeting held on 27 August 2021, discussed the delay of CSP issuance in the whole industry because of many on-going projects and the lack of manpower. The delay significantly affected the developers' vacant possession timeline and forcing them to confront the LAD risk. It was highlighted that currently there is no detailed standard practice of CSP application/issuance by TNB. This has compounded the delay by TNB to conduct site inspection affecting the overall construction schedule of the developer and delivery deadline. It was proposed that the CSP procedure be reviewed and clarification sought with TNB Selangor.

Subsequently, a follow up meeting was held on 25 November 2021 and the following issues were discussed:

- a. The inconsistency of TNB comment during the PIAT inspection
- b. The different understanding of site readiness between developer and TNB
- c. The procurement timeline

At the meeting, both parties also discussed the possibility of pre-inspection for PIAT to mitigate problem faced during site inspection. TNB further shared the following information:

- a. Developer's consultant to inform via written request on the Kickoff meeting after all the requirement of PIAT inspection, substation handed over, CSP paid, and way leave obtained.
- b. A WhatsApp group will be created between Asset Development Engineer, Consultant and Contractor; and all the work in progress will be updated through the group chat

REHDA Selangor welcomed the pro-active move by TNB and further proposed the following:

- The developer/consultant to coordinate with the TNB construction team on the crusher run requirement and the depth that is needed for cabling
- TNB to further study the TNB requirement to cater to the IBS building method (pre-cast)

The concerns on supply issue were also discussed at the meeting and developer is encouraged to check the status with the Asset Manager. Due to the urgency, REHDA Malaysia also has been involved with TNB to resolve the problem.

In summary, the best practice is for developer to plan for the substation earlier to avoid any delay of electricity supply to the public facilities, sewerage treatment plant (STP) and etc, which developer can submit the application under the TNB consumer category where the project and utilities will obtain the supply serentak.

Briefing on "Borderless Submission" System by IWK

On 10 December 2021, Indah Water Konsortium (IWK) gave a briefing on their "Borderless Submission" System to REHDA Selangor. Subsequently, REHDA Selangor had a follow-up virtual courtesy visit on 14 March 2022 and further discussed the following matters:

- The "Borderless Submission" System was implemented on 1 November 2021
- Under the system, the submission received will be processed and reviewed by inter-state CA officers based on "auto-distribution"
- The submission of sewerage development plan can be made to CA via counter or through e-SWAP (online submission)
- It is subject to category of new submission, low & medium risk under Design Review (PDC2) and Sewerage Works Completion (SWC)
- If the requirement is to upgrade the existing Sewerage Treatment Plant, the CA will be from the original state.

- The PDC 2 lead time is 21 days and SWC lead time is 7 days

Although REHDA Selangor welcomed the initiative to improve the overall submission and approval process, however, some of the issues are concerning developers including:

- In the new system, once application is submitted, the local district engineer or relevant officer is not listed in the system and developers are having difficulty following up their submission status.
- Engineers and officers assigned to review the submission come from different states and the feedback provided can be inconsistent.
- Previously in the old system, there were only 2 stages which is after commenting it will go to approval stage. But under the new system, sometimes it can go up to 5 stages before approval is given. The overall process time is longer than before.
- With regards to workers quarters PE calculation, it appears to be different across states with stay-in workers having a PE of 1 and non-stay in workers having a PE of 0.2. REHDA Selangor requested IWK to review on the inconsistency of PE calculation.

IWK Selangor took note and will look into the above issues. Both parties agreed to continue the close engagement in the future.

Briefing with Koridor Utiliti Selangor (KUSEL)

A briefing was held on 31 March 2022 where En. Zulkefli Bin Mohd Nani, Ketua Pembangunan Koridor of KUSEL introduced that KUSEL was established on 18 December 2020 as a coordinator body and utility supervisor under the MBI. Amongst the functions of KUSEL are:

- A One Stop Agency to facilitate the application of way leave and utility work permit such as water, energy, telecommunication, gas and sewage.
- To coordinate and monitor the planning of utility infrastructure to reduce the risk and repetition of work (such as *pengorekan berulang*)
- To plan and prepare the utility infrastructure amenities for common benefit such as underground utilities, smart street lighting, fiber optic cable, etc.

It was further informed that KUSEL will assist in all the permit application submitted to the local PBT and relevant authorities. Developer must submit application for work permit on utilities matter to KUSEL effective 14 March 2022 and local PBT will no longer accept the application from the developer.

LUAS Discussion on the proposed charges against developers under the Zero Discharge Policy (ZDP)

Lembaga Urus Air Selangor (LUAS) hosted a Townhall Session on the proposed Zero Discharge Policy on 10 March 2022 and attended by government agencies, local council representatives, district land officials, environmental NGOs, developers and REHDA Selangor. At the Townhall Session, a new *Caj Pemulangan Air Buangan* on developers was proposed but was objected by REHDA Selangor and a further review was

suggested before implementing the new charges.

On 7 April 2022, LUAS and REHDA Selangor had a meeting to further discuss on the requirement of the *Caj Pemulangan Air Buangan*. At the meeting, LUAS informed the purpose of the ZDP is to reduce the emission of effluents that pollute water resources in Selangor. Amongst other details including:

- *Caj Pemulangan Air Buangan* to be charged at RM 100 per acre a month
- The charges are revised to be imposed for 2 years only when the land clearing activity has completed and not until CCC as initially proposed.
- LUAS reminded that developers need to apply for license when they undertake land clearing activities that involve the discharge of effluents.

REHDA Selangor assured LUAS that they will encourage members to be more sensitive to the environment. However, since the imposition of these charges are unclear and the long-term impact on development is uncertain, REHDA Selangor had objected to the proposed charges and suggested a working committee with LUAS officials to further study the calculation of charges before it is implemented. This was agreed to by LUAS and REHDA Selangor will continue engaging LUAS on this matter.

REPORTS OF ZONE-COMMITTEES

KLANG / KUALA LANGAT ZONE COMMITTEE

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

Klang/Kuala Langat Zone Committee Meeting

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

- 21 June 2021
- 2 November 2021
- 22 March 2022

Amongst the matters discussed were:

- The committees were cautioned on the penalty imposition on working without the approval from MITI during the FMO period
- The Environmental Impact Assessment (EIA) is required for project size 20 hectares or 50 acres and above.
- Concerns on the collection of maintenance fees and the sustainability of stratified Rumah Selangorku
- Concerns on the building height restriction under the Rancangan Tempatan Majlis Perbandaran Klang (MPK) 2035

Courtesy Visit to Yang Di-Pertua Majlis Perbandaran Kuala Langat (MPKL)

REHDA Selangor had a courtesy visit with the YDP of MPKL, YBhg. Dato' Amirul Azizan bin Dato' Sri Abd Rahim on 20 October 2021. At the meeting, it was informed that a foreign investment company from China will be setting up factories in Kuala Langat in near future and hope this will boost the economy sector. The discussion also included among others:

- i. The submission under the Permohonan Serentak category and was further shared that OSC MPKL was the only local authority still tabling the approval of submission during FMCO period.
- ii. REHDA Selangor also proposed to convert the residential lot to be used as Centralised Labour Quarters (CLQ), particularly for lot/parcel that is close or abutting to the industrial area. YBhg. Dato' Amirul supported the idea and shared that MPKL also looking to find suitable lots to build the CLQ.
- iii. Managed Industrial Park is one of the main initiatives promoted by Invest Selangor to promote an efficient and effective industrial development. REHDA Selangor sought to reduce the Assessment Rate (Cukai Pintu) for the said MIP projects as the maintenance, repairs and possible upgrading works to be carried by the Industrial Park Manager. YBhg. Dato' Amirul responded that local authority is unable to consider a lower Assessment rate as the local authority still need to maintain the road and other facilities in the MIP area.
- iv. The meeting sought YBhg. Dato' Amirul opinion on building the Rumah Selangorku (RSKu) under a landed strata scheme, such as townhouse type instead of landed scheme. YBhg. Dato' Amirul informed the decision of type of RSKu units is depending on the requirement of LPHS and JBPD. However, he advised that strata scheme in Kuala Langat vicinity is not popular amongst the Kuala Langat residents except area close to Shah Alam and Puchong area.
- v. YBhg Dato' Amirul had rejected REHDA Selangor's appeal on a lower hoarding fee due to it is one of the main revenue sources to the Majlis.

Courtesy visit to YDP of MPKL

REHDA Selangor paid a courtesy call on the new YDP of Majlis Perbandaran Klang, YBrs. TPr. Puan Hajah Noraini binti Roslan on 12 April 2022. The main agenda is to discuss the concerns on building height limitation gazetted in the Rancangan Tempatan Majlis Perbandaran Klang (MPK) 2035. It is stated that for area of TOD & Pusat Bandar, the maximum building height is 25 storeys and for development Luar Pusat Bandar, the maximum building height is 10 storeys. The restriction had an adverse impact to the development in Klang.

At the visit, YBrs. TPr. Puan Hajah Noraini took note on the issue and reassured that the Majlis is currently seeking ways to withdraw the condition. However, it will take times in accordance with the legal process. REHDA Selangor will

continue pursuing the matter with the following steps:

- To encourage fellow members affected by the condition to write in personally to YBrs. TPr. Puan Hajah Noraini to highlight the impact of the restriction on their development project
- To seek the support from the active chambers or association in Klang and those affected by the condition
- To seek intervention of Selangor State Exco including YB Ng Sze Han on the issue

SHAH ALAM / KUALA SELANGOR ZONE COMMITTEE

Chairman	: Mr Denn Gan Teck Wee
Committee Members	: En Tengku Ikmal Bahrin 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, En Tengku Izzat Rahim and En Adzham Mahmud

Shah Alam / Kuala Selangor Zone Committee Meeting

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

- 18 June 2021
- 1 November 2021
- 23 March 2022

Amongst the issues deliberated at the meetings were:

- i. The postponement of MAPEX at Central I-City, which was supposed to be held on 12-15 November 2021; due to the uncertainty of Covid-19 pandemic status.
- ii. The issue of high hoarding fee remains the major concern of the committees. Although the local PBT is willing to consider a lower hoarding fee upon the appeal application from the developer, but the process is considered lengthy and hope that the Selangor State government can consider amending the regulations for a lower hoarding fee.
- iii. Majlis Bandaraya Shah Alam (MBSA) has started implementing OSC 3.0 Plus effective from 1 May 2021.
- iv. The committee proposed to organise a day trip and CSR program with MPKS to Kuala Selangor sometime in June or July 2022

With regards to the lengthy process by Air Selangor, the zone committee had identified the following issues and proposal:

- a. The Online Development Plan Submission Approval (eDPLAS) is only accessible during the office hours.
Proposal: To appeal the eDPLAS can be accessed at any time.
- b. The lack of processing time for each stage in the Modul Kebenaran Merancang and Modul Tapping Point
Proposal: To include the processing time for each stage in the module

- c. The lengthy duration from one stage to another for the QT forms.

Proposal: To study and suggest a better duration for the QT forms to be processed.

The above details were shared with the IUEC committee for further review and discussion with Air Selangor.

Courtesy visit to Datuk Bandar Majlis Bandaraya Shah Alam (MBSA)

Shah Alam/Kuala Selangor Zone paid a courtesy visit to Datuk Bandar of Majlis Bandaraya Shah Alam (MBSA), YBhg. Dato' Haji Zamani Ahmad Bin Mansor on 8 November 2021. Among the issues raised included:

- i. MBSA disallowed developers from erecting New Directional Signages along the road under MBSA's control, which Datuk Bandar explained that MBSA is studying the policies on the setup of these signages because without proper guidelines, some of the signages may contain unvetted commercial ads.
- ii. It was highlighted there is lack of clear guidelines/direction for consultant to plan and install the rooftop Signages on top of the building tower Datuk Bandar clarified MBSA is currently discussing and overseeing a detailed and uniform guideline especially with regards to advertising billboards with lighting.
- iii. On the appeal for Surau and Tadika to be in the same building, Datuk Bandar informed that this matter had already been discussed at the state level and also for primary school to be located within the high-rise residential compound (with more than 1,000 units) is to be studied as well
- iv. On REHDA Selangor's proposal of OSC submission to be fully online instead of submitting hardcopy, Datuk Bandar -informed the matter has been discussed at the ministry level and amongst local councils. However, in terms of legislation, it is required to have the hard copy for OSC submission. The meeting also discussed the following challenges:
 - a. Storage issue
 - b. Lengthy discussion and meeting between departments
 - c. In accurate information presented by the Principal Submitting Person (PSP) which had resulted in a communication breakdown
 - d. Readiness to standardize the submission at OSC Department in every Local Council Level.

REHDA Selangor also appeal the following matters to MBSA:

- Appeal to accept tandem parking for RSKU.
- Appeal for flexibility in the implementation of perimeter planting. For eg, allow TNB sub-station / waste chamber / Bomba road turning radius within the perimeter planting for an effective planning layout.
- Appeal to eliminate the requirement to build a roof over the water tank for high-rise building.

At the visit, REHDA Selangor had contributed a total voucher of RM2,000 to the MBSA "Bakul Prihatin" to assist the needy in Shah Alam.

Publicity on Draf Rancangan Tempatan Majlis Perbandaran Kuala Selangor (Pengubahan 2) 2035

The Draft Rancangan Tempatan Majlis Perbandaran Kuala Selangor (Pengubahan 2) 2035 was displayed from 10 Feb – 10 Mac 2022 for public review.

Report on Virtual Courtesy Visit with YDP MPKS

REHDA Selangor organised a virtual courtesy visit with Yang Dipertua Majlis Perbandaran Kuala Selangor (MPKS); YBr. Puan Rahilah binti Rahmat on 3 March 2022. MPKS has recently acquired town council status in August 2021. During the virtual courtesy visit, REHDA Selangor was informed of the following:

- a. MPKS vision upon acquiring town council status
- b. MPKS strategy for reviving tourism and how REHDA Selangor can assist.
- c. Main changes to Rancangan Tempatan (RT) (Pengubahan 2) 2025.
- d. Development submission and payment will be transitioned online completely except for the submission of 2 hard copies at the OSC counter when applying for development plan approval.

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, Mr Choy Kin Mann and Mr Jackson Kua Seng Aik.

Petaling Jaya Zone Committee Meeting

The Petaling Jaya Zone Committee meeting was held on:

- 6 August 2021
- 14 December 2021
- 5 April 2022

The following issues were deliberated during the meeting:

- i. Bumi Quota for Rumah Selangorku (RSKU) units issues was highlighted to the Special Officer to EXCO YB Puan Rodziah Binti Ismail to exclude the Bumi Quota imposition on RSKU unit as the Selangor State should be helping all those in need of affordable housing and the imposition also is one of the main factors in the slow sales and development of RSKU.
- ii. Concerns on the implementation of HIMS system

Draf Rancangan Tempatan Petaling Jaya 1 (Pengubahan 4) & Draf Rancangan Tempatan Petaling Jaya 2 (Pengubahan 3)

Pertaining to the REHDA Selangor reviewed feedback submitted on 16 November 2020 (first revision) & 6 May 2021 (second revision) under the Program Publisiti dan Penyertaan Awam di bawah Seksyen 13, Akta Perancangan Bandar dan Desa (Akta 172), MBPJ had invited REHDA Selangor to provide further information on:

- a. The Sesi Siasatan Tempatan Dan Pendengaran (JKSTP) meeting for Draf Rancangan Tempatan Petaling Jaya 1 (Pengubahan 4) was held on 16 November 2021.
- b. The Sesi Siasatan Tempatan Dan Pendengaran (JKSTP) for Draf Rancangan Tempatan Petaling Jaya 2 (Pengubahan 3) was held virtually on 19 November 2021.

Both meetings was chaired by YB Tuan Ng Sze Han (*Pengerusi Jawatankuasa Tetap Kerajaan Tempatan, Pengangkutan Awam Dan Pembangunan Kampung Baru*) and REHDA Selangor had reiterate the concerns on TOD guideline, Plinth Area, Plot Ratio, Car Park and Green Building Index. Both RT is yet to be gazetted.

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 and Mr Jackson Kua

Kajang / Sepang Zone Committee Meeting

The Kajang / Sepang Zone Committee meeting was held on:

- 21 June 2021
- 15 November 2021
- 29 March 2022

Amongst the issues discussed were:

- i. The committee is urged to be more pro-active in claiming the refund of the deposits with MPKj
- ii. Developers still facing issue on the requirement to improve the infrastructure beyond their project site
- iii. The committee to continue to appeal a lower hoarding fee with MPKj
- iv. A longer submission period of Borang F to MPKj due to developer is required to obtain all the *surat sokongan* from all the departments, including the internal technical departments before depositing Borang F to OSC Department.
- v. Delay of handing over the public amenities to the MPKj
- vi. Concerns on the project completion due to shorter construction working hours during FMC0

- vii. The committee to take note of the new piling method requirements in MPKj and MPSp

Program Pemutihan Kilang

Kajang/Selangor Zone had written to Majlis Perbandaran Kajang (MPKj) on 16 February 2021 of issue facing by developer on *Program Pemutihan Kilang*, which developer can't develop the land parcel if it had not register under the said programme. MPKj had replied to REHDA Selangor on 9 September 2021 and informed the *Program Pemutihan Kilang* had been extended to 31 December 2021. In the letter, MPKj also urged the landowner and factory lot owner to register their land in the *Program Penuhuan Syarat dan Penguatkuasaan Kilang Tanpa Kebenaran di Negeri Selangor* with *Jabatan Perancangan Pembangunan* before submitting KM, Building Plan and Infra Plan to OSC unit. The information has been disseminated to all members.

Courtesy visit to YDP of MPKj

REHDA Selangor paid a courtesy visit to YBhg. Tuan Haji Najmuddin bin Jemain at his office on 17 November 2021. Amongst the discussions were:

- i. The committee sought the confirmation on the construction working hours, which has been standardize by the State government to: - Monday – Saturday at 8.00am to 6.00pm. It was informed that the construction working hours in Kajang is still the same as Monday – Friday from 8.00am to 5.00pm and Saturday is from 8.00am to 1.00pm. The extended working hours is allowed up to 9.00pm for weekdays and 7.00pm for weekend. However, developer needs to submit the application of extension of working hours to MPKj for approval with a monthly fee of RM2,000. It was further informed that MPKj do not follow the standard working hours as mentioned due to different locality needs.
- ii. The committee sought the clarification on the process of CCC in Kajang as it required developer to obtain all the feedback from the relevant technical department before developer can submit the Borang F to OSC for approval. This process takes a longer approval time and compare to the latest OSC 3.0 Plus that Borang F can be deposited to OSC after 2 weeks the Borang G has been submitted to the relevant technical departments and no comment received.
MPKj informed the Majlis is facing issues such as inconsistency of compliance to the requirement, development do not comply to the requirement during the on-site inspection, complaints from buyers and etc., therefore MPKj decided to conduct the site inspection to ensure the development comply to all the needed requirement before issuance of CCC.
REHDA Selangor further proposed to standardize the inspections within a stipulated time frame and appeal all the officers can attend the inspection at the shorter period to minimise the total timeframe for CCC issuance. MPKj took note on the proposal and will work together with developer on this matter.

- iii. MPKj took note on REHDA Selangor's appeal to consider reducing the hoarding fees with the following proposals:
 - a. To revert the hoarding fees on yearly basis instead of monthly basis; or
 - b. To consider a different rate based on the type of development, landed vs strata (total unit, land size, RSKU units, etc).
- iv. The meeting also discussed the cost sharing on upgrading the infrastructure as currently the cost is a considerable huge burden to the developer. Amongst the proposals for consideration including:
 - a. To proportionate the cost upfront based on the KM submission
 - b. The state government to plan and bear the infrastructure cost
 - c. A privatisation framework to initiate the infrastructure work and able to collect the funding from the future development
- v. The meeting highlighted the deposit refund timeframe is inconsistent and there shall be no delay for those cases with complete documentation. MPKj agreed on the matter and inform usually the refund is between 3 to 6 months. It also proposed Majlis to send a notice to developer on the refund and developer also can seek clarification from the Majlis if there are any delay.
- vi. The meeting also discussed issues related to strata management including the appointment of managing agent, maintenance fees, etc. En. Shahril bin Omer, Director of COB MPKj informed that developers can contact him directly if there is any issue related to strata management.
- vii. REHDA Selangor also requested the Piagam Pelanggan of MPKj specifically on the timeline for deposit refund process. MPKj agreed to share the latest process with REHDA Selangor for a better corporation.

Program Publisiti Awal Majlis Perbandaran Kajang

The Majlis Perbandaran Kajang (MPKj) had conducted the publicity program on the "Pengubahan Rancangan Tempatan majlis Perbandaran Kajang 2035 (Penggantian)" and the public, landowner and relevant stakeholders to send in their view to MPKj before 1 March 2022.

HULU SELANGOR / SELAYANG / AMPANG JAYA ZONE COMMITTEE

Chairman : Mr Michael Fu
 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, Mr Roland Tan and Ms Yan Ong Kuan Yuen

Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting

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

- 4 August 2021
- 17 November 2021
- 9 March 2022

Amongst the matters discussed during the period under review were:

- i. Majlis Perbandaran Hulu Selangor (MPHS) was declared the municipality status effective on 21 October 2021.
- ii. Matters with submission of consent and charge with PTD Gombak can liaise with the Penolong Pegawai Daerah.
- ii. Majlis Perbandaran Ampang Jaya (MPAJ) is working on revisiting and revising the Rancangan Tempatan for 2035.
- iv. Members have been experiencing Bomba Rawang request of three-point turn at dead end even when a 20ft side lane was provided.

Courtesy Visit to YBhg. Tuan Mohamad Hanafe bin Basri, District Officer Hulu Selangor Land & District Office (PDT Hulu Selangor)

REHDA Selangor paid a courtesy visit to YBhg. Tuan Mohamad Hanafe bin Basri, District Officer Hulu Selangor Land & District on 15 th December 2021. At the meeting, PDT Hulu Selangor shared the following concerns:

- i. The professionalism of the appointed Land Surveyors by developers, where the delays in responding to the Land Office comments had held up the Kebenaran Merancang approval. This matter is crucial for the PDT Hulu Selangor particularly to abide by the 100 days Kebenaran Merancang Approval Policy.
- ii. Social problems arise in the strata development due to issues related to arrears of parcel rent, unsettled strata property rights because the proprietor failed to apply subdivision of building, developer bankruptcy / winding up, etc.

PDT Hulu Selangor shared their intention to organize a seminar on the filling of Form 14A (Borang Berkanun) due to too many errors raised in filling up the form and documents were altered by the solicitor. It was also updated that the East Coast Rail Link (ECRL) alignment would comprise a new station at ECRL Serendah Baru (interchange for KTM line) before branching into Port Klang from Kota Bharu.

Besides discussing the concerns of PDT Hulu Selangor, REHDA Selangor also highlighted the following matters:

- a. Purchaser was reluctant to conduct a Memorandum of Transfer (MOT), which PDT Hulu Selangor suggested consulting the Bar Council to reduce the legal charges.
- b. Suggested to Land Office to allow for the adoption of video call for the assessment of MOT (Form 14A). PDT Hulu Selangor notified the signatory on Form 14A is needed to be witnessed by the Registrar to avoid fraud but will explore further on the suggestion.
- c. With regards on the concerns of buyers are not aware of their Parcel details, REHDA Selangor explained that under the Strata Management Act 2013 (Act 757), developer is required to exhibit the Schedule of Parcel during sales transaction and hence this issue shall not arise.

Courtesy Visit to Majlis Perbandaran Selayang (MPS)

REHDA Selangor paid a courtesy visit to Timbalan Yang DiPertua Majlis Perbandaran Selayang (MPS); Tuan Ir. Haji Cheremi bin Haji Tarman on 21 October 2021.

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 and Mr Adrian Lim Kian Guan

Subang Jaya Zone Committee Meeting

The Subang Jaya Zone Committee meeting was held on:

- 5 August 2021
- 13 April 2022

The meetings had discussed the following matters:

- i. The challenges faced by developers during the MCO and FMCO period including:
 - Application on Extension of Time for delivery of vacant possession with KPKT.
 - Disruption in the supply chain due to additional approval needs to be obtained from MITI and REHDA had sought the assistance of Master Builders Association Malaysia (MBAM) on this matter.
 - Delay in construction progress due to spike of Covid-19 cases amongst the construction workers.
- ii. Concerns of construction material price hike, which incurred another major problem in deferring developer to complete the development on time.
- iii. Rancangan Tempatan Subang Jaya 2035 has yet to be gazetted.

- iv. Majlis Bandaraya Subang Jaya (MBSJ) has set up Technical Review on weekly basis for developers to present their submissions or discussed any issues. The committee welcome the effort to improve the approval timeline and resolve the issues faced by the developer.
- v. Majlis Bandaraya Subang Jaya (MBSJ) has requested to set up CCTV at the construction site and link to the MBSJ control centre for better monitoring. Although it is an added cost, developer may negotiate a higher density/plot ratio to recover some of the cost.
- vi. Majlis Bandaraya Subang Jaya (MBSJ) plans to incorporate the Urban Design Guideline (UDG) in the Transit-Oriented Development (TOD) area.

Courtesy Visit

Y.Bhg Dato' Johary Bin Anuar has been appointed as the new Mayor of Majlis Bandaraya Subang Jaya (MBSJ) effective 3 February 2022. REHDA Selangor to conduct a courtesy visit in near future.

CALENDAR OF EVENTS |

MAY 2021

10. Virtual Discussion on Public-Private Partnership (PPP) proposal to MB Selangor. Attended by Mr James Tan, Mr Denn Gan, Mr Lionel Leong and Mr Ang Kee Ping
22. Annual General Meeting 2020/2021
25. Planning Policies and Standards Sub-Committee Meeting 1-2021/2022.
27. Virtual Discussion on TNB CPS Procedure. Attended by Datuk Ho Hon Sang, Mr Michael Fu, Ms Lee Mei Foong, Ms Lee Chee Sing (consultant) and Ms Cheryl Chan.
28. Virtual Discussion on School Reserves with Datuk Ar. Tan Pei Ing. Attended by Mr James Tan, Dato' David Tan and Datuk Tan Hon Lim.

JUNE 2021

10. Branch Committee Meeting 1-2021/2022
11. REHDA Selangor Digital Real Estate(DRE) Webinar Series 01 : The Big Deal - Big Data Analytics & Artificial Intelligence.
18. Shah Alam / Kuala Selangor Zone Committee Meeting 1-2021/2022
Planning Policies & Standards Sub-Committee virtual meeting with Halim Hong & Quek on Legal Opinion on Local Authority Requests of Imposition on Infrastructure Contributions. Attended by Mr James Tan, Dato' David Tan, Datuk Tan Hon Lim, Ms Ping Teo, Ms Khamini Loganathan and Ms Cheryl Chan
21. Klang / Kuala Langat Zone Committee Meeting 1-2021/2022
Kajang / Sepang Zone Committee Meeting 1-2021/2022

JULY 2021

13. REHDA Selangor Webinar Series : Sustainable and Inclusive Financial Support for Housing Development.
16. REHDA Selangor Digital Real Estate(DRE) Webinar Series 02 : Map, Measure & Market - Drone Reconnaissance & Accessible Virtual Space.
21. Planning Policies & Standards Sub-Committee virtual meeting with Mr Koh WyHow on Stock of Affordable Housing in Selangor. Attended by Mr James Tan, Dr. Foo CH and Ms Cheryl Chan
22. REHDA Collaboration Contribution of Medical Equipment for Covid 19 to Hospital Selayang - Collaboration REHDA Selangor, REHDA Malaysia, REHDA Wilayah Persekutuan (Kuala Lumpur) and REHDA Youth. Attended by Datuk Ho Hon Sang, Ms Cheryl Chan and Ms Kalsum Jamian.

AUGUST 2021

4. Hulu Selangor/ Selayang/ Ampang Jaya Zone Committee Meeting 1-2021/2022
5. Subang Jaya Zone Committee Meeting 1-2021/2022
6. Petaling Jaya Zone Committee Meeting 1-2021/2022
12. Branch Committee Meeting 2-2021/2022
19. REHDA Selangor Digital Real Estate(DRE) Webinar Series 03 : Game Changer- The Digital Transformation Journey in SunCon.
27. Virtual meeting with TNB Selangor-Retail Division on CSP Issues. Attended by Datuk Ho Hon Sang, En Zulkifly Garib, Mr Loo Chee Yang, Mr Michael Fu, Mr Tiah Oon Ling, En. Shazleen Bahzme, Datuk Tan Hon Lim, Ms Lee Chee Sing, Mr Lim Ming Wai, Mr Raymond Wok, Mr Franky Soo, Ms Khamini Loganathan and Ms Cheryl Chan.

SEPTEMBER 2021

9. Virtual meeting with YB Ng Sze Han, Selangor State Executive Councilor for Local Government, Public Transport and New Village Development. Attended by Datuk Ho Hon Sang, En Zulkifly Garib, Datuk Zaini bin Yusoff, Mr Ang Kee Ping, Mr Loo Chee Yang, Dato' Edward Chong, Ms Shanaz Muztaza, Ms Khamini Loganathan and Ms Kalsum Jamian.
Virtual Courtesy Visit to Tuan Yusri bin Zakariah, Pengarah Pejabat Tanah dan Galian (PTG) Selangor. Attended by Datuk Ho Hon Sang, Datuk Zaini Yusoff, Mr Loo Chee Yang, Dato' Edward Chong, En Azhar Shaharudin, En Adly Sham, Datuk Tan Hon Lim, Ir. Teo Ching Wee, Ms Shanaz Muztaza, Ms Khamini Loganathan, Ms Cheryl Chan and Ms Kalsum Jamian.
REHDA Selangor CSR Programme - Contribution to Bingkisan Mesra Selangor - Selangor State Foodbank Centre under purview of YB Puan Rodziah Ismail, Selangor Housing Exco. Attended by Datuk Ho Hon Sang, Datuk Zaini Yusoff and Ms Shanaz Azwin.

OCTOBER 2021

6. Site Visit to WAO Child Care Centre. Collaboration Contribution by REHDA Malaysia, REHDA Selangor, REHDA KL and REHDA Youth. Attended by Datuk Ho Hon Sang.
12. LPHS Board Meeting 4-2021. Attended by En Zulkifly Garib.
14. Branch Committee Meeting 3-2021/2022
20. Courtesy Visit to Yang DiPertua Majlis Perbandaran Kuala Langat, YBhg. Dato' Amirul Azizan bin Dato' Sri Abd Rahim. Attended by Ir.Teo Ching Wee, Mr Albert Lee and Ms Cheryl Chan.
21. Courtesy Visit to Timbalan Yang DiPertua Majlis Perbandaran Selayang, Hj. Ir. Cherami bin Hj. Tarman. Attended by Mr Geron Tan and Mr Michael Fu.
26. Discussion on Selangor State Budget 2022. Attended by Datuk Ho Hon Sang, Mr James Tan, Mr Loo Chee Yang, Mr Ang Kee Ping, Ms Cheryl Chan and Ms Kalsum Jamian.

NOVEMBER 2021

2. Klang / Kuala Langat Zone Meeting 2-2021/2022.
8. Courtesy Visit To Datuk Bandar Majlis Bandaraya Shah Alam (MBSA), YBhg. Dato' Haji Zamani Ahmad bin Mansor. Attended by Datuk Zaini Yusoff, Mr Denn Gan, Mr James Tan and Ms Kalsum Jamian.
15. Kajang / Sepang Zone Committee Meeting 2-2021/2022
16. Mesyuarat Jawatankuasa Siasatan Tempatan & Pendengaran bagi Cadangan draf RTPJ 1 Pengubahan 4, Petaling Jaya. Attended by Mr Kelvin Choo, Ms Ping Teo, Mr Chyi Tan and Ms Kalsum Jamian.
17. Courtesy Visit to Yang DiPertua Majlis Perbandaran Kajang, YBhg. Tuan Haji Najmuddin bin Jemain. Attended by Datuk Ho Hon Sang, Dato' Kenneth Chen, Ms Shanaz Muztaza and Ms Cheryl Chan.
Hulu Selangor / Selayang/ Ampang Jaya Zone Committee Meeting 2-2021/2022
18. Mesyuarat Jawatankuasa Siasatan Tempatan & Pendengaran bagi Cadangan draf RTPJ 2 Pengubahan 3, Petaling Jaya. Attended by Datuk Ho Hon Sang, Mr Kelvin Choo, Ms Ping Teo, Mr David Loh and Ms Kalsum Jamian.
19. Focus Group Meeting on Managed Industrial Park Guideline. Attended by Mr Ang Kee Ping, Mr James Tan, Mr Appollo Leong, Ms Ho KH, Ms Cheryl Chan and Ms Kalsum Jamian.
24. Planning Policies and Standards Sub-Committee Meeting to review the progress of of issue relevant to planning policies and guideline.
25. Meeting and courtesy visit by TNB Selangor to REHDA. Attended by Datuk Ho Hon Sang, En Zulkifly Garib, Ms Cheryl Chan and Ms Kalsum Jamian.
30. REHDA Selangor Webinar : Sustainable Living with GSPARX Solar Solution.

DECEMBER 2021

3. Shah Alam/ Kuala Selangor Zone Committee Meeting 2-2021/2022
Focus Group Meeting on Managed Industrial Park Guideline. Attended by Mr Ang Kee Ping, Mr James Tan, Mr Appollo Leong, Ms Ho KH, Ms Cheryl Chan and Ms Kalsum Jamian.
8. Workshop on Rancangan Selangor Pertama (RS-1) - Agile Public Workforce by Selangor State Government. Attended by Ms Kalsum Jamian.
10. Workshop on Rancangan Selangor Pertama (RS-1) - Technology Transformation by Selangor State Government. Attended by Ms Kalsum Jamian.
Indah Water Konsortium (IWK) briefing to REHDA Selangor on the "Borderless Submission" system. Attended by Datuk Ho Hon Sang, Mr Tiah Oon Ling, Datuk Tan HL, En Sezleen Bahzme and Ms Cheryl Chan
13. Workshop on Rancangan Selangor Pertama (RS-1) - Plenary by Selangor State Government. Attended by Ms Kalsum Jamian.
14. Petaling Jaya Zone Committee Meeting 2-2021/2022
15. Courtesy Visit to District Officer Pejabat Daerah / Tanah Hulu Selangor, YBhg. Tuan Mohamad Hanafe bin Basri. Attended by Mr Michael Fu, Mr Geron Tan, En Zahid Alim and Ms Kalsum Jamian.
16. Branch Committee Meeting 4-2021/2022
Meeting with the Jawatankuasa Siasatan Tempatan dan Pendengaran (JKSTP) chaired by YB Tuan Ng Sze Han on Draft RTPJ 1 & 2. Attended by Ms Kalsum Jamian.

CALENDAR OF EVENTS |

JANUARY 2022

24. Focus Group Discussion on Bumi Quota Release Mechanism. Attended by En Azhar Shaharudin, Ms Ho KH, Ms Cheryl Chan and Ms Apsara.

FEBRUARY 2022

15. Focus Group Discussion on RSKU name list release mechanism. Attended by Datuk Ho Hon Sang, Mr James Tan, Ms Shanaz Muztaza, Mr Michael Fu, Ms Cheryl Chan and Ms Apsara.
17. Branch Committee Meeting 5-2021/2022
- 28-2. Bengkel Bagi Memperkasakan Dasar Perumahan Mampu Milik Negeri Selangor (Rumah Selangorku 3.0) by LPHS. Attended by Datuk Zaini Yusoff, Mr Appollo Leong, En Iskandar and Ms Cheryl Chan.

MARCH 2022

3. Virtual Courtesy Visit to Yang DiPertua Majlis Perbandaran Kuala Selangor, YBrs. Puan Rahilah binti Rahmat. Attended by Mr Gan Teck Wee, Datuk Zaini Yusoff, Mr Loo Chee Yang, Mr Siew Chee Seng, Mr Kenny Lim, En. Muhammad Arif Saleh, Ms Cheryl Chan and Ms Apsara.
9. Hulu Selangor / Selayang/ Ampang Jaya Zone Committee Meeting 2-2021/2022
10. Workshop on Town Hall Zero Discharge Policy Session by Lembaga Urus Air Selangor (LUAS). Attended by Ms Apsara.
14. Virtual Courtesy Visit to Indah Water Consortium Selangor (IWK) Certifying Officer, Ir. Mohamed Anwar Naik. Attended by Mr Tiah Oon Ling, Mr Loo Chee Yang, Datuk Tan Hon Lim, Ir. Teo Ching Wee, Mr Sezleen Bahzme, Ms Cheryl Chan and Ms Apsara.
18. Focus Group Discussion on Bumi Quota Release Mechanism. Attended by En Azhar Shaharudin, Ms Ho KH, Ms Cheryl Chan and Ms Apsara.
22. Klang/Kuala Langat Zone Committee Meeting 3-2021/2022
23. Shah Alam / Kuala Selangor Zone Committee Meeting 3-2021/2022
24. REHDA Institute Housing Conference. Attended by Datuk Ho Hon Sang, Mr Loo Chee Yang, Mr Kelvin Choo, Ir Teo Ching Wee, Ms Shanaz Muztaza, Ms Cheryl Chan and Ms Apsara.
25. Focus Group Discussion on RSKU name list release mechanism. Attended by Datuk Ho Hon Sang, En Zulkifly Garib, Mr James Tan, Dato' David Tan, Mr Michael Fu, Dr. Foo, En Azhar Shaharudin, Ir. Teo Ching Wee, Ms Cheryl Chan and Ms Apsara.
- Courtesy Visit to Pengarah JKR Selangor, Tuan Hj. Lokman bin Hj. Nasir. Attended by Datuk Ho Hon Sang, En Zulkifly Garib, Datuk Tan Hon Lim and Ms Cheryl Chan.
29. Kajang / Sepang Zone Committee Meeting 3-2021/2022
30. Photo Sessions on Flood Donation with YB Charles Santiago, Member of Parliament Klang. Attended by Datuk Ho Hon Sang, Ms Shanaz Muztaza, Mr Tiah Oon Ling, Ir. Teo Ching Wee and Ms Cheryl Chan.
31. Briefing with Ketua Pembangunan Koridor Utiliti Selangor (KUSEL), En Zulkefly bin Nani. Attended by En Zulkifly Garib, Datuk Tan Hon Lim, Ir. Teo Ching Wee, En. Sezleen Bahzme Kamarul Zaman and Ms Cheryl Chan.

APRIL 2022

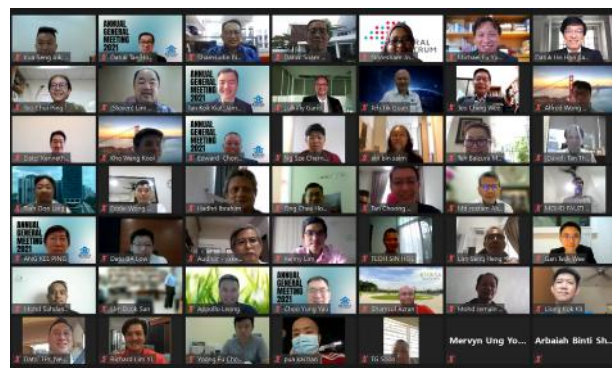
5. LPHS Board Meeting 1-2022. Attended by En Zulkifly Garib.
- Petaling Jaya Zone Committee Meeting 3-2021/2022
7. Meeting with Lembaga Urus Air Selangor (LUAS) on the Proposed Charges Against Developers Under The Zero Discharge Policy (ZDP). Attended by Datuk Ho Hon Sang, Ir. Teo Ching Wee, En Sezleen Bahzme Kamarul Zaman, Mr Kong Seh Yow, Mr Velayutham A/L V.Ramasamy@Ramiah, Mr Othaman Mohamed and Ms Apsara.
12. Courtesy Visit to Yang DiPertua Majlis Perbandaran Klang, Ybros. TPr. Puan Hajah Nraini binti Roslan. Attended by Datuk Ho Hon Sang, Ir. Teo Ching Wee, Mr Albert Lee and Ms Cheryl Chan.
13. Subang Jaya Zone Committee Meeting 2-2021/2022
- Hulu Selangor / Selayang/ Ampang Jaya Zone Committee Meeting 3-2021/2022
14. Branch Committee Meeting 6-2021/2022
20. Focus Group Discussion on Bumi Quota Release Mechanism. Attended by En Azhar Shaharudin, Ms Ho KH, Ms Cheryl Chan and Ms Apsara.
21. REHDA Selangor Iftar Networking Event.

PHOTOS OF EVENTS



REHDA Selangor Branch Committee Members

Virtual Annual General Meeting 2021



Webinar Series - Sustainable Living with GSPARX Solar Solution



Virtual Courtesy Visit to Pengarah PTG Selangor



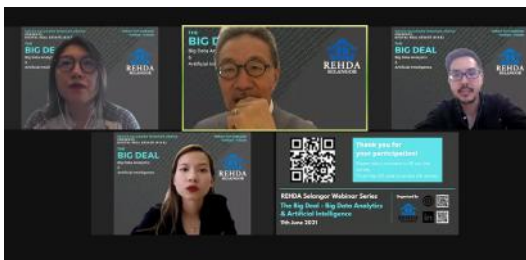
Virtual Courtesy Visit to YDP Majlis Perbandaran Kuala Selangor



Webinar Series- Sustainable and Inclusive Financial Support for Housing Development



DRE Webinar series 1 - The Big Deal - Big Data Analytics & Artificial Intelligence



DRE Webinar Series 2 - Map, Measure & Market - Drone Reconnaissance & Accessible Virtual Space



DRE Webinar 3 - Game Changer- The Digital Transformation Journey in Sun Con

Courtesy Visit to Datuk Bandar Majlis Bandaraya Shah Alam



Courtesy Visit to YDP Majlis Perbandaran Kajang



Courtesy Visit to YDP Majlis Perbandaran Kuala Langat



Courtesy Visit to Pengarah JKR Selangor



Briefing with Koridor Utiliti Selangor (KUSEL)



Courtesy Visit to District Officer of Hulu Selangor Land and District Office



REHDA Selangor Contribution to Bingkisan Mesra



REHDA Selangor LUAS Discussion Session



Courtesy Visit to Yang Dipertua of Majlis Perbandaran Klang

REHDA Donation Drive



REHDA Selangor Iftar Networking 2022



Flood Donation to YB Charles Santiago

**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
31ST DECEMBER 2021**

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Notes to the Financial Statements	28-34

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

REPORT OF THE AUDITORS TO THE MEMBERS OF

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

We have audited the accompanying financial statements of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH for the financial year ended 31st December 2021 as set out on pages 24 to 34. These financial statements are the responsibility of the Association's Committee Members. It is our responsibility to form an independent opinion, based on our audit, on the financial statements and to report our opinion to you, as a body, in accordance with the instructions given by the Association and for no other purpose. We do not assume responsibility to any other person for the content of this report.

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

In our opinion, the financial statements are properly drawn up in accordance with applicable approved accounting standards in Malaysia so as to give a true and fair value of the state of affairs of REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA - SELANGOR BRANCH as at 31st December 2021 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 – 6th May 2022

**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)

STATEMENT BY CHAIRMAN

I, Datuk Ho Hon Sang (I/C No: 601127-08-5819), being the Chairman do hereby state on behalf of the REAL ESTATE AND HOUSING DEVELOPERS' ASSOCIATION MALAYSIA, SELANGOR BRANCH that in my opinion, the financial statements set out on pages 24 to 34 are properly drawn up in accordance with the provisions of the Societies Act, 1966 and regulations of the Society and applicable approved accounting standards in Malaysia as to give a true and fair view of the state of affairs of the Association as at 31st December 2021 and of its results and cash flows for the financial year ended on that date.



DATUK HO HON SANG

Dated - 6th May 2022

STATUTORY DECLARATION

I, Dato' Edward Chong Sin Kiat (I/C No: 711218-10-5069), being the Treasurer primarily responsible for the financial management and the accounting record of Real Estate And Housing Developers' Association Malaysia, Selangor Branch, do solemnly and sincerely declare that the financial statements set out on pages 24 to 34 are, to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declaration Act, 1960.

Subscribed and solemnly declared by the abovenamed at Petaling Jaya in the state of Selangor Darul Ehsan on 6th May 2022



DATO' EDWARD CHONG SIN KIAT

Before me



Commissioner for Oaths

NO: 13, (TINGKAT 15) JALAN 52/10
PI NEW TOWN
46200 PETALING JAYA, SELANGOR.

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)

STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER 2021

	Note	2021 RM	2020 RM
NON-CURRENT ASSETS			
Property, plant and equipment	4	35,591.43	38,908.63
TOTAL NON-CURRENT ASSETS		<u>35,591.43</u>	<u>38,908.63</u>
CURRENT ASSETS			
Other receivables, deposits and prepayments	5	742.28	25,617.90
Investment in trust funds	3	2,005,871.50	0.00
Fixed deposits with licensed banks		11,535,844.06	11,246,725.76
Fixed deposit interest receivable		110,119.94	166,175.55
Cash and bank balances		1,931,756.93	920,642.76
TOTAL CURRENT ASSETS		<u>15,584,334.71</u>	<u>12,359,161.97</u>
TOTAL ASSETS		<u><u>15,619,926.14</u></u>	<u><u>12,398,070.60</u></u>
ACCUMULATED FUNDS			
Balance as at 1st January		11,178,347.05	8,988,502.25
Surplus for the year		2,966,373.91	2,189,844.80
		<u>14,144,720.96</u>	<u>11,178,347.05</u>
CURRENT LIABILITIES			
Deposits received		240,116.76	176,876.76
Other payables and accruals	6	141,048.42	140,062.90
Amount due to head office	7	1,094,040.00	902,783.89
TOTAL CURRENT LIABILITIES		<u>1,475,205.18</u>	<u>1,219,723.55</u>
TOTAL LIABILITIES		<u>1,475,205.18</u>	<u>1,219,723.55</u>
TOTAL FUNDS AND LIABILITIES		<u><u>15,619,926.14</u></u>	<u><u>12,398,070.60</u></u>

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

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)

STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST DECEMBER 2021

	Note	2021 RM	2020 RM
INCOME			
Entrance and subscription fees		199,650.00	198,810.00
Fixed deposit interest income		236,389.18	337,325.34
Surplus from property fair	8	0.00	86,600.32
Certification fee HOC		4,845,705.00	3,436,100.00
Other income		9,080.00	0.00
Investment income distribution	3	2,520.09	0.00
Change in fair value of trust funds	3	3,351.41	0.00
		<u>5,296,695.68</u>	<u>4,058,835.66</u>
EXPENDITURE			
Employees' benefits	9	675,737.31	604,716.13
Administrative expenses	10	588,812.06	247,806.49
		<u>(1,264,549.37)</u>	<u>(852,522.62)</u>
		4,032,146.31	3,206,313.04
TAX EXPENSE (Contribution to Headquarter)	11	<u>(1,065,772.40)</u>	<u>(1,016,468.24)</u>
SURPLUS FOR THE YEAR		<u><u>2,966,373.91</u></u>	<u><u>2,189,844.80</u></u>

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

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31ST DECEMBER 2021

	2021 RM	2020 RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Surplus for the year	2,966,373.91	2,189,844.80
Adjustments for :-		
Depreciation of property, plant and equipment	6,866.20	6,618.35
Tax expense	1,065,772.40	1,016,468.24
Interest income	(236,389.18)	(337,325.34)
Trust income	(2,520.09)	0.00
Change in fair value of trust funds	(3,351.41)	
Operating surplus before changes in working capital	3,796,751.83	2,875,606.05
Decrease in receivables	24,875.62	871,997.70
Decrease in payables	(1,518.37)	(221,497.03)
Cash generated from operations	3,820,109.08	3,526,106.72
Share of tax payment	(808,772.40)	(753,468.24)
Interest received	292,444.79	322,477.14
Trust income	2,520.09	0.00
Net cash from operating activities	3,306,301.56	3,095,115.62
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment in trust funds	(2,002,520.09)	0.00
Purchase of property, plant and equipment	(3,549.00)	(11,436.96)
Net cash used in investing activities	(2,006,069.09)	(11,436.96)
Net increase in cash and cash equivalents	1,300,232.47	3,083,678.66
Cash and cash equivalents as at 1st January	12,167,368.52	9,083,689.86
Cash and cash equivalents as at 31st December	13,467,600.99	12,167,368.52

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	11,535,844.06	11,246,725.76
Cash and bank balances	1,931,756.93	920,642.76
	13,467,600.99	12,167,368.52

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

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021

	2021 RM	2020 RM
CASH AND BANK BALANCES AS AT 1ST JANUARY	920,642.76	1,235,257.61
RECEIPTS		
Received from property fair	0.00	146,000.00
Received from Head Office	0.00	212,300.00
Received from sundry receivables	255,895.00	230,474.46
Received from certification fee HOC	4,686,630.00	3,017,150.00
Refund from sundry deposits	0.00	33,042.00
Uplift of fixed deposits	0.00	509,183.63
Interest received from fixed deposit	3,326.49	0.00
	4,945,851.49	4,148,150.09
	5,866,494.25	5,383,407.70
PAYMENTS		
Bank charges	344.00	248.03
Contribution, gifts and souvenirs	3,742.59	6,047.50
Courier charges	6,334.05	1,815.40
Deposits and prepayment	0.00	772.00
Donations	90,000.00	0.00
EPF and socso contribution	62,222.45	52,093.55
General expenses	960.16	504.45
Maintenance of office equipment	4,651.10	6,430.42
Maintenance of website	3,307.68	0.00
Medical expenses	1,481.00	917.00
Meeting expenses	4,299.53	11,770.69
Newspapers and periodicals	297.80	705.60
Part timer and contract staff for HOC	196,015.27	125,559.99
Placement in fixed deposits	0.00	3,585,000.00
Placement in trust funds	2,000,000.00	0.00
Postage	485.00	267.00
Printing and stationery	19,066.18	14,609.33
Professional fee	20,038.00	0.00
Property fair expenses	0.00	78,591.68
Purchase of diaries	5,070.00	5,070.00
Purchase of property, plant and equipment	3,549.00	11,586.96
Recruitment services - Job agencies	398.56	5,088.00
Refreshments	347.50	903.08
Rental of photocopier	3,190.00	3,480.00
REHDA uniforms	600.00	3,320.00
Research fee for REHDA institute	50,000.00	50,000.00
Salaries, allowances and bonus	297,394.53	305,625.64
Secretarial fee	36,500.00	27,900.00
Staff long service award	1,000.00	0.00
Staff welfare	4,000.00	0.00
Sundry payables and accruals	306,158.40	160,002.55
Share of tax payment	808,772.40	0.00
Telephone and fax charges	3,476.80	2,197.99
Travelling expenses	1,035.32	2,258.08
	(3,934,737.32)	(4,462,764.94)
CASH AND BANK BALANCES AS AT 31ST DECEMBER	1,931,756.93	920,642.76

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

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2021

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 - 31ST DECEMBER 2021

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.

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2021

2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

(f) Financial instruments (Cont'd.)

(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.

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2021

2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd.)

(f) Financial instruments (Cont'd.)

(iv) Derecognition (Cont'd.)

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

(g) Recognition of income

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

(h) Employee benefits

(i) Short term benefits

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

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

(ii) Defined contribution plan

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

3. INVESTMENT IN TRUST FUNDS

	2021 RM	2020 RM
Trust funds in Malaysia, at cost		
At beginning of year	0.00	0.00
Additions for the year	2,000,000.00	0.00
Distributions at cost	2,520.09	0.00
	<u>2,002,520.09</u>	<u>0.00</u>
Fair value adjustment :		
Change in fair value for the year	3,351.41	0.00
At end of year	<u>2,005,871.50</u>	<u>0.00</u>

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

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2021

4. PROPERTY, PLANT AND EQUIPMENT

	Furniture & fittings RM	Office equipment RM	Computer software RM	Website development RM	Total 2021 RM	2020 RM
Cost						
At 01.01.2021	11,786.74	90,572.83	9,812.00	66,170.00	178,341.57	166,904.61
Additions	0.00	3,549.00	0.00	0.00	3,549.00	11,436.96
At 31.12.2021	11,786.74	94,121.83	9,812.00	66,170.00	181,890.57	178,341.57
Accumulated depreciation/Impairment						
At 01.01.2021	2,871.18	78,527.76	9,800.00	48,234.00	139,432.94	132,814.59
Charge for the year	1,030.90	2,743.30	0.00	3,092.00	6,866.20	6,618.35
At 31.12.2021	3,902.08	81,271.06	9,800.00	51,326.00	146,299.14	139,432.94
Carrying amount						
At 31.12.2021	7,884.66	12,850.77	12.00	14,844.00	35,591.43	0.00
At 31.12.2020	8,915.56	12,045.07	12.00	17,936.00	0.00	38,908.63

5. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	2021 RM	2020 RM
Other receivables	347.28	24,845.90
Prepayments	395.00	772.00
	<u>742.28</u>	<u>25,617.90</u>

6. OTHER PAYABLES AND ACCRUALS

	2021 RM	2020 RM
Other payables	23,689.42	15,609.00
Accruals	17,359.00	124,453.90
	<u>141,048.42</u>	<u>140,062.90</u>

7. AMOUNT DUE TO HEAD OFFICE

	2021 RM	2020 RM
Amount due from/to Head Office	(25,960.00)	39,783.89
Estimated tax payable to Head Office	1,120,000.00	863,000.00
	<u>1,094,040.000</u>	<u>902,783.89</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)

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2021

8. SURPLUS FROM PROPERTY FAIR

	2021 RM	2020 RM
Fee from participants/Share of surplus from joint MAPEX	0.00	146,040.00
Expenditure incurred	0.00	(59,439.68)
	0.00	86,600.32

9. EMPLOYEES' BENEFITS

	2021 RM	2020 RM
Salaries, allowances and bonus	395,564.53	407,918.51
EPF, socso and EIS contributions	74,331.45	64,366.55
Refreshments	347.50	903.08
Staff welfare	4,000.00	0.00
Staff long service awards	1,000.00	0.00
Recruitment services - Job agencies	398.56	5,088.00
Contract and part timer staff for HOC	200,095.27	126,439.99
	675,737.31	604,716.13

10. ADMINISTRATIVE EXPENSES

	2021 RM	2020 RM
Auditors' remuneration	3,000.00	3,000.00
Bank charges	344.00	248.03
Courier charges	7,011.95	2,461.80
Contribution, gifts and souvenirs	3,742.59	6,047.50
Depreciation of property, plant and equipment	6,866.20	6,618.35
Donations	390,000.00	50,000.00
General expenses	960.16	504.45
Maintenance of office equipment	4,651.10	6,580.42
Maintenance of website	5,484.68	772.00
Medical fee	1,481.00	917.00
Meeting expenses	8,323.53	11,770.69
Newspapers and periodicals	297.80	705.60
Printing and stationery	15,963.93	15,473.31
Professional fee	20,038.00	35,715.65
Purchase of diaries	5,070.00	5,070.00
Postage and stamps	485.00	267.00
Rental of photocopier	3,480.00	3,480.00
REHDA uniforms	600.00	6,520.00

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2021

10. ADMINISTRATIVE EXPENSES (Cont'd.)

Research fee for REHDA institute	50,000.00	50,000.00
Secretarial services to Head Office	36,500.00	37,200.00
Rental to Head Office	20,000.00	0.00
Telephone and fax charges	3,476.80	2,196.61
Travelling expenses	1,035.32	2,258.08
	<u>588,812.06</u>	<u>247,806.49</u>

11. TAX EXPENSE

	2021 RM	2020 RM
Provision of share of current year's tax	(1,120,000.00)	(863,000.00)
Provision of share of prior year's tax	<u>863,000.00</u>	<u>600,000.00</u>
Share of prior year's tax apportionment	<u>(808,772.40)</u>	<u>(753,468.24)</u>
Overprovision/(Under) in prior year's tax	<u>54,227.60</u>	<u>(153,468.24)</u>
	<u>(1,065,772.40)</u>	<u>(1,016,468.24)</u>

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

12. FINANCIAL INSTRUMENTS

As at 31st December 2021, the estimated fair values of financial instruments of the Association are as follows :-

	2021 RM	2020 RM
<u>Financial assets measured at fair value</u>		
Investment in trust funds	2,005,871.50	0.00
<u>Financial assets</u>		
Financial assets measured at cost less impairment:		
Other receivables and deposits	347.28	24,845.90
Fixed deposits, cash and bank balances	<u>13,508,325.54</u>	<u>12,167,368.52</u>
	<u>15,514,544.32</u>	<u>12,192,214.42</u>
<u>Financial liabilities</u>		
Financial liabilities measured at amortised cost:		
Other payables and accruals	428,574.79	316,939.66
Amount due to head office	<u>1,094,040.00</u>	<u>902,783.89</u>
	<u>1,522,614.79</u>	<u>1,219,723.55</u>

MEMBERSHIP LIST

No.	Company	Tel	Fax	No.	Company	Tel	Fax
1	ACE DYNAMITE SDN BHD	03-5637 0126	03-5637 0129	66	COUNTRY HEIGHTS PROPERTIES SDN BHD	03-8943 8811	03-8945 0196
2	ADENLAND(ChERAS) SDN BHD	03-7732 9612	03-7732 9614	67	CPI LAND SDN BHD	03-2202 1688	03-2202 1682
3	ADMIRAL COVE DEVELOPMENT SDN BHD	03-2262 0100	03-2730 9953	68	CREATIVE VARIETY SDN BHD	03-7734 0907	-
4	ALAM NYATA PEMBANGUNAN SDN BHD	03-3342 9113	03-3344 9113	69	DARUL MAJUMAS SDN BHD	03-9080 1991	03-9076 1991
5	ALLY LOGISTIC PROPERTY MALAYSIA SDN BHD	03-9212 1002	-	70	DATARAN MATRIKS SDN BHD	03-7804 6682	03-7804 6681
6	ALPHA DEVELOPMENT SDN BHD	03-8060 0827	03-8060 0919	71	DELTA ELEGANCE SDN BHD	03-7980 3094	03-7980 3095
7	ALPHA INTAN SDN BHD	03-7722 2996	03-7728 5998	72	DENAI 23 SDN BHD	03-2031 2888	-
8	AMALAN SETAR (M) SDN BHD	03-7722 2223	03-7728 6799	73	DERGAHAYU SENDIRIAN BERHAD	03-9284 1222	03-9284 0455
9	AMCORP PROPERTIES BERHAD	03-7966 2628	03-7966 2500	74	DETIK JITU SDN BHD	03-8888 7040	03-8889 4070
10	AMVERTON BERHAD	03-3373 2888	03-3372 8858	75	D-HILL SDN BHD	03-4023 2525	03-4031 9388
11	AMVERTON PROP SDN BHD	03-5510 0501	03-5510 0493	76	DK-MY PROPERTIES SDN BHD	03-8064 6766	03-8062 6768
12	ANCUBIC CAPITAL SDN BHD	03-8076 7768	03-8076 7728	77	DMIA (M) SDN BHD	03-7726 1189	03-7727 9189
13	ANCUBIC PROPERTIES SDN BHD	03-8076 7768	03-8076 7728	78	DOLOMITE PROPERTIES SDN BHD	03-6195 6000	03-6185 7911
14	ANGEL WING (M) SDN BHD	03-7727 7718	03-7727 7708	79	DYNAFARE SDN BHD	03-8724 3133	03-8724 3122
15	ANGKASA SENURI SDN BHD	03-5637 9093	-	80	EASTERN CORRIDOR SDN BHD	03-2181 0509	03-2181 7787
16	AQRS THE BUILDING COMPANY SDN BHD	03-6141 8870	03-6141 8383	81	ECO MAJESTIC SDN BHD	03-3344 2552	03-3345 2552
17	ASIAMALAYSIA CONSTRUCTION SDN BHD	03-3358 9998	03-3392 9933	82	ECO SANCTUARY SDN BHD	03-3344 2552	03-3345 2552
18	ASIAN PAC HOLDINGS BERHAD	03-2786 3388	03-2786 3382	83	ECO SKY DEVELOPMENT SDN BHD	03-3344 2552	03-3345 2552
19	ASPAC ALLIANCE DEVELOPMENTS SDN BHD	03-5131 7168	03-5131 7163	84	EDEN-ON-THE-PARK SDN BHD	082-505 292	-
20	AUS-BUILDER CORPORATION SDN BHD	03-8070 7336	03-8070 6326	85	EHSAN PLANT & PROPERTY SDN BHD	03-2162 6649	03-2161 6650
21	B & G CONCEPT PROPERTY SDN BHD	03-5115 1118	03-5115 1122	86	ELMINA EQUESTRIAN CENTRE (M) SDN BHD	03-7723 9000	03-7729 7000
22	B.U. INCORPORATED SDN BHD	03-7729 8363	03-7729 8682	87	ENG ANN REALTY CO (KELANG) S/B	03-7958 6088	03-7958 1533
23	BANDA INDUSTRIES SDN BHD	03-7803 8282	03-7880 8382	88	ENG HAN PROPERTY SDN BHD	03-7804 6682	03-7804 6681
24	BANDAR ECO-SETIA SDN BHD	03-3343 2552	03-3343 2555	89	ERATEGUH SDN BHD	03-3343 7777	03-3341 7133
25	BANDAR SETIA ALAM SDN BHD	03-3343 2255	03-3345 2255	90	ERAYEAR PROPERTIES SDN BHD	03-6142 2667	03-6142 3667
26	BANDAR SUBANG SDN BHD	03-5635 5533	03-5632 7814	91	ESQUIRE CORNER SDN BHD	03-7842 9918	03-7842 9618
27	BANDAR UTAMA DEVELOPMENT SDN BHD	03-7728 8878	03-7728 9978	92	ESTINIA HARDWARE SDN BHD	03-3348 7299	03-3348 7699
28	BANDASINAR DEVELOPMENT SDN BHD	03-3341 8835	03-3341 8840	93	EXCEL GLAMOUR HOUSING SDN BHD	03-3181 8333	03-3181 1040
29	BANGI HEIGHTS DEVELOPMENT SDN BHD	03-8927 1611	03-8922 1711	94	FAB DEVELOPMENT SDN BHD	03-7845 8958	03-7859 1411
30	BASCO SDN BHD	03-5511 1333	-	95	FAIRVIEW DEVELOPMENT SDN BHD	03-8737 1111	03-8736 8498
31	BAYU KAPAR DEVELOPMENT SDN BHD	03-7831 2889	03-7859 0275	96	FAJARBARU LAND (M) SDN BHD	03-7806 1199	03-7805 4462
32	BEE TECK TRADING CO SDN BHD	03-6258 6033	03-6251 1500	97	GAYABUMI KONSORTIUM SDN BHD	03-8948 2922	03-8941 2460
33	BENETON PROPERTIES SDN BHD	03-2715 1166	03-2715 6777	98	GENASA SDN BHD	03-2178 2233	03-2164 7480
34	BERKELEY SDN BHD	03-2770 9100	03-2770 9101	99	GENTING PROPERTY SDN BHD	03-2178 2255	03-2164 1218
35	BERLIAN GANTANG SDN BHD	03-8074 8488	-	100	GETARIS SDN BHD	03-8736 8118	03-8736 7293
36	BETA FAME DEVELOPMENT SDN BHD	03-7876 1188	03-7874 3588	101	GLOBAL ACTIVATE SDN BHD	03-7968 8888	03-7968 2255
37	BGH HOLDINGS SDN BHD	03-5523 3437	03-5511 5120	102	GLOMAC ALLIANCE SDN BHD	03-7723 9000	03-7729 7000
38	BINA PURI PROPERTIES SDN BHD	03-6137 8500	03-6137 8511	103	GLOMAC ENTERPRISE SDN BHD	03-7723 9000	03-7729 7000
39	BINARIA SETIA SDN BHD	03-3343 3341	03-3342 3341	104	GLOMAC RAWANG SDN BHD	03-7723 9000	03-7729 7000
40	BISON HOLDINGS SDN BHD	03-6188 4488	03-6188 4487	105	GODSPEED DEVELOPMENT SDN BHD	03-6034 5566	03-6034 3288
41	BIZ LINK DEVELOPMENT SDN BHD	03-5022 3963	03-5022 3964	106	GOLDEN CITY PROPERTIES SDN BHD	03-2145 6633	03-2142 4420
42	BIZ LINK PROPERTY SDN BHD	03-5022 3963	03-5022 3964	107	GOLDEN LAND BERHAD	03-5611 8844	03-5611 8600
43	BONGSOR DEVELOPMENT SDN BHD	03-5510 1892	03-5510 1885	108	GOLDMOUNT RESOURCES SDN BHD	03-5121 7398	03-5121 6673
44	BOULEVARD RESIDENCE DN BHD	03-7710 1000	03-7729 0300	109	GRAND GLOBAL MEDINI SDN BHD	03-7725 5888	03-7725 5890
45	BOUSTEAD BALAU SDN BHD	03-2141 9044	03-2143 0075	110	GRANSTEP DEVELOPMENT SDN BHD	03-9173 6288	03-9171 6289
46	BREM HOLDING BERHAD	03-7958 7888	03-7958 1533	111	GREEN HILL DEVELOPMENT SDN BHD	03-5630 0670	03-5630 0671
47	BUKIT HITAM DEVELOPMENT SDN BHD	03-8068 3388	03-8068 1322	112	GUOCOLAND (MALAYSIA) BHD	03-2726 1000	03-2726 1102
48	CABARAN SUBANG SDN BHD	03-7972 8899	03-7972 7299	113	HARP SOON CONSTRUCTION SDN BHD	03-3343 5885	03-3343 8585
49	CAPAIA SEJATI SDN BHD	03-3319 2955	03-3319 0955	114	HAYAT INSURANCE BROKERS SDN BHD	03-7729 3772	03-7729 3771
50	CAPAIA SEMANGAT SDN BHD	03-3319 2955	03-3319 0955	115	HCK PROPERTIES SDN BHD	03-7968 8888	03-7968 2255
51	CASA ANDAMAN SDN BHD	03-2011 9966	03-2011 9969	116	HECTARE HEIGHTS DEVELOPMENT SDN BHD	03-8957 3222	03-7957 4222
52	CB LAND SDN BHD	03-7841 6000	03-7841 6088	117	HEESLAND SDN BHD	03-3344 0088	03-3342 0099
53	CENTRAL SPECTRUM (M) SDN BHD	03-3101 2020	03-3101 3030	118	HENG KEE CO SDN BHD	03-7781 1933	03-7781 1823
54	CENTRALFIELDS SDN BHD	03-5032 8888	03-5032 2222	119	HICOM-GAMUDA DEVELOPMENT SDN BHD	03-7491 3200	03-7726 7646
55	CENTURY WORLD DEVELOPMENT SDN BHD	03-9202 1303	03-9286 2996	120	HILLCREST GARDENS SDN BHD	03-8069 9100	03-8061 6672
56	CHARTER BUILT DEVELOPMENT SDN BHD	03-5122 6977	03-5122 4977	121	HOMECITY REALTY SDN BHD	03-8736 9098	03-8736 9099
57	CHE KANG REALTY SDN BHD	03-2241 2820	03-2241 5022	122	HONHUB SDN BHD	03-3341 2728	03-3341 3115
58	CHERAS HOME DEVELOPMENT SDN BHD	03-9010 9111	03-9010 9339	123	HORIZON L&L SDN BHD	03-7831 9880	03-7859 0887
59	CHERAS HONG SOON DEVELOPMENT SDN BHD	03-9010 9595	03-9010 9797	124	HSB DEVELOPMENT SDN BHD	03-2787 0688	03-2787 0868
60	CHESTER DENAI ALAM SDN BHD	03-3325 3488	03-3325 3433	125	HUGES DEVELOPMENT SDN BERHAD	03-7982 7155	03-7981 5729
61	CICET ASIA DEVELOPMENT SDN BHD	03-8082 1355	03-8082 7202	126	HYK LAND AND DEVELOPMENT SDN BHD	03-8739 9199	03-8740 0716
62	CIRI BERSATU SDN BHD	03-5510 1892	03-5510 1885	127	HYUNDAI MASBOH SDN BHD	03-9171 3166	03-9171 6166
63	CL INTEGRATED RESOURCES SDN BHD	03-5621 3813	03-5621 3812	128	I & P GROUP SDN BERHAD	03-8082 9600	03-8082 9500
64	COAST DEVELOPMENT (SELANGOR) SDN BHD	03-3344 1107	03-3344 3705	129	ICON PROPERTY HUB SDN BHD	03-8079 1518	03-8079 1520
65	COUNTRY GARDEN PROPERTIES (MALAYSIA) SDN BHD	03-8210 9100	-	130	IDAMAN TEGAS SDN BHD	03-5630 1701	03-5630 1707

MEMBERSHIP LIST

No.	Company	Tel	Fax	No.	Company	Tel	Fax
131	IDEAL HEIGHTS DEVELOPMENT SDN BHD	03-6138 6102	-	196	MAYER LAND SDN BHD	03-9520 1856	03-9520 1857
132	IDEAL HEIGHTS PROPERTIES SDN BHD	03-6138 6102	03-6138 7890	197	MAYLAND VENUE SDN BHD	03-8210 9100	-
133	IFCA MSC BERHAD	03-7805 3838	03-7804 0206	198	MCT BERHAD	03-5115 9988	03-5115 9995
134	IJP DEVELOPMENT SDN BHD	07-521 7119	03-7981 7993	199	MEDAN PRESTASI SDN BHD	03-7726 8866	03-7728 7408
135	INTEGRATED DEVELOPMENT SDN BHD	03-5192 1628	03-5192 7622	200	MEGA BAHAGIA SDN BHD	06-955 5500	06-955 5800
136	IOI PROPERTIES BERHAD	03-8947 8888	03-8947 8800	201	MEGA FIRST HOUSING DEVELOPMENT S/B	03-7960 8818	03-7960 7818
137	JAG LAND SDN BHD	03-5740 8823	03-5740 8919	202	MEGA METROPOLITAN SDN BHD	03-58851815	-
138	JAYA MEGAH BUILDING & ENGINEERING SB	03-7788 0036	03-7788 2233	203	MEGAHOMES DEVELOPMENT SDN BHD	03-7983 8168	03-7983 3208
139	JAYA TERNAK SDN BHD	03-2148 6666	03-2145 6366	204	MENTARI PROPERTIES SDN BHD	03-5638 3805	03-5638 4088
140	JIALAND SDN BHD	03-7722 2996	03-7728 5998	205	MESWARA DEVELOPMENT SDN BHD	03-3191 4741	03-3191 4740
141	JIAN WEI DEVELOPMENT SDN BHD	03-8800 8358	03-8068 9175	206	METROGEN SDN BHD	03-5032 8888	03-5032 2222
142	JIWA MEWAH SDN BHD	03-2148 6666	03-2145 6366	207	MEWAH KIBAR DEVELOPMENT SDN BHD	03-3191 3263	-
143	JM ESTATE SDN BHD	03-2168 8968	03-2168 8967	208	MGB LAND SDN BHD	03-7874 5888	03-7874 5889
144	JOHAWAKI DEVELOPMENT SDN BHD	03-2631 9999	03-2780 0161	209	MIDAS DE SDN BHD	03-2011 9966	03-2011 9969
145	JOYVIEW PROPERTIES SDN BHD	03-7968 8888	03-7968 2255	210	MIDLANDS CITY SDN BHD	03-6211 5033	03-6211 3912
146	JRK HOLDINGS BERHAD	03-9081 3355	03-9081 1001	211	MILLENNIUM LAND SDN BHD	03-8060 8188	03-8060 6188
147	JUNTAN MARKETING (M) SDN BHD	03-3392 0477	03-3392 3530	212	MITRAJAYA HOMES SDN BHD	03-8068 2888	03-8068 2866
148	KAJANG DEVELOPMENT SDN BHD	03-4023 2291	03-4021 8549	213	MITRALAND HOLDINGS (MALAYSIA) SDN BHD	03-7661 8688	03-7661 8689
149	KAJANG RESOURCES CORPORATION S/B	03-8737 8228	03-8736 5436	214	MITRALAND MELAWATI SDN BHD	03-7661 8688	03-7661 8689
150	KAMSO SDN BHD	03-7727 8787	03-7727 9000	215	MITRALAND PROPERTIES SDN BHD	03-7661 8688	03-7661 8689
151	KARA POWER ENGINEERING SDN BHD	03-7782 2200	03-7772 1500	216	MITRALAND PUCHONG SDN BHD	03-7661 8688	03-7661 8689
152	KEB LAND SDN BHD	03-9011 6688	03-9011 5550	217	MKH BERHAD	03-8737 8228	03-8736 5436
153	KEB PROPERTIES SDN BHD	03-9011 6688	03-9011 5550	218	MLDC BERHAD	03-5022 3148	-
154	KELANA KUALITI SDN BHD	03-7723 9000	03-7729 7000	219	MODAL EHSAN SDN BHD	03-8739 3636	03-8733 0327
155	KEMAJUAN LANGAT SDN BHD	03-8724 2289	03-8724 2290	220	MSN DEVELOPMENT SDN BHD	03-3344 6673	03-3344 6637
156	KEN PROPERTY SDN BHD	03-7727 9933	03-7728 8246	221	MUDAJAYA LAND SDN BHD	03-7806 7899	03-7806 7900
157	KENTING DEVELOPMENT SDN BHD	03-9107 7941	03-9105 7941	222	MUST EHSAN DEVELOPMENT SDN BHD	03-6142 3777	03-6142 4777
158	KHOO SOON LEE REALTY SDN BHD	03-3122 2999	03-3122 9268	223	MUTIARA RINI SDN BHD	03-7681 9888	03-7681 9889
159	KIARA EAST PROPERTY SDN BHD	03-4041 8118	03-4043 5281	224	MYPROPERTY SDN BHD	03-8080 2138	03-8080 8918
160	KLANG GAN BROTHERS REALTY SDN BHD	03-3373 1260	03-3373 1259	225	MZEC DEVELOPMENT SDN BHD	03-7859 9709	03-7859 9209
161	KL-KEPONG COUNTRY HOMES SDN BHD	03-7726 1868	03-7726 2868	226	NADAYU PROPERTIES BERHAD	03-5569 7363	03-5569 7362
162	KL-KEPONG PROPERTY DEVELOPMENT S/B	03-7726 1868	03-7726 2868	227	NAZA TTDI SDN BHD	03-5101 5600	03-5101 5456
163	KONTAN EMAS (M) SDN BHD	03-2032 1899	03-2072 8889	228	NBC LAND SDN BHD	03-3343 0008	03-3341 8322
164	KOTA KELANG DEVELOPMENT SDN BHD	03-3342 2177	-	229	NCT UNITED DEVELOPMENT SDN BHD	03-8064 3333	03-8064 3336
165	KTL PROPERTIES SDN BHD	03-3323 0099	03-3323 1185	230	NEW EDITION DEVELOPMENT SDN BHD	03-5613 7580	-
166	KUEEN LAI PROPERTIES SDN BHD	03-8739 4322	03-8737 0940	231	NEWURBAN SDN BHD	03-2282 9668	03-2282 3115
167	KUMPULAN SIERRAMAS (M) SDN BHD	-	-	232	NISTEC ENGINEERING SDN BHD	03-3371 8177	03-3371 7202
168	KWASA LAND SDN BHD	03-6151 9900	03-6151 9977	233	NPO DEVELOPMENT SDN BHD	03-8022 9999	03-8022 9888
169	LAPISAN KUKUH SDN BHD	03-3344 4023	-	234	OIB PROPERTIES (CV) SDN BHD	03-7680 1018	03-7680 1019
170	LAYARAN PINTAS SDN BHD	03-6211 1328	03-6211 2328	235	ONE AMERIN RESIDENCE SDN BHD	03-8962 3571	03-8962 3570
171	LB DEVELOPMENTS SDN BHD	03-5510 1892	03-5510 1885	236	ORCHARD CIRCLE SDN BHD	03-9222 2550	03-9222 4413
172	LBS BINA HOLDINGS SDN BHD	03-7877 7333	03-7861 8003	237	OWL DEVELOPMENTS SDN BHD	03-8939 9183	03-8939 9183
173	LEBAR DAUN DEVELOPMENT SDN BHD	03-5511 1333	-	238	PAKAR ANGSA SANA SDN BHD	03-2149 1220	03-2143 2028
174	LEE YEN KEE (M) SDN BHD	03-8733 1491	03-8736 8715	239	PANCAR TULIN SDN BHD	03-2143 2299	03-2148 9617
175	LGK LAND SDN BHD	03-9011 6688	03-9011 5550	240	PANTAI BERKAT SDN BHD	03-8064 6766	03-8062 6768
176	LIAN HARP DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585	241	PARAMOUNT PROPERTY DEVELOPMENT SDN BHD	03-2770 9100	03-2770 9101
177	LIAN SOON THIAM SDN BHD	03-3216 1334	03-3216 1456	242	PARIS DYNASTY LAND SDN BHD	03-7960 9316	03-7960 9318
178	LIM CHOON HING & SONS SDN BHD	03-3372 5116	03-3381 5116	243	PARKWOOD DEVELOPMENTS SDN BHD	03-2788 9000	-
179	LINGJAYA CORPORATION SDN BHD	06-955 5500	-	244	PDMC HOLDINGS SDN BHD	03-8080 2138	03-8080 8918
180	LLC PROPERTIES SDN BHD	03-6201 3888	03-6201 3113	245	PDMC PROPERTY SDN BHD	03-8080 2138	03-8080 8918
181	LOW YAT HOLDINGS (M) SDN BHD	03-4048 3600	03-4048 3699	246	PEMAJU PERKASA JAYA SDN BHD	03-3344 9209	03-3343 9209
182	LUM CHANG SDN BHD	03-2171 2222	03-2171 2333	247	PEMBINAAN GAPADU SDN BHD	03-2088 2888	03-2088 2828
183	LUXOR PROPERTIES SDN BHD	03-7681 2288	03-7681 2221	248	PERBADANAN KEMAJUAN NEGERI SELANGOR	03-5525 0300	03-5525 0040
184	LYL LAND SDN BHD	03-7931 3199	03-7931 2193	249	PERFECT EAGLE DEVELOPMENT SDN BHD	03-7803 1626	03-7804 2299
185	M.K.N GROUP SDN BHD	03-8318 2280	03-8319 3236	250	PERIDOT DEVELOPMENT SDN BHD	03-5121 1818	03-5121 1881
186	MAGICAL STERLING SDN BHD	03-7723 9000	03-7729 7000	251	PERMATANAH SDN BHD	03-7954 0200	03-7954 2800
187	MAGILDS PARK SDN BHD	03-7968 1222	03-7954 1155	252	PERUMAHAN SEHATI SDN BHD	03-3341 8301	03-3341 5410
188	MAH SING PROPERTIES SDN BHD	03-9221 8888	03-9223 8299	253	PERWIRA RAYA(M) SDN BHD	03-3344 5988	03-3343 9209
189	MAINSTAY DEVELOPMENT SDN BHD	03-8888 1111	03-8888 2221	254	PINNACLE HOMES SDN BHD	03-7932 2268	03-7932 2928
190	MALAYAPINE ESTATES SDN BHD	03-5161 0373	03-5161 0101	255	PLENITUDE PERMAI SDN BHD	03-8068 2006	03-8068 2005
191	MALAYSIAN RESOURCES CORPORATION BHD	03-2786 8080	03-2780 2071	256	PMB DEVELOPMENT SDN BHD	03-8961 8355	03-8961 8362
192	MAMMOTH EMPIRE HOLDING SDN BHD	03-7611 8888	03-7611 8889	257	PNSB ACMAR SDN BHD	03-3343 8833	03-3341 0945
193	MARVELANE HOME SDN BHD	03-7832 7166	03-7847 3323	258	PORTICO SDN BHD	06-651 6512	06-651 5223
194	MASA KEMBANG DEVELOPMENT SDN BHD	03-5621 3813	03-5621 3812	259	POSH ATLANTIC SDN BHD	03-7728 9289	03-7732 8489
195	MASTERON SDN BHD	03-8060 2228	03-8068 1228	260	PREMIER S&P DEVELOPMENT SDN BHD	03-3181 8333	03-3181 8080

MEMBERSHIP LIST

No.	Company	Tel	Fax	No.	Company	Tel	Fax
261	PRG PROPERTY SDN BHD	03-7859 0877	03-7859 0977	326	T.H.N. DEVELOPMENT SDN BHD	03-3343 5885	03-3343 8585
262	PRIMAPARAMOUNT SDN BHD	03-2287 6612	03-2287 2308	327	T.J. LAND SDN BHD	03-7845 8958	03-7859 1367
263	PROJECT CONTROLINE SDN BHD	03-5162 3341	03-5166 4297	328	TAHAP WARISAN SDN BHD	03-5880 5252	1700-810-400
264	PROP PARK SDN BHD	03-6188 4488	03-6188 4487	329	TAIPAN FOCUS SDN BHD	03-3371 6010	03-3371 5998
265	PUJAAAN HARMONI SDN BHD	03-7662 1288	-	330	TAMAN EQUINE (M) SDN BHD	03-8941 7878	03-8948 1010
266	PUJANGGA BUDIMAN SDN BHD	03-8741 4850	03-8741 4852	331	TAN & TAN DEVELOPMENTS BHD	03-2289 8829	03-2287 9882
267	PUNCAK WAHYU SDN BHD	03-5882 4102	03-5882 4167	332	TAN LIAN SUAN HOLDINGS SDN BHD	03-8734 8088	03-8736 6099
268	PURCON (M) SDN BHD	03-8948 2922	03-8948 2460	333	TANGKAS PROPERTIES SDN BHD	03-2284 1019	03-2284 2339
269	Q HOMES SDN BHD	03-5892 2944	-	334	TANMING BERHAD	03-2282 6633	03-2282 6648
270	RASMI INDAH SDN BHD	03-8076 5200	03-8076 5211	335	TEKAT MAJU SDN BHD	03-7956 6333	03-7957 6333
271	RAWANG DEVELOPMENT SDN BHD	03-5548 2940	03-5542 1173	336	TEMASYA MENTARI DEVELOPMENT SDN BHD	03-7660 4808	03-6733 1920
272	REGENCY LAND SDN BHD	03-7723 9000	03-7729 7000	337	TEMOKIN DEVELOPMENT SDN BHD	03-4044 1111	03-4041 8900
273	RESIDENSI ENSO SDN BHD	09-5738 880	09-5738 850	338	TEMPO PROPERTIES SDN BHD	03-2161 1216	03-2161 1185
274	RIMAU PROPERTIES SDN BHD	03-7954 9888	03-7956 1358	339	TERATAI SELEKSI SDN BHD	03-9011 3047	03-9010 4198
275	RIVERTREE MILLENNIUM SDN BHD	03-8958 5050	03-8959 4334	340	THYE LEONG HUAT PROPERTY SDN BHD	03-61426030	03-6142 6032
276	S.J. PROPERTIES SDN BHD	03-7846 4407	03-7846 4905	341	TIARA SUKMA SDN BHD	03-7846 8068	-
277	SALAK CITY DEVELOPMENT SDN BHD	03-8705 0500	03-8705 3113	342	TITI KAYA SDN BHD	03-7958 7888	03-7958 1533
278	SALIENT PYRAMID SDN BHD	03-9171 9911	03-9171 0996	343	TONG CHUN DEVELOPMENT SDN BHD	03-3343 3341	03-3342 3341
279	SAMIK CORPORATION SDN BHD	03-5032 8888	03-5032 2222	344	TOP HOME BUILDER DEVELOPMENT SDN BHD	03-9075 2882	03-9081 3338
280	SAUJANA PERMAI DEVELOPMENT SDN BHD	03-5103 8266	03-5103 9889	345	TPPT SDN BHD	03-2274 2277	03-2272 3267
281	SCIENTEX PARK (M) SDN BHD	03-5524 8888	03-5512 5708	346	TRINITY GROUP SDN BHD	03-8062 9009	03-8062 9222
282	SCLAND SDN BHD	03-6419 9888	-	347	TRIPLE SUCCESS DEVELOPMENT SDN BHD	03-3319 2955	03-3319 0955
283	SD GEODESI SDN BHD	03-8948 2922	03-8941 2460	348	TROPICANA GOLF & COUNTRY RESORT BHD	03-7663 6888	03-7663 6688
284	SDB PROPERTIES SDN BHD	03-2711 3388	03-2711 2219	349	TUJUAN GEMILANG SDN BHD	03-7725 9800	03-7725 7900
285	SELAMAN SDN BHD	03-4257 0151	03-4257 7050	350	TUNGLING DEVELOPMENT SDN BHD	03-7735 6111	03-7732 6082
286	SELANGOR INDUSTRIAL CORPORATION SDN BHD	03-5524 4040	03-5524 3799	351	TWIN VALLEY HOLDINGS BERHAD	03-5191 5187	03-5191 5186
287	SEMAI RIA SDN BHD	03-6203 1633	03-6203 4622	352	UDA LAND SDN BHD	03-9074 6188	03-9074 6288
288	SEMPENA PURI DEVELOPMENT SDN BHD	03-3325 8363	-	353	UMW DEVELOPMENT SDN BHD	03-5163 5442	03-5519 1349
289	SEPANG MEGAH SDN BHD	03-3341 8301	03-3341 5410	354	UNITED PACIFIC REALTY SDN BHD	03-7846 4115	03-7846 4117
290	SERBA SENTOSA SDN BHD	03-8737 8228	03-8736 5436	355	UPICON SDN BHD	03-3323 5120	03-3323 5121
291	SERISTANA SDN BHD	03-5512 8989	03-5510 7887	356	VI LAND DEVELOPMENT SDN BHD	03-3344 3515	03-3344 1000
292	SETARA ISTIMEWA SDN BHD	03-8066 8776	03-8052 0555	357	VIBRANTLINE SDN BHD	03-7661 8688	03-7661 8689
293	SETIA ECO GLADES SDN BHD	03-8686 2255	03-8282 2222	358	VILLAMAS METACITY SDN BHD	03-77281222	03-7726 1222
294	SETIA ECO TEMPLER SDN BHD	012-2395 268	03-6092 2289	359	VILLAMAS SDN BHD	03-7728 1222	03-7726 1222
295	SETIA ECOHILL 2 SDN BHD	03-8723 2552	03-8725 9552	360	WARISAN BERSATU DEVELOPMENT SDN BHD	03-3323 3288	-
296	SETIA ECOHILL SDN BHD	03-8723 2552	03-8725 9552	361	WAWASAN RAJAWALI SDN BHD	03-2177 1688	03-2177 1689
297	SETIA HARUMAN SDN BHD	03-8312 8000	03-8312 8136	362	WCB D DEVELOPMENT SDN BHD	03-6203 9268	03-6203 9568
298	SETIABAN SDN BHD	03-3344 7000	03-3344 4000	363	WCT LAND SDN BHD	03-7887 8080	03-7887 7700
299	SETIATIWI SDN BHD	03-6138 9043	03-6137 9043	364	WD LAND SDN BHD	03-8768 6457	03-8768 9812
300	SHAH ALAM 2 SDN BHD	03-7985 8288	03-7952 9091	365	WINFAR JAYA SDN BHD	03-7986 0012	03-7988 0230
301	SHEN YANG REALTY SDN BHD	03-3344 0226	03-3343 1150	366	WORLDWIDE HOLDINGS BERHAD	03-5526 2525	03-5510 4448
302	SIMAS-D SDN BHD	03-3341 1341	03-3343 2313	367	YINSHAH SDN BHD	03-9054 8899	-
303	SIME DARBY PROPERTY (CITY OF ELMINA) SDN BHD	03-7849 5000	03-7849 5690	368	YUWANG DEVELOPMENT SDN BHD	03-3181 5333	03-3181 8080
304	SIN HEE YANG PROPERTY MANAGEMENT S/B	03-3343 8788	03-3341 5410	369	ZIKAY DEVELOPMENT SDN BHD	03-2698 8789	03-2692 4789
305	SMS DEVELOPER SDN BHD	03-7733 1666	03-7732 0666				
306	SMS REALTY SDN BHD	03-7733 1666	03-7732 0666				
307	SOLIDUS DEVELOPMENT SDN BHD	03-7804 8505	03-7804 8606				
308	SOON SIN HIN DEVELOPMENT SDN BHD	03-3289 1313	03-3281 1519				
309	SRI DAMANSARA SDN BHD	03-6279 8000	03-6277 7061				
310	SRI TINGGI PROPERTIES SDN BHD	03-9282 5608	03-9286 4920				
311	SRIJANG KEMAJUAN SDN BHD	03-8737 8228	03-8736 5436				
312	STERLING PRIMA SDN BHD	03-8311 9090	03-8311 9966				
313	STRENGTH FORMATION (M) SDN BHD	03-5613 7580	-				
314	SUDITASIA (M) SDN BHD	03-3344 9333	03-3344 8999				
315	SUNNY MODE SDN BHD	03-6188 4488	03-6188 4487				
316	SUNSURIA CITY SDN BHD	03-6145 7777	03-6145 7778				
317	SUNTRACK DEVELOPMENT SDN BHD	03-8318 3188	03-8318 3190				
318	SUNTRACK RAVEN SDN BHD	03-8318 3188	03-8318 3190				
319	SUNWAY PKNS SDN BHD	03-5639 9962	-				
320	SUNWAY SOUTH QUAY SDN BHD	03-5639 9200	03-5639 9992				
321	SUPREME HARMONY SDN BHD	03-3341 8301	03-3341 5410				
322	SYARIKAT MAJU JAYA SDN BHD	03-2142 9188	03-2142 6940				
323	SYARIKAT PERUMAHAN NEGARA BHD	03-7849 2000	-				
324	SYMPHONY HILLS SDN BHD	03-2718 7788	-				
325	SYMPHONY LIFE BERHAD	03-7688 1888	03-7688 1999				



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