



**REHDA
SELANGOR**

ANNUAL REPORT

2022/2023



**REAL ESTATE & HOUSING DEVELOPERS'
ASSOCIATION MALAYSIA SELANGOR BRANCH**

NOTICE OF ANNUAL GENERAL MEETING

BRANCH COMMITTEE 2022 / 2024

CHAIRMAN'S REPORT

REPORTS OF SUB-COMMITTEES

- Membership, Practice & Discipline Sub-Committee
- Events, Publications and Communication Sub-Committee
- Planning Policies & Standards Sub-Committee
- Infrastructure, Utilities & Environment Sub-Committee

REPORTS OF ZONE COMMITTEES

- Klang / Kuala Langat Zone Committee
- Shah Alam / Kuala Selangor Zone Committee
- Petaling Jaya Zone Committee
- Kajang / Sepang Zone Committee
- Hulu Selangor / Selayang / Ampang Jaya Zone Committee
- Subang Jaya Zone Committee

CALENDAR OF EVENTS

PHOTOS OF EVENTS

FINANCIAL STATEMENTS AS AT 31 DECEMBER 2022

MEMBERSHIP LIST

NOTICE OF ANNUAL GENERAL MEETING

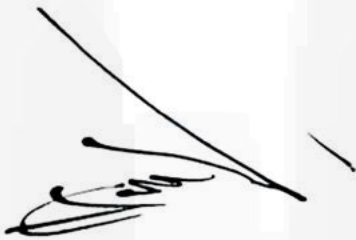
NOTICE IS HEREBY GIVEN that the Annual General Meeting of the Real Estate & Housing Developers' Association Malaysia (REHDA) Selangor Branch will be held as follows:

Date : Thursday, 18 May 2023
Time : 2.00 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 2022/2023;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31st December 2022;
3. To appoint Auditor for the Branch for the financial year ended 31 December 2023;
4. To elect delegates to the Annual Delegates' Conference to be held on 24 June 2023;
5. To discuss motions, if any, for submission to the Annual Delegates' Conference to be held on 24 June 2023;
6. To deal with any other matters that may be put before it.

BY ORDER OF THE BRANCH COMMITTEE



LOO CHEE YANG
BRANCH SECRETARY

Dated: 5 May 2023

Note: Only the official representative or the alternate representative 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 2022 / 2024

CHAIRMAN

YBhg Datuk Zaini bin Yusoff
I & P Group Sdn Berhad

IMMEDIATE PAST CHAIRMAN (Ex-Officio)

YBhg Datuk Ho Hon Sang
Mah Sing Properties Sdn Bhd

MOST RECENT PAST CHAIRMAN (Ex-Officio)

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

DEPUTY CHAIRMAN

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

BRANCH SECRETARY

Mr Loo Chee Yang
Sin Hee Yang Property Management Sdn Bhd

ASSISTANT SECRETARY

Ms Shanaz Azwin binti Datuk Muztaza
Fairview Development Sdn Bhd

BRANCH TREASURER

Ir. Teo Ching Wee
Mitraland Properties Sdn Bhd

COMMITTEE MEMBERS

Mr Ang Kee Ping
Angel Wing (M) Sdn Bhd

YBhg Datuk Tan Hon Lim
Bandar Setia Alam Sdn Bhd

Mr Kelvin Choo Yung Yau
Pembinaan Gapadu Sdn Bhd

YBhg Dato' Idzham Mohd Hashim bin Zahrain Mohd Hashim
Q Homes Sdn Bhd

En Azhar bin Shaharudin
Regency Land Sdn Bhd

Mr Appollo Leong Yong Kuan
Sime Darby Property (City of Elmina) Sdn Bhd

Mr James Tan Kok Kiat
Suntrack Development Sdn Bhd

En Adly Sham bin Che Din
Sunway PKNS Sdn Bhd

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

Mr Michael Fu Yueh Yee
Tungling 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. 2022/2023 | 2 June 2022 |
| 2. 2022/2023 | 21 July 2022 |
| 3. 2022/2023 | 8 September 2022 |
| 4. 2022/2023 | 10 November 2022 |
| 5. 2022/2023 | 12 January 2023 |
| 6. 2022/2023 | 9 March 2023 |

ATTENDANCE

| Name | Attendance |
|---|------------|
| YBhg Datuk Zaini bin Yusoff | 06/06 |
| YBhg Datuk Ho Hon Sang | 06/06 |
| En Zulkifly bin Garib | 06/06 |
| YBhg Dato' Edward Chong Sin Kiat | 06/06 |
| Mr Loo Chee Yang | 06/06 |
| Ms Shanaz Azwin binti Datuk Muztaza | 06/06 |
| Ir. Teo Ching Wee | 04/05 |
| Mr Ang Kee Ping | 05/06 |
| YBhg Datuk Tan Hon Lim | 06/06 |
| Mr Kelvin Choo Yung Yau | 06/06 |
| YBhg Dato' Idzham Mohd Hashim bin Zahrain Mohd Hashim | 04/06 |
| En Azhar bin Shaharudin | 04/05 |
| Mr Appollo Leong Yong Kuan | 05/06 |
| Mr James Tan Kok Kiat | 06/06 |
| En Adly Sham bin Che Din | 05/06 |
| YBhg Dato' TPr. Neoh Soo Keat | 05/06 |
| Mr Michael Fu Yueh Yee | 06/06 |

CHAIRMAN'S REPORT

Dear fellow members,

I am grateful to be entrusted to present the Annual Report 2022/2023. The world begins year 2022 with cautious optimism and economy is slowly reviving including Malaysia. The reopening of borders have improved economic activities. In the property sector, many are navigating carefully through the challenges and repositioning their strategic priorities from the Covid-19 impact. I'm very fortunate to have the support of my fellow members and along the way, the endless collaborative efforts of the dedicated committee members to help REHDA Selangor continues to strive in these challenging environments with ease and agility.

In Malaysia, economic recovery remained a fundamental goal in year 2022 and 2023 and many activities have resumed to normal levels. In the property market performance, Selangor State recorded a total of 75,135 transactions, worth RM56.09 billion in the review period of FY2022 as reported by National Property Information Centre (NAPIC). This has shown an increase of 22.2% in volume and 22.4% in value as compared to the previous year. Residential sub-sector continued to dominate the overall market share with 75.2% share, followed by commercial (11.5%), agriculture (5.6%), development land & others (4.0%) and industrial (3.6%) sub-sectors. In the residential property, there were total 56,514 transactions worth RM30.58 billion recorded in the review period, which surged by 15.9% in volume and 15.4% in value respectively against 2021. Residential units priced below RM500,000 contributed 63.7% (35,990 units) of the total residential transactions. This indicated a strong demand of houses in Selangor and a positive sign of economy recovery as more people are able to purchase houses for either own stay or for investment purpose.

During the period under review, REHDA Selangor continued its active engagement with Selangor State Government on various issues, addressing both lingering concerns and newly-arisen problems in the industry. We understand that the policy on Rumah Selangorku is most concerning to our members and after multiple dialogues, the new *Rumah Selangorku* 3.0 policy has been implemented on 2 January 2023. Under the RSKU 3.0, some of the new policies including the selling price for the controlled units have been increased, the definition on zoning and types of housing are better fitting with the current development and population growth in Selangor. Although developer needs to cover the two years maintenance cost, but overall, the new policy is at the right track in assisting developer to reduce the subsidy cost. This is highly welcomed by REHDA Selangor, and we hope that members will take the two years of opportunity in empowering the society on the importance of home ownership on strata living.

REHDA Selangor also had presented proposals to Lembaga Perumahan dan Hartanah Selangor (LPHS) on improving the timeline of obtaining RSKU purchasers' name list, which is another pertinent issue facing by many members. We are glad that the State Government took note on our plea and now allowing 50% of the name list to be directly from the developers. We urged fellow members to contact LPHS to have a better understanding on the improved processes, which will be significant in the overall development and sales process of the RSKU unit. On other issues such as release mechanism of *Bumiputera* units and provision of low-cost shop/factory lot will be our focal effort to continue the discussion with the LPHS. We would also like to deliver our gracious appreciation to YB. Puan Rodziah binti Ismail, EXCO of Housing, Urban Wellbeing and Entrepreneur Development for the opportunity in all the collaborative work and effective discussion to improve the housing policy and real estate industry in Selangor State.

At the beginning of the review period, the Planning Policies and Standards Sub-Committee is working on producing a standardization of RSKU design together with the Industrial Building System (IBS) stakeholders. The work is aimed to benefit the members and enhance the IBS sector which coincides with the State Government aspiration to improve the adoption of IBS system in building the RSKU units as announced in January 2023. We truly believed the industry is moving towards the right direction as IBS system may be able to overcome the issues on increasing cost of material and labour shortage problems.

Selangor State Government also continue showing support to the industry with the announcement of incentives related to housing sector under the Selangor Budget 2023, including the *Skim Smart Sewa* (RM115million), *Skim Ceria* (additional RM5million) and *Skim Bantuan Biaya Rumah Selangor* (RM100million). It is believed that the *Skim Bantuan Biaya Rumah Selangor* will benefit 4,000 applicants and is expected to be implemented in the second quarter of 2023. Also, not to forget in the previous budget 2021, the exemption of development charges on affordable housing will end on 31 December 2023.

We understand that there are a few teething problems about HIMS particularly if has hindered the launching of the project due to the delay in obtaining the license and advertisement permit. REHDA is committed to resolve the issues with KPKT and a series of discussion and briefings been held to find an amicable solution. Fortunately, the HIMS system has been improved and the waiting time has been reduced. Although it has yet achieved to the original timeline, but it has shown the collaboration and commitment of REHDA and KPKT in enhancing the application framework. We hope the new leadership in KPKT will continue the close working relationship with REHDA for the betterment of real estate development in Malaysia.

At the local level, all zone committees are working relentlessly on issues at the ground. Various meeting and discussion have been carried out during the review period to address issues related to OSC 3.0 Plus, technical departments, CCC processes, etc. The building height restriction problem in Klang also has been discussed and currently undergoing the amendment process on the Local Plan. In spite of the fact that not all discussions are bearing results, but REHDA Selangor will continue the engagement at the local level and call attention on the issues facing by the members.

Apart from the planning policies, infrastructure and utilities are two important elements in the real estate development. In REHDA Selangor, the issues related to infrastructure and utilities are always intertwined with REHDA Wilayah Persekutuan. As such, both branches have decided to form the Infrastructure, Utilities & Environment (IUEC) Klang Valley Sub-Committee to have a better coordination in addressing the relevant issues such as the IWSS Scheme, improvement on QT process, TNB cable shortage, etc., which has been highlighted to Air Selangor and TNB respectively. At Selangor State level, the committees are also working closely with the utilities stakeholder to resolve issues associated with KUSEL. We understand that the delay in obtaining the work permit as well as getting utilities work done, has greatly affected the industry. At the same time, we hope the fellow members will give the support that we needed to have a better representation in providing more facts on the subject matters.

Besides working closely with the relevant government authorities, REHDA Selangor is committed to ensure members are kept up to date with the latest industry-relevant developments and happenings. As such, the Events, Publications and Communication Sub-Committee had organized REHDA Selangor Housing Convention 2022 to update fellow members on the current and forthcoming regulations and policies that will affect the housing industry. We are honored that YAB Dato' Seri Amirudin bin Shari, Dato' Menteri Besar of Selangor has officiated the event and this is a recognition of the State Government toward REHDA Selangor efforts and its leading voice in the industry.

On a separate note, we have seen a strong support to the MAPEX event during the review period. This is a good indication of economy recovering from the impact of COVID-19 and REHDA Selangor will continue the effort of organizing two MAPEX events in year 2023. We strongly believed it is a good platform for developers to offer their product and various property talk will also empower the homeownership knowledge amongst the visitors and buyers. In order to build a closer rapport amongst fellow members, we have organized a Member's Chinese New Year Networking, where members are able to mingle and exchange view on the current industry development while celebrating the lunar festive together. REHDA Selangor also had donated a total of RM35,000 to various flood victims in Kedah, Kelantan and Terengganu as our Corporate Social Responsibility (CSR) activities.

My fellow members, the year 2022 was a year of transition for the nation. Borders reopen posted a steady momentum of recovery and the economic sectors are progressively returning to normalcy. Although the property and construction sector saw a recovery in activities and sales, but we are still facing various challenges ahead. Among these, rising costs of materials such as steel and cement, ongoing disruption on supply chains, delay on foreign labour intake, etc., resulting a higher cost on its property sector. We, in REHDA Selangor will continue to play an integral role in collaboration with the government, authority, and relevant agencies on all matters pertaining to our industry.

Last but not least, I would like to express my gratitude to the dedicated committee members that always support the cause of the Association. Thank you for your time and devoted passion in making the industry to perform better than before. Also, my appreciations to the Secretariats for working together with us and your assistance in all our endeavors. I look forward to your continued support as we journey together towards greater heights and the creation of more value for the industry. Our future remains bright and full of promising prospects despite the challenging time.



DATUK ZAINI BIN YUSOFF
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 2023, the branch membership stood at 377 members. For the period 1 April 2022 to 30 April 2023, 10 new members joined the branch while 1 member withdrew their membership and 1 member 1 de-registered. Details as follows: -

| No. | New Members | Membership Type | Date of Admission |
|-----|--|--------------------|-------------------|
| 1 | Abdan Development Sdn Bhd | Ordinary | 24 August 2022 |
| 2 | Chapmont Development Sdn Bhd | Ordinary | 24 August 2022 |
| 3 | Ralis Group Sdn Bhd | Ordinary | 24 August 2022 |
| 4 | Bandar Rimbayu Sdn Bhd | Ordinary | 19 October 2022 |
| 5 | Perumahan Cergas Jaya Sdn Bhd | Ordinary | 19 October 2022 |
| 6 | Persada Development Sdn Bhd | Subsidiary/Related | 3 December 2022 |
| 7 | Mengkarak Development Sdn Bhd | Subsidiary/Related | 3 December 2022 |
| 8 | Segi Majumas Sdn Bhd | Ordinary | 1 March 2023 |
| 9 | Darul Kaya Development Sdn Bhd | Ordinary | 1 March 2023 |
| 10 | Hara Kecil Property Management Sdn Bhd | Subsidiary/Related | 1 March 2023 |

| No. | Members Withdrawn | Membership Type | Date Withdrawn |
|-----|----------------------------|--------------------|----------------|
| 1 | Mitraland Melawati Sdn Bhd | Subsidiary/Related | 24 August 2022 |

| No. | De-registration of Membership | Membership Type | Date De-registered |
|-----|------------------------------------|-----------------|--------------------|
| 1 | Country Heights Properties Sdn Bhd | Ordinary | 24 August 2022 |

As at 30 April 2023, the branch membership stood at 377 members, which are made up as follows:

| | |
|--------------------|------------|
| Ordinary | 317 |
| Associate | 4 |
| Affiliate | 9 |
| Subsidiary/Related | 47 |
| Total | 377 |

REHDA Members' Portal

Starting January 2023 REHDA has launched a new web-based portal exclusively for members, which is accessible at <https://members.rehda.com>. Members login to the portal is linked to member/company's admin email and the representative(s) MyKad Number.

The main feature of the portal amongst others, include the online payment system for the yearly subscription fee. Members can choose to perform the payment transaction either by FPX or Credit/Debit card and can access to the membership invoice, receipt, statement of account and certificate by using the system.

The new portal also include access to Annual Reports, Bulletins, Circulars, Notices, and newsletter. Apart from that, all new membership application also needs to apply via the members' portal. The Association is able to keep track on the payment and application is made conveniently.

EVENTS, PUBLICATIONS AND COMMUNICATION SUB-COMMITTEE

Chairman : Ms Shanaz A Muztaza
Committee Members : Datuk Zaini bin Yusoff,
Dato' Edward Chong,
Mr Ethan Lai, Ms Dianne Chan
and Ms Yan Ong.

REHDA Hari Raya Open House 2022

On 21 May 2022, REHDA Hari Raya Open House 2022 was jointly hosted by REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan KL Branch at Wisma REHDA.

Approximately 300 guests attended the event comprising mainly members, invited guests from government agencies, media agencies and related industry partners. Dr. Bibi Khairani binti Mohd Sabri (Director of Building Control Department Majlis Perbandaran Kajang), En Sheik Shahril Reza Bahrom (Business Development Manager, TM Selangor), Ms Michelle Hah Mei Kian (Chairman FMM Selangor), Ms Ng Hui Mei (Head of Corporate Finance, MBI Selangor) and Dato' Seri Ho Chin Soon (Ho Chin Soon Research) were amongst the invitees of REHDA Selangor that attended the event. All members and guests took the opportunity to build a closer rapport and strengthen the working relationships

MAPEX Klang Valley 2022

The MAPEX Klang Valley, which was jointly organised by REHDA Malaysia, REHDA Selangor branch and REHDA Wilayah Persekutuan KL branch, was held from 14 to 16 October 2022 at Mid Valley Exhibition Centre (MVEC).

We have seen a strong support to the MAPEX event with a total of 31 property developers, 7 financial institutions and 6 government agencies participated in the exhibition. This shown a good sign of recovery in the property sector after the pandemic period, and the re-opening of economy sector also encourage more activities from the potential buyers.

Aside from showcasing a wide range of properties, the other exciting activities such as property and financing talks, children's activities, gifts for lucky visitors, giveaways and many more had attracted more than 15,000 visitors to the exhibition.

REHDA Selangor Housing Convention 2022

The full day REHDA Selangor Housing Convention on 'Policies and Regulatory Updates Impacting the Housing Industries' was successfully held on 20 October 2022 at Shah Alam Convention Centre (SACC), Shah Alam. A total of 230 participants including members, industry players, government officials and media took part in the Housing Convention.

The event aimed to gather speakers from various government departments and private organisations in a concerted effort to enlighten participants of the event by providing latest updates on the current and forthcoming regulations relevant to the housing industry.

The Housing Convention was officiated by Y.A.B Dato' Seri Amirudin bin Shari, Dato' Menteri Besar Selangor. In his speech, it was reiterating the importance of working relationship between the local government and developers are pivotal in achieving the target of delivering affordable houses to the low-income group. The housing sector is also important to revive the economy and building toward a better and sustainable Selangor State.

The industry guidelines and regulations presented at the Convention was also well received by participants. The Branch expresses its thanks to all speakers and partners for their support in ensuring the success of the Convention.

Member's Chinese New Year Networking 2023

During the period under review, REHDA Selangor organized an informal Chinese New Year Networking gathering on 3 February 2023 at Jio @ The Roof, First Avenue, Bandar Utama. It was a joyous affair that celebrated by 50 fellow members.

We hope the members enjoyed the event and took the opportunity to socialize and exchange view on the industry development while celebrating Lunar New Year together.

Corporate Social Responsibility (CSR) activities

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

- i. A contribution of RM10,000 to *Tabung Bencana Negeri Kedah* due to Baling area was hit by the severe flooding in July 2022.
- ii. REHDA Selangor involved in the '*Program Tanaman Pokok*' at *Taman Alam Kuala Selangor* under Majlis Perbandaran Kuala Selangor on 6 August 2022 and contributed RM2,000 to the programme.
- iii. REHDA Selangor contributed RM25,000 to the joint donation with REHDA Malaysia and REHDA KL branch in December 2022 to assists many households that were affected by the severe flooding incident in Kelantan and Terengganu.

PLANNING, POLICIES & STANDARDS SUB-COMMITTEE

| | |
|-------------------|---|
| Chairman | : Mr James Tan Kok Kiat |
| Deputy Chairman | : Mr Michael Fu |
| Committee Members | : Mr Ang Kee Ping, Ms Dianne Chan, Datuk Zaini Yusoff, Mr Appollo Leong, En Azhar Shaharudin, Datuk Tan Hon Lim, Mr Michael Fu, Dr Foo Chee Hung, Ms Teo Chui Ping, Mr Teh Tik Guan, Ms Shanaz Muztaza, Mr Liong Kok Kit, Mr Denn Gan Teck Wee and Ms Ho Kwee Hong. |

Planning, Policies and Standards Sub-Committee Strategic Planning

The Planning, Policies & Standards Sub-Committee has chartered a strategic planning during the review period to continue its efforts in achieving the targeted action plans of researching and reviewing its various planning guidelines and policies in Selangor. Amongst the strategic planning topics reviewed by the Focus Group (FG) Committees were:

a) Bumi Quota Release Mechanism

Lembaga Perumahan dan Hartanah Selangor (LPHS) is the agency that govern the Bumi Quota release process in Selangor. The latest Bumi Quota Release Mechanism issued by LPHS in 2019 was aimed to induce a more comprehensive and systematic release mechanism that match the current housing development project. Nonetheless, developers are still facing issues on this matter. As such, the FG committees held a series of discussions to improve the efficiency of the current release mechanism and amongst the suggestions are:

- The issuance of *surat tiada halangan* from LPHS at an earlier stage, so that developer may submit for application of blanket consent to PTG concurrently while waiting for the final release letter from LPHS.
- To reduce the stages of quota release from 4 to 2 stages.
- To reduce the total number of advertising method and to encourage more online promotion on Bumi unit.
- To allow an early release application and a lower contribution for release of unsold Bumi units.
- Appeal for a lower penalty for non-compliance.

The above proposal was submitted to LPHS and REHDA Selangor will continue engaging LPHS to further deliberate the proposals.

b) Low-Cost Shop & Factory

On 27-29 June 2022, LPHS had conducted a workshop with all local authorities and relevant stakeholders including REHDA Selangor to deliberate the proposed new guidelines regarding the provision of low-cost shop and factory. Subsequently, REHDA Selangor submitted recommendations to LPHS and reiterated its stance that subsidising the construction of affordable commercial or industrial property should not be the

responsibility of private developers. The subsidisation of the construction of these types of properties does not add value to the State's economy, in fact, it is likely to have a negative impact on the speculation of property prices in the market, which affect business development and investor confidence. REHDA Selangor proposes that State should instead channel its resources into providing a more effective platform to improve knowledge and training to assist the up and coming entrepreneurs in their endeavours.

c) Rumah Selangorku (RSKU) Name List Release Mechanism

During the review period, the Focus Group held a series of discussion on ways to improve and enhance the RSKU name list release mechanism. Later, REHDA Selangor took the opportunity to highlight issues encountered by developers when obtaining the RSKU name list at the LPHS workshop of *Taklimat Mekanisma/Kaedah Penawaran Rumah Mampu Milik* on 21-22 July 2022. Several proposals were also underline at the workshop including:

- To expedite the release by allowing developer to submit 50% of the eligible buyers list direct to LPHS for approval.
- The SOP on the processing timeline of each stage must be made known to developer for a better time management.
- Automatic release of buyers list on every fortnight basis.
- To standardise the required documentation for application of replacement of buyers list.
- To expedite the approval and issuance of *Sijil Kelayakan*.

The above proposals were also submitted officially to LPHS with a view to improve the sales rate and cashflow to support the construction progress. Subsequently, LPHS informed that most of the above proposals are being adopted and implemented by them.

d) Standardization of Rumah Selangorku Design

REHDA Selangor in collaboration with the local Industrial Building System (IBS) builder including MGB Land, SP Setia, Mah Sing, IJM Land and Gamuda will produce a standard RSKU design as an option to be adopted by fellow members in the construction of affordable housing. The Focus Group also visited the RSKU project in City of Elminia to understand the application of Divergent Dwelling Design (D3) concept in building the affordable housing. The proposed standard design by the Focus Group is also in supporting to government aspiration to enhance the application of IBS in the RSKU development.

Manual Garis Panduan Dan Piawaian Perancangan Negeri Selangor Edisi Keempat (MGPPPNS)

REHDA Selangor has been engaging with PlanMalaysia@Selangor since 2019 on reviewing the planning guidelines. On July 2022, the MGPPPNS *Edisi Keempat* has been published and some of the key highlights which will be further reviewed

by the committees included:

- a) Appeal no restriction on the lot size for landed houses.
- b) Appeal on the provision of *surau* as a stand alone unit.
- c) Appeal zero set back for the townhouse units.
- d) Appeal no minimum units for landed strata units.
- e) Appeal to have the flexibility to provide the workers quarters at the development site or off site.
- f) Appeal to extend the area for SOHO be within 1KM from the transport terminal.
- g) To review the provision of affordable retail space & *medan selera*.
- h) To review the existing township provision on *Rumah Ibadat Selain Islam*.

After the issues above have been reviewed, REHDA Selangor will highlight these issues to PlanMalaysia@Selangor and conduct further engagement.

Salary Survey 2022

The committee took the initiative on conducting a Salary Survey amongst the members as the real estate development sector is not cover in depth by current market salary report. Therefore, a report is prepared specifically for the real estate development sector in Selangor and has been shared with the participants in the survey. We would like to convey our appreciation to those took part in the survey.

INFRASTRUCTURE, UTILITIES & ENVIRONMENT SUB-COMMITTEE

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

IUEC Klang Valley Sub-Committee

In view of the issues relating to infrastructure and utilities are interrelated between Selangor and Wilayah Persekutuan, both the committees decided to form the IUEC Klang Valley Sub-Committee to have a better coordination in tackling issues on this subject matters. The Sub-Committees have held a several meetings during the review period and discussed on the following matters:

- To deliberate with Air Selangor to reduce the total timeline for QT1-QT11 and meter installation period.
- To propose the professional body to certify all work and to abolish inspection requirement by Air Selangor.
- TNB cable shortage issue still persistent and needed to be resolved urgently at national level. REHDA Malaysia will continue the engagement with TNB to resolve the issue.
- Propose to TNB to allow developer to appoint any contractor under TNB list and to energize the development site at the early stage of construction.

The above proposals will be further deliberated with the relevant stakeholders to find an amicable solution.

LUAS proposal on Zero Discharge Policy (ZDP)

As reported in the previous review period, that REHDA Selangor is actively engaging Lembaga Urus Air Selangor (LUAS) regarding the proposal on Zero Discharge Policy (ZDP). Subsequently from the meeting on 7 April 2022, the committee conducted an internal discussion to counter propose the suggestions by LUAS. Further discussion with LUAS was held on 19 May 2022 and 16 June 2022, highlighting the issues on the original proposals and REHDA Selangor had put forth the following suggestions for LUAS consideration, including:

- The ZDP should be based on pocket land development and township development, which each has different charges to it.
- An initial timeline and payment method to be adopted by LUAS.
- The closing timeline and final acceptance process.
- To allow payment transfer records from developers to developers.

After due deliberation, LUAS will be considering adopt REHDA Selangor's proposal to the ZDP policy. However, the policy has yet to be gazetted as of to date and REHDA Selangor will continue follow up with LUAS on this matter.

Briefing Session with Koridor Utiliti Selangor (KUSEL)

On 29 June 2022, REHDA Selangor successfully organised a KUSEL briefing session with the members. There were over 70 members have attended the briefing session. En Zulkefli Bin Mohd Nani, Corridor Development Head of KUSEL introduced KUSEL's function and its responsibilities on the application of utility permit and mapping to the members. The application process flow and relevant charges were also shared at the briefing session.

Courtesy visit of Telekom Malaysia (TM)

On 23 August 2022, a total of 17 delegates led by Tuan Azrin bin Aris, State General Manager of TM Central has visited REHDA Selangor and REHDA KL at Wisma REHDA. The visit is to introduce the working committees of REHDA to TM and at the same time get to know the officers of TM Central.

At the meeting, the matters on 5G installation and implementation were discussed in depth as many developers are still unclear on this matter. It was informed that the Digital Nasional Berhad (DNB) is responsible in overseeing the National 5G roll out plan. Both REHDA and TM acknowledge the impact of 5G and there is a need to have a better understanding on its infrastructure for a better development planning. Both parties agreed to conduct a dialog session with DNB to deliberates on the awareness and impact of 5G to the industry. Furthermore, a series of workshop/discussion with REHDA member will able to further enhance on planning process and to meet the customers/end user's needs and expectations.

Engagement Session with Air Selangor

REHDA Selangor attended the engagement session with Air Selangor on 7 September 2022. The representatives of Air Selangor, Ir. Abas Abdullah and Ir. Ainul Azhar welcomed delegates from REHDA Selangor and REHDA KL, which was

led by Datuk Zaini bin Yusoff and Ms. Ra Adrina respectively.

At the meeting, Air Selangor updated the status of the treatment plant and water supply in Selangor and KL area. It was also informed that Air Selangor will be launching a new eDPLAS system in early FY2023, which will include the following features:

- Improved customer experience through a friendly system.
- The system will be accessible through various platforms.
- To enhance the notification system.
- To enable the FPX payment.
- Performance monitoring of Qualified Person and Consultant, which the performance assessment report can be assessed by SPAN.

It was also informed that in future, all application and submissions will be done digitally and a copy of the documents will be stored in the system for easy reference.

The matters related to IWSS Schemes were also highlighted and was informed that SPAN had approved four schemes but SPAN has no further intention to continue the IWSS Scheme. It was suggested for REHDA Selangor to engage SPAN further to consider continuing the IWSS Scheme for the benefit of the industry.

Air Selangor also accepted REHDA Selangor's proposal to review the QT1 – QT 11 process timeline, which some of the processes can be done concurrently and will shorten the whole process timeline. Amongst other matters discussed at the meeting were:

- Air Selangor will maintain the water pipe under landed strata scheme.
- Air Selangor plan to improve the water reserved level at 20%.
- Air Selangor is facing challenges in CAPEX cost if the tariff remain as status quo.
- Air Selangor will appoint an officer as the liaison officer between REHDA and Air Selangor.

REHDA conveyed appreciation at the engagement session and believed such meeting will enhance the cooperation between both parties and be beneficial to the housing industry.

Issues related to KUSEL

After the briefing session by KUSEL to REHDA Selangor members on 29 June 2022 and its implementation since, the Branch received some complaints regarding the efficiency of KUSEL. REHDA Selangor conducted a survey amongst members regarding the issue and it was found that the most pertinent issues facing by fellow members are:

- Lengthy process and approval timeline, which some projects took an average more than 5 months for approval.
- The imposition of exorbitant rental fees based on daily rate, which can cost as high as RM100,000 based on the project size.
- The inefficiency in preparing the utility plan that took more time than the standard timeline.

- Lack of manpower and ineffectiveness in KUSEL has further delay the approval of the application.
- Developer still needs to follow up with the respective authority on their application.

REHDA Selangor took note that other utilities company are also facing the similar issue particular on the exorbitant charges. As such, discussion with the utilities company of TNB Selangor and TM Central took place on 16 February 2023 and 29 March 2023 to seek a cordial solution with KUSEL. At the meeting, it was agreed to seek intervention of YB Tuan Ng Sze Han, EXCO of Local Government, Public Transportation and New Village Development and YB Tuan Ir Idzham bin Hashim, EXCO of Infrastructure, Public Utilities, Modernisation of Agriculture and Agro-based Industry on the matters.

REPORTS OF ZONE-COMMITTEES

KLANG / KUALA LANGAT ZONE COMMITTEE

| | |
|-------------------|---|
| Chairman | : Ir. Teo Ching Wee |
| Deputy Chairman | : Mr Max Ng |
| Committee Members | : 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 and Mr Ng Choon Keith |

Klang/Kuala Langat Zone Committee Meeting

The Zone Committee has researched and reviewed several issues related to the vicinity of Klang and Kuala Langat. Amongst the issues raised by the zone committee members included:

- i) A courtesy visit to the new District Officer, Tuan Muhammad Heeza bin Hassan will be conducted soon to highlight land issues concerned the Department of Lands and Mines Kuala Langat. REHDA Selangor will continue to follow up on the proposed courtesy visit with the Kuala Langat Land and District office and will update the members accordingly.
- ii) The postponement of meetings by LPHS has resulted in delays in approving the RSKU namelist to developers.
- iii) Issues related to OSC 3.0 Plus that was raised by the zone committee members included:
 - a. the delayed response from external agencies (more than 14 days).
 - b. developer was required to resubmit the application with new fees although the delay was caused by external party.
 - c. developer encountered longer pre-consultation stage for KM endorsement; and
 - d. inconsistency on OSC 3.0 Plus submission procedure amongst the local authority.

The Zone Committee will continue to engage with the local authorities in Klang and Kuala Langat to resolve the issues raised above and improve the overall planning submission and development process.

Building Height Restriction

The *Rancangan Tempatan Majlis Perbandaran Klang* (RTMPK) 2035 was gazetted on 18 February 2021. It was found that there is a building height restriction, which is limited to 25 storeys in areas comprising Transit Oriented Development (TOD) zones and 10 storeys outside the city centre as stated in the RTMPK 2035. The limitation has a negative impact and hinder the development to developer in Klang vicinity. Due to the urgency of this matter, REHDA Selangor conducted a courtesy visit to Yang DiPertua of Majlis Perbandaran Klang (MPK), YBr. TPr. Puan Hajah Noraini binti Roslan on 22 April 2022 to seek clarification on this matter. At the meeting, it was informed that MPK is aware on the condition and will rectify

the building height restriction. However, the matter needs to be brought up to the State Planning Committee (SPC) for further deliberation and approval. Subsequently, a follow up letter was sent to MPK on 29 December 2022 and MPK responded with a letter on 13 February 2023 explaining that they will resolve the building height restriction issue in the RTMPK 2035 (Amendment 2). However, this process will take up to more than a year. So the committee will seek a meeting with YDP MPK on expediting to resolve the building height restriction issue and to discuss the lengthy period for plans endorsement.

Klang Smart City Action Plan 2030

On 9 November 2022, REHDA Selangor attended the *Sesi Bengkel Draf Akhir Pelan Tindakan Bandar Pintar* at Hotel Premiere, Bukit Tinggi, Klang. The objective of the workshop was to gather feedback from technical agencies to resolve current issues, provide feedback for improvement and propose new initiatives for the proposed Klang Smart City Action Plan. The key component to ensure the effective implementation of the smart city initiative is internet connectivity. During the workshop, REHDA Selangor proposed an integrated Apps instead of multiple Apps for each local authority, a smart traffic system that integrates routes in real time including public transportation routes like in Google Maps, and a centralised application for town planning by improving on the existing OSC 3.0 Plus with notification function that can easily accessed by all relevant stakeholders. MPK took note of the proposals and currently MPK is in the final process of preparing the draft of the Klang Smart City Action Plan 2030.

SHAH ALAM / KUALA SELANGOR ZONE COMMITTEE

| | |
|-------------------|---|
| Chairman | : Mr Denn Gan Teck Wee |
| Deputy Chairman | : En Tengku Ikmal Bahrin |
| Committee Members | : Mr Loo Chee Yang, Datuk Zaini Yusoff, Ms Ella Nor, Mr Richard Lim, Mr Kenny Lim, Ms Jenny Yap, Mr Hon Tze Jun, En Ardian Hafiz, En Noor Azmi Ali, Mr Ethan Lai, Mr Alex Seeni, Mr Tan Siow Chung and En Adzham Mahmud |

Shah Alam/Kuala Selangor Zone Committee Meeting

The Zone Committee has reviewed several issues related to the vicinity of Shah Alam and Kuala Selangor. Amongst the matters discussed included:

- i) The approval delay with regards to onsite retention pond as per the OSC 3.0 Plus. It was proposed to have a further engagement with local authority to resolve the timeline issue.
- ii) The CSP charges and the delay in getting the way leave approval from KUSEL, which has yet to be resolved although discussions with the relevant stakeholders are ongoing.

- iii) It was highlighted to the developers regarding the delay in getting KM concurrent approval under the new system. It was proposed for developer to tackle the issue individually.
- v) It was highlighted by a developer regarding SPAN's Uniform Technical Guidelines on Water Reticulation and Plumbing (published in Feb 2014), page 30: it was discovered that all pipes shall not be laid beneath a road pavement unless so permitted by the Certifying Agency, but no mention that it cannot be laid under the road shoulder. REHDA Selangor will continue to update developers on any clarification regarding this issue.
- vi) It was highlighted to the zone committee that currently in MBSA, KM renewal is allowed only once. This does not appear to be the case with other PBT. REHDA Selangor will engage with YB Tuan Ng Sze Han regarding this issue to ensure a uniform standard is applicable to all PBT.
- vii) The issue of renewal of AP even after CCC which will be brought to the attention of REHDA Malaysia. REHDA Selangor will continue to follow up with REHDA Malaysia regarding this issue.

MAPEX Shah Alam/Kuala Selangor 2022

Shah Alam/Kuala Selangor Zone organised the MAPEX Shah Alam/Kuala Selangor on 11-14 August 2022 at Central I-City Mall. A total of 16 property developers and 1 financial institution showcased their products at the event. There were several property talks to enhance the homeownership knowledge of the visitors during the event. The Opening Ceremony was officiated by YB Tuan Ng Sze Han and Datuk Zaini bin Yusoff on 12 August 2022.

Karnival Kuala Selangor 2022

Majlis Perbandaran Kuala Selangor (MPKS) organised the above event on 6 August 2022 to celebrate the anniversary of formation to municipal council status. The event involved multiple activities and REHDA Selangor participated in the *Program Tanam Pokok*. Chairman of REHDA Selangor, Datuk Zaini bin Yusoff and the zone committees sowed the seed of plants together with Yang DiPertua MPKS, YBhg Puan Rahilah binti Rahmat as part of the effort to conserve the environment. The Branch also contributed RM2,000 towards the programme.

Special Site Visit Setia Ecopark, D'Network and Tuai Residence

The zone committee organised the site visit on 6 December 2022 to learn about SP Setia's Setia Alam Master Plan on Sustainable Living, D'Network on Green F&B hub and Tuai Residence's MS 1184 Universal Design. Setia Alam Master Plan on Sustainable Living including D'Network and Green F&B hub comprises nature living, green community spaces and security with emphasis on encouraging residents to live in harmony with nature. Meanwhile Tuai Residence's MS 1184 Universal Design comprises aged care facilities and disabled friendly designs to encourage ease of living and mobility.

PETALING JAYA ZONE COMMITTEE

| | |
|-------------------|--|
| Chairman | : Mr Kelvin Choo |
| Deputy Chairman | : En Adly Sham |
| Committee Members | : En Azhar Shaharudin, En Mohd Sahdan Sukarman, Mr Che King Tow, Mr Chiah Hwa Kai, Mr Chien Chyi Tan, Mr Choy Kin Mann, Mr David Loh, Mr Eric Yong, Mr Jackson Kua Seng Aik, Mr Roland Tan Cheng Lee, Ms Nuwee Anak Samuel and Ms Teo Chui Ping. |

Petaling Jaya Zone Committee Meeting

During the period under review, the following matters/concerns were discussed at the zone committee meeting including:

Matters related to Majlis Bandaraya Petaling Jaya (MBPJ)

- REHDA Selangor submitted an objection to the draft *Rancangan Kawasan Khas* (RKK) for Section 13, Petaling Jaya, in which the draft has changed the plot ratio criteria from Net Floor Area (NFA) to Gross Floor Area (GFA). At the meeting with MBPJ, it was informed with that change, there would be 30% reduction in sellable floor area and hence reduction in land value for which owner that has purchased the land earlier would be impacted. MBPJ took note of the issues raised. However, the final RKK has not yet been published.
- The MBPJ Commissioner of Building and previous Mayor did not agree to the acceptance of the Bank Guarantee (BG) by the developer for the Deposit of Common Property Defects, despite the Strata Management Act 2013 (Act 757) allowing for it. The zone committee will continue to engage with MBPJ's new Mayor on this matter.

Other matters

- A few developers have expressed concerns about the upcoming federal court hearing on the modification of SPA with an Extension Of Time. The members were told that REHDA had applied for a watching brief on the upcoming federal court proceeding.
- The developer may convert the units of RSKU 2.0 to 3.0, but the conversion does not apply to Rumah IDAMAN and Rumah HARAPAN schemes. The application for conversion can only be made one year after the project approval date.
- Concerns on Petaling Jaya Dispersal Link (PJD Link) among fellow developers were raised, and the members were informed as of to date, MBPJ has yet to engage with REHDA or related stakeholders on alignment or any development on this matter. REHDA Selangor will continue to monitor the development of this matter.

Courtesy Visit to Majlis Bandaraya Petaling Jaya (MBPJ)

On 11 May 2022, the zone committee paid a courtesy call on New Mayor of MBPJ, Tuan Mohamad Azhan bin Md Amir and the delegation exchanged and shared their views and comments on developments around the Petaling Jaya area. Among the topics discussed at the courtesy call were the following:

- i. REHDA Selangor appealed to MBPJ to accept Bank Guarantee (BG) as one of the forms of payment for the COB deposit. However, MBPJ shared that they faced problems when the BG deposit is expired without their knowledge, particularly on projects that are still repairing the defects in the common area. REHDA Selangor to engage with MBPJ legal advisor to explore their view on the Act 757 provision for MBPJ consideration.
- ii. The current plot ratio calculation stipulates any covered building area except car parking as gross floor area; to this effect, M&E areas for green buildings like rainwater harvesting tanks are being penalised. This contradicts MBPJ's intention to encourage more green buildings in the city and REHDA Selangor to submit an appeal on excluding the mentioned area from the plot ratio calculation.
- iii. REHDA also highlighted TOD guideline in MBPJ differs from the State of Selangor. MBPJ suggested that REHDA Selangor submit a proposal and discuss the potential improvement.

At the meeting, Tuan Mohamad Azhan also shared that the amendment related to *Rancangan Tempatan Petaling Jaya 1 & 2* will soon be submitted to MMKN for approval. The announcement on the *Rancangan Kawasan Khas Seksyen 13* is scheduled for release in early 2023.

Discussion with Majlis Bandaraya Petaling Jaya (MBPJ) on TOD guidelines

On 27 February 2023, REHDA Selangor delegations discussed with representative of *Perancangan Pembangunan MBPJ*, to present proposed TOD guidelines for Petaling Jaya. the following were discussed;

- i. To widen the TOD zone area up to 1.5km as per PlanMalaysia's TOD guidelines.
- ii. To review the TOD scoring system in which some criteria is impractical.
- iii. TOD plot ratio shall be automatic when the development project fulfils the below four pre-conditions:
 - a. Achieved Gold Standard of green building certification
 - b. Minimum 5% landscaping at ground level and 5% for rooftop gardens, vertical green facades, and others.
 - c. Pedestrian connectivity from the project site to MRT/LRT station
 - d. Provide covered walkways and bus stops (if relevant)

MBPJ *Perancang Bandar* noted REHDA Selangor's suggestions and highlighted that most of the land within the TOD zone is fully developed, which is why their criteria can only caters to within 400m radius. It was proposed for REHDA Selangor to conduct a case study and present to the Committees of Local Plan for their consideration. REHDA Selangor took note of the suggestion and will follow up on this matter.

KAJANG / SEPANG ZONE COMMITTEE

| | |
|-------------------|--|
| Chairman | : Ms Lee Mei Foong |
| Deputy Chairman | : Mr Teo Guan Kiang |
| Committee Members | : Mr Teh Tik Guan, Mr Mong Meng Wei, Ms Yan Ong, En Mohamed Khalid, Mr Darren Ng, Mr Jackson Kua, Dato' Kenneth Chen, Ms Shanaz Muztaza, Mr Max Ng, En Badrolhisham, Mr Wong Peng Fook and En Rostam Abd Ghani |

Kajang / Sepang Zone Committee Meeting

The Zone Committee has reviewed several issues related to the Kajang and Sepang vicinity. Most of the issues highlighted were related to the Majlis Perbandaran Kajang (MPKj) particularly in the lengthy period of planning and infra-approval, delay in response time, delay in handing over to MPKj, etc. All the relevant issues had been deliberated with Yang DiPertua MPKj, YBhg Tuan Haji Najmuddin bin Jemain and both parties are still finding an amicable solution to these matters.

Other issues discussed were:

- i) In view of the imposition of school building onto developer has an adverse effect to the industry, the committee will continue seeking a meeting with YDP MPKj, YBhg Tuan Haji Najmuddin bin Jemain on this matter. It was also suggested that Planning Sub-Committee to revisit the issue before conducting further discussion with the State Education Department.
- ii) Encouragement of the use of IBS wall/formwork system will make it more competitive compared to conventional way due to increased wages of skilled labour.
- iii) A letter was sent to the YDP MPKj to seek further clarification on matters pertaining to the SIA provision on 7 November 2022. Further, a follow up letter to the YDP was sent on 23 February 2023 requesting a separate piagam on OSC 3.0 plus and on internal technical departments which covers the MPKj workflow on the KUSEL SOP and timeline. Until today, MPKj has not issued a response regarding these two issues above. REHDA Selangor will continue to follow up with the YDP MPKj on this matter.

Engagement with YDP MPKj

Kajang/Sepang Zone Committee held two meetings with Yang DiPertua MPKj, YBhg Tuan Haji Najmuddin bin Jemain

discussed issues related to planning and development in Kajang on 1 August 2022 and 5 December 2022. The main issues highlighted was the response time of OSC 3.0 and delay in getting clearance from MPKj Technical Departments after OSC meeting, which will impact the project planning and management. REHDA Selangor also appeal to expedite the CCC process by allowing submission of G forms for CCC inspection when the building process already up to 90%. This can enhance the delivery process and avoid any late vacant possession due to the delay of inspection for CCC. On the requirement of school building, it was suggested for REHDA Selangor to engage with Ministry of Education for further deliberation. The Zone Committee also held a separate meeting with Pn Eгна Francis Gitom, Director of OSC MPKj to discuss on issues related to OSC Department.

Engagement with OSC Department MPKj

A private meeting with Puan Eгна Francis Gitom, Director of OSC Department MPKj was held on 24 March 2023. At the meeting, the following matters were highlighted:

- a) Puan Eгна informed that Building Plan (BP) submission by Principal Submitting Person (PSP) must be directed to Bomba after it is stamped by MPKj OSC. This requirement is as per Jabatan Kerajaan Tempatan (JKT) instruction.
- b) PSP must furnish info of projects to OSC in advance for OSC to work on the opening of Borang B submission in MPKj portal as per Jabatan Kerajaan Tempatan (JKT) procedure.
- c) For G forms submission, OSC will table meeting within 14 days and OSC will help to assist to put it through in the next OSC meeting whenever possible.
- d) All other submissions other than those related to the submission of G forms will be tabled at the OSC meeting within 24 days.

Upcoming MAPEX Exposition

The zone will be organizing a zone MAPEX at Setia Ecohill Mall in second half of FY2023 to provide developers with a platform to market their property related products and services. REHDA Selangor has consistently organised MAPEX for developers for the last two decades to assist developers with showcasing their property. Fellow members are encouraged to obtain more information with the Secretariat of REHDA Selangor.

HULU SELANGOR / SELAYANG / AMPANG JAYA ZONE COMMITTEE

Chairman : Mr Roland Tan
Deputy Chairman : -
Committee Members : Mr Chin Foo Teck, Mr Geron Tan, Mr Koh Sow Seang, Mr Lim Seng Heng, Mr Michael Fu, Ms Angela Chong, Ms Cindy Wong, Ms Parvin Kaur, Ms Yan Ong Kuan Yuen and Ms Zoe Lau Li Chin.

Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting

During the period under review, the following matters/concerns were discussed at the zone committee meeting including:

Matters related to Majlis Perbandaran Hulu Selangor (MPHS)

- MPHS requires developers to construct public amenities such as a multipurpose store (even on individual title projects), an MPHS office within the township, and an improvement to the JKR road.
- MPHS imposes conditions on constructing compartment for the refuse bin rather than a simple slab/platform.
- Compliance with the TIA and SIA is not required when the road is not connected to the JKR road.

Matters related to Majlis Perbandaran Selayang (MPS)

- MPS requires the construction of public amenities such as upgraded main road, mosque, medan selera, and surau for industrial and township development initiatives.
- MPS OSC 3.0 Plus System enable developers to link to consultants' accounts, which developers are able to track the submission and application status.

Matters related to Majlis Perbandaran Ampang Jaya (MPAJ)

- It was informed that MPAJ is efficient in the issuance of the strata title and CCC process, which resulting in timely delivery to purchasers.

Discussions on other matter were:

- Concerns about HIMS Systems
 - Backlogs in processing developer applications.
 - The calculation on HDA deposit is higher under the HIMS system as it's based on the Gross Development Value (GDV) instead of the construction cost.
 - Developer licenses must be active regardless of project status.
 - An expired developer license will hinders HDA Account withdrawal.
- The committees took note on information and deadlines on the applications for Extension of Time (EOT) under the COVID-19 Act 2022 for delivery of vacant possession of developments affected by the pandemic during the MCO 1.0, 2.0, and 3.0
- Government has yet announce any further information on I-Biaya and I-Miliki schemes under the Home Ownership Programme (HOPE).

SUBANG JAYA ZONE COMMITTEE

Chairman : Mr Chung Nyuk Kiong
Deputy Chairman : En Sezleen Bahzme Kamarul Zaman
Committee Members : Dato' TPr Neoh Soo Keat,
Datuk Zaini Yusoff, Mr Adrian Lim
Kian Guan, Mr Chong Yoong Fu,
Mr Eric Hoo, Mr Ong Chee Howe,
Mr Teh Tik Guan and Mr Yeoh Wei Ling

Subang Jaya Zone Committee Meeting

During the period under review, the following matters/ concerns were discussed at the zone committee meeting including:

Matters related to Majlis Bandaraya Subang Jaya (MBSJ)

- Concerns on the Majlis Bandaraya Subang Jaya (MBSJ) imposition of yard area for a 450ft -550ft affordable unit.
- Concern about the commercial property development permission for KM 2 (*Pendirian Bangunan*), where developer needs to pay development charges from plot ratio 1:1 to plot ratio 1:4, although the zoning is already stated as 1:4.
- Long process in the approval of *Kebenaran Merancang* (KM) for the Master Plan due to land issues in Majlis Bandaraya Subang Jaya (MBSJ).

Discussions on other matter were:

- It was informed that the calculation of neutral ventilation is lower when BOMBA deemed top hung window is not considered fully openable.
- Issues related to the HIMS system
 - KPKT took a longer time to amend the e-SPA.
 - The HIMS Systems response time is delayed beyond 14 working days.
- Concerns on the statutory implications of the developer's failure to reach the intended purchasers by registered mail to alert them about the expiry of Defect Liability Period (DLP), in which legal counsel is required.
- Concern have been raised over the interpretation of *Tempat Letak Kereta* in *Garis Panduan Perniagaan* in the *Manual Garis Panduan & Piawaian Perancangan Negeri Selangor Edisi Keempat* for Service Apartment.
- Issues on the independent QCLASSIQ assessor who submits defect reports that are detrimental and costly to developers and contractors. There is a suggestion to seek the advice of an architect.
- The LHDN's imposition of a 3% GDV tax on the JV agreement was highlighted. LHDN will levy the 3% tax if there is any intention to transfer land ownership, as mentioned in the JV agreement. It was advised that currently LHDN officers will thoroughly review the agreement before levying the tax.
- Concern on some surrendered land for the school and public facilities was sold to other developers for construction, creating an unfavourable situation for the

original developer. The issue has been forwarded to the Planning, Policies, & Standards Sub-Committee to relook into the first right of refusal by the law to prevent the land from being sold to a third party.

- Digital Nasional Berhad (DNB) is extensively installing and upgrading its 5G network throughout Malaysia.
- The mechanism of the Home Ownership Programme (HOPE) and its components has yet being announced by the government.

Rancangan Tempatan Subang Jaya 2035

Rancangan Tempatan Subang Jaya 2035 has been gazetted and made available online since 25 July 2022. The main changes are the residential development will be based on plot ratio instead of density. The impact of the new changes are yet to know and the committee will continue monitoring the development in Subang Jaya area.

CALENDAR OF EVENTS

MAY 2022

- 11** Courtesy Visit to Datuk Bandar Majlis Bandaraya Petaling Jaya, Tuan Mohamad Azhan bin Md Amir. Attended by Datuk Ho Hon Sang, En Adly Sham and Ms Cheryl Chan.
- 19** Courtesy Visit by Lembaga Urus Air Selangor (LUAS), YBrs Ts Tuan Hj Hasrolnizam bin Shaari. Attended by Datuk Ho Hon Sang, En Zulkifly Garib, En Shezleen Bahzme, Datuk Tan Hon Lim, En Othman, En Mohd Nor, Ms Cheryl Chan and Ms Apsara Muraledharan.
- 21** REHDA Hari Raya Open House 2022.
- 31** Courtesy Visit to YB Puan Rodziah binti Ismail and LPHS to discuss on matters pertaining to RSKU. Attended by Datuk Ho Hon Sang, Datuk Zaini Yusoff, Datuk Tan Hon Lim, Ms Shanaz Muztaza and Ms Cheryl Chan.

JUNE 2022

- 02** Annual General Meeting 2021/2022.
Branch Committee Meeting 1-2022/2023.
- 16** Meeting with LUAS on Zero Discharge Policy (ZDP). Attended by Datuk Zaini Yusoff, Datuk Ho Hon Sang, En Zulkifly Garib, Datuk Tan Hon Lim, Ir. Teo Ching Wee, En Othman (Sime Darby), Mr Velayutham (Sime Darby), Mr Maniyarasan (Sime Darby), Ms Cheryl Chan and Ms Apsara Muraledharan.
- 23** Planning, Policies & Standards Sub-Committee Meeting 1-2022/2023.
- 27-29** *Bengkel Penambahbaikan Pembangunan Kedai Mampu Milik dan Industri Mampu Milik Negeri Selangor* by Lembaga Perumahan & Hartanah Selangor (LPHS). Attended by Datuk Zaini Yusoff, Ms Shanaz Muztaza, Mr Michael Fu, Ms Cindy Wong (Sime Darby) and Ms Cheryl Chan.
- 29** Koridor Utiliti Selangor (KUSEL) Briefing with REHDA Selangor Members.

JULY 2022

- 04** Shah Alam/Kuala Selangor Zone Committee Meeting 1-2022/2023.
- 05** Klang/Kuala Langat Zone Committee Meeting 1-2022/2023.
Secretariat Meeting with Branch Secretary 1-2022/2023
- 18** Infrastructure, Utilities & Environment (IUEC) Klang Valley Sub-Committee Meeting 1-2022/2023.
- 20** Kajang/Sepang Zone Committee Meeting 1-2022/2023
- 21** Branch Committee Meeting 2-2022/2023.
- 21-22** *Bengkel Penambahbaikan Mekanisma Penawaran Rumah Selangorku dan Hartanah Harga Kawalan*

- 27** *Negeri Selangor* by Lembaga Perumahan & Hartanah Selangor (LPHS). Attended by Datuk Zaini bin Yusoff.
- 28** Majlis Mesra Majikan 2022 by Zakat Selangor and LHDN. Attended by Ms Hariza Harun.
- 29** Events, Publications and Communication Sub-Committee Meeting 1-2022/2023.
Subang Jaya Zone Committee Meeting 1-2022/2023.

AUGUST 2022

- 01** Courtesy Visit to Yang DiPertua Majlis Perbandaran Kajang, YBhg Tuan Haji Najmuddin bin Jemain. Attended by Ms Shanaz Muztaza, Datuk Ho Hon Sang, Datuk Zaini Yusoff, Datuk Tan Hon Lim, Ms Lee Mei Foong, Mr GK Teo and Ms Apsara Muraledharan.
- 06** *Program Tanaman Pokok@Green Hour Karnival Kuala Selangor 2022 Sempena Satu Tahun Pengiktirafan Majlis Perbandaran Kuala Selangor di Taman Alam Selangor*. Attended by Datuk Zaini Yusoff, Mr Denn Gan, Mr Loo Chee Yang, Mr Kenny Lim, Mr Siew Chee Seng, En Tengku Ikmal, Mr Alex Seeni and Ms Apsara Muraledharan.
- 09** Secretariat Meeting with Branch Secretary 2-2022/2023.
- 11-14** MAPEX Shah Alam/ Kuala Selangor 2022 at Central I-City Mall, Shah Alam.
- 16** Site Visit to Project D3 concept, City of Elmina. Attended by Mr James Tan, Mr Issac Lim, Ms Yan Ong, Mr Michael Fu and Ms Cheryl Chan.
- 18** Hulu Selangor/ Selayang/ Ampang Jaya Zone Committee Meeting 1-2022/2023.
- 23** Courtesy Visit by Tuan Azrin bin Aris, TM General Manager of Central Region States to REHDA Selangor and REHDA KL. Attended by Datuk Zaini Yusoff, Datuk Ho Hon Sang, Datuk Tan Hon Lim, En Azhar Shaharudin, Mr Michael Fu, Mr Denn Gan, Dato' Neoh Soo Keat, Mr Kelvin Choo and Ms Cheryl Chan.
- 24** Kajang/Sepang Zone Committee Meeting 2-2022/2023.
- 25** Planning, Policies & Standards Sub-Committee Meeting 2-2022/2023.
- 28-30** *Bengkel Penyediaan Dasar Penyewaan Rumah Kos Rendah/ Rumah Selangorku/ Rumah Mampu Milik Kepada Warga Asing dan Lawatan ke Pusat Asrama Pekerja Asing Negeri Johor* by LPHS. Attended by Mr Michael Fu and Ms Apsara Muraledharan.

- 30** Petaling Jaya Zone Committee Meeting 1-2022/2023.

SEPTEMBER 2022

- 05** Shah Alam/Kuala Selangor Zone Committee Meeting 2-2022/2023.

CALENDAR OF EVENTS

Infrastructure, Utilities & Environment (IUEC) Klang Valley Sub-Committee Meeting 2-2022/2023.

LPHS Board Meeting 2-2022. Attended by En Zulkifly bin Garib.

- 07 Engagement Session with Pengurusan Air Selangor Sdn Bhd. Attended by Datuk Zaini Yusoff, Datuk Ho Hon Sang, Datuk Tan Hon Lim, En Zulkifly Garib, Puan Norbaya Abu Bakar (Sime darby), Mr Chai Kian Soon (IJM) and Ms Cheryl Chan.
- 08 Branch Committee Meeting 3-2022/2023.
- 15 FMM Annual Dinner 2022. Attended by Datuk Zaini bin Yusoff.
- 20 Klang/Kuala Langat Zone Committee Meeting 2-2022/2023.
- 18 SHARED A Nite 2022- "Moving Forward". Attended by Datuk Zaini bin Yusoff.
- 22 Seminar Lab series on Ease of Doing Business in Selangor by Invest Selangor. Attended by Datuk Zaini bin Yusoff and Ms Cheryl Chan.

OCTOBER 2022

- 04 Meeting with YB Puan Rodziah binti Ismail on Proposed RSKU 3.0 Policy. Attended by Datuk Zaini Yusoff, En Zulkifly Garib and Ms Apsara Muraledharan.
- 05 Events, Publications and Communication Sub-Committee Meeting 2-2022/2023.
- 07 Subang Jaya Zone Committee Meeting 2-2022/2023.
- 14-16 MAPEX 2022@ Mid Valley Exhibition Centre.
- 17 *Seminar Garis Panduan Pendawaian bagi Pemanas Elektrik* by Suruhanjaya Tenaga Pejabat Kawasan Selangor and Wilayah Persekutuan. Attended by Ms Apsara Muraledharan.
- 20 REHDA Selangor Housing Convention on Policies and Regulatory Updates Impacting the Housing Industry.
Seminar Perakuan Kelulusan Kerja-kerja Pembentukan Siri 4/2022 Peringkat Wilayah Tengah by SPAN and IWK. Attended by Ir. Tan Pean Hin.
- 27 Planning, Policies and Standards Sub-Committee Meeting 3-2022/2023.
- 31 LPHS Board Meeting 3-2022. Attended by En Zulkifly bin Garib.

NOVEMBER 2022

- 01 Infrastructure, Utilities & Environment (IUEC) Klang Valley Sub-Committee Meeting 3-2022/2023.
- 07 Shah Alam/Kuala Selangor Zone Committee Meeting 3-2022/2023.

Opening Ceremony of National Planning Congress 2022. Attended by Datuk Zaini bin Yusoff.

- 08 Events, Publications and Communication Sub-Committee Meeting 3-2022/2023.
- 09 Kajang/Sepang Zone Committee Meeting 3-2022/2023.
- 09-10 *Bengkel Deraf Akhir Pelan Tindakan Bandar Pintar* by Majlis Perbandaran Klang. Attended by Ir. Tan Pean Hin and Ms Apsara Muraledharan.
- 10 Branch Committee Meeting 4-2022/2023.

DECEMBER 2022

- 06 Shah Alam/Kuala Selangor Zone Committee Meeting 4-2022/2023.
Shah Alam/Kuala Selangor Zone Committee Special Site Visit to Setia Ecopark, D'Network and Tuai Residence. Lead by Mr Denn Gan and 9 Zone Committee Members, Ms Cheryl Chan and Ms Apsara Muraledharan.
- 08 Klang/Kuala Langat Zone Committee Meeting 3-2022/2023.
- 15 Planning, Policies and Standards Sub-Committee Meeting 4-2022/2023.
- 16 Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting 2-2022/2023.
Petaling Jaya Zone Committee Meeting 2-2022/2023.
- 20 Subang Jaya Zone Committee Meeting 3-2022/2023.
- 21 Kajang/Sepang Zone Committee Meeting 4-2022/2023.
- 29 Secretariat Meeting with Branch Secretary 3-2022/2023.

JANUARY 2023

- 09 Shah Alam/Kuala Selangor Zone Committee Meeting 5-2022/2023.
- 11-18 Staff Trip to Japan.
- 12 Branch Committee Meeting 5-2022/2023.
- 18 *Mesyuarat Penyelarasan Penganjuran Seminar Reka Bentuk Sejagat Bandar Mesra Orang Kurang Upaya Peringkat Negeri Selangor* by Majlis Bandaraya Subang Jaya. Attended by Dato' Neoh Soo Keat.

FEBRUARY 2023

- 03 Chinese New Year Networking Gathering Dinner 2023.
- 14 RSKU 3.0 Workshop organized by LPHS. Attended by Mr Loo Chee Yang and Ms Cheryl Chan.
Mesyuarat kali ke-2 Penganjuran Persidangan Kita Selangor : Iltizam Reka Bentuk Sejagat ke Arah Negeri Inklusif by Majlis Bandaraya Subang Jaya. Attended by Dato' Neoh Soo Keat and Ms Kalsum Jamian.

CALENDAR OF EVENTS

- 16** Meeting with TNB Selangor. Attended by Datuk Tan Hon Lim, Mr Tiah Oon Ling and Ms Cheryl Chan.
- 23** Planning, Policies & Standards Sub-Committee Meeting 5-2022/2023.
- 24** Subang Jaya Zone Committee Meeting 4-2022/2023.
- 27** Meeting with Timbalan Pengarah Perancang Bandar Majlis Bandaraya Petaling Jaya, En. Zain Azly Bin Abd Rahman. Attended by Mr Kelvin Choo, Ms Teo Chui Ping, En Adly Sham, En Azhar Shaharudin and Ms Cheryl Chan.
- 28** Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting 3-2022/2023.

MARCH 2023

- 02** Petaling Jaya Zone Committee Meeting 3-2022/2023.
Secretariat Meeting with Branch Secretary 4-2022/2023.
Events, Publications and Communication Sub-Committee Meeting 4-2022/2023.
- 03** Kajang/Sepang Zone Committee Meeting 4-2022/2023.
- 06** Klang/Kuala Langat Zone Committee Meeting 4-2022/2023.
- 07** Shah Alam/Kuala Selangor Zone Committee Meeting 5-2022/2023.
Persidangan Kita Selangor : Iltizam Reka Bentuk Sejangat ke Arah Negeri Inklusif by Majlis Bandaraya Subang Jaya. Attended by Dato' Neoh Soo Keat and Datuk Zaini Yusoff.
- 09** Branch Committee Meeting 6-2022/2023.
- 15** REHDA 50th Anniversary Dinner.
- 21** Regional Housing Conference. Attended by Ir. Teo Ching Wee, Mr Ang Kee Ping, Mr Denn Gan, Ms Cheryl Chan and Ms Apsara Muraledharan.
- 24** OSC MPKj Meeting. Attended by Mr G.K Teo, Ms Lee Mei Foong and Ms Apsara Muraledharan.
- 29** Meeting with TM Selangor and TNB Selangor on utilities matter. Attended by Datuk Tan Hon Lim, Ir. Tiah Oon Ling, En Sezleen Bahzme, Ms Cheryl Chan and Ms Apsara Muraledharan.

APRIL 2023

- 27** Planning, Policies & Standards Sub-Committee Meeting 6-2022/2023.

Courtesy Visit by Lembaga Urus Air Selangor (LUAS)



Courtesy Visit to YB Puan Rodziah and LPHS



Annual General Meeting 2022



Courtesy Visit by TM General Manager of Central Region States



Courtesy Visit to Datuk Bandar Majlis Bandaraya Petaling Jaya



REHDA Selangor Housing Convention 2022



CNY Networking Gathering Dinner



Hari Raya Open House



Program Tanaman Pokok@Green Hour Karnival Kuala Selangor 2022



REHDA Selangor & REHDA KL Courtesy Visit to Air Selangor



MAPEX Oct 2022 @ Mid Valley Exhibition Centre



MAPEX Shah Alam/Kuala Selangor 2022



Workshop on RSKU 3.0



Meeting with LUAS



KUSEL Briefing



Site Visit to Project D3 concept, City of Elmina



Site Visit to Setia Ecopark, D'Network and Tuai Residence

**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 2022**

I N D E X

Page

| | |
|--|--------------|
| Auditors' Report | 22 |
| Statement by Chairman | 23 |
| Statutory Declaration | 23 |
| Statement of Financial Position | 24 |
| Statement of Income and Expenditure | 25 |
| Statement of Cash Flows | 26 |
| Statement of Receipts and Payments | 27 |
| Notes to the Financial Statements | 28-34 |

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

CHARTERED ACCOUNTANTS

No. Pendaftaran: PPM-002-10-21051970-000003

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 2022 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 2022 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
01413/05/2024J
PARTNER

Kuala Lumpur, Malaysia

Dated – 13 April 2023

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 Zaini Bin Yusoff (I/C No: 641211-02-5049), 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 2022 and of its results and cash flows for the financial year ended on that date.



DATUK ZAINI BIN YUSOFF

Dated – 13 APR 2023

STATUTORY DECLARATION

I, Teo Ching Wee (I/C No: 610514-01-5225), being the Treasurer primarily responsible for the financial management and the accounting records 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
on 13 APR 2023

KUALA LUMPUR
WILAYAH PERSEKUTUAN



TEO CHING WEE

Before me

Commissioner for Oaths



Lot A-8, Tingkat Bawah
Pudu Sentral, Jalan Pudu
55100 Kuala Lumpur

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 2022

| | Note | 2022 RM | 2021 RM |
|------------------------------------|------|-----------------------------|-----------------------------|
| NON-CURRENT ASSETS | | | |
| Property, plant and equipment | 4 | 34,852.86 | 35,591.43 |
| TOTAL NON-CURRENT ASSETS | | <u>34,852.86</u> | <u>35,591.43</u> |
| CURRENT ASSETS | | | |
| Other receivables and prepayments | 5 | 66,498.67 | 742.28 |
| Investment in trust funds | 3 | 3,674,037.79 | 2,005,871.50 |
| Fixed deposits with licensed banks | | 11,512,183.86 | 11,535,844.06 |
| Fixed deposit interest receivable | | 113,967.74 | 110,119.94 |
| Cash and bank balances | | 320,450.41 | 1,931,756.93 |
| TOTAL CURRENT ASSETS | | <u>15,687,138.47</u> | <u>15,584,334.71</u> |
| TOTAL ASSETS | | <u><u>15,721,991.33</u></u> | <u><u>15,619,926.14</u></u> |
| ACCUMULATED FUNDS | | | |
| Balance as at 1st January | | 14,144,720.96 | 11,178,347.05 |
| Surplus for the year | | 1,033,923.47 | 2,966,373.91 |
| | | <u>15,178,644.43</u> | <u>14,144,720.96</u> |
| CURRENT LIABILITIES | | | |
| Deposits received | | 0.00 | 240,116.76 |
| Other payables and accruals | 6 | 378,516.90 | 141,048.42 |
| Amount due to head office | 7 | 164,830.00 | 1,094,040.00 |
| TOTAL CURRENT LIABILITIES | | <u>543,346.90</u> | <u>1,475,205.18</u> |
| TOTAL LIABILITIES | | <u>543,346.90</u> | <u>1,475,205.18</u> |
| TOTAL FUNDS AND LIABILITIES | | <u><u>15,721,991.33</u></u> | <u><u>15,619,926.14</u></u> |

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

STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST DECEMBER 2022

| | Note | 2022 RM | 2021 RM |
|--|------|----------------------------|----------------------------|
| INCOME | | | |
| Entrance and subscription fees | | 191,850.00 | 199,650.00 |
| Fixed deposit interest income | | 231,973.07 | 236,389.18 |
| Surplus from seminar | 8 | 69,986.46 | 0.00 |
| Surplus from property fair | 9 | 331,029.53 | 0.00 |
| Certification fee HOC | | 1,404,960.00 | 4,845,705.00 |
| Other income | | 4,471.76 | 9,080.00 |
| Investment income distribution | 3 | 4,451.04 | 2,520.09 |
| Change in fair value of trust funds | 3 | 63,715.25 | 3,351.41 |
| | | <u>2,302,437.11</u> | <u>5,296,695.68</u> |
| EXPENDITURE | | | |
| Employees' benefits | 10 | 515,613.21 | 675,737.31 |
| Administrative expenses | 11 | 405,191.13 | 588,812.06 |
| | | <u>(920,804.34)</u> | <u>(1,264,549.37)</u> |
| | | 1,381,632.77 | 4,032,146.31 |
| TAX EXPENSE (Contribution to Headquarter) | 12 | <u>(347,709.30)</u> | <u>(1,065,772.40)</u> |
| SURPLUS FOR THE YEAR | | <u><u>1,033,923.47</u></u> | <u><u>2,966,373.91</u></u> |

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

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31ST DECEMBER 2022

| | 2022 RM | 2021 RM |
|--|----------------|----------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Surplus for the year | 1,033,923.47 | 2,966,373.91 |
| Adjustments for :- | | |
| Depreciation of property, plant and equipment | 7,498.57 | 6,866.20 |
| Tax expense | 347,709.30 | 1,065,772.40 |
| Interest income | (231,973.07) | (236,389.18) |
| Trust Funds income | (4,451.04) | (2,520.09) |
| Change in fair value of trust funds | (63,715.25) | (3,351.41) |
| Operating surplus before changes in working capital | 1,088,991.98 | 3,796,751.83 |
| (Increase)/Decrease in receivables | (65,756.39) | 24,875.62 |
| Decrease in payables | (162,858.28) | (1,518.37) |
| Cash generated from operations | 860,377.31 | 3,820,109.08 |
| Share of tax payment | (1,116,709.30) | (808,772.40) |
| Interest received | 228,125.27 | 292,444.79 |
| Trust funds income | 4,451.04 | 2,520.09 |
| Net cash (use in)/from operating activities | (23,755.68) | 3,306,301.56 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Investment in trust funds | (1,604,451.04) | (2,002,520.09) |
| Purchase of property, plant and equipment | (6,760.00) | (3,549.00) |
| Net cash used in investing activities | (1,611,211.04) | (2,006,069.09) |
| Net (decrease)/increase in cash and cash equivalents | (1,634,966.72) | 1,300,232.47 |
| Cash and cash equivalents as at 1st January | 13,467,600.99 | 12,167,368.52 |
| Cash and cash equivalents as at 31st December | 11,832,634.27 | 13,467,600.99 |
| 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 | 11,512,183.86 | 11,535,844.06 |
| Cash and bank balances | 320,450.41 | 1,931,756.93 |
| | 11,832,634.27 | 13,467,600.99 |

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

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31ST DECEMBER 2022

| | 2022 RM | 2021 RM |
|---|-----------------------|-----------------------|
| CASH AND BANK BALANCES AS AT 1ST JANUARY | 1,931,756.93 | 920,642.76 |
| RECEIPTS | | |
| Received from property fair | 285,600.00 | 0.00 |
| Received from seminar | 150,630.00 | 0.00 |
| Received from Head Office | 166,770.00 | 0.00 |
| Received from sundry receivables | 25,960.00 | 255,895.00 |
| Received from certification fee HOC | 1,246,530.00 | 4,686,630.00 |
| Refund from sundry deposits | 6,000.00 | 0.00 |
| Uplift of fixed deposits | 1,873,786.61 | 0.00 |
| Interest received from fixed deposits | 27,860.86 | 3,326.49 |
| | <u>3,783,137.47</u> | <u>4,945,851.49</u> |
| | 5,714,894.40 | 5,866,494.25 |
| PAYMENTS | | |
| Accommodation | 5,194.00 | 0.00 |
| Bank charges | 309.50 | 344.00 |
| Contribution, gifts and souvenirs | 11,080.00 | 3,742.59 |
| Courier charges | 4,155.01 | 6,334.05 |
| Deposits and prepayment | 5,168.67 | 0.00 |
| Donations | 12,000.00 | 90,000.00 |
| EPF and socso contribution | 43,508.35 | 62,222.45 |
| General expenses | 971.35 | 960.16 |
| Insurance | 4,534.56 | 0.00 |
| Member get together expenses | 9,000.00 | 0.00 |
| Maintenance of office equipment | 11,027.80 | 4,651.10 |
| Maintenance of website | 6,603.33 | 3,307.68 |
| Medical expenses | 2,068.10 | 1,481.00 |
| Meeting expenses | 16,679.92 | 4,299.53 |
| Newspapers and periodicals | 796.90 | 297.80 |
| Part timer and contract staff for HOC | 97,308.88 | 196,015.27 |
| Placement in fixed deposits | 1,649,862.00 | 0.00 |
| Placement in trust funds | 1,600,000.00 | 2,000,000.00 |
| Postage | 660.00 | 485.00 |
| Printing and stationery | 18,149.94 | 19,066.18 |
| Professional fee | 4,680.00 | 20,038.00 |
| Property fair expenses | 135,323.57 | 0.00 |
| Purchase of diaries | 5,880.00 | 5,070.00 |
| Purchase of property, plant and equipment | 6,760.00 | 3,549.00 |
| Recruitment services - Job agencies | 0.00 | 398.56 |
| Refreshments | 666.65 | 347.50 |
| Rental of photocopier | 2,820.00 | 3,190.00 |
| Rental of Head Quarters | 6,000.00 | 0.00 |
| REHDA uniforms | 3,615.00 | 600.00 |
| Research fee for REHDA institute | 50,000.00 | 50,000.00 |
| Salaries, allowances and bonus | 288,276.77 | 297,394.53 |
| Secretarial fee | 36,000.00 | 36,500.00 |
| Seminar expenses | 91,973.54 | 0.00 |
| Staff long service award | 0.00 | 1,000.00 |
| Staff welfare | 2,100.00 | 4,000.00 |
| Sundry payables and accruals | 151,465.58 | 306,158.40 |
| Share of tax payment | 1,102,799.30 | 808,772.40 |
| Telephone and fax charges | 3,711.24 | 3,476.80 |
| Travelling expenses | 3,294.03 | 1,035.32 |
| | <u>(5,394,443.99)</u> | <u>(3,934,737.32)</u> |
| CASH AND BANK BALANCES AS AT 31ST DECEMBER | <u>320,450.41</u> | <u>1,931,756.93</u> |

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

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2022

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 2022

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 2022

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 2022

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

| | 2022 RM | 2021 RM |
|-----------------------------------|---------------------|---------------------|
| Trust funds in Malaysia, at cost | | |
| At beginning of year | 2,005,871.50 | 0.00 |
| Additions for the year | 1,600,000.00 | 2,000,000.00 |
| Distributions at cost | 4,451.04 | 2,520.09 |
| | <u>3,610,322.54</u> | <u>2,002,520.09</u> |
| Fair value adjustment : | | |
| Change in fair value for the year | 63,715.25 | 3,351.41 |
| At end of year | <u>3,674,037.79</u> | <u>2,005,871.50</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 2022

4. PROPERTY, PLANT AND EQUIPMENT

| | Furniture & fittings RM | Office equipment RM | Computer software RM | Website development RM | Total 2022 RM | 2021 RM |
|-------------------------------------|-------------------------------|---------------------------|----------------------------|------------------------------|---------------------|------------|
| Cost | | | | | | |
| At 01.01.2022 | 11,786.74 | 94,121.83 | 9,812.00 | 66,170.00 | 181,890.57 | 178,341.57 |
| Additions | 6,760.00 | 0.00 | 0.00 | 0.00 | 6,760.00 | 3,549.00 |
| At 31.12.2022 | 18,546.74 | 94,121.83 | 9,812.00 | 66,170.00 | 188,650.57 | 181,890.57 |
| Accumulated depreciation/Impairment | | | | | | |
| At 01.01.2022 | 3,902.08 | 81,271.06 | 9,800.00 | 51,326.00 | 146,299.14 | 139,432.94 |
| Charge for the year | 1,695.90 | 2,711.67 | 0.00 | 3,091.00 | 7,498.57 | 6,866.20 |
| At 31.12.2022 | 5,597.98 | 83,982.73 | 9,800.00 | 54,417.00 | 153,797.71 | 146,299.14 |
| Carrying amount | | | | | | |
| At 31.12.2022 | 12,948.76 | 10,139.10 | 12.00 | 11,753.00 | 34,852.86 | 0.00 |
| At 31.12.2021 | 7,884.66 | 12,850.77 | 12.00 | 14,844.00 | 0.00 | 35,591.43 |

5. OTHER RECEIVABLES AND PREPAYMENTS

| | 2022 RM | 2021 RM |
|-------------------|------------------|---------------|
| Other receivables | 11,330.00 | 347.28 |
| Prepayments | 55,168.67 | 395.00 |
| | <u>66,498.57</u> | <u>742.28</u> |

6. OTHER PAYABLES AND ACCRUALS

| | 2022 RM | 2021 RM |
|----------------|-------------------|-------------------|
| Other payables | 176,098.90 | 23,689.42 |
| Accruals | 202,418.00 | 117,359.00 |
| | <u>378,516.90</u> | <u>141,048.42</u> |

7. AMOUNT DUE TO HEAD OFFICE

| | 2022 RM | 2021 RM |
|--------------------------------------|-------------------|---------------------|
| Amount due to Head Office | (186,170.00) | (25,960.00) |
| Estimated tax payable to Head Office | 351,000.00 | 1,120,000.00 |
| | <u>164,830.00</u> | <u>1,094,040.00</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 2022

8. SURPLUS FROM SEMINAR

| | 2022 RM | 2021 RM |
|----------------------|------------------|-------------|
| Gross income | 161,890.00 | 0.00 |
| Expenditure incurred | (91,903.54) | 0.00 |
| | <u>69,986.46</u> | <u>0.00</u> |

9. SURPLUS FROM PROPERTY FAIR

| | 2022 RM | 2021 RM |
|---|-------------------|-------------|
| Fee from participants/Share of surplus from joint MAPEX | 460,600.00 | 0.00 |
| Expenditure incurred | (129,570.47) | 0.00 |
| | <u>331,029.53</u> | <u>0.00</u> |

10. EMPLOYEES' BENEFITS

| | 2022 RM | 2021 RM |
|---------------------------------------|-------------------|-------------------|
| Salaries, allowances and bonus | 359,006.77 | 395,564.53 |
| EPF, socso and EIS contributions | 51,996.35 | 74,331.45 |
| Refreshments | 666.65 | 347.50 |
| Staff welfare | 2,100.00 | 4,000.00 |
| Staff long service awards | 0.00 | 1,000.00 |
| Recruitment services - Job agencies | 0.00 | 398.56 |
| Contract and part timer staff for HOC | 97,308.88 | 200,095.27 |
| Staff insurance | 4,534.56 | 0.00 |
| | <u>515,613.21</u> | <u>675,737.31</u> |

11. ADMINISTRATIVE EXPENSES

| | 2022 RM | 2021 RM |
|---|------------|------------|
| Accommodation | 5,194.00 | 0.00 |
| Auditors' remuneration | 3,200.00 | 3,000.00 |
| Bank charges | 309.50 | 344.00 |
| Courier charges | 4,143.51 | 7,011.95 |
| Contribution, gifts and souvenirs | 10,970.00 | 3,742.59 |
| Depreciation of property, plant and equipment | 7,498.57 | 6,866.20 |
| Donations | 52,000.00 | 390,000.00 |
| General expenses | 971.35 | 960.16 |
| Maintenance of office equipment | 11,027.80 | 4,651.10 |
| Maintenance of website | 6,998.33 | 5,484.68 |
| Medical fee | 2,068.10 | 1,481.00 |
| Meeting expenses | 16,801.42 | 8,323.53 |
| Member get together expenses | 9,000.00 | 0.00 |
| Newspapers and periodicals | 796.90 | 297.80 |
| Printing and stationery | 17,850.00 | 15,963.93 |
| Professional fee | 4,680.00 | 20,038.00 |
| Purchase of diaries | 5,880.00 | 5,070.00 |

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 2022

11. ADMINISTRATIVE EXPENSES (cont'd)

| | | |
|-------------------------------------|-------------------|-------------------|
| Postage and stamps | 660.00 | 485.00 |
| REHDA open house | 19,700.00 | 0.00 |
| REHDA uniforms | 3,615.00 | 600.00 |
| Rental to Headquarter | 6,000.00 | 20,000.00 |
| Rental of photocopier | 2,820.00 | 3,480.00 |
| Research fee for REHDA institute | 50,000.00 | 50,000.00 |
| Secretarial services to Head Office | 36,000.00 | 36,500.00 |
| Study trip | 120,000.00 | 0.00 |
| Telephone and fax charges | 3,712.62 | 3,476.80 |
| Travelling expenses | 3,294.03 | 1,035.32 |
| | <u>405,191.13</u> | <u>588,812.06</u> |

12. TAX EXPENSE

| | 2022 RM | 2021 RM |
|--|---------------------|-----------------------|
| Provision of share of current year's tax | (351,000.00) | (1,120,000.00) |
| Provision of share of prior year's tax | 1,120,000.00 | 863,000.00 |
| Share of prior year's tax apportionment | (1,116,709.30) | (808,772.40) |
| Overprovision in prior year's tax | 3,290.70 | 54,227.60 |
| | <u>(347,709.30)</u> | <u>(1,065,772.40)</u> |

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

13. FINANCIAL INSTRUMENTS

As at 31st December 2022, the estimated fair values of financial instruments of the Association are as follows :-

| | 2022 RM | 2021 RM |
|--|----------------------|----------------------|
| <u>Financial assets</u> | | |
| Financial assets measured at fair value: | | |
| Investment in trust funds | 3,674,037.79 | 2,005,871.50 |
| Financial assets measured at cost less impairment: | | |
| Other receivables and deposits | 11,330.00 | 347.28 |
| Fixed deposits, cash and bank balances | 11,946,602.01 | 13,577,720.93 |
| | <u>15,631,969.80</u> | <u>15,583,939.71</u> |
| <u>Financial liabilities</u> | | |
| Financial liabilities measured at amortised cost: | | |
| Other payables and accruals | 378,516.90 | 381,165.18 |
| Amount due to head office | 164,830.00 | 1,094,040.00 |
| | <u>543,346.90</u> | <u>1,475,205.18</u> |

MEMBERSHIP LIST

| No. | Company | Tel | Fax | No. | Company | Tel | Fax |
|-----|---|--------------|--------------|-----|--|---------------|--------------|
| 1 | ABDAN DEVELOPMENT SDN BHD | 03-5545 4499 | 03-5545 4499 | 66 | CL INTEGRATED RESOURCES SDN BHD | 03-5621 3813 | 03-5621 3812 |
| 2 | ACE DYNAMITE SDN BHD | 03-5637 0126 | 03-5637 0129 | 67 | COAST DEVELOPMENT (SELANGOR) SDN BHD | 03-3344 1107 | 03-3344 3705 |
| 3 | ADENLAND(CHERAS) SDN BHD | 03-7732 9612 | 03-7732 9614 | 68 | COUNTRY GARDEN PROPERTIES (MALAYSIA) SDN BHD | 03-8210 9100 | |
| 4 | ADMIRAL COVE DEVELOPMENT SDN BHD | 03-2262 0100 | 03-2730 9953 | 69 | CPI LAND SDN BHD | 03-2202 1688 | 03-2202 1682 |
| 5 | ALAM NYATA PEMBANGUNAN SDN BHD | 03-3342 9113 | 03-3344 9113 | 70 | CREATIVE VARIETY SDN BHD | 03-7734 0907 | |
| 6 | ALLY LOGISTIC PROPERTY (MALAYSIA) SDN BHD | 03-9212 1002 | | 71 | DARUL KAYA DEVELOPMENT SDN BHD | 011-5773 3217 | 03-3289 7311 |
| 7 | ALPHA DEVELOPMENT SDN BHD | 03-8060 0827 | 03-8060 0919 | 72 | DARUL MAJUMAS SDN BHD | 03-9080 1991 | 03-9076 1991 |
| 8 | ALPHA INTAN SDN BHD | 03-7722 2996 | 03-7728 5998 | 73 | DATARAN MATRIKS SDN BHD | 03-7804 6682 | 03-7804 6681 |
| 9 | AMALAN SETAR (M) SDN BHD | 03-7722 2223 | 03-7728 6799 | 74 | DELTA ELEGANCE SDN BHD | 03-7980 3094 | 03-7980 3095 |
| 10 | AMCORP PROPERTIES BERHAD | 03-7966 2628 | 03-7966 2500 | 75 | DENAI 23 SDN BHD | 03-2031 2888 | 03-2031 1998 |
| 11 | AMVERTON BERHAD | 03-3373 2888 | 03-3372 8858 | 76 | DERGAHAYU SENDIRIAN BERHAD | 03-9284 1222 | 03-9284 0455 |
| 12 | AMVERTON PROP SDN BHD | 03-5510 0501 | 03-5510 0493 | 77 | DETIK JITU SDN BHD | 03-8888 7040 | 03-8889 4070 |
| 13 | ANCUBIC CAPITAL SDN BHD | 03-8076 7768 | 03-8076 7728 | 78 | D-HILL SDN BHD | 03-4023 2525 | 03-4031 9388 |
| 14 | ANCUBIC PROPERTIES SDN BHD | 03-8076 7768 | 03-8076 7728 | 79 | DK-MY PROPERTIES SDN BHD | 03-8603 9868 | 03-8603 9867 |
| 15 | ANGEL WING (M) SDN BHD | 03-7727 7718 | 03-7727 7708 | 80 | DMIA (M) SDN BHD | 03-7726 1189 | 03-7727 9189 |
| 16 | ANGKASA SENURI SDN BHD | 03-5637 9093 | | 81 | DOLOMITE PROPERTIES SDN BHD | 03-6195 6000 | 03-6185 7911 |
| 17 | AQRS THE BUILDING COMPANY SDN BHD | 03-6141 8870 | 03-6141 8383 | 82 | DYNAFARE SDN BHD | 03-8724 3133 | 03-8724 3122 |
| 18 | ASIAMALAYSIA CONSTRUCTION SDN BHD | 03-3358 9998 | 03-3392 9933 | 83 | EASTERN CORRIDOR SDN BHD | 03-2181 0509 | 03-2181 7787 |
| 19 | ASIAN PAC HOLDINGS BERHAD | 03-2786 3388 | 03-2786 3382 | 84 | ECO MAJESTIC SDN BHD | 03-3344 2552 | 03-3345 2552 |
| 20 | ASPAC ALLIANCE DEVELOPMENTS SDN BHD | 03-5131 7168 | 03-5131 7163 | 85 | ECO SANCTUARY SDN BHD | 03-3344 2552 | 03-3345 2552 |
| 21 | AUS-BUILDER CORPORATION SDN BHD | 03-8070 7336 | 03-8070 6326 | 86 | ECO SKY DEVELOPMENT SDN BHD | 03-3344 2552 | 03-3345 2552 |
| 22 | B & G CONCEPT PROPERTY SDN BHD | 03-5115 1118 | 03-5115 1116 | 87 | EDEN-ON-THE-PARK SDN BHD | 082-505 292 | |
| 23 | B.U. INCORPORATED SDN BHD | 03-7729 8363 | 03-7729 8682 | 88 | EHSAN PLANT & PROPERTY SDN BHD | 03-2162 6649 | 03-2161 6650 |
| 24 | BANDA INDUSTRIES SDN BHD | 03-7803 8282 | 03-7880 8382 | 89 | ELMINA EQUESTRIAN CENTRE (M) SDN BHD | 03-7723 9000 | 03-7729 7000 |
| 25 | BANDAR ECO-SETIA SDN BHD | 03-3343 2552 | 03-3343 2555 | 90 | ENG ANN REALTY CO (KELANG) S/B | 03-7958 6088 | 03-7958 1533 |
| 26 | BANDAR RIMBAYU SDN BHD | 03-5525 3900 | 03-5525 2500 | 91 | ENG HAN PROPERTY SDN BHD | 03-7804 6682 | 03-7804 6681 |
| 27 | BANDAR SETIA ALAM SDN BHD | 03-3343 2255 | 03-3345 2255 | 92 | ERATEGUH SDN BHD | 03-3343 7777 | 03-3341 7133 |
| 28 | BANDAR SUBANG SDN BHD | 03-5635 5533 | 03-5632 7814 | 93 | ERAYEAR PROPERTIES SDN BHD | 03-6142 2667 | |
| 29 | BANDAR UTAMA DEVELOPMENT SDN BHD | 03-7728 8878 | 03-7728 9978 | 94 | ESQUIRE CORNER SDN BHD | 03-7842 9918 | 03-7842 9618 |
| 30 | BANDASARAN DEVELOPMENT SDN BHD | 03-3341 8835 | 03-3341 8840 | 95 | ESTINIA HARDWARE SDN BHD | 03-3348 7299 | 03-3348 7699 |
| 31 | BANGI HEIGHTS DEVELOPMENT SDN BHD | 03-8927 1611 | 03-8927 1811 | 96 | EXCEL GLAMOUR HOUSING SDN BHD | 03-3181 8333 | 03-3181 1040 |
| 32 | BASCO SDN BHD | 03-5511 1333 | | 97 | FAB DEVELOPMENT SDN BHD | 03-7845 8958 | 03-7859 1411 |
| 33 | BAYU KAPAR DEVELOPMENT SDN BHD | 03-7831 2889 | 03-7859 0275 | 98 | FAIRVIEW DEVELOPMENT SDN BHD | 03-8737 1111 | 03-8736 8498 |
| 34 | BEE TECK TRADING CO SDN BHD | 03-6258 6033 | 03-6251 1500 | 99 | FAJARBARU LAND (M) SDN BHD | 03-7806 1199 | 03-7805 4462 |
| 35 | BENETON PROPERTIES SDN BHD | 03-2715 1166 | 03-2715 6777 | 100 | GAYABUMI KONSORTIUM SDN BHD | 03-8948 2922 | 03-8941 2460 |
| 36 | BERKELEY SDN BHD | 03-2770 9100 | 03-2770 9101 | 101 | GENASA SDN BHD | 03-2178 2233 | 03-2164 7480 |
| 37 | BERLIAN GANTANG SDN BHD | 03-8074 8488 | | 102 | GENTING PROPERTY SDN BHD | 03-2178 2255 | 03-2164 1218 |
| 38 | BETA FAME DEVELOPMENT SDN BHD | 03-7876 1188 | 03-7874 3588 | 103 | GETARIS SDN BHD | 03-8736 8118 | 03-8736 7293 |
| 39 | BGH HOLDINGS SDN BHD | 03-5523 3437 | 03-5511 5120 | 104 | GLOBAL ACTIVATE SDN BHD | 03-7968 8888 | 03-7968 2255 |
| 40 | BINA PURI PROPERTIES SDN BHD | 03-6137 8500 | 03-6137 8511 | 105 | GLOMAC ALLIANCE SDN BHD | 03-7723 9000 | 03-7729 7000 |
| 41 | BINARIA SETIA SDN BHD | 03-3343 3341 | 03-3342 3341 | 106 | GLOMAC ENTERPRISE SDN BHD | 03-7723 9000 | 03-7729 7000 |
| 42 | BISON HOLDINGS SDN BHD | 03-6188 4488 | 03-6188 4487 | 107 | GLOMAC RAWANG SDN BHD | 03-7723 9000 | 03-7729 7000 |
| 43 | BIZ LINK DEVELOPMENT SDN BHD | 03-5022 3963 | 03-5022 3964 | 108 | GODSPEED DEVELOPMENT SDN BHD | 03-6034 5566 | 03-6034 3288 |
| 44 | BIZ LINK PROPERTY SDN BHD | 03-5022 3963 | 03-5022 3964 | 109 | GOLDEN CITY PROPERTIES SDN BHD | 03-2145 6633 | 03-2142 4420 |
| 45 | BONGSOR DEVELOPMENT SDN BHD | 03-5510 1892 | 03-5510 1885 | 110 | GOLDEN LAND BERHAD | 03-5611 8844 | 03-5611 8600 |
| 46 | BOULEVARD RESIDENCE SDN BHD | 03-7710 1000 | 03-7729 0300 | 111 | GOLDMOUNT RESOURCES SDN BHD | 03-5121 7398 | 03-5121 6673 |
| 47 | BOUSTEAD BALAU SDN BHD | 03-2141 9044 | 03-2143 0075 | 112 | GRAND GLOBAL MEDINI SDN BHD | 03-7725 5888 | 03-7725 5890 |
| 48 | BREM HOLDING BERHAD | 03-7958 7888 | 03-7958 1533 | 113 | GRANSTEP DEVELOPMENT SDN BHD | 03-9173 6288 | 03-9171 6289 |
| 49 | BUKIT HITAM DEVELOPMENT SDN BHD | 03-8068 3388 | 03-8068 1322 | 114 | GREEN HILL DEVELOPMENT SDN BHD | 03-5630 0670 | 03-5630 0671 |
| 50 | CABARAN SUBANG SDN BHD | 03-7972 8899 | 03-7972 7299 | 115 | GUOCOLAND (MALAYSIA) BHD | 03-2726 1000 | 03-2726 1102 |
| 51 | CAPAIA SEJATI SDN BHD | 03-3319 2955 | 03-3319 0955 | 116 | HARA KECIL PROPERTY MANAGEMENT SDN BHD | 03-3344 2552 | |
| 52 | CAPAIA SEMANGAT SDN BHD | 03-3319 2955 | 03-3319 0955 | 117 | HARP SOON CONSTRUCTION SDN BHD | 03-3343 5885 | 03-3343 8585 |
| 53 | CASA ANDAMAN SDN BHD | 03-2011 9966 | 03-2011 9969 | 118 | HAYAT INSURANCE BROKERS SDN BHD | 03-7729 3772 | 03-7729 3771 |
| 54 | CB LAND SDN BHD | 03-7841 6000 | 03-7841 6088 | 119 | HCK PROPERTIES SDN BHD | 03-7968 8888 | 03-7968 2255 |
| 55 | CENTRAL SPECTRUM (M) SDN BHD | 03-3101 2020 | | 120 | HECTARE HEIGHTS DEVELOPMENT SDN BHD | 03-8957 3222 | 03-7957 4222 |
| 56 | CENTRALFIELDS SDN BHD | 03-5032 8888 | 03-5032 2222 | 121 | HEESLAND SDN BHD | 03-3344 0088 | 03-3342 0099 |
| 57 | CENTURY WORLD DEVELOPMENT SDN BHD | 03-9202 1303 | 03-9286 2996 | 122 | HENG KEE CO SDN BHD | 03-7781 1933 | 03-7781 1823 |
| 58 | CHAPMONT DEVELOPMENT SDN BHD | 03-3348 7299 | 03-3348 7699 | 123 | HICOM-GAMUDA DEVELOPMENT SDN BHD | 03-7491 3200 | 03-7726 7646 |
| 59 | CHARTER BUILT DEVELOPMENT SDN BHD | 03-5122 6977 | 03-5122 4977 | 124 | HILLCREST GARDENS SDN BHD | 03-8069 9100 | 03-8061 6672 |
| 60 | CHE KIANG REALTY SDN BHD | 03-2241 2820 | 03-2241 5991 | 125 | HOME CITY REALTY SDN BHD | 03-8736 9098 | 03-8736 9099 |
| 61 | CHERAS HOME DEVELOPMENT SDN BHD | 03-9010 9111 | 03-9010 9339 | 126 | HONHUB SDN BHD | 03-3341 2728 | 03-3341 3115 |
| 62 | CHERAS HONG SOON DEVELOPMENT SDN BHD | 03-9010 9595 | 03-9010 9797 | 127 | HORIZON L&L SDN BHD | 03-7831 9880 | 03-7859 0887 |
| 63 | CHESTER DENAI ALAM SDN BHD | 03-3325 3488 | 03-3325 3433 | 128 | HSB DEVELOPMENT SDN BHD | 03-2787 0688 | 03-2787 0868 |
| 64 | CICET ASIA DEVELOPMENT SDN BHD | 03-8082 1355 | 03-8082 7202 | 129 | HUGES DEVELOPMENT SDN BERHAD | 03-7982 7155 | 03-7981 5729 |
| 65 | CIRI BERSATU SDN BHD | 03-5510 1892 | 03-5510 1885 | 130 | HYK LAND AND DEVELOPMENT SDN BHD | 03-8739 9199 | 03-8740 0716 |

MEMBERSHIP LIST

| No. | Company | Tel | Fax | No. | Company | Tel | Fax |
|-----|---|--------------|--------------|-----|--|--------------|--------------|
| 131 | HYUNDAI MASBOH SDN BHD | 03-91713166 | 03-91716166 | 196 | MAMMOTH EMPIRE HOLDING SDN BHD | 03-7611 8888 | 03-7611 8889 |
| 132 | I & P GROUP SDN BERHAD | 03-8082 9600 | 03-8082 9500 | 197 | MARVELANE HOME SDN BHD | 03-7832 7166 | 03-7847 3323 |
| 133 | ICON PROPERTY HUB SDN BHD | 03-8079 1518 | 03-8079 1520 | 198 | MASA KEMBANG DEVELOPMENT SDN BHD | 03-5621 3813 | 03-5621 3812 |
| 134 | IDAMAN TEGAS SDN BHD | 03-5630 1701 | 03-5630 1707 | 199 | MASTERON SDN BHD | 03-7955 8887 | |
| 135 | IDEAL HEIGHTS DEVELOPMENT SDN BHD | 03-6138 6102 | | 200 | MAYER LAND SDN BHD | 03-9520 1856 | 03-9520 1857 |
| 136 | IDEAL HEIGHTS PROPERTIES SDN BHD | 03-6138 6102 | 03-6138 7890 | 201 | MAYLAND VENUE SDN BHD | 03-8210 9100 | |
| 137 | IFCA MSC BERHAD | 03-7805 3838 | 03-7804 0206 | 202 | MCT BERHAD | 03-5115 9988 | 03-5115 9995 |
| 138 | IJP DEVELOPMENT SDN BHD | 07-521 7119 | 03-7981 7993 | 203 | MEDAN PRESTASI SDN BHD | 03-7726 8866 | 03-7728 7408 |
| 139 | INTEGRATED DEVELOPMENT SDN BHD | 03-5192 1628 | 03-5192 7622 | 204 | MEGA BAHAGIA SDN BHD | 06-955 5500 | 06-955 5800 |
| 140 | IOI PROPERTIES BERHAD | 03-8947 8888 | 03-8947 8800 | 205 | MEGA FIRST HOUSING DEVELOPMENT S/B | 03-7960 8818 | 03-7960 7818 |
| 141 | JAG LAND SDN BHD | 03-5740 8823 | 03-5740 8919 | 206 | MEGA METROPOLITAN SDN BHD | 03-5885 1815 | |
| 142 | JAYA MEGAH BUILDING & ENGINEERING SDN BHD | 03-7788 0036 | 03-7788 2233 | 207 | MEGAHOMES DEVELOPMENT SDN BHD | 03-7983 8168 | 03-7983 3208 |
| 143 | JAYA TERNAK SDN BHD | 03-2148 6666 | 03-2145 6366 | 208 | MENKARAK DEVELOPMENT SDN BHD | 03-3191 5922 | |
| 144 | JIALAND SDN BHD | 03-7722 2996 | 03-7728 5998 | 209 | MENTARI PROPERTIES SDN BHD | 03-5638 3805 | 03-5638 4088 |
| 145 | JIAN WEI DEVELOPMENT SDN BHD | 03-8800 8358 | 03-8068 9175 | 210 | MESWARA DEVELOPMENT SDN BHD | 03-3191 4741 | 03-3191 4740 |
| 146 | JIWA MEWAH SDN BHD | 03-2148 6666 | 03-2145 6366 | 211 | METROGEN SDN BHD | 03-5032 8888 | 03-5032 2222 |
| 147 | JM ESTATE SDN BHD | 03-2168 8968 | 03-2168 8967 | 212 | MEWAH KIBAR DEVELOPMENT SDN BHD | 03-3191 3263 | |
| 148 | JOHAWAKI DEVELOPMENT SDN BHD | 03-2631 9999 | 03-2780 0161 | 213 | MGB LAND SDN BHD | 03-7874 5888 | 03-7874 5889 |
| 149 | JOYVIEW PROPERTIES SDN BHD | 03-7968 8888 | 03-7968 2255 | 214 | MIDAS DE SDN BHD | 03-2011 9966 | 03-2011 9969 |
| 150 | JRK HOLDINGS BERHAD | 03-9081 3355 | 03-9081 1001 | 215 | MIDLANDS CITY SDN BHD | 03-6211 5033 | 03-6211 3912 |
| 151 | JUNTAN MARKETING (M) SDN BHD | 03-3392 0477 | 03-3392 3530 | 216 | MILLENNIUM LAND SDN BHD | 03-8060 8188 | 03-8060 6188 |
| 152 | KAJANG DEVELOPMENT SDN BHD | 03-4023 2291 | 03-4021 8549 | 217 | MITRAJAYA HOMES SDN BHD | 03-8068 2888 | 03-8068 2866 |
| 153 | KAJANG RESOURCES CORPORATION S/B | 03-8737 8228 | 03-8736 5436 | 218 | MITRALAND HOLDINGS (MALAYSIA) SDN BHD | 03-7661 8688 | 03-7661 8689 |
| 154 | KAMSO SDN BHD | 03-7727 8787 | 03-7727 9000 | 219 | MITRALAND PROPERTIES SDN BHD | 03-7661 8688 | 03-7661 8689 |
| 155 | KARA POWER ENGINEERING SDN BHD | 03-7782 2200 | 03-7772 1500 | 220 | MITRALAND PUCHONG SDN BHD | 03-7661 8688 | 03-7661 8689 |
| 156 | KEB LAND SDN BHD | 03-9011 6688 | 03-9011 5550 | 221 | MKH BERHAD | 03-8737 8228 | 03-8736 5436 |
| 157 | KEB PROPERTIES SDN BHD | 03-9011 6688 | 03-9011 5550 | 222 | MLDC BERHAD | 03-5022 3148 | |
| 158 | KELANA KUALITI SDN BHD | 03-7723 9000 | 03-7729 7000 | 223 | MODAL EHSAN SDN BHD | 03-8739 3636 | 03-8733 0327 |
| 159 | KEMAJUAN LANGAT SDN BHD | 03-8724 2289 | 03-8724 2290 | 224 | MSN DEVELOPMENT SDN BHD | 03-3344 6673 | 03-3344 6637 |
| 160 | KEN PROPERTY SDN BHD | 03-7727 9933 | 03-7728 8246 | 225 | MUDAJAYA LAND SDN BHD | 03-7806 7899 | 03-7806 7900 |
| 161 | KENTING DEVELOPMENT SDN BHD | 03-9107 7941 | 03-9105 7941 | 226 | MUST EHSAN DEVELOPMENT SDN BHD | 03-6142 3777 | 03-6142 4777 |
| 162 | KHOO SOON LEE REALTY SDN BHD | 03-3122 2999 | 03-3122 9268 | 227 | MUTIARA RINI SDN BHD | 03-7681 9888 | 03-7681 9889 |
| 163 | KIARA EAST PROPERTY SDN BHD | 03-4041 8118 | 03-4043 5281 | 228 | MY PROPERTY SDN BHD | 03-8080 2138 | 03-8080 8918 |
| 164 | KLANG GAN BROTHERS REALTY SDN BHD | 03-3373 1260 | 03-3373 1259 | 229 | MZEC DEVELOPMENT SDN BHD | 03-7859 9709 | 03-7859 9209 |
| 165 | KL-KEPONG COUNTRY HOMES SDN BHD | 03-7726 1868 | 03-7726 2868 | 230 | NADAYU PROPERTIES BERHAD | 03-5569 7363 | 03-5569 7362 |
| 166 | KL-KEPONG PROPERTY DEVELOPMENT S/B | 03-7726 1868 | 03-7726 2868 | 231 | NAZA TTDI SDN BHD | 03-5101 5600 | 03-5101 5456 |
| 167 | KONTAN EMAS (M) SDN BHD | 03-2032 1899 | 03-2072 8889 | 232 | NBC LAND SDN BHD | 03-3343 0008 | 03-3341 8322 |
| 168 | KOTA KELANG DEVELOPMENT SDN BHD | 03-3342 2177 | 03-3342 2149 | 233 | NCT UNITED DEVELOPMENT SDN BHD | 03-8064 3333 | 03-8064 3336 |
| 169 | KTL PROPERTIES SDN BHD | 03-3323 0099 | 03-3323 1185 | 234 | NEW EDITION DEVELOPMENT SDN BHD | 03-5613 7580 | |
| 170 | KUEEN LAI PROPERTIES SDN BHD | 03-8739 4322 | 03-8737 0940 | 235 | NEWURBAN SDN BHD | 03-2282 9668 | 03-2282 3115 |
| 171 | KUMPULAN SIERRAMAS (M) SDN BHD | 03-2289 8829 | 03-2287 9882 | 236 | NISTEC ENGINEERING SDN BHD | 03-3371 8177 | 03-3371 7202 |
| 172 | KWASA LAND SDN BHD | 03-6151 9900 | 03-6151 9977 | 237 | NPO DEVELOPMENT SDN BHD | 03-8022 9999 | 03-8022 9888 |
| 173 | LAPISAN KUKUH SDN BHD | 03-3344 4023 | | 238 | OIB PROPERTIES (CV) SDN BHD | 03-7680 1018 | 03-7680 1019 |
| 174 | LAYARAN PINTAS SDN BHD | 03-6211 1328 | 03-6211 2328 | 239 | ONE AMERIN RESIDENCE SDN BHD | 03-8962 3571 | 03-8962 3570 |
| 175 | LB DEVELOPMENTS SDN BHD | 03-5510 1892 | 03-5510 1885 | 240 | ORCHARD CIRCLE SDN BHD | 03-9222 2550 | 03-9222 4413 |
| 176 | LBS BINA HOLDINGS SDN BHD | 03-7877 7333 | 03-7861 8003 | 241 | OWL DEVELOPMENTS SDN BHD | 03-8939 9183 | 03-8939 9183 |
| 177 | LEBAR DAUN DEVELOPMENT SDN BHD | 03-5511 1333 | - | 242 | PAKAR ANGSANA SDN BHD | 03-2142 8028 | 03-2148 2028 |
| 178 | LEE YEN KEE (M) SDN BHD | 03-8733 1491 | 03-8736 8715 | 243 | PANCAR TULIN SDN BHD | 03-2143 2299 | 03-2148 9617 |
| 179 | LGK LAND SDN BHD | 03-9011 6688 | 03-9011 5550 | 244 | PANTAI BERKAT SDN BHD | 03-8064 6766 | 03-8062 6768 |
| 180 | LIAN HARP DEVELOPMENT SDN BHD | 03-3343 5885 | 03-3343 8585 | 245 | PARAMOUNT PROPERTY DEVELOPMENT SDN BHD | 03-2770 9100 | 03-2770 9101 |
| 181 | LIAN SOON THIAM SDN BHD | 03-3216 1334 | 03-3216 1456 | 246 | PARIS DYNASTY LAND SDN BHD | 03-7960 9316 | 03-7960 9318 |
| 182 | LIM CHOON HING & SONS SDN BHD | 03-3372 5116 | 03-3381 5116 | 247 | PARKWOOD DEVELOPMENTS SDN BHD | 03-2788 9000 | |
| 183 | LINGJAYA CORPORATION SDN BHD | 06-955 5500 | | 248 | PDMC HOLDINGS SDN BHD | 03-8080 2138 | 03-8080 8918 |
| 184 | LLC PROPERTIES SDN BHD | 03-6201 3888 | 03-6201 3113 | 249 | PDMC PROPERTY SDN BHD | 03-8080 2138 | 03-8080 8918 |
| 185 | LOW YAT HOLDINGS (M) SDN BHD | 03-4048 3600 | 03-4048 3699 | 250 | PEMAJU PERKASA JAYA SDN BHD | 03-3344 9209 | 03-3343 9209 |
| 186 | LUM CHANG SDN BHD | 03-2171 2222 | 03-2171 2333 | 251 | PEMBINAAN GAPADU SDN BHD | 03-2088 2888 | 03-2088 2828 |
| 187 | LUXOR PROPERTIES SDN BHD | 03-7681 2288 | 03-7681 2221 | 252 | PERBADANAN KEMAJUAN NEGERI SELANGOR | 03-5525 0300 | 03-5525 0040 |
| 188 | LYL LAND SDN BHD | 03-7931 3199 | 03-7931 2193 | 253 | PERFECT EAGLE DEVELOPMENT SDN BHD | 03-7803 1626 | 03-7804 2299 |
| 189 | M.K.N GROUP SDN BHD | 03-8318 2280 | 03-8319 3236 | 254 | PERIDOT DEVELOPMENT SDN BHD | 03-5121 1818 | 03-5121 1881 |
| 190 | MAGICAL STERLING SDN BHD | 03-7723 9000 | 03-7729 7000 | 255 | PERMATANAH SDN BHD | 03-7954 0200 | 03-7954 2800 |
| 191 | MAGILDS PARK SDN BHD | 03-7968 1222 | 03-7954 1155 | 256 | PERSADA DEVELOPMENT SDN BHD | 03-3191 4741 | |
| 192 | MAH SING PROPERTIES SDN BHD | 03-9221 8888 | 03-9223 8299 | 257 | PERUMAHAN CERGAS JAYA SDN BHD | 03-9171 5268 | 03-9171 5169 |
| 193 | MAINSTAY DEVELOPMENT SDN BHD | 03-8888 1111 | 03-8888 2221 | 258 | PERUMAHAN SEHATI SDN BHD | 03-3343 8788 | 03-3341 5410 |
| 194 | MALAYAPINE ESTATES SDN BHD | 03-5161 0373 | 03-5161 0101 | 259 | PERWIRA RAYAM(S) SDN BHD | 03-3344 5988 | 03-3343 9209 |
| 195 | MALAYSIAN RESOURCES CORPORATION BHD | 03-2786 8080 | 03-2780 2071 | 260 | PINNACLE HOMES SDN BHD | 03-7932 2268 | 03-7932 2928 |

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| No. | Company | Tel | Fax | No. | Company | Tel | Fax |
|-----|--|--------------|--------------|-----|--------------------------------------|--------------|--------------|
| 261 | PLENITUDE PERMAI SDN BHD | 03-8068 2006 | 03-8068 2005 | 326 | SUNTRACK RAVEN SDN BHD | 03-8318 3188 | 03-8318 3190 |
| 262 | PMB DEVELOPMENT SDN BHD | 03-8961 8355 | 03-8961 8362 | 327 | SUNWAY PKNS SDN BHD | 03-5639 9962 | |
| 263 | PNSB ACMAR SDN BHD | 03-3343 8833 | 03-3341 0945 | 328 | SUNWAY SOUTH QUAY SDN BHD | 03-5639 9200 | 03-5639 9992 |
| 264 | PORTICO SDN BHD | 06-651 6512 | 06-651 5223 | 329 | SUPREME HARMONY SDN BHD | 03-3341 8301 | 03-3341 5410 |
| 265 | POSH ATLANTIC SDN BHD | 03-7728 9289 | 03-7732 8489 | 330 | SYARIKAT MAJU JAYA SDN BHD | 03-2142 9188 | 03-2142 6940 |
| 266 | PREMIER S&P DEVELOPMENT SDN BHD | 03-3181 8333 | 03-3181 8080 | 331 | SYARIKAT PERUMAHAN NEGARA BHD | 03-7849 2000 | |
| 267 | PRG PROPERTY SDN BHD | 03-7859 0877 | 03-7859 0977 | 332 | SYMPHONY HILLS SDN BHD | 03-2718 7788 | |
| 268 | PRIMAPARAMOUNT SDN BHD | 03-2287 6612 | 03-2287 2308 | 333 | SYMPHONY LIFE BERHAD | 03-7688 1888 | 03-7688 1999 |
| 269 | PROJECT CONTROLINE SDN BHD | 03-5162 3341 | 03-5166 4297 | 334 | T.H.N. DEVELOPMENT SDN BHD | 03-3343 5885 | 03-3343 8585 |
| 270 | PROP PARK SDN BHD | 03-6188 4488 | 03-6188 4487 | 335 | T.J. LAND SDN BHD | 03-7845 8958 | 03-7859 1367 |
| 271 | PUJAAAN HARMONI SDN BHD | 03-7662 1288 | | 336 | TAHAP WARISAN SDN BHD | 03-5880 5252 | 1700-810-400 |
| 272 | PUJANGGA BUDIMAN SDN BHD | 03-8741 4850 | 03-8741 4852 | 337 | TAIPAN FOCUS SDN BHD | 03-3371 6010 | 03-3371 5998 |
| 273 | PUNCAK WAHYU SDN BHD | 03-5882 4102 | 03-5882 4167 | 338 | TAMAN EQUINE (M) SDN BHD | 03-8941 7878 | 03-8948 1010 |
| 274 | PURCON (M) SDN BHD | 03-8948 2922 | 03-8948 2460 | 339 | TAN & TAN DEVELOPMENTS BHD | 03-2289 8829 | 03-2287 9882 |
| 275 | Q HOMES SDN BHD | 03-5892 2944 | | 340 | TAN LIAN SUAN HOLDINGS SDN BHD | 03-8734 8088 | 03-8736 6099 |
| 276 | RALIS GROUP SDN BHD | 03-7610 2922 | 03-7610 2923 | 341 | TANGKAS PROPERTIES SDN BHD | 03-2284 1019 | 03-2284 2339 |
| 277 | RASMI INDAH SDN BHD | 03-8076 5200 | 03-8076 5211 | 342 | TANMING BERHAD | 03-2282 6633 | 03-2282 6648 |
| 278 | RAWANG DEVELOPMENT SDN BHD | 03-5548 2940 | 03-5542 1173 | 343 | TEKAT MAJU SDN BHD | 03-7956 6333 | 03-7957 6333 |
| 279 | REGENCY LAND SDN BHD | 03-7723 9000 | 03-7729 7000 | 344 | TEMASYA MENTARI DEVELOPMENT SDN BHD | 03-7660 4808 | 03-7660 4803 |
| 280 | RESIDENSI ENSO SDN BHD | 09-5738 880 | 09-5738 850 | 345 | TEMOKIN DEVELOPMENT SDN BHD | 03-4044 1111 | 03-4041 8900 |
| 281 | RIMAU PROPERTIES SDN BHD | 03-7954 9888 | 03-7956 1358 | 346 | TEMPO PROPERTIES SDN BHD | 03-2161 1216 | 03-2161 1185 |
| 282 | RIVERTREE MILLENNIUM SDN BHD | 03-8958 5050 | 03-8959 4334 | 347 | TERATAI SELEKSI SDN BHD | 03-9011 3047 | 03-9010 4198 |
| 283 | S.J. PROPERTIES SDN BHD | 03-7846 4407 | 03-7846 4905 | 348 | THYE LEONG HUAT PROPERTY SDN BHD | 03-6142 6030 | 03-6142 6032 |
| 284 | SALAK CITY DEVELOPMENT SDN BHD | 03-8705 0500 | 03-8705 3113 | 349 | TIARA SUKMA SDN BHD | 03-7846 8068 | |
| 285 | SALIENT PYRAMID SDN BHD | 03-9171 9911 | 03-9171 0996 | 350 | TITI KAYA SDN BHD | 03-7958 7888 | 03-7958 1533 |
| 286 | SAMIK CORPORATION SDN BHD | 03-5032 8888 | 03-5032 2222 | 351 | TONG CHUN DEVELOPMENT SDN BHD | 03-3343 3341 | 03-3342 3341 |
| 287 | SAUJANA PERMAI DEVELOPMENT SDN BHD | 03-5103 8266 | 03-5103 9889 | 352 | TOP HOME BUILDER DEVELOPMENT SDN BHD | 03-9075 2882 | 03-9081 3338 |
| 288 | SCIENTEX PARK (M) SDN BHD | 03-5524 8888 | 03-5512 5708 | 353 | TPPT SDN BHD | 03-2274 2277 | 03-2272 3267 |
| 289 | SCLAND SDN BHD | 03-6419 9888 | | 354 | TRINITY GROUP SDN BHD | 03-8062 9009 | 03-8062 9222 |
| 290 | SD GEODESI SDN BHD | 03-8948 2922 | 03-8941 2460 | 355 | TRIPLE SUCCESS DEVELOPMENT SDN BHD | 03-3319 2955 | 03-3319 0955 |
| 291 | SDB PROPERTIES SDN BHD | 03-2711 3388 | 03-2711 2219 | 356 | TROPICANA GOLF & COUNTRY RESORT BHD | 03-7663 6888 | 03-7663 6888 |
| 292 | SEGI MAJUMAS SDN BHD | 03-3191 3151 | 03-3191 4643 | 357 | TUJUAN GEMILANG SDN BHD | 03-7725 9800 | 03-7725 7900 |
| 293 | SELAMAN SDN BHD | 03-4257 0151 | 03-4257 7050 | 358 | TUNGLING DEVELOPMENT SDN BHD | 03-7735 6111 | 03-7732 6082 |
| 294 | SELANGOR INDUSTRIAL CORPORATION SDN BHD | 03-5524 4040 | 03-5524 3799 | 359 | TWIN VALLEY HOLDINGS BERHAD | 03-5191 5187 | 03-5191 5186 |
| 295 | SEMAI RIA SDN BHD | 03-6203 1633 | 03-6203 4622 | 360 | UDA LAND SDN BHD | 03-9074 6188 | 03-9074 6288 |
| 296 | SEMPENA PURI DEVELOPMENT SDN BHD | 03-3325 8363 | | 361 | UMW DEVELOPMENT SDN BHD | 03-5163 5442 | 03-5519 1349 |
| 297 | SEPANG MEGAH SDN BHD | 03-3343 8788 | 03-3341 5410 | 362 | UNITED PACIFIC REALTY SDN BHD | 03-7846 4115 | 03-7846 4117 |
| 298 | SERBA SENTOSA SDN BHD | 03-8737 8228 | 03-8736 5436 | 363 | UPICON SDN BHD | 03-3323 5120 | 03-3323 5121 |
| 299 | SERISTANA SDN BHD | 03-5512 8989 | 03-5510 7887 | 364 | VI LAND DEVELOPMENT SDN BHD | 03-3344 3515 | 03-3344 1000 |
| 300 | SETARA ISTIMEWA SDN BHD | 03-8066 8776 | 03-8052 0555 | 365 | VIBRANTLINE SDN BHD | 03-7661 8688 | 03-7661 8689 |
| 301 | SETIA ECO GLADES SDN BHD | 03-8686 2255 | 03-8282 2222 | 366 | VILLAMAS METACITY SDN BHD | 03-7728 1222 | 03-7726 1222 |
| 302 | SETIA ECO TEMPLER SDN BHD | 012-239 5268 | 03-6092 2289 | 367 | VILLAMAS SDN BHD | 03-7728 1222 | 03-7726 1222 |
| 303 | SETIA ECOHILL 2 SDN BHD | 03-8723 2552 | 03-8725 9552 | 368 | WARISAN BERSATU DEVELOPMENT SDN BHD | 03-3323 3288 | |
| 304 | SETIA ECOHILL SDN BHD | 03-8723 2552 | 03-8725 9552 | 369 | WAWASAN RAJAWALI SDN BHD | 03-2177 1688 | 03-2177 1689 |
| 305 | SETIA HARUMAN SDN BHD | 03-8312 8000 | 03-8312 8136 | 370 | WCBBD DEVELOPMENT SDN BHD | 03-6203 9268 | 03-6203 9568 |
| 306 | SETIABAN SDN BHD | 03-3344 7000 | 03-3344 4000 | 371 | WCT LAND SDN BHD | 03-7887 8080 | 03-7887 7700 |
| 307 | SETIATIWI SDN BHD | 03-6138 9043 | 03-6137 9043 | 372 | WD LAND SDN BHD | 03-8768 6457 | 03-8768 9812 |
| 308 | SHAH ALAM 2 SDN BHD | 03-7985 8288 | 03-7952 9091 | 373 | WINFAR JAYA SDN BHD | 03-7986 0012 | 03-7988 0230 |
| 309 | SHEN YANG REALTY SDN BHD | 03-3344 0226 | 03-3343 1150 | 374 | WORLDWIDE HOLDINGS BERHAD | 03-5526 2525 | 03-5510 4448 |
| 310 | SIMAS-D SDN BHD | 03-3341 1341 | 03-3343 2313 | 375 | YINSHAH SDN BHD | 03-9054 8899 | |
| 311 | SIME DARBY PROPERTY (CITY OF ELMINA) SDN BHD | 03-7849 5000 | 03-7849 5690 | 376 | YUWANG DEVELOPMENT SDN BHD | 03-3181 5333 | 03-3181 8080 |
| 312 | SIN HEE YANG PROPERTY MANAGEMENT S/B | 03-3343 8788 | 03-3341 5410 | 377 | ZIKAY DEVELOPMENT SDN BHD | 03-2698 8789 | 03-2692 4789 |
| 313 | SMS DEVELOPER SDN BHD | 03-7733 1666 | 03-7732 0666 | | | | |
| 314 | SMS REALTY SDN BHD | 03-7733 1666 | 03-7732 0666 | | | | |
| 315 | SOLIDUS DEVELOPMENT SDN BHD | 03-7804 8505 | 03-7804 8606 | | | | |
| 316 | SOON SIN HIN DEVELOPMENT SDN BHD | 03-3289 1313 | 03-3281 1519 | | | | |
| 317 | SRI DAMANSARA SDN BHD | 03-6279 8000 | 03-6277 7061 | | | | |
| 318 | SRI TINGGI PROPERTIES SDN BHD | 03-9282 5608 | 03-9286 4920 | | | | |
| 319 | SRIJANG KEMAJUAN SDN BHD | 03-8737 8228 | 03-8736 5436 | | | | |
| 320 | STERLING PRIMA SDN BHD | 03-8311 9090 | 03-8311 9966 | | | | |
| 321 | STRENGTH FORMATION (M) SDN BHD | 03-5613 7580 | | | | | |
| 322 | SUDITASIA (M) SDN BHD | 03-3344 9333 | 03-3344 8999 | | | | |
| 323 | SUNNY MODE SDN BHD | 03-6188 4488 | 03-6188 4487 | | | | |
| 324 | SUNSURIA CITY SDN BHD | 03-6145 7777 | 03-6145 7778 | | | | |
| 325 | SUNTRACK DEVELOPMENT SDN BHD | 03-8318 3188 | 03-8318 3190 | | | | |







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