



ANNUAL REPORT



2023
2024

REAL ESTATE & HOUSING DEVELOPERS'
ASSOCIATION MALAYSIA SELANGOR BRANCH



**REHDA
SELANGOR**

ANNUAL REPORT | 2023 2024

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NOTICE OF ANNUAL GENERAL MEETING


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

Date : Tuesday, 21 May 2024
Time : 1.00 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 2023/2024;
2. To receive the Branch Treasurer's Report and the Audited Statement of Accounts for the year ended 31 December 2023;
3. To elect Branch Committee for the term 2024/2026
4. To appoint Auditor for the Branch for the financial year ended 31 December 2024;
5. To elect delegates to the Annual Delegates' Conference to be held on 29 June 2024;
6. To discuss motions, if any, for submission to the Annual Delegates' Conference to be held on 29 June 2024;
7. To deal with any other matters that may be put before it.

BY ORDER OF THE BRANCH COMMITTEE



LOO CHEE YANG
BRANCH SECRETARY

Dated: 7 May 2024

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 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- 2023/2024	15 June 2023
2- 2023/2024	10 August 2023
3- 2023/2024	12 October 2023
4- 2023/2024	13 December 2023
5- 2023/2024	2 February 2024
6- 2023/2024	19 April 2024

ATTENDANCE

Name	Attendance
YBhg Datuk Zaini bin Yusoff	05/06
YBhg Datuk Ho Hon Sang	04/06
En Zulkifly bin Garib	04/06
YBhg Dato' Edward Chong Sin Kiat	06/06
Mr Loo Chee Yang	06/06
Ms Shanaz Azwin binti Muztaza	03/06
Ir. Teo Ching Wee	05/06
Mr Ang Kee Ping	05/06
YBhg Datuk Tan Hon Lim	05/06
Mr Kelvin Choo Yung Yau	05/06
YBhg Dato' Idzham Mohd Hashim bin Zahrain Mohd Hashim	03/06
En Azhar bin Shaharudin	02/06
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	04/06
Mr Michael Fu Yueh Yee	04/06

CHAIRMAN'S REPORT

Dear Esteemed Members,

I am deeply honored to present the Annual Report for the term 2023/2024 as the Chairman of REHDA (Real Estate and Housing Developers' Association) Selangor. It is with profound gratitude and a sense of purpose that I share the performance of REHDA Selangor on the property market landscape within our dynamic state. This journey has been marked by challenges, yet I am fortunate to have the unwavering support of our esteemed members within the Association, whose commitment ensures that REHDA Selangor's objectives are effectively communicated and delivered to the government bodies, agencies and industry stakeholders.

The year 2023 witnessed the Selangor state government elections, with the incumbent administration retaining office. Amidst this transition, REHDA Selangor seized the opportunity to engage with the newly appointed EXCO of Housing and Culture, Yang Berhormat Tuan Borhan bin Aman Shah, to discuss the future of the housing sector in Selangor. At the meeting, we discussed the enhancement of public amenities in the public housing sector and the proposal of the expansion of the MADANI Housing framework in Selangor. While we expressed concerns regarding the introduction of another affordable housing scheme potentially competing with the Rumah Selangorku (RSKU) framework, we were heartened by the receptive approach of YB in addressing our shared objectives. We also took the opportunity highlighting issues pertaining to vacant school land, strata title issuance, imposition of low-cost shop and factory, etc. and the acknowledgement of YB on our struggles is a testament to the importance of constructive dialogue and collaboration between REHDA Selangor and government officials. Additionally, our courtesy visit to YB Dato' Ng Suee Lim, EXCO of Local Government and Tourism, allowed us to highlight relevant issues concerning local authorities, including the inconsistency of school contribution across different local councils, delays in development approvals and final building inspections, as well as the excessive hoarding fees. We are encouraged by the commitment of YB in proposing establishing a special task force to improve the local authorities' services.

From a property market perspective, Selangor maintains its status as one of Malaysia's economic powerhouses, as affirmed by the National Property Information Centre (NAPIC) Report 2023. Despite a slight 0.7% decrease in total transactions volume compared to the previous year, the transaction value increased by 1.9% to RM57.15 billion, indicating sustained confidence among buyers and seller in the state's property market. The residential property market recorded a total transactions volume of 55,035 and a value amounted RM30.26 billion, remain the most prominent property sector in Selangor. At the same time, the state also witnessed a promising performance with an increase of 3.3% in new launches and achieving 55% sales performance, as well as a slight reduction in residential property overhang to 3,405 units in this review period. In Selangor, the industrial market also contributed a marginal portion to the overall market activity. It demonstrated resilience with an increase in the transactions value by 16.3% to RM11.69 billion, despite a slight decrease in transaction volume to 2,590 transactions. Another notable industrial construction activity was the new planned supply increase by 72.5%, demonstrating Selangor's strong economic fundamentals, including its strategic industrial and commercial positioning. This will continue to drive the demand for real estate assets, reflecting confidence among investors and stakeholders.

The Selangor government's commitment to sustainable growth and development is underscored by the proposed Rancangan Selangor Mampan framework, aimed at drafting a comprehensive sustainability plan for the state. This framework seeks to achieve a balanced economic, social, and environmental progress, while ensuring long-term viability and resilience in the real estate sector. The plan is to provide the baseline on managing the carbon emission and with a vision to achieve net zero carbon emissions by 2050. Additionally, Selangor government also emphasis on low carbon mobility development, including encouraging the usage of Electric Vehicle (EV). In the initial phase, Selangor aimed to install 1,000 charging stations to support the adoption of EV. Therefore, we encourage fellow developers to familiarize themselves with and adopt the EV installation guidelines in both residential and commercial development in enhancing the project feasibility and planning.

In our engagement with local authorities and state agencies, REHDA Selangor remains committed to advocating for our members' interest and serving the rakyat. Lembaga Perumahan dan Hartanah Selangor (LPHS) is our biggest ally in crafting an effective affordable housing policy, and we are steadfast in our commitment to advocating for this policy. The implementation of e-Tanah system has revolutionized the landscape of land management in Selangor. REHDA Selangor wholeheartedly embrace this transformative digital advancement in the real estate sector, we firmly believing it to be the future standard. We are confident that this digitalization will significantly enhance the efficiency and effectiveness of handling land matters, streamlining processes and improving accessibility for all stakeholders involved. Nevertheless, the system's unpreparedness has presented several challenges for developers. Therefore, REHDA Selangor is actively seeking engagement with PTG Selangor, aiming to swiftly address these issues and find solutions in the shortest possible time frame. Furthermore, our Infrastructure, Utilities & Environment Sub-Committee's engagement with TNB, SPAN and BOMBA Selangor reflects our ongoing effort to resolve utility issues and enhance industry collaboration.

The state's housing planning policy is paramount for efficient development, yet excessive bureaucratic hurdles can impede the application approvals, further diminishing the project feasibility. Thus, reviewing the policy is a complex task, particularly given the evolving consumer behavior and changing roles of regulatory authorities. I would like to extend my heartfelt gratitude to the REHDA Selangor Planning Sub-Committee Members, who spearheaded numerous research and studies related to the housing development policies and standards. Notably, the analysis of affordable housing stock availability in Selangor provided invaluable insights for formulating an effective affordable housing policy. REHDA Selangor had the privilege of sharing the finding with LPHS at a seminar, advocating for the adoption of these insights to ensure a sustainable affordable housing policy. Besides that, the committees undertook the effort to study the provisions related to car park, retails space, townhouse planning, and back lane requirement, all of which are significant for the industry. We take pride in sharing these findings with local authorities and PlanMalaysia@Selangor, aiming to bridge gaps in housing planning perspective and foster effective communication for the formulation of equitable policies and standards. We strongly believe that this collaborative approach is key to advancing the industry and serving the needs of the community.

In addition to our engagement with the authorities, REHDA Selangor also actively foster rapport collaboration among our fellow members. Throughout the review period, we organized many study tours to offer valuable insights into industrial development and showcasing award winning projects to the members. By learning from the top industry leaders and adopting best practices, we aim to ensure sustainable growth and advancement in the real estate sector. Our members' networking sessions and outreach programme also serve as a platform for exchanging views on current market dynamics and fostering camaraderie within the community. We remain committed to expanding our membership base, continue delivering our collective voice, and advocating for industry interests. Furthermore, the sounding success of the MAPEX events held at Central I-City, Shah Alam, and Pavilion Bukit Jalil marked a strong market demand and reflected the country's economic recovery. REHDA's MAPEX events stand out from other property expositions by not only offering premier residential products to buyers but also empowering visitors with valuable homeownership knowledge through various property talks. We sincerely hope that our members will continue to support and participate in future MAPEX events, contributing to the continued success and growth of the real estate industry.

At the zone level, the committees showcasing unwavering dedication and tireless efforts in addressing the local matters. Selangor, being the most advanced state, is experiencing rapid population growth and heightened demand for housing. The zone committees grapple with many challenges, including issues related to TOD development, submission and approval processes for OSC, timely handover of public facilities, etc. are amongst the topics at the local level. In addition, the issue of school contribution on serviced apartment development is another critical concern. Despite these challenges, zone committees persistently engage with local authorities, advocating for members' interests and highlighting the pressing issues. Without the steadfast commitment of our zone committees, we risk encountering even greater challenges from local authorities. Their dedication is invaluable in navigating complex issues and ensuring the prosperity of our industry at the local level.

Besides the active engagements at state level, many REHDA Selangor committees also play a pivotal roles in discussions pertaining to the Federal policies, under the leadership of REHDA Malaysia. Notably, these discussions encompass key legislations such as the Housing Development (Control and Licensing) Act (Act 118) and its Regulations, the Strata Titles Act 1985 (Act 318), and the Strata Management Act 2013 (Act 757). These legislative frameworks are central to the growth of the real estate sector and the protection of the rights of both developers and purchasers. Through collaborative dialogues involving relevant stakeholders and governmental bodies, REHDA Selangor actively contributes to the formulation of laws that foster industry growth while maintaining a balanced regulatory environment.

My fellow members, the year 2023 stands as a testament to the resilience and adaptation within the real estate sector. We've navigated significant shifts in consumer behavior, regulatory frameworks, and market dynamics with determination and agility. We understand the rising costs of materials and shortage of labour persist as primary challenges for the construction sector. In response, REHDA Selangor remains steadfast in our commitment to playing an integral role in collaboration with government entities, authorities, and relevant agencies on matters crucial to our industry.

As we reflect on our collective journey, I trust that you take pride in the progress we've achieved amidst the adversities encountered. With dedicated committee members and the continued growth of our reputation and integrity as the voice of property developers in Selangor, I am confident in our ability to thrive. Also, I would like to extend my heartfelt appreciation to our Secretariats for their tireless effort and invaluable assistance in all our endeavors. I am optimistic about the bright future that lies before us. Despite the challenges we face, our industry remains full of promising prospects and opportunities for growth. I anticipate your continued support as we journey together towards greater heights, creating even more value for the industry and the community we serve.



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 2024, the branch membership stood at 375 members. For the period 1 April 2023 to 30 April 2024, 31 new members joined the branch while 25 member withdrew their membership and 8 member de-registered. Details as follows: -

No.	New Members	Membership Type	Date of Admission
1	Lestari Ihsan Sdn Bhd	Ordinary	13 May 2023
2	Setia Awan Land Sdn Bhd	Ordinary	13 May 2023
3	PTT Development Sdn Bhd	Ordinary	13 May 2023
4	Southville City Sdn Bhd	Ordinary	13 May 2023
5	AGB Land Sdn Bhd	Ordinary	13 May 2023
6	Sega Land Development Sdn Bhd	Ordinary	13 May 2023
7	Ayer Holdings Berhad	Ordinary	13 May 2023
8	Bangi Resort & Development Corporation Sdn Bhd	Ordinary	13 May 2023
9	Grand Global Heights Development Sdn Bhd	Ordinary	13 May 2023
10	Eco Majestic Sdn Bhd	Ordinary	2 August 2023
11	Bukit Hitam Development Sdn Bhd	Subsidiary/Related	2 August 2023
12	Tanjong TTS Development Sdn Bhd	Ordinary	8 October 2023
13	Stack Builder Sdn Bhd	Ordinary	2 December 2023
14	Eve Properties Sdn Bhd	Ordinary	2 December 2023
15	Maming Holdings Sdn Bhd	Ordinary	2 December 2023
16	Saujana Triangle Sdn Bhd	Subsidiary/Related	7 February 2024
17	Chin Nam City Development Sdn Bhd	Ordinary	7 February 2024
18	Wisdom Infinity Sdn Bhd	Ordinary	7 February 2024
19	Touchstone Development Sdn Bhd	Ordinary	7 February 2024
20	Desa Hijauan Sdn Bhd	Ordinary	7 February 2024
21	GSM Sdn Bhd	Ordinary	7 February 2024
22	Mayang Tiasa Sdn Bhd	Ordinary	7 February 2024
23	Chin Hin Group Property Berhad	Ordinary	7 February 2024
24	TSR Development Sdn Bhd	Ordinary	7 February 2024
25	Impiana Land & Development Sdn Bhd	Ordinary	7 February 2024
26	Perikatan Progresif Sdn Bhd	Ordinary	7 February 2024
27	Setia Mayuri Sdn Bhd	Subsidiary/Related	7 February 2024
28	Setia Alamsari Sdn Bhd	Subsidiary/Related	7 February 2024
29	Bentuk Mewah Development Sdn Bhd	Ordinary	27 March 2024
30	Avantex Properties Sdn Bhd	Ordinary	27 March 2024
31	Equatorial Palms Sdn Bhd	Ordinary	8 April 2024

No.	Members Withdrawn	Membership Type	Date of Withdrawn
1	Sterling Prima Sdn Bhd	Ordinary	13 May 2023
2	Suntrack Raven Sdn Bhd	Subsidiary/Related	13 May 2023
3	Eco Majestic Sdn Bhd	Subsidiary/Related	2 August 2023
4	Bukit Hitam Development Sdn Bhd	Ordinary	2 August 2023
5	Alpha Intan Sdn Bhd	Subsidiary/Related	2 August 2023
6	Goldmount Resources Sdn Bhd	Ordinary	2 August 2023
7	SD Geodesi Sdn Bhd	Ordinary	2 August 2023

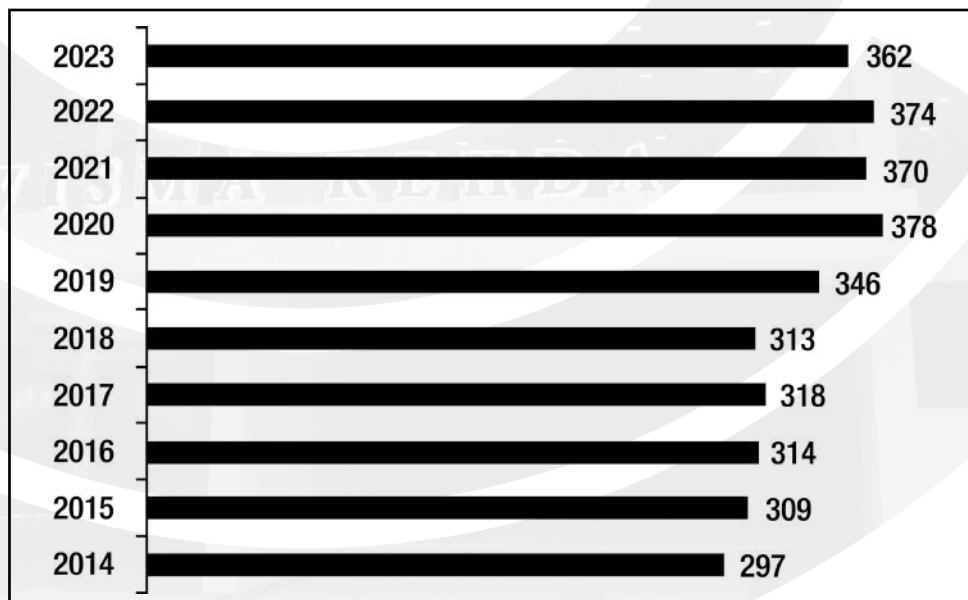
8	Gayabumi Konsortium Sdn Bhd	Ordinary	13 May 2023
9	Sepang Megah Sdn Bhd	Subsidiary/Related	13 May 2023
10	Grand Global Medini Sdn Bhd	Subsidiary/Related	2 August 2023
11	Triple Success Development Sdn Bhd	Ordinary	2 August 2023
12	Capaian Sejati Sdn Bhd	Subsidiary/Related	2 August 2023
13	Binaria Setia Sdn Bhd	Ordinary	2 August 2023
14	Scland Sdn Bhd	Ordinary	2 August 2023
15	Eco Sky Development Sdn Bhd	Ordinary	8 October 2023
16	Residensi Enso Sdn Bhd	Ordinary	8 October 2023
17	Mainstay Development Sdn Bhd	Ordinary	8 October 2023
18	Esquire Corner Sdn Bhd	Ordinary	8 October 2023
19	Lian Harp Development	Ordinary	8 October 2023
20	HSB Development Sdn Bhd	Ordinary	8 October 2023
21	Eden-On-The-Park Sdn Bhd	Ordinary	8 October 2023
22	Capaian Semangat Sdn Bhd	Ordinary	2 December 2023
23	Boulevard Residence Sdn Bhd	Ordinary	7 February 2024
24	Ideal Heights Properties Sdn Bhd	Ordinary	7 February 2024
25	Masa Kembang Development Sdn Bhd	Ordinary	27 March 2024

No.	De-registration of Membership	Membership Type	Date of De-registered
1	Century World Development Sdn Bhd	Ordinary	2 August 2023
2	Delta Elegance Sdn Bhd	Ordinary	2 August 2023
3	NBC Land Sdn Bhd	Ordinary	2 August 2023
4	Kumpulan Sierramas (M) Sdn Bhd	Ordinary	2 August 2023
5	Paris Dynasty Land Sdn Bhd	Ordinary	2 August 2023
6	Premier S&P Development Sdn Bhd	Ordinary	2 August 2023
7	Rawang Development Sdn Bhd	Ordinary	2 August 2023
8	Taipan Focus Sdn Bhd	Ordinary	2 August 2023

The Branch 375 members are made up as follows:

Ordinary	315
Associate	4
Affiliate	9
Subsidiary/Related	47
Total	375

The growth of membership on yearly basis for the last 10 years is as follow:



EVENTS, PUBLICATIONS AND COMMUNICATION SUB-COMMITTEE

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

REHDA Selangor Melbourne Study Trip 2023

The study tour to Melbourne was successfully took place from 1 to 5 May 2023 led by REHDA Selangor Chairman, Datuk Zaini bin Yusoff and 12 Committee members together with a secretariat staff participated in the study tour.

The delegates had the privilege of meeting esteemed figures such as Mr Nik Muhammad Nasyron Syah, Consul General of Malaysia; Mr Jeffrey Ong, President of Malaysian Developers Council of Australia (MDCA) and Puan Azimatul Masriyah Aziz Jamaludin, Trade Commissioner in Melbourne, and engaging in discussion on Australian property prospect as well as obtaining valuable insights. Furthermore, the Association had the honour of meeting with Deputy Lord Mayor of Melbourne, Mr Nicholas Reece, delving into the real estate development in Melbourne and exploring potential future investment avenues.

During the study tour, delegates capitalized the opportunities to explore several noteworthy mega projects, including STH BNK by Beulah International, Sapphire by the Garden, and UNO Melbourne by SP Setia Melbourne. Additionally, they visited Melbourne Quarter by Lendlease, Yarra One by EcoWorld International and Melbourne Square by OSK. Furthermore, the Association also visited the retirement development at John Flynn Retirement Village and the sustainable shopping Center at Burwood Brickworks.

Moreover, engaging in meetings and visits with key industry players such as Housing Industry Association, Big Plans, Super Housing Partnership, Guang Capital, WT and Breese Pitt Dixon (BPD) has broadened the delegates understanding. Discussions encompassed a wide array of topics including advocacy of Australian builders, innovative conceptualized floor plans, affordable housing policies, financing and investment opportunities, construction cost management, as well as township planning and strata title issuance process.

REHDA Hari Raya Open House 2023

REHDA Hari Raya Open House 2023 jointly hosted by REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan KL Branch was held on 13 May 2023 at Wisma REHDA.

The event was well attended by approximately 250 guests comprising REHDA members, representatives from the Government agencies, fraternal organisations, invited guests and members of press as well 40 children from Persatuan Rumah Anak Yatim and Ibu Tunggal. Tuan Haji Najmuddin Jemain (YDP, Majlis Perbandaran Kajang), Encik Zamri Othman (Pengarah Kejuruteraan, Majlis Perbandaran Klang),

TPr. Zuraina Said (Pengarah Perancang Bandar, Majlis Perbandaran Ampang jaya), Ms Ng Hui Mei (MBI Selangor), Puan Yong Rafidah (TM Selangor) and Mr Ho Chin Soon (Ho Chin Soon Research) were amongst the honour guests of REHDA Selangor that attended the event.

MAPEX Klang Valley 2023

REHDA Malaysia, REHDA Selangor Branch and REHDA Wilayah Persekutuan KL Branch co-organised the annual MAPEX Klang Valley 2023. The first exposition was held from 2 – 4 June 2023 at Mid Valley Exhibition Centre consisting of total 25 developers took up booths in the three-days event, as well as 4 financial institution and 7 Government agencies.

The final series of MAPEX Klang Valley 2023 was held from 27-29 October 2023 at Mid Valley Exhibition Centre. The booths were taken by 29 developers, 3 financial institutions, 8 government agencies and 4 others agencies. At the final MAPEX, REHDA has the honor of having YB Tuan Nga Kor Ming, Minister of Local Government Development, officiated the Opening Ceremony on 27 October 2023 (Friday) at 3.30pm.

Both events received an overwhelming visitors in searching for their dream home and various exciting activities were organize included property and financial talks, photo hunt contest and children activities.

REHDA Selangor Industry Tour Series 2023

During the review period, REHDA Selangor organized two industry tours focus on enhancing the knowledge of fellow members in industrial development.

- **Tour 01 – Novus Business Park, Glenmarie, Shah Alam**

On 27 September 2023, a total of 25 members embarked on an insightful visit to Novus Business Park in Glenmarie, Shah Alam. The park's cutting-edge facilities and sustainable practices were the main attractions. Novus Business Park is a beacon of sustainable industrial development, and with its thoughtfully crafted layout and well-defined spaces, it has further complemented businesses.

Notably, Novus Business Park garnered international acclaim by clinching the prestigious Asia Pacific Property Awards 5-star accolade in the Best Commercial & Manufacturing (Malaysia) category for both Architecture and Development. Furthermore, it secured top honors in the Best International Commercial & Manufacturing Architecture Awards, further cementing its position as a paragon of architectural excellence and sustainable development.

The visit provided valuable insight into the future landscape of industrial development. Novus Business Park sets a new standard for sustainability and innovation in industrial parks, serving as a source of inspiration for fellow members to integrate similar principles into their forthcoming projects.

- **Tour 02 – Elmina Business Park, Sungai Buloh**

The second industry tour to Elmina Business Park on 10 October 2023 has drawn 20 dedicated committee member joining the tour. The primary objective was to delve into the dynamic industrial landscape of Elmina Business Park and nurture collaborative opportunities within the industry.

Delegates received a comprehensive briefing on Elmina Business Park, spanning an impressive 1,500 acres, making it the largest freehold master business park in the Klang Valley. Offering a diverse array of industrial and commercial properties, the park caters to businesses not only within the Klang Valley but also beyond its borders. Elmina Business Park serves as a model for sustainable industrial hubs in Malaysia, setting a new standard for the industry. This visit exemplifies the importance of collaborative industry initiatives and the potential for growth in the real estate and housing development sector.

REHDA Selangor Members' Outreach 2023

The REHDA Selangor Members' Outreach 2023 was a resounding success, held on 23 November 2023, at Wisma REHDA. The event attracted a robust turnout with a total of 70 participants, including both members and non-members. Dato' NK Tong, REHDA President, Dato' Rick Cheng, Chairman of Membership Practice & Discipline, alongside REHDA Selangor Committees, graciously welcomed all attendees.

The outreach programme offers a comprehensive overview of REHDA's functions and membership advantages to industry leaders. Simultaneously, participants engaged in insightful presentations delivered by esteemed industry partners from GreenRE, UOB, and PwC, covering pertinent topics such as green building certification, ESG practices, and sustainable financing. Additionally, REHDA Selangor seized the opportunity to showcase the research endeavors of the Planning Policies and Standards SubCommittee, sharing valuable insights gleaned from their study on affordable housing data in Selangor.

Towards the event's conclusion, participants were offered the opportunity to explore the REHDA Institute Resource Center, gaining further insights into REHDA's pivotal role in industry research and leadership in education. The event also achieved success in recruiting new members to join the REHDA community, contributing collectively towards the shared goal of nation building.

REHDA Selangor Members Networking #CNY 2024

REHDA Selangor orchestrated a festive and convivial Chinese New Year Networking dinner, fostering camaraderie among fellow members on 2 February 2024, at Cinnamon Coffee House, One World Hotel, Bandar Utama. The occasion garnered an enthusiastic response, drawing a throng of 70 esteemed members eager to partake in the festivities. It was a joyous affair, and attendees also seized the opportunity to socialize and exchanging perspectives on the latest industry development while celebrating the Year of the Dragon together.

REHDA Selangor Project Tour Series 2024

In addition to the industry tours, REHDA Selangor also conducts special project site visits to enhance the understanding of residential and commercial development among its members. So far in 2024, two such project tours have been organized to provide firsthand insights and knowledge sharing opportunities for our esteemed members.

- **Tour 01 – Datum Jelatek Residensi, Ampang**

On 30 January 2024, REHDA Selangor conducted the first Project Tour 2024 to Datum Jelatek Residensi, Ampang. The visit drew 25 members witnessing the exceptional architecture design of Sky Ring, a feature connecting the four residential towers and fostering a living space that integrates aesthetic appeal with functional efficiency. This prestigious TOD development also received the Silver Green Building Index (GBI) rating, further solidifying its commitment to sustainable design and environmental stewardship.

- **Tour 02 – Kapas Heights Condominium, Bangsar**

The second project tour, held at Kapas Heights Condominium on 28 February 2024, was attended by 25 members. Delegates were treated to invaluable insights into its architectural marvel, situated as a beacon of sustainable living in Bangsar. The project is a lease-only condominium meticulously crafted for family and community, embodying principles of sustainable development principles and environmental consciousness. Its exceptional design aesthetic seamlessly integrates with its eco-friendly features. The project also received recognition for its excellence, winning The Edge – PAM Green Excellence Award 2023. This accolade underscores its status as a trailblazer in the industry, setting a standard worthy of replication by others in the industry.

MAPEX Selangor 2024

The prestigious real estate exposition, MAPEX Selangor 2024 was held on 26–28 April 2024 at Pavilion Bukit Jalil. This esteemed event played host to 11 distinguished property developers and LPHS, each showcasing their premier property products ranging from affordable housing to exclusive bungalow lot to the visitors. The honorable Y.B. Tuan Borhan bin Aman Shah, Selangor State Exco of Housing and Culture officiated the opening ceremony on 26 April 2024. Aside from showcasing a wide range of properties, MAPEX Selangor 2024 offers plethora of engaging activities such as talks on property trends and financing, captivating instrumental performances, and delightful children's activities that further enhancing the vibrancy and appeal of the event.

Corporate Social Responsibility (CSR) activities

REHDA Selangor continue its commitment as a responsible association has been diligently conducting various CSR initiatives during the review period, including:

- i) A donation of RM10,000 to Tabung Bencana Negeri Johor to assist the flood victims in Johor (joint contribution with REHDA Malaysia and REHDA Johor Branch).
- ii) REHDA Selangor support the initiative of the Kerajaan Negeri Selangor and Majlis Bandaraya Subang Jaya in emphasizing the importance of universal design in creating an inclusive community including people with disabilities. As such REHDA Selangor contributed RM5,000 to the conference of “Kita Selangor; Iltizam Reka Bentuk Sejagat ke arah Negeri Inklusif” on 7 March 2023 organized by Majlis Bandaraya Subang Jaya.
- ii) The lengthy SIA report shall be replaced with Laporan Analisis Impak Sosial (AIS) for Category 3 development that has already obtained approval at Majlis Perancang Fizikal Negara (MPFN) stage. This AIS report is to be inserted in the Laporan Cadangan Pemajuan (LCP) during the submission of Kebenaran Merancang.
- iii) Appeal to PLANMalaysia@Selangor to set a higher target in submission of SIA report, example for a housing development >1,250 units and Service Apartment/SOHO >1,000 units.

The above suggestions were to ensure an effective housing development in Selangor. The suggestions, alongside with a research paper on SIA have been submitted to PLANMalaysia@Selangor and REHDA Selangor will continue the engagement to further deliberate the proposals.

On 9 October 2023, REHDA Selangor attended the Social Impact Assessment Symposium 2023 organised by PERSADA and PLANMalaysia to further strengthen the understanding on SIA implementation. It is targeting to train and certify more qualify SIA consultant to support the industry and ensuring community inclusivity in any development.

Perbincangan Kumpulan Fokus Projek Kajian Impak Pelaksanaan SmartKADASTER di Kawasan Greater KL sehingga Seremban

The Department of Survey and Mapping Malaysia (JUPEM) developed SmartKADASTER Interactive Portal in order to provide a multipurpose cadastral survey information-based platform for accurate spatial analysis. The SmartKADASTER is paramount in spatial analysis of providing particular importance to the nation in understanding who owns what, land value, land use and the location. Hence, the above focus group discussion was held on 17 May 2023 for JUPEM to gather feedback from the industry stakeholders on the effectiveness of the SmartKADASTER. At the same time to enhance the awareness and usage of the platform amongst the participants.

Focus Group Discussion (FGD) - Pembangunan Blueprint Selangor Mampan

PLANMalaysia@Selangor organised the above FGD session on 2 and 30 of August 2023 as part of the process in preparing the Blueprint of Rancangan Selangor Mampan. The consultant firm, International Green Trends Cockpit SB (IGTC) has been appointed to outline the sustainability plan for Selangor state. The FGD discussed Selangor's short-term sustainability strategy spanning from the present to 2025, alongside a comprehensive plan for future adaptability. The primary objective is to establish a foundation for effectively managing carbon emissions and ultimately attaining net-zero carbon status by 2050. REHDA Selangor has affirmed its commitment to sustainability, underlining the importance of ensuring these initiatives do not impose additional financial strain on housing costs.

PLANNING POLICIES & STANDARDS SUB-COMMITTEE

Chairman	: Mr James Tan Kok Kiat
Deputy Chairman	: Mr Michael Fu
Committee Members	: Mr Ang Kee Ping, Dato' David Tan Thean Thye, Datuk Zaini Yusoff, Mr Appollo Leong, En Azhar Shaharudin, Datuk Tan Hon Lim, Dr Foo Chee Hung, Ms Teo Chui Ping, 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 (PPS) Sub-Committee has chartered a strategic planning during the review period to continue its endeavors in accomplishing the targeted action plans. Multiple Focus Groups were formed in researching and reviewing various planning guidelines and policies in Selangor.

Social Impact Assessment (SIA)

PPS Sub-Committee Members seized the opportunity to review the ‘Guidance For The Implementation of Social Impact Assessment For Development Projects (PPSIA)’ published by PLANMalaysia on 17 April 2023. Simultaneously, they also examined the relevant documents pertaining to PPSIA at state level in Selangor, namely:

- a) Manual Penyediaan Laporan Penilaian Impak Sosial (SIA) Bagi Projek Pembangunan Edisi Ke-2, published in 2018.
- b) Tatacara Pemprosesan Laporan Penilaian Impak Sosial (SIA) Peringkat Negeri Selangor Edisi 2, published in November 2020.

The PPS has held a series of Focus Group discussions to devise an efficient and effective guide for conducting the SIA. Based on the findings, the following points were recommended:

- i) The SIA report shall be prepared concurrently with KM process for the new projects.

Simposium Pelaksanaan Garis Panduan Perancangan 2023

PLANMalaysia organised the above virtual symposium on 23 August 2023 to introduce several new planning guidelines published by PLANMalaysia. The virtual event saw the participation of nearly 400 delegates from key stakeholders, including government bodies, local councils, non-governmental organisation, consultants, and the public. The symposium was inaugurated by the Director General of PLANMalaysia, TPr. Dr. Alias bin Ramli. REHDA Selangor applauds the efforts of PLANMalaysia in publishing the new Planning Guidelines (GPP) and hopes for more future bilateral discussion.

All the guidelines were well presented and emphasized on its implementation steps as well as best practices to be adopted by the industry player. Amongst the guidelines that are relevant to the housing industry are:

- GPP Bandar Rendah Karbon dan Berdaya Tahan Perubahan Iklim
- GPP Pembangunan Bandar Diraja
- GPP Pembangunan Tanah Bawah Tanah
- GPP Kawasan Lapang
- GPP Kemudahan Masyarakat
- GPP Laluan Kenderaan Mobiliti

Draf Manual Garis Panduan dan Piawaian Perancangan Negeri Selangor Edisi Kelima (MGPPPNS)

REHDA Selangor and relevant stakeholders have attended the above workshop organized by PLANMalaysia@Selangor on 24 October 2023 to review and prepare the 5th edition of the current manual planning guideline in Selangor. All stakeholders deliberated comprehensively on the proposed guidelines.

Subsequently, REHDA Selangor has sent the feedback to PLANMalaysia@Selangor and amongst the suggestions including:

- i) More effective building setbacks on industrial, commercial, and housing building is required.
- ii) To review the percentage of open space and recreational land.
- iii) To emphasize the unsustainable policy of low-cost shop and factory, and to reassess the needs of the policy.
- iv) To emphasize on removal of limitation for open market real estate
- v) To remove the imposition of minimum retail space in SOHO and Serviced Apartments
- vi) Extension of the TOD area to a 1km radius.
- vii) To review the back lane requirement for terrace houses
- viii) The school provision should be dependent on the number of schoolgoing-population (children / students) to reflect the actual demand of school.

The above proposals and others were also shared to all Local Councils in Selangor to raise awareness of REHDA Selangor's view on the planning policy and to foster a constructive discussion in the future.

Bengkel Penambahbaikan Dasar Insentif Galakan Pembinaan Rumah Mampu Milik (Rumah Idaman MBI dan Rumah Selangorku Harapan)

Lembaga Perumahan dan Hartanah Selangor (LPHS) organized the above workshop on 21 - 23 February 2024 at Swiss-Belhotel Kuantan. The objective of the workshop is to gather feedback from relevant stakeholders in formulating a new incentive policy to encourage the construction of affordable housing (Rumah Idaman MBI and Rumah Selangorku Harapan). The workshop has attended by local councils, developers, consultants as well as the local community association to ensure the collective response on the policy.

During the workshop, discussion primarily focused on several key aspects, including house pricing, proposed facilities, development control measures, project density, additional requirements, offering method (kaedah penawaran), and other incentives for developers. REHDA Selangor also presented a paper on the analysis of affordable housing stock availability in Selangor. Based on the feedback and input from the participants, LPHS will draft a new policy on the incentives in the near future, ensuring it align with stakeholders' needs while promoting sustainable development in Selangor.

Research Papers

Throughout the review period, the PPS Sub-Committee Members have conducted various research that are concerning the industry. Amongst the research papers are:

a) Provision of Visitor Car Park in SOHO Development in Selangor

The objective is to assess the feasibility of 40% visitor car park requirement for Small Office Home Office (SOHO) developments, as stipulated in the Manual Garis Panduan dan Piawaian Perancangan Negeri Selangor (MGPPPNS) Edisi Keempat. This provision, which had doubled from the previous MGPPPNS Edisi Ketiga, presents a significant challenge for developer in meeting this requirement.

A survey has been conducted to gather on-the-ground data regarding the usage of carparks and its association with the occupancy rates. According to the findings, majority of the completed SOHO project demonstrate a utilization rate of 50% or lower for the total car park including the visitor car park. In addition, as shown in the study that there isn't a clear correlation between unit occupancy rates and car park usage. Despite the occupancy rates exceeding 50%, majority of the respondents indicated that only 50% or less of the visitor car park is occupied on daily basis.

It's evident that all completed SOHO units assessed in this study were constructed based on the previous provision of 20% visitor car park. Therefore, the imposition of 40% visitor car park is undoubtedly leads to an excessive and unsustainable provision of parking spaces. As a result, REHDA Selangor has appeal to PLANMalaysia@Selangor to reduce the

provision of visitor car park from 40% to 20% or lower to ensure the viability of a SOHO project.

b) Retail Space Provision in SOHO and Serviced Apartment in Selangor

This research aims to assess the viability of 15% retail space requirement for SOHO and Serviced Apartment as stipulated in the MGPPPNS Edisi Keempat. REHDA Selangor opined that the provision is infeasible for many projects due to a low demand of such retail space on the ground.

Based on the site visits, it's evident that many retail spaces in SOHO and Serviced Apartment are not fully occupied, with some are remaining unsold to date and owners encounter difficulties in renting out the spaces. Furthermore, the occupancy rate of the retail space in a few projects completed over 5 years ago remains below 50%. These observations strengthen the argument regarding the infeasibility of the current provision.

Nonetheless, it is worth noting that the viability of such requirement may vary depending on the market demand. As such, the committee has appealed to PLANMalaysia@Selangor to consider removing the provision or reducing the provision of retail space in SOHO and Serviced Apartment from 15% to 8% and aligning it with market demand. This adjustment aims to ensure that the provision remains practical and conducive to both developers and the market.

c) Improvement of Town House Planning Guidelines

According to MGPPPNS Edisi Keempat, 'Town House' (Rumah Bandar) is defined as a house that is not exceeding three (3) stories (depending on Local Council and Local Plan) with the maximum ownership of two (2) owners for one (1) lot. However, based on the research, the committee found that the ownership for town houses on a single plot should not be restricted to only two owners. On further exploration, the committee is proposing the town houses should be allowed for three (3) or maximum four (4) owners for the same lot. This proposal emphasizes the efficiency and maximal use of land, a crucial consideration in optimizing resources in urban areas. It will also address the issue of increasing demand for smaller, more flexible urban housing that aligns with the evolving needs of city dwellers.

The above papers have been shared to PLANMalaysia@Selangor as well as all the Local Councils in Selangor State. The Committee will continue conducting more research particularly into the key planning and policies issues and generate evidence-based recommendation to better advise the policy makers.

INFRASTRUCTURE, UTILITIES & ENVIRONMENT SUB-COMMITTEE

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

Bengkel Cadangan Pindaan dan Penambahbaikan kepada Uniform Technical Guidelines – Water Reticulation and Plumbing (UTG-WRP)

The Kaedah-kaedah Industri Perkhidmatan Air (Retikulasi dan Pemasangan Paip) 2014 has been implemented since 1 February 2014. Simultaneously, the Uniform Technical Guidelines – Water Reticulation and Plumbing (UTG-WRP) was introduced as a comprehensive guide align with the provisions. Since the implementation of the provisions, amendments have been made based on the industry stakeholders' suggestions.

The above workshop, organised by SPAN, took place on 12 October 2023 with the aim of fostering dialogue and crafting comprehensive recommendations for industry stakeholders in anticipation of upcoming guidelines. Building upon previous amendments, the discussion sought to synthesize diverse perspectives for an effective and efficient building environment. REHDA actively contributed by submitting its comments and proposals to SPAN, and remains committed to ongoing engagement for further refinement of the guidelines.

Courtesy visit by Selangor TNB Retail Division

REHDA Selangor welcomed delegates from the Selangor TNB Retail Division, led by Pn. Norazida, Lead Customer Care on 2 October 2023. The visit is to foster a closer rapport and strengthen the working relationship between the working committees of REHDA and officers of the Retail Division.

The meeting discussed the following matters:

- REHDA Selangor brought the attention on the noticeable increase in the duration for issuing CSP invoices. Furthermore, TNB now emphasizing the necessity for land titles to be discharged before the issuance of CSP invoice, has potentially delay the progress of a project.
- The inconsistency of practices between different district were discussed and TNB will further examine the issue.
- It was informed that TNB is currently reviewing the Service Level Agreement (SLA) with developers. In response, REHDA Selangor has expressed interest in engaging with TNB prior to the finalization of SLA to ensure that the objectives are effectively achieved.
- REHDA Selangor and TNB discussed thoroughly on issues related to KUSEL, however, there is no immediate solution, and both parties will continue engaging with KUSEL.
- TNB is actively preparing the Electric Vehicle (EV) guideline, and once finalized, they will be shared with REHDA Selangor to ensure developers are complying to the requirement.

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

Courtesy Visit to the New Director of BOMBA Selangor

REHDA Selangor paid a courtesy visit to the new Director of BOMBA Selangor, YS PKPjB Wan Md Razali bin Wan Ismail on 25 October 2023. The BOMBA Selangor plays a significant role in the housing development particularly ensuring the public safety. Hence, the discussion at the courtesy visit focusing on the topics including:

- In accordance with the government policy on low carbon initiatives and achieving the SDG13 target, electric vehicle becomes the main agenda in Malaysia. As such, both commercial and housing development is required to build more Electrical Vehicle Charging Bay (EVCB) to support the government initiatives. Thus, BOMBA Selangor shared the guidelines related to EVCB with REHDA Selangor and fellow developers shall comply to the requirements in ensuring the public safety.
- REHDA Selangor has appealed to BOMBA Selangor to review the pertinent requirements in the Uniform Building By-Laws (UBBL), aiming to ensure their alignment with present development needs.
- REHDA Selangor also took note that for high-rise residential development of above 40 storeys and of exceeding 120 metres in height are compulsory to install the sprinkler system in accordance to UBBL (Amendment 2021).

Public Consultation on the Malaysian Sewerage Industry Guidelines (MSIG) Volume 1 - Planning Principles and Tools

On 4 March 2024, SPAN, along with consultant JIL Engineering & Associates, organised a public consultation on the Malaysian Sewerage Industry Guidelines (MSIG) Volume 1 - Planning Principles and Tools. The mentioned guidelines cover the technical, economical, and administrative aspects in planning for sewerage infrastructure. The workshop aimed to engage and solicit feedback from relevant industry stakeholders on the proposed recommendations for planning of sewerage works. The guidelines are significant in developing a strategic planning and development of sewerage infrastructure for the nation.

Amongst the suggested recommendations including:

- The sewerage generation is based on the PE tabulation of the residential households and the DOSM data has shown a lower PE compared to the current guide of 5 PE per household. Therefore, it was suggested for the PE to be based on the type of dwelling, such as <450sf: 2 PE, 451 to 699sf: 3 PE, and >700sf: 4 PE.
- On the sewerage planning requirement, a reduction on the sewerage treatment plant land area is proposed.
- The buffer zone for STPs is depending on the types and boundary.

One of the proposals that requires REHDA's attention is the verification of the footprint necessary for sewage treatment plants (STP), particularly regarding the suggestion of a smaller size compared to current requirements. Verification of the footprint required for STPs demands specialized technical expertise. Therefore, REHDA has taken proactive steps by engaging a consulting firm to conduct a comprehensive study. This study aims to validate the technical justification behind the proposed reduction in land required for STPs and provide explicit feedback to SPAN.

FINANCE & INVESTMENT SUB-COMMITTEE

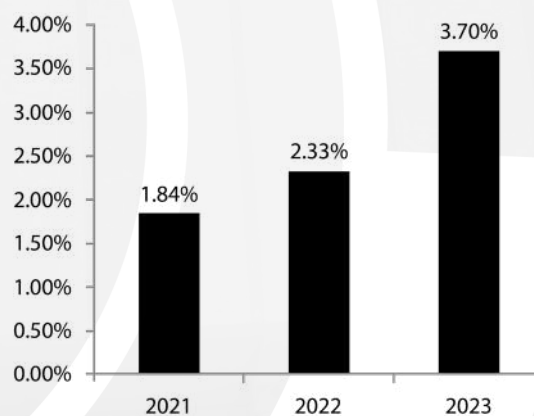
Chairman : En Zulkifly bin Garib
 Committee Members : Dato' Edward Chong and Datuk Ho Hon Sang

Investment in Trust Fund

REHDA Selangor has since November 2021 invested in the AHAM Aiiman Money Market Fund to a total value of RM 3,600,631.50. This investment has generated a cumulative nett return of RM 171,572.72 as at end December 2023.

The 2023 return of 3.70% (as shown in figure below) and the preceding years are nett of tax. Total investment Market Value stood at **RM 3,803,294.88** as of 31 December 2023.

Performance of Nett Return from Year 2021-2023



REPORTS OF ZONE-COMMITTEES

MAPEX Selangor Barat 2023

The Klang/Kuala Langat Zone Committee and the Shah Alam/ Kuala Selangor Zone Committee collaborated to organize the MAPEX Selangor Barat 2023 on 3-6 August 2023. This vibrant exhibition, held at Central I-City, Shah Alam, attracted participation from 15 esteemed developers. There were two government agencies and a financial institution participated in the event to introduce government's effort in assisting the people to purchase their home and provide financial assistance to the purchaser respectively. MAPEX Selangor Barat 2023 was also sponsored by Bank Simpanan Nasional (as Strategic Financial Collaboration), Nippon Paint, Sim & Rahman Advocates and Solicitors, and IWC Asia.

The Opening Ceremony was graced by YBhg Datin Paduka TPr. Hajah Noraini binti Roslan, the Datuk Bandar of Majlis Bandaraya Diraja Klang on 4 August 2024, marked the commencement of an exciting event. Attendees were treated to a showcase of innovative projects and investment opportunities, igniting their interest to explore deeper into the offerings presented. Notably, REHDA Selangor continues to play an important role in empowering the public with essential homeownership knowledge and collaborated with Hong Onn Enlightens to deliver insightful property talks to our visitors, further enriching their understanding of the real estate landscape.

Furthermore, in a collaborative effort, REHDA Institute has gone beyond promoting the Strata Management Handbook, but also conducted surveys among MAPEX visitors. These surveys aimed to gauge the affordability of potential homebuyers and assess the demand for housing development, providing valuable insights for future initiatives. Additionally, GreenRE, as a pioneering force in ESG agenda, disseminates information to the public about green initiatives, further promoting sustainability in the real estate sector.

The resounding success of MAPEX Selangor Barat 2023 underscored the robust support from developers and the significant market demand for real estate offerings. The overwhelming turnout and positive feedback from visitors highlighted the effectiveness of the event in connecting developers with potential buyers and investors.

KLANG / KUALA LANGAT ZONE COMMITTEE

Chairman : Ir. Teo Ching Wee
Deputy Chairman : -
Committee Members : Dato' B.A Low, Ir Tan Pean Hin, Mr Chai Kian Soon, Mr Denn Gan Teck Wee, Mr Eric Lai, Mr Max Ng, Mr Ng Coon Keith, Mr Vince Seow, Mr William Chuan, Ms Faridah Jaafar and Ms Tee Yi Wen.

Klang / Kuala Langat Zone Committee Meeting

During the review period, the Zone Committee has conducted several meetings to discuss issues related to the vicinity of Klang and Kuala Langat. Amongst the matters discussed included:

Matters related to Majlis Bandaraya Diraja Klang (MBDK):

- The Zone Committees continue monitoring the progress on building height restrictions stipulated in the Rancangan Tempatan Majlis Bandaraya Diraja Klang (MBDK). Despite the delay due to the Selangor government election, the Program Publisiti Dan Penyertaan Awam Draf Rancangan Tempatan MBDK 2035 (Pengubahan 1) has finally initiated on 18 October to 16 November 2023 in revising the existing building height limitations and other planning matters. The draft amendment was approved in the State Planning Committee meeting on 31 Jan 2024 and is currently pending for final approval and endorsement in MMKN meeting.

- The Zone Committees wholeheartedly welcome the transformation of Majlis Perbandaran Klang (MPK) into Majlis Bandaraya Diraja Klang (MBDK) effectively on 23 November 2023. It marked a significant milestone in its history.

Matters related to Majlis Perbandaran Kuala Langat (MPKL):

- The Zone Committees discussed the necessity on ground improvement measures for projects development submission in Kuala Langat, particularly in peatland areas. The Majlis emphasized a comprehensive technical assessment is necessary and developer shall engage a technical consultant to conduct soil investigation thoroughly.

Other matters:

- The committee discussed matters related to the domestic installation of grounding systems, with members expressing commitment to adhering to the installation requirements. It was further suggested to enlist the services of a Lightning Specialist to assess specific compliance needs, and a certificate of compliance will be issued to validate adherence to the requirements.
- The defect reports by independent assessors are the main problem to the industry and it was noted that CIDB's capacity to handle the situation is limited. There was an emphasis on the necessity to increase engagement with buyers in dealing with the defects report. Additionally, concerns were raised about the lack of recognized accreditation for independent assessors, prompting the committee to consider engaging architects to validate the defect claims.
- The recent adoption of the e-Tanah system has led to notable delays in the approval process when compared to traditional manual procedures. Developers need to correct the errors made within the e-Tanah system individually, leading to significant extensions of approval. As a precautionary measure, it was emphasized to conduct thorough inspections of draft strata titles upon receipt, before uploading them into the system by the Land Office.

Seminar Penginapan Pekerja Jangka Pendek (TLQ) and Asrama Pekerja Berpusat (CLQ)

On 22 May 2023, Majlis Perbandaran Klang (MPK) invited the relevant stakeholders including government agencies, town planning consultants, factory and business owners to attend the above seminar. The information and initiatives related to the TLQ and CLQ were shared by MPK, Perbadanan Kemajuan Negeri Selangor (PKNS) and Federation of Malaysian Manufacturers (FMM) at the seminar. REHDA Selangor was invited to be one of the panellists to share the experience in setting up the TLQ and CLQ with the audience. Amongst the discussions were including:

- Most of the matters discussed were related to factory with foreign workers within the jurisdiction of MPK

- REHDA Selangor appealed to extend the TLQ period as it will be expired in the end of 2023
- It was informed that the State Government is looking for contractor and developer to set-up CLQ within their development, which REHDA Selangor emphasized it would be depending on the feasibility and viability of the business model

paramount and maintaining proactive communication is essential for fostering transparency and trust within the project.

Focus Group Discussion – Siri 2 Bagi Kajian Rancangan Tempatan Majlis Perbandaran Kuala Selangor 2035 (Penggantian)

The above FGD session was held on 11 September 2023 and attended by various relevant stakeholders including REHDA Selangor. The primary aim of the FGD is to obtain feedback from stakeholders regarding the local plan in Kuala Selangor. During the session, there was an in-depth deliberation of the findings gleaned from the Laporan Analisis dan Strategi Pembangunan, with a focus on formulating a sustainable and inclusive local plan for the future. Moving forward, the Majlis will be preparing the final draft of the proposed local plan, which will be made available for public viewing and feedback.

Bowling Tournament

The Shah Alam/Kuala Selangor Zone Bowling Tournament held on 2 December 2023 was a resounding success, attracting a total of 18 teams comprising 54 participants. The event saw an active participation not only from fellow members of REHDA Selangor but also from officers representing various departments of MBSA and MPKS, as well as JPS Kuala Selangor, Pejabat Tanah Kuala Selangor and JKR Kuala Selangor.

At the end of the tournament, JPS Kuala Selangor emerged as the group champion followed by Jabatan Kawalan Bangunan MPKS, and Pejabat Tanah Kuala Selangor. All participants demonstrated commendable sportsmanship and teamwork on the lanes. The tournament also provided an opportunity for all participants to mingle and foster closer relationship, strengthening bonds between developers and government official.

Courtesy visit to YDP of Majlis Perbandaran Kuala Selangor

On 1 February 2024, the Zone Committee Members paid a courtesy visit to the newly appointed Yang DiPertua of Majlis Perbandaran Kuala Selangor, YBr. Tuan Mohamad Hanafe bin Basri. The visit aimed to introduce the working committee of REHDA Selangor and also to update on the latest development in Kuala Selangor.

Amongst the discussions, including:

- It was informed the Draft Rancangan Tempatan Kuala Selangor 2035 (Penggantian) is expected for public viewing in August 2024. Nonetheless, developers can still submit their appeals regarding any proposed zoning changes.
- The Majlis has highlighted the booming tourism economy as a pivotal sector for Kuala Selangor. However, there is currently a noticeable absence of prominent hotels in the area. Developers are encouraged to recognize this opportunity and consider venturing into the hotel industry to meet the growing demand.
- The meeting also addressed the pressing need for schools in area such as Puncak Alam, driven by the

SHAH ALAM / KUALA SELANGOR ZONE COMMITTEE

Chairman	: Mr Denn Gan Teck Wee
Deputy Chairman	: En Tengku Ikmal Bahrin
Committee Members	: Mr Loo Chee Yang, Ms Ella Nor, Mr Richard Lim, Mr Alex Seeni, Mr Kenny Lim, Mr Hon Tze Jun, Ms Lynette Kong, Mr Ethan Lai, Mr Chan Ching Hiong, Ms Jenny Yap, En Ardian Hafiz and En Adzham Mahmud

Shah Alam/Kuala Selangor Zone Committee Meeting

During the review period, the Zone Committee has conducted several meetings to discuss issues related to the vicinity of Shah Alam and Kuala Selangor. Amongst the matters discussed included:

- The application of Net Floor Area (NFA) for calculating the plot ratio were discussed. While it was recognized that this calculation method can potentially increase the Gross Development Value (GDV) of a project, it was also acknowledged that the provision of carpark poses the most significant challenge when utilizing the NFA approach.
- The Zone Committee Members have written to Majlis Bandaraya Shah Alam highlighting various pertinent issues related to project development. Among these concerns are the necessity for stand-alone facilities such as surau and kindergarten that posing a significant challenge particularly in the context of strata high-rise development. In addition, the letter also addressed the requirement of roof cover for water reserved tanks, carpark provisions for the affordable commercial units, and payment method for the Common Property Defect Account. REHDA Selangor is to arrange a further meeting with MBSA to discuss on the mentioned issues.
- Regarding the Extension of Time (EOT) issue, it was informed that KPKT is no longer granting the EOT. However, developers have the option to apply for a variation of SPA under Section 2(2) of the Housing Development Act (HDA) in extending the VP date from 36 months to either 42 or 48 months. Typically, such applications are pertinent to the large-scale projects, particularly those spanning 30 to 40 stories or more. Nevertheless, developer must be aware of the potential legal challenges from purchasers, even if KPKT approved the extension. Each developer must carefully assess this risk. Moreover, ensuring that purchasers are well-informed about any changes to the developments is

rapid population growth. The Majlis will engage in further dialogue with the Federal government to collaboratively address and resolve this critical issue.

At the end of the courtesy visit, both parties expressed interest to foster a closer collaboration for future events and discussions.

Focus Group Discussion (FGD) Bagi Penambahbaikan Pengurusan dan Kawalan Anjing Terbiar Untuk Majlis Bandaraya Shah Alam

Majlis Bandaraya Shah Alam (MBSA) organised the above FGD on 28 February 2024 to formulate guidelines for managing and controlling stray dogs within the Shah Alam vicinity. Various government agencies including REHDA Selangor attended the FGD and the discussion revolved around the topics of:

- Strengthening public awareness through mobile applications
- Human factors
- Animal profiles
- Enforcement and awareness actions
- Environmental control management

The main objective was to develop a master plan for animal control and management, marking the first initiative of its kind in Selangor, to be overseen by MBSA. However, it does not entail a significant impact on property development but rather focuses on stakeholders' providing feedback to MBSA to enhance the guideline-setting process.

PETALING JAYA ZONE COMMITTEE

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

Feedback For Program Publisiti Penyediaan Cadangan Draf Rancangan Kawasan Khas (RKK) Seksyen 13, Petaling Jaya (Pengubahan 1)

The above programme was conducted from 28 April 2023 – 29 May 2023 for public feedback on the proposed draft planning guideline for Section 13. The zone committee held a discussion and submitted feedback as the following points:

- **Plot Ratio**
 - REHDA Selangor requests for no reduction of plot ratio in the proposed draft and MBPJ should maintain the previously set plot ratio.
 - A higher ratio shall instead be considered for developers for achieving green building certifications.

- REHDA further emphasized that maintaining the previously set plot ratio will not lower the land value, and hence will earned the confidence of investors who have purchased the land earlier.

- **Iconic Bridge**
On the proposed Iconic Bridge, REHDA Selangor raised concerns regarding safety, maintenance responsibility, visual appeal, and potential social issues associated with the bridge's upkeep.
- **Development Contributions**
REHDA Selangor seek to review new contribution imposed as rightfully such charges should enhance the immediate catchment and not places away from the development. REHDA also appealed to MBPJ to notify developers prior to implementing any new contribution.
- **Low Carbon Framework (LCCF)**
REHDA Selangor indicates support for sustainable city goals suggested projects with Malaysian Green Building Certification should be exempted from LCCF assessment, and higher plot ratio should be granted based on certification level.
- **Podium Height**
It was highlighted the limitation of podium height of four storey will stifle the development in Petaling Jaya due to scarcity of land. REHDA Selangor proposed to the Council to allow flexibility of podium height based on design concepts and market demands.
- **Parking Facilities**
It was suggested the proposed reduction of parking spaces with corresponding equitable contributions for pedestrian walkways, should be an option for developers and appeal for a lower contributions on carpark reduction. REHDA Selangor also seek rationale on reduced carpark bay cannot be apply for residential apartment/serviced apartment development.

Subsequently, MBPJ called REHDA Selangor to the hearing of the above Draf Rancangan Kawasan Khas (RKK) Seksyen 13, Petaling Jaya (Pengubahan 1) on 2 April 2024. At the hearing, REHDA Selangor emphasized on the importance of the viability of the guideline and sustaining a business friendly environment in Petaling Jaya.

Plot Ratio Matters

It has brought to REHDA Selangor's attention on the implementation of Draft Cadangan: Jadual Garispanduan Pemberian Nisbah Plot di Kawasan PJ (Selain Kawasan TOD dan Seksyen 13). Although the guideline only applicable to area aside from TOD and Section 13, but the requirement of developer can only obtain 50% of the base Plot Ratio accorded to the sites and the other 50% is on incentive basis, has greatly impacted business decisions as well as viability of land development in Petaling Jaya. As such, REHDA Selangor has written and objected to MBPJ on such requirement.

On 18 September 2023, an informal discussion took place with En Ahmad Aszuandi dan En Razarul Iqmal, MBPJ Officers of Local Plan Unit, Planning Departmen. The purpose of the

meeting was to clarify and elaborate on the requests of the letter dated 25 August 2023 to ensure a mutual understanding of the matter. At the meeting, REHDA Selangor highlighted the negative impact of the guidelines and appeal to MBPJ to consider:

- The Plot Ratio stated in Petaling Jaya Masterplan should be maintained and not halved. This is important to maintain the confidence of investors and sustain the real estate development in Petaling Jaya.
- To review the said guideline as some requirements are impractical and impossible to achieve.
- The full Plot Ratio shall be given and not introduce additional infrastructure upgrading cost beyond the project boundary and surrounding.

The officers took note on REHDA's comment regarding the Plot Ratio issues and it will deliberate further with the Technical Department. En Aszuandi will refer to TPr. Lee Lih Shyan, Director of Planning Department on REHDA Selangor's proposal to conduct a workshop to discuss this matter. At the meeting, REHDA Selangor was also informed that MBPJ is currently working on combining the Rancangan Tempatan Petaling Jaya 1 & 2 into one consolidated document for a more efficient and effective future planning. However, there is no indication on the timeline.

PJ International Art Conference 2023

In conjunction with the 1st Asia Pacific Youth Folklore Festival, the Petaling Jaya Council in collaboration with Eastern Regional Organization for Planning and Housing (EAROPH) and Malaysian Association of Town Planners of Local Authorities (PETA) has organized the above conference on 23 and 24 September 2023. REHDA Selangor attended the two days conference that was held to share best practices among local authorities and the world's professional practitioners as well as discuss the importance of art and cultural elements to the physical, economic, social and environment of a city towards achieving the objectives of the Sustainable Development Goals (SDG's) and the New Urban Agenda (NUA).

The PJ International Art Conference held on 23 September 2023 hosted discussions amongst esteemed speakers from Australia, Singapore, Indonesia, South Korea, Kazakhshtan, USA and Malaysia in sharing topics ranging from city metamorphosis to the integration of art into public spaces and transportation strategies.

It follows with the Mayors And City Managers Roundtable Discussion on 24 September 2023 with an in-depth discussion amongst relevant stakeholders focus on "Achieving The Sustainable Development Goals (SDGs) 2030 Through People Empowerment And Inclusivity In Urban Art And Public Spaces". Key insights were shared on enhancing city resilience through art, heritage, and culture, drawing from the experiences of Klang, Melaka, and PJ cities. A presentation from Lancaster, Australia, shed light on a cultural development approach from a local government perspective. Moreover, the event facilitated dialogues with mayors and city managers, accompanied by a sharing session from UN Habitat & UNESCAP on the SDG Roadmap. Notably, at the roundtable discussions, all

participants signed a Concept Paper expressing interest in forming the Creative Cities Network Malaysia.

Sesi Tech In Berkaitan Sistem OSC 3.0 Plus Online (Proses 2 sehingga Proses 6 Deposit CCC) Bersama Perunding Profesional

Majlis Bandaraya Petaling Jaya organized the above event on 1 November 2023. The briefing was mainly to explain the new features of OSC 3.0 Plus Online system. Among the upgrades on the system include:

- Real-time technical agency review
- Online payment, application link to the developer for monitoring and payment purposes
- Workflow for applications that pass with plan amendments
- Workflow for tower and communication structures
- Submission of Borang B (Kerja Bangunan) dan Borang B (Kerja Tanah) not simultaneously

Engagement with Planning Department of Majlis Bandaraya Petaling Jaya (MBPJ)

On 5 December 2023, REHDA Selangor host a discussion with the Planning Department of MBPJ to address pertinent issues regarding urban development in Petaling Jaya. TPr. Lee Lih Shyan, Director of Planning Department together with 17 officers attended the discussion with focus on Transit-Oriented Development (TOD) and Plot Ratio guidelines. Representatives from both entities engaged in a comprehensive discussion, encompassing various aspects such as plot ratios guideline, green spaces requirement, improvement on infrastructure, affordable housing needs, and commercial zones development.

Key concerns and recommendations presented by REHDA Selangor including:

- **Plot Ratio Guidelines:** There have been concerns raised regarding the complexity and unpredictability of current guidelines, particularly in regard to determining Plot Ratio across both Transit-Oriented Development (TOD) and non-TOD sites. Achieving a uniformity in plot ratios is essential to promote sustainable development in Petaling Jaya
- **TOD & Non-TOD Criteria:** REHDA Selangor has advocated for a pragmatic implementation of criteria in both TOD and non-TOD area. Furthermore, it suggests incentivizing developments with green certifications and enhance landscaping to promote sustainability. It is also essential to streamlining the existing guidelines to ensure the feasibility of development in Petaling Jaya.
- **Market-Driven:** REHDA Selangor has underscored the importance of market-driven factors in mixed developments and the necessity for flexibility in serviced apartment projects. This approach is paramount in ensuring that developments align closely with the evolving needs of the community.
- **Affordable Development & Contributions:** Challenges pertaining to the development of affordable houses,

low-cost shop & factory, and various contributions were brought to attention at the meeting, REHDA Selangor suggested adapting policies to align with sustainability goals and market demand, while also urging a review of various subsidized infrastructure contributions and other charges.

- **Open Space:** Additionally, REHDA Selangor proposed the adoption of PLANMalaysia guidelines for open space allocation and advocated for streamlining of TOD guidelines based on zone-specific plot ratio.
- **Basement setback from boundary:** The impact of the 7'6" basement setback from the boundary was discussed as it reduced the usable area especially when the lot size is smaller.

MBPJ addressed the above concerns raised by REHDA Selangor and acknowledged the needs to review the Plot Ratio and TOD guidelines. It further deliberate challenges facing by the local councils on insufficient car park, delivery of development in accordance to KM submission, and the possibility of applying Plot Ratio in the computation for housing development.

Both parties agreed to establish a collaborative working committee to delve into the subject matters discussed at the meeting. Additionally, a Focus Group Discussion (FGD) involving stakeholders from diverse sectors is scheduled to ensure inclusive input and collaboration for sustainable urban development in Petaling Jaya. This initiative seeks to foster collaborative efforts in charting the course for future developments under MBPJ's purview.

of October 2023 due to ongoing update of the new e-Tanah system. This had delay the land matters dealing amongst developers.

- The challenges faced by developer on e-Tanah system were discussed particularly that the system do not recognise two different products under one development. This posed difficulty to developer especially those building the component of control price and free market units under the same block of building. REHDA Selangor to seek further clarification with the land office.

Koridor Utiliti (KUSEL)

- During the review period, the problems occur with KUSEL has been discussed several times. Concerns were raised about the TNB CSP approval process, which has been delayed due to the long pending approval of KUSEL. Committee emphasized that the majority of utilities matters are mostly directed towards KUSEL. Hence, the efficiency and effectiveness of KUSEL will impact the delivery of a project. REHDA Selangor is making effort to meet up with YB Tuan Ir. Izham Bin Hashim, EXCO of Infrastructure & Agriculture to further deliberate the matter, but no confirmation date yet.

Engagement with Majlis Perbandaran Kajang (MPKj):

Kajang/Sepang Zone Committee of REHDA Selangor paid a courtesy call to the new Yang DiPertua of MPKj, YBRs. Tuan Nazli Bin Md Taib on 5 January 2024 to brief and discuss issues related to the housing development in Kajang vicinity.

Subsequently REHDA Selangor has written officially to the YDP and highlighting on the following:

- REHDA Selangor appeal on expedited response time on reviews and approval of the Kebenaran Merancang and Building Plan submission, and in accordance to the MPKj's client charter. The committees also emphasised in order to prevent any delay of the project, the review and comment from relevant technical department shall be limited to two times only. In addition, the final project inspection before issuance of Certificate of Completion and Compliance (CCC), shall be conducted within 14 days after the submission of Borang G. This is to ensure no delay in handing over the houses to the buyers.
- REHDA Selangor advocating to reassess the *sumbangan pendidikan* of the Majlis. The contributions are imposed onto serviced apartment development that aim to improve the education facilities in the surrounding of the development. However, the required RM100,00 per class room contribution are deemed higher when compared to other Majlis. REHDA Selangor also emphasizes a more holistic approach is required and focus on the definite demand of schools based on the student population.
- REHDA Selangor proposing a more efficient process to handover the public landscape areas by suggesting a reasonable one-year timeframe post-completion of the public landscape to alleviate the maintenance burden on developers and for full enjoyment by the public.

KAJANG / SEPANG ZONE COMMITTEE

Chairman	: Ir. Lee Mei Foong
Deputy Chairman	: Mr Teo Guan Kiang
Committee Members	: Ms Shanaz Muztaza, Ar. Mong Meng Wei, Dato' Kenneth Chen, Mr Max Ng, Mr Rostam Abd Ghani, Mr Teh Tik Guan, Mr Mohamed Khalid, Mr Darren Ng, Mr Jackson Kua Seng Aik, Ms Yan Ong Kuan Yuen and Mr Badrolhisham.

Kajang / Sepang Zone Committee Meeting

During the period under review, the zone conducted several meetings and the following matters/concerns were discussed:

Land matters

- Concerns were raised about obtaining "Pelepasan Gadaian - 204GA Tanah Tertakluk kepada Gadaian" (Discharge of Mortgage) during the development stage of a project. The committee emphasis the restriction of the rule has impact the financing for project development, and suggesting that charge release should occur after the approval of MMKN is finalized.
- Additionally, Selangor Land Office had frozen new applications in relation to land matters for the month

The zone committee will continue engagement with MPKJ to resolve the matters.

Study on School Contributions

The zone committees took the initiative to conduct a study on the recent school contributions imposed by several local authorities in Selangor. The imposition was onto the serviced apartment development and the allocation was meant to upgrade the school facilities or building new classrooms to meet the student population. On the initial finding, it was found that the formula and sum of contributions were different at different authorities, and MPKJ has the highest sum of contributions. Amongst other concerns including school selection process and the transparency on fund distribution to meet the needs of the school.

Based on the findings, REHDA Selangor advocating for a uniform contribution standards across all councils in Selangor. The suggestion has been highlighted to YB Dato' Ng Suee Lim, EXCO of Local Government and Tourism during the courtesy visit to his office on 20 February 2024. It was well accepted and REHDA Selangor to share the research paperwork with YB Dato' Ng for his further understanding on the subject matter and for the state government to establish a holistic method on the school contribution imposition in Selangor.

HULU SELANGOR / SELAYANG / AMPANG JAYA ZONE COMMITTEE

Chairman : Mr Roland Tan
Deputy Chairlady : Ms Angela Chong
Committee Members : Mr Chin Foo Teck, Mr Geron Tan, Ms Emily Heng, Ms Cindy Wong, Ms Zoe Lau Li Chin, Mr David Loh, Mr Michael Fu, Ms Yan Ong Kuan Yuen and Mr Kelvin Ng Yong Fatt

Hulu Selangor / Selayang / Ampang Jaya Zone Committee Meeting

The Zone Committees have conducted a several meetings during the review period, and the following matters and concerns were discussed at the meetings:

- **Housing Integrated Management System (HIMS)**
The Zone Committee Members expressed satisfaction with the system's progress since its commencement, noting that linked information is now more accessible to developers. Additionally, it was acknowledged that approval times have significantly shortened, with the issuance of Advertising Permit (AP) is now faster than before. The members also noted that KPKT is now conducting thorough checks on all document submissions, and penalties will be imposed for any inconsistencies found in the submission.
- **QLASSIC Scoring System**
It was informed on the mandatory QLASSIC requirement for government project of above RM10million, and private project of above RM50million is to be

made mandatory for QLASSIC score of 60 and 70 respectively. The ruling will taken place from Jun 2027 onwards. Although the committee support such move, the concerns related to inadequate skill personnel in monitoring the progress, lack of skilled workers, unqualify assessors for QLASSIC assessment, etc. are amongst the concerns discussed at the zone meeting.

- **New Incenerator in Rawang**
The Zone Committee Members have been made aware of plans to construct a new incinerator in Rawang. The committee aims to bring to the attention of the local council if there is any potential impacts that the new incinerator may have on their project.
- **Courtesy Visit to Local Councils' Yang Dipertua**
During the review period, there were new appointments of Yang DiPertua amongst Majlis Perbandaran Hulu Selangor, Majlis Perbandaran Selayang and Majlis Perandaran Ampang Jaya. REHDA Selangor is in the midst of conducting courtesy visits to the newly appointed YDP to exchange views on matters related to the respective councils.
- **Delay in Blanket Consent Approval**
The concerns regarding the aforementioned issues were deliberated during the zone committee meeting. It was emphasized that obtaining approvals from the land office could take months, significantly exceeding the standard one-month timeframe from submission to approval. Delays of more than two months have been observed, impacting the timely resolution of land matters for member's project. Further engagement with the land office is necessary to pursue an amicable solution and prevent any additional delays in obtaining the blanket consent approval.
- **Withdrawal from HDA Account**
The Zone Committee Members were advised to adhere to the latest sample withdrawal letters provided by KPKT when handling the withdrawal of excess funds from the HDA account to mitigate any potential disputes.

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 Ong Chin Teck, 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 review period, the Zone Committee has conducted several meetings to discuss issues related to the vicinity of Subang Jaya. Amongst the matters discussed included:

- Majlis Bandaraya Subang Jaya (MBSJ) has set stringent requirements for Kebenaran Merancang (KM) and Building Plan (BP) submissions, which developer needs to complete and comply to the conditions set forth and obtain support letters within 28 days from the One-Stop Center (OSC) meeting date. Failure to comply will result in withdrawal of the submission with the potential of receiving half the payment back. Subsequently, the developer needs to resubmit the application with new fees. This procedure has been effective since March 2023. Extensions are no longer permitted, and it posed a challenge to the developer in meeting all the conditions within the stipulated timeframe.
- The committee members were cautioned on the mandatory installation of a sprinkler system for high-rise development. This requirement aligns with the updated Uniform Building By-Laws (UBBL) of 2021, stipulating sprinkler systems for apartments exceeding forty storeys or 120 meters in height. However, the recent request for the installation onto the project already under construction stage seems to be unjustifiable. The affected developer will appeal to the local council.
- BOMBA issued a circular detailing the installation heights of hose reels, as per the MS 1489-1:2023 standard, specifying maximum heights for the hose loop and inlet valve should not exceed 1.7 meters and 0.9 meters respectively. While the setback requirements for condominiums were clarified, with a 40ft setback for the main road and 20ft for adjacent land, encompassing BOMBA access.
- The latest BOMBA requirement for Electric Vehicle (EV) charging infrastructure was discussed and highlighted challenges in space allocation. Nonetheless, streamlining of approval processes and integration of EV-ready features into the project are essential. It also eliminates the need for separate arrangements of EV spots and enhances the overall safety measures.

Feedback for Program Publisiti Penyediaan Asas Rujukan Rancangan Tempatan Subang Jaya 2035 (Pengubahan)

On 3rd July 2023, REHDA Selangor submitted recommendations for Penyediaan Asas Rujukan Rancangan Tempatan Subang Jaya 2035 (Pengubahan) to MBSJ and amongst the suggestions were:

- **Transit-Oriented Development (TOD) and Parking Regulations:**
 - REHDA Selangor advocates for the designation of all transit stations within a 500-meter radius as Transit-Oriented Development (TOD) zones. This designation will foster mixed-use development around the transit hubs, encouraging a pedestrian-friendly environment and reducing reliance on private vehicles.
 - It was proposed to introduce flexible parking regulations and remove restrictions on the number of parking levels permitted. This adaptive approach ensures that parking infrastructure can accommodate evolving urban needs while promoting sustainable transportation alternatives.
 - To optimize land use and enhance pedestrian safety, it was recommended to adopt a “zero setback” principle for TOD developments that are facing the roads. Additionally, connecting multi-level parking structures without setbacks can facilitate seamless integration with transit-oriented communities, supporting accessibility and convenience.
 - REHDA Selangor suggested incorporating dedicated EV parking spaces within visitor parking areas, particularly in multi-level and underground facilities. This initiative promotes the adoption of environmentally friendly transportation options and aligns with sustainable urban mobility objectives.
- **Development Regulations:**
 - Reassessing population thresholds for essential facilities such as schools based on unit types and number of rooms is a better indicator. This ensures equitable access to amenities and supports the evolving needs of diverse communities.
 - REHDA Selangor recommended removing the 2.0-acre land size limit for apartment and townhouse development in traditional village areas. This measure aims to balance urban growth while preserving the cultural heritage, fostering sustainable and inclusive development.
 - To address market demand and accommodate varying household needs, REHDA Selangor advocates for removing maximum size restrictions for serviced apartment developments. This can promote housing affordability and diversity, contributing to a more inclusive housing market.
 - REHDA Selangor suggested expanding the criteria for permitting serviced apartment developments beyond TOD areas. This initiative promotes housing affordability and supports economic diversification,

contributing to a vibrant and inclusive urban landscape.

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 - REHDA Selangor suggested expanding the criteria for permitting serviced apartment developments beyond TOD areas. This initiative promotes housing affordability and supports economic diversification, contributing to a vibrant and inclusive urban landscape.
- **Transportation and Infrastructure:**
 - It was recommended to re-evaluate current bus bay requirements and exploring layby concepts for public transportation. This enhances transit accessibility and improves the efficiency of public transportation networks, which further supporting sustainable mobility solutions.
 - REHDA Selangor proposed to review the calculation of Social Impact Assessment (SIA) reports based on population metrics of 5,000 people instead solely on the number of units. This ensures a comprehensive evaluation of development projects' societal implications, facilitating informed decision-making and community engagement.
 - REHDA Selangor appealed to revise the condition of the allocating sightseeing bus compartment for every 40 Apartment/SOHO units. This condition is excessive and fails to accurately address transportation needs, while also presenting impracticalities from a land use standpoint.

by the Subang Jaya City Council (MBSJ). The event was also attended by representatives from State Economic Planning Unit (UPEN), PLANMalaysia@Selangor, Selangor Department of Statistics (DOSM), Lembaga Perumahan dan Hartanah Selangor (LPHS), Invest Selangor, and other relevant NGOs and agencies. This marked the third deliberation of the FGD series and aimed to gather feedback and analyze data from stakeholders regarding initiatives or programs that have been implemented are in line with the goals of the Sustainable Development Goals (SDGs). The discussion was segmented into three groups focusing on Social, Environment and Management aspects. All inputs and responses from the stakeholders will contribute to enhancing the Voluntary Local Review (VLR) Report for MBSJ.

FGD Subang Jaya Voluntary Local Review (VLR) Blueprint and Subang Jaya City SDGs Roadmap

REHDA Selangor participated in the above Focus Group Discussion (FGD) on 5 March 2024, which was organized

PHOTOS OF EVENTS



Annual General Meeting 2022/2023



Study Trip to Melbourne



Bowling Tournament 2023



Hari Raya Open House 2023



MAPEX Selangor Barat 2023



MAPEX October 2023



Courtesy Visit by TNB Selangor



Members Outreach 2023



Courtesy Visit by Klang Chinese Chamber of Commerce and Industry



Members Outreach 2023

PHOTOS OF EVENTS



Chinese New Year Networking#CNY 2024



Courtesy Visit to Pengarah Bomba Selangor



Project Tours 2024 to Datum Jelatek Residence, Ampang



Courtesy Visit to Selangor EXCO of Housing and Culture, YB Tuan Borhan



Courtesy Visit to YB Dato' Ng Sze Lim, Selangor State EXCO



Project Tours 2024 to Datum Jelatek Residence, Ampang



Courtesy Visit to YDP Majlis Perbandaran Kuala Selangor



MAPEX Selangor 2024



Project Tours 2024 to Kapas Heights Residence, Bangsar



Industry Tour to Elmina Business Park, Sg Buloh



Courtesy Visit to YDP Majlis Perbandaran Kajang

CALENDAR OF EVENTS

MAY 2023

- 1-5 Study Trip to Melbourne.
- 11 Majlis Lebaran Dirai by JPPH Selangor. Attended by Ms Cheryl Chan.
- 13 REHDA Hari Raya Open House 2023.
- 17 Focus Group Discussion on 'Projek Kajian Impak Pelaksanaan SmartKADASTER di kawasan Greater KL sehingga Seremban' with JUPEM. Attended by Sr. Nik Ashbil Nik Hisham (SP Setia).
- 18 Annual General Meeting 2022/2023.
- 22 Seminar Penginapan Pekerja Jangka Pendek (TLQ) dan Asrama Pekerja Berpusat (CLQ) by Majlis Perbandaran Klang. Attended by En Zulkifly Garib, also as one of the panel speaker.
- 29 Discussion and feedback on RKK Seksyen 13, Petaling Jaya by Petaling Jaya Zone Committee Members. Attended by Mr Kelvin Choo, Ms Nuwee samuel, En Adly Sham, Mr David Loh, Mr James Lee, Mr Che King Tow, Ms Cheryl Chan and Ms Kalsum Jamian.
LPHS Board Meeting 1/2023. Attended by Datuk Zaini Yusoff.

JUNE 2023

- 2 Courtesy Visit to IWK Selangor & KL. Attended by Datuk Ir. Tiah Oon Ling.
- 2-4 MAPEX 2023 @ Mid Valley Exhibition Centre.
- 8 Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting 1-2023/2024.
- 9 Petaling Jaya Zone Committee Meeting 1-2023/2024.
- 12 Kajang/Sepang Zone Committee Meeting 1-2023/2024.
- 13 Subang Jaya Zone Committee Meeting 1-2023/2024.
- 15 Branch Committee Meeting 1-2023/2024.
- 22 Planning Policies and Standards Sub-Committee Meeting 1-2023/2024.

JULY 2023

- 18 Events, Publications and Communication Sub-Committee Meeting 1-2023/2024.
- 31 Klang/Kuala Langat Zone Committee Meeting 1-2023/2024.

AUGUST 2023

- 01 Subang Jaya Zone Committee Meeting 2-2023/2024.
Kajang/Sepang Zone Committee Meeting 2-2023/2024.
- 2 Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting 2-2023/2024.
Focus Group Discussion (FGD) on 'Penyediaan Blueprint Rancangan Selangor Mampan' by PlanMalaysia Selangor. Attended by Ms Cheryl Chan.
- 3 Petaling Jaya Zone Committee Meeting 2-2023/2024.
- 3-6 MAPEX Selangor Barat 2023@Central I-City, Shah Alam.
- 10 Branch Committee Meeting 2-2023/2024.
- 15 Engagement Session with Ministry of Education (MoE) on the Review of Policy for School Provision. Attended by Datuk Tan Hon Lim, Mr James Tan, En Azhar Shaharudin, Ms Shanaz Muztaza and Ms Cheryl Chan.
- 16 Briefing on Syndication ESAH 3.1 Scope Metering Addendum by TNB. Attended by Datuk Ir. Tiah Oon Ling, Ir. Teo Ching Wee, Ms Cheryl Chan and Ts. Izuddin Ismail.
- 17 Planning Policies and Standards Sub-Committee Meeting 2-2023/2024.
- 23 Simposium on 'Amalan Perancangan Terbaik' by Research and Development department of PLANMalaysia. Attended by Ts. Izuddin Ismail.
- 24 Briefing on e-Tanah System by Pejabat Tanah dan Galian (PTG) Selangor. Attended by Ts. Izuddin Ismail.
- 28 Meeting with Pertubuhan Arkitek Malaysia (PAM) on the Application of Universal Design. Attended by Dato' TPr. Neoh Soo Keat, En Tengku Ikmal, Ms Cheryl Chan and Ts. Izuddin Ismail.
- 30 Focus Group Discussion (2) on 'Penyediaan Blueprint Rancangan Selangor Mampan' by JPBD Selangor. Attended by Ts. Izuddin Ismail.

SEPTEMBER 2023

- 11 Focus Group Discussion (2) on 'Rancangan Tempatan Majlis Perbandaran Kuala Selangor 2035' by PLANMalaysia Selangor. Attended by Mr Denn Gan and Ts. Izuddin Ismail.
- 13 Events, Publications and Communication Sub-Committee Meeting 2-2023/2024.
- 18 Meeting on Plot Ratio Matters with MBPJ Bahagian Perancang and Rancangan Tempatan Division. Attended by Mr Kelvin Choo, Ms Teo Chui Ping, En Adly Sham and Ms Cheryl Chan.
- 23-24 PJ International Art Conference 2023. Attended by Datuk Zaini Yusoff, En Adly Sham, Ms Cheryl Chan and Ms Kalsum Jamian.
- 27 REHDA Selangor Project Tour to Novus Business Park, Glenmarie, Shah Alam.
Petaling Jaya Zone Committee Meeting 3-2023/2024.

OCTOBER 2023

- 2 Courtesy Visit by TNB Selangor (Retail Division). Attended by En Zulkifly Garib, Dato' Edward Chong, Datuk Ho Hon Sang, Datuk Ir. Tiah Oon Ling, Ir. Teo Ching Wee, Mr Loo Chee Yang, En Sezleen Bahzme, En Azhar Shaharudin, Mr Denn Gan and Ms Cheryl Chan.
- 3 Subang Jaya Zone Committee Meeting 3-2023/2024. Courtesy Visit to Selangor State EXCO of Housing and Culture, YB Tuan Borhan bin Aman Shah. Attended by Datuk Zaini Yusoff, Dato' Edward Chong, Datuk Ho Hon Sang, En Zulkifly Garib, Mr Loo Chee Yang, Ir. Teo Ching Wee, Ms Shanaz Muztaza and Ms Cheryl Chan.
- 4 Kajang/Sepang Zone Committee Meeting 3-2023/2024
- 5 Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting 3-2023/2024.
- 6 Klang/Kuala Langat Zone Committee Meeting 2-2023/2024.
- 6-8 REHDA Brainstorming Session. Attended by Datuk Zaini Yusoff, Datuk Tan Hon Lim, Mr James Tan and Ms Cheryl Chan.
- 9 Social Impact Assessment (SIA) Symposium 2023 by PERSADA and PLANMalaysia. Attended by Ms Cheryl Chan and Ts. Izuddin Ismail.
- 10 REHDA Selangor Industry Tour to Elmina Business Park, Sungai Buloh.
- 12 Branch Committee Meeting 3-2023/2024.
- 19 Planning Policies and Standards Sub-Committee Meeting 3-2023/2024.
- 24 Workshop on 'Semakan dan Pindaan Manual Garis Panduan Perancangan dan Piawaian Negeri Selangor Edisi 5' by PLANMalaysia@Selangor. Attended by Datuk Tan Hon Lim and Ts. Izuddin Ismail.
- 25 Courtesy Visit to Pengarah Bomba Selangor, YS PKPjB Wan Md Razali bin Wan Ismail. Attended by Datuk Zaini Yusoff, Datuk Ho Hon Sang, Tan Sri Dato' Teo Chiang Kok, Ir. Teo Ching Wee, Datuk Tan Hon Lim, Datuk Ir. Tiah Oon Ling and Ms Cheryl Chan.
- 27-29 MAPEX 2023 @ Mid Valley Exhibition Centre.
- 30 LPHS Board Meeting 2-2023. Attended by Datuk Zaini Yusoff.

NOVEMBER 2023

- 1 Sesi Tech In Berkaitan OSC 3.0 Plus Online (proses 2 sehingga proses 6 deposit CCC) Bersama Perunding Profesional. Attended by Ms Nuwee (Sunway) and Ts. Izuddin Ismail.
- 6 Shah Alam/Kuala Selangor Zone Committee Meeting 1-2023/2024.
- 8 Workshop on 'Pemurnian Pindaan Enakmen Lembaga Perumahan dan Hartanah Selangor 2001' by LPHS.

CALENDAR OF EVENTS

Attended by Datuk Zaini Yusoff, also represented as panel speaker.

- 23 REHDA Selangor Members Outreach 2023.

DECEMBER 2023

- 1 MIP MyPlace Awards Dinner 2023. Attended by Datuk Zaini Yusoff.
- 2 REHDA Selangor Bowling Tournament 2023.
- 5 Meeting on Plot Ratio Matters with Pengarah Jabatan Perancangan Majlis Bandaraya Petaling Jaya (MBPJ), Tuan TPr. Lee Lih Shyan. Attended by Mr Kelvin Choo, Datuk Ho Hon Sang, Tan Sri Dato' Teo Chiang Kok, En Azhar Shaharudin, Mr James Tan, Mr Ngian Siew Siong, Ms Teo Chui Ping, Dato' David Tan, Mr Cheong Kok Fah (Sunway PKNS), Ms Cheryl Chan and Ms Kalsum Jamian.
- 8 Majlis 'Ada Apa Dengan NIMP 2030' by MITI. Attended by Ts. Izuddin Ismail.
- 13 Branch Committee Meeting 4-2023/2024.
- 19 LPHS Board Meeting 3-2023. Attended by Datuk Zaini Yusoff.

JANUARY 2024

- 5 Courtesy Visit to YDP Majlis Perbandaran Kajang, Tuan Nazlin bin Md. Taib. Attended by Datuk Zaini Yusoff, Ir. Lee Mei Foong, Mr Teo Guan Kiang, Mr Max Ng, Mr Mong Meng Wei and Ms Cheryl Chan.
- 8 Shah Alam/Kuala Selangor Zone Committee Meeting 2-2023/2024.
- 9 Courtesy Visit by Klang Chinese Chamber of Commerce and Industry (KCCCI). Attended by Datuk Zaini Yusoff, Datuk Ho Hon Sang, Datuk Sr Charlie Chia, Mr Loo Chee Yang, Ir. Teo Ching Wee, Datuk Tan Hon Lim, Mr Denn Gan and Ms Cheryl Chan
- 11 Planning Policies and Standards Sub-Committee Meeting 4-2023/2024.
- 16 Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting 4-2023/2024.
- 19 Subang Jaya Zone Committee Meeting 4-2023/2024.
- 22 Kajang/Sepang Zone Committee Meeting 4-2023/2024.
- 23 Petaling Jaya Zone Committee Meeting 4-2023/2024.
- 30 Klang/Kuala Langat Zone Committee Meeting 3-2023/2024.

CALENDAR OF EVENTS

- 30 REHDA Selangor Project Tour 2024 #1 - Datum Jelatek Residence, Ampang.
- 31 Events, Publications and Communication Sub-Committee Meeting 3-2023/2024.

FEBRUARY 2024

- 1 Courtesy Visit to YDP Majlis Perbandaran Kuala Selangor, YBr Tuan Mohamad Hanafe bin Basri. Attended by Datuk Zaini Yusoff, Mr Denn Gan, Ms Ella Nor, Ms Ho KH, Mr Alex Seeni and Ms Cheryl Chan.
- 2 Branch Committee Meeting 5-2023/2024.
REHDA Selangor Chinese New Year Networking#CNY 2024.
- 20 Courtesy Visit to YB Dato' Ng Suee Lim, Selangor State Exco of Local Government and Tourism. Attended by Dato' Edward Chong, Dato' Ho Hon Sang, En. Zulkifly Garib, Mr Loo Chee Yang, Ir. Teo Ching Wee, Ms Shanaz Muztaza, Datuk Tan Hon Lim and Ms Kalsum Jamian.
- 21-23 'Bengkel Penambahbaikan Insentif Galakan Pembinaan Rumah Mampu Milik (Rumah Idaman MBI and Rumah Selangorku Harapan)' by Lembaga Perumahan Hartanah Selangor (LPHS). Attended by Ts. Izuddin Ismail.
- 28 REHDA Selangor Project Tour 2024 #2 - Kapas Height Condominium, Bangsar.
Focus Group Discussion(FGD) on 'Penambahbaikan Pengurusan & Kawalan Anjing Terbiar dan Punca' by Majlis Bandaraya Shah Alam(MBSA). Attended by Ms Kalsum Jamian.

MARCH 2024

- 4 Sesi Seranta Awam (Public Consultation) Bagi Pembangunan Dokumen Malaysia Sewerage Industry Guidelines (MSIG) Vol. 1-Planning Principles and Tools by SPAN. Attended by Mr James Tan, En Sezleen Bahzme and Ms Cheryl Chan.
Shah Alam/Kuala Selangor Zone Committee Meeting 3-2023/2024.
- 5 Focus Group Discussion (FGD) Series 3 to Produce Subang Jaya Voluntary Local Review (VLR) Blueprint and Sustainable Development Goal 's Subang Jaya City Road Map by Majlis Bandaraya Subang Jaya. Attended by Ts. Izuddin Ismail.
- 10 Majlis Penyerahan Kunci Rumah Bagi Projek Rumah Selangorku Selindung Daun, Mukim Ulu Yam, Hulu Selangor by LPHS. Attended by Datuk Zaini Yusoff.

- 18 Meet and Greet Iftar Ramadan with Dr. Ong Kian Ming, Former Member of Parliament for Bangi & Deputy Minister of International Trade and Industry by Bangi Resort and Development Corporation Sdn Bhd. Attended by Ms Shanaz Muztaza, Mr Teo Guan Kiang, Mr Teh Tik Guan, Mr Ethan Lai, Mr Warren Ng and Ms Cheryl Chan.
- 27 Hulu Selangor/Selayang/Ampang Jaya Zone Committee Meeting 5-2023/2024.

APRIL 2024

- 1 Kajang/Sepang Zone Committee Meeting 5-2023/2024.
- 2 Sesi Siasatan Tempatan dan Pendengaran (JKSTP) for RKK Seksyen 13, Petaling Jaya by Majlis Bandaraya Petaling Jaya. Attended by Ms Teo Chui Ping, Ms Nuwee Anak Samuel, Ar.Mong Meng Wei and Ms Cheryl Chan.
- 19 Branch Committee Meeting 6-2023/2024.
- 24 Forum Bertajuk Peranan Kawal Selia Terhadap Pembekal Produk Industri Perkhidmatan Air Sempena Dengan Pameran Asiwater 2024 by Suruhanjaya Perkhidmatan Air Negara (SPAN). Attended by Datuk Tan Hon Lim and En Nor Aziman.
- 25 Seminar on How to Deal with The Recent Key Issues Affecting Housing Developments by Logic Plus Events. Attended by Ms Cheryl Chan.
- 26-28 MAPEX Selangor 2024@Pavilion Bukit Jalil.

**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 2023**

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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 2023 as set out on pages 29 to 39. 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 2023 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
01413/05/2024 J
PARTNER

Kuala Lumpur, Malaysia

Dated – 15 April 2024

**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 29 to 39 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 2023 and of its results and cash flows for the financial year ended on that date.



DATUK ZAINI BIN YUSOFF

Dated – 15 APR 2024

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 29 to 39 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 Kuala Lumpur in the Federal Territory
on **15 APR 2024**



TEO CHING WEE

Before me



Commissioner for Oaths



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

STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER 2023

	Note	2023 RM	2022 RM
NON-CURRENT ASSETS			
Property, plant and equipment	4	28,578.76	34,852.86
TOTAL NON-CURRENT ASSETS		<u>28,578.76</u>	<u>34,852.86</u>
CURRENT ASSETS			
Other receivables and prepayments	5	46,410.00	66,498.67
Investment in trust funds	3	3,803,294.88	3,674,037.79
Fixed deposits with licensed banks		11,502,845.52	11,512,183.86
Fixed deposit interest receivable		181,285.29	113,967.74
Cash and bank balances		305,695.77	320,450.41
TOTAL CURRENT ASSETS		<u>15,839,531.46</u>	<u>15,687,138.47</u>
TOTAL ASSETS		<u>15,868,110.22</u>	<u>15,721,991.33</u>
ACCUMULATED FUNDS			
Balance as at 1st January		15,178,644.43	14,144,720.96
Surplus for the year		317,606.40	1,033,923.47
		<u>15,496,250.83</u>	<u>15,178,644.43</u>
CURRENT LIABILITIES			
Other payables and accruals	6	235,203.34	378,516.90
Amount due to head office	7	136,656.05	164,830.00
TOTAL CURRENT LIABILITIES		<u>371,859.39</u>	<u>543,346.90</u>
TOTAL LIABILITIES		<u>371,859.39</u>	<u>543,346.90</u>
TOTAL FUNDS AND LIABILITIES		<u>15,868,110.22</u>	<u>15,721,991.33</u>

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

STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST DECEMBER 2023

	Note	2023 RM	2022 RM
INCOME			
Entrance and subscription fees		233,990.00	191,850.00
Fixed deposit interest income		362,093.92	231,973.07
Surplus from seminar	8	0.00	69,986.46
Surplus from property fair	9	404,426.64	331,029.53
Certification fee HOC		0.00	1,404,960.00
Other income		200.00	4,471.76
Investment income distribution		28,157.41	4,451.04
Change in fair value of trust funds		107,857.47	63,715.25
		<u>1,136,725.44</u>	<u>2,302,437.11</u>
EXPENDITURE			
Employees' benefits	10	430,638.68	515,613.21
Administrative expenses	11	321,973.44	405,191.13
		<u>(752,612.12)</u>	<u>(920,804.34)</u>
		384,113.32	1,381,632.77
TAX EXPENSE (Contribution to Headquarter)	12	<u>(66,506.92)</u>	<u>(347,709.30)</u>
SURPLUS FOR THE YEAR		<u><u>317,606.40</u></u>	<u><u>1,033,923.47</u></u>

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

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31ST DECEMBER 2023

	2023 RM	2022 RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Surplus for the year	317,606.40	1,033,923.47
Adjustments for :-		
Depreciation of property, plant and equipment	6,274.10	7,498.57
Tax expense	66,506.92	347,709.30
Interest income	(362,093.92)	(231,973.07)
Trust funds income	(28,157.41)	(4,451.04)
Change in fair value of trust funds	(107,857.47)	(63,715.25)
Operating (deficit)/ surplus before changes in working capital	(107,721.38)	1,088,991.98
Decrease/(Increase) in receivables	20,088.67	(65,756.39)
Increase/(Decrease) in payables	94,512.49	(162,858.28)
Cash generated from operations	6,879.78	860,377.31
Share of tax payment	(332,506.92)	(1,116,709.30)
Interest received	294,776.37	228,125.27
Trust funds income	28,157.41	4,451.04
Net cash used in operating activities	(2,693.36)	(23,755.68)
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment in trust funds	(21,399.62)	(1,604,451.04)
Purchase of property, plant and equipment	0.00	(6,760.00)
Net cash used in investing activities	(21,399.62)	(1,611,211.04)
Net decrease in cash and cash equivalents	(24,092.98)	(1,634,966.72)
Cash and cash equivalents as at 1st January	11,832,634.27	13,467,600.99
Cash and cash equivalents as at 31st December	11,808,541.29	11,832,634.27
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	11,502,845.52	11,512,183.86
Cash and bank balances	305,695.77	320,450.41
	11,808,541.29	11,832,634.27

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

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31ST DECEMBER 2023

	2023 RM	2022 RM
CASH AND BANK BALANCES AS AT 1ST JANUARY	320,450.41	1,931,756.93
RECEIPTS		
Received from property fair	252,300.00	285,600.00
Received from seminar	0.00	150,630.00
Received from Head Office	451,320.00	166,770.00
Received from sundry receivables	28,922.41	25,960.00
Received from certification fee HOC	0.00	1,246,530.00
Refund from sundry deposits	30,080.00	6,000.00
Uplift of fixed deposits	1,055,807.79	1,873,786.61
Interest received from fixed deposits	23,306.92	27,860.86
Other income	200.00	0.00
	1,841,937.12	3,783,137.47
	2,162,387.53	5,714,894.40
PAYMENTS		
Accommodation	0.00	5,194.00
Bank charges	230.50	309.50
Contribution, gifts and souvenirs	10,188.00	11,080.00
Contribution to HQ	15,000.00	0.00
Courier charges	27.50	4,155.01
Deposits and prepayment	30,216.00	5,168.67
Donations	36,200.00	12,000.00
EPF and socso contribution	42,987.85	43,508.35
General expenses	80.45	971.35
Insurance	8,288.27	4,534.56
Member get together expenses	15,261.40	9,000.00
Maintenance of office equipment	2,633.62	11,027.80
Maintenance of website	2,575.00	6,603.33
Medical expenses	2,081.05	2,068.10
Meeting expenses	16,912.90	16,679.92
Newspapers and periodicals	480.00	796.90
Part timer and contract staff for HOC	0.00	97,308.88
Open house	22,341.76	0.00
Placement in fixed deposits	775,000.00	1,649,862.00
Placement in trust funds	0.00	1,600,000.00
Postage	0.00	660.00
Printing and stationery	5,146.85	18,149.94
Professional fee	7,950.00	4,680.00
Property fair expenses	159,911.18	135,323.57
Purchase of diaries	3,780.00	5,880.00
Purchase of property, plant and equipment	0.00	6,760.00
Recruitment services - Job agencies	756.84	0.00
Refreshments	83.72	666.65
Rental of photocopier	3,360.00	2,820.00
Rental of Head Quarters	0.00	6,000.00
REHDA uniforms	0.00	3,615.00
Research fee for REHDA institute	50,000.00	50,000.00
Salaries, allowances and bonus	315,060.00	288,276.77
Secretarial fee	36,000.00	36,000.00
Seminar expenses	0.00	91,973.54
Staff fee	3,680.00	0.00
Staff welfare	4,000.00	2,100.00
Sundry payables and accruals	280,242.68	151,465.58
Share of tax payment	0.00	1,102,799.30
Telephone and fax charges	3,525.32	3,711.24
Travelling expenses	2,690.87	3,294.03
	(1,856,691.76)	(5,394,443.99)
CASH AND BANK BALANCES AS AT 31ST DECEMBER	305,695.77	320,450.41

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

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2023

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 2023

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 2023

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 2023

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

	2023 RM	2022 RM
Trust funds in Malaysia, at cost		
At beginning of year	3,610,322.54	2,005,871.50
Additions for the year	0.00	1,600,000.00
Distributions at cost	21,399.62	4,451.04
At end of the year	<u>3,631,722.16</u>	<u>3,610,322.54</u>
Fair value adjustment :		
At beginning of year	63,715.25	0.00
Change in fair value for the year	107,857.47	63,715.25
At end of year	171,572.72	63,715.25
At end of year	<u>3,803,294.88</u>	<u>3,674,037.79</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 2023

4. PROPERTY, PLANT AND EQUIPMENT

	Furniture & fittings RM	Office equipment RM	Computer software RM	Website development RM	Total 2023 RM	2022 RM
Cost						
At 01.01.2023	18,546.74	94,121.83	9,812.00	66,170.00	188,650.57	181,890.57
Additions	0.00	0.00	0.00	0.00	0.00	6,760.00
At 31.12.2023	18,546.74	94,121.83	9,812.00	66,170.00	188,650.57	188,650.57
Accumulated depreciation/Impairment						
At 01.01.2023	5,597.98	83,982.73	9,800.00	54,417.00	153,797.71	146,299.14
Charge for the year	1,685.90	2,238.20	0.00	2,350.00	6,274.10	7,498.57
At 31.12.2023	7,283.88	86,220.93	9,800.00	56,767.00	160,071.81	153,797.71
Carrying amount						
At 31.12.2023	11,262.86	7,900.90	12.00	9,403.00	28,578.76	0.00
At 31.12.2022	12,948.76	10,139.10	12.00	11,753.00	0.00	34,852.86

5. OTHER RECEIVABLES AND PREPAYMENTS

	2023 (RM)	2022 (RM)
Other receivables	1,350.00	11,330.00
Deposits	20,000.00	0.00
Prepayments	25,060.00	55,168.67
	<u>46,410.00</u>	<u>66,498.67</u>

6. OTHER PAYABLES AND ACCRUALS

	2023 (RM)	2022 (RM)
Other payables	97,741.34	176,098.90
Accruals	137,462.00	202,418.00
	<u>235,203.34</u>	<u>378,516.90</u>

7. AMOUNT DUE TO HEAD OFFICE

	2023 (RM)	2022 (RM)
Amount due to Head Office	58,413.84	(186,170.00)
Estimated tax payable to Head Office	85,000.00	351,000.00
Tax at source recoverable	(6,757.79)	0.00
	<u>78,242.21</u>	<u>351,000.00</u>
	<u>136,656.05</u>	<u>164,830.00</u>

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2023**8. SURPLUS FROM SEMINAR**

	2023 (RM)	2022 (RM)
Gross income	0.00	161,890.00
Expenditure incurred	0.00	(91,986.54)
	<u>0.00</u>	<u>69,986.46</u>

9. SURPLUS FROM PROPERTY FAIR

	2023 (RM)	2022 (RM)
Fee from participants/Share of surplus from joint MAPEX	564,337.82	460,600.00
Expenditure incurred	(159,911.18)	(129,570.47)
	<u>404,426.64</u>	<u>331,029.53</u>

10. EMPLOYEES' BENEFITS

	2023 (RM)	2022 (RM)
Salaries, allowances and bonus	368,138.00	359,006.77
EPF, socso and EIS contributions	49,371.85	51,996.35
Refreshments	83.72	666.65
Staff welfare	4,000.00	2,100.00
Recruitment services - Job agencies	756.84	0.00
Contract and part timer staff for HOC	0.00	97,308.88
Staff insurance	8,288.27	4,534.56
	<u>430,638.68</u>	<u>515,613.21</u>

11. ADMINISTRATIVE EXPENSES

	2023 (RM)	2022 (RM)
Accommodation	0.00	5,194.00
Auditors' remuneration	3,000.00	3,200.00
Bank charges	230.50	309.50
Courier charges	497.35	4,143.51
Contribution, gifts and souvenirs	10,188.00	10,970.00
Contribution to HQ	15,000.00	0.00
Depreciation of property, plant and equipment	6,274.10	7,498.57
Donations	36,200.00	52,000.00
General expenses	80.45	971.35
Maintenance of office equipment	3,452.29	11,027.80
Maintenance of website	2,151.00	6,998.33
Medical fee	2,081.05	2,068.10
Meeting expenses	16,912.90	16,801.42
Member get together expenses	19,611.40	9,000.00
Newspapers and periodicals	480.00	796.90
Printing and stationery	5,253.34	17,850.00
Professional fee	13,384.74	4,680.00

NOTES TO THE FINANCIAL STATEMENTS - 31ST DECEMBER 2023

11. ADMINISTRATIVE EXPENSES (cont'd)	2023 (RM)	2022 (RM)
Purchase of diaries	3,780.00	5,880.00
Postage and stamps	0.00	660.00
REHDA open house	22,341.76	19,700.00
REHDA uniforms	0.00	3,615.00
Rental to Headquarter	0.00	6,000.00
Rental of photocopier	3,360.00	2,820.00
Research fee for REHDA institute	50,000.00	50,000.00
Secretarial services to Head Office	36,000.00	36,000.00
Seminar fee	3,680.00	0.00
Study trip	61,798.37	120,000.00
Telephone and fax charges	3,525.32	3,712.62
Travelling expenses	2,690.87	3,294.03
	<u>321,973.44</u>	<u>405,191.13</u>

12. TAX EXPENSE

	2023 (RM)	2022 (RM)
Provision of share of current year's tax	(85,000.00)	(351,000.00)
Provision of share of prior year's tax	351,000.00	1,120,000.00
Share of prior year's tax apportionment	(332,506.92)	(1,116,709.30)
Overprovision in prior year's tax	18,493.08	3,290.70
	<u>(66,506.92)</u>	<u>(347,709.30)</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 2023, the estimated fair values of financial instruments of the Association are as follows :-

<u>Financial assets</u>	2023 (RM)	2022 (RM)
Financial assets measured at fair value:		
Investment in trust funds	3,803,294.88	3,674,037.79
Financial assets measured at cost less impairment:		
Other receivables and deposits	21,350.00	11,330.00
Fixed deposits, cash and bank balances	11,989,826.58	11,946,602.01
	<u>15,814,471.46</u>	<u>15,631,969.80</u>
<u>Financial liabilities</u>		
Financial liabilities measured at amortised cost:		
Other payables and accruals	235,203.34	378,516.90
Amount due to head office	136,656.05	164,830.00
	<u>371,859.39</u>	<u>543,346.90</u>








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