

**SARAWAK HOUSING AND REAL ESTATE DEVELOPERS' ASSOCIATION (SHEDA)
MINUTES OF THE 16TH ANNUAL GENERAL MEETING**

Held on Saturday, 14th February 2009 at Rainforest Ballroom 1 Four Points by SHERATON, Kuching

Present:

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|-----------------------------------------------|--------------------------------|
| 1. EXCO HWS Properties Sdn Bhd | William Wei (Chairman) |
| 2. EXCO Oricon Sdn Bhd | Hj Zaidi Bin Ahmad |
| 3. EXCO Y.H Wong Enterprise Sdn Bhd | Wong Yew Hui |
| 4. EXCO Sendayan Development Sdn Bhd | Lawrence Law Siew Hie |
| 5. EXCO Dascom Sdn Bhd | Jee Chun Fah |
| 6. EXCO SL Harmony Sdn Bhd | Iskandar Sharkawi |
| 7. EXCO Kintown Development Sdn Bhd | Joseph Wong Kee Liong |
| 8. EXCO Sim Sim Construction Sdn Bhd | Dr. Richard Tan Yoke Seng |
| 9. EXCO CMS Property Development Sdn Bhd | Evelyn anak Joseph Jutem |
| 10. EXCO Tiara Realty Sdn Bhd | Dr. Christopher Ngui Siew Ling |
| 11. EXCO Naim Cendera Sdn Bhd | Chung Soon Chiong |
| 12. EXCO Joseph Design & Contract Sdn Bhd | Joseph Ting King Sung |
| 13. EXCO Sarawak Land (Kemena Park) Sdn Bhd | Troy Yaw Chee Wen |
| 14. Advanced Synergy Realty Sdn Bhd | Kho Swee Loong |
| 15. Proxy: Arasy Assets Sdn Bhd | Zaidi bin Ahmad: proxy |
| 16. Proxy: Aquabloom Sdn Bhd | Joseph Ting King Sung: proxy |
| 17. Proxy: Barnwood Baru Sdn Bhd | Wong Yew Hui: proxy |
| 18. Proxy: BBC Construction Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 19. Proxy: Bodco Eng & Constr Sdn Bhd | John Panil: proxy |
| 20. Borneo Development Corp (S) Sdn Bhd | John Panil |
| 21. Proxy: Borwak Sdn Bhd | Wong Yew Hui: proxy |
| 22. Proxy: Budi Waja Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 23. Caldecott Construction Sdn Bhd | Albert Wong |
| 24. CDM Resources Sdn Bhd | Albert Wong |
| 25. C.K.K. Enterprise Sdn Bhd | Leong Pit Wee |
| 26. Central Land Development Sdn Bhd | Yap Min Su |
| 27. Proxy: Chieng Chuang Construction S B | Joseph Wong Kee Liong: proxy |
| 28. Proxy: Chieng Sons Realty Sdn Bhd | Wong Yew Hui: proxy |
| 29. Classic Thunder Sdn Bhd | Albert Wong |
| 30. Crystal Realty Sdn Bhd | Violet Voon Kiang Eng |
| 31. Custodev Sdn Bhd | Lau Kiew Huat |
| 32. Desa Ilmu Sdn Bhd | Pei Ching |
| 33. Proxy: Destiny Properties Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 34. Doyon Development Sdn Bhd | Troy Yaw Chee Wen |
| 35. Proxy: Edar Bahagia Sdn Bhd | Lawrence Law Siew Hie: proxy |
| 36. Proxy: Fabulous Enterprise Sdn Bhd | Joseph Ting King Sung: proxy |
| 37. Faradale Development Sdn Bhd | Paul Lee |
| 38. Proxy: HDC-Amcorp Sdn Bhd | Lawrence Law Siew Hie; proxy |
| 39. HWS Properties Sdn Bhd | James Hii |

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| 40. | Proxy: High Class Development Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 41. | Proxy: Hock Lee Construction Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 42. | Proxy: Hock Lian Development Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 43. | Proxy: Hock Peng Realty Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 44. | Hock Seng Lee Construction Sdn Bhd | Angie John |
| 45. | Holto Development Sdn Bhd | Alex Ting Kuong Kuo |
| 46. | Hua Hong Hong Sdn Bhd | Philip Ho Kian Sin |
| 47. | Proxy: Hundrin Realty Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 48. | Proxy: Interhill Enterprise Sdn Bhd | Wong Yew Hui: proxy |
| 49. | Proxy: Indah Kerjaya Sdn Bhd | Christopher Ngui: proxy |
| 50. | Proxy: Jayhub Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 51. | Proxy: Johabaru Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 52. | Junda Realty Sdn Bhd | John Panil |
| 53. | Proxy: Juru Intan Sdn Bhd | Joseph Ting King Sung: proxy |
| 54. | Kasuma Resort Sdn Bhd | Henry Lim Ung Eng |
| 55. | LTH Enterprise Sdn Bhd | Lai Chien Wei |
| 56. | Proxy: Landworks Company Sdn Bhd | Joseph Ting King Sung: proxy |
| 57. | Proxy: Luk Enterprise Sdn Bhd | Joseph Wong Kee Liong: proxy |
| 58. | M & D Enterprise Sdn Bhd | Roy Lawan |
| 59. | Proxy: Min Sing Company Sdn Bhd | Wong Yew Hui: proxy |
| 60. | Proxy: Miri Housing Dev Sdn Bhd | Wong Yew Hui: proxy |
| 61. | Proxy: Nice Realty Sdn Bhd | Joseph Ting King Sung: proxy |
| 62. | PRC Development Sdn Bhd | Wong Pak Ming @ Philip |
| 63. | Paling Construction Sdn Bhd | Sia Hiong Ngee |
| 64. | Proxy: Pekerjaan Piasau konkerit Sdn Bhd | Wong Yew Hui: proxy |
| 65. | Proxy: Pembinaan Jingco Sdn Bhd | Lawrence Law Siew Hie |
| 66. | Proxy: Rajang Land Sdn Bhd | Joseph Ting King Sung: proxy |
| 67. | RB Development Sdn Bhd | Chong Ching Foong |
| 68. | R.H. Vision (S) Sdn Bhd | Peter Wong Hung Huang |
| 69. | Regal Advantage Sdn Bhd | Nicholas Wong Pak Kiong |
| 70. | Regal Arcade Sdn Bhd | Sharon Lau Mee Toh |
| 71. | Proxy: Riaplus Sdn Bhd | Joseph Ting King Sung: proxy |
| 72. | Proxy: SHCC Holdings Sdn Bhd | Joseph Ting King Sung: proxy |
| 73. | Proxy: SL Harmony Development Sdn Bhd | Joseph Ting King Sung: proxy |
| 74. | Proxy: Sendayan Development Sdn Bhd | Joseph Ting King Sung: proxy |
| 75. | Proxy: SendayanRealty Sdn Bhd | Joseph Ting King Sung: proxy |
| 76. | Sendayan Properties Sdn Bhd | Louis Ting Tiew Hee |
| 77. | Proxy: Seng Ling Development Sdn Bhd | Joseph Ting King Sung: proxy |
| 78. | Sim Swee Yong Dev & Constr Sdn Bhd | Sim Kiang Chiok |
| 79. | Proxy: Soon Hup (EM) Constr Sdn Bhd | Joseph Ting King Sung: proxy |
| 80. | Spago Property Sdn Bhd | Su Pang Wee |
| 81. | Syarikat Perumahan Negara Berhad | Mohd. Anan Mokhtar |
| 82. | Proxy: Tanaplex Sdn Bhd | Joseph Ting King Sung: proxy |
| 83. | Timber Land Properties Sdn Bhd | Kevin Choo Chung Ing |
| 84. | Ting Holdings Sdn Bhd | Alex Ting Kuong Kuo |
| 85. | Tiong Ung Siew Sdn Bhd | Francis Chang Tun Sen |
| 86. | Top Green Construction Sdn Bhd | Kueh Chiaw Boon |
| 87. | Total Reliability Sdn Bhd | Ibrahim Syam bin Abu Bakar |

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| 88. | Proxy: Unique Classic Homes Sdn Bhd | Joseph Ting King Sung: proxy |
| 89. | Proxy: Unique Harvests Sdn Bhd | Wong Yew Hui: proxy |
| 90. | Upcojaya Constr & Engineering S B | Ting Teck Kai |
| 91. | Proxy: WSL Xiang Xiang Sdn Bhd | Wong Yew Hui: proxy |
| 92. | Proxy: W.T.K. Realty Sdn Bhd | Joseph Ting King Sung: proxy |
| 93. | Well-Town Constr Development Sdn Bhd | Teo Kheng Kok |
| 94. | Proxy: W.T.K. Realty Builders Sdn Bhd | Joseph Ting King Sung: proxy |
| 95. | Proxy: Yemas Development Sdn Bhd | Joseph Ting King Sung: proxy |
| 96. | Proxy: Yong Lung Construction Sdn Bhd | Wong Yew Hui: proxy |
| 97. | Proxy: Sendayan Properties Sdn Bhd | Ting Tiew Hee: proxy |
| 98. | Affiliated: Arrowwork Dev Sdn Bhd | John Panil |
| 99. | Affiliated: BDC Realty Sdn Bhd | John Panil |
| 100. | Affiliated: BDC Stallion Sdn Bhd | John Panil |
| 101. | Affiliated: Custodev Dua Sdn Bhd | Christ Teo |
| 102. | Affiliated Maxiplan Dev Sdn Bhd | Siddiqi Mustapha |
| 103. | Affiliated: Shin Yang Constr Sdn Bhd | Wong Yew Hui |

In Attendance

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|----|-------------------|----------------------------------------------------|
| 1. | Teo Eng Leong | Teo and Co |
| 2. | David Toh | David Allan Sagah Teng Advocates |
| 3. | Francis Toh | Sio and Ting Advocates |
| 4. | Voon Chen Thong | Awang Chua Voon Ting Ronald & Co Advocates |
| 5. | Bartholomew Wong | WP Perancang Sdn Bhd |
| 6. | Winston Bale Utot | PAS, Ministry of Social Development & Urbanization |
| 7. | Peter Ho | SHEDA Executive Secretary |
| 8. | Sinorita Mujan | SHEDA Assistant Executive Secretary |
| 9. | Mohd. Eswandy | SHEDA Administration and Communication Officer |

1. MEETING CALLED TO ORDER

The 16th AGM was called to order at 10.30 am with Mr. William Wei at the chair. He welcomed all members and observers and invited all present to introduce themselves.

2. ESTABLISHMENT OF QUORUM

The Secretary General, Mr. Jee Chun Fah announced the meeting had the requisite quorum with 97 member companies and proxies in accordance with Article 13 (1) of the Constitution.

2 (1) ADOPTION OF AGENDA OF MEETING

The agenda was unanimously adopted with the following amendments:

i) To include item 2(1) "Adoption of Agenda of Meeting" after Item 2 "Establishment of Quorum"

ii) To move Item 8 "Divisional Liaison Committee Reports: a) Sibul Division, b) Bintulu Division, c) Miri Division" to below Item 6 "Secretary-General's Report" as Item 7. Treasurer General's report becomes item 8

iii) To include Item 10 (1) "Dissolution of the Executive Council for the term 2006/2009" after Item 10 "Appointment of Returning Officers for election"

3. CONFIRMATION OF MINUTES OF THE 15TH ANNUAL GENERAL MEETING

The Minutes of the 15th AGM was confirmed as proposed by Tuan Hj. Zaidi Ahmad and seconded by Dr. John Panil with the following amendments:

a) Item 7 Page 10: Sheda Property Roadshows BINTULU to read: "Hosted the Property Roadshows on 26 – 28 October at the Park City Mall"

b) Item 9 Page 21: Appendix a) line 5 after...Miri and Sibul. Delete "Clarification from the Ministry"

c) Item 9 Page 21: Appendix b) line 4 to read: "He said that the official formula given by the Lands & Surveys was of not much use as it did **not** include the value of the land to be charged for each category of land"

4. MATTERS ARISING FROM THE MINUTES OF THE 15TH AGM

5.1 Criminal Case – Nazerah Obeng

i) Civil Case No. 22-31-2004-1 SHEDA v Nazerah Obeng

ii) Civil Case No. 22-30-04-III(1) – SHEDA V Malayan Banking Berhad

The above two (2) cases are still awaiting the decision of the High Court.

iii) Public Prosecutor V Nazerah u/s 403 of the Penal Code

The magistrate set the hearing from February 23-27 2009.

5. PRESIDENT'S ADDRESS by Mr. William Wei

The President, Mr. William Wei welcomed and thanked all members and observers for their attendance. This annual general meeting will witness the dissolution of the Executive Council for the term 2006-2009 and the election of office bearers for the term 2009-2012. He said he is retiring after having served SHEDA for two (2) continuous terms and expressed his gratitude to all members for their support and cooperation during his tenure. He also thanked thank ASSSAR SENARI HOLDINGS SDN BHD AND ASSAR SENARI GROUP OF COMPANIES for their generous support in sponsoring the 16th AGM.

He said despite putting in a lot of efforts, many issues are yet to be resolved and with the global recession setting in, there is even more urgency to find solutions to these issues while bracing for new challenges ahead. It was not his intention to set up a road map for the incoming President and his committee as he believed the new team will have fresh ideas to tackle problems facing the housing sector.

Amongst the issues highlighted by the President was low cost housing. He said low cost housing should be built by government agencies rather than the private sector because the heavy burden had become untenable for developers to bear due to the high costs and slowdown in the market as a result of the global financial crisis. He also touched on the high SESCO connection charges and revision upwards of housing density to be on par with the other states. SHEDA is also appealing for the regulating of building material prices in the state and the amendment of full upfront payment of survey fees to the Land Surveyors Board for survey works to be paid in stages.

He also urged the government to put in place legislations on gated and guarded community development in Sarawak. For now, the rules and regulations on GACOS are still not available in the State, however, in Peninsula Malaysia, the development of GACOS is regulated under the Strata Titles Act. A study tour to Brisbane on GAGOS development has been proposed in the first half of 2009 to be led by the Minister of Environment and Public Health.

SHEDA has resolved pertinent issue as regards the requirement of the Bahagian Pinjaman Perumahan of the Federal Government Treasury on the registration and lodgment of caveat against properties in Sarawak. SHEDA had also assisted in resolving the delay in the issuance of land titles for 78 house buyers in Taman Sri Matang 2 in November 2008 and the Sibu Liaison resolved a case involving 69 house buyers in 2007.

The President stressed on SHEDA's policy to always work closely with related professions, industries, suppliers and government and believed this relationship will continue to flourish. He will certainly give his full support to the new team as they weather the storm through the expected difficult times ahead.

6. SECRETARY GENERAL'S REPORT by Mr. Jee Chun Fah

The Secretary General presented his report which contained issues and events throughout 2008. He said that the President had touched on most of what he wanted to report. He highlighted that SHEDA should focus specifically on issues raised during the Economic Roadshow organized by the State Planning Unit on 05 February 2009. Participants were asked to submit their proposals direct to Chief Minister of Sarawak and Minister in the Prime Minister's Department, Tan Sri Amirsham Abdul Aziz in respect of State and Federal issues.

A. STATE LEVEL ISSUES

1. UTILITY CHARGES

SHEDA is proposing that:

a. Utility companies should bear the cost of the distribution network and infrastructure/installation works as part of their investment cost. Developers should not be made to pay for the construction of the distribution network (including surrendering the land for sub-station) as these installations eventually become SESCO's assets to generate profit by selling electricity to the end users.

b. A **unitized rate** is charged throughout the State **equivalent** to what **TNB** is charging in West Malaysia. The charge in Sarawak is very high and varies from project to project.

2. SURVEY FEES

SHEDA is proposing that survey fees should be paid in two installments – 50% upfront and 50% upon approval of the survey plan by the relevant authority.

The applicable rate should be similar to that currently charged in other states of Malaysia.

3. MALAYSIA MY SECOND HOME PROGRAM (SARAWAK)

The government must further relax the rules and regulations to make it attractive as compared with the other states in the country.

4. REVIEW HOUSING DENSITY UPWARDS

Density control for the various types of housing/development should be flexible and be permitted to revise upwards. Density control should be related to distribution of population in an urban centre.

Residential density for landed housing of 1-2 storey be increased from the present 8 units per acre to between 10-12 units per acre of land. The residential density for high-rise building be increased from the present 24 units per acre to 50 units per acre in urban area of major towns and 30 units per acre in sub-urban area of major towns.

B. FEDERAL LEVEL ISSUES

1. BANKS' LENDING POLICY

Lending to the housing and construction sector should be deemed as **"PRIORITY"**

It is proposed that commercial banks allow new and existing borrowers to service interest only for the next 24 months and to pay the principal and interest at a later date. Banks to automatically adjust the monthly repayment installment amount the moment the interest rates come down.

2. WAIVER OF STAMP DUTY

Proposed that government waive stamp duty on memorandum of transfer, memorandum of charge and deed of assignment for any type of property transactions irrespective of considerations for the next 24 four months.

3. HOME OWNERSHIP CAMPAIGNS BY GOVERNMENT

In the 1998/99 downturns, the Government had spearheaded Home Ownership Campaigns with specific, comprehensive home ownership incentives, including stamp duty waivers, higher loan margins, and discounts which have proven to be an effective catalyst to generate buying interests.

In the 1998 crisis, a total of RM3.6 billion worth of properties, including residential properties to a tune of RM3 billion in values, was sold in a one-month span of the campaign alone. What the industry needs in the current slowdown are similar specific stimulus packages that could act as levers to effectively generating market transactions and measures to reduce costs of doing business.

ONE-TIME GRANT FOR 1st TIME HOUSE BUYERS - A one-time monetary grant to help first time house buyers and tax relief on interests on housing loans would have resulted in direct impact on buyers' affordability levels and demand for housing. Potential buyers have adopted a wait-and-see attitude for a few months now and such incentives will provide the lever to accelerate buying interest.

This has been practiced in Australia and the United States of America. The 1st time house buyers will receive a certain amount of grant which has a high multiplier effect.

E.g.: If 1st time house buyer is given a grant of RM5,000, developer will replace one home and if the construction cost is RM100,000, the multiplier effect is 20 times.

4. LEVY CONTRIBUTIONS TO CIDB

To cease with immediate effect as it is burdening the developers. Levy collected thus far has not been practically utilized to benefit the housing/construction industries.

5. LOW COST HOUSING

Low cost housing should be built by government and government agencies

6. TAX DEDUCTIONS FOR DEVELOPERS

The current tax system is not friendly and conducive to business especially on determination of profit and payment of tax by developers for their projects. Presently, the formula of "pay as you earn" is not fair to the developers and they have to pay even before the project account is break even.

It is proposed that the formula be revised as follows;

1. Defer "pay as you earn" formula and pay only upon closing of account OR
2. "Pay as you earn" can only commence for projects when the developer has reached break even point. At the moment, developers pay even before break even sales is achieved.

SHEDA Diary of events 2008

5 Jan 2008	Working Committee Meeting No. 1/2008 SARBEX 2008 meeting
18 Jan 2008	Malaysia Property Incorporated Meeting (MPI) Kuching
22 Jan 2008	Meeting with Ministry of Public Utilities on connection charges
22 Jan 2008	MPI meeting (KL)
26 Jan 2008	14 th AGM at Hilton Kuching
28 Jan 2008	Meeting with Ministry of Public Utilities on connection charges
31 Jan 2008	FIPCOM Launching (Bukit Jalil, Kuala Lumpur)
12 Feb 2008	Meeting with PS MOH on 7 th State Housing Coordination Committee meeting
18 Feb 2008	MPI Meeting at KK
20 Feb 2008	FIPCOM meeting
27 Feb 2008	Meeting with BPP KL on registration of PA and Deed of Assignment prior to release of loans
29 Feb 2008	Meeting on repeal of hire purchase registration ordinance (S) (repeal) act 2007

04 Mar 2008	<i>Meeting on BPP matters</i>
6 Mar 2008	<i>Meeting with BPP KL</i>
11 Mar 2008	<i>Meeting on BPP matters</i>
13 Mar 2008	<i>SESCO Working Committee meeting – new connection guidelines 2008 SARBEX 2008 meeting</i>
25 Mar 2008	<i>Dialogue- BPP/SHEDA (Etiqa Takafu)</i>
26 Mar 2008	<i>Courtesy call & meeting with Minister of Housing by BPP</i>
31 Mar 2008	<i>7th State Housing Coordination Committee meeting SARBEX 2008 meeting</i>
10 Apr 2008	<i>Meeting with MID - Sarawak State Entrepreneur Award 2008</i>
18 April 2008	<i>1st Council Meeting 2008 and SARBEX 2008 meeting</i>
19 April 2008	<i>8th Malaysian Developers' Council (MDC) Meeting – KL</i>
22 April 2008	<i>Working Committee Meeting No. 2/2008</i>
05 May 2008	<i>Meeting on 15th Anniversary Dinner</i>
06 May 2008	<i>Meeting with PS MOH on housing related issues</i>
07 May 2008	<i>Meeting on native land development & caveat issues</i>
09 May 2008	<i>SARBEX 2008 meeting</i>
15 May 2008	<i>Meeting on revision of housing density & building set-backs</i>
20 May 2008	<i>Meeting with BPP KL on legal status of PA to be used in Sarawak which is not registered in the High Court in West Malaysia</i>
21 May 2008	<i>Briefing on import of construction materials from China and overseas by CSI Holdings Limited, Hong Kong</i>
23 May 2008	<i>SARBEX 2008 The annual SARBEX 2008 kicked off on 23 May at Permata Exhibition Center, Kuching. The three-day event was held until 25 May. 30 developers and 21 suppliers and services' companies participated to show-case their products.</i>
10 Jun 2008	<i>Launching of Sarawak Business Forum</i>
3 Jul 2008	<i>Visit to 10th China (Guangzhou) International Building Decoration Fair and visit to projects from 3-10 July 2008</i>

15 Jul 2008	Briefing by CSI from Hong Kong
18 Jul 2008	2 nd Council Meeting and SARBEX 2008 post mortem meeting
23 Jul 2008	Visit to CSI Holdings Office/Factory in Hong Kong and China
25 Jul 2008	Sibu Home & Property Road Show from 25-27 August 2008
28 Jul 2008	Federal Housing Loan Seminar (Hilton Kuching) BPP announced PA and caveat registration put on hold
29 Jul 2008	Federal Housing Loan Seminar (Parkcity Everly Bintulu) Study visit & networking to Johor Bahru & Singapore from 29-31 July 2008 organized by SCCI
4 Aug 2008	Meeting on restructuring loan with MOH
4 Aug 2008	Meeting on supplementary agreement – BPP loans
5 Aug 2008	Meeting with BSN & Takaful Ikhlas
6 Aug 2008	Seminar on Federal Housing Loan by Takaful Ikhlas
8 Aug 2008	15 th Anniversary Dinner meeting
11 Aug 2008	Meeting With BPP KL on supplementary agreement
12 Aug 2008	Discussion on Low Cost Housing with SPNB Meeting with consultant Mr. Lau Ing Siong on SESCO issues
19 Aug 2008	15 th Anniversary Dinner meeting
23 Aug 2008	SHARED Night
25 Aug 2008	FIPCOM meeting
27 Aug 2008	Courtesy Visit by Bertam Properties Sdn Bhd from Penang
28 Aug 2008	Sarawak Business Forum Meeting – formation of SBF committee, activities for 2008-2009 and draft of memorandum of agreement
29 Aug 2008	Miri Home & Property Road Show from 29 - 31 August 2008
11 Sep 2008	15 th Anniversary Dinner meeting
18 Sep 2008	3 rd Council meeting
19 Sep 2008	Meeting with FMM on SESCO industrial tariff

- 22 Sep 2008 *Discussion with SMA on connection charges*
- 23 Sep 2008 *Farewell call on Puan Habibah, Head BPP, Kuching*
- 26 Sep 2008 *Working Committee Meeting No. 3/2008*
- 30 Sep 2008 *15th Anniversary Dinner meeting*
- 22 Oct 2008 *15th Anniversary Dinner meeting*
- 1 Nov 2008 *4th Council Meeting*
15th Anniversary Dinner (Hilton Kuching) and launching of 1st edition of SHEDA Directory 2008-2010
- An estimated 500 distinguished guests including the Minister of Housing, Datuk Amar Abang Haji Abdul Rahman Zohari attended the gala dinner. The event also saw the launching of the 1st edition of SHEDA Directory 2008-2010 & SHEDA Property Man of the Year 2006, 2007 & 2008*
- 2 Nov 2008 *9th MDC Meeting*
- 14 Nov 2008 *Meeting on land conversion premium estimates & MOH circulars*
- 20 Nov 2008 *Courtesy Call to Dato Sri Wong Soon Koh*
Familiarization visit by Advocates Association of Sarawak, Kuching Branch to SHEDA
- 21 Nov 2008 *Kuching Home & Property Road Show: 21 – 23 November 2008*
- 24 Nov 2008 *Taman Sri Matang 2 Case*
- A meeting was held with representatives of the residents, developer, MOH and SHEDA regarding the delay in the issuance of the land titles which the residents claimed in the newspapers were not forthcoming. The matter was amicably settled after the developer informed he had already paid the land premium and other fees immediately after collecting the bills from the Land Office. The parties were grateful to SHEDA for assisting in resolving the matter.*
- 26 Nov 2008 *Meeting with MOH on joint memorandum dated 10 October 2008 submitted by MIP, PAM and SHEDA calling for a review of the housing density, waiver of the provision of low cost housing and development control standards.*
- 2 Dec 2008 *Meeting with IRB KL on provisions for land conversion premium*

A meeting was held with the Deputy Director-General (Technical) and her senior officers to discuss the provisions for land conversion premium, etc to close project accounts in Sarawak and why developers cannot pay the premium earlier. A survey was done on 12 December 2008 to collect data related to the matter from members.

6 Dec 2008 *FIPCOM meeting (1st founding protem committee meeting)*

9 Dec 2008 *Meeting on Low Cost Housing issues*

SHEDA Executive Diary 2009

The SHEDA Executive Diary 2009 was published on 27th October 2008. Complimentary copies were distributed to each members, advisers, staff, advertisers and government departments/authorities and guests during SHEDA's 15th Anniversary Dinner. SHEDA Executive Diary is available at RM25 each.

SHEDA Directory 2008 - 2010

The 1st edition of SHEDA Directory 2008 – 2010 was successfully published on 30th October 2008. The publication was launched by the Minister of Housing, Sarawak in conjunction with SHEDA 15th Anniversary dinner on 01 November 2008. Contents included messages, its commitment, incorporation of SHEDA, Code of Practice, council members and liaison committees and others. The SHEDA Directory is available at RM50 each for members and RM80 for non-members.

SHEDA Website

The SHEDA website (www.sheda.org.my) has been re-launched on 6th February 2009 with new look and updates. The website will be updated at the end of each week and shall be done by the Secretariat itself. Previously it was done by a webmaster and had caused delays and much confusion during its updating. Members are invited to advertise both their products and vacancies in the website.

SHEDA Communiqué

The **SHEDA Communiqué** has continued its publication replacing the previous "Talking Points". Secretariat came out with four issues in 2008 which had been distributed to members and other parties. The publication was also distributed during SHEDA's 15th Anniversary Dinner. The SHEDA Communiqué contains the information related to the housing industries and real estate including latest statements and policies from the government and local authorities. Secretariat will continue with the publication of another four issues (once every three months) starting with Volume 2 - Issue 1, 2009 this coming March. Members are welcome to contribute articles and advertise in the SHEDA Communiqué.

Amendments to SHEDA Constitution

On 17 September 2008, the Registrar of Societies (ROS) gave approval to the amendments to certain articles in SHEDA Constitution.

Federal Housing Loan Seminar

SHEDA held the Federal Housing Loan Seminar on two separate venues at Hilton Hotel Kuching and Parkcity Everly Hotel Bintulu on 28 and 29 July 2008 respectively. During the event, the Federal Housing Loan Division announced that housing developers no longer have to register a power of attorney (PA) and lodge a caveat on properties in Sarawak thus shortening the process of getting loans released from the treasury's housing loan division.

Visit to 10th China (Guangzhou) International Building Decoration Fair & Development Projects

SHEDA organized a group visit to the 10th China (Guangzhou) International Building Decoration Fair from 3 to 10 July 2008 at China Import & Export Fair Pazhou Complex, Guangzhou concurrently with China International Floor Covering Fair 2008 and China International Exhibition for Sanitary Ware and Building Ceramics 2008. The visitors also stopped by to see the lighting products and furniture exhibition at Guzhen and Lecong, Foshan. A delegation of 27 persons comprising mainly SHEDA members participated.

Proposed Activities for 2009

1. Seminar on Planning, Construction and Management of Gated and Guarded Communities
2. Study tour: Brisbane, Queensland on GACOS development
3. Seminar on Professional Selling Techniques and After Sales Services
4. Seminar on Construction Defects or Routine Repairs
5. Seminar on Property Tax 2009
6. Business Luncheon - Sarawak Property Market Outlook 1Q 2009
7. Datuk Amar Abang Haji Abdul Rahman Zohari Cup Golf Tournament
8. Council meetings – visits to Sibul, Bintulu and Miri Liaisons
9. SARBEX 2009
10. Home & Property Road Show (Kuching, Sibul, Bintulu & Miri)
11. Study Tour: Sabah, Singapore & Kuala Lumpur (REHDA Secretariat & Institute)
12. SHEDA Annual Dinner
13. Charity Drive Program – In collaboration with Habitat for Humanity Malaysia.

Other issues that SHEDA will continue to focus

- Malaysia My Second Home (MM2H)
- Land Matters
- Planning Issues
- Low Cost Housing
- SESCO Connection charges
- Survey Fees and Professional Fees

The Secretary General concluded his report with a big thank you to all members for their support and cooperation without which he would not be able to execute his work. He apologized for any shortcomings especially in resolving issues and proposed that the new team make a courtesy call to the Chief Minister of Sarawak and submit a memorandum on problems faced by developers.

7. Divisional Liaison Committee Reports

7.1 Sibu Liaison Report by Chairman, Mr. Lawrence Law Siew Hie

Sibu Liaison had good relationship with government, business community and the public.

On 17 January 2008, a meeting was held between SHEDA Members and the Chairman of Building & Civil Engineering Contractors Association, Sibu. Issues discussed were installation of communication pipes and advance tapping work effective from 07 February 2008. The members also attended a dialogue session with Sibu Water Board, consultants and mains layer aimed for better cooperation to achieve quality works and materials used for the improvement of water reticulation system and to reduce complaints. Effective 01 January 2009, developer is required to install Electromagnetic Flow Meter for housing development exceeding 40 units

On the SESCO issues, he mentioned that the connection charges are varies from division to other division and suggested a review. He proposed SHEDA to request SESCO to hold a road show on computation of connection charges especially on LT charges.

He reported that developers in Sibu were still not clear on the new land policy and suggested a dialogue with Lands & Surveys Department. A one-stop agency was suggested by developers to screen process and approve applications related to land development.

The SHEDA Home & Property Road Show – Sibu 2008 was held from 25-27 July 2008 at Wisma Sanyan and officiated by YB Datuk Robert Lau Hoi Chew, Deputy Minister of Housing and Local Government.

SIBU LIAISON COMMITTEE MEMBERS 2009/2012

On 6th February 2009, SHEDA Sibu's AGM was held at Paramount Hotel.
The Meeting elected the following new Office Bearers for year 2009-2012:

Liaison Chairman	:	Mr Joseph Ting King Sung, Joseph Design & Contract S/B
Secretary	:	Ms Lovetta Tiong Ley Eng, Edar Bahagia S/B
Treasurer	:	Mr Richard Ting Siew Ngie, Unique Classic Homes S/B
Members		Mr Alex Ting Ping Ang, Yemas Development S/B
		Mr Shen It Min, Seng Ling Development S/B
		Mr Ting Chek Jiong, Nice Realty S/B
		Mr Ting Kah Tiing, SHCC Holding S/B
		Mr Ting Teck Kai, Upcojaya Construction Engineering S/B

7.2 Bintulu Liaison Report by Chairman, Mr. Troy Yaw Chee Wen

While the year 2008 was most challenging, members continued to give their commitment to resolve issues. Bintulu members believed that their determination and commitment will resolve further some of the outstanding difficult issues.

a. Bintulu Liaison Committee Meeting

The Bintulu liaison had held 6 meetings in 2008 as follows:

- (a) 9th January 2008, ParkCity Everly Hotel
- (b) 27th February 2008, Paling Construction Office
- (c) 25th April 2008, Kintown Development Office
- (d) 11th June 2008, Johabaru Office
- (e) 19th August 2008, ParkCity Everly Hotel
- (f) 5th November 2008, ParkCity Everly Hotel

b. Amendments: Drainage Capital Contribution Policy for Private Housing Development in Bintulu – 03 January 2008

BDA gave a formal reply on the long pursued drainage capital contribution issue on 03 January 2008. BDA will 30% discount of the fixed rate of RM10,000 per acre to all new private housing developments until further notice. Thus, developers are now required to pay RM7,000 per acre of development before the issuance of Certificate of Practical Completion can be made. BDA also agreed that all drainage capital contributions which had been made or contra on or after the 13 May 2004, using the fixed rate of RM10,000 per acre, a rebate amounting to 30% of the actual total amount paid by the respective developer is also granted which can be used to offset the payment of drainage contribution for future development.

c. Dialogue with BDA

A dialogue session with BDA was held on 20 August 2008. Both parties have reached mutual understanding to collaboratively resolve some of the issues discussed. Mr. Troy Yaw reported that the following issues had been resolved:

1. Drainage contribution
2. The erection of pondok in housing estates
3. The installation and/or operation of CCTVs in Bintulu

d. Press Release – Price hike for new houses in Bintulu

A press conference was called on 11 June 2008 to announce a 15%-25% of price increase for newly built houses in Bintulu. Old selling prices would be maintained for completed units. Potentials were urged to take the opportunity to buy the completed houses at “old price”.

e. New BDA submission procedure – Building, Engineering and Structural Plans

Effective 01 July 2009, building plan may be submitted simultaneously with engineering plan on condition the building plan can only be approved after engineering plan approval. Structural plan may be submitted later on condition it shall be deposited for record purposes before the release of the approved building plan.

f. Dialogue with Land and Survey Bintulu

Bintulu Liaison members held a dialogue session with Lands and Surveys Department on 04 November 2008 pertaining to the earth extraction license and issuance of land title issues. The Superintendent verbally agreed to do Pre and Post survey for any earth extraction activity in Bintulu to determine the amount of earth extraction. According to the department, the long delay in issuance of land titles is a common problem throughout the state of Sarawak; it normally took a minimum 2 years to process the land titles. They will bring the matter to the higher authority to decide a suitable timeframe for issuance of land title.

g. Bintulu SHEDA office building

Bintulu Liaison had obtained green light for the construction. A building committee had been formed to prepare the tender for the construction in January. SHEDA Bintulu Liaison intends to start the building construction work in 2009.

h. Bintulu Liaison Committee Members 2009/2012 Term

The Bintulu Liaison AGM was held on 12 February 2009 at ParkCity Everly Hotel at 10.00 a.m. The following persons were elected as office bearers for the term 2009-2012:

Liaison Chairman :	Mr. Troy Yaw Chee Weng (Sarawak Land (Kemena Park) S B
Vice Chairman :	Mr. Yek Nai Kwong (BBC Construction Sdn Bhd)
Secretary :	Mr. Joshua Sia Kee Wei (Paling Construction Sdn Bhd)
Treasurer :	Mr. Jason Ting Pin Nging (Johabaru Sdn Bhd)
Public Relation :	Mr. Sia Ky Soon (Budi Waja Sdn Bhd)
Committee Members:	Dr. Francis Toh Chiew Peng (Hock Peng Realty Sdn Bhd)
	Eric Tang Kuok Hui (Chieng Chuang Construction Sdn Bhd)
	Luk Sing Tung (Luk Enterprise Sdn Bhd)
	Patrick Lau Hieng Ung (Destiny Properties Sdn Bhd)
	Ting Sing Hiap (Hock Lee Construction Sdn Bhd)
	Victor Tang See Hua (Jayhub Sdn Bhd)
	Ling Yew Kiong (Hundrin Realty Sdn Bhd)
	Terry Tie Teck Hung (High Class Development Sdn Bhd)

7.3 Miri Liaison Report by Chairman, Mr. Wong Yew Hui

Miri Liaison AGM was held on 11 February 2009 at KOK CHEE RESTAURANT, at 6:30 p.m. and the following persons were elected as office bearers for the term 2009-2012.

Liaison Chairman:	Mr. Leonard Fong Siew Min	Barnwood Baru S/B
Secretary:	Mr. Simon Tiong	Borwak S/B
Treasurer:	Mr. Kiu Chiong Chui	Interhill Enterprise S/B
Committee members:	Frederick Ngu	Shin Yang Constr S/B
	Edward Lau-	Miri Housing Dev. Realty S/B
	Wong Siaw Loong	WSL Xiang Xiang S/B
	Ho Swee Ing	Borwak S/B
	Chieng Tiong Huat	Chieng Sons Realty S/B
	Kenny Poi	Yong Lung Construction S/B
	Wong Yew Hui	Y.H.Wong Enterprise S/B

Mr. Wong Yew Hui also reported that SHEDA MIRI – Home & Property Road Show 2008 was held at Boulevard Shopping Complex, Miri from 29th August to 31st August 2008.

He mentioned that the market for properties below RM300,000 still command good demand especially from the oil and gas industrial sector. Miri is expected to have over a thousand additional rooms in the next few years with the completion of some 3-5 stars hotel.

The housing market is slow due to increase of price and cautious lending by financial institutions despite lowering of interest rates by Bank Negara Malaysia.

8. TREASURER-GENERAL'S REPORT BY MR. JOSEPH WONG KEE LIONG

8.1 To receive and to approve the Audited Accounts for year ending 31st December 2008

The Treasurer-General presented the audited accounts for the year ending 31st December 2008 with a surplus of RM107, 583.95.

The sum of RM9,600 for bad debt was the amount written off on advertising charges in the Talking Points as the advertiser was not satisfied with the works.

The audited accounts for the year ending 31st December 2008 was received and approved as proposed by Dr, Christopher Ngui Siew Ling and seconded by Mr. Peter Wong Hung Huang.

8.2 To receive and to approve the Proposed Budget for the Year 2009

The Treasurer-General presented the proposed budget for the year 2009 with a surplus of RM1,640.

Mr. Sim Kiang Chiok queried whether interest income on fixed deposit and annual subscription fees would drop due to the lower rates and economic slowdown. Mr. Joseph Wong replied the interest income could probably be achieved by keeping as much cash as possible in fixed deposit. He believed most members would remain and those who withdraw usually had ceased their activities.

Mr. Peter Wong commented that SHEDA must be prudent in its spending especially on hotels & travelling/Council meetings and uniforms at RM50,000 and RM25,000 respectively. Funds should be spent on activities to help members for their benefits. SHEDA is not a uniformed body.

Mr. William Wei responded that Council members had to travel for meetings outside Kuching to discuss issues affecting the housing industry and these were all for the welfare of members. In actual fact, Council members often had to spend from their own pockets without claiming from the association. Visits to Kuala Lumpur involve the Federal Housing Loan and Inland Revenue Board requirements which affected members. As regards the uniforms, he said it was to portray an identity and image for SHEDA. Office bearers of SHARED and REHDA also had their own uniforms. The purpose was to make themselves presentable when visiting ministers, attending official events within and outside the State and so forth.

Mr. Jee Chun Fah commented the uniforms should not be an issue. Council members in smart uniforms would look good and portray the professional body they represent.

Dr. John Panil suggested that only new incoming office bearers be provided with uniforms while serving members could still use their old uniforms to reduce costs. Mr. William Wei proposed that this be left to the incoming Council to decide.

The proposed budget 2009 was received and approved as proposed by Mr. Chung Soon Chiong and seconded by Dr. Christopher Ngui Siew Ling.

9. OTHER BUSINESS

9.1 Discussion and decision on SESCO connection charges issue

Mr. Jee Chun Fagh mentioned that recently the Minister of Housing had remarked that SHEDA request for lower charges were reasonable in view of the economic slowdown and that the construction sector had to move on. Any reduction in connection charges might reduce the prices of houses. The effect would be that these lower charges could help to stimulate the economy. The Minister of Public Utilities had also mentioned of the possibility of lowering the tariff in line with the reduction by TNB.

The meeting resolved that the incoming Council pursue this issue as follows:

- a. Utility companies should bear the cost of the distribution network and infrastructure/installation works as part of their investment cost. Developers should not be made to pay for the construction of the distribution network (including surrendering the land for sub-station) as these installations eventually become SESCO's assets to generate profit by selling electricity to the end users.
- b. A **unitized rate** is charged throughout the State **equivalent** to what **TNB** is charging in West Malaysia. The charge in Sarawak is very high and varies from project to project.

9.2 Discussion and decision on survey fees issue

The meeting resolved that the incoming Council pursue this issue as follows:

That survey fees should be paid in two installments – 50% upfront and 50% upon approval of the survey plan by the relevant authority.

The applicable rate should be similar to that currently charged in other states of Malaysia.

9.3 Levy payment in lieu of low cost housing not built - to decide on quantum per unit

Mr. Sia Hiong Ngee opined he was against the levy option because if the government agreed that private developers were not required to build low cost housing, then developers would still be paying levy if this matter was proposed. He suggested SHEDA focused only to stop building low cost housing. Mr. Sim Kiang Chiok commented the levy was just a proposal as government was unlikely to abolish low cost housing by private developers. Mr. Alex Ting said developers should not be required to build or to pay levy.

The meeting resolved that SHEDA's stance is not to build low cost housing and not to pay levy. It was also agreed that a task force committee on levy payment option be set up. The meeting resolved that the following motion be adopted:

Motion:

- 1) Private developers shall not be required to build low cost houses; and
- 2) In the event the government does not agree with the above proposal, private developers shall not be required to contribute a levy of more than RM5,000.00 per unit of low cost house not built"

In the event levy payment is required, an annual general meeting or an extraordinary general meeting shall be called to decide the quantum.

The motion was adopted as proposed Dr. Richard Tan and seconded by Dr. John Panil.

9.4 FIPCOM Sarawak Chapter to use a part of SHEDA Office at a token monthly rate of RM500

The meeting resolved that FIPCOM Sarawak Chapter could use a part of SHEDA Office at a token monthly rate of RM500 as proposed by Tuan Hj. Zaidi Ahmad and seconded by Mr. Wong Yew Hui.

9.5 SHEDA is a founding and associate member of FIPCOM. The president or chairman or representative of an associate member of FIPCOM shall be entitled to hold office and to vote. Currently the Chairman is Mr. William Wei. The AGM is to decide on FIPCOM Sarawak Chapter chairmanship after his retirement as President of SHEDA.

The meeting unanimously agreed that Mr. William Wei should remain as Chairman of FIPCOM Sarawak Chapter for the current term as proposed by Tuan Hj. Zaidi Ahmad and seconded by Dr. Richard Tan.

10. APPOINTMENT OF RETURNING OFFICERS FOR ELECTION

The followings were appointed as returning officer and scrutineers for the election:

- | | |
|--------------------------|---------------------|
| 1. Mr. David Toh | : Returning Officer |
| 2. Mr. Francis Ting | : Scrutineer |
| 3. Mr. Voon Chen Thong | : Scrutineer |
| 4. Mr. Winston Bale Utot | : Scrutineer |
| 5. Mr. William Wei | : Scrutineer |

10.1 DISSOLUTION OF EXECUTIVE COUNCIL

The office bearers/council for the term 2006-2009 retired to make way for the election of the new office bearers/council for the new term 2009-2012

11. ELECTION OF OFFICE BEARERS AND COUNCIL MEMBERS FOR THE TERM 2009-2012

The following office bearers were elected in the meeting for the term 2009-2012:

PRESIDENT	: Tuan Haji Zaidi Bin Ahmad
DEPUTY PRESIDENT	: Joseph Wong Kee Liong
SECRETARY GENERAL	: Sim Kiang Chiok
TREASURER GENERAL	: Dr. Richard Tan
COUNCIL MEMBERS	: Dr. Christopher Ngui
	: Chung Soon Chiong
	: Yek Nai Kwong
	: Evelyn Jutem
	: Lovetta Tiong
	: Wong Pak Ming @ Philip
	: Ting Teck Kai
	: Wong Yew Hui
	: Violet Voon Kiang Eng
	: Ting Tie Hee
IMMEDIATE PAST PRESIDENT	: William Wei

In his acceptance address, the new president, Tuan Hj. Zaidi bin Ahmad thanked all members for their confidence and support in entrusting him to lead SHEDA. Despite the stormy weather facing all the sectors during the economic meltdown, he vowed to do his level best to serve the interests of the housing and real estate industry in the State. He believed the Council members will steadfastly contribute as they had done before to ensure that SHEDA will continue to address and resolve issues for the benefits of all members. He also paid tribute to his predecessor, Mr. William Wei for his untiring efforts, cooperation and advice when leading SHEDA. Hj. Zaidi also expressed his gratitude to all the Council members in the previous term for their support and dedication to the association.

Hj. Zaidi concluded by announcing a correction with regards to the nomination of council members particularly with regard to Mr. Roy Lawan whose name should not be in the nomination list altogether. The announcement and clarification was to correct what was wrongly announced in the first place and shall be recorded as proceedings in the meeting. He also apologized in the meeting specifically on this item.

12. TO APPOINT LEGAL ADVISORS FOR THE YEAR 2009

The meeting resolved that the following legal advisors be appointed for the year 2009, as proposed by Mr. Jee Chun Fah and seconded by Mr. William Wei:

1. David Allan Sagah & Teng Advocates represented by Mr. David Toh
2. Winston Bale Utot

13. TO APPOINT AUDITOR FOR THE YEAR 2009

The meeting resolved that Teo & Co of 1st Floor, Lot 119, Section 54, Wisma Lian Huat, Jalan Petanak, Kuching represented by Mr. Teo Eng Leong be reappointed at Auditor and Tax Agent for the year 2009, as proposed by Dr. Richard Tan Yoke Seng and seconded by Mr. Chung Soon Chiong.

14. TO APPOINT OFFICERS FOR THE PURPOSE OF SECTION 9(b) SOCIETIES ACT 1966

For purpose of Section 9(b) Societies Act 1966, the following persons were unanimously appointed on the proposal of Mr. Sia Hiong Ngee and seconded by Mr. Leong Pit Wee:

1. Tuan Hj. Zaidi Bin Ahmad
2. Mr. Sim Kiang Chiok
3. Dr. Richard Yoke Seng

The meeting resolved that the Executive Council shall be given the mandate to appoint extra advisors to provide management advice on the direction SHEDA should follow as proposed by Mr. Sia Hiong Ngee and seconded by Mr. Chung Soon Chiong.

There being no other matter, the meeting was adjourned at 3.00 pm with a vote of thanks to all the members by the Chairman.

Confirmed Correct

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SIM KIANG CHIOK CHIOK
 Secretary General

.....
ZAHDI BIN AHMAD
 President

Dated this 10th day of March 2009