

Sarawak Housing and Real Estate Developers' Association (SHEDA)
 Minutes of the 1st Council Meeting of 2015 (01/2015) for the Term (2015-2018)
 Thursday, 29 January 2015 at 10.00 am at SHEDA Secretariat Conference Room

Attendance/ Year

Present	1. Joseph Wong Kee Liong	President	1/2015
	2. Rewi Hamid Bugo	Deputy President	1/2015
	3. Dr. Christopher Ngui Siew Ling	VP/ Kuching Branch Chairman	1/2015
	4. Simon Tiong Chee Chin	VP/ Miri Branch Chairman	1/2015
	5. Penghulu Ting Teck Kai	VP/ Sibul Branch Chairman	1/2015
	6. Troy Yaw Chee Weng	VP/ Bintulu Branch Chairman	1/2015
	7. Jee Chun Fah	Secretary-General	1/2015
	8. Kevin Choo Chung Ing	Treasurer-General	1/2015
	9. Augustine Wong Chung Ho	Council Member <i>(appointed during 1st Council Meeting as Asst. Secretary-General)</i>	1/2015
	10. Bobby Ting Sie Ching	Council Member <i>(appointed during 1st Council Meeting as Asst. Treasurer-General)</i>	1/2015
	11. Cecil Lau Ning Kiang	Council Member	1/2015
	12. Chang Foh Choon	Council Member	1/2015
	13. Alex Wong Teck Ching	Council Member	1/2015
	14. Lawrence Kong San Hoe	Council Member	1/2015
	15. Robert Ting Kang Sung	Council Member	1/2015
	16. Yek Nai Kwong	Council Member	1/2015
	17. Ir. John Yong Loke Ping	Council Member	1/2015
	18. Gary Kho Thong How	Council Member	1/2015
	19. Dato William Wei How Sieng	Past President	1/2015
	20. Hj. Zaidi Ahmad	Immediate Past President	1/2015
By Invitation	1. Tony Su Pang Wee	Kuching Branch Deputy Chairman	1/2015
	2. Lawrence Law Siew Hie	State Advisor	1/2015
	3. David Toh Zuen Siang	State Advisor	1/2015
	4. Louis Ting Tiew Hie	State Advisor	1/2015
	5. Alex Ting Kuang Kuo	State Advisor <i>(State Advisors were appointed during 1st Council Meeting)</i>	1/2015
In attendance (Secretariat)	1. Deborah Wong	Executive Secretary	

No.	Description	Action
1.0	Call to Order Quorum was established and President called the meeting to order at 10.30 am.	
1.1	Introduction President introduced the new office bearers, Vice Presidents, IPP, PP and Council members.	
1.2	President's Remarks:- <u>Press releases</u> In order to present a united front and be consistent in our approach and position to the public, to our members and to MOH, no press release should be made without sanction of President. Even with President's sanction one should try get consent from Council members (modes of consent may include Whatsapp).	Info

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Participation

Council members were urged to play an active team role by attending meetings, showing interest, taking up responsibilities and making members' interests a priority.

Wisma SHEDA – to prioritise this over the next 3 years

1st Quarter 2015 priorities

- 1) MOH-SHEDA HDO/HDR Roadshows
- 2) Occupation Permit
- 3) Levy in lieu of building Low Cost Houses
- 4) Strata Title Ordinance
- 5) Visit of State Ministers
- 6) To distribute Branch funds. Local issues to be attended to by Branches. State issues will be handled by State Council.
- 7) To initiate CSR in terms of donation or charity/ fund raising activities
- 8) To hold at least one (1) Council meeting in each Branch over the next three (3) years with the aim to get to know Branches better.
- 9) Robert Ting tasked with research on market study in Sarawak and to set up a Research arm in SHEDA.
- 10) Affordable housing should be set at 250k per unit and below – not the current 50k or 80k per unit – and other industry players should contribute eg oil & gas companies. 50k or 80k per unit housing should be handled by the State Government directly.
- 11) To push density to increase from 8 to 12 units per acre and reduce setbacks from 9 to 6 meters for landed property. Strata development should aim for higher ratio for Low Cost Flats.
- 12) Finding a solution with regards to Low Cost and Low Cost Plus Housing

Hj Zaidi noted that Government is currently reviewing all Low Cost pricing upwards.

Dato William Wei was of the opinion that there should only be one (1) grade of Low Cost and that Low Cost Plus should be done away with.

It was raised that Low-Cost Plus should be removed altogether from the system and the housing categories be left as Low-Cost, Affordable and Normal.

- 13) Constitution – It was noted that all Council members should familiar themselves with the Constitution which has been amended and revised quite extensively in the event their Branch members have enquiries.
- 14) Information sharing – Members may be too busy to read every email. As such, it is proposed that a private, members only E-Library be created on the SHEDA website. The E-Library can include Minutes of meetings, Circulars from the Government, Financial Statements, Amended Legislation etc.
- 15) Courtesy visit to relevant Ministries, Heads of Departments, Directors, BOMBA, Datuk Talang, the Chief Minister etc.

1.3

Appointment of Asst. SG/ Asst. TG, Advisors and Sub-Committee Chairmen

SG appointed Augustine Wong as Assistant Secretary-General.
TG appointed Bobby Ting as Assistant Treasurer-General.

Advisors appointed (limited to 6) were:-

- Alex Ting
- Louis Ting

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<p>1.4</p>	<p>David Toh Lawrence Lau</p> <p>It was suggested that Clarence Chieng be appointed as Advisor due to his knowledge. <i>Clarence Chieng has since accepted his appointment as Advisor to SHEDA Council.</i></p> <p>SG had spoken with Dennis Chin but he declined. Chung Soon Chiong also declined.</p> <p><u>Appointment of Sub-Committee Chairmen</u></p> <table border="1" data-bbox="292 616 1302 907"> <tr> <td>Management Committee</td> <td>Jee Chun Fah</td> </tr> <tr> <td>Utilities and Infrastructure (inc. JKR and DID)</td> <td>Bobby Ting</td> </tr> <tr> <td>Planning & Resource Management</td> <td>Rewi Hamid Bugo</td> </tr> <tr> <td>Tourism & Urban Development</td> <td>Ir. John Yong</td> </tr> <tr> <td>Housing</td> <td>Joseph Wong</td> </tr> <tr> <td>Research & Development</td> <td>Robert Ting</td> </tr> <tr> <td>Editorial & Publication(s)</td> <td>Gary Kho</td> </tr> <tr> <td>Activities</td> <td>Kevin Choo</td> </tr> <tr> <td>Legal</td> <td>Cecil Lau</td> </tr> </table> <p>1.5</p> <p><u>Confirmation of Minutes of Council Meeting No. 3 of 2014 (03/2014)</u></p> <p>The Minutes of Council Meeting No. 3 of 2014 held on 30 October 2014 was confirmed.</p> <p>Dr. Christopher Ngui proposed to adopt the Minutes. Simon Tiong seconded the proposal.</p>	Management Committee	Jee Chun Fah	Utilities and Infrastructure (inc. JKR and DID)	Bobby Ting	Planning & Resource Management	Rewi Hamid Bugo	Tourism & Urban Development	Ir. John Yong	Housing	Joseph Wong	Research & Development	Robert Ting	Editorial & Publication(s)	Gary Kho	Activities	Kevin Choo	Legal	Cecil Lau	
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<p>2.0</p>	<p>Matters Arising</p> <p>No matters arising.</p>	-																		
<p>3.0</p> <p>3.1</p>	<p>Secretary General's Report by Mr. Jee Chun Fah (SG)(31 Oct 2014 – 26 Jan 2015)</p> <p>The following are events/ activities and meetings held for the period as above:-</p> <ol style="list-style-type: none"> 1. 31 October & 1 November 2014 Invitation to be the resource person for "Social Transformation: Re-Thinking New Directions" and Facilitated Workshop 2014 at The Regency Rajah Court Hotel, Kuching, Sarawak. Attended by Sim Kiang Chiok & Michelle Liu. 2. 5 November 2014 Official Opening of Wisma REHDA & REHDA Dinner 2014 at Wisma REHDA, Petaling Jaya, Selangor. Attended by Haji Zaidi Ahmad. 3. 7 November 2014 Sarawak Chamber of Commerce & Industry's 63rd Anniversary Dinner 2014 at Hilton Kuching. Attended by Haji Zaidi Ahmad. 4. 8 November 2014 SHEDA Annual Dinner & Excellence Award 2014 at BCCK, Kuching. 	<p>Info and action</p>																		

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Attended by Council members, Invited Guests & Secretariat

5. **13 November 2014**
33rd Majeca-Jameca Joint Conference at Hilton Hotel, Kuching. Attended by Deborah Wong
6. **13 November 2014**
Engagement with SHEDA on Connection Charges at Electrical Inspectorate Unit (EIU) 11th Floor, Wisma Satok, Kuching. Attended by Sim Kiang Chiok, Dr. Richard Tan Yoke Seng, Dr. Christopher Ngui Siew, Lawrence Law, Dennis Chin, Ir Bong Joon Fah & Tan Teck Kian.
7. **13 November 2014**
The Malaysian Green Technology Corporation (GreenTech Malaysia) Briefing and Clinic Session at Riverside Majestic Hotel, Kuching. Attended by Michelle Liu
8. **14 November 2014**
Invitation to Unity SHARED A Nite 2014 at Sutera Harbour Resort, Kota Kinabalu. Attended by Haji Zaidi Ahmad
9. **14 – 16 November 2014**
SHEDA Home & Property Roadshow Kuching 2014 at Plaza Merdeka, Kuching. Attended by Dato' Joseph Ting King Sung, Sim Kiang Chiok, Dr. Richard Tan Yoke Seng, Violet Voon Kian Eng, Chung Soon Chiong, Tony Su Pang Wee, Ir Bong Joon Fah & Secretariat.
10. **20 November 2014**
Meeting with Ministry of Housing at MOH HQ, Petra Jaya, Kuching. Attended by Haji Zaidi Ahmad, Joseph Wong Kee Liong, Sim Kiang Chiok, Louis Ting Tiew Hee, Yek Nai Kwong, Charles Wong, Tan Teck Kian & Deborah Wong
11. **26 November 2014**
Invitation to Cahya Mata Sarawak 40th Anniversary Dinner at BCKK, Kuching. Attended by Zaidi Ahmad.
12. **27 November 2014**
Kuching Branch AGM 2014 at Imperial Boulevard Hotel, Kuching.

No.	Position	Name
1	Chairman	Dr. Christopher Ngui
2	Deputy President	Tony Su Pang Wee
3	Secretary-General	George Ting
4	Treasurer-General	Dr. Richard Tan
5	Committee Members	Alan Wong
6		Augustine Wong
7		Barapui Balangalibun

13. **1 – 3 December 2014**
Invitation to participate in The Green Buildings & Parks World 2014 at BCKK, Kuching. Attended by Louis Ting Tiew Hee
14. **4 December 2014**
Awareness & Training Programme on Goods and Services Tax (GST) at Riverside Majestic Hotel, Kuching. Attended by Deborah Wong & Florence Tan

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15. 8 December 2014

MPI Seminar : Building a Stand –Out Brand Globally at Saloma Bistro, Petaling Jaya. Attended by Haji Zaidi Ahmad

16. 9 December 2014

Invitation to Business Excellence (BE) Clinic at Imperial Palace Hotel, Miri. Attended by Simon Tiong Chee Chin & Leonard Fong Siew Ming

17. 10 December 2014

Kuching Branch Committee Discussion on Upcoming State Election at SHEDA Conference Room. Attended by Dr. Christopher Ngui Siew Ling, George Ting Fong Ziun, Dr. Richard Tan Yoke Seng, Barapui Timothy Balangalibun & Iskandar Sharkawi.

18. 12 - 14 December 2014

SHEDA Home & Property Roadshow Sibul 2014 At Wisma Sanyan Ground Floor, Sibul. Attended by Sibul Branch Committee, Haji Zaidi Ahmad, Joseph Wong Kee Liong & Sim Kiang Chiok.

19. 16 December 2014

Briefing on Goods and Services Tax (GST) of Treasury Malaysia at Putrajaya. Attended by Haji Zaidi Ahmad.

20. 17 December 2014

Discussion meeting between SHEDA and Libing with regards to a complaint raised by one of the purchasers with regards to Libing's Betong project at SHEDA Conference Room. Attended by Dr Christopher Ngui Siew Ling, Dr Richard Tan, Sim Kiang Chiok & (Libing) Pik Ting Lau.

21. 17 December 2014

2nd Kuching Branch Committee Meeting At SHEDA Conference Room. Attended by Dr. Christopher Ngui Siew Ling, George Ting Fong Ziun, Dr. Richard Tan At SHEDA Conference Room. Attended by Dr. Christopher Ngui Siew Ling, George Ting Fong Ziun, Dr. Richard Tan Yoke Seng, Augustine Wong Chung Ho, Alan Wong Kok Wee, Barapui Timothy Balangalibun, Sim Kiang Chiok, Iskandar Sharkawi & Chung Soon Chiong.

22. 18 December 2014

Briefing on Goods and Services Tax (GST) to Members of Pemudah Negeri Sarawak at Petra Jaya, Kuching. Attended by Louis Ting Tiew Hee & Ashley Ang Yian Ting

23. 18 December 2014

State Council Election meeting chair by Secretary-General. Attended by Sim Kiang Chiok, Dr. Richard Tan Yoke Seng, Iskandar Sharkawi & Tan Teck Kian.

24. 22 December 2014

3rd Kuching Branch Committee Meeting at SHEDA Conference Room. Attended by Dr. Christopher Ngui Siew Ling, Dr. Richard Tan Yoke Seng, Alan Wong Kok Wee, Barapui Timothy Balangalibun, Sim Kiang Chiok, Iskandar Sharkawi, Chung Soon Chiong & Tan Teck Kian.

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25. 5 January 2015

Housing Committee Meeting at SHEDA Conference Room. Attended by Louis Ting Tiew Hee, Iskandar Sharkawi, Richard Tan, Dr. Christopher Ngui, Zaidi Ahmad, Ashley Ang, Chung Soon Chiong, Tony Su & Tan Teck Kian.

26. 7 January 2015

13th State Housing Coordination Committee Meeting at Sarawak Chamber Ballroom, Riverside Majestic Hotel, Kuching. Attended by Louis Ting Tiew Hee

27. 7 January 2015

State Extraordinary General Meeting at Hilton Hotel, Kuching.

No.	Position	Name
1	President	Joseph Wong Kee Liong
2	Deputy President	Rewi Hamid Bugo
3	Secretary-General	Jee Chun Fah
4	Treasurer-General	Kevin Choo Chung Ing
5	Council Members	Alex Wong Teck Ching
6		Augustine Wong Chung Ho
7		Bobby Ting Sie Ching
8		Cecil Lau Ning Kiang
9		Chang Foh Choon
10		Gary Kho Thong How
11		Ir. John Yong Lock Ping
12		Lawrence Kong San Hoe
13		Robert Ting Kang Sung
14		Yek Nai Kwong

28. 14 – 15 January 2015

Seminar on Laying and Plastering of Leichtbric AAC Blocks Wall at CIDB Complex, Kuching. Attended by Kevin Choo Chung Ing.

29. 19 January 2015

Seminar on GST in Housing Sector by MOH & Custom Department at Imperial Hotel, Kuching. Attended by Joseph Wong Kee Liong, Cecil Lau Ning Kiang, Ir John Yong Lock Ping, Augustine Wong Chung Ho, Tony Su Pang Wee, Dr. Richard Tan Yoke Seng, Iskandar Sharkawi, Michelle Liu & Florence Tan.

30. 26 January 2015

33rd Anniversary of World Customs Day (Sarawak Level) at Custom Complex, Petra Jaya, Kuching. Attended by Kevin Choo Chung Ing.

3.2

Comments on activities and in general:-

It was suggested that expenses from the MOH-SHEDA Roadshow should be shared between State and Branches. Also, to seek assistance from Branches to get their members to attend.

The Secretary-General's report was duly adopted.

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4.0	Treasurer-General's Report by Kevin Choo (TG)	Info and action																	
4.1	<u>Membership Fees</u> In general income from membership in 2014 was close to what was projected.																		
4.2	<u>Surplus and Deficit</u> This year there will be a decrease in <i>income</i> from members' renewals and subscriptions as a part of the monies will be transferred to the respective Branches. There is also expected to be an increase in expenses because of GST. FD will receive lower interest because some funds given to branches.																		
4.3	<u>Budget 2015</u> The budgets for the SHEDA Property Expo and Annual Dinner & Excellence Awards have been revised upwards to better reflect figures as per 2014.																		
4.4	<u>Council members uniforms</u> The budget for uniforms have been increased as there are many new faces in Council who require uniforms (suits, corporate T-shirt, etc)																		
4.5	<u>Staff salary</u> It was noted that staff salary had been revised upwards as additional staff were going to be hired for the SHEDA Research Arm.																		
4.6	<u>CSR</u> The CSR fund was increased to RM50,000.																		
4.7	<u>Q3 2014 Activity Profit(s)</u>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Location</th> <th style="width: 50%;">Event</th> <th style="width: 25%;">Amount</th> </tr> </thead> <tbody> <tr> <td rowspan="3" style="text-align: center;">Kuching</td> <td>GST workshop - RM19,216</td> <td rowspan="3" style="text-align: right;">RM200,661.21</td> </tr> <tr> <td>Annual Dinner - RM164,724.50</td> </tr> <tr> <td>Home & Property Roadshow - RM16,720.71</td> </tr> <tr> <td style="text-align: center;">Sibu</td> <td>Home & Property Roadshow</td> <td style="text-align: right;">RM10,000</td> </tr> <tr> <td style="text-align: center;">Bintulu</td> <td>Home & Property Roadshow</td> <td style="text-align: right;">RM59,746.10</td> </tr> <tr> <td style="text-align: center;">Miri</td> <td>Home & Property Roadshow</td> <td style="text-align: right;">RM35,572.60</td> </tr> </tbody> </table>		Location	Event	Amount	Kuching	GST workshop - RM19,216	RM200,661.21	Annual Dinner - RM164,724.50	Home & Property Roadshow - RM16,720.71	Sibu	Home & Property Roadshow	RM10,000	Bintulu	Home & Property Roadshow	RM59,746.10	Miri	Home & Property Roadshow	RM35,572.60
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4.8	<u>Income tax on Nazerah case</u> IPP enquired whether SHEDA had to pay income tax on Nazerah's case. Lawrence Kong said the sum should be treated as capital receipt and not as income tax. <i>Since then we have enquired with independent auditors who have informed us that the monies released to SHEDA from Nazerah's case is subject to income tax.</i>																		
4.9	<u>Re-Allocation of CSR Budget</u> It was suggested by the President that the budget from CSR be halved to RM25,000 and the remaining RM25,000 be moved under Office Renovation because SHEDA's office required an upgrade of facilities. <i>Budget as tabled during the AGM reflected this decision.</i>																		
4.10	<u>Concerns over recorded deficit</u> The Deputy President disagreed that Council should approve to budget for a deficit at the end of the year.																		

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	<p>The Treasurer-General noted that the Budget was conservative and that from past experience of SHEDA activities, it is unlikely there will be any deficit. TG pointed out that the few additional costs in 2015 were due to CSR, uniforms and staff salary.</p> <p>PP/ Advisor Alex Ting agreed with the Deputy President. As a private organization, the Council cannot afford to have a deficit.</p> <p>Among the suggestions put forward to avoid a deficit were:-</p> <ul style="list-style-type: none"> • Decrease allocation of funds to Branches • Increase number of activities • Do not proceed with certain activities if it will result in a deficit • Expense for TTK will no longer be borne by State as he will join Kuching Branch effective February 2015 • Kuching Branch will be giving State RM4,000.00 per month for use of State staff <p>It was proposed that subject to the changes mentioned, the Budget 2015 was to be tabled at the next AGM. Proposed by Lawrence Kong and seconded by Dr. Christopher Ngui.</p> <p>The Deputy President's concerns are recorded and the Treasurer-General's report was duly adopted.</p>	
<p>5.0</p>	<p>Kuching Branch Report</p> <p>Dr. Christopher Ngui (VP Kuching Branch) presented the Kuching Branch report.</p> <p>Kuching Branch will be holding a GST seminar from 25-26 February 2015. It will be a more technical seminar compared to the earlier GST seminars.</p> <p>The 1st SHEDA Kuching Branch Home & Property Roadshow will be held from 6-8 March 2015 at Boulevard Shopping Mall.</p> <p>The 2nd SHEDA Kuching Branch Home & Property Roadshow is planned for 27-29 November 2015 at the same venue.</p> <p>Further to the previous Council's apportionment of funds, it was enquired whether the Branches needed to wait for AGM before the disbursement of funds or if Council could approve such disbursement as Council had previously provided grants to liaison offices.</p> <p>It was confirmed that the distribution of funds should be tabled at AGM for ratification before disbursement.</p>	<p>Info</p>
<p>6.0</p>	<p>Sibu Branch Report</p> <p>No Written Report was submitted by the Chairman.</p> <p>Penghulu Ting (VP Sibu Branch) informed the Council that Sibu Branch held its 1st meeting on 14 January 2015. Sibu Branch will focus on strengthening relationships with local authorities and will organise dialogue sessions with the Government.</p> <p>Sibu Branch is aware of the potential impact GST will have on the construction industry and would like to organise a GST seminar in Sibu.</p> <p>Commercial property development in Sibu has been slowing down but demand for</p>	<p>Info</p>

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	<p>middle-range residential houses still remains strong. Due to limited number of members, Sibul Branch would like to invite other developers/ construction companies in Mukah etc to join Sibul Branch.</p>	
<p>7.0</p>	<p>Miri Branch Report</p> <p>No Written Report was submitted by the Chairman.</p> <p>Simon Tiong (VP Miri Branch) informed the Council that Miri Branch held its 1st meeting on 23 January 2015. Generally the market in Miri is slowing down. This is partly due to the retrenchment of many Shell Company staff. In another Company, about 1,000 staff were retrenched.</p> <p>Due to the implementation of GST, many buyers want to wait and see before purchasing.</p>	<p>Info</p>
<p>8.0</p>	<p>Bintulu Branch Report</p> <p>No Written Report was submitted by the Chairman.</p> <p>Troy Yaw (VP Bintulu Branch) informed the Council that there was talk on the ground that Bakun is underperforming despite Government claims. As the SCORE agenda has a lot of bearing on the development of Bintulu, investors are holding back.</p> <p>Troy wanted to know if CH Williams (Robert Ting) could clarify the alleged discrepancy in figures.</p> <p>Robert Ting mentioned that only SPA knew the reality and SPA would not let CH Williams have full disclosure. This is a difficulty that CH Williams cannot resolve but Robert mentioned that the situation could fluctuate from week to week.</p> <p>Yek Nai Kwong raised the issue of legality and status of Branches ie should the term "Branch Chairman" be allowed or should it be "Protem Branch Chairman"?</p> <p>David Toh informed the Council that usually the term "Protem" applies for provisional approval until registration. In this case SHEDA is different as the Liaison offices which had been in existence are meant to continue smoothly into Branches.</p> <p>Although their technical legal status may not yet be a Branch, there is no issue calling the chairmen "Branch Chairmen."</p>	<p>Info</p>
<p>9.0</p>	<p>Management Committee Report</p> <p>Deborah Wong presented the report.</p> <p>Council was informed of newly confirmed staff, the requirement of hardware/ software for SHEDA Secretariat and the logistics between State and Kuching Branch as a result of sharing the same office.</p> <p>Mr Tan Teck Kian (Kuching Branch GM) informed the Council that Kuching Branch had already opened its account and AmBank required the State to authorize the opening of such an account as they had conducted a search at ROS and found no branch registration.</p> <p>David Toh suggested that the account should only be opened after registration.</p>	<p>Info</p>

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	<p>Louis Ting suggested that a taskforce be set up to resolve the ambiguity. In the event accounts are not properly set up, they may not be legally recognized.</p> <p>It was suggested that accounts not be used until the official registration of Branches.</p>	
10.0	<p>Utilities & Infrastructure Committee Report</p> <p>Lawrence Law presented the report.</p>	
10.1	<p><u>Contribution to 33kV Substation</u></p> <p>He briefed everyone on SESCO's schematic plan and explained the current situation and direction that SESCO is heading towards.</p> <p>He pointed out that earlier on, contribution by the developer to the substation was only necessary if one were building a township. But now SESCO has started charging to certain housing projects the same rate.</p> <p>It was suggested that SHEDA request SESCO to confirm the formula of pricing. It was also suggested that the previous model whereby developers concentrated on LT contributions and SESCO developed HT Substations be used. Developers can subsequently pay SESCO for the HT capacity charge.</p>	Info and action
10.2	<p><u>SESCO Connection Charges</u></p> <p>10 items were brought up as per the report. <i>The items were subsequently brought up to SESCO on 2 February 2015.</i></p>	
10.3	<p><u>Occupation Permits (OP)</u></p> <p>SHEDA had sent two (2) letters and visited the Ministry once. YB Wong Soon Koh has been also visited by Joseph Wong and Augustine to request assistance to help purchasers.</p> <p>Louis Ting mentioned that politicians cannot reverse decisions easily. He suggested helping them come up with alternative solutions eg moving forward with CCC. The relevant professional bodies are all supportive of SHEDA's proposal but political support is required to get this passed.</p>	
11.0	<p>Infrastructure Committee Report</p> <p>From 2015 onwards Infrastructure will be grouped with utilities. Branches will take over where local issues arise.</p>	Info
12.0	<p>Planning and Resource Management Committee Report</p> <p>Deborah Wong presented the report.</p>	
12.1	<p><u>Reclassification of Native Area Land to Mixed Zone Land</u></p> <p>Louis Ting was of the opinion that banks felt that security will be lacking if developers are not been given an irrevocable PA. As a result, banks will not grant loan if there is no irrevocable PA.</p> <p>The feedback received from land & Survey is that the officers are studying the possibility of earlier reclassification but they have not promised anything.</p> <p>Yek Nai Kwong noted that under the Sarawak Land Code, developers should not</p>	Info and action

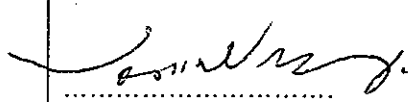
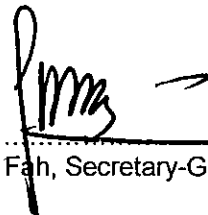
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12.2	<p>even <u>deal</u> with native land.</p> <p>The Deputy President agreed that the leniency granted by L&S is already a waiver of sorts and that there is actually already a contravention.</p> <p>Louis Ting argued that the Power of Attorney was an "agency" so a native should be allowed to appoint a non-native as an agent to develop his land.</p> <p><u>Issuance of all kinds of title after issuance of road certificate</u> Lawrence Law mentioned that the subdivided title is only given at a certain stage and that the process is been linked together in a series even though the processes are unrelated.</p> <p>As this is mostly an L&S administrative process issue, SHEDA needs to arrange dialogue with L&S. The Deputy President agreed that this is an issue which the Sub-committee will raise up.</p>	
13.0 13.1 13.2 13.3	<p>Housing Committee Report</p> <p>Joseph Wong (President) presented the report.</p> <p><u>Ordinance and Regulations</u> President mentioned that SHEDA's stand should be not to request a deferment per se but a grace period in which to learn.</p> <p><u>MOH-SHEDA Awareness Seminars Taskforce Meeting</u> To organise a meeting between MOH and SHEDA before the seminars are held throughout Sarawak. Suggested attendees from SHEDA are Joseph Wong, Tony Su, Louis Ting, Chang Foh Choon, Jee Chun Fah, Cecil Lau, Ir. John Yong, David Toh, Bobby Ting and Kevin Choo.</p> <p>Tony was concerned that a taskforce meeting may not be sufficient. The team will have to go through the whole Ordinance as there are many issues to be discussed.</p> <p>Issues raised included collection of booking feed, treatment of bridging loans and other construction-related loans and the process of drawdown.</p> <p>SHEDA needs to bring to the attention of MOH the effect/ impact these issues will have on developers on a practical level. It was also noted that whilst Datuk Amar open to dialogue, implementation is slow.</p> <p>Taskforce team to compile a list to be brought to MOH.</p> <p><u>Levy</u> President explained both MOH's and SHEDA's view on the implementation of levy.</p> <p>SHEDA needs to provide feedback to MOH on the issue. Levy should have a minimum impact on purchase price. A fixed amount is proposed rather than a percentage (approximately RM2,000- RM3,000 per unit instead of rm12,000 per unit as proposed by MOH).</p> <p>It was noted that the levy should only be paid upon issuance of OP, that developers be given the option to continue building Low-Cost Houses</p> <p>The Housing Committee to conduct a study and calculation on unit cost and unit area cost to substantiate SHEDA Council's proposal to members and MOH.</p>	Info and action

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<p>13.4</p> <p>13.5</p> <p>13.6</p>	<p>Supplementary Agreement Banks are no longer giving loans for developments under this category. To list the number of houses affected and find a solution.</p> <p>Strata title KIV. To study the levy issue first.</p> <p>Only two (2) SHEDA developers were accepted into the MyHome scheme: Hong Seng and Setegap.</p>	
<p>14.0</p>	<p>Research and Development Committee Report</p> <p>No Written Report was submitted by the Chairman.</p> <p>Robert Ting will be heading this Committee. A market study on Sarawak housing will be conducted based on grassroots information.</p> <p>SHAREDADA has successfully convinced the Sabah Government to exclude developers from building Low-Cost and SHEDA hopes that facts and figures will be able to substantiate SHEDA's future housing proposals. Although the NAPIC report is generally good, specifics may not be accurate.</p>	<p>Info</p>
<p>15.0</p>	<p>Editorial & Publication Report.</p> <p>Deborah Wong presented the report.</p> <p>SHEDA Secretariat plans to support the generation of revenue for State through Publications.</p> <p>The following publications will be revenue-generating to various degrees:-</p> <ol style="list-style-type: none"> 1) SHEDA Communique – four (4) issues a year 2) SHEDA Members' Directory (2015-2018) – one(1) issue every term 3) SHEDA Property Market report – one (1) issue annually 	<p>Info</p>
<p>16.0</p>	<p>Activities Committee Report</p> <p>Deborah Wong presented the report.</p> <p>To appoint an OC for each of SHEDA State's main events. To consider both income and non-income generating events.</p> <p>Further to the trademark dispute by Ho Swee Foo in 2014, Council is to note that:-</p> <ol style="list-style-type: none"> 1) From 2014 onwards SHEDA will no longer be using the name SARBEX 2) The 2014 Expo accounts were ratified at the State Extraordinary General Meeting on 7 January 2015. 	<p>Info</p>
<p>17.0</p>	<p>Legal Committee Report</p> <p>No Written Report was submitted by the Chairman.</p> <p>The Chairman to look into the issue of opening Branch accounts.</p>	<p>Info and action</p>

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18.0	Any Other Business	Info and action
18.1	<p><u>Ordinary Membership</u> Conditional approval (subject to documentation in order) of membership for:-</p> <ol style="list-style-type: none"> 1) Vanadium land Sdn Bhd (KCH) 2) SOP Properties Sdn Bhd (MIRI) 3) Country Land Properties Sdn Bhd (KCH) 4) Kenbest Sdn Bhd (KCH) <p>There was no objection to the above name being admitted to SHEDA as Ordinary members.</p>	
18.2	The distribution of funds will only be done after ratification at the 22 nd AGM 2015. However, the amount of monies to be distributed will be as at 31 December 2014. In the meantime, Kuching Branch should refrain from using its account.	
18.3	President, Secretary-General and Treasurer-General to attend the MDC meeting on 6 February 2015.	
18.4	Property for SHEDA house/ Wisma SHEDA. Council to look into obtaining State Land for the purpose.	
19.0	<p>Adjournment of Meeting</p> <p>The meeting adjourned at 2.30 pm with a note of thanks to all present. Recorded by Secretariat.</p> <p>Confirmed by:</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  Joseph Wong, President </div> <div style="text-align: center;">  Jee Chun Fah, Secretary-General </div> </div> <p>Date:</p>	Info