

**Sarawak Housing and Real Estate Developers' Association (SHEDA)**  
 Minutes of the 2<sup>nd</sup> Council Meeting of 2015 (02/2015) for the Term (2015-2018)  
 Tuesday, 30 June 2015 at 10.00 am at SHEDA Secretariat Conference Room

Attendance/ Year

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

No.	Description	Action
1.0	<b>Call to Order</b>  Quorum was established and President called the meeting to order at 10.00 am. President briefly went through the agenda and Minutes of Meeting.	
1.1	<b><u>Confirmation of Minutes of Council Meeting No. 1 of 2015 (01/2015)</u></b>  The Minutes of Council Meeting No. 1 of 2015 held on 29 January 2015 was confirmed.  Dr. Christopher proposed that the Minutes be adopted and Dato William Wei seconded the proposal. The Minutes of Meeting were duly adopted.	Info
1.2	<b><u>President's Remarks:-</u></b>  The President expressed thanks for the support given by the Council for the past half a year and noted SEB's favourable response as a positive step forward to resolve the problems surrounding 33kV High Tension Capacity Charges which have been of	

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concern to SHEDA members.

Economy

The President cited Tony Fernandez's recent quote on the dire situation of the Malaysia/ Asian economy and suggested that developers be extra prudent in their project management and timelines so as not to get caught with heavy penalties in the event the project is not finished within the stipulated time.

SHEDA's Proposed Affordable Housing Scheme

The President summarized SHEDA's Proposed Affordable Housing Scheme. The Scheme is contingent upon the Government agreeing to relax/ review guidelines. The Scheme proposes:-

- a) Reduced front or rear setback requirement by 3 meters (for landed development);
- b) Removal of density control for residential development;
- c) Adoption of "Plot Ratio" density for high-rise strata-titled residential development;
- d) Removal of the existing mandatory Low-Cost House requirements / proposed Levy quantum; and
- e) Each unit built to have a minimum area of 850sqft (3 bedrooms; 2 bathrooms)

Some are of the opinion that it is not viable but if the numbers are crunched within the requested setback/ density requested, the project will be profitable. The houses built under the scheme will not be cheap per sq ft but will still be within the financial capabilities for the targeted group that requires it.

SHEDA will also be setting up a website for the scheme. Once data is available, SHEDA will know which area to build ie where the demand is. This scheme proposed through SHEDA. The Council does not want developers who are not SHEDA members to obtain such approval to speculate and take advantage of the market.

At the moment, the developers on board are willing to build 2,000+ units. The aim is to build 10,000 units over 5 years.

Result of various surveys

**Issuance of title**

During the last AGM, some members commented that title was not issued fast enough. Further to this complaint, SHEDA sent out surveys to determine the extent of the poor service by L&S. The response by SHEDA members was poor.

SHEDA will not be able to justify bringing this up as an issue of concern to L&S when only 13 companies are willing to come forward.

Given SHEDA members' poor response, SHEDA has approached the Association of Banks Malaysia (ABM)(Sarawak) to request assistance on obtaining figures. SHEDA has requested ABM to ask their members to feedback the number of loans given out without titles yet issued. Hopefully this will give a better indicator before SHEDA visits L&S.

Overall, surveys are meant to help the SHEDA Council represent its members. If members do not provide sufficient data, it will be harder for the Council to comprehensively raise members' problems to Ministries/ Agencies.

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**33kv**

Clarence Chieng mentioned that since SHEDA's last meeting with SEB, SESCO has not issued any 33kv notices and that with more concerted effort, SHEDA can bring it lower.

President was of the opinion that it was not sufficient to bring the cost lower; developers should not have to pay at all.

**SHEDA Property Market Report 2015**

Data collection for the report is ongoing. The Chairman of the Research Committee will provide a brief later in the meeting.

Participation of Council Members in SHEDA Activities

The majority of Council members have so far been active. For those who have not, it is suggested that they volunteer to represent SHEDA for at least one or two events a year. Council member participation is recorded for events.

President's Manifesto

As per the first part of the President's manifesto, the interest of SHEDA members is continually protected.

With regards to the second part:-

- 1) Low Cost Housing policies – SHEDA has been actively involved in the policy-making process through engagement sessions, discussions and LABS. Currently awaiting MOH feedback.
- 2) Levy proposal – SHEDA's proposal has been submitted
- 3) Supplementary Agreement – MOH has requested that SHEDA speak directly with the Chief Minister on this issue
- 4) Clarification on HDO/HDR – the seminars have been successful. SHEDA has written in to request for clarification on several areas.
- 5) Strata Title Ordinance – SHEDA will request to be involved in the final discussion before the Ordinance is brought up to be gazetted
- 6) OP – The issue was resolved during our recent courtesy visit to Dato Sri Wong Soon Koh (WSK). SHEDA will be submitting a draft Letter of Undertaking be used by both residential and commercial properties for WSK's comments.

*\*The Ministry has since revered its initial acceptance of the idea.*

- 7) Connection Charges – The issues have been dealt with.
- 8) Telekom – To discuss matters with Jaafar Sadig during a courtesy call as suggested by Clarence Chieng.
- 9) GST matters – Ongoing. SHEDA, SHAREDADA and REHDA will continue to address the issues separately as well as together through MDCs
- 10) Branches – we need cooperation to benefit all our members.
- 11) Research team – The Research assistant has been employed.
- 12) E-library – To upload information such as Circulars and Letters. To distribute access later. To limit editing controls.

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	<p><u>Courtesy Visits</u>          So far in 2015, SHEDA has visited:-</p> <ol style="list-style-type: none"> <li>1) YB Datuk Amar Haji Awang Tengah</li> <li>2) YB Datuk Amar Abang Haji Abdul Rahman Zohari Bin Tun Abang Haji Openg</li> <li>3) YB Datuk Wong Soon Koh</li> </ol> <p>To plan a visit to BOMBA.</p> <p><u>MyHome1 and MyHome2</u>          SHEDA wants to visit the Federal Minister of Housing because developers in Sarawak have found it difficult to participate in the MyHome scheme.</p> <p><u>Workshop with State Planning Authority for Planning Criteria</u>          During SHEDA's courtesy call on the Minister of Housing, he mentioned that he has requested SPA to organise a workshop to update the existing approval processes under the planning criteria.</p> <p>Louis Ting suggested we approach L&amp;S first with regards to new guidelines on setback regulations/ relaxation as permissible before speaking with SPA.</p>	
1.3	<p><b><u>General Comments on Low Cost Housing</u></b></p> <p>Dato William Wei commented that developers need to be careful in the current economic climate because the expected minimum area for Low Cost Houses keep increasing whilst the selling prices of these houses remain the same, thereby increasing cost to every square inch.</p> <p>In the past 450sq. ft. built-up area was sufficient. It was then increased to 600sq. ft. and then 850sq. ft.. Dato suggested that the formula should follow SPNB whereby the area of <b>850sq. ft. should include part of the car porch</b>. SPNB is currently building according to this calculation and has been permitted by MOH.</p> <p>LCH was imposed in 1995. Currently, 30% of projects above 10 acres have to be LCH development. If MOH insists on a higher levy, to suggest bringing down the percentage from 30% to a lower percentage.</p> <p>Based on available SHEDA data, many LCHs are not yet built. Some factors could be:-</p> <ol style="list-style-type: none"> <li>1) Buyers are unhappy because no land title can be issued</li> <li>2) If developers build in the current economy, many will incur heavy losses</li> </ol> <p>In Vietnam, where energy companies require land to build substations, the developer/ owner of that land will be compensated. In Japan, substations are stacked up to make more efficient use of space. Developers in Sarawak should request the right to choose the site for SESCO to build their proposed substations.</p>	
2.0	<p><b>Matters Arising</b></p> <p>There were no matters arising.</p>	-

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3.0	<b>Secretary General's Report by Augustine Wong (ASG)(29 January 2015 – 30 June 2015)</b>		Info and action	
3.1	The following are events/ activities and meetings held for the period as above:-			
	<b>No.</b>	<b>Date</b>		<b>Matter</b>
	1	29 Jan 2015		1 <sup>st</sup> Council Meeting 2015 (01/2015) at SHEDA Conference Room. Attended by Council Members, IPP, PP, Advisors & Deborah Wong.
	2	2 Feb 2015		SESCO Connection Charges Review meeting at Ministry of Public Utilities, 2 <sup>nd</sup> Floor Wisma Sumber Alam, Petra Jaya. Attended by Joseph Wong Kee Liong, Jee Chun Fah, Kevin Choo Chung Ing, Chang Foh Choon, Bobby Ting Sie Ching, Lawrence Law Siew Hie, Deborah Wong & Michelle Liu.
	3	2 Feb 2015		Discussion on The Roadshows on The Implementation of The Housing Development (Control And Licensing), 2013 And Regulations (Control And Licensing), 2013 And Regulations (Control And Licensing), 2014 at Ministry of Housing Sarawak, Wisma Sultan Tengah. Attended by Joseph Wong Kee Liong, Jee Chun Fah, Kevin Choo Chung Ing, Cecil Lau Ning Kiang, Chang Foh Choon, Alex Wong Teck Ching, Ir. John Yong Lock Ping, Bobby Ting Sie Ching, Louis Ting Tiew Hee, Tony Su Pang Wee, David Toh Zuen Siang, Tan Teck Kian, Deborah Wong & Michelle Liu
	4	3 Feb 2015		Editorial & Publication Committee 1 <sup>st</sup> meeting for SHEDA Communique
	5	6 Feb 2015		20 <sup>th</sup> Malaysian Developers' Council (MDC) Meeting at Wisma REHDA, Petaling Jaya. Attended by Joseph Wong, Jee Chun Fah, Kevin Choo and Deborah Wong.
	6	10 Feb 2015	CIDB's Qlassic Media Workshop at Hiton Hotel, Kuching. Attended by Louis Ting Tiew Hee, Deborah Wong, Eileen Low (HWS Properties Sdn Bhd) & Aziz Ahmad (Petra Jaya Properties Sdn Bhd)	
	7	11 Feb 2015	SHEDA Secretariat meeting with MOH on MOH-SHEDA Awareness seminar. Attended by: Deborah	

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		Wong, Harea Chong and Michelle Liu
8	13 Feb 2015	Housing Master Plan Study (UITM in Collaboration with MOH) at SHEDA Conference Room. Attended by Joseph Wong Kee Liong, Alex Ting Kuang Kuo, Louis Ting Tiew Hee, Barapui Timothy, Deborah Wong, (From UITM) Prof. Dr. Abdul Hadi Haji Nawawi, Ahmad Fuzi Arshad, Zarif Ahmad, Muna Sarimin, Sumiyana Mustafar, Hazlina Hamdan, Halim Bin Hashim, Baharudin Mohd. Hanipah, Amran A. Rahman and Mohammad Sharuzaman.
9	27 Feb 2015	Sheda Kuching Branch AGM at Sheda Secretariat conference room
10	2 Mar 2015	Housing Master Plan Study (UITM in Collaboration with MOH) at SHEDA Conference Room. Attended by Halim Bin Hashim , Rewi Hamid Bugo and Deborah Wong.
11	6 Mar 2015	Chinese New Year dinner with the Associated Chinese Chambers of Commerce and Industry of Sarawak at Imperial Hotel, Kuching. Attended by Joseph Wong Kee Liong.
12	6 Mar 2015	SHEDA Miri Branch AGM at Golden restaurant
13	7 Mar 2015	SHEDA Bintulu Branch AGM at SHEDA Bintulu Branch office
14	13 Mar 2015	SHEDA Sibul Branch AGM at Sheraton Restaurant, Sibul
15	13 Mar 2015	SHEDA Golf Tournament Committee Meeting
16	17 Mar 2015	Housing Committee meeting. Attended by: Joseph Wong, Chang Foh Choon, Jee Chun Fah, Alex Wong, Gary Kho, John Yong, Augustine Wong, Hj Zaidi Ahmad, Alex Ting, Louis Ting, Deborah Wong and Sharon Kimberly.
17	17 Mar 2015	Research Committee Meeting. Attended by Robert Ting, Alex Ting, Gary Kho, Joseph Wong, Deborah Wong and Sharon Kimberly.
18	17 Mar 2015	Activities Committee Meeting – 1 <sup>st</sup> SHEDA Property Expo Meeting. Attended by: Kevin Choo, Bobby Ting, George Ting, Simon Tiong, John Yong, Gary Kho, Harea Chong, Michelle Liu, Florence Tan, Jeanny Nelson and Deborah Wong.
19	23 Mar 2015	Taskforce meeting on the New Housing Development (Control And Licensing) Ordinance, 2013, Housing Development (Control And

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		Licensing) Regulations, 2014 and Housing Development (Control And Licensing) Amendments) Regulations, 2015 at Ministry of Housing Sarawak. Attended by Joseph Wong Kee Liong, Louis Ting Tiew Hee, David Toh Zuen Siang, Tony Su Pang Wee & Cecil Lau.
20	24 Mar 2015	Stakeholders' Engagement Session on The Proposed Affordable Housing Policy And Levy by Ministry of Housing Sarawak at Riverside Majestic Hotel, Kuching. Attended by Joseph Wong Kee Liong, Augustine Wong Chung Ho, Kevin Choo Chung Ing, Bobby Ting Sie Ching, Ir. Jong Lock Ping, Lawrence Law Siew Hie, Rewi Hamid Bugo, Chung Foh Choon, Cecil Lau Ning Kiang & Deborah Wong.
21	24 Mar 2015	Utilities Committee Meeting at Four Points, Sheraton. Attended by: Clarence Chieng, Lawrence Law, Bobby Ting, Cecil Lau, Joseph Wong, Chang Foh Choon, John Yong, Augustine Wong, Rewi Hamid Bugo, Kevin Choo and Deborah Wong.
22	25 Mar 2015	MOH-SHEDA Awareness Seminar at Riverside Majestic Hotel, Kuching. Total Participants: 310.
23	26 Mar 2015	SESCO Connection Charges Review at Menara Energy Berhad, Kuching. Attended by Joseph Wong Kee Liong, Chang Foh Choon, Jee Chun Fah, Bobby Ting Sie Ching, Clarence Chieng, Lawrence Kong San Hoe, Ir. John Yong Lock Ping and Deborah Wong.
24	27 Mar 2015	PAM GALA Dinner Buiding Trade Show 2015 at Imperial Hotel, Kuching. Attended by Joseph Wong Kee Liong.
25	31 Mar 2015	MOH-SHEDA Awareness Seminar at Parkcity Everly Hotel, Miri.
26	2 Apr 2015	MOH-SHEDA Awareness Seminar at Parkcity Everly Hotel, Bintulu
27	7 Apr 2015	MOH-SHEDA Awareness Seminar at RH Hotel, Sibu.
28	7 Apr 2015	Briefing by Bank Negara Malaysia at Conference Room, Level 1, Bank Negara Malaysia, Pejabat Wilayah Kuching, Jalan Satok. Attended by Rewi Hamid Bugo, Ir John Yong Lock Ping & Louis Ting Tiew Hee
29	9 April 2015	22 <sup>nd</sup> Annual General Meeting (AGM) at Danum, Level 5, Imperial Hotel, Kuching. Attended by Council Members, IPP, PP, Advisors, Members &

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		Deborah Wong.
30	10 April 2015	Meeting with Nippon at SHEDA Conference Room. Attended by Kevin Choo Chung Ing, Deborah Wong & Daniel Sim (Nippon).
31	14 April 2015	Networking Luncheon with SHEDA at Sarawak Club. Attended by Joseph Wong Kee Liong, Rewi Hamid Bugo, Jee Chun Fah, Kevin Choo Chung Ing, Stephen Liew, Philip Chang, Mike Boon from Sarawak Chapter PAM, A. Dorhat Rahan, William Tan & Ting Ing Sun from ACEM, Chai Yek MIP Sabah/Sarawak Chapter, Haidel Heli from IEM Sarawak.
32	20 April 2015	State-Kuching Branch Meeting at SHEDA Conference Room. Attended by Dr. Christopher Ngui Siew Ling, Jee Chun Fah, George Ting Fong Ziun, Deborah Wong & Tan Teck Kian.
33	23 April 2015	Kuching Branch Study Visit to Vivacity Megamall Kuching.
34	23 April 2015	CIDB Dinner at Hilton Hotel, Kuching. Attended by Joseph Wong Kee Liong, Zaidi Ahmad and Jee Chun Fah.
35	28 April 2015	2 <sup>nd</sup> Kuching Branch Management Committee Meeting at SHEDA Secretariat Conference Room.
36	29 April 2015	Meeting with Smart Reader Kids at SHEDA Conference Room. Attended by Deborah Wong, Michelle Liu, (From SRK) Puan Norma & Talitha.
37	30 April 2015	2 <sup>nd</sup> EXPO Committee Meeting at SHEDA Conference Room. Attended by Kevin Choo Chung Ing, Ir, John Yong Lock Ping, Deborah Wong, Florence Tan, Michelle Liu, Harea Chong & Sharon Tan
38	30 April 2015	1 <sup>st</sup> SHEDA Excellence Awards Meeting at SHEDA Conference Room. Attended by Kevin Choo Chung Ing, Ir, John Yong Lock Ping, Deborah Wong, Florence Tan, Michelle Liu, Harea Chong & Sharon Tan
39	9 May 2015	2 <sup>nd</sup> Housing Committee Meeting at SHEDA Conference Room. Attended by Joseph Wong Kee Liong, Chang Foh Choon, Jee Chun Fah, Alex Wong Teck Ching, Augustine Wong Chung Ho, Cecil Lau Ning Kiang and Deborah Wong.
40	11 May 2015	Meeting with Sunrise Kiddy at SHEDA Conference Room. Attended by (Sunrise Kiddy) Mdm Wong Siew Tin, Sharon Chok and Secretariat (Deborah



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		Wong, Harea Chong, Florence Tan and Michelle Liu).
41	12 May 2015	Meeting with PS150 at SHEDA Conference Room. Attended by (PS150) Benny Liew, Bryan Loke and Secretariat (Deborah Wong, Harea Chong, Florence Tan and Michelle Liu).
42	13 May 2015	Press Conference: Launching of SHEDA Property EXPO 2015 at Meeting Room MR4+5, Borneo Convention Centre Kuching (BCCK). Attended by Joseph Wong Kee Liong, Jee Chun Fah, Bobby Ting Sie Ching, Ir JohnYong Lock Ping, Terence Tan (ACE), Gary Pinchen (BCCK), Deborah Wong, Harea Chong, Florence Tan and Michelle Liu.
43	13 May 2015	Meeting with Neudimenxion at Borneo Convention Centre Kuching (BCCK). Attended by Joseph Wong Kee Liong, Jee Chun Fah, Bobby Ting Sie Ching, Ir JohnYong Lock Ping, Deborah Wong, Harea Chong, Florence Tan and Michelle Liu.
44	15 May 2015	Press Conference: Special One Day GST Seminar on GST Treatment: Joint Venture Development Arrangements Organised by Kuching Branch at SHEDA Conference Room. Attended by Media, Dr. Richard Tan Yoke Seng, George Ting Fong Ziun, Alan Wong Kok Wee and Tan Teck Kian.
45	15 May 2015	3 <sup>rd</sup> Stakeholder's' Engagement Session on The Proposed Affordable Housing Policy and Levy at Imperial Hotel, Kuching. Attended by Joseph Wong Kee Liong, Jee Chun Fah, Augustine Wong Chung Ho, Bobby Ting Sie Ching, Ir. John Yong Lock Ping, Tony Su Pang Wee, Chang Foh Choon and Deborah Wong.
46	18 May 2015	Event Horizon Meeting at SHEDA Conference Room. Attended by (Event Horizon) Winston Gary, Jason Chew, (Secretariat) Deborah Wong, Michelle Liu, Harea Chong and Florence Tan.
47	21 May 2015	Kuching Division Housing Working Committee at MOH Office. Attended by Louis Ting Tiew Hee.
48	21 May 2015	Strata Titles LAB 2015: Syndication / Consultation Session at Hilton Hotel, Kuching. Attended by Joseph Wong Kee Liong, Tony Su Pang Wee, Ir. John Yong Lock Ping and Deborah Wong.
49	23 May 2015	Invitation to ACEM (Sarawak Branch) 11 <sup>th</sup> Biennial Dinner at Imperial Hotel, Kuching. Attended by Jee Chun Fah.

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50	26 May 2015	Special One Day GST Seminar on GST Treatment: Joint Venture Development Arrangements Organised by Kuching Branch at Imperial Hotel, Kuching.
51	27-28 May 2015	Lab on Housing Decision Support System organised by MOH at Grand Margerita Hotel, Kuching. Attended by Deborah Wong.
52	27 May – 7 June 2015	SHEDA Bintulu Branch Study Tour to New Zealand.
53	4 June 2015	National Committee Meeting (JPEN) No.1/2015 by YB Minister of welfare, Housing and Local Government at Diamond Meeting Room, Putrajaya. Attended by Zaidi Ahmad.
54	5 June 2015	Launching of the Land Code (With annotations) by the Chief Minister of Sarawak at DUN Building. Attended by Jee Chun Fah, David Toh Zuen Siang, Louis Ting Tiew Hee, Dato William Wei How Sieng and Deborah Wong.
55	9 June 2015	Invitation from M Hotel to the Introduction of New Operator For Horizon Coffeehouse. Attended by Kevin Choo Chung Ing and Deborah Wong.
56	10 June 2015	Courtesy Visit TO YB Datuk Amar Haji Awang Tengah at Level 16, Wisma Sumber Alam. Attended by Joseph Wong Kee Liong, Rewi Hamid Bugo, Jee Chun Fah, Augustine Wong Chung Ho, Kevin Choo Chung Ho, Bobby Ting Sie Ching, Cecil Lau Ning Kiang, Ir. John Yong Lock Ping, Zaidi Ahmad, Alex Ting Kuang Kuo and Deborah Wong.
57	16 June 2015	3 <sup>rd</sup> SHEDA Property Expo 2015 Meeting at SHEDA Conference Room. Attended by Kevin Choo Chung Ing, Bobby Ting Sie Ching, Chan Foh Choon, Gary Kho Thong How, George Ting Fung –Ziun, Ir. John Yong Lock Ping, Joseph Wong Kee Liong, Jee Chun Fah and Secretariat (Deborah Wong, Michelle Liu, Harea Chong, Florence Tan and Sharon Kimberly).
58	16 June 2015	1 <sup>st</sup> Annual Dinner & 2 <sup>nd</sup> Excellence Awards Meetings at SHEDA Conference Room. Attended by Kevin Choo Chung Ing, Bobby Ting Sie Ching, Chan Foh Choon, Gary Kho Thong How, Ir. John Yong Lock Ping, Joseph Wong Kee Liong, Jee Chun Fah and Secretariat - Deborah Wong, Michelle Liu, Harea Chong, Florence Tan and Sharon Kimberly.
59	18 June 2015	Pemudah Peringkat Negeri Sarawak Meeting No. 1/2015 at Bilik Gerekan Negeri, Level 2 Wisma

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		Bapa Malaysia Petra Jaya, Kuching. Attended by Rewi Hamid Bugo.
60	18 June 2015	Courtesy Visit to YB Datuk Wong Soon Koh at Wisma Baitul Makmur, Petra Jaya. Attended by Joseph Wong Kee Liong, Rewi Hamid Bugo, Penghulu Ting Teck Kai, Jee Chun Fah, Cecil Lau Ning Kiang, Ir. John Yong Lock Ping, Lawrence Law Siew Hie, George Ting Fong Ziun, Tony Su Pang Wee and Deborah Wong.
61	19 June 2015	Sarawak Green Project Management Awards at Kolej Sunway Kuching, Song Plaza (First Floor), Jalan Tun Jugah. Attended by Deborah Wong.
62	19 June 2015	Kuching Branch Social Gathering and High-Tea at Lot 10 Boutique Hotel, Kuching. Attended by Committee Members & Kuching Members.
63	23 June 2015	Kuching Branch 2 <sup>nd</sup> Committee Meeting 2015 (No.1/2015) At SHEDA Conference Room. Attended by Dr. Christopher Ngui, Tony Su Pang Wee, George Ting Fong Ziun, Dr. Richard Tan Yoke Seng, Alan Wong Kok Wee, Barapui Timothy Balangalibun, David Toh Zuen Siang, Ir. Dr John Panil, Iskandar Sharkawi, Sim Kiang Chiok, Teo Eng Leong and Tan Teck Kian.
64	24 June 2015	Courtesy Visit to YB Datuk Amar Abang Haji Abdul Rahman Zohari Bin Tun Abang Haji Openg at MOH HQ. Attended by Joseph Wong Kee Liong, Penghulu Ting Teck Kai, Simon Tiong Chee Chin, Jee Chun Fah, Kevin Choo Chung Ing, Bobby Ting Sie Ching, Cecil Lau Ning Kiang, Ir John Yong Lock Ping, Zaidi Ahmad, David Toh Zuen Siang, Alex Ting Kuang Kuo, Louis Ting Tiew Hee, George Ting Fong Ziun and Deborah Wong.
<b>3.2</b>	<p><b>Comments on activities and in general:-</b></p> <p>Rewi briefed the Council on the PEMUDAH Peringkat Sarawak meeting (please refer to Housing Committee report below).</p> <p>MOH is proposing to change the LCH policy to SPEKTRA LITE and SPEKTRA. However, under the new proposed policies the cross subsidy ends up being more than current subsidies incurred. SHEDA has proposed a counter affordable housing scheme.</p> <p>It is the Branches' responsibility to report activities to Secretariat in order to have them listed in the Secretary-General's report.</p> <p>The Secretary-General's report was duly adopted.</p>	

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<p><b>4.0</b></p> <p><b>Treasurer-General's Report by Kevin Choo (TG)</b></p> <p><b>4.1</b></p> <p><b><u>Overview of Management Account as at May 2015</u></b></p> <p><b><u>Income</u></b>        Income from membership is less than what has been budgeted. Collection is still pending.</p> <p><b><u>MOH-SHEDA Seminars</u></b>        Loss under the MOH-SHEDA HDO/HDR Awareness Seminars is due to the subsidy of 50% given by SHEDA to its members.</p> <p>Some members who are slow to pay the membership fee still insist on receiving the SHEDA discount of 10%. Members should only have the SHEDA member discount if they pay the fee.</p> <p>As at May 2015:-        Income – RM274,139.61        Expenses – RM1,416,825.08        Deficit – RM1,142,685.47</p> <p>Large deficit due to disbursement of Branch funds. However, if Branch expenses are excluded, there is a surplus of <b>RM59,917.80</b></p> <p>Reviewed profit and loss for different seminars/ events held in the first half of 2015</p> <p><b>4.2</b></p> <p><b><u>Branches</u></b>        Accounts for Branch and State to be divided for presentation at next Council meeting. Branches must submit balance financial sheet monthly from 1 June 2015.</p> <p><i>* As Branches were only formally established in October 2015, to use the new format in 2016.</i></p> <p>Adoption of the TG Report was proposed by Bobby Ting and seconded by Robert Ting.</p> <p>Treasurer-General's report was duly adopted.</p>	<p>Info and action</p>
<p><b>5.0</b></p> <p><b>Kuching Branch Report</b></p> <p>Dr. Christopher Ngui (VP / Chairman Kuching Branch) presented the Kuching Branch report.</p> <p>After the implementation of GST, members were still confused so Kuching branch held 2 GST seminars on 25-26 February 2015 and 26 May 2015.</p> <p>The Local study and educational tour to Vivacity Mega Mall was held on 23 April 2015 and joined by about 25 SHEDA members.</p> <p>On 19 June 2015, a SHEDA Kuching Branch gathering and high tea was organized</p>	<p>Info</p>

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	<p>and Puan Noelle, Senior Assistant Director of Royal Malaysian Customs was invited.</p> <p>Joseph suggested that SHEDA State and Kuching Branch organise a joint courtesy visit to Royal Malaysian Customs to discuss GST issues. Proposed that Dr Ngui arrange the meeting to get feedback from questions raised.</p> <p>In JV agreements, land owners need to play an active part otherwise the developer is only giving a service ie construction service and so GST is chargeable. Alex Ting suggested bringing the issue up to MDC to get input at the Federal level.</p> <p>Dato William Wei agreed with Alex Ting and suggested discussions be held to create solutions that work for developers.</p>	
<p>6.0</p>	<p><b>Sibu Branch Report</b></p> <p>Penghulu Ting Teck Kai (VP/ Chairman Sibu Branch) presented the Sibu Branch report.</p> <p>SHEDa Sibu is currently setting up its SHEDA Branch office in a strategic location and uniforms for SHEDA Sibu Branch committee members.</p> <p>SHEDA Sibu Branch will be paying visits on relevant government authorities to build strong communications.</p> <p>Overall real estate activity is low especially the market for shophouses which are experiencing a decline in demand.</p> <p>The dates of the roadshow have not yet been decided but it will be held at the end of the year.  <i>* Since then, the SHEDA Sibu Branch Home &amp; Property Roadshow 2015 will be held on 4-6 December 2015.</i></p> <p>It is expected that the cancellation of the toll of the bridge will cause land on the other side of the bridge to appreciate. Pending Government's next steps for development of infrastructure.</p>	<p>Info</p>
<p>7.0</p>	<p><b>Miri Branch Report</b></p> <p>Simon Tiong Chee Chin (VP/ Miri Branch Chairman) presented the Miri Branch report.</p> <p>SHEDA Miri Branch held a dialogue session with Miri City Council on 20 April 2015. Main issues raised were with regards to the delay in issuance of OP and building plans.</p> <p>Miri Branch is considering postponing the Home &amp; Property Roadshow 2015 by a week to 11-13 Oct 2015.  <i>* The SHEDA Miri Branch Home &amp; Property Roadshow 2015 was held on 6-8 November 2015.</i></p> <p>Troy Yaw mentioned that when affordable housing comes online, SOHO properties will be affected as they are seen as rival type properties.</p>	<p>Info</p>

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	Dato William was of the opinion that Miri's real estate industry is doing well. The properties selling at below 1 million are doing better than other properties.	
<b>8.0</b>	<p><b>Bintulu Branch Report</b></p> <p>Troy Yaw Chee Weng (VP/ Bintulu Branch Chairman) presented the Bintulu Branch report.</p> <p>As the Bintulu Liaison had an office, Bintulu Branch will continue using the same office.</p> <p>During the New Zealand tour, Bintulu Branch visited Christchurch City Council. NZ allowed about 300k labourers in from China to help to rebuild the cities after recent earthquakes because there is a huge shortage of labour. There are cranes everywhere but construction is moving slowly because of labour shortage.</p> <p>In the Eastside, every single house was demolished as part of restructuring the city. Citizens in Eastside were given NZD350k each to move Westside.</p> <p>The Bintulu Home and Property Roadshow is likely to be held in the 1<sup>st</sup> week of November as construction of Commerce Square Shopping Mall is delayed. Booths will be free for all SHEDA members on a first-come-first-served.  <i>* The SHEDA Bintulu Branch Home &amp; Property Roadshow 2015 will tentatively be held in January 2016.</i></p> <p>Bintulu Branch has sent a letter to the new General Manager of Bintulu Development Authority requesting a courtesy visit. Pending a reply.</p>	Info
<b>9.0</b>	<p><b>Management Committee Report</b></p> <p>Deborah Wong presented the report on behalf of Mr Jee.</p> <p>Council was informed that Sharon Tang had been employed as research assistant to collect data for the SHEDA Property Market Report.</p> <p>Subsistence allowance will be utilized for employees who are working on events away from the office in lieu of making claims by way of receipts.</p>	Info
<b>10.0</b>	<p><b>Utilities &amp; Infrastructure Committee Report</b></p> <p>Bobby Ting (ATG) presented the report.</p> <p><u>Connection Charges</u>        Council was briefed on SESCO's schematic plan and current initiatives proposed by SEB's consultants which will, amongst other things, address connection charges issues faced by developers.</p> <p><u>Occupation Permits</u>        SHEDA had sent two (2) letters and visited the Ministry of Local Government. YB Dato Sri Wong Soon Koh had also been visited separately by Joseph Wong and</p>	Info and action

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	<p>Augustine Wong to request assistance to help purchasers.</p> <p>It was agreed in principle that the Ministry will allow purchasers of completed houses to apply for the connection of utilities <b>before</b> the issuance of OP, subject to a Letter of Undertaking being furnished by the developers to the relevant Local Council, disallowing purchasers to occupy the premises before the issuance of OP.</p>	
11.0	<p><b>Planning and Resource Management Committee Report</b></p> <p>No meetings have been held yet as many of the issues surrounding planning and resource management have been covered by other Committees such as density and the issuance of strata titles. It was queried how the committee can add value given the overlap.</p> <p>President suggested starting with pinpointing and discussing 2-3 items of interest to SHEDA before the proposed workshop to be held by SPA.</p>	Info and action
12.0	<p><b>Tourism committee</b></p> <p>The Tourism Committee has not met as it does not know where to begin. In previous years, the tourism committee was also inactive.</p>	
13.0	<p><b>Housing Committee Report</b></p> <p>Joseph Wong (President) presented the report.</p> <p><u>Clarification further to MOH-SHEDA Awareness Seminars</u>        SHEDA has issued a letter to MOH dated 17 June 2015 seeking clarification on issues raised during the Awareness Seminars. Developers who start piling before the developer's license is issued (even though selling has not begun) will be given a compound.</p> <p><u>Implementation of Levy in lieu of building Low-Cost Houses</u>        SHEDA's proposal has been rejected by MOH. SHEDA is waiting to see MOH's counter proposal.</p> <p><u>MOH's Proposed New Affordable Housing Policy</u>        SHEDA made 2 presentations to MOH as feedback on MOH's new proposed policy. Awaiting MOH's final policy.</p> <p><u>SHEDA's Proposed Affordable Housing Scheme</u>        SHEDA's proposed scheme requires that the State Government relax the following criteria whilst maintaining the standard planning requirements for building normal houses:-</p> <p>a) Reduced front or rear setback requirement by 3 meters (for landed development);        b) Removal of density control for residential development;        c) Adoption of "Plot Ratio" density for high-rise strata-titled residential development;</p>	Info and action

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	<p>and                  d) Removal of the existing mandatory Low-Cost House requirements / proposed Levy quantum</p> <p>Each unit built is to have a minimum area of 850sqft (3 bedrooms; 2 bathrooms).</p> <p><u>Strata title issues</u>                  SHEDA is optimistic that the proposed amendments in the Styarta-title LAB held on 21 May 2015 will address long-unresolved obstacles and will be beneficial to both developers and purchasers.</p> <p><u>Online registration for MOH</u>                  MOH plans to implement an online support system for application/ registration of developer's licence, renewals etc. SHEDA will meet with MOH on 2 July 2015 for further discussion.                  * The HDMS seminars will be rolled-out in January 2016.</p> <p><u>PEMUDAH</u></p> <p>Three (3) items brought up were relevant to SHEDA:-</p> <p>1) MOH reported that the results of engagement sessions held between stakeholders were being finalized and will be presented to the Minister after Hari Raya. The State Secretary was supportive of the need for the policy to be revised.</p> <p>2) OP before application of utility meters</p> <p>3) Issuance of land title – The State Secretary requested L&amp;S to frontload the process so that the issuance of title can be expedited (to commence upon deposition of survey plan).</p>	
<p><b>14.0</b></p>	<p><b>Research and Development Committee Report</b></p> <p>Robert Ting presented the report.</p> <p>Research is starting to take-off. 3 sets of data will be requested from developers. They are:-</p> <p>i) Past projects (2012-2014)                  ii) Present – ongoing                  iii) Planned projects</p> <p>It was requested that Kuching Branch chairman assist in letting its members know to give co-operation. Once directors give the green light, it should be easier for SHEDA to contact the relevant staff directly for data.</p> <p>The SHEDA Property Market Report should be able to provide information on the types of property Sarawak has in existing stock. Although there is no aim for figures, the more data collected, the more accurate the report will be.</p>	<p>Info</p>




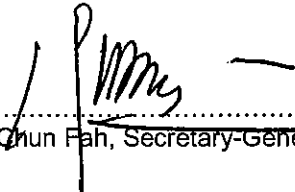
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	<p>Figures will also be extracted from NAPIC.</p> <p>President requested that data be collected from Council members' companies first.</p>	
15.0	<p><b>Editorial &amp; Publication Report.</b></p> <p>Deborah Wong presented the report in behalf of Gary Kho.</p> <p>SHEDA Communique will be published 4 times in 2015. Cost is fully paid for by advertisements, with a small margin of profit.</p> <p>SHEDA Members' Directory 2015-2018 to be launched during the SHEDA Property Expo 2015.  <i>* It has since been launched at the SHEDA Annual Dinner &amp; Excellence awards 2015.</i></p> <p>Tentative launch of the SHEDA property market Report will be during the next MDC meeting in February 2016.</p>	Info
16.0	<p><b>Activities Committee Report</b></p> <p>Kevin Choo presented the report.</p> <p><u>SHEDA Property Expo 2015</u>          Meetings and preparation for the SHEDA Property Expo is proceeding as planned. The OC for the event is Kevin Choo. The Chief Minister has agreed to officiate the Expo on Friday, 25 September 2015. Council agrees to sign on with BCKK for the SHEDA Property Expo the next 5 years.</p> <p><u>SHEDA Annual Dinner and Excellence Awards 2015</u>          The appointed Organising Chairmen are Bobby Ting and John Yong respectively. Theme of the dinner to be confirmed. The Panel of Adjudicators have been appointed.</p> <p><u>MOH-SHEDA Awareness Seminars</u>          A series of 4 seminars were held throughout Sarawak in collaboration with MOH. Over 600 participants attended the seminars. SHEDA members were given a discount which will be subsidized from the Activities Budget.</p> <p><u>Networking luncheon</u>          A networking luncheon was held between representatives of industry players and SHEDA with the aim to foster relationships and streamline requirements for the SHEDA Excellence Awards 2015.</p> <p>To try hold a golf tournament next year.</p>	Info

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<b>17.0</b>	<p><b>Legal Committee Report</b></p> <p>Cecil Lau presented the report.</p> <p>As required by law, a PDPA notice has been published on the SHEDA website in English and Malay.</p> <p>A similar notice has been prepared for the SHEDA Affordable Housing Scheme online registration website.</p>	Info
<b>18.0</b>	<p><b>Any Other Business</b></p>	Info and action
<b>18.1</b>	<p><b><u>SHEDA Memberships</u></b></p> <p>The following companies have been approved for SHEDA membership:-</p> <p><u>Ordinary Membership</u></p> <ul style="list-style-type: none"> <li>i) Niche Development Sdn Bhd (KCH)</li> <li>ii) Cheng Guan Development Sdn Bhd (KCH)</li> <li>iii) One-Borneo Design &amp; Development Sdn Bhd (SIBU)</li> <li>iv) JiaJaya Sdn Bhd (MIRI)</li> <li>v) Sentoria Borneo Land Sdn Bhd (KCH)</li> <li>vi) Tiya Development Sdn Bhd (KCH)</li> </ul> <p><u>Registered Associate Membership</u></p> <ul style="list-style-type: none"> <li>vii) Uni-Kenyaling Engineering Sdn Bhd (KCH)</li> </ul>	
<b>18.2</b>	<p>Council agreed for Bobby Ting (ATG) to be added as signatory for signing of cheques and other association-related financial processes..</p>	
<b>18.3</b>	<p>SHEDA will have to resubmit the application for establishment of Branches due to a misunderstanding with ROS. To inform Branches when to hold their next meeting to ensure compliance with ROS and successful establishment.</p> <p>Dato William Wei mentioned that SHEDA State and Branches need to be careful to be compliant to avoid any interruption in our work progress.</p>	
<b>18.4</b>	<p>Teo &amp; Co to be appointed as SHEDA State auditors for 2015 and to have the decision ratified at the next AGM.</p>	
<b>18.5</b>	<p>Meridin Properties has not paid SHEDA RM3000.00 from the Roadshow in November 2014. Agree to waive the amount on the condition they join the SHEDA Property Expo.</p>	
<b>18.6</b>	<p>Council approved allocation for previously unbudgeted SHEDA State Secretariat trip to Legoland in Johor.</p>	

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18.7	Council agreed to donate RM500 to PIBAKAT and RM500 to the Kuching Autistic Association respectively.	
18.8	Renewal of Honourary Memberships. To renew Honourary memberships at the SHEDA Annual Dinner and Excellence Awards 2015 for:-  i) Datuk Toh Chiew Hock ii) Datuk Hasmi iii) Mr. Tan Guek Kee	
18.9	SHEDA has paid the following amounts for GST:- RM981.47 (April) RM5,983.53 (May)	
18.10	Alex Ting has been proposed as the SHEDA Property Man of the Year 2015. However, Council members are welcomed to propose other individuals for consideration.	
18.11	Association of banks Malaysia (ABM)(Sarawak) has invited SHEDA to a discussion on issues affecting both the banking and property sector. To be confirmed.	
18.12	Council agreed to appoint Davie Bong as an Advisor.	
19.0	<p><b>Adjournment of Meeting</b></p> <p>The meeting adjourned at 1.40 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