

Sarawak Housing and Real Estate Developers' Association (SHEDA)
 Minutes of the 2nd Council Meeting of 2016 (02/2016) for the Term (2015-2018)
 Thursday, 16 June 2016 at 10.00am at SHEDA Conference Room

Attendance/ Year

Present	1. Joseph Wong Kee Liong	President	2/2016
	2. Dr. Christopher Ngui Siew Ling	VP/ Kuching Branch Chairman	1/2016
	3. Simon Tiong Chee Chin	VP/ Miri Branch Chairman	1/2016
	4. Troy Yaw Chee Weng	VP/ Bintulu Branch Chairman	2/2016
	5. Jee Chun Fah	Secretary-General	2/2016
	6. Kevin Choo Chung Ing	Treasurer-General	1/2016
	7. Augustine Wong Chung Ho	Asst Secretary-General	2/2016
	8. Bobby Ting Sie Ching	Asst Treasurer-General	2/2016
	9. Ir. John Yong Lock Ping	Council Member	2/2016
	10. Alex Wong Teck Ching	Council Member	2/2016
	11. Chang Foh Choon	Council Member	2/2016
	12. Gary Kho Thong How	Council Member	1/2016
	13. Yek Nai Kwong	Council Member	1/2016
	14. Cecil Lau Ning Kiang	Council Member	1/2016
	15. Dato William Wei How Sieng	Past President	1/2016
	16. David Toh Zuen Siang	Legal Advisor	1/2016
	17. Louis Ting Tiew Hee	State Advisor	1/2016
	18. Lawrence Law Siew Hie	State Advisor	1/2016
	19. Clarence Chieng	State Advisor	2/2016
Absent with apologies	1. Rewi Hamid Bugo	Deputy President	0/2016
	2. Penghulu Ting Teck Kai	VP/ Sibiu Branch Chairman	0/2016
	3. Robert Ting Kang Sung	Council Member	0/2016
	4. Lawrence Kong San Hoe	Council Member	1/2016
	5. Hj. Zaidi Ahmad	Immediate Past President	0/2016
	6. Alex Ting Kuang Kuo	State Advisor/ Past President	1/2016
	7. Davie Bong	State Advisor	0/2016
Present (Secretariat)	1. Deborah Wong	State General Manager	

No.	Description	Action
1.0	Call to Order Quorum was established and President called the meeting to order at 10.00am. SHEDA needs to call a minimum of three (3) Council Meetings a year so one more meeting will need to be held for 2016. President briefly went through the agenda and Minutes of Meeting.	
1.1	<u>Confirmation of Minutes of Council Meeting No. 1 of 2016 (01/2016)</u> There were no objections to the Minutes. John Yong proposed that the Minutes be adopted and Augustine Wong seconded the proposal. The Minutes of Meeting were duly adopted.	Info
1.2	<u>President's Remarks:-</u> <u>Density</u> SPA has released <u>Circular 1/2016 - Policy on Density for Normal Housing and</u>	

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	<p><u>Highrise Residential Development</u>, detailing the revised requirements and policies for density. SHEDA was informed officially of the circular on 8 June 2016.</p> <p>Although SHEDA had anticipated that the density would be revised this year, SHEDA is still dissatisfied with the revised density, given that the number of units per acre approved for PR1MA housing is still higher.</p> <p>SHEDA will circulate a letter together with the circular to members informing them of this.</p> <p><u>SPEKTRA Housing</u> SPA has released <u>Circular 2/2016 - Policy and Guidelines on Affordable Housing Requirements Pertaining to Development/ Subdivision of Land Carried Out by Private Developers</u>, detailing the revised requirements and policies for affordable housing. SHEDA was also informed officially of the circular on 8 June 2016.</p> <p>SHEDA will likewise circulate a letter together with the circular to members informing them of this. In addition to the distribution of the circular, members are advised that for approvals granted before the effective date, a fresh application will have to be made before the new revised criteria can be implemented.</p> <p><u>Equal treatment with PR1MA</u> SHEDA is dissatisfied that PR1MA developers have been given an advantage of being able to build up to 12 units (landed) and 50 units (strata) per acre respectively. PR1MA has also been exempted from building Low Cost and Low Cost Plus houses required of local private developers.</p> <p>SHEDA brought this matter up with the Chief Minister during "An Evening with Chief Minister" held in Kuching on 21 April 2016, and the Chief Minister had verbally affirmed that all developers in Sarawak should be treated equally. SHEDA will follow up to ensure the promise is kept.</p> <p><u>Levy</u> Kuching Branch hoped that SHEDA State will seek an audience with MOH to further the original proposal of the levy as agreed during the AGM 2015.</p> <p>The Bintulu Branch Chairman was of the opinion that the levy matter was an evolving issue that should continue to be addressed given the conflicting opinions over it. Addressing the matter in advance will set better groundwork in the event a vote needs to be taken again in the future.</p> <p>The Secretary-General was of the opinion that as members had not yet had a chance to go through the latest SPA circular with regards to density, the issue should be put to rest for the moment. However, if members continue to face difficulties despite the revised provisions, the issue could be brought up again in the future.</p> <p>SHEDA State is of the opinion that as SPA has rejected MOH's levy proposal and the matter of quantum is not currently an issue, SHEDA will not pursue the matter with MOH/ SPA unless the majority of SHEDA members request the State Council to appeal either through an EGM or survey.</p>	<p>Info and action</p> <p>Info and action</p> <p>Info and action</p>
<p>2.0</p> <p>2.1</p>	<p>Secretary General's Report by Jee Chun Fah (17 March 2016 – 16 June 2016)</p> <p>The following are events/ activities and meetings held for the period as above:-</p>	<p>Info</p>

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2.2	No.	Date	Matter
	1.	24 March 2016	Amendments to Labour Ordinance (Sarawak Cap.76) in Line with the Trans-Pacific Agreement (TPPA) at Bangunan Sultan Iskandar, Jalan Simpang, Kuching. Attended by Deborah Wong.
	2.	24 March 2016	Meeting with Padawan Municipal Council and Residents of Country Hill Apartment, Jalan Stephen Yong at Majlis Perbandaran Padawan. Attended by Joseph Wong, John Yong and Alex Ting.
	3.	29 March 2016	Bank Negara Malaysia (BNM) briefing at Conference Room, Level 1, Bank Negara Malaysia (Kuching HQ). Attended by Alex Ting, George Ting, Dr. Christopher Ngui, Kevin Choo and Deborah Wong.
	4.	5 April 2016	Stakeholder Engagement for Connection Charges at Auditorium, Level 2 Menara Sarawak Energy, The Isthmus. Attended by Clarence Chieng and Lawrence Law.
	5.	5 April 2016	23 rd SHEDA Annual General Meeting 2016 at Imperial Hotel, Kuching. Attended by Council, Advisors, Branch Committee and Members.
	6.	5 April 2016	Meeting for SHEDA Excellence Awards 2016 at SHEDA Secretariat Office. Attended by Alex Ting, John Yong, Stephen Liew and Deborah Wong.
	7.	6 April 2016	Invitation to the Launching Ceremony and Roadshow of the 7 th Sarawak Chief Minister's Environmental Award (CMEA) 2016 at Imperial Hotel, Kuching. Attended by Deborah Wong.
	8.	8 April 2016	Courtesy visit Serian District Council by Kuching Branch.
	9.	10 April 2016	Opening of CIDB Bintulu Branch at CIDB Baitulmal, Bintulu. Attended by Joseph Wong and Bintulu Branch Committee.
	10.	11 April 2016	Roadshow Meeting by Kuching Branch at SHEDA Secretariat Office. Attended by Kuching Branch Committee.
	11.	13 April 2016	Kuching Branch Technical Committee Meeting at SHEDA Secretariat Office. Attended by Kuching Branch Committee.
	12.	14 April 2016	1 st Expo Committee Meeting at SHEDA Secretariat Office. Attended by John Yong, Joseph Wong, Deborah Wong, Michelle Liu, Harea Chong and Florence Tan.
	13.	19 April 2016	Fire Prevention Meeting with Secretariat Staff at SHEDA Secretariat Office.
	14.	20 April 2016	Pemudah Peringkat Negeri Sarawak Meeting No.1 / 2016 at Wisma Bapa Malaysia, Petra Jaya, Kuching. Attended

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		by Rewi Bugo.
15.	21 April 2016	An Evening with the Chief Minister of Sarawak at Pullman Hotel, Kuching. Attended by Joseph wong, Kevin Choo, John Yong, Alex Wong, Clarence Chieng, Penghulu Ting, Sim Kiang Chiok, Dr. Richard Tan, Louis Ting, Tsai Li Sung, Ngeng Mieng Shian, Ngeng Mong Shin, Kwang Mei Sian, Wong She Ho, Deborah Wong, George Wong and Tan Teck Kian.
16.	28 April 2016	Meeting between SHEDA and the Housing Tribunal Sarawak at Old DUN Building, Kuching. Attended by Joseph Wong, Louis Ting, Kevin Choo, Augustine Wong, Rewi Bugo.
17.	9 May 2016	Signing of MOA to join the Sarawak Business Federation at DUBS Commercial Centre, Jalan Petanak, Kuching. Attended by Joseph Wong.
18.	10 May 2016	Kuching Branch Council Meeting (1/2016) at SHEDA Conference Room.
19.	12 May 2016	Kuching Branch Press Conference for Home & Property Road Show at SHEDA Conference Room.
20.	19 May 2016	Free & Exclusive – Knowledge Sharing Cum Networking Lunch by ParexGroup Sdn Bhd & Acotec Sdn Bhd. Attended by John Yong, Louis Ting, Augustine Wong, Kevin Choo, Alex Ting & Members (46 paxs).
21.	24 May 2016	Roundtables on Social Transformation Framework at Sunset Ballroom, Damai Beach Resort. Attended by Gary Kho.
22.	13 June 2016	Roadshow Meeting by Kuching Branch at SHEDA Secretariat Office. Attended by Kuching Branch Committee.
23.	14 June 2016	Kuching Branch Press Conference for Home & Property Road Show at SHEDA Conference Room.

- *Branch activities which are not reported to State will not in this report. It is the Branches' responsibility to inform the State if they wish their activities to be reported.*

Comments on activities and in general:-

Under item 2 dated 24 March 2016, it was noted that the developer was not a bankrupt nor had he been wound up. Instead, he had simply abandoned the residents of Country Hill Apartment.

Under item 17 dated 9 May 2016, the MOA has yet to be signed as other founding members are still in discussion over various issues.

The Secretary-General's report was duly adopted without objection.

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<p>3.0</p> <p>3.1</p>	<p>Treasurer-General's Report by Kevin Choo (TG)</p> <p><u>Audited Accounts as at 30 April 2016</u></p> <p>A few items from the TG's Report were highlighted including:-</p> <p>Subscription fees (after allocation to Branches): <u>RM136,825.00.</u></p> <p>Fixed Deposit total: <u>RM637,487.48</u> Cash total: <u>RM76,573.61</u> <u>TOTAL: RM714,066.09</u></p> <p><u>Budget</u> SHEDA Property Expo nett profit: <u>RM200,000.00.</u> SHEDA Annual Dinner & Awards nett profit: <u>RM100,000.00</u> Admin expenses as at 30 April 2016: <u>RM140,639.72</u> (expenses are on track when compared with the annual budget of RM785,950.00.</p> <p><u>Outstanding receivables</u> Membership fees amounting to: <u>RM32,800.00</u> (for the period 2014-current) The collection for dinner completed and account closed.</p> <p><u>Others</u> Monies owing to the Branches will be paid as and when money comes into the State account.</p> <p><u>Wisma SHEDA</u> To request Donald Lawan of M&D Enterprise to submit the relevant drawings for Council's consideration.</p> <p>Adoption of the TG's Report was proposed by Jee Chun Fah and seconded by Louis Ting. Treasurer-General's report was duly adopted.</p>	<p>Info and action</p>
<p>4.0</p>	<p>Kuching Branch Report</p> <p>Dr Christopher Ngui presented the Kuching Branch report.</p> <p>According to valuation firms, the market in Kuching remains soft and there are concerns because transactions have fallen from 50% to 30%.</p> <p>Kuching Branch suggested requesting bankers to provide assistance to genuine buyers to purchase a home. In addition, SHEDA could approach BNM/ other relevant authorities, requesting that it take steps to counter the high loan rejection rate.</p> <p>Kuching Branch also reported on the latest NAPIC figures and expressed concern over possible oversupply and the need for SHEDA to dialogue with the Government to correct the situation before it escalates. The influx of PR1MA housing has also affected the mood of developers in Kuching as PR1MA aims to build 9,000 units of housing (landed and strata) in Kuching alone.</p> <p>Kuching Branch listed its main activities of the 2nd Quarter of 2016 as follows:-</p> <p>i) Serian district council visit</p>	<p>Info</p>

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	<p>ii) 2nd Home & Property Roadshow (24-26 June 2016) iii) Seminars on GST-related matters on 21 July 2016</p> <p>The Chairman of Bintulu Branch suggested the need for local developers to look into regional markets or to merge developments with tourism elements. A visit to the Consulate-General of China was suggested.</p>	
5.0	<p>Sibu Branch Report</p> <p>Cecil Lau presented the Sibu Branch report.</p> <p>Sibu Branch visited the Sibu Municipal Council in March 2016. The SMC responded favourably when SHEDA Sibu requested that a timely response be provided with regards to procedures for development.</p> <p>Sibu Branch also concluded a meeting with Sibu Electrical Association whereby issues surrounding the installation of electrical components during the construction phase of development were discussed, The issues will be further researched by both parties and the findings presented to SESCO's regional office.</p> <p>The market in Sibu remains lukewarm, with more people purchasing 2nd hand homes.</p>	Info
6.0	<p>Miri Branch Report</p> <p>No Written Report was submitted. Simon Tiong reported verbally.</p> <p>Initially Miri Branch aimed to hold the Miri Home & Property Roadshow in August but according to a survey conducted, Miri developers had no new products to launch. As a result, a majority of members suggested postponing the roadshow to the end of the new or to 2017.</p> <p>Members were unsure if they had to obtain authorisation from 2 entities (MOH and HDC) further to the new SPEKTRA circular. SHEDA to ascertain if the process remains the same as before or if authorization really had to be obtained simultaneously from both organisations.</p>	Info and action
7.0	<p>Bintulu Branch Report</p> <p>No Written Report was submitted. Troy Yaw reported verbally.</p> <p>Even though the market has gone into hibernation, activity is expected to increase in the oil and gas sector in 2017.</p> <p>Petronas is expected to transfer approximately 800 staff to Bintulu by January 2017, followed by Shell (400+) and Carigali (200-300) and the Malaysian helicopter services.</p> <p>With the inclusion of family members, Bintulu's population may grow by about 3000 people. As a result, there are future prospects in the residential market and as residential picks up, it is hoped that commercial sectors will follow suit.</p> <p>The Bintulu Home & Property Roadshow has received good response. This year the Roadshow is joining forces with BCCCI and will host about 40 booths in Commerce</p>	Info

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	Square from 29-31 July 2016.	
8.0	<p>Management Committee Report</p> <p>Mr. Jee Chun Fah (Secretary General) reported that Deborah Wong had resigned and it was hoped that a replacement will be interviewed soon.</p> <p>In the meantime, Council members were invited to propose candidates they thought would be suitable for the post.</p>	Info and action
9.0	<p>Utilities & Infrastructure Committee Report</p> <p>No Written Report was submitted. Clarence Chieng reported verbally.</p> <p><u>Connection Charges</u> Clarence had shared the slides presented in the Council's Whatsapp group. He will be presenting the revised connection charges to Mr Lu Yew Kung (MD SESCO) on 23 June. However, EIU may want SESCO to obtain Cabinet approval before implementation.</p> <p><u>HV Metering</u> There had been an internal circular issued by SESCO detailing new policies regarding HV metering where SESCO will be responsible for metering up to the cabinet but from the cabinet to the switchboard, individual owners will be held responsible.</p> <p>Clarence had argued against the circular and as a result, EIU had rejected the circular and had directed SESCO to has amend it to EIU's request. SHEDA has not sighted the new circular yet.</p> <p>Developers in Bintulu do not need to pay for the cabinet because Bintulu is deemed a pilot project. However, all other regions are required to make payment.</p> <p><u>Miscellaneous</u> The turnkey circular will be issued in July. The fixing of standard collateral deposits is a new initiative by SEB.</p> <p><u>Custody of transformers</u> Lawrence Law suggested that SESCO should be responsible until the meter point. He also enquired if there was a fixed point in the process for turnkey projects by which SESCO will take over custody of the transformer after it is built ad ready to be energized. He raised frustrations that SESCO refused to energise transformers as soon as they were ready and refused to turn on street lighting until 70% of the residents had moved in even after the OP is issued.</p> <p>The Kuching Branch Chairman also enquired whether developers or the council should be responsible for informing SESCO about street lighting after the transformer had been energised.</p> <p>Clarence clarified that there was no fixed policy with regards to energizing transformers.</p> <p>It was suggested that SHEDA write in to SEB on these issues, as well as raise it with the new Minister of Local Government and Community Development.</p>	Info and action

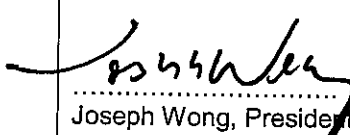
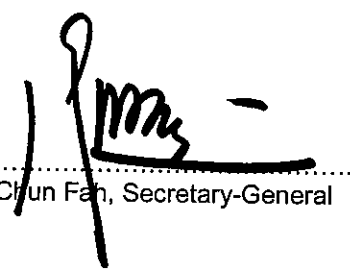
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10.0	<p>Planning and Resource Management Committee Report</p> <p>No report.</p>	Info
11.0	<p>Tourism Committee</p> <p>No report.</p>	Info
12.0	<p>Housing Committee Report</p> <p>Joseph Wong (President) presented the report.</p> <p><u>Tribunal</u> SHEDA paid a courtesy visit on the Chairman of the Housing Tribunal on 28 April 2016. Unfortunately, the Tribunal was reluctant to accept SHEDA's proposals to reach a compromise on their approach to case management and decision-making, and only agreed to look into special circumstances on a case-by-case basis.</p> <p>From SHEDA's meeting with the Tribunal, it is clear that records are vital to support developers' counter claims. For example:-</p> <ol style="list-style-type: none"> 1) Notices of late payment 2) Meteorology reports (for days lost due to bad weather) 3) Letters from architects/ suppliers confirming shortage of materials 4) Letters from utility companies to provide reasons for delay in installation of utility meters <p>The Tribunal will also only refer to the specifications stated in the S&P, and not the building plans. Should there be any deviation from the S&P, developers are urged to ensure all purchasers sign a consent form or supplementary agreement, agreeing to such change or alternatively to relax specifications in the S&P.</p> <p><u>SHCC</u> The SHCC has been postponed indefinitely. SHEDA to wait for the Minister to call for the SHCC.</p> <p><u>HDR</u> Further to a meeting with MOH on 17 February 2015 and a meeting between SHEDA's Legal Committee and the Advocates' Association of Sarawak (AAS) on 4 March 2016, SHEDA has written to appeal a few outstanding matters that range from financial matters such as the collection of booking fees and bridging finance, to the unreasonable scope of responsibility of advocates demanded by the HDR.</p>	Info and action
13.0	<p>Research and Development Committee Report</p> <p>The report on the property market review and outlook was submitted by Robert Ting for Council's perusal and information.</p>	Info

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14.0	<p>Editorial & Publication Report.</p> <p>No report.</p> <p>Gary Kho (Chairman of the Editorial & Publication Committee) was requested by the President to take over custody and supervision of the SHEDA E-Library.</p>	Info
15.0	<p>Activities Committee Report</p> <p><u>Expo</u> An update on the SHEDA Property Expo 2016 was provided. At the moment the take up of booths stand at 80%.</p> <p><u>MDC Mulu</u> As SHEDA is hosting the event, other SHEDA Council and Committee members are invited to attend as observers. Invited members are requested to confirm reservations soon for the ease of logistics.</p> <p><u>SHEDA Dinner & Awards</u> The application for the Excellence Awards has been sent out. The appointment letter for judges will be sent out soon. The deadline falls on 29 July 2016.</p> <p><u>Seminars/ Product Presentation</u> In line with improving its service to members, SHEDA will be hosting several seminars/ product presentations for members covering various topics from exploring construction materials to digital marketing and joint ventures with West Malaysian developers.</p> <p>SHEDA will send out brochures to members when details are finalised.</p> <p><u>Study tour budget</u> SHEDA has yet to decide where the Council will take take Study tour in 2016. Suggestions are welcomed and to be directed to Kevin (TG).</p>	Info and action
16.0	<p>Legal Committee Report</p> <p>No Report</p>	Info
17.0	<p>Any Other Business</p>	
17.1	<p><u>New Memberships</u></p> <p>i) Topwish Capital Sdn Bhd (Bintulu)</p> <p><u>Terminations</u></p> <p>ii) Goodrich Global E.M. Sdn Bhd iii) Foyin Development Sdn Bhd iv) Fook Sheng Development Sdn Bhd v) Suen Hing Enterprise Sdn Bhd</p> <p><u>Donations</u> Council agreed to donate RM500 each to the Kuching Autistic Association and</p>	Info and action

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	<p>PIBAKAT.</p> <p><u>Property Man of the Year 2016 nomination</u> It was suggested that all Branch Chairmen nominate/ propose individuals and Council will subsequently select through a circular resolution or similar by the end of August.</p>	
<p>18.0</p>	<p>Adjournment of Meeting</p> <p>The meeting adjourned at 12.30pm 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 Fan, Secretary-General </div> </div> <p>Date:</p>	<p style="text-align: center;">Info</p>