

Sarawak Housing and Real Estate Developers' Association SHEDA)
 Minutes of the 3rd Council Meeting of 2016 (03/2016) for the Term (2015 - 2018)
 Wednesday, 2 November 2016 at 10.00am at Borneo Convention Centre, Kuching

Attendance/ Year

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

No.	Description	Action
1.0	<p>Call to Order</p> <p>Quorum was established and President called the meeting to order at 10.00am.</p> <p>President briefly went through the agenda and Minutes of Meeting (02.2016). President mentioned that this is the last meeting for 2016 and will only meet up after Chinese New Year 2017.</p>	Info
1.1	<p><u>Confirmation of Minutes of Council Meeting No.2 of 2016 (02/2016)</u></p> <p>There were no objections to the Minutes.</p> <p>Kevin Choo proposed that the Minutes be adopted and Chang Foh Choon seconded the proposal. The Minutes of Meeting were duly adopted.</p>	

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<p>1.2</p> <p>1.2.1</p> <p>1.2.2</p> <p>1.2.3</p>	<p>President's Remarks:-</p> <p><u>HDR & HDA Appeal</u> SHEDA wrote to Ministry several times on the new amendments on HDR. MOH invited SHEDA for a meeting and told us that half of the appeal was agreed by them while the other half were not agreed and has been forwarded to SAG office. SHEDA suggested that MOH should invite other stakeholder to discuss.</p> <p>SAG office rejected the booking fees so SHEDA have made few suggestions to MOH and mentioned that booking fees is necessary. Alex Ting proposed to have a cooling period after the collection of booking fees.</p> <p>MOH also mentioned that Developers could open an HDA account prior to the approval of developer license.</p> <p><u>Sarawak Business Federation (SBF)</u> President attended the 1st AGM. There are 11 founding members and the purpose of SBF is to raise our concerns to the government. SHEDA responsibility is to help to organise Sarawak Business Expo and Conference (SIBEX), once every 2 years starting from year 2018. SIBEX is a joint activities between SBF and State government.</p> <p><u>Malaysia's Budget 2017</u> President presented the Malaysia's Budget submitted by Robert Ting. The main point to bring up is that the stamp duty exemption doubled to 100% to houses valued up to RM 300,000 for the period of 1 January 2017 to 31 December 2018.</p>	<p align="center">Info</p>								
<p>2.0</p> <p>2.1</p>	<p>Secretary General's Report by Jee Chun Fah (16 June 2016- 28 October 2016) The following are events/ activities and meetings held for the period as above:-</p> <table border="1"> <thead> <tr> <th data-bbox="295 1556 539 1615">Date</th> <th data-bbox="539 1556 1311 1615">Matter</th> </tr> </thead> <tbody> <tr> <td data-bbox="295 1615 539 1727">16 June</td> <td data-bbox="539 1615 1311 1727">2nd Council Meeting 2016 (02/2016) at SHEDA Secretariat Office. Attended by Council Members, IPP, PP, Advisors & Deborah Wong.</td> </tr> <tr> <td data-bbox="295 1727 539 1839">24 - 26 June</td> <td data-bbox="539 1727 1311 1839">2nd SHEDA Kuching Branch Home & Property Roadshow 2016 at Vivacity Megamall, Kuching. Attended by Kuching Branch Committee, Joseph Wong and Ir. John Yong.</td> </tr> <tr> <td data-bbox="295 1839 539 1964">12 July 2016</td> <td data-bbox="539 1839 1311 1964">Sarawak State Entrepreneur of the year (EOYS) Awards 2016 Press Conference at Conference Room, Level 12, MIETI Sarawak, Wisma Sumber Alam, Jalan Stadium, Petra Jaya, Kuching. Attended by Tony Tan.</td> </tr> </tbody> </table>	Date	Matter	16 June	2 nd Council Meeting 2016 (02/2016) at SHEDA Secretariat Office. Attended by Council Members, IPP, PP, Advisors & Deborah Wong.	24 - 26 June	2 nd SHEDA Kuching Branch Home & Property Roadshow 2016 at Vivacity Megamall, Kuching. Attended by Kuching Branch Committee, Joseph Wong and Ir. John Yong.	12 July 2016	Sarawak State Entrepreneur of the year (EOYS) Awards 2016 Press Conference at Conference Room, Level 12, MIETI Sarawak, Wisma Sumber Alam, Jalan Stadium, Petra Jaya, Kuching. Attended by Tony Tan.	<p align="center">Info</p>
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14 July	Dialogue Session with LPPSA at Imperial Hotel, Kuching. Attended by Council, Advisors, Branch Committees, Members & Non Members.
14 July	Invitation from Wawasan Open University to attend free Seminar on Effective Email Communication through Appropriate Tone at WOU Kuching Regional Centre. Attended by Michelle Liu & Harea Chong.
14 July	Press Conference by Kuching Branch at SHEDA Secretariat Office. Attended by Committees Members.
15 July	The 3rd Founding Members' Sarawak Business Federation Meeting at DUBS Commercial Centre, Kuching. Attended by Joseph Wong.
17 July	Fujian Province, People's of Republic of China mission to Sarawak and Memorandum of understanding (MOU) with The Sarawak Government at Pullman Hotel, Kuching. Attended by Ir. Sr. Alex Ting.
20 July	Free & Exclusive - JV Opportunities with Medini Iskandar Malaysia at Hilton Kuching.
21 July	Managing GST Audits from Property Developer's Perspective & GST Planning for Joint Venture Arrangement at Imperial Hotel, Kuching. Organised by SHEDA Kuching Branch.
29 – 31 July	SHEDA Bintulu Home & Property Roadshow And BCCCI Business Trade Fair at Bintulu Commerce Square Mall.
5 - 7 August	21st Malaysian Developers' Council Meeting at Mulu Marriot Resort & Spa, Miri, Sarawak. Attended by SHEDA State Councils and Advisors, Kuching Branch Committee, REHDA Councils, SHEREDA Councils and SHEDA Secretariat.
10 August 2	Sarawak Business Federation taskforce meeting at SCCI Office. Attended by Michelle Liu.
10 August	Briefing on Export Acceleration Mission in Conjunction with 1Malaysia Promotion in Shanghai & Sydney and Trade Expo Indonesia 2016 at Wisma Sumber Alam, Petra Jaya, Kuching. Attended by Kevin Choo.
10 August	2 nd Expo Committee Meeting for SHEDA Property Expo 2016 at SHEDA Conference Room. Attended by John Yong, Bobby Ting, Chang Foh Choon, Gary Kho, Tony Tan, Michelle Liu, Harea Chong and Florence Tan.
12 August	Dialogue Session between Bank Negara and SHEDA on the Affordable Housing Issue at SHEDA Secretariat Office. Attended by Joseph Wong, Jee Chun Fah, Augustine Wong, Alex Ting, Rantai Waja (Bank Negara) and Tony Tan.

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12 August	Meeting of SHEDA Excellence Awards 2016 at SHEDA Secretariat Office. Attended by Alex Ting, Joseph Wong, Ar. Stephen Liew, Ar. Lainus, Sharon Kong, Ir. Dr. Dominic Ong, Sr. Terence Yap, Tony Tan and Michelle Liu.
18 August	Technical Meeting by Kuching Branch at SHEDA Secretariat Office.
18 August	Committee Meeting by Kuching Branch at SHEDA Secretariat Office.
22 August	Meeting on Issues to be raised at SHCC at SHEDA Secretariat Office. Attended by Joseph Wong, Jee Chun Fah, Chang Foh Choon, Yek Nai Kwong, Ir. Sr. Alex Ting and Tony Tan.
23 August	1 st Joint Council-SKB Meeting by Kuching Branch at Lot 10 Boutique Hotel, Kuching.
25 August	Absolute Cool Event (ACE) conducted a briefing on the rules and regulations for participating exhibitors for SHEDA Property Expo 2016 at BCCK.
26 August	14 th State Housing Coordination Committee Meeting (SHCCM) No.1/2016 at Sarawak Chamber 1, 3 rd Floor, Riverside Majestic Hotel, Kuching. Attended by Joseph Wong, Jee Chun Fah, Zaidi Ahmad, Lawrence Law, Louis Ting, Augustine Wong and Tony Tan.
8 September	Talk by Credit Guarantee Corporation to Kuching Branch Members at SHEDA Secretariat Office.
9 September	Sarawak Business Federation Launching at Hilton Kuching. Attended by Joseph Wong, Kevin Choo, Jee Chun Fah, Augustine Wong, Ir. John Yong, George Ting, David Toh, Louis Ting, Nicholas Wong, Alan Sim, Raymond, Angelina, Vivien, Aw Tai Hui, Peter Lau and Michelle Liu.
14 September	Press Conference Invitation for SHEDA Property Expo 2016 at SHEDA Conference Room. Attended by Kevin Choo, Joseph Wong, John Yong and Michelle Liu
17 September	Grand Opening of Pullman Waterfront.Miri. Attended by Simon Tiong
23 - 25 September	SHEDA Property Expo 2016 at Borneo Convention Centre, Kuching.
28 September	Presentation by Lida Group, Qingdao China to Kuching Branch Committee and Advisors at SHEDA Conference Room.
28 September	SHEDA Excellence Awards 2016 Site Visit at Sibü.

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29 September	3 rd Property Roadshow Press Conference by Kuching Branch
30 September	SHEDA Excellence Awards 2016 Site Visit at Kuching.
30 September	Discussion on The Proposed SHEDA's Affordable Housing Scheme at Ministry of Housing and Urbanization at Wisma Sultan Tengah, Kuching. Attended by Joseph Wong, Augustine Wong, Gary Kho, Rewi Hamid Bugo, Bobby Ting, Kevin Choo, Lawrence Law and Michelle Liu.
30 September	Annual Dinner Meeting with Event Horizon at SHEDA Secretariat Office. Attended by Kevin Choo, Michelle Liu, Florence Tan and Event Horizon: Wee Tze Peng and Jason Chew.
4 October	SHEDA Excellence Awards 2016 Site Visit at Kuching.
6 October	Kuching Branch Organising a Luncheon Talk "The Sarawak Land Code – is this law development friendly?" at Lot 10 Boutique Hotel, Kuching.
7 October	SHEDA Excellence Awards 2016 Site Visit at Bintulu
10 October	SHEDA Excellence Awards 2016 Site Visit at Miri.
11 - 14 October	31 st Trade Expo Indonesia (TEI) 12 – 16 October 2016 at Jakarta, Indonesia. Attended by Kuching Branch.
12 October	Appreciation Lunch and Final Meeting with Panel of Adjudicators of SHEDA Excellence Awards 2016 at Sarawak Club. Attended by Ir. Sr. Alex Ting, Joseph Wong, Ar. Stephen Liew, Ar. Peter Wong, Ms. Sharon Kong, Sr. Terence Yap, Mr. Chai Yek and Michelle Liu.
26 October	SHEDA State Organising a Free and Exclusive Seminar at Imperial Hotel Kuching. Topic 1: Waterproofing Solutions for Building Structures Topic 2: Understanding the property and use of adhesives for the in installation of ceramic tile, marble and natural stone.
28 October	Meeting on the implementation of booking fees under contract of sale and the process of opening the Housing Development Account (HDA) at Meeting Room, level 5, Ministry of Housing and Urbanization Sarawak. Attended by Joseph Wong, Rewi Hamid, Gary Kho, Chang Foh Choon, Lawrence Law, Alex Ting and Michelle Liu.
<p>Comments on activities and in general:- All activities will be uploaded into E-library and will launch during annual dinner. The Secretary-General's report was duly adopted without objection.</p>	

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<p>3.0</p> <p>3.1</p> <p>3.2</p>	<p>Treasurer-General's Report by Kevin Choo (TG)</p> <p><u>Audited Accounts as at 31 August 2016</u></p> <p>A few items from the TG's Report were highlighted including:-</p> <p>Fixed Deposit total: <u>RM 577, 109.93</u> Cash Total: <u>RM 159,953.03</u> <u>Total: RM 736,702.96</u></p> <p><u>Overview of Management Account as at September 2016</u></p> <p><u>Dialogue Session with LPPSA</u> Loss RM 839.64 This amount will transfer to Training, Seminars & Roadshows Subsidise</p> <p><u>MDC</u> Budget RM 30,000 Expenses Rm 21,711.22</p> <p><u>Free & Exclusive</u> 5 events this year Total profit RM 11,098.95.</p> <p><u>SHEDA Property Expo</u> Total income: RM 602, 955.19 Total expenses: RM 385,376.00 Profit: Rm 217, 579.19</p> <p><u>Others</u> Monies owing to the branches will be as follows:- 1. Kuching Branch: RM 2949.48 2. Bintulu Branch: RM 9519.96 3. Miri Branch: RM 11, 940.90 4. Sibul Branch: RM 12, 918.89 Will pay the branches before year end.</p> <p>Adoption of the TG's Report was proposed by Jee Chun Fah and seconded by Gary Kho. Treasurer-General's report was duly adopted.</p>	<p>Info and Action</p>
<p>4.0</p>	<p>Kuching Branch Report</p> <p>Jee Chun Fah presented the Kuching Branch Report</p> <p>President suggests Kuching Branch to invite State to Qingdao tour and joint council meeting.</p> <p>Kuching Branch listed its main activities of the second and third quarter of 2016 as follows:- 1. 24-26 June-2nd SKB Home & Property Roadshow</p>	<p>Info</p>

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	<ol style="list-style-type: none"> 2. 21 July- Managing GST Audits from Property Developer's Perspective & GST Planning for Joint Venture Arrangement 3. 5-7 August- 21st Malaysian Developers' Council (MDC) Meeting 4. 23 August 1st Joint Council- SKB Meeting 2016 5. 8 September- CGC Talk 6. 13 September- Courtesy Visit to the Assistant Minister for Utilities (Electricity & Telecommunication) 7. 21-23 September- The 6th International Exhibition & Conference on Green Building Retrofits 8. 28 September- Presentation by Lida Group 9. 6 October- Luncheon Talk by Datuk JC Fong 10. 12-14 October- 31st Trade Expo Indonesia 11. 20-22 October- 13th World Chinese Entrepreneurs Congress 12. 28 October- Courtesy Visit to Minister of Local Government 13. 6 December-2nd – Joint Council Meeting 	
5.0	<p>Sibu Branch Report</p> <p>Penghulu Ting presented the Sibu Branch Report.</p> <p>Sibu branch together with Sibu Electrical Contractors Association, to bring up issues that are faced by both parties during the development process to SESCO. They have also set up a task force to further investigate into these issues.</p> <p>Meanwhile, Sibu branch also reached out to Sibu Engineering Consultants Association to discuss issues regarding the topography of Sibu and the implications it will have on future road designs.</p> <p>Sibu Branch Roadshow will be held at 18-20 November at Wisma Sanyan</p>	Info
6.0	<p>Miri Branch Report</p> <p>Simon Tiong presented the Miri Branch Report. Miri branch hold its EGM on 2 Sept 2016 to elect a new branch treasurer as Ms. Tiong Lee Kion from Interhill Sdn Bhd has tendered her resignation. The newly elected branch treasurer is Mr. Aaron Hii Lu Hua from Jiajaya Property Development Sdn Bhd.</p>	Info
7.0	<p>Bintulu Branch Report</p> <p>7.1 Troy Yaw presented the Bintulu Branch Report. <u>29 – 31 July - SHEDA- BCCI Property & Business Trade Fair</u> Bintulu Branch has successfully held the biggest property and business trade fair in Bintulu from 29 to 31 July in Bintulu Commerce Square with total 84 booths sold and a net profit of RM 57,660.23 from the event. General public respond and sales dealt have been very encouraging.</p> <p>7.2 <u>29 July- Go Bold</u> We have successful rose RM 110,000 donation within half an hour from SHEDA members to Sarawak Children Cancer Society. President is the biggest donor who donates RM 50,000.</p>	Info

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7.3	<u>9 September- Program Gotong Royong Inter-Agency Bintulu.</u> This is a CSR program initiated by Residen Office Bintulu to clean all fallen trees caused by typhoon on 3 August. We have deployed many construction assets like chainsaw, manpower, cranes and trucks to clear the aftermath.	
7.4	<u>20 September- Program Sesi Penyertaan Awan Cadangan Pembangunan Landskap Perbandaran Bintulu</u> This program is initiated by BDA on Bintulu landscape's master plan and development plan. The session has invited various stakeholders to contribute and input ideas for better Bintulu landscape.	
7.5	<u>13 October- Discussion with SESCO on new policies and guidelines</u> SHEDA President has voices various issues and concerns that are going to affect the developers during the discussion. Sarawak Energy has took notes on these concerns and will discuss with policy making committee to find a fair and better solutions for all parties. SHEDA stance is that 33KV is to be built by SESCO. President encourages SHEDA Branches to do more CSR Program.	
8.0	Management Committee Report No Written Report was submitted. Mr. Jee Chun Fah (Secretary-General) reported verbally that Michelle Liu had been promoted to Manager.	Info
9.0	Utilities & Infrastructure Committee Report No Written Report was submitted. Peter mentioned that in Sibul, they need to do the cable for their own project. President will arrange a meeting with Telekom on this matter. Louis did mentioned that developers has to inform Telekom 2-3 years before the project started so that Telekom will budget for the cable and developers will only have to build the infra.	Info and Action
10.0	Planning and Resource Management Committee Report No report.	
11.0	Tourism Committee Report No report.	
12.0	Housing Committee Report Joseph Wong (President) presented the report.	
12.1	<u>Issues Raised by SHEDA during LPPSA Session</u> Dialogue session with LPPSA was held on 14 July at Imperial Hotel Kuching. Letter has sent to LPPSA to further recap the agreements reached during the session. Email shall be sent out to identify if LPPSA has improved their service since the dialogue session.	Info

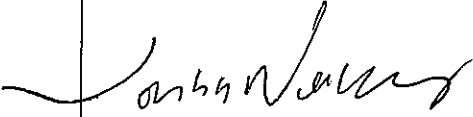
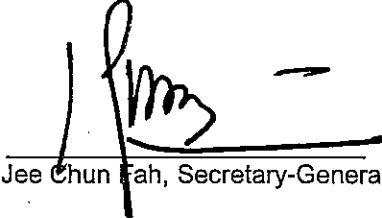
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12.2	<p><u>SPEKTRA Plus shall replace Low Cost Plus for Native Land Development</u> State Planning Authority (SPA) during the SHCC Meeting that a new category of affordable housing called SPEKTRA Plus will be replacing Low-Cost Plus houses. SHEDA have written to SPA on 28 October to request for the policy and guidelines/ circular on this matter.</p>	
12.3	<p><u>Affordable Flats with Strata Titles</u> SPA has confirmed in the SHCC meeting that private developers whose developments involved Flat, Apartment, Condominium and Townhouses could opt to build affordable flats instead of building SPEKTRA Lite either within the same development or in another piece of land own by the developers.</p>	
12.4	<p><u>Proposed amendment to Strata Title Ordinance</u> SHEDA has written on 28 October to L&S to request for a draft copy of the proposed amendment to Strata Title Ordinance for SHEDA's review and feedback. We shall seek for Land & Survey to include SHEDA in the consultation process so that SHEDA's views and recommendations can be put forward. President has formed a committee to discuss these issues. The Committee Members are President, Cecil Lau, Alex Ting, Peter Lau, Louis Ting, John Yong, Bobby Ting and Tony Su.</p>	Info and Action
12.5	<p><u>Condition for early gazette of Native Area Land to Mixed Zone Land</u> SHEDA was informed by L&S that development on Native Area Land could apply for early gazetting if they have completed 50% Engineering Works certified by Consultant Engineer and submit 50% BG on uncompleted Engineering Works.</p>	
12.6	<p><u>Issues of Low Cost Housing with supplementary agreement and Solutions</u> SHEDA has raised the issue on the closure of the supplementary agreement on existing development which is long outstanding but MOH reiterate that they have no authority to decide over this matter. MOH has requested SHEDA to take up this matter directly with the Ministry of Resource Planning/ SPA.</p>	
12.7	<p><u>OP Issues</u> President mentioned that electricity should be given to the site/ show room even there is no OP yet.</p>	
12.8	<p><u>Revised Proposal on the Proposed SHEDA's Affordable Housing Scheme</u> MOH has arranged a meeting between SHEDA, SPA and L&S on 30 September 2016. MOH did not agree to the removal of density control and seeks SHEDA to revise and submit a viable proposal with fixed density control for both landed residential and strata-title development. The revised proposal has been sent to MOH on 28 October.</p>	
13.0	<p>Research and Development Committee Report</p> <p>Robert Ting presented the report. According to the Valuation & Property Services Department of the Ministry of Finance Malaysia (NAPIC), 2015 continue to record a drop in volume transacted for Sarawak compared to the previous year but noted an increase in value due to higher prices of property in General.</p> <p>Meanwhile, Robert mentioned that this year there are many "SHOCK" in the market such as Oil & Gas, GST, Exchange Rate and 1MDB issues but our GDP still maintain</p>	Info

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	at 4-5% which shows that the market is still sustainable and more established. Bank Negara foresees that by year 2018, the economy will recover.	
14.0	Editorial & Publication Report No report. President mentioned that E-library will launch by Datuk Amar Abang Haji Abdul Rahman Zohari Tun Abang Haji Openg during SHEDA Annual Dinner 2016.	Info
15.0	Activities Committee Report	
15.1	<u>Malaysia Developers' Council Meeting</u> Conducted the meeting at Mulu Marriott on 5-7 August 2016 with a total of 49 attendees from REHDA, SHARED, SHEDA and SHEDA Kuching Branch.	Info
15.2	<u>SHEDA Property Expo</u> An update on the SHEDA Property Expo 2016 was provided. Bobby Ting was recommended as OC for SHEDA Property Expo 2017.	
15.3	<u>SHEDA Annual Dinner & Excellence Awards 2016</u> An update on the dinner was provided. Gary Kho was recommended as OC for SHEDA Annual Dinner 2017 and Awards OC is yet to confirm.	
16.0	Legal Committee Report No report.	
17.0	Any Other Business	
17.1	<u>New Memberships</u> I. Affiliated Member: Kenbest Properties Sdn Bhd II. Registered Associates: Autopower Consultants (M) Sdn Bhd	Info and Action
17.2	<u>Branch Audited Accounts for 2016</u> Branches are advised to submit their full audited accounts before 8 February 2017.	
17.3	<u>Annual General Meeting 2017</u> The SHEDA AGM 2017 will be held on 5 April 2017 at Imperial Hotel. The Notice of AGM will be sent out 4 February 2017. Branches will need to hold their respective AGMs before 6 March 2017.	
17.4	<u>GST paid to date (June-October)</u> SHEDA has paid the following amounts for GST:- June: RM 8,032.42 July: RM 10, 270.07 August: RM 6, 821.99 September: RM (-2, 915.25) October: RM 458.94	

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18.0	<p>Adjournment of Meeting</p> <p>The meeting adjourned at 1pm with a note of thanks to all present. Recorded by Secretariat.</p> <p>Confirmed by:</p> <p> Joseph Wong, President</p> <p> Jee Chun Fah, Secretary-General</p>	Info
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