



KEMENTERIAN KERAJAAN TEMPATAN DAN PERUMAHAN SARAWAK
(Ministry of Local Government and Housing Sarawak)
Tingkat 5, Wisma Sultan Tengah
Taman Sukma
Jalan Sultan Tengah
93050 Petra Jaya
KUCHING, SARAWAK

11/2/2019
MLGH Swk

Our Ref : MLGH/P/P/5-1/(JLD.2)(38)

Date : 01.02.2019

President

Sarawak Housing & Real Estate Developers' Association (SHEDA)
Sublot 42, 2nd Floor
Tabuan Stutong Commercial Centre
Jalan Setia Raja
93350 Kuching

Dear Sir,

RE.: MINUTES OF MEETING ON THE OUTSTANDING ISSUES ON HOUSING POLICY IN SARAWAK

Reference is made to the above mentioned matter.

2. Attached herewith is a copy of minutes of meeting on the outstanding issues on housing policy in Sarawak for your appropriate action.

Thank you.

“ BERSATU BERUSAHA BERBAKTI ”
“ AN HONOUR TO SERVE ”

(HAJI MOHAMAD LOTFI B HAJI TUAH)
f. Controller of Housing
Ministry of Local Government and Housing
SARAWAK

MINUTES OF MEETING ON OUTSTANDING ISSUES ON HOUSING POLICY IN SARAWAK

Date : 25th January 2019 (Friday)
Time : 9.00 am
Venue : Meeting Room
Ministry of Local Government and Housing Sarawak
6th Floor, Bangunan Baitul Makmur
Petra Jaya, Kuching

Present:

1. Mr. Bakrie Zaini **Chairman**
Permanent Secretary
Ministry of Local Government and Housing Sarawak
2. Haji Mohamad Lotfi b. Haji Tuah
Principal Assistant Secretary
Ministry of Local Government and Housing Sarawak
3. Haji Abu Bakar b. Haji Sepawi
Special Administrative Officer
Ministry of Local Government and Housing Sarawak
4. Dr. Rosalind Sia
Assistant Secretary
Ministry of Tourism, Arts, Culture, Youth and Sports Sarawak
5. Mr. Rasyid b. Rohim
Engineer
Department of Irrigation and Drainage Sarawak
6. Mdm. Jong Ng Phen
Assistant Secretary
Ministry of Local Government and Housing Sarawak
7. Mr. Clarence Joseph
Planning Officer
Ministry of Urban Development and Natural Resources
9. Mdm. Kim Dau Ludan
Assistant Legal Officer
Ministry of Local Government and Housing Sarawak
10. Miss Grace Malang
Assistant Legal Officer
Ministry of Local Government and Housing Sarawak
11. Dr. Christopher Ngui
Sarawak Housing and Real Estate Developer Association (SHEDA)

12. Mr. Louis Ting Tiew Hee
SHEDA
13. Mdm Goh Chin Yee
SHEDA
14. Mr. Steven Tan
SHEDA
15. Mr. Sim Kiang Chiok
SHEDA
16. Mr. Peter Lau Hui Han
SHEDA
17. Tuan Haji Zaid b. Ahmad
SHEDA
18. Mr. Tan Teck Kian
SHEDA
19. Mr. Augustine Wong
SHEDA
20. Mr. Dominic Su
SHEDA
21. Miss Michelle Liu
SHEDA
22. Miss Angelina Chai
SHEDA
23. Mdm. Azzilla bt Sitam
Assistant Secretary
Ministry of Local Government and Housing Sarawak

Minute Recorder

No.	Agenda	Remarks/Action
1	<p><u>Chairman Address</u></p> <p>Mr. Chairman welcomed all and informed that the purpose of the meeting is to discuss on the outstanding issues on Housing Policy in Sarawak which raised up by SHEDA.</p>	For information
2	<p><u>Outstanding Issues on Housing Development Regulations and Housing Development Account</u></p> <p>SHEDA informed that the requirement of 18 months defective liability period from vacant possession is conflicting with the validity period of housing developer licenses.</p> <p>In order to solve the problem of defect liability period (DLP) in the Sale and Purchase Agreement with OP issued, Mr. Chairman informed the meeting that the Ministry will look into the possibility to amend the related clauses. On current status, the relevant clause in Form B and Form will continue as it is and any request to change the terms and conditions in the same shall be forwarded to the Controller of Housing for his approval.</p>	MLGH
3	<p><u>Urban Storm Water Management Guideline (SUStoM) on Site-Detention (OSD) method</u></p> <p>According to SHEDA, Department of Irrigation and Drainage Sarawak (DID) should implement a comprehensive Master Planning of drainage system to cater for further urban development and construction of arterial monsoon drains and/or widening the existing drain (eg. Central Road, Jalan Mendu)</p> <p>SHEDA suggest that DID and State Government/Local Councils to make use of the existing open space for existing developed residential area to create these type of detention ponds instead of requiring small scale development area of less than 5 hectare to install OSD tanks etc.</p> <p>SHEDA appreciates DID could arrange a meeting with SHEDA together with stakeholders to further discuss the details on the SUStoM guidelines.</p> <p>Mr. Chairman informed the meeting that MLGH will organize a discussion with DID and Local Authorities together with SHEDA.</p>	MLGH

No.	Agenda	Remarks/Action
4	<p><u>Assessment Rate</u></p> <p>SHEDA proposed as of the followings:-</p> <ul style="list-style-type: none"> (i) Full waiver of Council assessment rates for unsold and not occupied units for next 2 years. (ii) Further to the implementation of Sri Pertiwi housing scheme, SHEDA would like to request for reduction of assessment rate for Strata Title properties to be adequate and in line with affordable housing program. <p>Mr. Chairman informed the meeting that item (i) above can only be done on application and if approved, it cannot be 100% waiver (only scavenging service charge can possibly be waived) and item (ii), it has to follow the same assessment rate with Strata Title properties whereby it is a global/universal industry practice.</p>	For information
5	<p><u>Application of Utility Meters</u></p> <p>SHEDA proposed that as of the followings:-</p> <ul style="list-style-type: none"> (i) To allow purchaser of completed houses to apply for the connection of utilities before issuances of occupation permit (OP), provided that the developer provides letter of Undertaking to the Local Council that renovation work shall not be done to the house and the purchaser will not occupy the house until the OP is issued, and (ii) To allow purchaser of non-residential properties such as shop houses, shopping mall, industrial and commercial buildings to apply for connection of utilities before issuance of OP as these type of properties have no human occupants. Utilities such as water and electricity are essential for these types of properties to conduct testing to the building M&E system prior to the issuance of OP. <p>Mr. Chairman requested MLGH to made a proposal to Sarawak Energy Berhad to overcome the above problems.</p>	MLGH

No.	Agenda	Remarks/Action
6	<p><u>Sri Pertiwi Housing Scheme</u></p> <p>SHEDA would like MLGH to reconsider the following items :-</p> <p>(i) The application for purchaser of the Sri Pertiwi Housing should not limit to First-time buyers only.</p> <p>(ii) For interested purchaser and developers, there should not be limitation or guidelines on the application as this affordable housing scheme is fully the initiatives of the private developers with no subsidy elements given by the government, thus guideline should be relaxed.</p> <p>According to Mr. Clarence Joseph from Ministry of Urban Development and Natural Resources, the Ministry will inform the stakeholders once the decision has been made on feedback that they received from the stakeholders during the Sri Pertiwi Housing Scheme dialogues which was held in few divisions.</p>	<p>Ministry of Urban Development and Natural Resources</p>
7	<p><u>Malaysia My Second Home (MM2H) Programme in Sarawak</u></p> <p>SHEDA would like MLGH to align or adopt similar features from Malaysia's MM2H program, to increase potential applicants as well as to improve the MM2H take-up rate in Sarawak.</p> <p>Mr. Chairman informed the meeting that the above requirements is not under MLGH jurisdiction. As such, he instructed SHEDA to seek further advice from Ministry of Tourism, Arts, Culture, Youth and Sports Sarawak.</p>	<p>SHEDA and Ministry of Tourism, Arts, Culture, Youth and Sports Sarawak</p>
8	<p>Adjournment</p> <p>There being no other business, the session is adjourned at 11.25 am.</p>	<p>For information</p>

Minute Recorder,

[AZZILLA BT SITAM]

Assistant Secretary
Ministry of Local Government and Housing Sarawak

Minute confirmed by,

[BAKRIE ZAINI]

Permanent Secretary
Ministry of Local Government and Housing Sarawak

Date: 30.01.2019