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## **EDITORIAL**

<b>Chairman</b>	<b>Gary Kho (Editor)</b>
<b>Vice Chairman</b>	Alan Wong
<b>Members</b>	Peter Lau
	Iskandar Sharkawi
	Yap Min Su
	Peter Pau

## **PUBLISHER**

SARAWAK HOUSING AND REAL ESTATE DEVELOPERS' ASSOCIATION  
Sub-Lot 42, 2nd Floor, Tabuan Stutong Commercial Centre, Jalan Setia Raja, 93350 Kuching.  
Tel: +6 082 36633 Fax: +6 082 365001  
Email: [secretariat@sheda.org.my](mailto:secretariat@sheda.org.my)  
Website: [www.sheda.org.my](http://www.sheda.org.my)  
Facebook: <https://www.facebook.com/shedaevents>

## **CONTRIBUTIONS**

Branches and SHEDA members are encouraged to submit photographs for future publications to: [secretariat@sheda.org.my](mailto:secretariat@sheda.org.my)

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# Home Ownership Campaign 2020-2021



- Before the **COVID-19 pandemic** struck, it was difficult enough trying to afford a property in Malaysia's ever-growing property market with new – and oftentimes, pricey – projects mushrooming everywhere. To put things into perspective, by late 2019, **Malaysia's property overhang** registered up to RM41.5 billion with residential properties contributing to 45% of the overhang!
- Now that the pandemic has kept people indoors and certain businesses have closed their shutters for good, the property market seems bleak due to poor consumer affordability and unfavourable property prices.
- However, all hopes are not lost as the **Home Ownership Campaign (HOC)** that was previously introduced in 2019 is now back until 31 May 2021, as part of the Short-Term Economic Recovery Plan (PENJANA) by the Malaysian government.
- The Home Ownership Campaign 2020 is essentially the same as it was in 2019 – to stimulate property buying process, and the sale of unsold properties. Buyers will be able to enjoy financial incentives by both the government and developers to make their property dreams come true!

## What are the benefits of HOC 2020-2021?

### Instruments of Transfer

House Price	Stamp Duty	Stamp Duty Under HOC 2020-2021
First RM100,000	1%	Exempted
RM100,001-RM500,000	2%	Exempted
RM500,001-RM1,000,000	3%	Exempted
RM1,000,001-RM2,500,000	4%	3%

### Instruments on Securing Loans

Loan Amount	Stamp Duty	Stamp Duty Under HOC 2020-2021
up to RM2,500,000	0.5%	Exempted

- The following are designed to assist the home seller/ buyer:-
1. This campaign was only applicable for residential properties purchased by Malaysian citizens (foreign buyers do not qualify);
  2. The purchase must be of a new property from a property developer (and not sub-sale);
  3. There is no limit to the number of properties the buyer can purchase, and get stamp duty exemptions on all of them, under the HOC 2020-2021;
  4. The HOC 2020-2021 is free for house buyers to participate and developers must pay a registration fee but that does not apply to home owner; and
  5. A minimum 10% discount given by the developer to purchase eligible properties that are pre-registered with REHDA Malaysia (for Peninsular Malaysia), SHEDA (for Sarawak) and SHARED A (for Sabah).

## Simplified Procedures to HOC (2020-2021)

### (Step 1): Registration of Projects with SHEDA

	(1) Registration Form	(2) Unit(s) Details	(3) HomeApp's Price List	(4) Developer's License	(5) Advertising and Sale Permit	(6) Occupation Permit	(7) Letter from Architect	(8) Proof of Payment
	Director's signature & Company's stamp			Certified True Copy by a Solicitor				
Under Construction Projects	✓	✓	✓	✓	✓			✓
Completed Projects	✓	✓		✓	✓	✓		✓
Build-then-Sell (BTS) Development	✓	✓				✓		✓
Development below 8 units	✓						✓	✓

- The registration exercise with SHEDA is open up to **Friday, 16 April 2021, 5:30pm.**

## Registration Fees for Project

	Registration Fee/ per project (RM)
SHEDA Members	RM 500.00
Non-members	RM 5,000.00

## Step 2: Certification Process

Upon the sale of a property which has been registered, the developer shall prepare a "Certificate for Stamp Duty Waiver" as provided by SHEDA, in quadruplicate, and forward all 4 copies with original signatures and company stamp together with a copy of the Sale & Purchase Agreement (relevant pages with details of purchaser, developer, property and signatures) and proof of payment made to SHEDA for certification within 30-days from the SPA stamping date.

### Notes:

- Please note that no late submissions will be entertained after **Friday, 30 July 2021, 5:30pm.**
- Certification fee applicable.

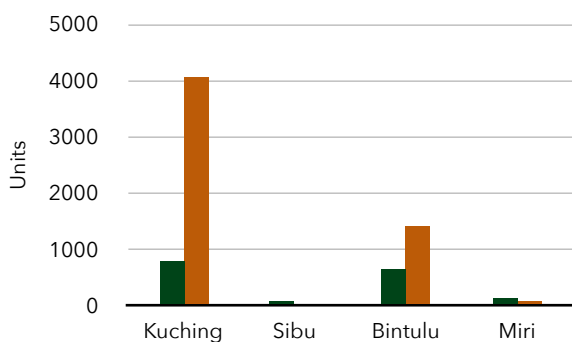
- For the purpose of the registration exercise, "per project" is defined as "per developer's licence".
- Please refer to application form for full details.

# Home Ownership Campaign 2020-2021



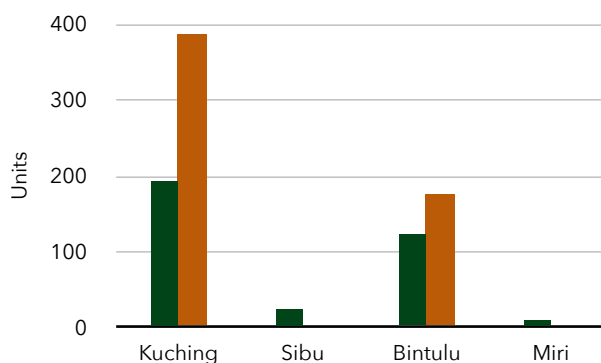
## HOC 2019 Statistics

### Registered Units in HOC 2019



	Kuching	Sibü	Bintulu	Miri	Total
Landed	790	97	632	153	1,672
Strata	4,045	1	1,406	65	5,517

### Certified units in HOC 2019



	Kuching	Sibü	Bintulu	Miri	Total
Landed	192	25	122	12	351
Strata	387	2	174	1	564

## Comparative registered and certified units in HOC 2019 vs HOC 2020-2021

	Registered		Certified				Registered		Certified			
	STRATA						LANDED					
	HOC 2019	HOC 2020-2021*	HOC 2019		HOC 2020-2021*		HOC 2019	HOC 2020-2021*	HOC 2019		HOC 2020-2021*	
	Units		Units	Value (RM)	Units	Value (RM)	Units		Units	Value (RM)	Units	Value (RM)
Kuching	4,045	2,325	387	190,822,828	21	11,509,044	790	857	192	96,065,971	7	5,240,600
Sibu	1	44	2	947,875	-	-	97	117	25	14,073,000	6	3,005,000
Bintulu	1,406	6	174	81,623,128	4	1,530,815	632	4	122	75,664,485	-	-
Miri	65	58	1	1,000,000	-	-	153	128	12	6,855,623	1	550,000
Sub-Total	5,517	2,433	564	274,393,831	25	287,433,690	1,672	1,106	351	192,659,079	14	8,795,600

\* as at 11/09/2020

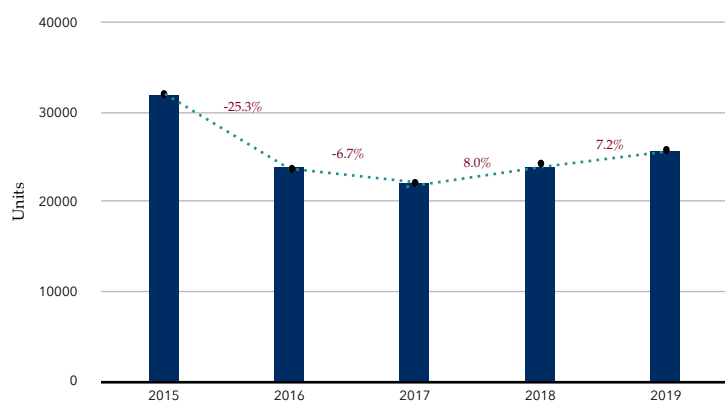
According to NAPIC Q1 2020 report, there is a total of 1,966 units of residential overhang in Sarawak valued at RM767.95 million. This timely introduction of HOC 2020-2021 for properties valued at RM300k to RM2.5M from 1 June 2020 to 31 May 2021, is anticipated to address the on-going residential property overhang concerns.



# Malaysia Commercial Property Market 2019

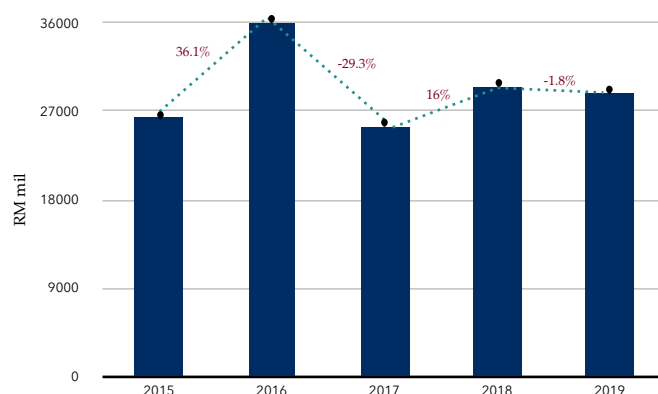
The commercial property sub-sector performed moderately in 2019 with 25,654 transactions worth RM28.99 billion, recording a volume increase by 7.2% despite a decline by -1.8% in value. All states noted higher market volume, except for Kuala Lumpur, Negeri Sembilan and Perlis. In terms of transaction value however, half the number of states saw a decline.

**Volume of Commercial Property Transactions 2015-2019**



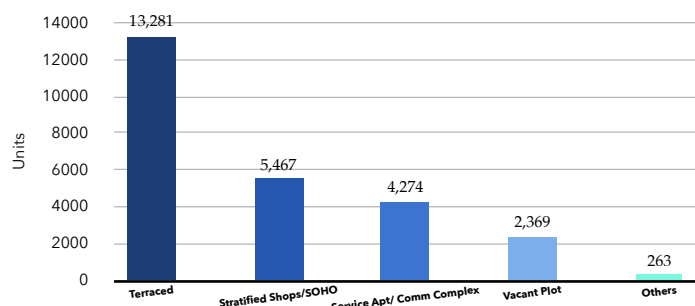
	2015	2016	2017	2018	2019
Volume of Commercial Property Transaction (Units)	31,776	23,745	22,162	23,936	25,654
% Change	-10.6%	-25.3%	-6.7%	8.0%	7.2%

**Value of Commercial Property Transactions 2015-2019**

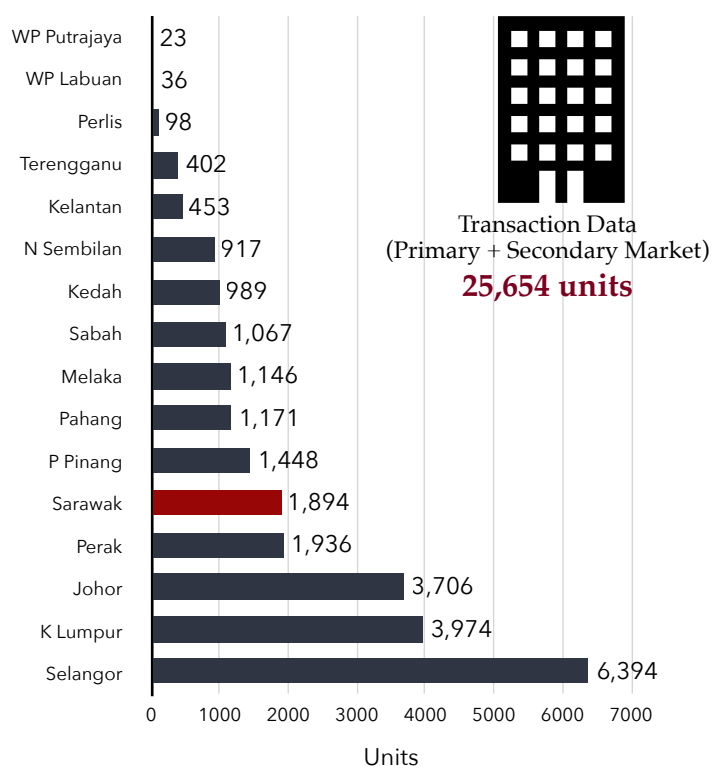


	2015	2016	2017	2018	2019
Value of Commercial Property Transaction (RM mil)	26,399.54	35,942.60	25,439.12	29,513.57	28,985.30
% Change	-17.1%	36.1%	-29.2%	16.0%	-1.8%

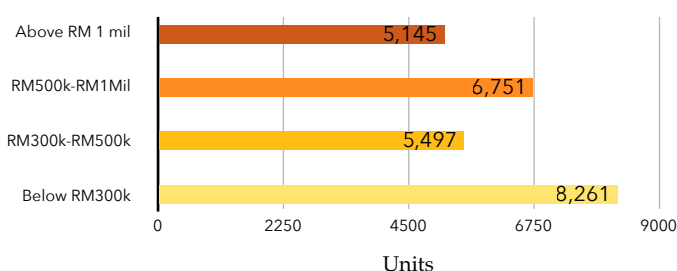
## Commercial Property Transactions by Type (2019)



## Malaysia: Commercial Property Transactions by State (2019)



## Commercial Property Transactions by Price Range (2019)

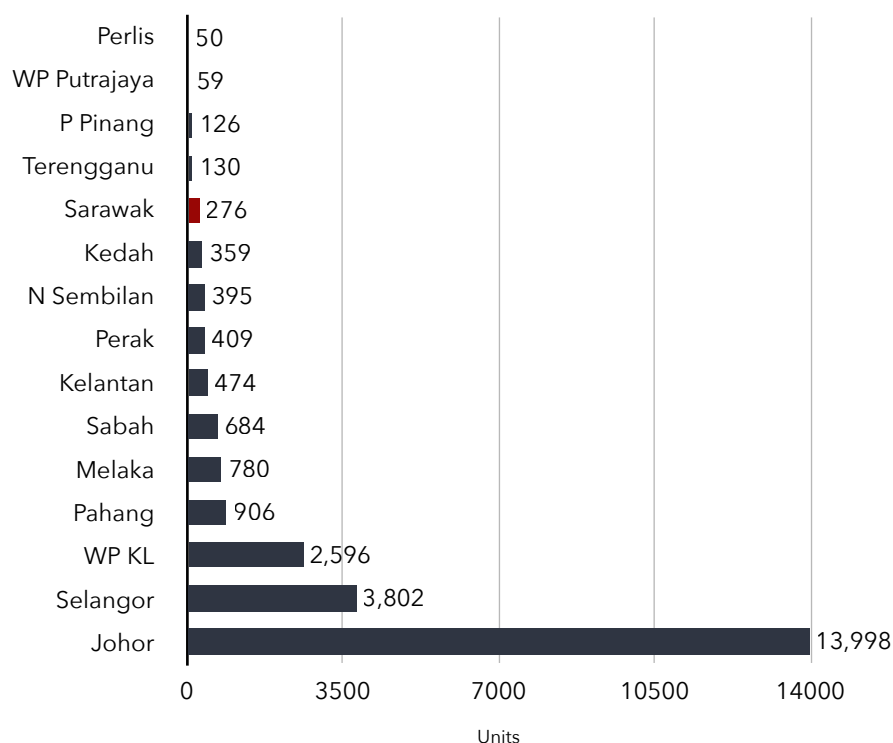


Total transactions: 25,654 units. 24.9% contributed by Selangor, followed by Kuala Lumpur (15.5%) and Johor (14.4%)

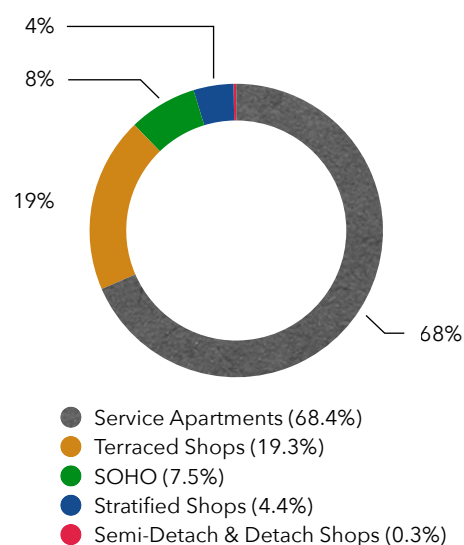
# Malaysia Commercial Property Market 2019

## Commercial Property Overhang by State and Type (2019)

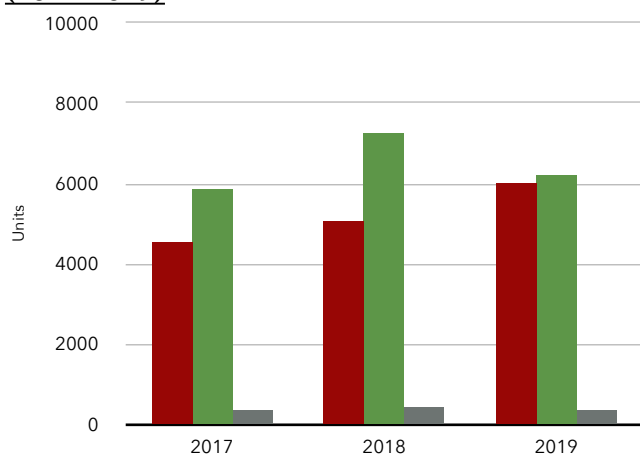
### Commercial Property Overhang by State (2019)



### Commercial Property Overhang by Type (2019)



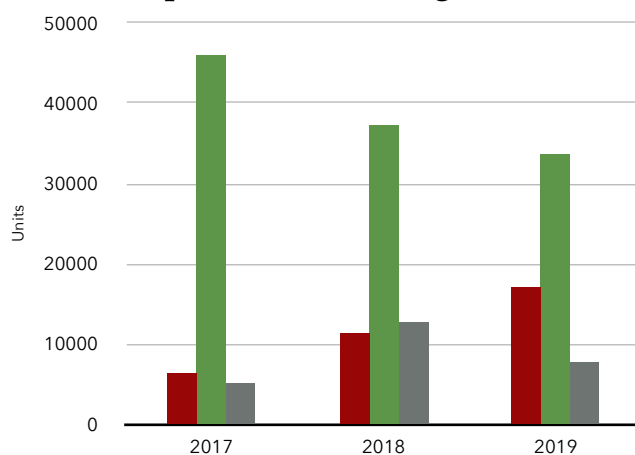
## Commercial Shophouse Overhang Trend (2017-2019)



	2017	2018	2019
Overhang	4546	5055	6024
Unsold Under Construction	5889	7233	6232
Unsold not Constructed	332	385	336

Commercial Shophouse sub-sector overhang continued to increase, recording a total of 6,024 unit. The unsold under construction and not constructed scenario however, improved with volume declined to 6,232 units and 336 units, down by 13.8% and 12.7% respectively.

## Service Apartment Overhang Trend (2017-2019)

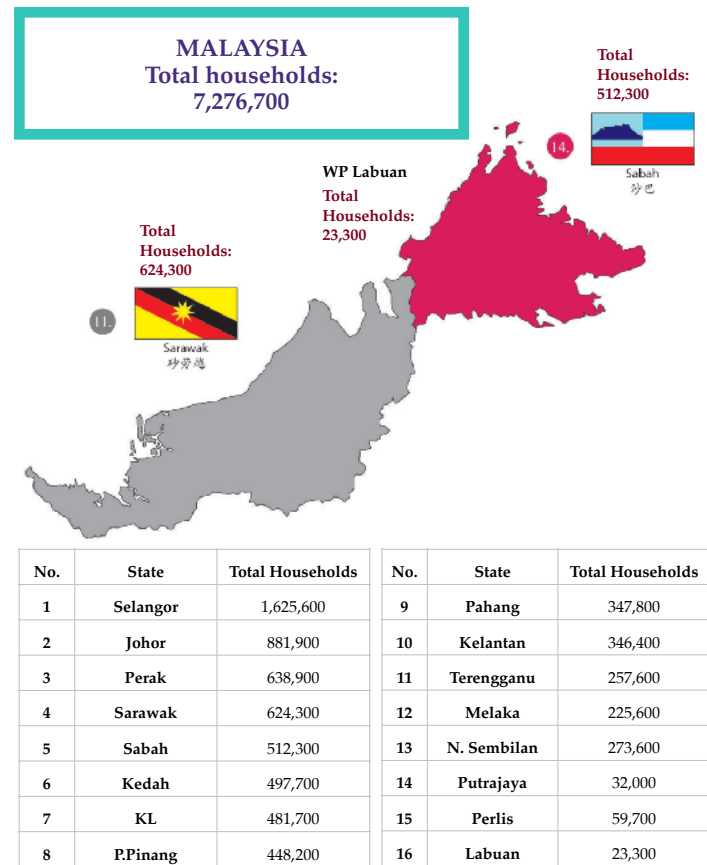


	2017	2018	2019
Overhang	6364	11371	17142
Unsold Under Construction	45955	37285	33827
Unsold not Constructed	5185	12864	7659

Service apartment sub-sector overhang continued to increase and forming the bulk of the property overhang. On the contrary, the unsold under construction and not constructed improved with volume declined to 33,827 units and 7,659 units, down by 9.3% and 40.5% respectively.

# Malaysia Household Income

## Total Households by State (2019)



## B40: M40: T20 Composition (%) by State in 2019

	B40	M40	T20
Johor	33.7	46.5	19.8
Melaka	37.4	43.9	18.7
WP Putrajaya	9.1	45.4	45.5
WP K.L.	7.9	44.7	47.4
Selangor	21.7	45.1	33.2
Perak	57.9	33.7	8.4
Perlis	53.7	39	7.3
Penang	34.3	46.8	18.8
Kedah	57.3	34.5	8.2
Kelantan	66.4	26.1	7.6
Terengganu	41.8	45.2	13
N. Sembilan	46.8	38.3	14.9
Pahang	56.9	34.3	8.8
Sarawak	53.6	34	12.4
Sabah	56.8	31.8	11.4
WP Labuan	25	50	25

## T20:M40:B40 distribution and income threshold by State

	B40 Ceiling	M40	T20 Floor
Malaysia	4,850	4,850 - 10,959	10,960
Johor	5,400	5,400 - 10,879	10,880
Melaka	5,110	5,110-10,729	10,730
WP Putrajaya	8,650	8,650 - 16,329	16,330
WP KL	9,150	9,150 - 16,639	16,640
Selangor	6,960	6,960 - 14,429	14,440
Perak	3,660	3,660-7,639	7,640
Perlis	3,870	3,870 - 7,929	7,930
P. Pinang	5,310	5,310-10,679	10,7680
Kedah	3,710	3,710 - 7,549	7,550
Kelantan	3,030	3,030-6,619	6,620
Terengganu	4,720	4,720 - 9,259	9,260
N. Sembilan	4,210	4,210-9,299	9,300
Pahang	3,900	3,900-7,599	7,600
Sarawak	3,720	3,720 - 8,649	8,650
Sabah	3,490	3,490 - 8,199	8,200
WP Labuan	5,910	5,910 - 11,389	11,390

The 2019 Household Income Survey (HIS2019) defines T20 as households with income of at least RM10,960 a month and the B40 as those with incomes below RM4,850 a month. Barring conversion of the RM10,960 into, say, the US or Singapore dollars, a monthly income of RM10,960 is more than decent for an individual without dependents.

# Malaysia Household Income (2019)

In seeking equitable growth for all Malaysians, a lot of attention is understandably being paid to the bottom 40% of households (B40), which is deemed the most vulnerable income group. The grosses of the middle-income group deemed “too rich” to receive government aid but not feeling particularly rich in the face of the high cost of living have also been gaining voice recent years as more people are priced out of the housing ladder.





## House Price vs Median and Mean Monthly Income by State

	House Price 2019 (RM)			2016	2016	2017	2018	2016	2016	2017	2018
	Mean	Median	Average	Median Household Income	Median (RM) Individual			Mean household income	Mean (RM) Individual		
K.Lumpur	719,098	480,000	785,214	7,620	2,500	2,650	2,946	11,692	3,482	3,969	4,336
Selangor	488,942	380,000	489,171	7,225	2,500	2,580	2,695	9,463	3,239	3,454	3,668
Sabah	388,235	300,000	463,483	4,110	1,600	1,763	1,951	5,354	2,224	2,507	2,745
<b>Sarawak</b>	<b>341,017</b>	<b>313,000</b>	<b>453,152</b>	<b>4,163</b>	<b>1,500</b>	<b>1,800</b>	<b>2,033</b>	<b>5,387</b>	<b>2,255</b>	<b>2,513</b>	<b>2,757</b>
P.Pinang	376,682	285,000	438,100	5,409	2,000	2,160	2,215	6,771	2,185	2,425	2,662
Johor	384,072	350,000	353,811	5,652	2,200	2,250	2,418	6,928	2,656	2,932	3,228
N.Sembilan	274,866	200,000	255,834	4,579	2,060	2,170	2,348	5,887	2,628	2,874	3,048
Melaka	247,866	200,000	190,150	5,588	1,760	2,145	2,332	6,849	2,297	2,565	2,853

## Statistic of Monthly Income by Sarawak's Division

	Median	Mean (RM)
Kuching	5,740	7,376
Samarahan	5,858	6,789
Serian	3,674	4,878
Sri Aman	3,557	4,621
Betong	2,782	3,962
Sarikei	3,486	4,609
Sibu	4,809	6,140
Mukah	4,238	5,447
Bintulu	7,380	8,324
Kapit	3,261	4,344
Miri	5,763	7,235
Limbang	4,628	5,989

## Median, Mean of monthly household gross income by household group vs size (2019)

	HOUSEHOLD SIZE					
	OVERALL	ONE 	TWO 	THREE 	FOUR 	FIVE AND ABOVE
<b>MALAYSIA</b>						
<b>MEDIAN (RM/MONTH)</b>	5,873	2,988	4,394	5,905	6,846	6,921
<b>MEAN (RM/ MONTH)</b>	7,901	4,246	6,228	7,863	8,808	9,112
<b>TOP 20%</b>						
<b>MEDIAN (RM/MONTH)</b>	15,031	14,507	14,521	15,044	14,780	15,343
<b>MEAN (RM/ MONTH)</b>	18,506	18,772	18,001	18,596	18,100	18,838
<b>MIDDLE 40%</b>						
<b>MEDIAN (RM/MONTH)</b>	7,093	6,603	6,853	7,061	7,214	7,173
<b>MEAN (RM/ MONTH)</b>	7,348	7,045	7,178	7,318	7,427	7,416
<b>BOTTOM 40%</b>						
<b>MEDIAN (RM/MONTH)</b>	3,166	2,535	2,986	3,286	3,425	3,449
<b>MEAN (RM/ MONTH)</b>	3,152	2,562	3,018	3,264	3,376	3,393

# Sarawak Housing Tribunal Cases (2010-2020)

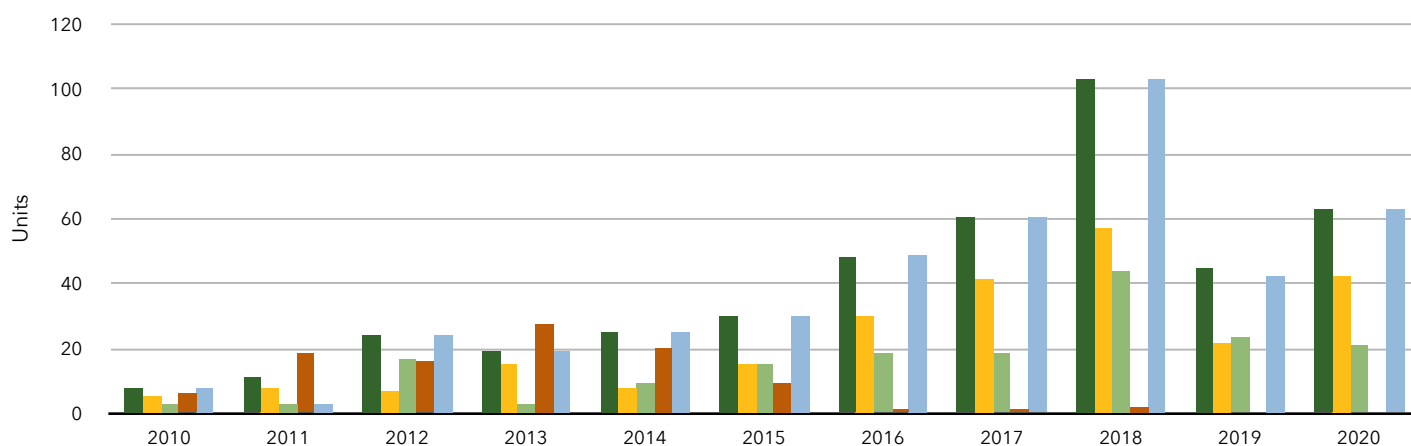
Since the establishment of the Sarawak Tribunal of Housing Purchaser Claims (TTPRS) on 1 May 2010, there were a total of 436 cases of being adjudicated.

The TTPRS is an independent body that is established accordance with an amendment to the Housing Developers (Control & Licensing) (Amendment) Ordinance 2009 which consists of a chairman, a deputy chairman and five other members. The appointment of a TTPRS member shall be for a period not exceeding three years and any reappointment has to be made upon the expiry of the term.

TTPRS provides an alternative to settle housing dispute other than the court. The TTPRS will hear and adjudicate housing purchaser claims for the compensation of liquidated ascertained damages, defects of workmanship and also for not complying with the specifications stated in the Sale and Purchase Agreement.

As at August 31 2020, 63 cases had never adjudicated therefore this is the highest ever rendered for any one year . Most of the cases related to defect of workmanship and late delivery.

## TTPRS Statistics (2010-2020)



Disposition of Cases	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 (as at 11.08.2020)
Number of Cases	8	11	24	19	25	30	48	60	103	45	63
Hearing Session (Award)	5	8	7	15	8	15	30	41	57	22	42
Number of Cases Withdrawn	3	3	17	3	9	15	18	18	44	23	21
Outside Jurisdiction	6	18	16	27	20	9	1	1	2	-	-
Total of Case Solved	8	3	24	19	25	30	49	60	103	42	63
Value of Award (RM)	10,000	14,200	63,000	159,322.75	19,650.8	88,240	211,866.50	482,501.56	712,878.85	251,742.38	94,514.52
Area	Kuching Sibu Lawas Mukah Bintulu Sarikei					Kuching Miri Bintulu Sibu Sarikei	Kuching Sibu Lawas Miri Bintulu	Kuching Sibu Bintulu Miri Sarikei Limbang	Kuching Sibu Limbang Miri	Kuching Sibu	



# Sarawak-Malaysia My Second Home (S-MM2H)

Sarawak will continue to offer the Sarawak-Malaysia My Second Home (S-MM2H) programme to foreigners although the Federal Government has decided to suspend the MM2H programme until this Dec 31.

Sarawak Tourism, Arts and Culture Minister, Datuk Abdul Karim Rahman Hamzah said foreigners could apply for the S-MM2H by abiding to the new enhanced regulations and requirements for the programme which came into effect on Sept 1 2020.

SHEDA believes that the enhanced S-MM2H would strengthen and safeguard the Sarawak's interest and the public security and that Sarawak should be adamant on enforcing strict requirements upon those intending to sign up for the S-MM2H.

SHEDA as an invested stakeholder would continue to support and contribute to the further development of the S-MM2H programme.

## **S-MM2H Enhanced Regulations and Requirements:**

- S-MM2H Programme is open to citizens of all countries that have diplomatic relation with Malaysia (except Israel) which is in line with Federal Government's policy on foreign diplomatic relations.
- The submission of Letter of Good Conduct from relevant government authorities in the applicant's home countries for all new applications which is to safeguard the interest of Sarawak and to be in line with Federal Government's policy.
- The S-MM2H pass can be revoked if the participants are involved in criminal offence.

Dichotomy of the old and enhanced S-MM2H qualification requirements:-

	Application	
	Old S-MM2H Requirements	Enhanced Regulations and Requirements
<b>1. Eligibility</b>	<ul style="list-style-type: none"> <li>✦ An applicant must be 50 years of age or over.</li> <li>✦ Applicants who are 30 years old and above may apply if there is evidence that they have children pursuing further education or undergoing long term medical treatment in Sarawak.</li> </ul>	<ul style="list-style-type: none"> <li>✦ For the age ability for S-MM2H Programme, a new category of <b>40-50 years old</b> is eligible to apply with investment in real properties specifically for <b>residential</b> purpose with total amount at <b>least RM600,000</b>.</li> </ul>
<b>2. Income</b>	<ul style="list-style-type: none"> <li>✦ Applicants must show proof of monthly off shore income / pension funds of RM10,000 for married couples or RM7,000 for single applicants; OR</li> <li>✦ Open a fixed deposit account of RM150, 000 in a bank or financial institution for married couples or RM100, 000.00 for a single applicant.</li> </ul>	<ul style="list-style-type: none"> <li>✦ The imposition of security/personal bonds to act as a refundable security deposit in case of any breach or non-compliance to the Immigration Ordinance or Regulations or when unexpected incidents happen to S-MM2H participants and can be used for cost of deportation if necessary.</li> <li>✦ To benefit the Sarawak economy, the Fixed Deposit amount has increased to <b>RM300,000 for couples</b> and <b>RM150,000 for individual</b>.</li> </ul>
<b>3. Sponsorship</b>	<ul style="list-style-type: none"> <li>✦ An applicant must be sponsored by a Malaysian originating from Sarawak or a Sarawak Permanent Resident.</li> <li>✦ The use of agents and middle men is prohibited.</li> </ul>	<ul style="list-style-type: none"> <li>✦ Establishment of a <b>One-Stop Panel</b> comprising of multiple government agencies to approve S-MM2H applications.</li> <li>✦ Agents registered with MOTAC Sarawak are now allowed to submit the application on behalf of applicants.</li> </ul>
Residence		
<b>4. Visa</b>	The visa issued to Participants of the MM2H Sarawak programmed allows the participant to reside anywhere in Malaysia.	All S-MM2H pass holders need to stay a <b>minimum of 15-days per year</b> in Sarawak to qualify them for a renewal of S-MM2H pass <b>after 5 years</b> .
<b>5. Residential Properties</b>	MM2H Participants may buy residential properties in Sarawak worth no less that RM300, 000 at designated areas in Sarawak.	The minimum amount of the residential house purchase has also been increased to <b>RM600,000 for Kuching Division</b> and <b>RM500,000 for other Division in Sarawak</b> .
<b>6. Others</b>	Participants who choose to open a fixed deposit account may withdraw up to RM90, 000 (couple) or RM40, 000 (single) for approved expenses relating to the purchase of a house, car, and education of children or for medical purposes. From the second year on participants must maintain a minimum Fixed Deposit balance of RM60, 000.	<ul style="list-style-type: none"> <li>✦ Applicants' parents and children (below 21 years old) and not married are <b>allowed</b> to accompany the applicants.</li> <li>✦ Applicants are required to purchase <b>medical insurance for themselves and dependents</b>.</li> </ul>

# SHEDA's Proposal to Sarawak Government to Provide Some Respite to the Housing and Construction Industry

SHEDA has been consistently and actively engaging the Government and the related Ministries alike to revitalise the real estate sector the performance of which has been subdued since 2015/2016. Just as the sector had plateaued in 2019 with some upside expectation in 1H2020, the country has been dealt with a mandatory lockdown (in 18th March 2020) due to SARS-CV2 (aka CV19) pandemic.

Both the above has dealt a serious blow to the ongoing and sustainability of the industry with heighten market uncertainties and sentiments, which has pushed SHEDA to augment our resolves to double our engagement efforts for the betterment of the industry and Sarawak.

With this in mind, SHEDA has engaged the Ministry of Housing and Local Government and also submitted a letter to the Chief Minister of Sarawak that outlined our proposal for some respite specific to the housing and real estate segment as follows:-

- i. Widespread layoffs and job losses from a protracted "social distancing" environment, leading to household incomes plummeting. This could go on for 12 to 18 months;
- ii. Real estate investors "hunkering down" with cash, pulling away from buying real estate; and
- iii. Large banks are more hesitant to lend capital.

## Relief Incentives for the B40 and M40 First Time House Buyers

### 1. To package a special pool of grant for the first-time house buyers in the B40 and M40 target groups

- i. A grant of RM30,000 for eligible first-time house buyer to purchase any residential property up to RM350,000 in value by bolstering confidence and encouraging procurement of their first dream house by lowering the entry threshold.
- ii. Grant can be utilised as part of down payment.
- iii. Set a realistic annual target of 2,500 units for the next two years for Sarawak.

### 2. More people-centric loan scheme

- i. Special loan scheme to include 100% financing in combination with extended loan repayment up to 40 years and with subsidised interest rate up to 3% per annum.
- ii. To further facilitate the loan application process, the loan could be applied through government appointed financial agencies with speed no-fuss application and approval procedures.

### 3. To extend the Sarawak-owned Mutiara Mortgage and Finance SB operation to cover both government and private sector's affordable housing category as long as they fulfilled the affordability housing criteria and requirements.

- i. This will provide another avenue for the targeted B40 and M40 groups to finance all affordable housing, may it be government or private sector built, otherwise underserved by the banking industry. In the process providing wider range of choices and selections available in various locations suited to their specific needs.

## Relief Incentives for the Housing and Construction Industry.

### To establish mandatory Force Majeure Order and extension of time for a period not less than six months for all housing project deliveries resulting from the mandated enforcement of MCO/ EMCO/ RMCO.

- i. This is to ensure ongoing and forward sustainability of the housing and real estate development sector and its related supply-and-work chains, which consist of at least 140 professions, trades and artisans almost all of which are SMEs employing at least 60-70% of the total workforce contributing close to half of the Sarawak GDP.
- ii. Almost all housing projects, with very few exceptions, have to stop work in totality for 3 months or longer during the MCO/ EMCO/ RMCO causing serious delays to project completion and delivery. In the process of re-starting, some of the work force would have left the site for good, re-engagement takes considerable efforts and additional lead time shall be required to smoothen out the workflow and regain momentum.
- iii. With the gradual lifting of the RMCO and going forward, both SDMC and CIDB introduced various mandatory compliances and SOP for re-start of work sites, all these compliances require not only additional manpower and resources for enforcement but ultimately affect workflow, disrupt progress and cut workers' productivity by half, if not more. During the ensuring period, supply chains of building materials have been seriously disrupted due to plant shutdowns, sporadic disruptive shipping schedules/ interconnectivity's, and port operations are just some of the examples often been cited. All these contributed to the already fragile instability of the supply-chain eco-system.
- iv. Overall delivery of the project also affects the Sales and Purchase Agreement, in particular the completion time and delivery of the completed units. More often than not, the aggrieved purchasers will litigate for LAD whereby developers would have to pay compensation for late delivery, if not mitigated. Numbers of such claim can overwhelm the already overburdened court system leading to non-productive claims and counterclaims, which could be circumvented otherwise.

# SHEDA's Proposal to Sarawak Government to Provide Some Respite to the Housing and Construction Industry



Dialogue session was organised by Ministry of Local Government and Housing (MLGH) Sarawak to discuss SHEDA's proposal of creating more economic activities to respite the housing and real estate sector. YB Dato Sri Prof Dr Sim Kui Hian, Minister of MLGH Sarawak chaired the dialogue session. The permanent secretary, Dato Antonio Kahti Galis, and other senior MLGH officers were also present.

Dr Christopher Ngui, Dr Richard Tan, Cr Sim Kiang Chio, Augustine Wong and Louis Ting from SHEDA were also present.

The dialogue session has produced many positive outcomes which could respite the housing and real estate sector which has been badly affected by the COVID-19 pandemic. Some highlights of the respiting one:-

1. 25% reduction of residential and commercial assessment rates;
2. Installment of Housing Developer License and Advertisement and Sale Permit Fees
3. Special Task Force/ Green Lane for Occupation Permit (OP)
4. Mandatory Force Majeure Order and automatic granting of extension of time of not less than 6 months for all parties to discharge their respective obligation under contracts; and
5. Deferment of the implementation of the Strata Title Management Ordinance (SMO) till June 2022.



## Events and Engagements

9 JULY 2020

### Dialogue session on "New Housing Policy in Sarawak"



SHEDA attended a dialogue session which was organised by Ministry of Urban Development and Natural Resources Sarawak. The Sarawak Government has ordered the housing policy to be reviewed due to the impact by the Covid-19 pandemic. Among the policies to be reviewed are interior designs (such as attic, ceiling height) and size.



# Events and Engagements

**17 JULY 2020**

## **SHEDA 2nd Council Meeting 2020 (02/2020)**



The SHEDA 2nd Council Meeting was successfully held on the 17 July 2020 at Wisma Chinese Chamber, Kuching.

**5 AUGUST 2020**

## **Engagement Session for the Sarawak Economic Action Council (SEAC) Services Workgroup**



SHEDA Housing Committee Chairman, Louis Ting together with Kuching Branch Assistant-Secretary attended the Engagement Session organised by the Ministry of Local Government and Housing Sarawak. In the engagement session, the scope and objectives of SEAC, roles of industry players and private sector and the expected outcomes were discussed and shared.

**12 AUGUST 2020**

## **Courtesy Call to YB Datuk Lee Khim Shin, Minister of Transport**



An entourage of 10 Council Members paid a courtesy call on YB Datuk Lee Khim Shin, Minister of Transport Sarawak to foster a cordial relationship with his Ministry.

During the courtesy call, SHEDA has gained a translucent skeletal understanding of the public transport system and infrastructure development in Sarawak. It was a fruitful dialogue session held to discuss the complementary roles that SHEDA and housing developers could pay with regards to the development of an efficient and effective transport system for Sarawak.



**EXCHANGING IDEAS**  
Sarawak Housing and Real Estate Developers' Association deputy president Augustine Wong (centre right) presents a memento to Minister of Transport Datuk Lee Kim Shin at the latter's office in Kuching. Wong led a team to pay a courtesy call on Lee on Thursday. They exchanged ideas and provided feedback on potential future collaboration for public transport connectivity development.



# Events and Engagements

**4 SEPTEMBER 2020**

## **SHEDA Annual General Meeting**



The SHEDA 27th Annual General Meeting (AGM 2020) was successfully held on the 4th September 2020 at Boulevard Grand Ballroom, Imperial Hotel Kuching.

**9 SEPTEMBER 2020 Meeting with Dewan Bandaraya Kuching Utara**



The meeting was held to discuss a 2-day workshop to solve common issues faced by Local Councils during land vesting.

Secretary-General, Dr Richard Tan, together with State Council Members Louis Ting and Peter Lau attended the meeting. Other attendees included senior officers from Sarawak State Attorney General's office, Ministry of Local Government and Housing Sarawak and Land & Survey Department Sarawak.

SHEDA Secretariat sent out a survey to all members on 11 September to seek active feedback from fellow members on issues related to land vested to Local Council upon completion. The results of which will be raised to the local authorities and ministries.



# Heartiest Congratulations to



## YBHG. DATO TAN GUEK KEE

(Director of Lee Onn Development Sdn Bhd, Kuching)

on being conferred  
**Panglima Setia Bintang Sarawak (P.S.B.S.)**  
which carries the title "Dato"



## YBHG. DATO CR. SIM KIANG CHIOK

(SHEDA Vice President / Kuching Branch Chairman)

on being conferred  
**Panglima Setia Bintang Sarawak (P.S.B.S.)**  
which carries the title "Dato"



## YBHG. DATO BOBBY TING SIE CHING

(SHEDA Treasurer-General)

on being conferred  
**Panglima Setia Bintang Sarawak (P.S.B.S.)**  
which carries the title "Dato"



## YBHG. DATO TING CHOON HUA

(Director of Johabaru Development Sdn Bhd, Bintulu)

on being conferred  
**Panglima Setia Bintang Sarawak (P.S.B.S.)**  
which carries the title "Dato"



## MR. SIA KEE WEI

(SHEDA Vice President / Bintulu Branch Chairman)

on being conferred  
**Ahli Bintang Sarawak (A.B.S.)**



## MR. CECIL LAU NING KIANG

(SHEDA Vice President / Sibul Branch Chairman)

on being conferred  
**Ahli Bintang Sarawak (A.B.S.)**



## MS. KOK LI PING

(SHEDA Council Member)

on being conferred  
**Bentara Bintang Sarawak (B.B.S.)**



by  
Tuan Yang Terutama Yang di-Pertua Negeri Sarawak  
Tun Pein Sri Haji Abdul Taib Mahmud  
S.M.N., S.B.S., D.K. (JOHOR), D.K. (BRUNEI), D.K. (PAHANG), S.P.D.K., S.U.M.W., S.S.D.K., D.G.S.M., D.P.P.N., S.S.S.A., S.P.M.T., KT. W.E. (THAILAND), KEPN (INDONESIA),  
K.O.U. (KOREA), AO (AUSTRALIA), P.P.K.

In conjunction with  
His Excellency's 84th Birthday  
on 10th October 2020