prior to the issuance of the Housing Developers' Licence.

With this relaxation, developers will definitely improve their quality of houses and services by on time delivery of the houses to the buyers.

(4) APPOINTMENT OF "COMMISSIONER OF BUILDINGS" TO ASCERTAIN QUALITY SERVICES IN AFTER SALE SERVICE IN HOUSING DEVELOPMENTS

We wish to have somebody to step in to look after the stratified building, when there is no Management Corporation (MCs) or housing developer to run the maintenance of the building. We are suggesting to have a "Commissioner of Buildings" by amending the Land Enactment to ensure good "After Sales Services" in Housing Developments.

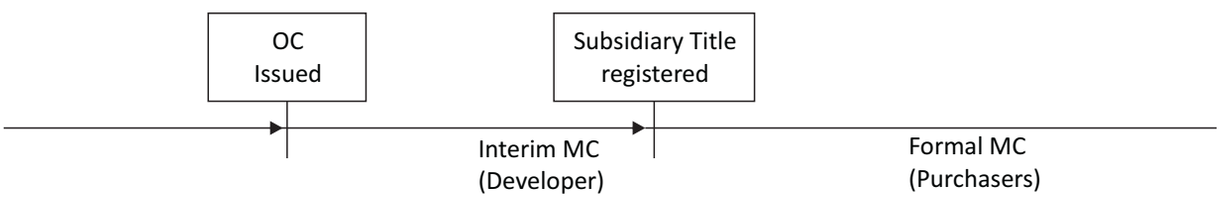
For stratified building, 'Quality Housing and Services' cannot be confined to the production line only.

This means that the developers are not only constructing houses but also provide "after sales service".

The quality of houses must also be maintained by this "after sales service" and this is where the Management Corporations (MCs) or "interim" MCs come into play. The **"interim" MC** is formed after the Occupation Certificate (OC) but before the subsidiary titles are issued.

Here, the "interim" MCs will be formed by the developers and they have to look after the common property until the formal MC is formed.

A "formal" MC is formed by the purchasers only after the OC and also after the subsidiary titles are issued.



Whether it is the "interim" MC or "formal" MC, both create many problems for all three parties **the purchasers, the developers and the Government.**

One of the problems here is that, there is no system of enforcing the collecting of service charge leading to a deterioration (run down) of the common facilities, which will further cause depreciation in the value of the building.

In Peninsular Malaysia, the issue on the appointment of **"Commissioner of Buildings" has been addressed by the amendment of the legislation last year.**

Now, in Peninsular Malaysia, the Government has appointed a "Commissioner of Buildings" to step in to take over the duty of "interim" MC or "formal" MC in the case where they are not functioning.

SHAREDA wish to propose to the State Government to appoint this "Commissioner of Buildings" to enforce the functions of the "interim" MCs or "formal" MCs in the case when they are not functioning, so that existing apartments and condominiums can maintain their original quality before they degenerate into **slum**.

(5) ELECTRICITY CAPITAL CONTRIBUTIONS

Developers are required to pay for the capital contribution to Sabah Electricity Sdn Bhd (SESB) which consists of the

i) electricity infrastructure works within the development project;
ii) departmental charge; and
iii) Zone Charge for electricity supply connections to the project