For this, we request the SESB to consider **not to charge the housing developer for the Zone Charges**.

As we all know, SESB is a private and profit-oriented company and the Zone Charge is their business investment cost in new housing development areas.

The developers have already contributed to the electricity infrastructure works within the housing project and are ready for the electricity supply connection by SESB.

In a new housing project, the developers in a way are getting unit buyers to be the eventual customers of SESB when the project is completed.

These new unit owners will consume electricity and they will be paying for the consumed electricity charges to SESB, which is their revenue.

Since the developers are getting new consumers for SESB to gain their revenue and since the Zone Charge are **their investment cost;** it is our hope that **SESB could absorb the Zone Charge**, instead of asking developers to pay for it.

In Peninsular Malaysia, the developers are also required to pay capital contribution to Tenaga Nasional Berhad (TNB) of which their capital contribution is based on uniform rate for each house.

From a study, it was noted that the cost of capital contribution in Sabah is **700% more expensive** than in Peninsular Malaysia.

SHAREDA has highlighted this issue with SESB and their explanation was that Sabah does not have the market density as compared to Peninsular Malaysia, hence **the rate of return is very low and TNB's rate cannot be applied to Sabah**. However, it is the responsibility of the Federal Government to ensure that all States are developed on parallel basis and be provided with the same platform. Less-developed states should be given more incentives than the developed states.

SHAREDA requests the Federal Government to consider providing more grant or incentive to SESB to ensure that Sabahans also enjoy on the same rate as Peninsular Malaysia in order to have **"ONE COUNTRY, ONE RATE".**

Whatever cost saved from the electricity capital contribution could be spent by the developers to improve the quality of houses.

(6) MSMA AND DETENTION PONDS

MSMA, is **the manual on stormwater management guidelines**, which is to ensure that the rate of discharge of the quantity of water could be maintained at the same rate before and after development during the heavy rainy days **whereby the heavy downpour of rain could cause flash floods.** If not dealt with properly, this is one of the causes for flash flood especially in housing estates located at **flood prone** and **low lying areas**.

In the above control, developers are required to provide detention ponds or deeper drains in housing estate even in small parcels of land. A detention pond is actually **a low lying** area, that is designed to temporarily hold a certain quantity of run-off water while slowly draining to another location.

The developers find that these detention ponds are **a nuisance** and are **dangerous** in term of safety to small children and could also become **a breeding ground for mosquitoes** when the water is stagnant.

We hope the government could consider to review this regulation and to consider **to create a common infrastructure for MSMA detention ponds, instead of requiring the detention ponds in small parcels of land.**

We would also request that where relevant, the government's gazetted wetland should also be earmarked and turned into **MSMA detention ponds**, to cater for the surrounding housing development projects.