



# Bulletin SHARED

SABAH HOUSING AND REAL ESTATE DEVELOPERS ASSOCIATION

VOL. 1 Jan - Mac 2003

FOR MEMBERS ONLY

## ROUNDUP OF YEAR 2002

The year 2002 proved to be an illustrious year for SHARED as it surges ahead with much promise for members in the future. The year brought forth policies, friends and partners that would go a long way in the path of SHARED members in its undertakings and future plans.

The announcement by Local Government and Housing Minister Datuk Seri Panglima Mohd. Salleh Tun Said on 18 October about the proposal to waive the compulsory five percent bank guarantee ruling for instance pierced a bright light into the heavy responsibility.

And the news could not have come more sweeter as it was announced during the "SHDA Night 2002" in front of a packed crowd made up of members and guests of the association by the minister who said that the government has agreed in principle to waive the ruling if it is replaced with a system where an equivalent amount of the project account could be used as a retention sum for obtaining a developer's licence.

This year also SHARED renewed its friendly ties with their Sarawak counterpart, the Sarawak Housing Developers' Association, that came for an official three day visit with a 22-member delegation headed by its Chairman Alex Ting.

It proved to be a fruitful outing that gave mutual benefits to both associations who exchanged ideas and discussed various issues related to the industry apart from fostering ties and making new friends during the visit from 18-20 August.

SHARED also got an insight into Malaysian Developers Council hosted by REHDA on 28 October where a series of issues were deliberated along with an informative visit to Putrajaya to explore on business opportunities in a trip headed by Chairman Tuan Hj Abu Bakar M Yahya.

Another accomplishment by SHARED was a discussion with the Sabah Electricity Sdn Bhd on 12 September towards ironing out issues that have plagued developers particularly on submission of development plans on the requirement of sub-stations in project areas by the local authority. The positive meeting was the fruits of labour from a high level discussion made earlier on 18 March by SHARED Chairman Tuan Hj Abu Bakar M Yahya. SHARED also made inroads particularly in putting forward its role in the consumer market when it was appointed to the Telekom Malaysia Customer Advisory Panel of Sabah (CAPSvoice) on 1 April. With the appointment SHARED will be able to present its views and comments directly to the panel as feedback from customers hence help improve Telekom Malaysia's service apart from developing strategies to further enhance its services for the property industry in particular.

There were also two briefings that helped to provide more information for members of SHARED in their quest for more knowledge on ways to boost their performance. On 28 November a briefing was held for members by the Fire and Rescue Services Department and the Construction Industry Development Board of Malaysia where members were told of new and current issues affecting the industry to keep them abreast on the requirement of the authorities that would enable them to carry out their projects successfully and profitably. Earlier on 7 November, Telekom Malaysia also invited SHARED members to attend a product presentation where they were given detailed briefing on various products from the telecommunication company.

Serious stuff aside the Annual SHARED Golf Tournament was a runaway success, particularly for the winners, who swung into action at the Karambunai Resorts Golf Club on 12 October. Paulinus Mojjun was the happiest of the lot as he walked away with the top prize ... and even a bulls eye prize.

The year 2002 has indeed been a fruitful year and hopefully the year 2003 will cast a much brighter spell for members of SHARED with much of the inroads that the association has achieved.

### A NOTE FROM THE CHAIRMAN OF THE EDITORIAL COMMITTEE



It is my distinct pleasure to present to you the very first issue of **Bulletin SHARED**!

This maiden issue of our Association's newsletter took a while to get to its print form and now that it has become a reality, I sincerely hope that it will serve its main objective of keeping all members informed of the latest development in the housing and real estate development industry vis-à-vis with the relevant authorities and corporate entities.

As well, it is my ardent hope that members can keep abreast with the many activities of the Association through this bulletin.

For the forthcoming issues it is my Committee's desire to see more contributions from sub-committee chairmen and other members.

I wish to thank members of the Editorial Committee for their input to realise the birth of **Bulletin SHARED**.

In conclusion, may I take this opportunity to convey deepest sympathies and heartfelt condolences to the family of the late Juma'addil bin Dullah on his untimely demise recently. (Juma'addil was our Secretariat staff who succumbed to his injuries after a traffic accident).

ROBIN H.L. LOH



## Editorial Committee

### Chairman

Mr. Robin Loh

### Members

Mr. Lewis Han

Mr. Yee Kui Len

Mr. Andrew Lau

Mr. Gan Po Tiau

Ms. Salina Lee Abdullah

### Secretary

Ms. Monica Chin

## EXPLANATORY NOTES ON STAMP DUTY (EXEMPTION) (NO. 39) ORDER 2002 [P.U.(A) 425/2002] PURCHASE OF A LOW COST HOUSE FROM DEVELOPER ON OR AFTER 1 JULY 2002.

The Stamp Duty (Exemption) (No. 39) Order 2002 gazetted vide P.U.(A) 425 dated 24 October 2002 provides for stamp duty exemption for the purchase of a "Low Cost House" from developer.

This Order is deemed to have come into operation on 1 July 2002.

"Low Cost House" is defined as a unit of house built within a Low Cost Housing project approved by the State Government or the appropriate authority, in respect of the Federal Territory of Kuala Lumpur or Labuan and -

- (a) if situated in Peninsular Malaysia, sold at a price not exceeding RM42,000.00; or
- (b) if situated in Sabah, Sarawak and Federal Territory of Labuan, sold at a price not exceeding RM47,000.00.

### Documents exempted from stamp duty are:

- (a) All instruments of Sale & Purchase Agreement executed between the purchaser and the developer on or after 1 July 2002.
- (b) All instruments affecting the transfer of title of the property from the developer or the registered land owner to the purchaser named in the Sale and Purchase Agreement in paragraph (a).
- (c) All instruments in the nature of security executed between the purchaser named in the Sale and Purchase Agreement in paragraph (a) and a bank or financial institution or employer under an employee housing loan scheme for money advances to finance the purchase of the property.

### HOW TO APPLY FOR THE EXEMPTION

The Stamp Duty Office has issued the following guidelines on the operation of the Order vide No. Ruj: LHDN. 01/34/42/68-180-1(28/02) dated 8 November 2002.

#### DEVELOPER

The Developer is required to issue a certificate as in **Appendix A\*** to certify that the said property is within a Low Cost Housing project approved by a State Government or the appropriate authority, in respect of the Federal Territory of Kuala Lumpur or Labuan. A copy of the letter of approval must be attached. (\* A specimen copy of the certificate as in **Appendix A** may be obtained from the Stamp Duty Office or SHAREDA Secretariat).

#### PURCHASER

The documents exempted from stamp duty are:

- Sale and Purchase Agreement
- Loan Agreement
- Deed of Assignment as security

These documents need not be submitted to the stamp duty office. The lawyer handling such transaction may endorse on the document a note of the exemption

if he is satisfied that such exemption applies.

#### TRANSFER OF LAND (KTN 14A)

The transfer document is required to be submitted to the stamp duty office for endorsement of exemption by the Deputy Collector of Stamp Duty. An adjudication fee of RM10.00 is payable. The following documents must also be enclosed:

- (i) A copy of the Sale and Purchase Agreement;
- (ii) Certificate duly certified by the Developer;
- (iii) 3 copies of Form PDS 15 [Declaration under Section 5 of the stamp Act 1949]

#### CHARGE DOCUMENT (KTN 16A)

The charge document is required to be submitted to the stamp duty office for endorsement of exemption by the Deputy Collector of Stamp Duty.

The following documents must also be enclosed:

- (i) A copy of the loan agreement;
- (ii) A duly certified copy of the Certificate issued by the Developer;
- (iii) A copy of the Sale and Purchase Agreement.

### HOW TO APPLY FOR THE REFUND OF THE STAMP DUTY PAID ON THE ABOVE DOCUMENTS

Application for the refund of the stamp duty paid may be made to the respective stamp duty office where the documents were stamped. For the purpose of refund of the stamp duty paid, the following documents are required to be submitted to the said office for processing:

- (i) The original copy and a photostat copy each of the documents submitted to the stamp office, the original copy will be returned after necessary action has been taken.
- (ii) A certified true copy of the certificate issued by the Developer.
- (iii) Application letter for the refund. If the application is represented by a legal firm, the name and address of the bank including account number ("customer's account") for the refund to be credited is required to be stated.

Please contact the nearest stamp duty office for any further clarification.

# MALAYSIAN DEVELOPERS COUNCIL (MDC)

**ISSUES** on banking institution, NAPIC and the "Silver Hair Programme or Malaysia My Second Home Programme" were discussed at length during the first meeting between **SHAREDA** and **REHDA** in Petaling Jaya on 28 October 2002.



Malaysian Developers' Council comprise of REHDA, SHAREDA & Sarawak HDA representatives.

The delegation from SHAREDA was led by Chairman Tuan Hj Abu Bakar M Yahya together with Vice Chairman Robin Loh, Honorary Secretary Susan Wong Siew Guen, Honorary Treasurer Lee Hon Liong and Executive Committee Member Wong Ten An.

On the banking institution issues SHAREDA was told that the industry is still having a conservative attitude towards lending especially for the Sabah property market whereby the private sector was given restrictive conditions for the drawdown. It was also agreed that the three associations jointly take it up with NEAC.

The delegation was also told that lack of information on NAPIC in Sabah as to what kind of information can be gauged for the property market to supply. NAPIC prepares reports on Commercial and Industrial Property, Leisure and Property Stock, Hotel Stock, the Malaysian House Price Index and Property Overhang.

On the "Silver Hair Programme or Malaysia My Second Home Programme" the delegation learnt that it is classified as a tourism programme and not a property programme. The programme was set up to attract foreign retirees to invest in Sabah and based on the present policy it is not attractive.

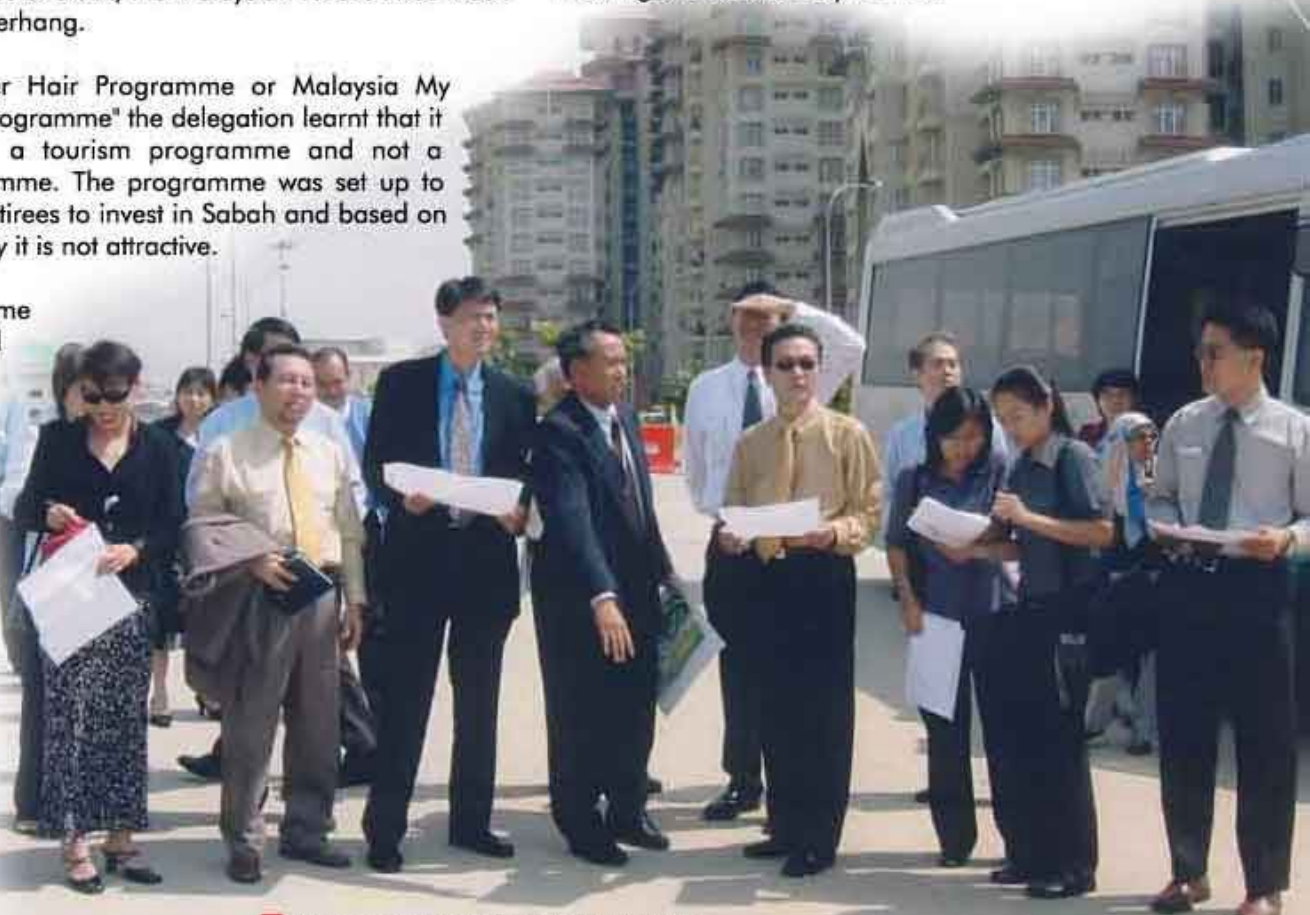
The programme was introduced to help the property market but lacks participation by tourists because the permanent residence is only valid for three years and thereon renewable on an annual basis.

The MDC expressed that it intends to pursue the programme but developers showed little interest because the policies which they are now getting are more from the government and also sources its input from the government.

The SHAREDA delegation also visited Putrajaya to give them insight of business opportunities available for commercial and residential property market and they are looking for investors on joint venture basis.

The said businesses will be developed and driven according to time and not to the market needs and they can sell their rights on the land but cannot be charged. They adopt the build and sell concept on the said business ventures.

The committee had taken note of the reports and views which would be decided later after the minutes of the meeting are extended by REHDA.



Visit to a commercial development property in Putrajaya, Kuala Lumpur.

## SHAREDA / SESB

### IRONING OUT

### NAGGING

### PROBLEMS

**SHAREDA** and Sabah Electricity Sdn Bhd are ironing out nagging setbacks on the development plan submission of the sub-station requirement by the Local Authorities including the Kota Kinabalu City Hall in a meeting on 12 September 2002.

In the fruitful meeting between SHAREDA architect representative Lee Hon Liong and SESB General Manager (Operations), three issues were agreed upon to smoothen the setbacks. They are;

- (I) SHAREDA is to work out the proposed setback requirement and forward to SESB that would in turn arrange a three-way meeting with City Hall to finalise the setback requirements of the sub-stations,

- (II) SHAREDA will inform its members that before submission of development plans to the City Hall or local authorities, the developers should first get their M&E Engineers to discuss with SESB first to find out their needs on the sizes and numbers of sub-stations. This is to avoid any misunderstanding arising from the SESB requirements, and

- (III) SESB is in the process of finalising the method of calculating the rates for capital contribution on their supply. Once finalised it will be made known to SHAREDA and their consultants.

In the meeting also SESB extended a set of its mother company Tenaga Nasional Berhad's standard drawing for flat roofed sub-station and is now available at SHAREDA's Secretariat. The utility company also agreed to extend a copy of their comments to the architect consultant after they submit their comments for the development plan approval to City Hall and the Local Authorities.

SESB representatives who attended the meeting were Tuan Hj Abdul Razak Salim who is the Customer Services Manager, Handling Distribution Manager Ir Thong Hoh Yung and Engineer in the Customer Services Department Magdalene Chu.



## Report On Sub-Committee On Land Matter And Management Corporation

### A) Waiver of Bank Guarantee on Issuance of Housing Developer's Licence

The minister had agreed in principle in implementing the above matter. At present the matter is in the hands of the Housing Controller and the sub-committee is following closely on the matter.

### B) Early Issuance of Strata Title

SHAREDA was represented in the task force committee on strata title set up by the Ministry of Local Government & Housing which was chaired by the minister himself. To date, the following improvement had been implemented by Lands & Surveys Department:-

- 1) Auto transfer of all caveat on parent title to individual strata title.
- 2) Delaying the payment of assessment tax till the issuance of title.

However, the proposal on implementation of "Phase Title" had been forwarded to relevant agency for approval.

### C) Improvement on Interim Management Corporation

The task force committee had also completed the study on improvement of transparency of interim management corporation and mode of collection of management fee.

### D) Dialogue with the Lands & Surveys Department

A Dialogue with Lands & Surveys Department on the 8th August 2002 and the following matters were discussed:-

- 1) Early issuance of title after payment of premium;
- 2) Early approval of survey plan and early issuance of letter of offer for premium;
- 3) The formulae on calculation of land premium for sub-division and conversion to be made public.

The sub-committee is still following-up with the Lands & Surveys Department on the above matter.

*By Mr Chew Sang Hai*



## SARAWAK HOUSING DEVELOPERS' ASSOCIATION

### Local Study Tour By



● A briefing on The Vista and Grace Garden by a Sutera Harbour representative.

**SHAREDA** played host to a delegation of 22 members from the Sarawak Housing Developers' Association led by its Chairman Alex Ting from 18-20 August 2002.

The visit allowed both associations to foster ties and exchange views and ideas on common objectives related to the property industry especially on running of management corporation as well as discussing common problems and solutions on sub-divided buildings.

Serious issues aside, the visitors were treated to two rounds of golf, at Karambunai Resorts Golf Club on the day of their arrival and another the day before they left at Sutera Harbour Resort Golf Club. They were also feted to a dinner themed "Fellowship Nite 2002" at the Endangered Species Restaurant at the Magellan Wing of Sutera Harbour Resort.

On the first day the friendly game of golf was arranged by Robin Loh, Lee Hon Liong and Yeo Hock Ching as well as other SHAREDA members along with 13 of the visiting

delegation at Karambunai Resorts Golf Club while others toured the Lagoon Park on a boat ride around Karambunai.

That same night the Fellowship Nite 2002 was held with a full programme of entertainment complete with performances from the in-house band Ritzy 2, a demo by the resort's Beachwatch life guards before the guests joined by some 50 others let their hair down to the Hula-Hula Hawaiian dance. It was capped with exchange of souvenirs and a series of solo and duet performances including karaoke with Sutera Harbour's Foo Kia Inn as the emcee.

The following morning saw the guests from neighbouring Sarawak visiting various properties such as The Vista, Grace Garden, Beverly Hills Apartment, Lok Kawi Heights and Melinsung Summer Bay Resort before the two associations sat down for a serious discussion on management corporation of Wisma Merdeka presented by Chew Sang Hai of Wisma Merdeka Tower Phase II and Exco member of SHAREDA.

● Mr Alex Ting presenting a memento to Mr Robin Loh after The Management Corporation briefing.



Group photo of Sarawak HOA and SHAREDA Exco Members and guests

A sharing session between the two associations learning and sharing experiences led by SHARED A Vice Chairman Robin Loh and Sarawak HDA Chairman Alex Ting followed to further deliberate issues and concerns on management corporation of sub divided buildings. They later explored various approaches to overcome problems faced by Interim Management Corporation run by developers or Management Corporations.

The final leg of the visit saw the enthusiastic golfers swinging it out again at Sutera Harbour Resort Golf Club arranged by Yeo Hock Ching before the visiting delegation accompanied by SHARED A Chairman Tuan Hj Abu Bakar M Yahya, Robin Loh, Susan Wong Siew Guen and Chew Sang Hai paid a courtesy call to the Local Government and Housing Minister Datuk Seri Panglima Mohd Salleh Tun Said.

The visit proved to be a resounding success with much help from the team efforts shown by members of SHARED A that was, not surprising, invited to visit Kuching, Sarawak to rekindle mutual interests in property development in the near future.

# TELEKOM MALAYSIA (TM) PRODUCT PRESENTATION

**SHARED A** members were given an insight into the advancement of the information and communication technology in a product presentation by the Major Business Sales Unit of Telekom Malaysia Bhd (Sabah) on 7 November 2002 at Sutera Harbour Resort and Spa in Kota Kinabalu.

The product presentation saw representatives from Telekom Malaysia giving a comprehensive presentation on products that could help members explore the latest technologies offered by the company to help enhance their business administration and ultimately help improve their performance with the use of the latest advancements.

Among the products presented by the Telekom Malaysia Sabah sales team were the TM Centrex, TM ISDN, TMnet Streamyx, TM Flexible Packages and Residential Packages, items of which members who need to learn more about can contact the Secretariat for more details or make arrangements with the communications company.

A group photograph of participants from SHARED A together with members of the Management Team of Telekom Malaysia Berhad, Sabah.



Enjoying the Hawaiian "Hula-Hula" dance



Exchanging of token between Tuan Hj Abu Bakar M. Yahya, Chairman of SHARED A and Mr. Alex Ting, Chairman of Sarawak HDA.



# BRIEFING ON "FIRE SERVICES ACT 1988"

## AND "ROLES & FUNCTIONS OF THE CONSTRUCTION INDUSTRY DEVELOPMENT BOARD MALAYSIA (CIDB)"

A BRIEFING to keep members of SHAREDA abreast on current issues related to the construction industry in meeting requirements of the authorities was held with overwhelming response from members at the Hyatt Regency Hotel in Kota Kinabalu on 28 November 2002.

Organised by SHAREDA, the half day briefing on the Fire Services Act 1988 (Act 341) which emphasises on the need for a fire certificate in nine designated premises and on the Roles and Functions of the Construction Industry Development Board (CIDB) was chaired by Chew Sang Hai.

SHAREDA Chairman Tuan Hj Abu Bakar M. Yahya officiated the briefing and in his welcoming address told that the event was aimed at benefitting the members to keep them abreast with important new and current issues affecting the industry to enable them to carry out their businesses or projects successfully and profitably in harmony with the requirements of the authorities.

The first session on the Fire Services Act was deliberated by the Acting Assistant Director of the Sabah Fire and Rescue Services Department who is also Head of the Enforcement Unit where he stressed on the need for a fire certificate as well as the penalty that will be imposed on those who failed to acquire it under Section 58 of the Fire Services Act where those found guilty of the offence can be fined up to RM5,000 or jailed three years.

The new law named the Fire Services (Fire Certificate) Regulation 2001 (P.U. (A) 241) came into effect on 9 August 2001 gazetted and announced by the Federal Housing and Local Government Minister which enforces the requirement on nine categories of designated premises to be given a fire certificate. The nine designated premises are :



### 9 CATEGORIES OF DESIGNATED PREMISES THROUGHOUT MALAYSIA

Use of Premises	Size	Fire Certificate (RM)	Renewed Fire Certificate (RM)
1. Libraries	More than 1,000 sq. meters (total floor area)	310.00	155.00
2. Hospitals and Nursing Homes	i) 3 storeys and over where each floor area exceeds 250 sq. meters; ii) 5 storeys and over	400.00	200.00
3. Hotels	i) Open design balcony approach: a) 4 storeys and over with more than 50 rooms b) 6 storeys and over; ii) Other design: 21 rooms and over	400.00	200.00
4. Libraries Dormitories	i) 4 storeys and over where each floor area exceeds 250 sq. meters ii) 6 storeys and over	310.00	155.00
5. Offices	Exceeding 30 meters in height or 10,000 sq. meters (total floor area) Throughout Malaysia.	400.00	125.00
6. Shops	2,000 sq. meters and over (total floor area)	400.00	200.00
7. Factories	i) Single storey - 2,000 sq. meters and over where the automatic sprinkler systems are installed. ii) 2 storeys - where each floor is built as a separate compartment, single or terrace construction exceeding 1,000 sq. meters (total floor area) iii) 3 storeys and over iv) Flatted Factories Block, Development Open Balcony Approach, 2 storeys and over where each compartment 7,000 cubic meters v) Special Structures a) Factory complexes such as palm-oil mill complex, oil refinery, cement works, etc. b) Hazardous processes	400.00	310.00
8. Places of assembly	i) Building, without central air-conditioning system 2,000 sq. meters and over ii) Building with central air-conditioning system exceeding 1,000 sq. meters or with capacity of 1,000 persons and above	400.00	200.00
9. Storage and other premises	i) Underground car-park structures exceeding 1,000 sq. meters ii) More than 7,000 cubic meters iii) 2 storeys and over with more than 1,000 sq. meters (total floor area)	310.00	155.00

### GENERAL PENALTY - SECTION 58:

Where there is no fire certificate in respect of any designated premises the owner of the premises shall be guilty of an offence and, on conviction, be liable to a fine of RM5,000 or 3 years imprisonment or both.

### REQUIREMENT OF FIRE CERTIFICATE

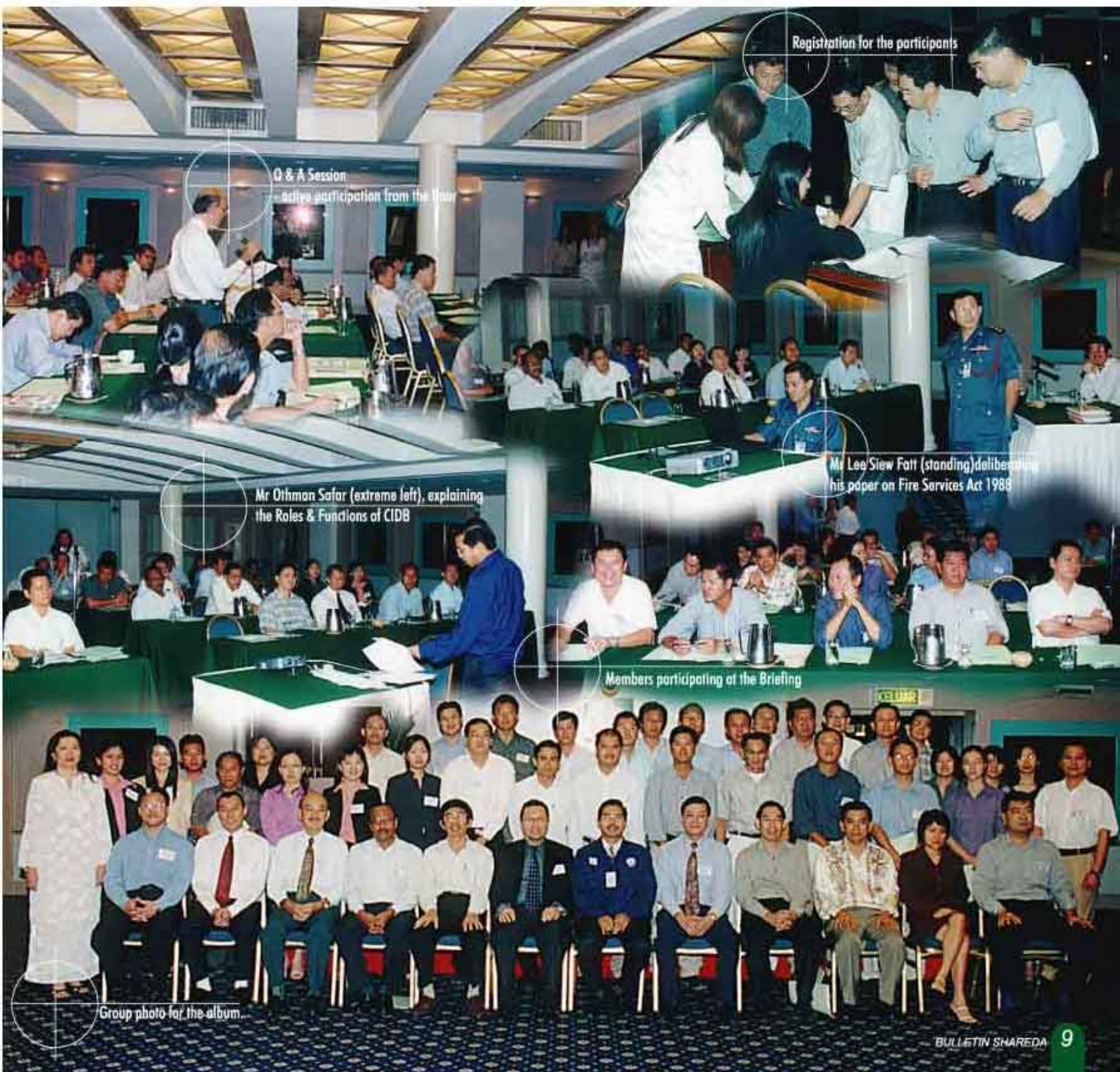
Every designated premises shall require a fire certificate [Section 28 - Act 341]

**REQUIREMENT OF FIRE CERTIFICATE**

- (1) An application in the prescribed form.
- (2) Director-General may require the applicant, within a specified time, to furnish him with such plans of the premises and any other relevant particulars as he may specify.
- (3) Failure to furnish the required plans and the relevant particulars within the specified time, the application shall be deemed to have been withdrawn.

The 2nd Session was conducted by Mr. Othman Safar, Territory Manager Sabah, CIDB deliberating on the "Roles & Functions of CIDB" and also extended a copy of the course conducted by them for the year of 2003.

SHAREDA thanked both the speakers for disseminating a very comprehensive paper each and also to Mr. Chew Sang Hai for being an effective Session Chairman during the briefing. Please contact the Secretariat if you require the details of the above 2 papers presented.



Registration for the participants

Q & A Session  
Active participation from the floor

Mr Othman Safar (extreme left), explaining the Roles & Functions of CIDB

Mr Lee Siew Fatt (standing) deliberating his paper on Fire Services Act 1988

Members participating of the Briefing

Group photo for the album



## SHDA NIGHT 2002

The writing was on the wall for a perfect grand gala annual dinner for members of the Sabah Housing and Real Estate Developers Association - SHAREDA (formerly Sabah Housing Developers Association [1992]) on 18 October 2002 at the Grand Ballroom of the Magellan Wing at Sutera Harbour Resort.

It was a perfect night. Packed with about 800 guests and members graced by the presence of Local Government and Housing Minister Datuk Seri Panglima Mohd Salleh Tun Said along with other dignitaries including heads of government departments. And that was just the surface.

The guest of honour gave the icing on the cake in his speech when he announced that the government has agreed in principle that the compulsory five percent bank guarantee for developers to earn their developers' licence be waived and replaced a ruling where an equivalent amount from the project could be used as a retention sum instead. It was a long awaited good news by members who, when the system comes into place, would not have to come out with monies upfront before projects could be started.

Datuk Seri Panglima Mohd Salleh Tun Said also revealed that his Ministry and SHAREDA were in the process of working out the mechanism for the effective enforcement of the alternative arrangement which was necessary to amend the existing Housing Developers (Project Account) Rules 1995 and Housing (Control and Licensing of developers) Rules 1980.



■ Presentation of souvenir to the Guest of Honour by Tuan Hj Abu Bakar M. Yahya, Chairman while Mr. Yee Kai Len, Organising Chairman looks on.

In doing so, this would tighten the provisions and enforcement of the project to ensure that the project account is properly operated and adequately provided for the further enhancement of the interest of the house buyers and benefits the genuine local developers.

Another merit and recognition accorded by the Ministry to SHAREDA was the introduction of a ruling where a developer's licence would only be issued to its members. This would enable SHAREDA to assist the Ministry in screening bad hats in the industry among players in the housing industry which the members themselves should adhere to certain standards governing the industry to achieve excellence.

■ Line up of the SHAREDA Executive Committee Members with the Guest of Honour, Y.B. Datuk Seri Panglima Mohd Salleh Tun Said.



In his address the Minister also called on members of the association to adopt the five "C" policy namely convention, competency, commitment, compassion and connection. He said the property development always connotes a "Value Proposition" so buyers must be given something that is of value and quality. The goods should be delivered on time without any shortcuts in the process of development in compliance with competency.

The dinner was made more meaningful when charity proceeds collected by the association were presented to worthy recipients Yayasan Kebajikan Suria (RM5,000) and the Handicapped People's Training Centre in Inanam (RM5,000). The guests and members were also feted to a grand feast and good entertainment from in-house band Ritzy 2 and one of the country's top performing artiste Sara Loo along with popular figure "Renee Choy", the effeminate hair dresser with a cock-eyed opinion portrayed by comedian, Jit Murad. The night ended with lucky draws that offered return air tickets to London, Shanghai and Perth among other destinations.

Charity Fund of RM5,000 to Pusat Pemulihan Orang Kurang Upaya Inanam



Charity Fund of RM5,000 to Yayasan Kebajikan Suria



L-R: Lisa, Sherry, Yee Kui Lan, Tuan Hj Abu Bakar M. Yahya, Gan Po Tiau, Monica & Salina



L-R: Datuk Hj Harith M. Yahya, Datuk Mohd. Jafry, Datuk Hj Ujang Sulani, YB Datuk Seri Panglima Mohd. Salleh & Tuan Haji Abu Bakar M. Yahya

## Sabah Housing And Real Estate Developers Association Extraordinary General Meeting

An Extraordinary General Meeting was convened on 11th January 2003 at Kimanis Ballroom, Hyatt Regency Kinabalu, Kota Kinabalu and the following motions were approved by the majority at the EGM and the Registrar of Societies(ROS) has approved the following :-

- (1) Appointment of 3 Trustees:
  - i) Tuan Haji Abu Bakar M Yahya
  - ii) Mr Robin Loh Hoon Loi
  - iii) Ms Wong Siew Guen @ Nirah Wong  
[approved by ROS on 11 February 2003]
- (2) To purchase a property at office lot with an area of 1,010 sq. ft. at No. 1-3(R), 3rd Floor, Beverly Hills Plaza, Jalan Bundusan, 88300 Kota Kinabalu which is adjacent to SHAREDAs Secretariat at a purchase price of RM 130,000.00 for the expansion of the office space of the said Secretariat.
- (3) Revision of the Entrance Fee from RM 1,000.00 to RM 3,000.00.  
[approved by ROS on 19 February 2003]
- (4) Revision of the Annual Subscription Fee from RM 500.00 to RM 1,000.00.  
[approved by ROS on 19 February 2003]



Members raised their hands in support of the motions tabled at the EGM

The EXCO Members - Head Table at the EGM



## SHDA Cup Challenge Golf Championship 2 0 0 2



Off they go... participants heading off to their respective tee-boxes, anticipating to strike the hole-in one at the Karambunai Resorts Golf Club.



Congratulations to the Champ... Mr Paulinus Mojiun (right), the overall champion from SUDC receiving his trophy from SHARED A Chairman, Tuan Haji Abu Bakar M. Yahya

AVID golfer Paulinus Mojiun took top honours in the Sabah Housing Developers Association Annual Golf Tournament held at the Karambunai Resort Golf Club on 13 October 2002.

Paulinus garnered 40 points with a handicap of 11 to win the SHDA Cup and the top prize in the form of a gold chain apart from winning the Bull's Eye prize on the par three Hole 12 at the 18-hole golf course.

In second place in the open category was KC Liew followed by Sheo Wei Meng in third, Yeo Boon Hai in fourth and Arthur Wong in fifth place. Each of the top five winners won themselves a gold chain.

The closed category saw Yeo Hock Ching and Wong Ching Kung sharing the top prize of the winner's trophy and gold chain followed by Terry Wong in second place, Thomas Khoo in third, KP Lai in fourth and Lee Hon Liong in fifth.

Han Swee Nie who earned 28 points won the ladies category followed by Kwan Pek Sim in second, Lillian Lim Tei Ling in third, Shriley Ong in fourth while Mrs. Loh was in fifth.

The novelty prizes saw Sheo Wei Ming winning the longest drive prize when he struck 249 metres on the par five Hole 8 with his driver while Lillian Lim Pei Ling struck her ball on the line on Hole 17.

Pengiran Mahmuiddin who shared the bull's eye prize with Paulinus Mojiun also won the nearest to the pin prize when his ball landed just 10 feet from the pin on Hole 14.

The golf tournament saw 93 participants gathering at the Karambunai Resorts Golf Club from the early hours and teed off by 7.30am after collecting their goodies bags that came complete with golf balls with the SHDA logo, t-shirt and hotel vouchers.

Before the siren was sounded the golfers were ready creamed with sunblock lotion on their face and skin, collars of their long-sleeved shirt flipped up to cover their necks along with their lucky golf caps and clubs at the back of their buggies before hitting the greens.

Golfers who did not win any prizes on the course were however given an equal chance to walk away with prizes during the lucky draws held after the tournament ranging from airline tickets, food vouchers and three night stays at Nexus Resort Karambunai among others.

On record the success of the tournament was attributed to the good sportmanship of all SHARED A Executive Committee Members who contributed cash and kind.



VIP Golfers after the game... (from left) Datuk Sari Suhut, a Director of Karambunai Resorts Sdn Bhd, Mr Robin Loh, SHARED A Vice-Chairman and Datuk Hj. Ahmadshah Abdullah, the then Deputy State Secretary.



Date	Events
11 Jan	Extraordinary General Meeting at Hyatt Regency Kinabalu @ 1:30pm
21 Jan	Official Launching of Luyang Perdana - Regalmont (S) Sdn Bhd @ 9:30am. Attended by Mr Andrew Lau, Ms Sherry Chong and Ms. Monica Chin
24 Jan	Seminar on Construction Law organised by Born Rich Seminars Sdn Bhd at Promenade Hotel, Teratai Room (2nd Floor) @ 8:30am. Attended by Tuan Haji Abu Bakar M. Yahya and Ms. Susan Wong
25 Jan	SESB Meeting with Mr. Peter Lajumin, General Manager (Operations), 8th Floor, Wisma SESB @ 8:30am. Attended by Ms. Susan Wong, Mr. Lee Hon Liong, Mr. Yeo Hock Ching and Ms. Salina Lee Abdullah
28 Jan	Malaysia Mega Sales Carnival 2003 - Briefing by Pempena Sdn Bhd at Sabah Tourism Board Conference Room @ 10:00am. Attended by Ms. Jenny Ho
2 Feb	Susan & Ten An Wong CNY Open House @ Taman Green View @ 7:00pm
5 Feb	Kinsalaju Sdn Bhd - CNY Open House Show Bungalow @ 8:30am - 2:00pm
6 Feb	Mr Robin Loh CNY Open House @ Taman BDC Likas @ 2:00pm - 5:00pm
7 Feb	March Malaysia Mega Sales Carnival 2003 - 1st Meeting @ Sabah Tourism Board Conference Room @ 9:30am
18 Feb	March Malaysia Mega Sales Carnival 2003 - 2nd Meeting @ Sabah Tourism Board Conference Room @ 9:30am
18 Feb	13th Executive Committee Meeting @ 2:30pm
20 Feb	TMNet Sdn Bhd - Broadband Partnership Program at the Magellan Wing @ 2:00pm
20-21 Feb	Purmacs Corporate Network Sdn Bhd - Seminar on Turnkey/Design & Build Contracts Nature, Rights, Obligations and Duties of Contractors, Consultant, Owners and Developers
27 Feb	March Malaysia Mega Sales Carnival 2003 - 3rd Meeting @ Sabah Tourism Board Conference Room @ 10:00am. Attended by Ms. Salina Lee Abdullah
2 Mar	Official Launching of March Malaysia Mega Sales Carnival 2003 (1st March - 30th March) @ 11.30am at Karamunsing Kompleks, Kota Kinabalu. Attended by Tuan Hj. Abu Bakar M. Yahya, Ms Salina Lee Abdullah, Ms Sherry Chong & Ms. Monica Chin.
22 Mar	Annual General Meeting - Hyatt Regency Kinabalu @ 9:30am





# WELCOME NEW MEMBERS

The following members were approved by the Committee on 16th May 2002.

NO.	NAME OF DEVELOPER	AUTHORISED & ALTERNATIVE REPRESENTATIVE	MEMBERSHIP NO.
1.	Incohasil Sdn Bhd	- Mr. Peter Thien @ Peter Thien Shin Foh - Ms. Law Teck Ai	SHAREDADA/05-2002/1165
2.	Yan Min Enterprise Sdn Bhd	- Mr. Tham Him Seng @ Johnny - Mr. Yee Shu On	SHAREDADA/05-2002/1166
3.	Rich Arena Sdn Bhd	- Mr Soon Yok Thing @ Soon Suang Thing - Mr Leong Wen Lai	SHAREDADA/05-2002/1167
4.	Heng Loong Trading Sdn Bhd	- Mr. Chu Vui Yin - Mr. Chu Khin Thiam	SHAREDADA/05-2002/1168
5.	SKPAB Holdings Sdn Bhd	- Y. Bhg. Datuk Hj Ibrahim Bin Mokthar - Mr. Chieng Shaw An	SHAREDADA/05-2002/1169
6.	Kopeks Housing Sdn Bhd	- Mr. Janudin @ Zainuddin Jamlu	SHAREDADA/05-2002/1170
7.	Bonjuta Sdn Bhd	- Mr. Chung Nyuk Fah - Mr. Siew Sin	SHAREDADA/05-2002/1171
8.	Gaya Ragam Sdn Bhd	- Mr. Yu Ming Wee - Mr. Bernard Lee Kuan Yew	SHAREDADA/05-2002/1172
9.	Petas Development (Sabah) Bhd	- Mr. Lau Kiing Ho - Mr. Tan Bak Hing	SHAREDADA/05-2002/1173

The following members were approved by the Committee on 2nd July 2002.

10.	Glowbest Sdn Bhd	- Mr. Edward Ng Nyit Cho - Mr. Yap Shon Sinn	SHAREDADA/07-2002/1174
11.	Valiant Properties Sdn Bhd	- YM Tunku Fauzi Bin Tunku Abdul Malek - Mr. Woo Kar Keong	SHAREDADA/07-2002/1175

The following members were approved by the Committee on 27th September 2002.

12.	Lian Ek Holdings Sdn Bhd	- Mr. Tok Boon Tat - Mr. Wong Yen Mee	SHAREDADA/09-2002/1176
13.	Yusen Jaya Sdn Bhd	- Mr. Chua Hian Leng - Mr. Liew Nget Tai @ Debbie	SHAREDADA/09-2002/1177

The following members were approved by the Committee on 18th February 2003

14.	K.T.I. Developemnt Sdn Bhd	- Ms. Lee Lai Khyun - Mr. Edward S Jaip	SHAREDADA/02-2003/1178
15.	KCJ Builders Sdn Bhd	- Datuk Wong Yit Ming - Mr. Chin Lip Kong	SHAREDADA/02-2003/1179
16.	Antarmark Sdn Bhd	- Mr. Tiong Kung Hung - Ms. Ho Chiew Gie	SHAREDADA/02-2003/1180
17.	Liberty Chain Sdn Bhd	- Mr. Ngui Kon Foh @ David Tet Shiung - Mr. Shim Che Kuen	SHAREDADA/02-2003/1181
18.	Vision Position Sdn Bhd	- Mr. Huang, Kuan-Yu - Mr. Yu, Tung-Kun	SHAREDADA/02-2003/1182
19.	Evermojuta Sdn Bhd	- Mr. Ling Fii Yeu - Ms. Hii Ai Chung	SHAREDADA/02-2003/1183
20.	KCB Management Services (EM) Sdn Bhd	- Mr. Chang Chok Yeen - Ms. Ho Chiew Hiang	SHAREDADA/02-2003/1184
21.	Gunung Ramai Sdn Bhd	- Mr. Mustapa Bin Hj. Kassim - Ms. Annie Wong Aie Nie	SHAREDADA/02-2003/1185



## TOTAL SALES RECORD

Stamp Duty Waiver For Sale Of  
Residential Properties  
1 January 2002 to 30 June 2002

### Alphabetical Code for Property Type:

A - Apartment    B - Bungalow    F - Flats    SD - Semi Detached    TH - Townhouse  
DST - Double Storey (or more) Terrace    SST - Single & 1.5 Storey Terrace    CO - Condominium

### Overall Records

Property Type	Reg Units	Value Sum (RM)	Units Sold	%		Value Sum of Units Sold (RM)
				Sold	Unsold	
A	3,091	241,723,519.60	1,554	50%	50%	128,020,825.40
B	129	73,587,206.00	67	52%	48%	37,468,606.00
F	1,033	44,678,800.00	187	18%	82%	10,368,200.00
SD	506	136,461,763.00	290	57%	43%	72,190,045.60
TH	76	44,724,846.00	27	36%	64%	8,794,000.00
DST	2,642	337,331,712.00	1,468	56%	44%	200,559,347.60
SST	749	74,191,080.00	275	37%	63%	21,942,047.00
CO	1,000	746,080,111.00	157	16%	84%	60,897,502.00
<b>Total</b>	<b>9,226</b>	<b>1,698,779,038.60</b>	<b>4,025</b>	<b>40%</b>	<b>60%</b>	<b>540,240,573.60</b>

Summary: 1) Total Sum of Unsold Properties : 5,201  
2) Total Value of Unsold Properties : RM 1,158 Million  
3) Percentage of Sold Properties (Overall) : 40%  
4) Percentage of Unsold Properties (Overall) : 60%  
5) Total Projects Registered : 120  
6) Total Developers Registered : 79 (74-Members ; 5-Non-Members)

### Sabah Region

Property Type	Reg Units	Value Sum (RM)	Units Sold	%		Value Sum of Units Sold (RM)
				Sold	Unsold	
A	3,091	241,723,519.60	1,554	50%	50%	128,020,825.40
B	129	73,587,206.00	67	52%	48%	37,468,606.00
F	1,033	44,678,800.00	187	18%	82%	10,368,200.00
SD	497	133,863,763.60	281	57%	43%	69,592,045.60
TH	76	44,724,846.00	27	36%	64%	8,794,000.00
DST	2,591	326,319,712.40	1,431	55%	45%	193,199,747.60
SST	672	63,71,880.00	233	35%	65%	15,807,747.00
CO	1,000	746,080,111.00	157	16%	84%	60,897,502.00
<b>Total</b>	<b>9,089</b>	<b>1,674,679,838.60</b>	<b>3,937</b>	<b>40%</b>	<b>60%</b>	<b>524,148,673.60</b>

Summary: 1) Total Sum of Unsold Properties : 5,152  
2) Total Value of Unsold Properties : RM 1,150 Million  
3) Percentage of Sold Properties (Overall) : 40%  
4) Percentage of Unsold Properties (Overall) : 60%  
5) Total Projects Registered : 115  
6) Total Developers Registered : 76 (71-Members ; 5-Non-Members)

### Labuan FT Region

Property Type	Reg Units	Value Sum (RM)	Units Sold	%		Value Sum of Units Sold (RM)
				Sold	Unsold	
SD	9	2,598,000.00	9	100%	0%	2,598,000.00
DST	51	11,012,000.00	37	73%	27%	7,359,600.00
SST	77	10,489,200.00	42	55%	45%	6,134,300.00
<b>Total</b>	<b>137</b>	<b>24,099,200.00</b>	<b>88</b>	<b>76%</b>	<b>24%</b>	<b>16,091,900.00</b>

Summary: 1) Total Sum of Unsold Properties : 49  
2) Total Value of Unsold Properties : RM 8 Million  
3) Percentage of Sold Properties (Overall) : 76%  
4) Percentage of Unsold Properties (Overall) : 24%  
5) Total Projects Registered : 5  
6) Total Developers Registered : 3



■ L-R: Permanent staff of SHAREDADA Secretariat Office  
 - The late Juma'addil Bin Dullah, Salina Lee Abdullah, Sherry Chong and Monica Chin.

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## SHAREDADA SUB-COMMITTEES



The following sub-committees were formed during SHAREDADA's 10th Executive Committee meeting held on 2nd July 2002:-

- 1) **Mr. Robin Loh**, Vice Chairman  
*Chairman of Sub-Committee on Editorial and Publication*
- 2) **Ms. Susan Wong Siew Guen**, Hon. Secretary  
*Chairperson of Sub-Committee on Statewide Property Exhibitions*
- 3) **Mr. Lee Hon Liong**, Hon. Treasurer  
*Chairman of Sub-Committee on MLGH/Planning Approvals*
- 4) **Mr. Kong Kwok Wah**, Executive Committee Member  
*Chairman of Sub-Committee on Utilities (Water, Electricity & Telecommunications)*
- 5) **Mr. Lewis Han**, Executive Committee  
*Chairman of Sub-Committee on Social Activities*
- 5) **Mr. Chew Sang Hai**, Executive Committee  
*Chairman of Sub-Committee on Land & Title Matters*

# CUSTOMER ADVISORY PANEL SABAH, TELEKOM MALAYSIA

**SHAREDADA** became part of the Telekom Malaysia's Customer Advisory Panel Sabah (CAPSvoice) which was launched on 1 April 2002.

Executive Committee Member Wong Ten An has been named as SHAREDADA's representative while Salina Lee Abdullah as the alternate representative to the panel that was set up to look into ways how Telekom Malaysia and its customers can mutually benefit from its service.

SHAREDADA represents housing developers in the panel which is chaired by the Telekom Malaysia State General Manager with its Head of Major Business Sales and Consumer and Business Sales Head as co-chairmen along with its Direct Sales Manager as the secretary.

Other members of the panel are the Education Department, Sabah Tourist Association, Industrial Development and Research Ministry, the Sabah Police, Consumer Association of Sabah, Sabah Electricity Sdn Bhd, Water Department, Public Works Department, Pos Malaysia Sabah, Public Complaints Bureau, City Hall, Bumiputera Chamber of Commerce and KKIP.

## CAPSvoice was LAUNCHED

CAPSvoice will be providing direct feedback to Telekom Malaysia with regards to customer care services, customer satisfaction covering all aspects of service quality, service requirement, service provisioning and product awareness.

It serves as a communication channel to obtain feedback that could bring about "win-win" situation between Telekom Malaysia and their customers and that action plans or even strategies would be mapped out as a guideline to further improve the services for the benefit of all parties.

The panel of which the idea of being set up was mooted by Telekom Malaysia themselves will also provide a platform for enhancement of customer relations apart from providing a window of opportunity for development of smart business partnerships.