



SHAREDA Members salute the Mayor of KK whose proactive management and swift actions make KK a cleaner city within a very short span of time. Syabas Datuk!

THE MAYOR SPEAKS



**INTERVIEW WITH THE MAYOR OF KK,
Y. BHG. KOL. DATUK HAJI ABDUL GHANI BIN HAJI ABDUL RASHID**

INTERVIEWING THE MAYOR... SHAREDA Bulletin's editorial chairman, Mr. Robin Loh talking to the Mayor at the latter's office.

SHAREDA: Datuk Mayor what are the governing laws in relation to the provision of parking lots and communal bin centers for commercial and housing developments ?

As of now, all commercial and housing developments are governed by the Sabah Cap. 141, Greater Kota Kinabalu Scheme, in which all developers have to fulfill the mandatory requirements on the provision of parking lots and communal bin centers in the proposed development plan. The planning is guided by a proportion calculation formula or a plot ratio. For example, the number of parking lots to be provided for a commercial center is calculated based on the formula/ratio that for every 750 square feet (69.67 M3) of built-up area, the law requires for the provision of one parking lot. In technical terms, a unit of shop with 1,500 square feet of built-up area must contribute to the provision of 2 parking lots. In the case of the development of Tanjung Aru Plaza, City Hall has imposed the following formula, that for every 500 square feet of built-up area, the developer is required to provide one parking lot. Generally, many developers have made provisions for extra parking lots over and

above the basic statutory requirement. However, it's sad to note that there is still inadequate parking lots in the commercial centres of the city and such inadequacies are causing serious traffic congestions in most places.

For walk-up apartments, condominiums and flats, each unit must contribute a proportion of 1.25 parking lot or technically, every 4 units must contribute to the provision of 5 compulsory parking lots. For a housing project, it is mandatory for each house to have a parking lot within its compound.

Compulsory provision of bin centers applies to sub-divided residential buildings and commercial developments. For developments within DBKK's jurisdiction, it is mandatory for developers to adapt our bin centre design.

In the case of landed residential properties, it is at the discretion of the developer whether to provide a communal bin center or not. There is no specific provision on this matter.

INTERVIEW WITH THE **Mayor of K.K.** **Y. BHG. KOL. DATUK HAJI ABDUL GHANI BIN HAJI ABDUL RASHID**

SHAREDADA: Datuk Mayor, what would be your personal view on a suggestion that all developers must be encouraged to provide more than the required parking lots? If agreed, what are the good reasons for developers to do it for?

Personally, I am all for it. Frankly speaking, some of the developers are doing this now. As mentioned earlier, some generous developers have earmarked more than the required number of parking lots as mandated by the laws. Let me explain a few of the good reasons behind.

Firstly, it is going to provide a lot of convenience to the tenants and the general public, in particular office workers. Everyone is trying to avoid areas that are congested with traffic. Office workers will be happier because they would not need to make so many rounds just to find an empty parking space, saving valuable time and fuel in the process.

Secondly, I strongly agree that investing in such a commercial property with a lot of parking spaces will provide better returns in the long term. More parking lots also make such a commercial property more readily accessible for customers to come in to do shopping and surely in the longer run can create a business boom for the area.

For businessmen, they will definitely see the potential for their business to grow rapidly. Are you going to shop in an area where you hardly can get a parking space? It is logical to say that non-availability of adequate parking lots will chase away potential shoppers.

Thirdly, the pricing for such properties will appreciate faster. Conducive business environment is crucial for businessmen and they are more than willing to pay a higher rental for commercial units with high demand. For the property owners, they can rent the unit for better rental or even sell for a big profit.

Fourthly, developers have better reasons to justify why they are selling such properties at higher prices. Surely, potential investors can see that it is better-value-for-money sort of investment. Just look at commercial complexes within the city area. These strategic commercial centres command higher commercial value in return purely because of the availability of ample parking lots. In other word, the carrying capacity of such an area is higher in comparison to areas with limited parking lots.

Developers must view this proposal positively. Personally, I would like to encourage them to do this in a bigger way. Be generous to your potential investors. For City Hall, it is my sincere hope that this will help to resolve traffic congestion in certain areas.



Organised, clean and tidy ... the Mayor's effort - the way forward.

SHARED A: What is your personal view on the current situation of the public bin centers? Do you think there is enough bin centers provided for each commercial development? Do you think the current design of bin centers in commercial plazas need further improvement?

As of now, some commercial centers do not have enough bin centers especially when garbage collection is not effective and efficient. As an immediate consequence, you can observe how fast the garbage is piling-up and spilled over unhygienically at certain areas. Certain bin centers are terrible eyesores due the inefficient garbage collection. Not to mention the terrible stench that these centers emit.

To overcome the problem that I mentioned above, I foresee the need for developers to erect more than just one bin center within each of their commercial development. The rationale is that tenants will be provided with alternative bin centers to dispose their rubbish if one was full.

Secondly, it is important for the respective management corporation to be more sensitive on the need to maintain bin centers professionally. Bin centers must be cleaned-up upon the collection of garbage by the relevant authority.

Thirdly, I believe that with a little bit of innovation, bin centers can be turned into productive commercial spaces. That is why City Hall allows bin centers to be turned into a car wash stations with condition that the car wash operator maintain the cleanliness of the bin centers.

Lastly, it is crucial for developers to consider providing extra bins for their respective bin centers. In other words, developers should build bigger centers to cater for more bins. It would be bad just to construct a bin center not big enough to cater for the need of the whole development. This is indeed a small investment that could bring about bigger returns and not to mention the benefit that it would eventually generate for the community.

Another factor worth considering is to give bin centers a new image by doing up some landscaping works. Imagine a bin center that you do not need to avoid passing by due to its ugly looks and revolting stench.

For future developments, developers should see the erection of bin centers as a commercial investment, whereby each of the center eventually can be rented out to potential car wash operators.



Traffic congestion such as this can be avoided if developers can be more generous.



A typical example of poor management for garbage disposal under the privatised concept.

SHARED A: What about the provision of communal bin centers in housing estates?

As for housing estates or landed residential development, there is no law saying that developers must erect bin centers. At the moment, it is the prerogative of the developers whether to have it or not. In most cases, developers do not bother about garbage disposal in housing estates. So, presently it is the onus of house buyers or residents of such estates to manage their own garbage disposal.

Hence, most residents of these sort of developments face garbage related problems like those caused by stray dogs. Some residents choose to erect steel structures to house their garbage bins so that they would be out of reach of stray dogs.

To overcome this problems, it would be good if developers could erect enclosed individual bin compartments in the front gate post of each house. By having this, surely it would be easy for the up-keeping and cleanliness of each house and indeed the whole housing estate.

Another thing that I want to mention is the habit of urban dwellers to hang unsightly rubbish bags on their fences. This is happening because they do not have proper garbage bins. May be, It would be a good idea if developers are generous enough to provide each of their house buyers a proper and durable garbage bin like the highly practical Solo bins.

SHARED A: What is your advice to developers planning to embark on new developments in the near future?

I would encourage them to give the above suggestions a serious thought. Please look at these ideas positively and with an open mind. Whether the ideas are related to parking or garbage management, they make good sense and better returns for their investment. And in both cases it would help make our city a much better place, conducive to healthy living. Not to mention the fulfilment of our dream to make KK the Tropical Forest City.



MY VIEW By Mr Robin Loh

Traffic congestion due to insufficient parking spaces is a universal problem for each rapidly growing area - residential and commercial.

Poor garbage management at commercial centers and multi-storey residential buildings is another unpleasant part of our lives.

These two problems seem to have been with us from the beginning. Ironically, we all know the answers to these problems. Provide enough parking spaces and adequate garbage bins and the two so called perennial problems will be history.

For any up-coming development of commercial and high-rise residential buildings, the respective developers should consider providing more parking lots and bigger bin centers within the development area.

Take cognition that parking problem can stunt business growth. Hence, simple logic tells us that with the provision of ample parking spaces would help boost business. Ample parking would attract more customers. In the long term, everybody will be happy.

Advocacy For More **Parking Lots** & **Bin Centers** In Future Developments

The Developers' Perspective

Assuming that my opinion above is acceptable, it is therefore crucial for developers to pursue this matter seriously. There is a need for us developers to be more responsive and committed in addressing these problems. We are after all morally obligated to help city hall to overcome these problems and at the same time provide to the people (our buyers) a more conducive living environment.

Some of my fellow developers may differ with me in my opinion. They may feel that the provision of more parking spaces as well as bigger bin centres is not practical as such provisions would require further investments and would therefore reduce their profit margins.

Let me give the rationale behind my advocacy.

My proposition is very straightforward.

From observations I can conclude that most bin centres at existing commercial developments are not adequate. More centres and bigger ones at that should be looked into. More functional bin centers would translate into reduction of indiscriminate littering and even pollution.

It is time for us to change our mindset. There should be a departure from the attitude of "as long as we abide by mandatory requirements, we are okay". We should be more generous for the sake of our very own city.

The Housing And Property Sector As The Driver Of Economic Growth

Opportunities, Issues and Challenges



SHARED A Chairman, Tuan Hj Abu Bakar M Yahya presenting his paper at the Sabah Economic Congress 2003.

Introduction

My grandfather once told my father: 'Son, if I had invested in property I would be a rich man today.' And my father once told me: 'Son, if I had invested in property I would be a rich man today.' Now, what am I going to tell my sons? The humour aside, this little story recollected from an article I read many years ago tells an irrefutable truth; that is property, for generation after generation, had and will continue to be one of the most rewarding forms of long-term investment. In fact without realising it, properties have become such an integral part of our lives - the houses, office buildings, shopping malls we build all help to shape our living spaces and our lifestyles.

Ladies and gentlemen, it is indeed my pleasure and honour to be here to share the rostrum with so many eminent speakers and for my paper this afternoon on the housing and property sector I shall divide it into four sections as follows:

- i. The relative economic importance of the property sector to the Malaysian economy
- ii. An overview of the housing and property industry in Sabah
- iii. Issues and challenges and, lastly
- iv. Opportunities available in our industry

Economic importance of property sector

Economically, the housing and the property sector have over the years played a very important role in the dynamism and growth of our nation. The sector not only contributed directly to output growth but also generated substantial multiplier effects in manufacturing services and infrastructure. In fact, there are over 140 other industries that are related to the property sector. To fully appreciate the relative importance of this sector to the Malaysian economy, I would like to share with you some statistical evidences.

In the year 2002, the total value of all property transactions was equivalent to 11.5% of the country's Gross Domestic Product (see Table 1). Although it was down from its 2001 figures and substantially lower than that recorded prior to the Asian Financial Crisis it nonetheless remains very substantial and significant.

Table 1: Value of Property Transactions as a percentage of GDP

	RM billions	
	2001	2002
Value of transactions	38.6	38.6
GDP	309.0	336.8
Percentage of GDP	12.5%	11.5%

Source: PMR 2002, SUDC

In terms of total loans given out, the broad property sector represents more than 15% of the total loan disbursements for the month of March 2003 (see Table 2).

Table 2: Loan Disbursements to Selected Sectors (March 2003)

	RM billions	% Total
Manufacturing	9.4	24.9%
W'sale, retail trade, restaurants, hotels	5.5	14.6%
Consumption credit	5.9	15.6%
Others	11.1	29.4%
Broad property sector excl. residential	3.2	8.5%
Purchase of residential property	2.7	7.1%
Total loan disbursements	37.8	100.0%

Source: Bank Negara Malaysia

On a cumulative basis, the figures are even more impressive with the broad property sector accounting for 39% of all outstanding loans in the banking sector (see Table 3).

Table 3: Bank Lending to Property Sector (end-March 2003)

Broad Property Sector	RM billions	% Total
Construction	37.9	8%
Purchase of residential properties	104.7	21%
Purchase of non-residential	29.6	6%
Real estate	17.1	3%
Total for broad property sector	189.3	39%
Total loan outstanding	491.4	100.0%

Source: Bank Negara Malaysia

Overview of the property industry

Having given you some perspectives on the industry's importance to the Malaysian economy, I shall now proceed to give you a brief overview of Sabah's property sector and its relative position to other states as well as the country as a whole. The figures given are for the year 2002 unless otherwise stated:

Table 4: Value of Transactions for Sabah and Selected States

	2002		2001	
	RM millions	% Total	RM millions	% Total
SABAH	1,672	9%	1,138	6%
Kuala Lumpur	4,893	12%	4,642	12%
Selangor	11,552	17%	13,149	19%
Penang	3,433	12%	3,633	13%
Kelantan	225	3%	202	3%
Malaysia	38,643	11%	38,634	13%

Source: PMR 2002

Whilst the housing and property sector is a large and important part of the national economy, the property industry in Sabah is relatively less significant when compared to the country as a whole and in comparison to most Malaysian states (see Table 4). In 2001, the value of all property transactions in Sabah was equivalent to 6% of the State's GDP. This increased to 9% in the following year mainly on account of the unusually active transactions observed in the agricultural sector where transaction values jumped from RM176 million to RM612 million in 2002.

Table 5: Value of Transactions by Category (2002)

	Sabah		Malaysia	
	RM millions	% Total	RM millions	% Total
Residential	582	35%	21,137	55%
Commercial	271	16%	6,444	17%
Industrial	127	8%	3,839	10%
Agricultural	612	37%	3,229	8%
Development	78	5%	3,892	10%
Others	1	0%	102	0%
Total	1,672	100%	38,643	100%

Source: PMR 2002

In terms of transaction values, the housing sub-sector is traditionally by far the most important both for Sabah as well as for the country as a whole to be followed by the commercial sub-sector (see Table 5). However in 2002 the agriculture sub-sector's share of all transactions in Sabah was particularly high due to a spike in the value of transactions recorded for the year. In a way it underscores the prominence of the agriculture sector in the State's economy.

A striking feature of the housing stock data (see Table 6) is the number of persons per housing unit in Sabah. At 34.4 persons, it is the highest and is almost 4.5 times higher than the national average. I do not have a ready explanation here for the huge discrepancy. It may be that there is a large informal housing sector that is not picked up by the National Property Information Centre (NAPIC) or it partially explains the proliferation of illegal settlements we so often see in the major urban areas in our State. Whatever is the explanation I think we can safely conclude that the housing sector is grossly under-developed in Sabah.

Table 6: Housing Stock and Population per Housing Unit

	Units	% Total	Persons/unit
SABAH	75,656	2.5%	34.3
Kuala Lumpur	279,753	9.4%	4.9
Selangor	739,318	24.7%	5.7
Penang	243,281	8.1%	5.4
Kelantan	43,718	1.5%	30.0
Malaysia	2,991,738	100%	7.8

Source: NAPIC, SUDC

The comparative figures for the other property sub-sectors are given as follows:

Table 7: Purpose-Built Office And Occupancy

	Sq. metres	% Total	Occupancy
SABAH	555,410	4.3%	75.2%
Kuala Lumpur	6,277,831	48.3%	76.3%
Selangor	1,746,539	13.4%	72.5%
Penang	849,661	6.5%	67.9%
Kelantan	313,275	2.4%	96.8%
Malaysia	12,997,515	100%	78.1%

Source: NAPIC, SUDC

Table 8: Commercial Complex And Occupancy

	Sq. metres	% Total	Occupancy
SABAH	201,899	3.3%	86.0%
Kuala Lumpur	1,494,658	24.6%	79.8%
Selangor	1,046,240	17.2%	86.0%
Penang	841,220	13.9%	68.1%
Kelantan	60,955	1.0%	97.4%
Malaysia	6,070,096	100%	77.3%

Source: NAPIC, SUDC

Table 9: Shophouse/Shop-Office Stock

	Units	% Total
SABAH	9,672	3.6%
Kuala Lumpur	18,191	6.9%
Selangor	43,173	16.3%
Penang	22,940	8.6%
Kelantan	5,760	2.2%
Malaysia	265,571	100%

Source: NAPIC, SUDC

Table 10: Industrial Property Stock

	Units	% Total
SABAH	3,071	3.7%
Kuala Lumpur	4,922	5.9%
Selangor	28,879	34.6%
Penang	6,800	8.2%
Kelantan	1,026	1.2%
Malaysia	83,467	100%

Source: NAPIC, SUDC

Table 11: Number of Hotel Rooms

	Units	% Total
SABAH	9,685	7.3%
Kuala Lumpur	24,979	18.7%
Selangor	10,956	8.2%
Penang	11,929	8.9%
Kelantan	2,887	2.2%
Malaysia	133,495	100%

Source: NAPIC, SUDC

The broad conclusions that we can draw from the statistics just presented are these:

1. On the basis of the State's population and its GDP figures, Sabah's housing, industrial, commercial and office sub-sectors are all relatively under-developed. This is especially true for our housing sub-sector.
2. Occupancy levels for shopping complexes and purpose-built offices varies quite significantly from state to state. For Sabah, the occupancy levels in 2002 were much higher for the former and slightly lower for the latter when compared to the national averages.
3. Of the various sub-sectors, only the hotel sub-sector appears to be sufficiently developed on a comparative basis at least in terms of the supply of rooms to support the State's tourism ambitions.

Challenges and Issues

So what are the challenges and issues confronting our industry today? I will highlight some of those issues and hopefully we can have a more exhaustive deliberation during the workshop session tomorrow.

- Of the many issues, I would venture to say that the task of transforming our industry into one that is even more productive and efficient to be one of our biggest and most important challenges. In an increasingly globalised environment where the emphasis is on efficiency and competitiveness, the property industry should in the interest of the nation quickly embrace this new creed. By this, I mean we should improve the entire delivery system - from the planning to construction to final delivery of the completed unit to the purchaser, from the perspectives of both the public as well as the private sectors.

Interestingly enough, our property sector is also one of the least affected of industries by the advent of globalisation. But this does not mean we can be complacent. For example, I was told that in Malaysia, the labour productivity in our construction industry is one worker per house per year. This compares to the work rate of ten houses for every worker per year for Australia i.e. you need roughly 100 workers to complete a 200-housing unit project over a period of say, 2 years in Malaysia. By comparison, 20 workers can do the same job over a period of say, a year in Australia. If this statistic is indeed true, then it shows the amount of ground we still have to cover in order to reach first world standards by 2020. The amount of mechanization and prefabrication in the industry is obviously the main reason for the higher productivity. Herein lies the dilemma facing our industry we persist with the conventional method because we have such easy access to cheap foreign labour. Just as it is prevalent in our plantation sector, our construction industry too is creating too many low-value jobs that do little to benefit the long-term future of the State nor is it creating much employment opportunities for our young population.

- A persistent grievance that developers are known to have is the amount of bureaucratic red tape that is often encountered by the property industry. If the period for obtaining planning approvals as well as that for obtaining certificates of occupation can be shortened then clearly this will help to improve the industry's overall efficiency. The long gestation period for real properties does create uncertainties on the supply side and this may have contributed to the boom-bust cycle so endemic in our industry. The approving authorities' efforts to improve the efficiency of the delivery system would therefore be most welcomed. In this regard, the Federal Ministry for Housing and Local Government had recently announced a new system to speed up the approval of certificates of fitness for buildings. The new ruling stipulates buildings of less than five floors will require only the approval from the Sewerage Department. This in itself should be applauded but more importantly it signals a willingness on the part of the Government to streamline and improve existing procedures. We hope a similar open-mindedness will also prevail in Sabah.

- Amendments over the years to the Housing Developers' (Control and Licensing) Act has given rise to the belief that increasingly the interest of the buyer will take precedence. On various occasions, the build and sell concept was being floated in support of the buyer's interest. Such a concept could certainly create a more buyer-friendly environment as they can then shop for the final product before they commit. But, are we ready for this any time soon and going forward how could we achieve a proper balance between the interest of the buyer and that of the industry?

- The Malaysian property market is an imperfect market. Information concerning its activities is seldom known to all. The information lacking or not readily available were in terms of development approvals, what was being built and where. In short there is no one-stop centre where the developers could refer to so as to ensure that there would not be overbuilding in certain locations or in certain segments of the property market. The establishment of NAPIC to centralise the collection of data on the industry is definitely a step in the right direction.

- Current lending restrictions by Bank Negara are presumably put in place to address the property overhang in areas such as shopping centres and resorts. Whilst the overall numbers may justify such actions, the oversupply situation varies from state to state and from location to location. For example, the occupancy levels for shopping complexes in

Sabah are in fact quite good. Hence, a case can be made for the lending restrictions to be more varyingly applied.

- Banks seem to have swung from one extreme end of the pendulum to the other, from being over eager to being over cautious to lend. I still remember just over a year ago, my company SUDC was given a loan offer whereby the bank's KL Office had imposed a condition that the housing project must achieve 80% sales before any bridging loan drawdown is permitted. Although we did manage to change the terms somewhat, it reflected the banks' extreme caution, which is not helping the developers at all. It is understandable and indeed necessary for the bank to exercise a good degree of caution but equally the terms should not be overly stringent. Today, developers have to contend with buyers who are more savvy and are also prepared to protect their investments by delaying their purchases until the project is substantially completed.

Opportunities

Ultimately prospects for the housing and property sector will depend on the economic well being of the State and nation. But beyond this one truism there exist tremendous opportunities for the industry as a whole.

- The housing sub-sector offers huge investment opportunities. Firstly, we have a large and very young population that will eventually require houses of their own. Population dynamics alone dictates that the natural demand for housing in say, the greater Kota Kinabalu region (including the districts of Penampang and Tuaran) will be about 26,000 housing units over the next five years. According to the 2002 Property Market Report (PMR) issued by the Ministry of Finance only 1,689 units of all housing types were completed in 2001 for the same region. Secondly, the pent-up demand for housing in Sabah is huge. As such a large section of our population are yet to be homeowners as compared to many other states in the country (remember, we have the highest persons per housing unit ratio in the country) the gap will eventually have to narrow if not closed. But in order for such a situation to occur a massive building programme would have to happen.

- Presently, the Government is actively promoting the 'Malaysia My Second Home' concept as evidenced by its inclusion in the economic stimulus package announced in May of this year. There is great potential for such a programme in Sabah given the State's natural beauty and stability. There are however some weaknesses in the existing programme. For example, the PR status is granted for an initial period of only five years. Subsequently the PR Status has to be renewed annually. Such incentives are perceived as inadequate and self-defeating. The attractiveness of the programme could certainly be enhanced if a more liberal and investor-friendly State immigration policy is adopted.

- The State's tourism industry has come a long way since the early Nineties. The arrival statistics would bear testament to this. And we have such great prerequisites to develop the industry into a truly important component of the Sabah economy. Not only do we have the natural elements, our people and varied cultures and traditions, the State is also strategically located so much so that MAS has now designated Kota Kinabalu its second gateway to Malaysia. The growth of the industry will open up investment opportunities for the building of hotels, chalets, serviced apartments, and restaurants amongst others. It will also have a spillover effect onto other types of properties such as housing and retail facilities.

Conclusion

Ladies and gentlemen, I have set out from the onset to give you a broad sweep of what the property industry is and what are some the major issues confronting us as well as the opportunities that are available within the industry. The intention here is not to be comprehensive but hopefully to provoke and to stimulate your interest and understanding in an industry that I believe has such a profound and pervasive influence on the overall economy.

Thank you ladies and gentlemen for your time and attention.

The Night of Fond Memories

SHAREDA NITE 2003



SHAREDA NIGHT Organising Chairman Mr Robin Loh delivering his welcoming address.

SELAMAT DATANG DATUK...

DCM Datuk Tham Nyip Shen, representing the Chief Minister being welcomed by Mr Chew Song Hai and other committee members of SHAREDA as SHAREDA Chairman Tuan Haji Abu Bakar and Organising Chairman cum SHAREDA Vice Chairman Mr Robin Loh look on.

Another successful SHAREDA Night was held in October 2003 attended by more than 800 members and guests at the Grand Ballroom of Nexus Resort Karambunai.

Representing the Sabah Chief Minister as the guest-of-honour at the function was Deputy Chief Minister cum Minister of Resource Development and IT Datuk Tham Nyip Shen. Other important guests of the evening include KK Mayor, Kol Datuk Haji Abdul Ghani bin Haji Abdul Rashid and Sabah Housing Controller and Permanent Secretary in the Ministry of Local Government and Housing, Datuk Haji Ujang Haji Sulani.

Besides the sumptuous 9-course dinner, guests were entertained to a non-stop entertainment programme. The curtain raiser was provided by a dance performance by the Divine Dancers. Some acrobatic and hilarious acts by the Kong Brothers of Kuala Lumpur kept the evening lively. But perhaps the livewire of the party was American entertainer Buddy Loren. Buddy literally stole the show with his superb rendition of songs interspersed with anecdotes that tickled the guests.

As a responsible and caring corporate citizen SHAREDA contributed the main bulk of the proceeds from the dinner function as well as the golf game to charity. The two charities that received benefits from the Association are the Sabah Cancer Society and the SOS Heart Fund.

Organising Chairman Mr Robin Loh also presented a memento to SHAREDA's Honorary Secretary Ms Susan Wong who authored the night's theme -

"TOGETHER WE BUILD THE FUTURE"

YUM SENG... American artiste Buddy Loren wooing the evening's guests with his excellent rendition of songs and comics.



THE KONG BROTHERS... Keeping the evening alive!



THANK YOU... Darin Amimah Ambrose, President of the Sabah Cancer Society receiving the mock cheque from Tuan Haji Abu Bakar witnessed by Datuk Tham. The SOS Heart Fund also received a similar contribution from SHAREDA during the evening.

At The Annual SHARED A Golf



SHARED A CUP CHALLENGE GOLF CHAMPIONSHIP 2003

In keeping up with SHARED A's tradition, the Association's Annual Golf Challenge preceded its annual dinner.

Venue of this year's tournament was the Karambunai Resorts Golf Club. Some 100 golfers participated. Amongst them was Yang Berbahagia Kol. Datuk Haji Abdul Ghani bin Haji Abdul Rashid, the Mayor of KK.

Playing in the same flight as the Mayor was SHARED A Chairman Tuan Haji Abu Bakar M Yahya.

Mr Heng Kok Keong emerged the overall champion of the 2003 Challenge.



RARING TO GO... Mayor Kol. Datuk Haji Abdul Ghani (right) steadies his grip on the buggy wheel as he and SHARED A Chairman Tuan Haji Abu Bakar get set to the first tee.



WELL DONE CHAMP... Winner of the Open Category Heng Kok Leong receiving the trophy from Mayor Kol. Datuk Haji Abdul Ghani.



THE WINNERS ALL IN A ROW... Open category winners (from left) Alvin Chow (5th) Ian Quek (2nd), Heng Kok Keong (1st), Kanesan Narayanan (3rd) and Kenneth Wong (4th)

GOLFING FOR CHARITY

Close Category

1st	Trophy & 1 Gold Chain	TOMMY LIM - Herowang Sdn Bhd
2nd	1 Gold Chain	ALEX TSING - Dixon Sdn Bhd
3rd	1 Gold Chain	CHAN KOK POH - Improfit Devt Sdn Bhd
4th	1 Gold Chain	JEROME MICHAEL - Eurotra Sdn Bhd
5th	1 Gold Chain	SIMON CHAI - CH & Sons Dev. Sdn Bhd

Open Category

1st	Trophy & 1 Gold Chain	HENG KOK KEONG
2nd	1 Gold Chain	IAN QUEK
3rd	1 Gold Chain	KANESAN NARAYANAN
4th	1 Gold Chain	KENNETH WONG
5th	1 Gold Chain	ALVIN CHOW

Overall Champion

HENG KOK KEONG

Novelties Winners as follows:-

Bull's Eye Hole # 12	Mr. Tiong Seng Hin RM 1,200.00
Longest Drive Hole # 8	Mr. Kenneth Wong
Nearest To Line Hole # 17	Mr. Freddy Lee
Nearest To Pin Hole # 7	Mr. Tiong Seng Hin
Nearest To Pin Hole # 14	Mr. Raymond Fu



Mr. Robin Loh (extreme left) posing with members of his flight before tee-off. ■



■ Mayor Datuk Hj Abdul Ghani with SHAREDA Chairman Hj Abu Bakar and members of his executive committee as well as other guests at the prize presentation ceremony.

■ Organising Chairman Mr Robin Loh congratulating one of the winners.



The Pulse of the City

A fully integrated food and entertainment center right in the heart of Kota Kinabalu where locals and visitors mingle and interact.

The wide variety of Malaysian and international cuisines will spoil you for choice whether you for lunch or dinner.

Entertainment outlets beckon you and your friends to come and let your hair down or just unwind after a hard day's work.

GOLDEN FAME PROPERTY SDN. BHD.
(Subsidiary of YHC Group)

Touri - Cultural Entertainment Esplanade
Jalan Tun Fuad Stephen, Kota Kinabalu, Sabah.
Tel: 088-423388 Fax: 088-425139



Review on the WATER RETICULATION SYSTEM WORKS Procedures for HOUSING DEVELOPMENT

A BACKGROUND

Jabatan Air had on the 29th June, 2001 via its letter JAN/HQ: 15/244/k-cb-c/51 issued a directive on the procedures in implementing water reticulation system works carried out by developer.

2. However, this move had not been well received by the Sabah Housing and Real Estate Developers Association (SHAREDA) formerly known as Sabah Housing Developers Association (SHDA) who said that they had been unnecessarily burdened by the procedures.

B CURRENT PROCEDURES

Briefly, the current procedures are as follows:-

- i. Jurutera Air Bahagian shall prepare the contribution cost estimate and the department charges based on approved drawings and forward to Headquarters (HQ) for checking.
- ii. The department charges shall be 10%-15% the total estimated sum of the material and labour cost.
- iii. Developer shall appoint a registered plumbing contractor to JAS approval.
- iv. Jabatan Air will require the developer to deposit the total amount inclusive of the departmental charges with the State Treasury.
- v. Progress claims will be certified by Jabatan Air and Submission for payment made to the Treasury.
- vi. Developer /Plumbing Contractor shall submit a bank guarantee equivalent to 5% of the labour and material cost for covering the maintenance period of 1 year.

C PROPOSED NEW PROCEDURES

At a meeting among senior officers of Jabatan Air, a resolution was reached to review the above procedures and to lessen the burden on the SHAREDA.

Briefly the proposed new procedures are as follows:-

- i. Jurutera Air Bahagian shall continue to prepare the contribution cost estimate and send to the developer with a carbon copy to Director.
- ii. The developer shall pay the department charge which is 10% - 15% of the total estimated sum of the material and labour cost. The developer also shall be required to buy a banker's guarantee equivalent to the full amount of the estimated labour cost prior to starting of works.
- iii. Developer shall nominate a registered plumbing contractor for approval by JAS.
- iv. Before commencement of works, the plumbing contractor shall invite JAS to conduct material (pipe and fitting) inspection to ensure that they have SIRIM or IKRM certification and conformed with MS/BS standard of specification as required by JAS.
- v. The pipe laying and related works shall be jointly supervised by JAS and the developer's consultant. Every interim claim by the plumbing contractor shall be certified by JAS and the developer's consultant.

- vi. Before issuing Certificate Of Completion, JAS shall require that plumbing contractor write a letter of confirmation saying that they have been paid by the developer for the works done.
- vii. Upon completion of the works, the developer shall write to JAS for the release of the banker's guarantee (the labour cost). However the developer or the plumbing contractor shall require to acquire another banker's guarantee equivalent to 5% of the material and labour cost. This is for covering the defects liability period of 1 year starting from the date of issuance of OC by the relevant local authority. Upon expiry of the 1 year maintenance period JAS will release the banker's guarantee back to the developer or plumbing contractor.

D JUSTIFICATION

It is believed that the proposed new procedures will lighten the burden on the developers and beneficial to Government and end-buyers as well.

- i. The amount to be paid up front by the developer for the water reticulation works shall only be the labour cost which will be a reduction of 50% - 70% over the current procedures. The developer will not be burdened to seek bank borrowings for the payment and thus no additional cost will be passed on to the end-buyers.
- ii. The contract for the work is between the developer and the plumbing contractor. By letting the developer to pay direct to the plumbing contractor there will be privity to the contract and both interest will be protected.
- iii. The State Government's interest will also be protected. Firstly the appointed plumbing contractor is a qualified contractor registered with Jabatan Air. Secondly, payment to the contractor can only be made by the developer after obtaining the required certification and approval from Jabatan Air and the consultant which acts as the supervising authority. Thirdly, the dues in the form of departmental charges of between 10% - 15% due to Jabatan Air will be paid direct by the developer to Jabatan Air.
- iv. To the developer's relief, the lengthy and tedious process to claim from the treasury for payment to the contractors will be eliminated as the contractors will be paid directly by the developer.

E IMPLEMENTATION DATE

The implementation of the new procedures will be effected upon receiving the approval from the Ministry of Infrastructure Development.

F CONCLUSION

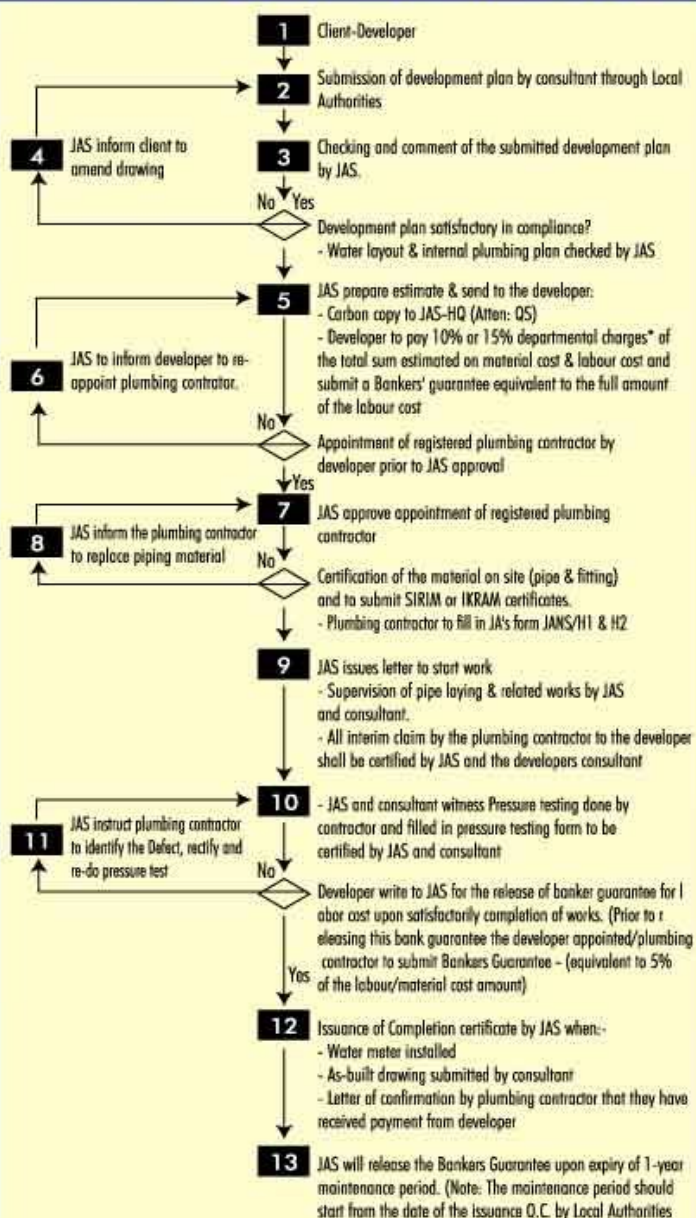
The proposed new procedures will be a win-win situation for the government and the developer since their burden will be lessened and furthermore the Government's interest will be protected.

With this, Jabatan Air hereby submits this new proposal to the attention of the Ministry of Infrastructure Development for consideration and approval.

SHAREDA received approval for the implementation of the new Water Reticulation System Works Procedures for Housing Development from the Ministry of Infrastructure Development vide letter ref. KPI:600-2/2/0 Jld. 2 dated 26.01.2004. Subsequently, SHAREDA also received a copy of JAS's circular vide ref. JAN/HQ:15/516/J.LLB/96 dated 14.02.2004 addressed to their Divisional/District Engineers and District Executive/Technical Officers to implement the new procedures with immediate effect and thus, supersede the circular issued earlier on 29.06.2001. Also listed in their circular is sample of letters or related forms used by JAS, are namely:

- i. Flow Chart For Processing Housing Development Project. (see below)
- ii. Pelan Lakaran Sistem Bekalan Air Yang Diluluskan: Kelulusan untuk Memulakan kerja-kerja Pemasangan Sesalur Paip Air.
- iii. Permohonan Pemeriksaan bersama, Sesalur Paip Air Dan Peralatan Paip. (Borang JANS/H 1)
- iv. Departmental Charges of %.
- v. Pengesahan Siap Kerja.
- vi. Pressure Test Record. (Borang JANS/H 3)
- vii. Joint Inspection For Pipe And Fittings. (Borang JANS/H 2)

FLOW CHART FOR PROCESSING HOUSING DEVELOPMENT PROJECT



* 10% - Semi Government, 15% - Private Housing

From our

Roving Legal Correspondent

Some developers have apparently experienced problems where they were requested to price their development with a limited 20% profit margin. An interesting case decided in the High Court at Alor Setar - Cayman Development (K) Sdn Bhd v Mohd Saad bin Long & other [2000] 7 MLJ 659. In this case, as a condition for the conversion of Malay reserve land, the land authorities imposed on the landowner a requirement that the low-cost housing to be constructed on the land should be sold at a 5% discount. The developer sold the house without the discount. The purchasers claimed against the developer for the discount and won at the Sessions Court level. The developer appealed to the High Court. Although this decision was based on the interpretation of the National Land Code, the principles on which the decision was based may be extended to other areas of the law.

The High Court ruled in favour of the developer (who was the appellant in the case before the High Court). Yang Arif Justice Mohd Hishammuddin felt that the decision to impose the requirement of a discount was, "... commercial in nature" and went on to say that the authority concerned, should, "... avoid entering the commercial arena". The Judge quoted certain principles earlier laid down in the Federal Court, one of which was that "... the approving authority is not at liberty to use its power for an ulterior object; however desirable that object may seem to it in the public interest." The decision of the Land Authorities to impose the 5% discount was therefore ultra vires.

If the above principles are applied in Sabah and in the absence of any specific price control provision in our Housing laws, the alleged profit limit imposed by the authorities concerned may be successfully challenged in Court.

Members of SHAREDA are well advised to keep handy a copy of the Chairman's report at the AGM held on the 14th February 2004. It contains a summary of all the recent changes to the Land (Subsidiary Title) Enactment 1972. Some of the highlights:

Section 4A(4)(b) Application for subsidiary title to be made before OC or if the property is intended to be sold after OC then the application must be made prior to the sale.

Section 9A - D Sub-division and amalgamation of subsidiary titles now allowed.

Section 14 MCs will not be issued a formal certificate specifying name of MC, Identity of the lot and date of establishment.

Section 14B First AGM 3months of the initial period (previously 1 month) and 30 days prior notice to parcel owners.

Section 16A Duty of vendor or assignee - to notify buyer or bidder of all dues, admin charges, by-laws even before subsidiary title is issued.

Section 19(8) Contribution for unsold parcels.

Section 28 Default by MC - every member liable to find not exceeding RM5,000.00 (previous RM500.00).

1st Schedule New Form A (to include accessory parcels).

2nd Schedule Para2 - before AGM, owner is the council, if they are not more than 3 owners then the council shall consist of all the owners.

Para19 - special resolution - 40 days notice by council or by owners of at least 3/4 total share units. After 60 minutes those present shall represent a quorum. Vote is carried by 3/4 of those present including voting by proxy, post or other means of communication.

3rd Schedule Para 6A - Owner not to make alteration to external walls or balconies or windows and doors to external walls without written approval from MC and authorities.

FAQ ON REAL PROPERTY GAINS TAX (RPGT) EXEMPTION FOR DISPOSAL OF ALL REAL PROPERTIES

Q: When does the RPGT exemption come into effect?

A: RPGT exemption is given for disposal of property undertaken from 1 June 2003 until 31 May 2004.

Q: How will the RPGT exemption be enforced?

A: By means of Real Property Gains Tax (Exemption) (No.2) Order 2003 [P.U. (A) 170] issued under Section 9(3) of the RPGT Act, 1976.

Q: How do I prove the disposal of property?

A: Generally, the sales and purchase agreement of the sale of your property is sufficient. The sales and purchase agreement must be duly signed and stamped during the exemption period.

Q: To whom does this RPGT exemption apply?

A: To all individuals and companies in Malaysia.

Q: Does it also include foreigners who have property in Malaysia?

A: Yes. The exemption applies to non-citizens and non-permanent residents as well.

Q: Does this apply to the property of a non-resident company in Malaysia?

A: Yes.

Q: What about the property of a company disposed to another related company?

A: Yes, the RPGT exemption does apply to this disposal of property too.

Q: If I were to buy a property in May 2003 and sell it in June 2003, you mean I will not be charged RPGT?

A: Yes. It does not matter when you purchase the property but it does matter when you dispose the property whether it is done within the exemption period or not.

Q: Does one need to declare the sale of a property even though RPGT has been exempted?

A: Yes. The RPGT exemption does not absolve a taxpayer from declaring details regarding the disposal of his property. This is done by submitting a return in Borang CKHT 1 within 30 days of the disposal of your property.

Q: How may I apply for an exemption of RPGT?

A: You do not need to apply for an exemption. All you need to do is submit a return within 30 days of the disposal of your property. This return can be done by filling in Borang CKHT 1 available from any Inland Revenue Board office. If the sale of your property is done within the exemption period, you need to quote the RPGT (Exemption) Order No.

Q: Who could I contact if I need further details about the RPGT exemption?

A: En. Mohd Nashoha Bin Mohd. Amin Tel: 03-6201 2193
Puan Nik Melini Bt. Nik Sulaiman Tel: 03- 62012190

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GATED COMMUNITIES - THE CONCEPT AND VISION

The Department of Lands and Mines in collaboration with PEJUTA (Persatuan Jurukur Tanah Bertauliah Malaysia) and KPPPTMB (Koperasi Pegawai dan Pentadbiran Pengurusan Tanah Malaysia Bhd.) has organised the "Seminar on Gated Community Schemes" at the Crown Princess Hotel, Kuala Lumpur on 15 and 16 September 2003. Representing REHDA, Mr. Bernard Tan from Kumpulan Sierramas Sdn. Bhd. presented a paper titled "Gated Communities— The Concept and Vision". We re-produce his paper for members' information.

Introduction

If one were to make a study of residential housing schemes in Malaysia, one common feature in many of the middle-class housing estates today is the resident's own want, or need, for a sense of security.

In many cases, this has led to the formation of an informal Resident's Association to pool funds for the hire of guards to screen traffic, as well as to patrol the relevant areas at night.

Such loose associations unfortunately, have traditionally been fraught with failure, usually as a result of a minority of residents refusing to contribute towards the shared costs of security.

In this respect, a managed approach is perhaps a better one, where a purchaser buys into a development scheme in which security is provided, all purchasers are like-minded individuals and mechanisms are built-in to provide for the service.

Stemming from this basic demand for improved security, the concept of Gated Communities in Malaysia is in many ways an evolution of the success of high-rise condominium developments, where the provision of security as a basic minimum feature, has led to the introduction of lifestyle elements in the common facilities as standard features.

With an increasingly affluent population exposed to and expecting such lifestyle features, and the vast majority of the residential market still preferring to reside in landed properties typified by the house with land, it was only a matter of time before these lifestyle elements were introduced to landed developments.

To this end, one can trace the roots of Gated Community developments in Malaysia to such pioneer landed residential schemes as Country Heights in Kajang, and Sierramas in Sungai Buloh.

Concept

With the introduction of the Strata Titles Act 1985, not only was the subdivision of buildings enabled, but more importantly, it also legislated:

- The creation of common property; i.e. common ownership of a part of the development;
- The creation of a Management Corporation (or Body Corporate) to own, manage and maintain the common property;
- The requirement of service charges and sinking funds to fund the Management Corporation's operations;
- Remedies to the Management Corporation to secure the collection of service charges and sinking fund charges.

With this legislation in place, urban dwelling Malaysians were introduced to lifestyle features not previously seen before, such as:

- Private Security;
- Privately managed and maintained common areas, commonly at standards higher than that available from public services as provided by the local government; and,
- Common private recreational facilities, such as a Clubhouse with private sports facilities, and well tended, landscaped gardens.

The introduction of these private residential facilities and services into the traditional landed housing development is what defines the concept of a Gated Community.

Within the context of a landed development, the provision of these private residential facilities and services allows the opportunity for the introduction of superior infrastructure, landscaping, and facilities to the open spaces for enjoyment of the residents.

Benefits

Whilst the facilities and services in Gated Communities may be similar to those in condominiums, there are qualitative benefits accruing to a Gated Community that extend beyond that experienced in condominiums.

1) Streetscape

The introduction of superior security allows for the dispensation of fences to the front of the house, allowing for better aesthetic treatment of the streetscape by way of landscaping.

2) Safety

Restricted access to traffic and improved security provides for a safer environment for children.

3) Architecture

Housing architecture in Malaysia has tended towards heavily walled and gridded structures, borne out perhaps by the need for a sense of security. With this need eliminated, architects have been able to expand in new directions creatively, and towards more "open" houses in tune with our tropical climate.

4) Consistency in Architectural and Landscaping Standards

Consistent standards in Architectural and Landscaping introduced through by-laws and guidelines of the Management Corporation will help to preserve the theme of the environment created, for the betterment and continued enjoyment of the community. Residents of a Gated Community need not fear that their existing homes will be dwarfed by a house or house renovation that will be in size and mass, too large for the land lot upon which it is built.

By the same token, they will have the comfort of knowing that the overall ambience of their estate will be preserved, i.e. not spoilt visually by a house without a garden.

5) Land Efficiency

With a properly planned concept, the land sizes for housing may also be reduced without affecting the sense of openness and overall landscaped ambience and aesthetics.

6) Enhancement to Public Services

Gated Communities may be seen as complementary to the Local Municipal Councils' operations. The maintenance services undertaken by the Management Corporation will relieve the local council of the responsibilities attached with the said estate allowing for better allocation of its resources towards the betterment of public services.

All these factors contribute towards a better and more harmonious living environment for Residents.

Barriers To The Development Of Gated Communities

The existing legislation relating to land, subdivision, registration of titles, and dealings therewith, are largely regulated by:

1) National Land Code 1965

In a landed housing scheme, the traditional mode of sub-division to avail individual titles to purchasers is governed by the National Land Code 1965.

This legislation however, does not provide for common areas. Roads and open spaces are automatically surrendered as public spaces. By default, no provision is also made for the creation of Management Corporation.

Pioneer gated community developments that have subdivided land via this approach have attempted to fill these voids in legislature by contractual means.

This has typically been done by way of:

- Deeds of Mutual Covenants between Developer, Purchaser/Owner and the future Management Corporation;
- Privatisation Agreements for the maintenance of the "common areas" executed between Developer and Local Council.

Such arrangements however, do not address issues such as:

- The Management Corporation's legal right to the open spaces or, "common areas" and collection of service charges;
- The public's right of access to these areas;
- Transference of the contractual obligations from one purchaser to the next, and enforcement of the same.

2) Strata Titles Act 1985

The Strata Titles Act 1985 was enacted for the purposes of subdividing buildings using structural elements of a building to define the boundaries for titling of a parcel.

By default, common areas are created and this legislature provides for its titling and subdivision, and a Management Corporation to own and maintain these areas.

Amendments to the Strata Titles Act in 1996, has been interpreted as allowing for the creation of a "landed strata" development, fulfilling the legislative needs of a Gated Community. Many developers have in fact, adopted this route towards developing gated communities.

The subdivision procedures provided under this legislation however, still involves the subdivision of a building and not land, as contemplated in the case of Gated Communities.

Land, in this instance becomes an accessory parcel to the strata title, which is derived from the building that has been subdivided.

Accordingly, application of the 1996 amendment to the Strata Titles Act for the purposes of developing Gated Communities will not address or contemplate the following issues:

• Basis of Strata Subdivision

The operation of strata subdivision has still not been properly defined with clearly codified guidelines and despite having been in effect for 18 years, the issuance of strata titles is still problematic within the Malaysian context.

With both developers and the relevant authorities sharing the fault over delays as a result of technical issues that have impeded the issuance of strata titles, the widening of the scope of strata titles to include "landed strata" may only serve to compound this problem further.

• Definition of Common Areas

By default under the operation of strata subdivision, external walls and roofs of a building are common areas. Within the context of a house subdivided under the Strata Titles Act, issues over the ownership of these areas and the responsibility for its maintenance arises.

• Restriction to Basic Land Rights under Common Law

Subdivision under the Strata Titles Act sets the boundaries as defined by the building, and this forms the strata title. Accordingly, the legal form sets the building as the constant, which is hence unalterable.

In substance however, the end product will be in the form of landed property, commonly defined by a house with land. This conflict in legal form over substance may potentially give rise to issues related to basic land rights, which amongst other things confer the owner the right to improve his property.

The experience with housing, specifically those coming with land as contemplated by the National Land Code and the Gated Community concept, has been that improvements and modifications by way of extensions and renovations to the house will take place over time.

Given this scenario, there will be implications on whether Management Corporations will be able to restrict this, and in the longer term, the legality of the strata title proper where such improvements are made.

• Exclusion of Bungalow Lots

The application of the Strata Titles Act automatically precludes bungalow lots from being part of a gated community.

Based on the factors above, Gated Communities developed under either of these legislations are fraught with legal risks and pitfalls that may undo the benefits that can be derived from such a scheme. To many developers, such risks are not worth the taking and this has limited the development of Gated Communities.

Other less scrupulous developers, lured by higher profits from the marketing of a Gated Community, have instead resorted to halfway measures. This has been in the form of common areas that are created without the commitment and mechanisms put into place to ensure its long-term operation and maintenance.

The downstream implications have yet to be determined, but the absence of legislation will make this potentially detrimental to the purchasers, local government and the housing industry.

The Way Forward

As demonstrated above, there is a void between these two legislations that needs to be filled, to truly pave the way for Gated Communities to be developed in Malaysia.

To fill this void, it would be appropriate that a new legislation be enacted to enable the development of a Gated Community.

In the Malaysian context, there is existing legislation governing the development of landed residential estates and, its titling and subdivision. In recognition of this, the proposed new legislation should complement existing legislation whilst filling the needs for the creation of Gated Communities.

For example, the processes provided by the National Land Code are perhaps the cleanest and best-established method for the titling and subdivision of landed property.

Other legislation, such as the Town and Country Planning Act 1969, governing the town planning issues related to the development of landed residential estates should still remain effective for the purposes of Gated Communities.

Under the circumstances, following the steps taken by other countries in the enactment of legislation to provide for Gated Communities, it would perhaps be appropriate that such new legislation should coexist with and complement these existing legislations. Minor amendments are then only required to existing legislation to provide for this new legislation.

With titling and subdivision maintained under the National Land Code, and Town Planning issues maintained under the Town and Country Planning Act, the proposed new legislation (say, "The Gated Community Act") can hence be confined to the essential provisions required, such as:

- The establishment of the Gated Community, which will refer to any landed residential developments that involve common ownership of some part of the development.
- The automatic establishment of a Management Corporation within such developments;
- Scope of the Management Corporations powers, duties and responsibilities;
- Jurisdiction of the Courts
- Mechanisms for dispute resolution

This proposed new legislation can also co-exist with the Strata Titles Act 1985, which may be used in circumstances where application of strata titling would suit the purposes of the residential development better.

It would be pertinent to mention that this new legislation if adopted as proposed, will also allow for it to be expanded to operate with developments involving other categories of land use, i.e. industrial and agricultural land developments such as industrial parks and small fruit orchards, where there may be benefits from the sharing of a common security and facilities.

Conclusion

The concept of common ownership of property and the pooling of resources towards its operation and maintenance is not new. Clubs are formed regularly to bring together like-minded individuals to participate, share and enjoy their common interests, with the benefit of being able to defray the costs of this interest over the many members.

Abstracting this to landed residential development, the myriad interests of security and safety, recreational facilities and environment may be included to residential homes,

contributing towards a better living standard for Malaysians.

Gated Communities are hence the way forward, where the benefits usually reserved for the exclusive few, such as private security, a swimming pool and/or tennis courts at your doorstep, can be enjoyed by the average Malaysian.

To this end, let us recognise that Gated Communities are here to stay, and move forward towards new legislation that can validate and regulate its creation for the enjoyment and benefit of all Malaysians.

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Date

Events

August 2003

- 12 Briefing on the "Working Paper - Set Back for SESB Sub-Station" at the DBKK Building Plan Committee, 1st Floor, Conference Room, Kota Kinabalu City Hall by SHARED A / SESB @ 3:10pm.
- 15 WAH MIE GROUP Taman Bukit Sepangar Property Launching.
- 28 SHARED A 1st Policies, Regulations & Economic Affairs Committee Meeting at SHARED A Secretariat @ 3:45pm.

September 2003

- 6 10th Anniversary Celebration of Steel Industries (S) Sdn Bhd at Ballroom 2 Magellan Wing, Sutera Harbour Hotel & Spa @ 7:00pm.
- 12-16 SHARED A Property Exhibition 2003 "HOPE" at 5th Floor, Palm Court, CPS, Kota Kinabalu.



WELCOMING THE MAYOR... HOPE organising chairman, Mr Chew Sang Hai (3rd from left) together with SHARED A Chairman Tuan Hj Abu Bakar Yahya (4th from right) and other SHARED A office bearers welcoming KK Mayor, Kol. Datuk Haji Abdul Ghani bin Haji Abdul Rashid.

VVIP VISITOR... The Mayor being briefed by one of the exhibitors accompanied by Mr Chew Sang Hai and Tuan Haji Abu Bakar.



- 13 VVIP Golf Tournament (TYT Birthday) at Karambunai Resort Golf Club @ 7:00am.
- 17 Dialogue Session with YB Datuk Tan Chai Ho, Deputy Minister of Energy, Telecommunication & Multimedia Malaysia at Dewan Persidangan, Wisma SESB, Karamunsing, Kota Kinabalu, Sabah @ 11:00am led by Tuan Haji Abu Bakar M Yahya, Chairman.
- 18 SHARED A Property Exhibition 2003 - Appreciation Dinner at Kinabalu Room, Shangri-La's Tanjung Aru Resort @ 7:00pm.
- 22-23 Sabah Economic Congress 2003 at Magellan Wing, Sutera Harbour Resort & Spa, Kota Kinabalu, Sabah @ 8:00am - 4:45pm.

October 2003

- 11 SHARED A CUP CHALLENGE GOLF CHAMPIONSHIP 2003 at Karambunai Resort Golf Club @ 7:00am.
- 11 SHARED A NITE 2003 at Grand Ballroom, Nexus Resort Karambunai @ 7:00pm.

November 2003

- 6 IPEX & Ideal Home Show Opening Ceremony at Grand Ballroom, Magellan Wing, Sutera Harbour Resort & Spa @ 10:00am. Attended by Tuan Haji bu Bakar M Yahya, Susan Wong, Lee Hon Liong, Wong Ten An, Salina Lee Abd and Monica Chin.
- 8 The Official Launching 3rd Malaysian Mega Sales Carnival (8/11/03-4/1/04) was held at 1st Floor, Atrium, Wawasan Plaza, Kota Kinabalu @ 4:00pm - 6:00pm. Attended by Ms. Salina Lee Abdullah.
- 13 3rd SHARED A Executive Committee Meeting at SHARED A Secretariat Office @ 2:30pm-5:00pm.
- 13 **Majlis Berbuka Puasa at SHARED A Chairman's Residence @ 5:40pm - 9:00pm.**



MAJLIS BERBUKA PUASA... Tuan Haji Abu Bakar and his wife played hosts to the Mayor, SHARED A office bearers and secretariat staff to a breaking of the fast dinner at his residence during the recent month of Ramadhan.

Date

Events

November 2003

- 28 Dialogue Session on MSMA with Director of DID Sabah at PAM Centre Mini Auditorium, Damai Plaza 4, Kota Kinabalu, Sabah @ 2:00pm - 5:00pm.

December 2003

- 4 SHAREDADA Discussion Meeting on 2nd Malaysian Developer's Council (MDC) Meeting at SHAREDADA Secretariat Office @ 2:30pm - 5:00pm.
- 6 Majlis Rumah Terbuka sempena Hari Raya Aidilfitri di Kediaman Setiausaha Tetap, Kem Kerajaan Tempatan & Perumahan Y.Bhg Datuk Ujang Sulani @ 7:00pm - 9:30pm.
- 12 2nd MDC Meeting at Sarawak, Kuching Hilton, Kenyalang Room @ 11:00am. Attended by Tuan Haji Abu Bakar M Yahya, Robin Loh, Susan Wong, Lee Hon Liong, Yeo Hock Ching, Wong Ten An and Salina Lee Abd.
- 12 27th The Institute Of Engineers Malaysia Sabah Branch Annual Dinner at Grand Ballroom, Magellan Sutera Hotel & Spa @ 7:00pm. Attended by Mr. Yee Kui Len and Mrs. Yee.
- 14 Dapan Holdings Sdn Bhd "Hari Raya & Christmas Open House" at Show House SB 43 & 44, Bandar Sierra, Phase 1A & 1B, KM 20, Jalan Tuaran, Kota Kinabalu, Sabah @ 9:30am. Attended by Ms Monica Chin.



IN SERIOUS MODE... Tuan Haji Abu Bakar (3rd from left) and his "men" at the 2nd Malaysian Developers' Meeting in Kuching.



Date

Events

January 2004

- 18 Bandar Sierra's Chinese New Year Open House at Bandar Sierra Show House SB 43 & SB 44, Bandar Sierra, Phase 1A & 1B, KM 20, Jalan Tuaran, Kota Kinabalu, Sabah @ 4:00pm. Attended by Tuan Haji Abu Bakar M Yahya, Mr. Richard Lim, Ms Salina Lee Abdullah, Ms. Sherry Chong.
- 25 Mr. Robin Loh's Chinese New Year Open House at Lot 486, Lorong Pokok Resam 4, Taman BDC Likas Phase 12B, 88450 Kota Kinabalu, Sabah @ 2:00pm. Attended by Mr. Lee Hon Liong, Mr. Wong Ten An and Ms. Salina Lee Abdullah.
- 31 Wah Mie Group Gong Xi Fatt Chai's Open House at Seri Warisan Apartment Area, Inanam @ 10.00am. Attended by Mr. Chew Sang Hai and Mr. Narawi Hj Ahmad.

February 2004

- 5 The Wong Kwok Group of Companies Chap Goh Mei Buffet Dinner at WK Go-Kart Racing Centre @ 7:00pm. Attended by Ms. Susan Wong Siew Guen, Mr. Wong Ten An, Mr. Chew Sang Hai, Ms. Salina Lee Abdullah, Ms. Sherry Chong and Mr. Hilari.
- 14 11th SHAREDADA Annual General Meeting 2004 cum Luncheon at Kimanis Ballroom, Hyatt Regency Kinabalu, Kota Kinabalu @ 10:00am.



WELCOME NEW MEMBERS

The following members were approved by the Committee on 13th November 2003.

NO.	NAME OF DEVELOPER	AUTHORISED & ALTERNATIVE REPRESENTATIVE	MEMBERSHIP NO.
1.	Sri Kepadayan Indah Sdn Bhd	- Mr. Richard Lim Ban Leong	SHAREDA/11-2003/1190
2.	Peak Shine Sdn Bhd	- Mr. Ting Pin Chong - Mr. Ting Choon Hua	SHAREDA/11-2003/1191
3.	Syarikat Charng Sheng Sdn Bhd	- Mr. Tiong Kin Kuak - Mr. Kenneth Tiong King Yao	SHAREDA/11-2003/1192

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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