



## Housing Development (Control and Licensing) (Amendment) Regulations 2007 – Greater Protection for Buyers

In line with the amendments to the Housing Development (Control and Licensing) Act, 1966 (Act 188) which came into effect on 12 April 2007, the Housing Development (Control and Licensing) Regulations introduced some significant changes to the statutory Sale and Purchase Agreement (SPA). The Housing Development (Control and Licensing) Regulations have been gazetted vide P.U. (A) 395 and came into operation on **1 December 2007**.

The table below highlights some of the significant changes made to Schedules G & H:

**CLAUSE:** 5. Loans

**AMENDMENT:** Addition of sub-clause (6)

- If required by the Financier and upon receipt by the Vendor of an unconditional undertaking from the Financier to pay the loan sum in the manner set out in the Third Schedule, the Vendor shall forward to the Financier an undertaking to refund the loan sum in the event the Memorandum of Transfer of the said property cannot be registered in favor of the Purchaser for any reason which is not attributable to the Purchaser.

**CLAUSE:** 7. Purchaser's right to initiate and maintain action

**AMENDMENT:** Amendment to the Clause

- A Purchaser may now in his own volition initiate, commence, institute and maintain in any court or tribunal any action, suit or proceeding against the Proprietor and/or Vendor or any other person in respect of any matter arising out of the Agreement provided the Purchaser's Financier under a deed of absolute assignment is notified in writing either before or within fourteen (14) days after the action has been filed.

**CLAUSE:** 9. Interest on late payment

**AMENDMENT:** Addition of sub-clause (2)(d)

- A developer is not entitled to charge interest on any late payment of any installment of the purchase price in the event a separate title has been issued on the date of the agreement and the purchaser has obtained a loan from a financier if the developer delays or fails to execute and deliver a valid and registrable Memorandum of Transfer to the purchaser.

**CLAUSE:** 16. Infrastructure and maintenance

**AMENDMENT:** Addition of sub-clause (2)

- A developer is required to provide the buyer a list and description of infrastructure and the expenditure incurred in the maintenance, upkeep and repairs of the infrastructure and the amount of contribution due to the Vendor in respect thereof with every written notice to the Purchaser requesting for payment of such contribution.

**CLAUSE:** 18. Maintenance of services

**AMENDMENT:** Amendment to the Clause

- Upon the maintenance services being taken over by the relevant authority, the developer shall refund the balance of the amount paid in advance by the purchaser (after deducting the amount due to the appropriate Authority) within 21 days after the date of the notification issued by the Appropriate Authority of such taking over.

**CLAUSE:** 23. Manner of delivery of vacant possession

**AMENDMENT:** Amendment to the Clause

- The delivery of vacant possession by the Vendor shall be supported by a Certificate of Completion and Compliance (CCC) certifying that the said building is safe and fit for occupation.

**CLAUSE:** 25. Defect liability period

**AMENDMENT:** Amendment to the Clause

- The defect liability period has been extended from 18 months to 24 months.

**CLAUSE:** 29. Assignment

**AMENDMENT:** New Clause

- The Purchaser may assign all his rights, interest and title in and to the said Property to third parties without the consent of the developer by giving notice of the assignment to the developer provided:
  - a) the purchaser has fully paid the purchase price and duly complied with all the terms and conditions stipulated; or
  - b) before the full payment of the purchase price, the developer and financier have given to each other the undertaking required under sub-clause 5(6).

**CLAUSE:** Third Schedule (Clause 4)

– Schedule of Payment of Purchase Price

**AMENDMENT:** Amendment to 4 and 5

- If the separate title to the plot of land has not been issued at the time of taking vacant possession, a sum equivalent to 2.5% (at the expiry of 8 months or 24 months) of the purchase price will be held by the developer's solicitor and not paid to the developer until a valid and registrable Memorandum of Transfer in favour of the purchaser has been delivered by the developer to the purchaser.

# Schedules G, H, I & J Amended

**AFTER** 8 long months of uncertainty and confusion among developers resulting from the amendments to the Housing Development (Control and Licensing) Act in April 2007, the gazetting of the Housing Development (Control and Licensing) (Amendment) Regulations on 1 December 2007 brought some relief to the industry. The amended regulations brought into effect the various changes made to the parent Act earlier, including the extension of defect liability period to 24 months and issue of assignment without prior consent of vendor/proprietor, through the amended Schedules G and H.

The newly introduced Schedules I and J provide the long-awaited standard sale and purchase agreement for 10:90 Build Then Sell projects, enabling members who want to give the concept a try to move forward.

The Regulations have now clarified which version of Sale and Purchase Agreement should be adopted after the amendments to the Act in April 2007, and provided the standard agreement format

for 10:90 Build Then Sell projects. However, the amendments to some of the clauses therein have caused further concern among developers. For example, the revised schedule of payment of purchase price, requirement for copies of approved plans and annulment of sale and agreement in cases of default by purchasers for 10:90 projects are but three issues of concern. On REHDA's part, we have brought these issues to the attention of the Minister of Housing and Local Government, and we believe remedial changes will be made in due cause.

Meanwhile, we hope members with new launches will familiarize themselves with the newly amended schedules to avoid practices of non-compliance. REHDA, through its training and education arm, REHDA Institute, will endeavour to organize briefing sessions on the amendments to help members understand the clauses better and at the same time, provide members' feedback and input to relevant authorities. ■

## SYABAS Revised Forms

**PURSUANT** to SYABAS's amendments relating to the compilation and documentation of all forms ESP/IP/MET used, and allow cash and bank draft deposit of the performance guarantee against defects and some internal revised procedures, listed below are the forms which have been revised:

1. Form 1P 2B – Request for Internal Plumbing Pipe Testing and Site Inspection
2. Form EPS 14 – Application for SYABAS to Take over System
3. Form EPS 19A – Confirmation for Handling over by Consultant
4. Form EPS 19C – Letter for Takeover System
5. Form EPS 19D (2 pages) – Distribution of Permanent Water Supply Handing over Documents
6. Form EPS 21 – End of Defect Liability Period for Reticulation System/Incoming Main/Pumping System/Reservoir

These revised forms can also be obtained from the SYABAS website at [www.syabas.com.my](http://www.syabas.com.my).

All consultants and developers are required to start using the new forms effective **10 October 2007**.

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# Q LASSIC

## Quality Assessment System In Construction

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Construction Industry Standard (CIS 7:2006 – Quality Assessment System for Building Construction Work) specifies requirements on quality of workmanship and assessment procedures for building construction work. The requirements in CIS 7 are divided into four main components:

1. Structural Work
2. Architectural Work
3. Mechanical and Electrical Work (M&E) Work
4. External Work

CIS 7 also specifies the sampling guideline and the weightage allocated for each component according to the category of building.



Checking squareness of internal wall



Checking fall of floor in wet areas



Checking hollowiness of internal wall



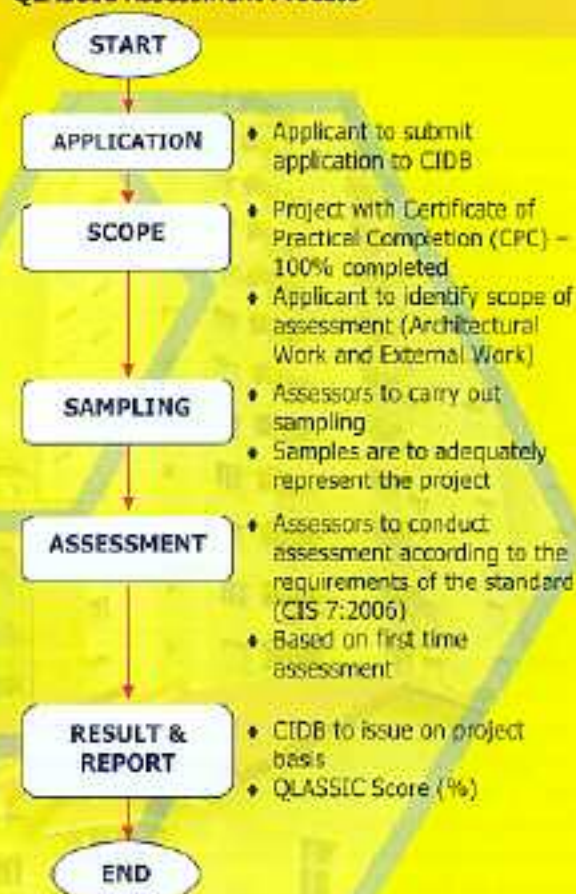
Checking hollowiness of tiled floor

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- Projects owner
- Real estate and housing developer
- Contractor
- others

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For further information or to download the application form, please visit our website [www.cidb.gov.my](http://www.cidb.gov.my)

Please contact us should you need further clarification:

Construction Industry Development Board (CIDB) Malaysia  
 Construction Technology Development Division  
 CIDB HQ, Level 8, Grand Seasons Avenue,  
 No. 72, Jalan Pahang,  
 53000 Kuala Lumpur

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**DO THINGS RIGHT THE FIRST TIME AND EVERY TIME**

# LAW & REALTY: Stamp Duty Payable

A purchaser of a property, besides paying legal fees to his solicitors, will have to pay to the Collector of Stamp Duties stamp duty on the Sale and Purchase Agreement; the Memorandum of Transfer; and if he is taking a loan to finance the purchase of the property and charged the property as security, he will have to pay stamp duty on the facility or Loan Agreement and the Memorandum of Charge.

## (a) How to calculate the stamp duty payable

The stamp duty chargeable on the Sale and Purchase Agreement is RM10 each. With regard to the Memorandum of Transfer, the rates of the duty are as follows:

For every RM100 or fractional part of RM100 of the contract price or the market value of the property, whichever shall be greater –

- (i) RM1 on the first RM100,000.00;
- (ii) RM2 on any amount in excess of the RM100,000 but not exceeding RM500,000; and
- (iii) RM3 on any amount in excess of RM500,000.

For example, the stamp duty on a Memorandum of Transfer for a property worth RM500,000 is calculated as follows:

First RM100,000	$RM1 \times RM100,000 \div RM100 = RM1,000$
Balance RM400,000	$RM2 \times RM400,000 \div RM100 = RM8,000$
Total stamp duty payable:	RM9,000

In case of the purchaser is taking a loan and charged the property as a security, it is common practice now to treat the Loan or Facility Agreement as principal instrument and the charge as subsidiary instrument. In the aforesaid circumstances, the principal instrument will be charged with ad valorem duty whereas the subsidiary instrument will be charged only RM10.

The ad valorem duty for the principal instrument of a loan is calculated at RM5 for each RM1,000 or part thereof. For example, if the loan is RM400,000, the stamp duty payable is calculated as follows:

$$RM5 \times RM400,000 \div RM1,000 = RM2,000$$

## (b) When a document is to be stamped

Sale and Purchase Agreement, Loan or Facility Agreement and Charge executed in Malaysia are to be stamped within 30 days of their execution. If the Sale and Purchase Agreement, Loan or Facility Agreement and Charge are executed outside Malaysia, the time for stamping the same is 30 days after they have been first received in Malaysia.

As for the Memorandum of Transfer, it has to be sent to the Stamp Office for adjudication to determine whether the stamp duty is chargeable based on the contract price or the market value of the property. The Memorandum of Transfer shall be stamped within 30 days from the date of the notice of assessment.

## (c) Objection to the value assessed

In the event the market value assessed by the Collector of Stamp Duties is greater than the contract price, the stamp duty chargeable will be based on the market value instead of the contract price.

If the purchaser is dissatisfied with the assessment, he may object to the assessment by giving written notice to the Collector of Stamp Duties within 30 days from the date of assessment. The purchaser shall provide particulars and information to support his objection. The Collector of Stamp Duties may on review, cancel the original assessment if it appears to him that the original assessment is excessive and substitute with a fresh assessment or maintain the same assessment if it appears to him that the original assessment is not excessive.

However, the purchaser, in making objection to the original assessment, is not relieved from paying the duty based on the original assessment within 30 days from the date of the original notice of assessment.

Therefore, it would be advisable that the purchaser pays the duty under protest and at the same time pursue with the objection.

If he succeeds in the objection, he may recover the excess stamp duty paid from the Collector of Stamp Duties. If the purchaser is not satisfied with the review by the Collector of Stamp Duties, he may appeal to the High Court within 21 days after the purchaser is notified in writing the result of the review.



## (d) Penalty on document not stamped within time

If a document is not stamped within the timeframe, the purchaser will have to pay, in addition to the stamp duty payable, a penalty and the rates of the penalty are as follows:

- (i) RM25 or 5% of the duty, whichever shall be greater, if the same is stamped within three months after the time of stamping;
- (ii) RM50 or 10% of the duty, whichever shall be greater, if the same is stamped later than three months but not later than six months after the time of stamping;
- (iii) RM100 or 20% of the duty, whichever shall be greater, if the same is stamped later than six months after the time of stamping.

The purchaser may appeal to the Collector of Stamp Duties for reduction of penalty and the Collector of Stamp Duty may consider the purchaser's appeal if he thinks fit.

## (e) Consequences of a document not duly stamped

A document which is not stamped or insufficiently stamped is not void or unenforceable for that reason alone. However, such document may be rejected as evidence if it is required to be produced before the Court. In that event, the party who wishes to produce the unstamped or insufficiently stamped document will have to pay the stamp duty payable and penalty before such document can be received as evidence.

Notwithstanding the abovementioned proposition in law, the Legal Profession (Practice and Etiquette) Rules 1978 has provided that it is unethical for a lawyer to object to such documents from being produced unless the objection goes to the root of the subject matter of the litigation. ■

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first published in The Sun newspaper

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# Tax Expenses A Tool for Competitiveness?

**INLAND Revenue should think “out of the box” in its treatment of certain expenses in order to improve the country’s competitiveness in the international market.**

Section 33(1) of the Income Tax Act, 1967 states that: “Subject to this Act, the adjusted income of a person from a source for the basis period for a year of assessment shall be an amount ascertained by deducting from the gross income of that person from that source for that period all outgoings and expenses **wholly and exclusively** incurred during that period by that person in **the production of gross income** from that source...”

From the above section, three key words stand out conspicuously. They are **wholly, exclusively,** and in **the production of gross income.**

For any outgoings and expenses, “wholly and exclusively” are quite easy to prove but the phrase “in the production of gross income” is a bit difficult to achieve in the modern business atmosphere.

## **Expensing Professional Fees**

Professional fees like accounting fees, tax fees, audit fees, secretarial fees and legal fees are wholly and exclusively for the business but do not constitute production of income.

Nonetheless, without incurring these necessary fees, the business cannot proceed. On the other hand, the recipients of these fees are all taxable and these fees are all subjects to service tax of 5%. If Inland Revenue does not allow these fees as allowable expenses then the recipients of these fees should not be taxable either.

For example, take a Trade Association which needs legal advice or legal opinions for its running. The legal fees for legal opinions are not allowable as expenses to be deducted from the gross income, but the recipients (i.e. the lawyer’s firm) are subjected to income tax and service tax. Inland Revenue’s argument is that these expenses are not incurred for the production of gross income.

The point in question is: without these professional legal opinions, how is the Trade Association going to function and serve its members?

Another example is the case of an employee who was dismissed by his company and subsequently brings an action in the Industrial Court against the company. The company will have to hire a lawyer to defend its case. If the company does not engage a lawyer, the “loss” may be greater so this strategy minimizes losses for the company. However, Inland Revenue argued that the expenses incurred do not produce income. Nonetheless, in this case the legal fees result in the reduction of loss to the company and as such should be allowable for deduction as expenses.

## **Allowing Travel Expenses**

The government is now encouraging businessmen to go overseas to explore global markets and drum up business. However, travelling expenses are usually not allowable as it is rather difficult to

prove that these expenses were incurred for the production of income, especially for people who are in the initial stages of doing business overseas or conducting study visits or tours. As the saying goes, “nothing ventured, nothing gained”.

Now that Inland Revenue has introduced the self-assessment system, all these grey areas must be clarified as failure on the part of the tax payers not to add back these expenses will subject them to a penalty of 45% to 60% in the event of a field audit.

It is urgently recommended that the government and Inland Revenue look seriously at implications of Section 33(1) of the Income Tax Act and take appropriate steps to amend this section.■

**By Mr Ng Seing Liong, J.P, FCCA**  
(President of REHDA Malaysia)

The writer is an Approved Company Auditor, Liquidator and Tax Agent.

## **DEVELOPERS’ RESPONSIBILITY**

### **UNDER THE BUILDING AND COMMON PROPERTY ACT (MAINTENANCE AND MANAGEMENT) 2007**

**THE** Building and Common Property (Maintenance and Management) Act 2007 which came into force on 12 April 2007 aims at raising the quality of management of subdivided buildings for the proper maintenance and management of buildings and the common property. In line with the implementation of this Act, the Ministry of Housing and Local Government has written to REHDA to highlight the key responsibilities of developers in exercising their duties with regards to audited accounts and formation of Joint Management Body (JMB).

#### **I) Section 21(1)**

It is the duty of all developers to hand in an audited account audited by a professional auditor to the Commissioner of Building (COB) no later than 6 months from the date of the implementation of the Act i.e. 12 April 2007.

#### **II) Section 4(1) and Section 5**

It is the duty of all developers to convene the first meeting to form a Joint Management Body (JMB) under Section 4(1) and Section 5, to maintain and manage the building within 1 year from the date of the implementation of the Act.

All developers are therefore urged to give their full cooperation in taking immediate actions in relation to (I) and (II) above within the stipulated period. Failure to comply with the Act will result in COB taking further actions as regulated in the Act.

For further enquiries, please contact the relevant COB, National Housing Department (JPN) or the Ministry of Housing and Local Government (KPKT).■

Wilayah Persekutuan (KL) Branch

# REHDA WPKL–DBKL Annual Golf Tournament 2007



Group photo of DBKL and REHDA WPKL players.



Branch Chairman, Mr Teh Boon Ghee (3rd from right) posing with Datuk Bandar Kuala Lumpur (with trophy) and DBKL team.

**REHDA** Wilayah Persekutuan (KL) Branch organized a “REHDA WPKL–DBKL Annual Golf Tournament 2007” held on 1 December 2007 at The Mines Resort and Golf Club, Mines Resort City in Seri Kembangan, Selangor. This friendly tournament brought together 19 participants representing senior officials from Kuala Lumpur City Hall (DBKL) and REHDA WPKL.

At stake in this competition was the Mayor’s Cup (Team Challenge Trophy) and Individual Category for the team and individual events respectively, where the participants competed for the coveted trophy, attractive electrical prizes and novelty items. It was a closely contested event with the guest-of-honor, Y Bhg Dato’ Ab Hakim bin Borhan, Datuk Bandar Kuala Lumpur leading DBKL to victory in the team event by a score of 279 to 255 points.

The golfers thoroughly enjoyed the challenging round of golf and lunch hosted by the Branch, which further strengthened the close rapport, cooperation and mutual understanding between both parties concerned. Overall, this golf tournament turned out to be a successful and memorable event.

REHDA WPKL would like to acknowledge the sponsors for their generous support namely, Bolton Berhad and Sunrise Berhad. The Branch looks forward to organizing more social events and networking activities in the coming year for the benefit of REHDA members. ■

### In the individual category, the top 10 prize winners comprised:

(1)	Ir Mak See	DBKL
(2)	Tn Hj Samsuddin bin Nusi	DBKL
(3)	En Abd Aziz Yusof	DBKL
(4)	En Mohd Yusof bin Alwi	DBKL
(5)	Mr Raymond Cheah	REHDA WPKL
(6)	Mr Lum Tuck Ming	REHDA WPKL
(7)	En Zulkurnain bin Hassan	DBKL
(8)	Dato’ Michael KC Yam	REHDA WPKL
(9)	Dato’ Ab Hakim bin Borhan	DBKL
(10)	Mr Pan Choong Chong	REHDA WPKL

Negeri Sembilan Branch

## MAPEX October 2007

**THE** exhibition was officially launched by Y.B. Dato’ Woo Ah Lek, the State Housing and Local Government Committee Chairman who represented Y.A.B. Menteri Besar on Friday, 26 October 2007 at Seremban Parade. 16 developers, 3 financial institutions and Unit Perumahan dan Kerajaan Tempatan participated in this exhibition. 1253 units with estimated value of RM263 million were showcased during the expo. ■



REHDA NS Chairman, Dato’ Ir. Soam Heng Choon (left) presenting the flower basket to Y.B. Dato’ Woo Ah Lek.

## REHDA Negeri Sembilan Bowling Competition

REHDA NS Committee Members with Pn Mimi Suraya (best female player) (4th from left) and En Syed Mohd Nasir (best male player) (2nd from right).



**REHDA NS** organized a friendly bowling competition between the government departments and REHDA NS on 17 November 2007 at Jusco Seremban 2. The Government Departments which participated were Pejabat Tanah dan Galian (PTG), Majlis Perbandaran Seremban (MPS), Majlis Perbandaran Nilai (MPN), Pejabat Tanah dan Daerah Seremban. MPS emerged as the overall champion of this friendly competition. Medals were presented to the best players from each team before all players being treated to a buffet lunch. ■

## Other changes

Further to the changes highlighted, additional amendments applicable to Schedule H are:

**CLAUSE:** 10. Default by Purchaser and determination of Agreement

**AMENDMENT:** Addition of sub-clause (1)(b)

- If the Purchaser, subject to sub-clause (3), fails to pay any sum(s) for any period in excess of 28 days after the due date, the developer may, subject to sub-clause (2), annul the sale and terminate the agreement.

**CLAUSE:** 12. Position and area of Parcel

**AMENDMENT:** Amendment to sub-clause (3)

- Adjustment of purchase price is allowed for difference in excess of 2% of the area shown in the Building Plan.

**CLAUSE:** 18. Payment of service charges

**AMENDMENT:** New sub-clause (3)

- All service charges and any payment received by the Vendor under this clause is to be paid into a Building and Maintenance Account established under the Building and Common Property (Maintenance and Management) Act 2007.

**CLAUSE:** 19. Sinking fund

**AMENDMENT:** Amendment to sub-clause (3)

- All funds accumulated in the sinking fund opened and maintained under sub-clause (1) shall be held by the Vendor in trust for the Purchaser and the purchasers of the other parcels in the said housing development and immediately upon the establishment of a sinking fund under the Building and Common Property (Maintenance and Management) Act 2007, all such funds accumulated shall be transferred by the Vendor into the sinking fund established under the Building and Common Property (Maintenance and Management) Act.

**CLAUSE:** 27. Completion of common facilities

**AMENDMENT:** Amendment to sub-clause (1)

- Vendor's architect shall certify the date of completion of common facilities.

**AMENDMENT:** Addition of sub-clause (3).

- For avoidance of doubt, any cause of action to claim liquidated damages by the Purchaser under this clause shall accrue on the date the Vendor completes the common facilities.

## Savings and Transition

Nothing in the Housing Development (Control and Licensing) Regulations shall affect the validity of any contract of sale entered into after 12 April 2007 but before 1 December 2007 and such contract shall continue to have full force and effect notwithstanding anything inconsistent or contrary to any provisions in the Housing Development (Control and Licensing) Regulations.

Where on 1 December 2007, a contract of sale has been signed in any phase of housing development, such contract shall continue to apply to all housing accommodations in the said phase of housing development until all the housing accommodations in the said phase of housing development have been sold.

*For further reference, members may download the copy of these amended Regulations from the REHDA website; [www.rehda.com](http://www.rehda.com). Alternatively, printed copies are available for sale from the Percetakan Nasional Malaysia Berhad (PNMB) in Jalan Chan Sow Lin, Kuala Lumpur.*

# December 2007

## DATE EVENTS

- 4 EPU – Progress in setting up Malaysia Property Incorporated. Attended by Dato' Jeffrey Ng Tiong Lip, Datuk Eddy Chen Lok Loi and Ms Ng Kuai Heng.  
REDAS 48th Anniversary Dinner 2007. Attended by Mr & Mrs Ng Seing Liong, JP.
- 5 EPU – Strategies to Stimulate the REITs Industry. Attended by Dato' Jeffrey Ng Tiong Lip, Datuk Eddy Chen Lok Loi and Ms Ng Kuai Heng.  
EPU – Meeting on Building Materials. Attended by Dato' Jeffrey Ng Tiong Lip and Datuk Eddy Chen Lok Loi.
- 6 Federation of Malaysian Manufacturers Dinner was attended by Mr & Mrs Ng Seing Liong, JP.
- 10 Jabatan Kerja Raya – *Mesyuarat Perbincangan Teknikal Penambahbaikan Alam Sekitar Dalam Industri Pembinaan TC9*. Attended by Mr Tiah Oon Ling and Ms Yee Chew Ping.  
EAROPH Malaysia Council Meeting No. 3/2007 was attended by Ms Ng Kuai Heng and Ms Karen Seow.  
CIDB – *Majlis Pelancaran Pelan Induk Industri Pembinaan*. Attended by Mr Ng Seing Liong, JP, Dato' Michael Yam Kong Choy and En Wan Hashimi.  
FIABCI – 2nd Meeting of the Task Force of Malaysia Property Incorporated (MPI). Attended by Mr Ng Seing Liong, JP,

## DATE EVENTS

- Datuk Eddy Chen Lok Loi, Dato' Jeffrey Ng, Dato' Michael Yam Kong Choy, Mr Ricque Liew Yin Chew, Ms Ng Kuai Heng and Ms Rusnani Abdul Rahman.
- 12 FMM – Meeting on Policy to Reduce Dependency on Foreign Workers. Attended by Mr Ricque Liew and Ms Aslinda.
- 13 *Mesyuarat Menetapkan Criteria Orang yang Berkelayakan (Qualified Person) di bawah Akta Industri Perkhidmatan Air (IPA) 2006*. Attended by Mr Tiah Oon Ling and Ms Yee Chew Ping.  
Meeting with Senior Bar Council Members on SRO. Attended by Mr Ng Seing Liong, JP, Tn Hj Muztaza Mohamad, Ms Ng Kuai Heng and Ms Rusnani Abdul Rahman.
- 14 ASLI – Invitation to a Close Door Roundtable Dialogue with the Chief Minister of Penang, YAB Tan Sri Dr Koh Tsu Koon. Attended by Mr Ng Seing Liong, JP.  
Bahagian Pelesenan & Penguatkuasaan Perumahan – Meeting to Discuss Proposal to License Commercial Development. Attended by En Wan Hashimi Albakri and Ms Rusnani Abdul Rahman.
- 27 JKPTG – *Perbincangan Mengenai Isu Kelewatan dalam Pemprosesan & Pengeluaran Hakmilik Strata*. Attended by En Azhar Shaharudin, En Jemain Sakat, En Mohd Sukarman, En Nordin Zain, En Mohd Hafiz, Pn Normala Ismail, En Mohd Fadzly and Ms Aslinda.



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