

SOUNDBITES - HOUSING
chedet.co.cc
December 2, 2010

1. There have been many comments on my blog on Housing.
2. As usual some are for and some against.
3. I don't have to reply because the comments cancel each other.
4. Nevertheless I think an audit of the occupancy of the buildings completed in the last three years would be useful to validate or disprove the comments on the blog.
5. The Government may find it useful to require returns on the sale and occupancy as well as the length of time premises unsold or bought remain empty.
6. This audit should be updated every three or six months. Not only will it be useful to the Government but developers will also benefit from the information.

43 Comments

By AinaqAuthor Profile Page on December 23, 2010 9:26 AM

Housing HousING HouSING HOUSING.....everyone need a place call house and some can dream of Mension and Palace with swimming pool etc etc
House is needed first as shelter like ayam need a reban from weather :heat,cold
Then if you have somethings or someone a house is needed for security from theif and criminal and law swindler
House is need for adress someone to find you,trust you in networking of life
House is needed like car to reflect you credibility
If you can afford a house is a place of confort and escape after hard toil
Houses can be for investment hedge against dwindling value of money

All those if you earn enough to paysome time it takes a life time to pay
While others in KL can afford to share rooms while worse
They are who sleep in car , the poor some time in abundant building,bust stop and shop corridor
That life in Malaysia.....

Mosque once a place of shelter for needy and poor,for traveler Now they are not the place for poor any more.....even in kampong!!!
They are place for tourist!!!!
They musafir and poorin the mosque are look upon with suspicion (drug addict theft creat this atmosphere)

Why houses and car prices inflated so much relative to income for ordinary people???

Poor need house badly as country urburnise and industrialisedlong ago we have the stinggan way of solving NOW the Govement is the only HOPE.

By MuhammadAuthor Profile Page on December 18, 2010 6:57 PM

- 1) Thank you Tun for the below news I read yesterday which titled "No turning back to agro-base economy, says Dr M".
- 2) I was worried few persons especially Mr. Objective Q suggested us to turn our country back to Agriculture economy like pre 1981 era.
- 3) If we remember how it was in 1981 and how many hardcore poor Malaysians were, any Malaysians would not want Malaysia to be Agriculture nation again.
- 4) Massive development Dr. Mahathir has brought to Malaysia once he turned the country to industrial/trading nation.

Friday December 17, 2010

No turning back to agro-base economy, says Dr M

KUALA LUMPUR: Malaysia should not go back to an agriculture-based economy because the country would not be able to achieve the economic growth that the Government desires and overcome unemployment, said former prime minister Tun Dr Mahathir Mohamad.

"Sometime ago, the Government decided to focus on agriculture. However, we have rejected agriculture because it was not able to solve the problem of unemployment," he said at a dialogue session on Vision 2020: Malaysia's Looking East concept here yesterday.

"We can still give attention to agriculture because it is making advances in terms of technology and we cannot neglect that. But to depend entirely on agriculture will not be productive."

For example, he said, one acre (or 0.4ha) of land could not produce enough food even for one family.

"However, if we build a factory on that one acre of land, then a factory can be set up and create jobs for 500 people," he said.

He said that even with modern agriculture, the Government would still not be able to create enough jobs for the people.

"That is why we have switched to industrial-based economy but to do that, we must equip our people with necessary knowledge and skills," he said.

He said Malaysians were not inferior but instead would be able to perform like their counterparts in Europe and Japan if they were given necessary training.

Dr Mahathir also urged the country not to rely on foreign direct investment (FDI) for economic growth.

"Japan and South Korea did not depend on FDI but they got the technology from other developed countries and worked with their own capacity to maximise the return of their companies," he said.

He said Malaysian companies now had the capacity, capital and management to "grow big" by acquiring foreign technology.

By parameswara 2Author Profile Page on December 12, 2010 8:05 PM

dearest Tun

may I...

// By kamal ahmadAuthor Profile Page on December 11, 2010 7:31 PM

Salam kasih dan salam hormat Ayahanda Tun.

I was in KLCC last week and able to finally afford for a place of own within 5 minutes walking distance from Asy'Syakirin & the towers. //

If it had not been for the determination of Tun to implement the DEB inspite of the various challenges he faced in the beginning I believe many of us Malays would not have dreamt to live the way of Bro Ahmad Kamal am I right?But of course these Malays who made it,made it on their own with the DEB being just a little stimulus..

Really envy you bro,so a congratulations on your achievement should be in order.May Allah SWT heap upon you more blessings for your humility in appreciating of our great Tun.May Allah bless Tun too.

Thanks Tun

By kamal ahmadAuthor Profile Page on December 11, 2010 7:31 PM

Salam kasih dan salam hormat Ayahanda Tun.

I was in KLCC last week and able to finally afford for a place of own within 5 minutes walking distance from Asy'Syakirin & the towers. My first day at my new KL neighborhood, I walked to Asy'Syakirin in my kain pelekak and baju Melayu for maghrib and isya, then after that I went straight to the nearest kedai runcit for a bottle of Nescafe and cream crackers (also happens to be Cold Storage KLCC). Thanks for building that place up from a devils alley race course of once. Never dreamed then I would one day land among KLCC neighbors too. But fate and destiny is in Allah's hand and we as human's works hard at attainment. This maybe insignificant, maybe you won't even read, but I must say this thank you to you Tun. I am no crony of anyone, but I saw a glimpse of your dreams – great dreams of a great man and I took one away and built on the rest for me. I have the ability, I am a hard worker and all I needed was a platform big enough to sustain my crazy leaps; and that platform you built from scratch right there. Thank you Tun. Thank you from the bottom of our humble hearts.

By di1bzs0qAuthor Profile Page on December 11, 2010 3:56 AM

Dear Tun,

Actually these kind of buildings should be refurbished by the government and resell it to the other countries, made it a special classes, a perception where these buildings are newly build and good for investment. Delegate it to the developers or property agents, sell it to overseas ie. Australia, EU countries, and most importantly CHINA.

sell these vacant 'abandoned' but refurbished 'perception' and marketing it strongly to them, they will buy definitely cos our property is sooo cheap for them.

Cheers!

By YSLimAuthor Profile Page on December 10, 2010 9:04 PM

sadly all the developers think about profit, profit, money, money, duit \$ \$\$\$\$ but why blame them... they are into business..

BUT SADLY most of them would like only to make reasonably profit.. BUT BUT what to do... the perception are they need \$\$\$ to grease the development.

THEREFORE THEY INCREASE..... THE price BUT, BUT majority of our leaders NEED \$\$\$\$\$\$ THEREFORE they thought Developer make BIG money, THEY unashamedly ask for \$\$\$\$ or donation.. THEY NEED MONEY .. to grease their SUPPORTERS WHO AMONG THEM got money to buy HUGH PRICE property.... therefore it goes round and round until all the people within the round got bloated in tummy and pocket. DON'T BLAME THEM, WHY, THEY ARE INTO THAT KIND OF GAME. SO THE FINANCIER ALSO THERE IN THE GAME.

what about rakyat, they are not within the circle, they are outside the circle..... but BANK CARE NOT , CARE WHAT!!!

IF TODAY YOU LOOK AT THE NEW STRAIT TIME, MAJORITY OF THE AUCTION PROPERTY RESERVED PRICE AT BELOW RM100,000.00..... GO AND READ THE ADVERTISEMENT EVEN YOU ARE NOT BIDDING.

AUCTION RESERVE PRICE AT RM30,000.00. RAKYAT NOT EVEN AFFORD TO PAY INSTALMENT FOR FEW HUNDRED A MONTH..... COMPARE WITH THOSE STAYING AT BUKIT TUNKU/KAJANG HEIGHT/BANGSAR/SS12 SUBANG JAYA/DAMANSARA/

SADLY YOU CAN TALK SNOBBISHLY ON RUBBISH... AND THE RUBBISH YOU TALK ABOUT HOUSING...

TALK ONLY TO MAKE YOURSELF RELEVANT????? SO SAD.

By JamalAuthor Profile Page on December 9, 2010 10:37 AM

Dear Tun,

Referring to your earlier posting "Housing", I think we are barking up the wrong tree here.

The problem with the boom and burst is the AVAILABILITY of CREDIT to fuel such BOOMS which eventually result in a BURST!!!

What we need to control is such unbridled availability of credit - in property prices (due to this fueling of the gambling..oops speculation drive).

Housing is a basic need and MUST be address by the GOVERNMENT, esp for the low income group.

However, we can see all over MALAYSIA eventhough such low cost housing are provided...their MAINTENANCE is IN DIRE NEED OF ATTENTION.

HOPE THE RELEVANT MINISTRY CAN LOOK INTO THIS.

By HOT ZOOMAuthor Profile Page on December 9, 2010 8:05 AM

harap2 rumah x naik harga tinggi melambung

ni pe hal lak

<http://bloginfo4uall.blogspot.com/2010/12/sultan-kelantan-lucut-dua-pingat-darjah.html>

By EndorphinsAuthor Profile Page on December 8, 2010 10:02 PM

The Malaysia government is talking about a high income society. Concerning housing, some very rich people purposely buy a lot of houses; cheap to expensive ones. Then they rent them out and that is how they make more money. These empty houses belong to someone. They are unoccupied because nobody rents them yet but it does not mean the person owning the house or houses are poor. However the people who rent the house have to be careful with their money. Again coming back to the issue of money. You talked about how the government would say they have no money for this and that. It is not that there is no money. It is how they prioritise the money. In the government, the money budget is compartmentalized. This department gets this sum of money and that department gets that sum of money. Within the department, there are all sorts of accounts. The account for entertainment. The account for bills. So the money for the account for bills can be zero. But the account for entertainment is say, RM 1000. Isn't that money ? But that RM 1000 cannot be used to pay for the bills. It is solidly for entertainment. Logically it is ridiculous. But it is management friendly because imagine moving the money from one account to another and back again, the account clerk will have a mental breakdown. Then is entertainment that important ?

By dzulAuthor Profile Page on December 8, 2010 2:57 PM

Dearest Tun,

I think Nazri Aziz just never wants to be a minister after all. Many have been said about his arrogance attitude. So many complaints about him on TV, in news paper (awang selamat case), on youtube, etc. But he never seemed to understand and all the time will always take a "don't care" attitude.

That is why he continue to be rude eventhough people are complaining about him all the time. He just doesn't care if he is removed from ministerial post.

He also claimed that by being rude and arrogance, he garnered bigger majority in his constituency in the last 12th PRU. He claimed that he is already rich before he is made a ministry (in taxi permit case). This is disgusting, isn't he?

And I don't understand why no PM during his time (Tun M, Pak Lah, and now Datuk Seri Najib) do not see him as liability to the government, and to the UMNO, and to the BN coalition.

I would never vote for him if he is to contest in my constituent in any PRU. Not for an arrogance person he is.

Mintak pandangan Tun dlm perkara ini...ada kah Nazri ini terlalu kebal dlm Kerajaan sehingga tiada siapa yg berani mengeluarkan dia dari menjadi menteri? Ada kah dia seorang yg terlalu bagus dlm parti sehingga dia mesti di perlukan untuk mentadbir kementerian? Ada kah dia seorang yg terlalu bijak dan pandai di dalam parti sehingga jika dia tidak menjadi menteri, maka kementerian tersebut akan menjadi pincang?

I am not from any party but always support BN. I acknowledged that (dgn rendah diri dan berterima kasih)without the BN government, I would not be like what I am today (of course setiap yg berlaku adalah diatas kehendak NYA)

I am one of those silent voices in the last 12th PRU. And will continue to support the present government EXCEPT for the most arrogance minister I've ever seen.

Terima kasih Tun.

By HBTAuthor Profile Page on December 7, 2010 12:51 PM

Dear Ayahanda Tun,

Selamat Hari Awal Muharam.

1. How to solve the never-ending political crisis of extremism in Ketuanan Melayu after 53 years of Merdeka; and Malaysia Day (MD) since 16 September 2010 in the whole country?
2. Will BN Chairman be able to ride through the political indifference crisis that will affect the outcome of GE13?
3. Our 6th BN Chairman in the BN Konvensyen speech accused DAP as dynasty and Pakatan as anti-national and 'evil' (*remarks: But our 4th BN Chairman had never made BN speech written by him personally that could hurt opposition parties)
4. Did someone write the speech for 6th BN Chairman to push for PRU13 in 2011?
5. According to the press, CM Sarawak, Mat Taib smiled broadly and he seems to know the best date for Sarawak GE2011.
6. Let us roll back to know exactly what happened to SCORE from goggling BAKUN DAM, SCORE (Sarawak Corridor Renewal Energy) and RECODA (a Regional Economic Development Authority):-

BACKGROUND ...BAKUN STORY

MALAYSIA-CHINA HYDRO (MCH)

Malaysia-China Hydro (MCH) is the main contractor for the the Bakun National Hydroelectric Project. Following approval from the Ministry of finance in 2002, the mega project is led by Sime Engineering Sdn Bhd via a Joint Venture with Sinohydro Corporation of the Peoples Republic of China.

The other consortium partners are; WCT Engineering Services Berhad, MTD Capital Berhad, Ahmad Zaki (AZ) Resources Sdn Bhd, Syarikat Ismail Ibrahim Sdn Bhd, Edward and Sons (EM) Sdn Bhd.

The main works awarded to MCH involved the design, procurement and construction of the power generation structures including the main dam, spillways, power intake, power tunnels, water release outlet, powerhouse, hydraulic gates, cranes and auxiliary electrical and mechanical equipment.

Besides the main works at the site, MCH will also construct permanent roads that provide access from the existing Bakun-Bintulu road to the powerhouse, dam crest, boat landings, dam service roads and others. Other requirements included the construction of the employer's township and the employer's site office.

MCH fulfilled the requirements of Environmental Impact Assessment (EIA). Health and Safety

plans are in place and executed to safeguard the well being of all workers on the site as well as visitors to the site. MCH has formed various committees to ensure the works are carried out according to Health, Safety and Environment (HSE) plans.

MCH put in place continual Corporate Social Responsibility programmes for education and skills training to enable a higher level of participation by the local communities in the project. MCH initiated and sponsored additional programmes aimed at providing the local communities with a sustainable livelihood.

BACKGROUND ...MILESTONES

The Bakun Dam was originally proposed in the early 1960s and its long history includes:

Early 1960s

Initial physical survey of the hydroelectric potential of Sarawak.

1970s to 1980s

Detailed examination of the Bakun site, and preparation of development proposals.

1986

Decision by the Malaysian government to build the project.

1990

Postponement of the project.

1993

Revival of the project.

1994

Awarding of project to Ekran Berhad.

1996

Construction begins.

1997

Asian Economic crisis and second postponement of project.

2002

Awarding of project to Malaysia-China Hydro Joint Venture.

2011

Project completion and delivery.

SARAWAK CORRIDOR OF RENEWAL ENERGY (SCORE)

The Sarawak Corridor of Renewable Energy or simply known as SCORE, is one of the five regional development corridors being developed throughout the country. SCORE is a major initiative undertaken to develop the Central Region and transform Sarawak into a developed State by the year 2020. It aims to achieve the goals of accelerating the State's economic growth and development, as well as improving the quality of life for the people of Sarawak.

RENEWABLE ENERGY

The core of the Corridor is its energy resources (28,000 MW), particularly hydropower (20,000 MW), coal (5,000 MW), and others (3,000 MW). This will allow Sarawak to price its energy competitively and encourage investments in power generation and energy-intensive industries that will act as triggers for the development of a vibrant industrial development in the corridor.

MAJOR GROWTH NODES

1. Tanjung Manis
2. Mukah
3. Samalaju
4. Baram
5. Tunoh

The five New Growth Nodes have been selected with the aim of focusing investment efforts within the Corridor. These New Growth Nodes is a key element of the corridor's strategic development plan.

The Mukah Node will be developed into a Smart City, and will serve as the nerve centre for the corridor. The Tanjung Manis Node will be developed into an Industrial Port City and Halal Hub. The Samalaju Node will become the new Heavy Industry Centre, whereas Baram and Tunoh will focus on tourism and resource based industries. The corridor Secondary Growth Centres, such as Semop, Balingian, Selangau, Samarakan, Bakun and Ng. Merit also stand to benefit greatly from spatial development of the entire region, and the development of these New Growth Nodes.

SAMALAJU INDUSTRIAL PARK 2030

A completely new development centre built from scratch around a modern deep-sea port. The limited expandability in Bintulu makes Samalaju the next most economical location for a new deep-draft port. Located sufficiently far away from population centres, there is plenty of room for Samalaju to expand as an industrial centre, in the coming decades. The entire industrial zone spans 12 km long and 10 km deep.

The new modern deep-sea port will be able to handle both bulk and liquid cargo. Samalaju would be the ideal location for heavy industries and deep sea portdependent industries such as; Non-ferrous cluster (aluminium, zinc, manganese); Iron and steel cluster; Silica cluster (solar panels, solar cells, poly silicon, glass); and Petrochemical cluster (refinery, chemicals and other liquids).

TANJUNG MANIS INDUSTRIAL PORT CITY 2030

Tanjung Manis is strategically located at the delta of the Rajang River, the longest waterway in the country. It will be developed into a leading regional port city to facilitate the development of the western end of the corridor, and the development of Sarawak in general. New bridges and good roads near to the port will connect Tanjung Manis with the hinterland and eventually develop it into the resource-based industrial centre for SCORE.

For most of the resource-based industries in Tanjung Manis - such as timber, wood, palm oil, fishery, food-processing, and ship-building industries - the Corridor development will provide them a greater opportunity to expand their operations. For SMEs, there is also great scope to expand in Tanjung Manis, especially to invest further in downstream value-added manufacturing.

MUKAH SMART CITY 2030

Mukah, which is located right in the heart of the Corridor, will be developed as a Smart City. Mukah will be primed to become the service hub and nerve centre for the corridor, with emphasis on three special areas; Knowledge Centre Human capital development will be an important aspect of the Corridor's long-term economic success. Universities, polytechnics and specialised training centres will be built in Mukah to address the training needs for skilled and semi-skilled workers within the Corridor.

R&D CENTRE

Several relevant industries rely heavily on supporting research capabilities. In Mukah, R&D institutes will be set up to focus on resource-based research and selected industrial research, as these research activities are considered crucial in sustaining the growth of the corridor and the State economy's growth, as well.

ADMINISTRATIVE CENTRE

A clearly recognised nerve centre is vital for the development of SCORE, in view of its long-term sustainability.

Mukah will be the vital administrative hub for the Central Region; ensuring that the vast region around it is properly serviced and taken care of.

Mukah will also have a smaller industrial park for selected industries, such as a food-based industrial cluster.

DEVELOPMENT CONCEPT FIVE-PRONG DEVELOPMENT STRATEGY FOR THE CORRIDOR

The Sarawak Corridor will adopt a 5-prong development strategy:

1. Drive priority industries investments towards 3 major growth nodes along the Corridor – Tanjung Manis (south), Mukah (centre) and Similajau (north).
2. Build a well-designed network of industrial class transport and communication infrastructure within the Corridor, extended outwards to systematically open up the hinterland.
3. Fast-forward the development of energy supply centering around currently known feasible hydro power (Murum, Limbang, Baram and Baleh) and coal deposit sites.
4. Accelerate human capital development within the Corridor with new learning centres and controlled immigration of skilled foreign workers.
5. Develop the tourism industry, focusing on the natural attractions of the Central Region, particularly the lakes upstream of the hydro power stations and the beaches along the northern part of the Corridor.

TEN PRIORITY INDUSTRIES

Priority industries are industries that will have the highest economic impact on Sarawak and should be given priority focus in marketing planning, investment promotion and physical development planning. These 10 priority industries are:

1. Oil-based industry
2. Aluminium industry

3. Steel and glass industry
4. Tourism industry
5. Palm-oil industry
6. Timber-based industry
7. Livestock industry
8. Aquaculture industry
9. Marine engineering industry.

THREE MAJOR GROWTH NODES

Three focused growth nodes are selected to focus investment efforts within the Corridor to derive synergies in the development of the entire central region. These 3 growth nodes are:

1. Similajau
2. Tanjung Manis
3. Mukah.

ABOUT RECODA

The Regional Corridors Development Authorities Ordinance, 2006 was passed by the Sarawak State Legislative Assembly on 11th December 2006 which prescribes these roles for RECODA:

- To manage and promote development of the Regional Corridor
- To ensure more expeditious and efficient mobilisation and optimising the use of natural resources including water and hydropower of the State to facilitate development of the Corridor
- To plan for the development of the Corridor
- To implement the plans and projects for the development of the Corridor
- To service investor clients

ORGANISATION MODEL FOR RECODA

A Regional Economic Development Authority (RECODA) will be set up to own, manage and implement the Sarawak Corridor. Its primary goal is to score the success of the Sarawak Corridor by 2030, which is measured by two broad criteria:

1. Creation of 1.5m new jobs
2. Average GDP per capita growth of 5.5% pa

In this regard, RECODA's role will revolve around 2 key objectives:

- Achieve the projected investment of RM305 billion over the next 20 years
- Ensure planned physical and institutional infrastructure projects are successful implemented

It is envisaged that RECODA will be organized around 4 main functions:

MARKETING AND INVESTMENT

- This is the most important function of RECODA. It will plan and execute targeted and focused marketing programmes to attract global and local industry players to set up their business and/or manufacturing operations in the Sarawak Corridor.

Infrastructure Development

- It is envisaged that RECODA will have direct authority for the growth and development of Tanjung Manis, Mukah and Similajau (the 3 key industrial growth nodes of the Corridor). At the same time, it will have liaison role with the various Government agencies to ensure broader infrastructure works are successfully completed.

HUMAN RESOURCES DEVELOPMENT

- RECODA will play a leading role in developing the infrastructure for HR development in the Corridor. This includes driving the development of training and research institutions that are relevant to industrial development.

Corporate Services

- Beyond normal administrative, Corporate Services will include strategy and planning and corporate development. These roles will be crucial for RECODA, ensuring it remains relevant to the investment community. It is anticipated that both investment incentives and promoted industries may need to be reviewed and revised on a regular basis based on global market conditions and competition from other industrial parks.

Finally, RECODA will be organized and managed with a commercial mindset focused on world-class customer service. In this regard, it will strive to minimize public service bureaucracy for investors through the one-stop agency operating model.

For Further Information Please Contact:

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8. DAP/PR are not dynasty (many of our SMI Entrepreneurs are 'syarikat billionaires anak-beranak), anti-national nor evil as labelled by BN Chairman speech, they are just like BN in fighting what they think is good and just for the country.

9. President MCA, Dr Chua (pro-communist because he is ignorant of China modern history and yet dare to become a Chinese politician) told the Chinese that the speech of BN Chairman is correct (or korek kuasa?) means he supports Communism Ideology and Culture Revolution in the whole country after 53 years by stripping and robbing from the billionaires of syarikat

anak-beranak un-democratically after Japanese troops were forced to surrender by atomic bombs in China?

10. Will BN Chairman be manipulated again after the 4th and 5th PM for early snap election by media press and political parties?

11. BN Chairman today has a 'CHOICE' to maintain political stability; economic prosperity and socio landscape to make 1 Malaysia, A truly Asia Country that reflects Accountable Equality in merit in which 'Ketuanan Melayu' should not be continued to be abused by irresponsible and un-Islamic Umnoputras because today Malaysia is 1 Malaysia, and in next nine years, 1 Malaysia is scheduled to achieve its status of Wawasan 2020.

12. Sime Darby Sdn Bhd, with MOF as guarantor, had scrapped the Bakun Dam project will continue to practice elegant silent by instructing PNB, major share holder of Sime Darby which is not a GLC today to build 100th KL Tower through private funds (or EPF?) so that the Chairman and Board of Directors do not need to pay for the losses personally to inflate the property market by 140% as greed % perceived by Objective Q?

13. With currency war of four trillion dollars, those irresponsible greedy culprits who have rich thy cronies by manipulating construction deficit gap in construction sector through government spending, there is no way they can escape because Malaysia economy is no longer a rebellious teenager, she is a 'lady' who knows what commoners (rakyat/market forces) want for the country.

15. If these Adam Smith invisible hands continue to manipulate the property market behind BN, BN will loss more states in PRU13.

16. 90% of the Malaysians are humble and prefer to have moderate wealth and lifestyles due to '5 Prinsip Rukun Negara' for 53 years; and Malaysians have gone through all wars due to mankind.

17. Sarawak will go ahead with GE2011 as stipulated in the Federal Constitution; and Peninsula and Sabah will have their GE13 in 2013.

18. PM Najib indeed requires your advice especially on inter-political party affairs to re-stabilise deep racial conflicts since Ayahanda Tun has gone through ups and downs of deep manipulated-rooted political racial conflicts for 22 years.

19. Power abuse in 'Ketuanan Melayu' politicking and ISA will only make Umno weaker and un-Islamic.

20. In order to make sure all Malaysians are willing and liable to pay for running the government spending effectively and efficiently by increasing their salaries and allowances, PM must appoint capable and accountable Cabinet Ministers of what they know; not whom they know from all races who are capable with merit and experiences.

21. BN has lost Penang and Selangor permanently due to water agreement and extremism in 'Ketuanan Melayu' and power abuse of ISA (Malaysia has lost Singapore permanently and unwillingly due to Water Agreement hold by Tun LKY for 27 years)

23. My area today is under DAP constituent is doing very well with the 1st Village Tesco

Concept Mall was launched by Mrs Najib recently (remarks: pub is located few blocks from the mosque).

24. We are in 21st globalisation century, we do not need hard-sell Muslim and Communist Propagandas to be launched nationally by political parties to force nationalise General Election 13 to make sure BN wins by threatening 'Pakatan' as dynasty, evil and anti-national.

25. Forbid the return of Low Boon Hwa a.k.a Chin Peng politically to return to his mother country will only make East Asia Chinese not to choose Malaysia as the Tourism and Investment Destination and they can choose Vietnam, Cambodia Laos or Myanmar.

26. The issue of Chin Peng will make moderate Chinese not to vote BN.

Good day Ayahanda Tun.

By HajarAuthor Profile Page on December 7, 2010 12:02 PM

Dearest YAB Tun,

Having differences in opinions is acceptable, but giving VERY RUDE comments is NOT okay. Several bloggers who participate in this blog seem to think that they are welcomed to give very rude comments. Some don't even understand the article, but still disagree with Tun for the sake of DISAGREEING with whatever Tun says. And, yet they claim that they are just being professional and can think rationally...

Anyway, I agree with the idea of having an audit done on the occupancy of buildings completed in the last 3-5 years.

Thanks Tun.

"Selamat Menyambut MAAL HIJRAH 1432H kepada Tun dan Tun Hasmah" & juga kepada bloggers yang beragama Islam.

** May Allah SWT bless Tun & family **

By ZulfadzliAuthor Profile Page on December 7, 2010 9:49 AM

Assalamualaikum Tun,

Semoga Tun terus dikurniakan kesihatan yang konsisten untuk menjadi "penasihat" kepada pentadbiran negara. Apakah Menara Warisan PNB mampu menjadi pesaing kepada KLCC/Bukit Bintang atau sebuah lagi gelembung aset yang memerlukan paksaan kepada agensi lain untuk disewa? Harap-harap Datuk Seri Najib memiliki "kemahiran meramal masa hadapan" seperti Tun untuk menerajui negara dan membuat keputusan2 yang tepat...

ikhlas,

<http://reformasimindaguru.blogspot.com>

By jalil7Author Profile Page on December 7, 2010 7:34 AM

Salam Tun,

"Market Forces" is a term delusioned people use to indicate that majority or herd effect is correct.

based on these market forces then, we will not have the need for many scientists, lawyers, doctors, engineers or any other such discipline because market forces dictate that seeking for fame and fortune is of much much higher priority, and learning, especially of the sciences, is a complete waste of time.

thus, if you are a professor at a university, you would have actually wasted your life. had you started your own franchising or some similiar clever business, you would have been a multi millionaire by now. don't you love it when you walk into a shopping mall to be greeted by the owner of the shop who probably earns 3-times your salary ? it is also possible the owner was the one who is bottom in class at school, and you at the very top.

thus, i do not know how to respond to the younger generations who asked me in all honesty why is it they should study hard, why crack their heads to study the sciences, when selling burgers can bring in the same income of highly trained professionals, and becoming businessmen brings in money and power, making those who study hard looking really stupid.

i therefore suggest all university professors and professionals to drop at once all the silly work, and jump into the business bandwagon. hurry, billions have been announced, billions more coming.

By nase2Author Profile Page on December 6, 2010 11:31 PM

Salam buat YABhg Tun,

Kalau Pemaju lingkup tengah jalan....

1. Pembeli yang rata-rata setakat lepas makan pakai lingkup sepanjang jalan (seumur hidup).
2. Bank yang sediakan pinjaman terlingkup sama tapi ada tangan ajaib tolong selesaikan (tampung modalkan semula) asalkan duitnya dari penyimpan marhain.
3. Tauke asal (pemaju asal) masih senang-lenang.. Paling teruk, panggil kawan baik ambil dana negeri pergi selamatkannya..

Alangkah beruntungnya jadi pemaju di Malaysia ni, segalanya menjurus kepadanya..

By cikkihmenulisAuthor Profile Page on December 6, 2010 11:09 PM

Salam Tun,

Maaf. Out of topic saya ni. Sekadar nak share berita ni dengan Tun dan pengunjung lain...

Mohd Saiful mengaku di Mekah kejadian liwat...

Oleh: ROSLAN BIAN

Masih ingat Muhabalah atau sumpah laknat Mohd Saiful Bukhari Azlan mengaku diliwat Datuk Seri Anwar Ibrahim, di Masjid Wilayah Persekutuan pada 15 Ogos 2008?.

Ekoran itu pelbagai tohmahan serta tuduhan dilemparkan sesetengah pihak malah juak-juak penyokong Anwar menuduh Mohd Saiful berbuat demikian kerana agenda politik yang bertujuan menjatuhkan bekas timbalan perdana menteri itu.

Tambahan pula angkat sumpah itu berlangsung sehari sebelum Anwar umum diri bertanding dalam pilihan raya kecil parlimen Permatang Pauh.

Malah pemimpin PAS yang sudah bersekongkol dalam pakatan rakyat turut mempertikai kaedah sumpah laknat yang dilakukan Mohd Saiful.

Presidennya, Datuk Seri Abdul Hadi Awang dan Mursyidul Am, Datuk Nik Abdul Aziz Nik Mat memberi macam-macam alasan termasuk kaedah sumpah Mohd Saiful memegang al-Quran juga tidak tepat, bahkan Mohd Saiful dianggap bodoh berbuat demikian.

Hadi yang membuat dakwaan itu turut menghina pegawai agama yang terbabit dalam sumpah laknat itu.

“Ia suatu kebodohan dan lebih malang lagi melibatkan golongan yang memakai jenama Islam,” katanya pada sidang media di Muktamar Tahunan PAS ke-54 sebelum ini.

Ada menganggap kes itu menyamai zina dan perlu diadili di Mahkamah Syariah.

Kerana kes itu juga, pegawai Masjid Wilayah Persekutuan, Ramlang Porigi diusung PKR berkempen ketika pilihan raya kecil Permatang Pauh dengan kenyataan beliau hanya diarah hadir ke majlis itu bagi menyempurnakan angkat sumpah Mohd Saiful di hadapannya.

Justeru itu semakin ramai terutama mereka yang taksub kepada Anwar tidak mempercayai kebenaran sumpah laknat Mohd Saiful.

Peliknya, sehingga ke hari ini Anwar masih tidak berani melakukan tindakan serupa sebaliknya membawa kes itu ke Mahkamah Syariah supaya Mohd Saiful dikenakan Hukum Qazaf kerana membuat dakwaan diliwat tanpa bukti dan saksi menurut Islam.

Cerita ini sengaja Agendadaily timbulkan semula selepas mendengar Mohd Saiful ada mengaku kejadian tersebut memang menyimpannya.

Lebih menarik pengakuan itu dibuat di Mekah, ketika beliau menunaikan haji ke tanah suci baru-baru ini.

Mohd Saiful dijangka pulang ke negara dalam masa beberapa hari ini.

Menurut maklumat diperolehi, Mohd Saiful kebetulan bergerak bersama-sama rombongan jemaah dari Johor.

Sudah tentu ada antara mereka mengenali beliau selepas pengakuan itu tambahan pula kes dakwaan liwat terhadap Anwar di mahkamah belum berakhir.

Barangkali kerana ragu dengan pelbagai cerita fasal sumpah laknat dan dakwaan liwat itu, ada antara mereka memberanikan diri bertanya kebenaran perkara itu.

Mohd Saiful dalam menjawab persoalan itu, mengakui semua yang menimpa dirinya itu memang benar.

Cerita jemaah Johor ini diberitahu kepada Agendadaily oleh timbalan Menteri Pelajaran Datuk Mohd Fuad Zakarsi yang turut mengerjakan haji baru-baru ini.

Bagi sesetengah pihak pengakuan Mohd Saiful ini bukanlah benda pelek atau sesuatu yang baharu tetapi ambil kira pengakuannya di Tanah Suci Mekah dan tambahan pula beliau sedang mengerjakan rukun Islam ke lima itu, maka mustahil segala yang menimpa dirinya adalah rekaan atau dibayar pihak tertentu dalam apa dikatakan agenda untuk menjatuhkan Anwar.

Ramai umat Islam percaya, mereka yang menunaikan haji atau berada di Tanah Suci tidak boleh berkata sembarangan apatah lagi bercakap bohong.- 4/12/2010
By zaharAuthor Profile Page on December 6, 2010 6:35 PM

Salam Maal Hujrah Tun yang disayangi!!!
By shahiranAuthor Profile Page on December 6, 2010 6:32 PM

Housing bubbles? It is sort of unbelievable. From what I already know, many customers waiting for an opportunity housing upgrade especially in Klang Valley perimeter. The demand is there, as for the developers, they are of course want to get the most of the land, and as for the buyers, buying a house is considered as an asset, serious thing to buy and they are willingly ready to push everything in getting better home.

Some problem that I also know that, there is so difficult to find freehold asset in Klang Valley. Instead of the price alone, serious buyers are looking more for high-end freehold estate (even middle income man is somewhat ready for this, their dream home anyway), and Klang Valley did not provide that. That is for years the reason why most of the project goes completed without buyers.
By watchersAuthor Profile Page on December 6, 2010 3:01 PM

Tun,

I agree with the recommendations above. And also agree that consistent and on going audit updates should be carried out by auditors without personal interests.

If information from the audit would help future plans for Malaysia's future I would welcome it. Especially if the information would give us the ability for us to make wise and good decisions.

A property bubble burst is another form of economic hardships that Malaysian don't need. If there is symptoms of a bubble bursting then we need to stop the people blowing the bubble. Just controlled actions and planned actions by developers and construction industry will be accepted. And their speculations should be punished severely (monetarily).
By KadokAuthor Profile Page on December 6, 2010 2:14 PM

Salam sejahtera Ybhg Tun,

I believe that the proposed Mega Tower shall boost the construction industry in so many aspects. But the issue here is whether the properties demands are good or not. The good indicator shall be the audit reports as mentioned by Tun. If the property demands are not good, it will be difficult for the banks to approve the loans. But maybe PNB wont need bank loans to finance the project as it has so many Amanah Saham reserves. If the project will be such a boom, then the rakyat shall enjoy huge amounts of dividends. If not kalu, it will just be the warisan merdeka.

By naharAuthor Profile Page on December 6, 2010 11:13 AM

Maaf Tun, salam untuk semu keluarga.

1. Kelembapan pasaran saham kebelakangan ini menyebabkan pasaran HARTANAH dan bangunan ikut lembab kerana minat para pelabur terhadap BSKL telah berkurangan. Pelabur lebih berminat menyimpan wang mereka dalam bentuk lain seperti saham amanah, hartanah bentuk ladang, fix deposit, emas dan sebagainya. Akibat kelembapan pasaran saham juga menyebabkan pasaran hartanah dibandar menjadi lembab.

2. Kemasukan FDI dalam pasaran saham tempatan diharap dapat merancakkan kemali pasaran saham tempatan. Apabila FDI memasuki pasaran saham tempatan, secara positifnya pasti akan merancakkan pasaran dan melonjakkan nilai saham tempatan. Seterusnya, apabila nilai saham meningkat, secara tidak langsung pelabur tempatan akan mendapat keuntungan atas nilai saham yang telah dilabur dan dipegang dalam tempuh tertentu.

3. Keuntungan yang diperolehi pelabur tempatan itu akan dilaburkan semula kedalam sektor lain yang lebih selamat dan kekal. Dengan kata lain, pelabur DDI akan mengambil alih FDI secara cergas melabur semula dalam sektor lain seperti industri pembuatan, perladangan, ternakan, dan sebagainya yang boleh menambah produktiviti negara. Secara tidak langsung pasaran hartanah juga akan turut aktif kembali. Selain dari itu akan mengujudkan peluang pekerjaan, peluang perniagaan dan menghasilkan barang-barang untuk tujuan domestik dan eksport.

4. Saya adalah antara pelabur lainnya yang amat gembira jika FDI kembali semula ke dalam pasaran saham tempatan kerana akan melonjakkan harga saham, mungkin hampir sekali ganda, terutama saham GLC, blue chip dan saham-saham berpotensi lainnya(pelaburan keluarga yang disimpan untuk pelaburan jangka panjang).

5. Apa yang perlu BSKL harus berupaya memantau kegiatan spekulatif melampau pelabur FDI ini, agar peristiwa 1997~1998 yang telah memberi pengajaran dan pengalaman kepada negara, khususnya BSKL sendiri supaya sentiasa dalam keadaan berhati-hati dan berwaspada.

6. Pastinya BSKL telah mempunyai mekanisma tertentu yang boleh diguna pakai sebagai alat pemantau untuk bertindak sebagai CIRCUIT BREAKER apabila ada unsur-unsur atau bentuk manipulatif melampau yang cuba hendak dilakukan oleh aktiviti pelaburan FDI ini.
<http://www.sec.gov/answers/circuit.htm>).

7. Bagi mereka yang berminat untuk membeli secara CONTRA harus bijak mengawal dan monitor pelaburan setiap masa. Lakukan pembelian sesuatu kaunter ketika harga sedang rendah dan volume pembeli sedang meningkat(aktif). Jangan membeli kaunter-kaunter yang sudah meningkat naik terlalu tinggi(maksima).
http://www.klse.com.my/website/bm/trading/equities/contra_transactions.html).

8. Membeli pada kaunter berharga murah(bawah RM1.00) mempunyai kelebihan, di mana

pembelian mampu dibuat pada margin yang lebih besar, paling minima 50k dan keatas, iaitu pembelian paling ekonomik dan dijangka boleh meraih sedikit keuntungan setelah ditolak komisyen. Dengan syarat jangan bersikap terlalu tamak, kononnya hendak mendapatkan harga tinggi lagi. Akibatnya seperti kata pepatah, Orang Tamak Selalu Rugi.

9. Oleh kerana harga(kaunter aktif) sentiasa TURUN/NAIK dalam satu hari, pelabur jenis contra ini harus bijak bertindak dengan membuat langkah memPURATAKAN(average) harga pembelian (mengikut turun/naik harga itu) bagi tujuan pengawalan (iaitu untuk minimakan kerugian atau maksimakan keuntungan).

10. Pembelian contra membenarkan penangguhan bayaran dalam masa tiga hari. Katakan pembelian satu kaunter sebanyak 100,000 unit @ 0.60sen/unit = RM60,000. Jika pada HARI PERTAMA pembelian dilihat telah boleh membuat sedikit keuntungan(katakan 0.03 sen/unit atau lebih sedikit, so @ 100,000 x 0.03 = RM3,000 – RM1,000komisyen = RM2,000untung(lebih kurang)), langkah melepaskan semua pembelian harus dibuat dengan segera(done) pada kedudukan harga BUY dan bukan pada harga SALE untuk mengelakkan Queue atau harga turun semula.

11. Arahan penjualan segera harus dilakukan pada harga Buy, jika pada harga sale, mungkin akan gagal untuk menjual segera kerana terpaksa QUEUE atau berhadapan dengan kemungkinan harga akan turun semual ke paras beli. Katakan pada hari pertama, kaunter yang dibeli sudah naik pada satu kedudukan, Buy = 0.63sen Sale= 0.64sen. Maka arahkan REMISIER untuk jual pada harga Buy = 0.63sen dengan segera. Keuntungan yang diperolehi ialah 0.03sen/unit sudah memadai.

12. Jika pada hari pertama, harga turun berturut-turut beberapa kali di bawah paras belian(0.60sen), langkah untuk mempuratakan(average) harga perlu diambil dengan membuat arahan membeli lagi pada beberapa tahap harga. Katakan tahap penurunan 0.58sen, 0.56sen & 0.54sen, kemudian naik semula pada harga 0.60sen. Dengan membeli 100,000 unit setiap tambahan, jumlah unit keseluruhan sudah menjadi 400,000unit, manakala harga pembelian pula sudah menjadi purata kepada 0.57sen sahaja , iaitu $(0.60+0.58+0.56+0.54=Rm2.28div/4)=0.57sen$). Jika ketika itu status harga Buy 0.60sen, Sale 0.61, maka pada harga 0.60sen harus dijual dengan segera(done) kesemuanya untuk mengelakkan Queue yang memungkinkan kegagalan menjual.

13. Jika gagal menjual juga kerana lambat bertindak, peluang hari kedua harus diambil tindakan dengan segera. Hari ketiga mungkin telah terlambat dan bergantung pada keadaan dan tuah anda. Jika tidak, kita harus sedia membayarnya untuk disimpan buat seketika. Harus diingat, jauhan bersikap terlalu TAMAK di dalam diri, kerana Orang Tamak Selalu Rugi. Malahan, Jika keadaan terpaksa (untuk elakkan kerugian lebih besar), maka pada tahap 0.01sen atau 0.02 sen/unit pun harus dilepaskan. Asalkan kita tidak mengalami kerugian sebagai Konsep Pegangan.**

14. Jika beli saham bertujuan untuk disimpan, ada lebih baik membeli kaunter GLC, Blue Chip dan kaunter berpotensi lain yang lebih kukuh. Kebaikan yang diperolehi mungkin dalam bentuk Dividen, Bonus atau pun Rights issue, disamping mungkin akan berlaku Peningkatan Harga juga. Tq; Tun.

By zamanAuthor Profile Page on December 6, 2010 12:01 AM

Salam sejahtera Tun.

Tun you are my Inspiration.

Semua orang tahu teguran dan nasihat Tun sangat berdasar.

Kepada mereka hanya keangkuhan dan nafsu menjadi petualang.

Tun kami sentiasa rindu kepemimpinan dan nasihat Mu.

Make a come back Tun.

May Allah Bless You.

By PeisehAuthor Profile Page on December 5, 2010 6:14 PM

Salam Bahagia Tun,

Like many here, I am for, the need to have an audit of the current building occupancies rates to be used as the bench mark for the authorities in the approval of a certain building project. In addition, I would like to suggest that when applying for a project to be carried out, the contractors need to furnish to the local Government a set of documents which will encompass on questions such as the demand expected for the buildings, the project's 10km radius of buildings or housing estates currently in existence, the report from the DOE, and of course the contractors' ability to start, complete, and maintaining of the project.

It is essential that a set of documents such as this are submitted to a relevant and neutral body that would do an independent audit assessment of the area in mentioned, and will have a final professional say in whether the project is approved or not.

Nevertheless, like in many cases especially for construction of a housing estate or commercial buildings, it is always the issue of the chicken and egg first dilemma. If there's no building works, or building available now, new businesses would not come in, and current ones will not flourish. And then the issue of "built first, sell later" concept in particular of housing projects.

Personally, housing projects fared much better than commercial buildings because the demand for housing from the middle income earners are quite steadily available. For example in the area just outside Klang. The Kota Kemuning area. New housing estates mushroomed overnight that transformed the surrounding area from once estates and shrubs land and into an organised blocks after blocks of housing estates with price tags ranging from RM250K and above. A survey showed most of the houses are already bought up and some are even occupied.

However, its accompanying commercial buildings that are so traditionally linked with these housing estates fared poorly with unoccupied or unsold units remained the same since it were built.

Perhaps it will take at least another year or so before anyone would decide to take up the units and start a business there.

Data gathering is important. It will ensure that the project will not goes to waste, and the existing ones will not fade away leaving a hollowed legacy.

Salam bahagia Tun.

By IdeaAuthor Profile Page on December 5, 2010 3:27 PM

Dear Tun,

1. This is a very good suggestion. If I may add, there should also be a study on average rental rate (for housing and offices) in each city.
2. The rental rate is supposed to increase over time. It should be in tandem with the increase in property prices. If the increase in rental rate is slower than the increase in property prices, we are seeing growing financial risk in property sector or 'property bubble'.
3. Basically, there are three major parties in property market. The developers, the first hand buyers and the second hand buyers. The activities between the developers and the first hand buyers determine the property prices while the activities between the first hand buyers and the second hand buyers determine the rental rate.
4. Unlike the second hand buyers who are genuine consumers, the first hand buyers consist money making people or 'speculators'. They buy, resell and let properties to make money. They speculate. If they think they are able to make money on certain properties in future, they will buy them. They will then resell or let the properties to others.
5. From time to time, these people will keep on buying properties. It is a business to them. If they do not buy properties, they cannot make money. Their activities create artificial demand for properties. Property prices are much influenced by this artificial demand.
6. Many of these 'speculators' make loans. For them to make money, they have to set the rentals at higher rates than the monthly installments. Or if they want to resell, they have to set higher prices.
7. Unfortunately, many people can no longer cope with this trend. More and more young families and fresh graduates are trapped in financial difficulties. Study loans, personal loans and credit cards are among the causes.
8. The speculators will set their rental rate low as long as they can pay monthly installments. This is when the increase in rental rate becomes slower than the increase in property prices; an indication of growing financial risk in property sector or 'property bubble'.
9. Like you said, the information gained will be useful to the government, developers, banks and also the speculators.

Walahualam.

By parameswara 2Author Profile Page on December 5, 2010 1:38 PM

Dearest Tun

may I.

// By amin tanAuthor Profile Page on December 4, 2010 2:43 AM

Dear Tun,

....Your blog has become such a magnet and obsession to me and many others....
...Finally, this blog is a wealth and fountain of knowledge you have created and bequeathed to mankind. There wont cometh such another. You are the tower of a man. //

1-I agree 1000 % with Amin Tan.Ever since I have decided to start surfing this blog a few moons ago I found myself to be terribly attached to this blog like no other.Wonder how life would have been without you Tun.

2-No matter how terribly busy I am I will just find time to visit chedet.co.cc like an addict.Yes sir,either it's you or your blog'there wont cometh such another'.I was worried that I may be alone with this chedetmania..

3-Thanks for giving more meaning to our lives Tun.Don't worry be happy Tun and take care.

Thanks a million and may God bless you..

By GongPauhAuthor Profile Page on December 5, 2010 10:34 AM

Kita masih ingat selepas siap KLCC, Tower 2 mengalami kekosongan melebihi 5 tahun sehingga Petronas dipaksa menyewa. Memang lah ada masa ekonomi naik dan turun. Apakata kalau bangunan mega kepunyaan Syarikat GLC yang mengharapkan sedikit keuntungan mengalami kekosongan yang lama, dapatkan menanggung hutang?. Kalau Petronas tak apalah sebab dapat berniaga jual minyak dari laut .. untong gila.

By azmanyAuthor Profile Page on December 4, 2010 7:41 PM

The question is who should determine? The Government or the market forces?

I believe the market should take responsibility and not the government.

By amin tanAuthor Profile Page on December 4, 2010 2:43 AM

Dear Tun,

I am very grateful to you and you are a true friend. Now I wonder why some people want to pass biased and negative comments on you. But then, there are heaven and hell, angels and devils. So that is about it.

Credit should be given where it is due. I am not ashamed to praise you when the occasion warrants it and you should not find me rude to point out what I consider to be weaknesses in your posting.

Your blog has become such a magnet and obsession to me and many others.

Look at this posting. It is such a fair debate and so scientific. Anybody who belittles your blog are truely vicious, small minded, small hearted and full of venom.

Finally, this blog is a wealth and fountain of knowledge you have created and bequeathed to mankind. There wont cometh such another. You are the tower of a man.

amin tan

By ekomputeAuthor Profile Page on December 4, 2010 12:35 AM

QUOTE: "There have been many comments on my blog on Housing. As usual some are for and some against."

Yes, there is something to be said of Tun... whether the comments are for or against, whether he agrees with them or not, he still publishes them. However, this cannot be said of some readers who thinks that so-called 'negative' comments ought to be deleted or alternatively, there should be self-censorship, if only as a mark of respect to the owner of the blog.

I was recently in Kuala Lumpur and amidst all the BN bashing, this guy says, "We cannot agree with everything that Tun did but at the end of the day, he has also done many things that were good for the Chinese in Malaysia." Well, let's not see another 90.4% vote for BN is all that I can say. In this, I must agree with Tun that no one should get too comfortable a margin, as pride usually follows success too closely for comfort. One has only to watch all those Youtube videos taken inside the Malaysian Parliament House after the 2004 general elections to verify what I am trying to say, eg. <http://www.youtube.com/watch?v=WduM1FdqzRQ> See how Nazri behaves now, compared to those days?

By rivermanAuthor Profile Page on December 3, 2010 11:39 PM

Dear all,

How could the government enforce on the data collected. Can the ministry disapprove on certain project if it is found non viable? What is the value of the advice.

I thought all major project especially by reputable developer would have their own team of market researcher. The better company will have better team. That is their secret of success.

Try lower the price of the properties - I am sure many will buy.

Look at their household income - if Malaysian can afford it - there will be no hesitation. It is just in Malaysian nature to buy properties.

Good Night

By milshahAuthor Profile Page on December 3, 2010 8:23 PM

Assalamualaikum Tun,

I do hope you will continue to blog and give your view. Whether the comments agree or disagree with you does not matter. What matters is that whatever the commentor's opinion are, whether they

like or dislike you, whether they agree or disagree with you, they and other surfers continue to come to your blog to read your views. Your views matter to them irrespective of their opinion. Your blog clearly pass the 1 million hits mark.

Just my thought.

Thank you.

By parameswara 2Author Profile Page on December 3, 2010 7:14 PM

Dearest tun

1-One of the remedies to get the US out of their dot.com/technology bubble burst of 2000 was that infamous War to end all Wars aka as the War on Terrorism.They need to exhaust their old weaponry in their arsenal so that they can manufacture new ones.

2-This is a trillion dollar industry that is significant enough to boost their then ailing economy.They help to create jobs and hence boost consumption.

3-There are not many ways they know how to activate the economy other than either going through bloodied military wars or income generating economic currency wars.

4-To get them out of this sub prime mess I think they will not risk attempting any new creative way.It will always be that proven and tested way.More wars must be pursued and at the time being Iran is definitely a very serious target.How they'd wish that they can also engage China now.May be they are trying to fabricate a reason..

5-The American people must also be distracted to something else so that they don't see just how clueless their Govt really is in solving their ongoing economic problem.

6-That will also help boost their morale that is now at an all time low after that awfully embarrassing sub prime scandal.So its time for another round of shock and awe to look brutal and macho once again.

7-What they must do now is get the whole world into an economic mess so that we all weakened and would agree to whatever they are going to do.At the same time help them make some money along the way.After all if they don't do anything drastic now they are clearly over and out. They'd be history anyway.So there is really no choice.Its clinging to power at all cost.

8-Is this why Tun is so concern about the state of our economy esp lately with all the related postings one after the other?Just wondering..

Thanks Tun.

By HBTAuthor Profile Page on December 3, 2010 3:53 PM

Ayahanda Tun,

CONGRATULATION!

LANGKAWI: Tun Dr Mahathir Mohamad telah dilantik sebagai penaung Ekspo Pelancongan Malaysia (MTEX) untuk tempoh tiga tahun bermula tahun depan (2011 - 2014).

By Objective QAuthor Profile Page on December 3, 2010 3:43 PM

Dear YAB Tun Dr. Mahathir,

I agree with your idea 100%. An audit and Real Estate Information data base is an absolute

necessity.

As a real estate investor, the first thing I take a look when assessing the investment feasibility and development viability in any particular country is the five year history of the following 16 points (At the very minimum):

- 1- The Number of New units being built (Permit Number). Sorted by class.
- 2- The Number of New units Sold. Sorted by class.
- 3- The Number of Existing units Sold. Sorted by class.
- 4- Average Sale Price
- 5- Average Time on the Market
- 6- Average Price per Square foot
- 7- Owner Occupied Units Percentage
- 8- Non-Owner Occupied units Percentage
- 9- Vacancy Percentage, sorted by class.
- 10- Rent-To-Ownership Gap
- 11- Real Estate Finance and Mortgage Rules and Regulations
- 12- Loan-To-Value Ratio (Leverage) Basically, how much equity does a buyer have in the properties financed. If less than 20% then we have a problem.
- 13- Real Estate Law governing ownership, title, ...etc
- 14- Real Estate Industry (Regulation, Licensing and monitoring) or lack their off.
- 15- Tax and capital Gain laws and restrictions.
- 16- My own personal favorite number is what I call "the speculative flip bubble percentage": I define it as the "The greed amount" added on top of the original price of the unit. So if someone buys a property directly from the Developer and then "Flips" it to a Naïve buyer. The average here in Malaysia, according to my own personal research, is over 140% which is astronomically high.

Without the thorough examination of these points then no respectable investor can claim to have done proper due diligence in evaluating the feasibility of a real estate investment or development. These points could provide both government and investors valuable data in determining the state of the housing market.

As far as Agricultural Land and Agriculture Real Estate, the problem there is much much bigger, since most agents that sell Agriculture Land don't have the most basic and simple common knowledge of their product or professionalism. So far they represent one of the most unprofessional group of incompetent imbeciles that I have encountered on the face of the earth., And believe me, I have seen some real incompetence in real estate investments (Including Dubai, Buenos Aires, Caribbean and Eastern Europe). They should be thrown in Jail for Misrepresentation, Gross Negligence, Breach of Fiduciary responsibilities and flat out Fraud (Excuse the frustration), But I hold them responsible for 90% of the all the problems that hold back the agricultural sector. Something should be done about these charlatans.

Regulating the real estate industry would be a good idea to limit any bubbles, and please dear readers I don't want to hear any "Adam Smith Invisible Hand" argument regarding regulations. We saw how well that worked in Europe and the US!! (NOT)

God Bless Tun and Family
God Bless Malaysia

By mazlanAuthor Profile Page on December 3, 2010 3:04 PM

Assalamualaikum.

Secara umumnya saya setuju sektor harta tanah kita menghadapi banyak masalah. Ini mungkin kerana kelemahan undang-undang dan peraturan yang ada ataupun kerana sikap tamak pemaju dan juga pembeli.

Saya ada beberapa cadangan yang mungkin boleh membantu sedikit sebanyak menyelesaikan masalah tersebut. Masalah utama adalah projek terbengkalai, bidang kuasa Kementerian Perumahan dan Kerajaan Tempatan. Usaha hendaklah dibuat oleh kementerian agar semua projek perumahan hendaklah menyiapkan sekurang-kurangnya 50% pembinaan untuk membolehkan pemaju menuntut bayaran kemajuan kerja. Untuk tidak membebankan pemaju, mereka dibenarkan menuntut 2x ganda nilai kerja selepas 50%. Contohnya kemajuan kerja 70%, maka tuntutan $70\% - 50\% = 20\% \times 2 = 40\%$ daripada harga jualan rumah tersebut. Ini rasa saya mampu mengurangkan risiko projek terbengkalai kerana pemaju perlu memiliki modal permulaan yang tinggi untuk memulakan sesuatu projek. Jika terbengkalai sekalipun pembeli masih memiliki 'buffer' walaupun pihak bank mungkin juga akan menuntut hak keatas projek tersebut bagi 'bridging loan' mereka. Kementerian juga perlu mensyaratkan bank menyiapkan projek tersebut atau melepaskan kepada 'special administrator' untuk menyiapkan projek tersebut andaikata kemajuannya terlewat melebihi 12 bulan.

Tentang spekulator harta tanah pihak bank melalui arahan khas bank negara telah meningkatkan margin pembiayaan bagi rumah ke 3 (jika saya tidak salah), saya rasa perkara ini juga perlu dipraktikkan kepada harta tanah komersil. Had pembiayaan seharusnya tidak melebihi 70% daripada nilai harta tanah tersebut.

Disetengah-setengah kawasan masalahnya adalah 'mismatch' antara permintaan dan penawaran terutamanya bagi golongan berpendapatan rendah dan sederhana rendah. Golongan ini amat sukar untuk memiliki rumah kerana kemampuan mereka terhad. Saya merasakan kerajaan perlu memainkan peranan lebih besar dan telus disini. Saya pernah terdengar cerita bagaimana ahli politik boleh memiliki rumah kos rendah ataupun sederhana rendah yang sememangnya dibina dengan subsidi untuk golongan yang susah. Sungguh zalim dan kejam mereka ini kerana mengambil hak orang lain walaupun tidak salah disisi undang-undang. Makanya saya cadangkan agar sebuah bank data yang telus dan bebas diwujudkan untuk menangani masalah ini melalui dasar daftar dulu, dapat dulu mengikut alamat yang disahkan. Pengkalan data ini saya rasa telah ada cuma pengurusannya sahaja yang perlu diperbaiki. Mungkin kerajaan perlu membelanjakan lebih banyak untuk subsidi rumah berbanding subsidi petrol kerana rumah adalah perkara asas dalam kehidupan. Sedih rasanya bila melihat golongan merempat dibawah jambatan ataupun berlindung dipondok buruk yang bocor dan hampir roboh.

By mazlanAuthor Profile Page on December 3, 2010 3:04 PM

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By HBTAuthor Profile Page on December 3, 2010 11:49 AM

Good afternoon Ayahanda Tun,

From the star online, Malaysia Foreign Minister, YB Anifah, and Singapore Foreign Minister, Mr George Yeo, have signed up MOU in setting up joint-collabrations base on ICJ (?) in setting up Hydrography in Pulau Batu Puteh. The following is the overview from wikipedia on Hydrography:

Hydrography

From Wikipedia, the free encyclopediaJump to: navigation, search

Table of geography, hydrography, and navigation, from the 1728 Cyclopaedia.

Hydrography focuses on the measurement of the depth and physical characteristics of waters and marginal land. Hydrography generally refers to the measurement and description of any waters, and specifically refers to those measurements and descriptions of navigable waters necessary for safe navigation of vessels. Oceanography and limnology are subsets of hydrography.

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[edit] Overview

Large scale hydrography is usually undertaken by national or international organizations that sponsor data collection through precise surveys and the publication of charts and descriptive material for navigational purposes. The science of oceanography is, in part, an outgrowth of classical hydrography. In many respects the data are interchangeable, but marine hydrographic data will be particularly directed toward marine navigation and safety of that navigation. Marine resource exploration and exploitation is a significant application of hydrography, principally focussed on the search for hydrocarbons.

Hydrographical measurements will include the tidal, current and wave information of physical oceanography. They will include bottom measurements, with particular emphasis on those marine geographical features that pose a hazard to navigation such as rocks, shoals, reefs and other features that obstruct ship passage. Unlike oceanography, hydrography will include shore features, natural and manmade, that aid in navigation. A hydrographic survey will therefore include accurate positions and representations of hills, mountains and even lights and towers that will aid in fixing a ship's position as well as the aspects of the sea and seabed.

Hydrography, mostly for reasons of safety, had adopted a number of conventions that affect its portrayal of the data collected for charting. For example, hydrographic charts are designed to portray what is safe for navigation, and therefore will usually tend to maintain least depths and occasionally de-emphasize the actual submarine topography that will be portrayed on bathymetric charts. The former are the mariner's tools to avoid accident. The latter are best representations of the actual seabed, as in a topographic map, for scientific and other purposes. Trends in hydrographic practice since ca. 2003-2005 have led to a narrowing of this difference, with many more hydrographic offices maintaining "best observed" databases, and then making navigationally "safe" products as required. This has been coupled with a preference for multi-use surveys, so that the same data collected for nautical charting purposes can also be used for bathymetric portrayal.

A hydrographic survey is quite different from a bathymetric survey in some important respects, particularly in a bias toward least depths due to the safety requirements of the former and geomorphologic descriptive requirements of the latter. Historically, this could include echosoundings being conducted under settings biased toward least depths, but in modern practice hydrographic surveys typically attempt to best measure the depths observed, with the adjustments for navigational safety being applied after the fact.

Hydrography of streams will include information on the stream bed, flows, water quality and surrounding land. Basin or Interior Hydrography pays special attention to rivers and potable water.

[edit] History

Hydrography's origin lies in the making of chart like drawings and notations made by individual mariners. These were usually the private property, even closely held secrets, of individuals who used them for commercial or military advantage. Eventually organizations, particularly navies, realized the collection of this individualized knowledge and distribution to their members gave an organizational advantage. The next step was to organize members to actively collect

information. Thus were born dedicated hydrographic organizations for the collection, organization, publication and distribution of hydrography incorporated into charts and sailing directions.

An interesting historical relationship is that of James Whistler to hydrography. His artistic talents were applied to the sometimes beautiful shore profiles that appeared on charts during his work as a cartographer with both the civilian and naval U. S. hydrographic organizations. Those profiles on early charts were etchings designed to aid mariners in identifying their landfall and harbor approaches.

[edit] Organisations

Hydrographic services in most countries are carried out by specialised hydrographic offices. The international coordination of hydrographic efforts lies with the International Hydrographic Organization.

The United Kingdom Hydrographic Office is one of the oldest and most respected hydrography organisations in the world, supplying the widest range of charts covering the globe to other countries, allied military organisations and the public.

[edit] See also

Bathymetric chart
Cartography
Coastal geography
Drought
Evapotranspiration
Flood
Hydrology
Hydrologic cycle
Hydrometeorology
Hydrometry
Trasvasement
Virtual water

Good day Ayahanda Tun. I believe the submarines purchased by the ex-MOD Minister, DS Najib Tun Razak, could be used in this hydrography which is very important for the whole country for the next 50 to 100 years.

By jali7Author Profile Page on December 3, 2010 7:14 AM

Salam Tun,

i dare say the spending power of KL people will not change significantly, while those residing outside of KL will try their best to make sense of the new 'lavish' buildings, which i presume would certainly be nice to visit and look at.

of course it makes "economic" sense and of course they are viable. but what sense (or sens) it makes for us ordinary 9-5 work-hard-to-earn-a living people, i am not so sure.

i sometimes wonder if the government has spared a thought for this vast majority of normal

working class people, those not really terribly excited about new buildings (and more concerned about rats infesting old buildings), who really has problems moving about in an already congested city, whose concern really is escalating prices and degrading services, worried about declining standard of living and witnessing the same all to familiar government tones on the mainstream media.

i nearly fell off my chair when i heard our PM announced "the days of the 'government knows it all' are gone". that is how rare golden sayings are coming from the mainstream media. music to my ears, may i please take this opportunity to thank our honorable PM for such refreshing words. it is like ushering in a new era and is very reassuring. thank you.

i note prices go up double say, of normal foodstuff, since many moons ago, but i also note that they now come in much smaller packages too, making the net increase some 400%.

and so while i sip tea (teh tarik), and be thankful it is still RM 1/-, i try very hard to connect the dots and see how these proposed new buildings shall make life better for me, a native ordinary KL guy.

unfortunaltely i am still rather blur. however, i will keep thinking very hard, for there must be something i missed.

Thank You Tun.

By life is not a fairy tale dudeAuthor Profile Page on December 2, 2010 11:28 PM

Those speculators that causes the prices of properties to sky rocket should be black listed.

By Rimba EmasAuthor Profile Page on December 2, 2010 11:23 PM

SALAM BUAT TUN BERDUA MOGA DIRAHMATI ALLAH S.W.T

1) MENGAUDIT SELALUNYA AKAN MEMBAWA KEPADA DATA-DATA UNTUK KESELURUHAN PEMBANGUNAN YANG TELAH DILAKUKAN BAGI TEMPOH YANG TERTENTU. SEBALIKNYA BAGAIMANA KITA AKAN DAPAT MENGATASI SOAL KAEDAH YANG DIGUNAKAN DALAM JUAL BELI ?

2) DALAM KES SUPPRIMA DI AMERIKA KES KEBANGKARAPAN INSTITUSI KEWANGAN KERANA HUTANG-HUTANG YANG TIDAK TERBAYAR OLEH PEMINJAM DISEBABKAN GANDAAN BUNGA PADA SETIAP TAHUN. ADAKAH CARA JUAL BELI INI AKAN MEMBERI PELUANG RAKYAT MISKIN MEMILIKI RUMAH ?

3) SITUASI BEGINI AKAN MENYEBABKAN MILIKAN AKAN DI MONOPOLI OLEH GOLONGAN KAYA. SEBAB ITULAH PROJEK-PROJEK MEGA SEPERTI MENARA WARISAN AKAN MENDAPAT TENTANGAN RAKYAT YANG HANYA BERPELUANG SEUMUR HIDUP MEMILIKI SEBUAH ATAU BEBERAPA BUAH RUMAH.

4) SETIAP PERSOALAN YANG MEMBEBANKAN RAKYAT SEPERTI KENAIKAN HARGA DAN KEKURANGAN YANG DIMILIKI AKAN DIBALIKKAN KEPADA PEMBAZIRAN YANG

TELAH DI LAKUKAN OLEH INTITUSI-INSTITUSI YANG MEWAH BERBELANJA.

5) MALAH ISU-ISU SEPERTI KETUANAN MELAYU JUGA AKAN DIPERSOAL KERANA ADANYA PERBEZAAN DARJAT DAN TARAF HIDUP. KATA-KATA YANG TIDAK PERSAMAAN DENGAN LAGAK HIDUP YANG DITONJOLKAN AKAN MEMAKAN DIRI SENDIRI. SAMA JUGA DENGAN KAEDAH 'RIBA' YANG DIGUNAKAN DALAM HUTANG, SATU PENGAJARAN AKAN KERUNTUHAN KEPADA INSTITUSI-INSTITUSI KEWANGAN.

6) SITUASI INI AKAN TERUS TIMBUL SETIAP ZAMAN SELAGI KITA MASIH BERDEGIL ATAU AMBIL MUDAH AKAN LARANGAN ALLAH S.W.T OLEH HUKUM-HUKUM YANG TERKANDUNG DI DALAM AL-QURAN.

7) DEMI MASA(SUMPAH) SESUNGGUHNYA KITA DIDALAM KERUGIAN KECUALI ORANG-ORANG BERIMAN YANG BERAMAL DENGAN PERKARA-PERKARA YANG SOLEH DAN MENINGGALKAN PERKARA YANG DILARANG.(BUKAN TAFSIRAN)

WALLAHU'ALAM

By faudziAuthor Profile Page on December 2, 2010 11:22 PM

Salam TUN dan semua

Selain daripada mendapat repot sptmana yang dinyatakan, ada baik juga para pembaca dan bakal pembeli membuat penilaian sendiri juga. Kerana pandangan saya ianya terlalu mahal bagi rumah teres RM 800k

sekian

<http://pantausblog.blogspot.com/>

By shahrulAuthor Profile Page on December 2, 2010 10:27 PM

if the government is a good listener, a great thinker, and an excellent doer, then you can rest in peace..god please bless you

By parameswara 2Author Profile Page on December 2, 2010 10:01 PM

Dearest Tun

1-I agree completely with your recommendations as to how we can audit the actual occupancy status of the properties before new projects are approved. These information will surely benefit other aspiring developers too.

2-But it takes two to tango. We must also monitor the demand side. What is also contributing to the property bubble really are those speculative investors a.k.a the gamblers. Just like the purchases of shares, purchases of properties should also be by those who can actually afford them only.

3-Not by people who can only afford a very marginal upfront but with maximum borrowings and expect that they can make tons of money the moment the property is completed. Or the rental would be so high it will not only finance their installment but also give them a handsome pocket money monthly.

4-Of course we wont be expecting people to purchase properties using all cash but at least their

upfront portion should reflect their financial strength. The Banks must show more responsibility in making sure that they do not simply lend to any Tun, Nik or Khairi but only to those who can or willing to put high up fronts.

5-In most cases however it is the bank that is collaborating with the developers in their attempt to give out their loans to grow their loans portfolio. Without loans banks don't make money.

6-Banks are so desperate that they are even willing to accept simple declaration that the purchase property is meant for actual business purposes the bankers themselves know are untrue. They don't really care. They are even willing to accept forged documents in order to give out the loans. Just like the bankers in Subprime America.

7-The Central Bank must really monitor these practices and punish these economic offenders seriously. Withdraw their banking licenses after the offending officers are put behind bars. But again this may hamper Govts efforts to encourage bumiputras to go into property investments.

8-If we can curb on these speculative purchasing we actually can slow down if not stop completely the property bubble. Those who have the staying power does not harm the economy very much should their investments turn bad. Only that they could have made money invested elsewhere and contribute more taxes for us all.

Thanks Tun.

Source : <http://chedet.co.cc/chedetblog/2010/12/soundbites---housing.html>