



Headline	Rehda backs Ministry on EOTs
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# Rehda backs Ministry on EOTs

**By Rachael Ray**

PETALING JAYA (April 2017): An appeal will be made by the Urban Wellbeing, Housing and Local Government Ministry against the Appellate court's ruling that the extension of time (EOT) issued by the Controller of Housing is irregular.

"I'm sure the ministry is looking at it and they will be putting in an appeal. As for Rehda (Real Estate and Housing Developers' Association Malaysia), we will also be holding a watching brief on this. But looking at the Housing Development (Control & Licensing) Act, it is the minister's sole discretion," said Rehda president Datuk Seri FD Iskandar to the media.

The Rehda president backed the ministry by saying that the Controller has the right to issue an EOT to property developers under the Housing Development (Control & Licensing) Act 1966, amended 2015. He said that this was Rehda's stand after the association and its lawyers had scrutinised the Act.

Upon further reviewing of the Act, FD Iskandar stated that there were things beyond the control of the developer or contractor such as stop work orders and flooding. He also stated that in certain situations, a particular project could be affected by problems faced by another project that is located nearby or within close proximity.

"In dense areas like Petaling Jaya, you might have three or four developments within a very small area. So if one

development is issued a stop work order for dengue, the other three will also receive the stop work order, because dengue is contagious," he said, adding that there is no clause for force majeure in the Act.

Datuk Seri FD Iskandar also said that it was not easy for developers to obtain EOTs from the Controller as the vetting process is extremely meticulous and an EOT will only be granted in certain cases.

However, Urban Wellbeing, Housing and Local Government Minister Tan Sri Noh Omar recently revealed in Parliament that a total of 304 EOTs were granted by the Controller since 2014.

"I think that (304 EOTs) is not during construction. It's right from the start. For the last four years. Today, when they do high rise 30-storeys and above, your sub-structure alone will take 18 months," said Datuk Seri FD Iskandar.

Sometime in February of this year, the Appellate Court granted about 104 home buyers an Order of Certiorari, quelling the minister's decision to amend the time period for vacant possession of Sri Istana condominium which is located in Kuala Lumpur.

The time period for vacant possession of Sri Istana was extended from 36 months to 48 months, in a letter dated Nov 17, 2015. This EOT was granted by Datuk Seri Abdul Rahman Dahlan, who was the minister during that period.