

2nd Meeting with Chief Minister on 13 August 2009

Meeting Minutes for Closed-door Meeting between Penang Chinese Chamber of Commerce with State Government on 13 August 2009

Attendees: Y.A.B. Lim Guan Eng, Y.B. Chow Kon Yeow, Cik Maimunah, En. Pataya, Tan Sri Dato' Tan Kok Ping, Dato' Jerry Chan

Resolutions agreed:

1. No low cost provision endorsement on plans for development below the 100/150 threshold.
2. Any cancellation of project will be decided at SPC level and not by Chief Minister himself.
3. Increase in development charges from RM5 to RM15 per square foot for residential and RM7 to RM21 for commercial. Project with GBI gold standard will be charged at the old rates.
Areas with building height control – Prevailing rate of RM5 should still apply.
Development charges apply for additional density i.e. above 25% of 122,000 square foot i.e. 30,500 square foot.
4. Building Setback –
MPPP letter dated 10 July 2009 on high rise building setback stipulates a minimum of 20 feet setback.

It was decided that the minimum setback distance are:

Building Height	Minimum Distance
Up to 4 storey	10 feet
5 storey	15 feet
6 storey & above	20 feet

5. Threshold for low cost provision

The threshold for low cost provision for development area is 150 units and 100 units for areas outside the development areas. We pointed out the inconsistency in DS29 L9, DS 32 L5 and DS 32 L7 of the gazetted Structure Plan 2007 which stated that the threshold is 100 units for development area and 150 units for area outside development areas the Structure Plan to the State Planner in February 2009.

6. Additional storey to single storey terraces and semi-detached in established housing areas.

Letter from MPPP dated 17 February 2009 informing abolishment of guidelines.

It was decided that additional storey to single storey terraces and semi-detached in established housing areas is allowed to continue.

7. Enhancement fees increase from 25% to 50% of the valuation.
8. Assignment of approved planning permission.

Chief Minister's initial decision: 0.4% of GDV, LC.LMC exempted.

Chief Minister's decision: 3 times plan fees for PM
 2 times plan fees for BP

9. RIBI
Facilities provided for residents only.

10. Back Lane
Letter from State Planning dated 5 August 2009 stating that planning permission applications for exemption from back lane requirement (included gated developments), which are to be tabled for consideration at OSC level, have to be referred to SPC for its views and approval.