

2009 年度会员大会提案
Motions For PCCC 2009 Annual General Meeting

1. 大会吁请槟州政府及地方政府放宽批准程序，并建议地方政府一站式图测批准中心放宽相关条例以加速批准程序。

案由：州和地方政府在本地产业市场的成长扮演着重要的角色。因此，地方政府一站式图测批准中心、槟岛市政局和威省市政局的官员有需提高效率以加速图测的批准。地方当局经常以下列理由如不符合条规、资料不齐全、邻居反对及其他技术问题来驳回发展申请。有鉴于此，我们建议地方政府放宽某些条例如有条件批准土地转换和平面图测(如3个月内)以加速批准程序。目前一站式图测批准中心需费时6个月来批准较不复杂的计划；有者则需费时超过1年，端视有关回馈、技术问题和工程的复杂性而定。

(由屋业及建筑组提呈)

1. **To urge the Penang State and Local Governments to relax approval procedures and to propose that MPPP/MPSP One Stop Centre should relax the relevant rules to accelerate approval process.**

Rationale: The role played by the state and local governments is crucial in the growth of the local property market. Hence, the efficiency of One Stop Centre, as well as MPPP and MPSP staff, needs to be improved to effect faster plan approval. Often, local authorities make use of excuses such as non-compliance, incomplete information, neighbours' objection and other technicalities to reject development proposals. In view of this, we recommend local authorities to relax certain regulations to accelerate the approval process including allowing conditional approvals of land conversion and layout plans (e.g. within 3 months). Now, it usually takes 6 months for One Stop Centre to approve less complex projects and some take more than a year depend on feedback, technical issues and the complexity of the projects.

(Submitted by Housing & Construction Committee)

2. 大会吁请槟州政府把未售出的土著和中低价单位自动开放予公众人士认购，并修改或撤销限制性/禁制措施。

案由：自从去年第2季开始，对槟州房产的需求正不断下跌，影响了该行业的成长。虽然建筑业只占槟城国内生产总值的2.6%，就业率占7.8%（根据2008年第2季的统计数据），惟其连带行业如钢铁、洋灰、瓷砖、浴室固定装置及配件、家俬和装配、家庭用品、甚至是零售，服务和金融皆对槟州经济成长带来贡献。因此，以上的建议可以提高槟州房屋的销售量，并减低房屋滞售问题，同时更能带动建筑周边行业，保持槟州的商业活力及消费能力。

(由屋业及建筑组提呈)

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2. To urge the Penang State Government to lift the ban on unsold Bumiputra and low-medium cost units by allowing automatic sale to the public, as well as amending or removing restrictive/prohibitive measures.

Rationale: Since the second quarter of last year, the demand for Penang properties is gradually dipping, affecting the growth of the sector. Though the construction sector consists only 2.6% of Penang's GDP, with an employment rate that hovers around 7.8% (according to second quarter statistics, 2008), its spill-over effects are considerable, carrying into sectors such as steel, cement, bricks, bathroom fixtures and accessories, furniture and fittings, household goods, as well as into retail, service and finance, contributing growth to the Penang economy. The above proposal will help to increase transactions of houses in Penang and reduce unmarketable problem. It will also stimulate peripheral fields of the construction industry and maintain the business vitality and consumption power of Penang.

(Submitted by Housing & Construction Committee)

3. 大会吁请州政府积极推动，让槟城成为"第二家园"计划的首选地点，因为这将促进本地产业领域及整体经济的成长。

案由：从 2002 年至 2007 年，移民厅仅发出 9 千 5 百张"第二家园"计划的长期签证。这个领域深具成长潜能，根据 The Expat 杂志所进行的调查显示，83% "第二家园"计划参与者拥有平均价值 RM890,000 的产业。此外，每一名"第二家园"计划参与者平均每月开销是 RM9,800，即每年总平均 RM118,000。这些数据应足以让州政府信服，争取主动推展海外巡回促销活动，推介槟城成为亚洲理想的"第二家园"地点。

与亚洲其他城市相比较，乔治市(槟城)的表现优异，生活水准之高名列亚洲第十，比 2002/2003 年度的第 12 排名有所提升。在 2006/2007 年度的调查中，槟城在全球的排行榜是第 74，在 254 个国际城市中，名列最佳 100 名内。

与此同时，州政府也可以考虑重点选定一些地点并将它打造成为外国人集中住宅区如日本村，韩国村，新加坡村及棉兰村，同时也在周围设立他们的餐馆，学校及娱乐场所等。此举更可同时达到吸引更多人选择槟州成为第二家园，同时并加强槟州的旅游吸引力，可谓一举两得。

(由旅游及商业考察组提呈)

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3. To urge the State Government to aggressively promote Penang as the preferred “Malaysia My Second Home” (MM2H) destination.

Rationale: The Immigration Department issued only 9,500 MM2H visas during the 2002-2007 period. This sector indeed has potential to grow, evident from the survey conducted by The Expat magazine: 83% of MM2H participants own properties with an average value of RM890, 000. In addition, each MM2H participant spends an average RM9, 800 in monthly expenses, with an average total of RM118, 000 per year. These figures alone should convince the state government to take the initiative to promote Penang as the ideal MM2H destination in Asia, through overseas road shows and promotional activities.

Georgetown (Penang) has performed well against other Asian cities, being ranked as having the 10th highest living standard in Asia. This is an improvement over the 12th place ranking it received in 2002/2003, and with its global ranking of 74th place, Penang still makes it into the top 100 out of the 254 international locations covered in the 2006/2007 survey.

Meanwhile, the State Government could consider clustering certain areas/properties with majority foreign occupants with a theme such as Japanese Village, Korean Village, Singaporean Village and Medanese Village. These areas will also be surrounded by their restaurants, schools and places of entertainment. Besides attracting more people to choose Penang as their second home, such move will also enhance the attractiveness of Penang tourism.

(Submitted by Tourism Industry & Business Mission Committee)

4. 大会吁请州政府采取措施，即时强制获得政府合约的公司雇佣本地工人。

案由：根据州政府的统计数据，本地制造领域是槟州经济的第二大贡献者，共雇佣州内总劳动力的 34.7%。2009 年联合国工业发展组织(UNIDO)把槟城列为世界十大最具有活力的工业中心之一，显示其制造能力可媲美已发展经济体。然而，即使充满活力的槟州工业领域也未能逃过全球经济危机的袭击，许多本地工人已被解雇。

因此，我们建议州政府采取措施即时强制获得政府合约的公司雇佣本地工人。即使受影响的公司聘请本地工人将增加开销，州政府也应该雷厉风行而不是向压力低头。这项措施也符合联邦政府要在两年内把国内的外劳人数由 2 百 20 万人减至 1 百 80 万人的意愿。

(由屋业及建筑组提呈)

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4. To urge the State Government to introduce the measure of mandatory hiring of local workers for companies awarded with state government contracts.

Rationale: According to state government statistics, the local manufacturing sector is the second biggest contributor to Penang's economy, employing 34.7% of the total state work force. The 2009 United Nations Industrial Development Organisation (UNIDO) Industrial Development Report has rated Penang as one of the 10 most dynamic industrial cluster locations in the world, demonstrating its manufacturing capabilities amongst the development economies. However, even Penang's vibrant industrial sector is not spared by the global economic crisis, with many local workers retrenched from their jobs.

Thus, we recommend the state government to introduce the measure of mandatory hiring of local workers for companies awarded with state government contracts, with immediate effect. The state government must not bow down to pressure and enforce this measure strictly, even if it means that affected companies will need to incur overheads by hiring locals. The move is also in line with the federal government's intention to reduce the number of foreign workers in the country from 2.2 million to 1.8 million in two years time.

(Submitted by Housing & Construction Committee)

5. 大会吁请州政府加强推广州内旅游业，并以增加或加强现有旅游景点和基本建设为长期增加旅客的策略。

案由：旅游业是槟州经济的第二支柱，不仅占了州内生产总值的 56.9%，成长率也比占 39.5% 的制造业更高。这事实显示旅游业是槟州最关键的经济来源，其间所涉及的行业涵括了酒店业、饮食业、零售业、交通及其他等。根据数据显示，单是槟州酒店业去年就接待多达 630 万名旅客（这住宿率还不包括其他单日游者、游艇旅客以及民宅），比 2007 年的 570 万名旅客占更多数。相信该增长率与槟城于 2008 年 7 月 7 日时被列为 UNESCO 世界文化遗产后，槟城的知名度被提升有关。虽然槟城游客量增加的情况令人激赏，但在国内最多旅客到访州属中只排行第四，低于吉隆坡、彭亨（云顶）和沙巴。

全球经济风暴和 A(H1N1) 型流感侵袭的情况下，游客率的减少和低消费无疑将对槟州的旅游业造成巨大影响。为此，州政府应该利用及发展现有的旅游资产，（如文化、天然环境及医疗旅游）并与私人机构合作以共创更多的商业机会。此外，州政府应善用曾经获得的奖赏名誉来加以宣传槟城旅游业，如于 2008 年获得纽约泰晤士杂志选出的亚洲旅游休闲最佳岛屿“2009 年世界最佳旅游奖”，以向国际推广槟城的旅游景点。

(由旅游及商业考察组提呈)

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5. To urge the State Government to intensify its effort in promoting Penang tourism and increase the tourist attractions or strengthen the existing tourist attractions together with enhanced infrastructure as the long-term strategies to increase tourist arrivals.

Rationale: Tourism is Penang's second growth engine, contributing 56.9% of Penang's overall GDP, above the 39.5% contribution from the manufacturing sector. This shows that tourism is a crucial component of Penang's economy that includes the hotel, F&B, retailing, transportation and other sectors. According to statistics, the various hotels in Penang received 6.3mil in tourist arrivals last year (excluding day trip visitors, cruise liner passengers, and visitors in non-commercial accommodation), compared to 5.7mil in 2007. The increase may be attributed to George Town's status as a World Heritage Site, presented by UNESCO recently on July 7 2008. However, Penang rank only at number 4 in terms of tourism arrivals, below Kuala Lumpur, Pahang (Genting Highlands) and Sabah.

The global economic crisis and the outbreak of A(H1N1) flu will affect greatly Penang's tourism sector, due to the reduction in tourist arrivals and lower rate of spending by tourists. Thus, the state government should utilise and develop the available tourism assets (culture, natural environment and medical tourism) with the private sectors in creating more business opportunities. Furthermore, the state government should take advantage of the various accolades presented to Penang, such as being a receiver of the "2008 World's Best Award" as one of the top Asian island in Travel + Leisure, and as one of the "Best Places to Go in 2009" chosen by New York Times, as leverage to promote Penang as an international tourism destination.

(Submitted by Tourism Industry & Business Mission Committee)

6. 大会吁请州政府将乔治市打造成为一个富有特色风光的不夜城市以吸引更多游客来槟州，因为这不仅将可赚取外汇和活络乔治市的商机，同时也可解决因市内残旧遗址产物所引起的社会问题。

案由：目前，乔治市还没有犹如台湾士林夜市、厦门中山路、曼谷高山路或马六甲文化街的夜市街或商业休闲区。我们相信一个富有特色风光的夜市街将成为游客来槟的吸引力，这不仅将可赚取外汇和活络乔治市的商机，同时也可解决因市内残旧遗址产物所引起的社会问题。因此，州政府应该对此建议作出考虑及开始物色合适地点以设立该融合了休闲、本地文化和商业特色的夜市街。我们也建议新街、汕头街、牛干冬、本头公巷、打石街和大铤巷被考虑为夜市街和商业休闲区的地点。

此外，州政府也可效仿台湾极力推广槟州著名的土产如豆蔻，淡汶饼，马蹄酥等，并开拓土产街以便更有效的重点宣传及包装槟州土产。

(由旅游及商业考察组提呈)

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- 6. To urge the State Government to develop George Town as a vibrant and unique night bazaar in effort to attract tourists and earning foreign currency exchange, revitalising George Town's businesses as well as solving the various social problems caused by dilapidated heritage properties within the inner city.**

Rationale: George Town does not possess a night bazaar and commercial walk street similar to the likes of Taiwan's Shilin Night Market, Xiamen's Zhongsan Road, Bangkok's Khaosan Road or Malacca's Jonker Street. We believe that a vibrant and unique night bazaar in George Town will act as a magnet in attracting tourists, while at the same time earning foreign currency exchange, revitalising George Town's businesses and solving the various social problems caused by dilapidated heritage properties within the inner city. Thus, the state government should consider the proposal and start designating the right location in setting up this unique night bazaar for tourists that acts as a melting pot of leisure, local cultures and businesses. We suggest a network of Campbell Street, Kimberly Street, Chulia Street, Armenian Street, Acheen Street and Cannon Street as the location of the night bazaar and commercial walk street.

In addition, the State Government may imitate Taiwan to strongly promote its local native products such as Nutmeg, Biscuit Tambun, Biscuit Beh Teh So, and to develop a street focusing on native products to effectively promote Penang native products.

(Submitted by Tourism Industry & Business Mission Committee)

- 7. 大会吁请中央政府正视槟城身为全国税收第二多的州属，却只获得中央政府拨款数目为全国第二少的不相称比例。**

案由: 虽然槟城是全国税收第二多的州属，惟得到的联邦拨款相对的是全国第二少。

槟城纳税人在 2001-2007 年之间共缴税 156.19 亿令吉。过去 8 年，联邦政府各别拨出 89.65 亿令吉发展基金和 7 亿令吉拨款予槟州政府。

在 2001-2007 年之间，联邦政府从槟城所收到的所得税共 156.19 亿令吉，当中包括公司或企业税收 85.85 亿令吉、个人所得税 48.63 亿令吉以及其他税收 21.7 亿令吉。

从 2001 年截至去年，槟城纳税人数不断增加，公司或企业所得税从 27077 增加至 38286，个人所得税从 365176 增加至 467187，其他为 13410 增加至 18732。

在第九大马计划中，槟州原先所获得 61.52 亿令吉拨款或相等于总拨款额 2000 亿令吉的 3.1%。但是在第九大马计划中期检讨中，槟州拨款被削减至 14.52 亿令吉，只占总拨款额 2300 亿令吉的 0.6%。

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相对于联邦政府给予槟州的发展和运营拨款，槟州对税收所作出的贡献几乎是联邦拨款的两倍，这对于槟州子民是不公平的。因此，联邦政府需要确保槟州可获得足够拨款，以持续推动州内发展，并惠及国家。

(由经济、财务及税务组提呈)

7. To urge the Federal Government to take cognizance of the fact that Penang is the second highest contributor in national tax collection while the allocation received is the second lowest in the nation, which is not commensurate with the tax collected from Penang.

Rationale: Although Penang is the second highest contributor in national taxation, the allocation received from the federal government is the second lowest in the country compare to other states.

Penangites have contributed RM15.619 billion in taxes between 2001 and 2007. The federal government had set aside RM8.965 billion for development funds and some RM700 million in grants to the state government over the last eight years.

Between 2001 and 2007, some RM15.619 billion tax revenue had been collected from Penang, comprising RM8.585 billion in company or corporate tax, RM4.863 in personal tax and RM2.17 billion in other forms of taxes.

Between 2001 and last year, number of Penang tax-payers has increased considerably from 27,077 to 38,286 for company or corporate tax, 365,176 to 467,187 for personnel tax and 13,410 to 18,732 for others.

Penang's original allocation under the 9MP was RM6.152 billion or 3.1 % of the total RM200 billion budget. But after the review, its share was slashed to RM1.452 billion, constituting only 0.6 % of the increased total allocation of RM230 billion.

The Penang economy has contributed almost twice as much in taxes compared to the federal funds allocated for the state's development and operation. Such is not rational, and unfair to the citizens of Penang. Therefore, the federal government needs to ensure that the impact felt by the state can be lessen with further allocation for state development, so that Penang can continue to contribute to the nation's coffers in increasing measure.

(Submitted by Economics, Finance & Taxation Committee)

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8. 大会促请各级政府主动、积极、快速的采取应对办法，克服目前的金融危机。

案由：克服金融危机不能够单靠一两个经济振兴方案，而是需要连续性的策略和措施，特别是要因应局势的演变。同时，政府也要严格的监督官员的执行，配合程度等，绝对不容害群之马。

此外，我们也认为目前时刻，应该以发展经济为首要任务，各种政治争端应该减到最低点。在朝在野应该同舟共济，共同大拼经济。

(由中小型企业及人力资源发展组提呈)

8. To urge the governments at all level would adopt the most proactive, aggressive and rapid measures in overcoming the economic crisis.

Rationale: The economic crisis could not be overcome by one or two stimulus plans, but needs continuous strategies and facilities, especially tailor-made to the changing situation. At the same time, the government needs to supervise its officers to ensure strict implementation and collaboration. No bad apple is allowed.

Besides, we opine that at this very moment, the most essential task is to develop the economy, and minimise the political dispute. The ruling party and opposition should work hand in hand to ensure the smooth economic development.

(Submitted by SME & Human Resource Development Committee)

9. 大会呼吁政府督促国内金融机构简化及加速批准各项贷款之申请，同时加紧对付非法贷款活动。

案由：国内非法贷款活动出现猖狂现象，其中一个重要原因是中小型企业难于获得金融机构的贷款。他们被逼转向高利贷寻求周转，但是，却因为利息如滚雪球般越滚越大，导致债台高筑，并遭受威胁和殴打。在这方面，政府应该修改法令，严加惩处非法借贷从业者。

(由中小型企业及人力资源发展组提呈)

9. To urge the government to supervise the financial institutions to simplify and speed up the procedure on loan application; meanwhile, also control the illegal loan activities strictly.

Rationale: The local illegal loan activities are getting furious, one of the main factors is the SMIs and SMEs are not getting loans due to stringent lending conditions from financial institutions. Hence, they are forced to seek help from the loan sharks, as a result, the interest snow balled and they could not afford to pay back which lead to threat and assaults. In this aspect, the government should amend the regulations to punish the illegal loan sharks severely.

(Submitted by SME & Human Resource Development Committee)

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10. 呼吁政府收购南北大道公司，以解决过路费不断上涨及政府需要按合约赔偿大道公司的问题。

案由：大道私营化合约存有多项不合理条文，违背公众利益，引起争议。大道公司主权归还政府是符合人民意愿。

(由中小型企业及人力资源发展组提呈)

10. To urge the government to buy over the North-South Expressway to solve the perennial problem of toll increment and compensation paid by government purportedly made according to the privatisation agreement.

Rationale: The privatisation contract of expressway contained unfair clauses which compromised public interest and thus very controversial. It is the people's wish that the expressway be nationalised.

(Submitted by SME & Human Resource Development Committee)

11. 大会呼吁州政府尽早拟定古迹管理大蓝图，并制定符合本土国情与经济效益的古迹建筑指南和条规，以确保州内的发展及经济活动不受影响。

案由：针对乔治市于去年7月7日获联合国教科文组织颁发世界文化遗产地位后，古迹核心区的高楼发展计划需遵守联合国教科文组织所定下的建筑条规，即建筑物的高度必须不超过18公尺，令市区发展带来诸多限制。我们认为联合国教科文组织在设定世遗古迹保护指南和条规方面，乃是依据西方人观点而拟定，并不符合本土国情；有关建筑物的高度必须不超过18公尺的执行将影响区内发展及经济活动。

另一方面，修护州内古迹建筑的常经费数目庞大，而所带来的经济效益并不相符合。因此，州政府必须尽早拟定一套符合本土国情的古迹管理大蓝图，以明确鉴定州政府如何实施保护古迹的工作并从有关“荣銜”中受益。

(由基本建设及公共设施组提呈)

11. To urge the State Government to draft the Heritage Management Structure Plan, and set guidelines and by-laws which conform with local conditions and economically viable so as to ensure that the state development and economic activities are not affected.

Rationale: The United Nations Educational, Scientific and Cultural Organisation (UNESCO) accorded George Town World Heritage Sites on July, 7th last year. The high-rise building plan in the heritage core must comply with the UNESCO guidelines, i.e. a maximum height of 18m; which would bring restriction to the development of town area. We opine that the UNESCO guideline are based on the Westerners point of views, and is not consonant with local conditions. The strict execution of maximum height of 18m on new buildings will affect the development and economic activities

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in town. On the other hand, preserving heritage buildings in the state requires large amount of fund, and it is not compatible with the economic viability. Hence, the State Government must set a Heritage Management Plan which conforms with the local conditions in order that the preservation of Heritage could bring in real benefits.

(Submitted by Infrastructure and Public Facilities Committee)

12. 大会促请州内小贩提升环境卫生和环保意识，确保生意经营除了谋生之外，也可以为环保工作做出贡献。

案由：长久以来，檳城州的环境卫生都是处于非常差劣地步，虽然政府尝试改善，但是情况还是差强人意。在这方面，商会认为州内到处林立的小商贩应该提升本身的卫生和环保意识，协助政府，共同努力，为州内的清洁卫生和环保献出一份努力。

(由旅游及商业考察组提呈)

12. To urge the hawkers in Penang to enhance their awareness of the importance of cleanliness and green environment so that besides making an earning from their daily business, they could also help to contribute to preserve the environment.

Rationale: The cleanliness condition in Penang has been subject to much criticism in the past. Despite efforts by the government, the situation remains unchanged. In this regard, the Chamber opines that hawkers all over the Penang State should enhance their awareness of the importance of cleanliness and green environment. They should play a role in helping the government to clean-up Penang and also to preserve the environment.

(Submitted by Tourism Industry & Business Mission Committee)