

SENARAI TUGAS-TUGAS DAN TANGGUNGJAWAB PEMAJU PERUMAHAN YANG BERLESEN

1. Tugas-tugas Pemaju Perumahan yang berlesen adalah seperti berikut :-

- a) Mempamerkan pada setiap masa ditempat yang mudah dilihat dalam mana-mana pejabat dan cawangan pejabat pemaju perumahan berlesen satu salinan kunci kira-kira yang diaudit dan maklumat-maklumat seperti nama penuh, alamat tempat kerja, kewarganegaraan, kewarganegaraan asal – (jika kewarganegaraan masa itu bukan asal),perniagaan atau pekerjaan (jika ada) bagi setiap orang yang mengawal dan mengurus perniagaan pemaju perumahan berlesen itu dan butir-butir lain jawatan pengarah yang dipegang oleh orang itu seperti yang dikehendaki dalam seksyen 7(d) Ordinan.
- b) Menyimpan atau menyebabkan disimpan dalam pejabatnya apa-apa rekod akaun dan lain-lain rekod yang menerangkan mengenai transaksi dan kedudukan kewangan pemaju perumahan berlesen itu dan menyediakan dari semasa ke semasa akaun-akaun yang tepat dan wajar mengenai untung dan rugi dan kunci kira-kira yang dikehendaki disematkan padanya dan hendaklah menyebabkan rekod-rekod itu disimpan mengikut cara yang membolehkan ia diaudit dengan mudah dan wajar seperti yang dikehendaki di bawah seksyen 7(c) Ordinan.

c) Menghantar kepada Pengawal Perumahan laporan setengah tahun dalam Borang 7(d) yang tertentu tidak lewat dari 21 Januari dan 21 Julai tiap-tiap tahun berlesen mengikut kehendak seksyen 7(d) Ordinan.

d) Memberitahu Pengawal Perumahan jika difikirkannya mungkin ia tidak berupaya memikul tanggungan-tanggungannya kepada pembeli-pembeli seperti yang dikehendaki di bawah seksyen 7(d) Ordinan dan :

e) Memberitahu Pengawal Perumahan sekiranya bercadang untuk membuat perkiraan atau perjanjian untuk menjual, melupuskan atau membina semula perniagaannya berhubung dengan pemajuan perumahan sama ada secara penyatuan atau selainnya seperti yang dikehendaki di bawah seksyen 9 Ordinan.

2. Perhatian tuan adalah tertarik kepada Peraturan 5 dan 6 Peraturan-Peraturan Pemaju-Pemaju Perumahan (Kawalan dan Perlesenan) 1996.

3. Tuan adalah diingatkan supaya memperbaharui lesen tuan lebih awal dalam tempoh satu (1) bulan sebelum tarikh lesen tamat tempoh.

LIST OF DUTIES AND RESPONSIBLE OF LICENSED HOUSING DEVELOPERS

Section 7 – Duties of a licensed housing developer.

7. In addition to the liabilities and duties imposed in Section 9, a licensed developer all :-
- (a) Within four weeks of the making of any alteration in or to any of the documents submitted to the controller under section 5(4) furnish to the Controller written particular of the alteration.
 - (b) Exhibit at all time in a conspicuous position in any office branch office of the licensed housing developer a copy of his last audited balanced-sheet as soon as the same is available and such information as the present or former full name, usual residential address, nationality, nationality of origin (Where the present nationality is not that origin), business or occupation (if any) of each person who has the control and management of the business of the licensed developer and the particulars of any other directorship held by the person.
 - (c) Keep or cause to be kept in his office such accounting and other records as will sufficiently explain the transactions and the financial position of the licensed developer and enable true and fair profit and loss accounts and balance-sheets and any documents required to be attached thereto to be prepared from time to time and shall cause these records to be kept in such manner as to enable them to be conveniently and properly audited.
 - (d) Not later than 21st day of January and the 21st day of July of each year send to the Controller a statement in the prescribed form and
 - (e) Where he considers that he likely to become unable to meet his obligations to the purchasers, forthwith notify the Controller of such fact in writing.

Section 9 – Arrangement or agreement of a licensed housing developer.

9. (i)- Where a licensed housing developer proposes to enter into an arrangement or agreement to sell, dispose of or reconstruct his business relating to housing development either by amalgamation or otherwise, the licensed housing developer shall as soon as possible notify the Controller of the proposed arrangement or agreement and unless approved by the Controller under subsection (2) the licensed housing developer shall not proceed with that arrangement or agreement.
- (ii)- Where the Controller receives the notification of the proposed arrangement or agreement under the subsection (1) the Controller may approved the arrangement or agreement or refuse to give approval thereto and in approving the same he may impose thereon such conditions as he may deem fit and proper for the purpose of carrying into effect the provisions of this Ordinance.