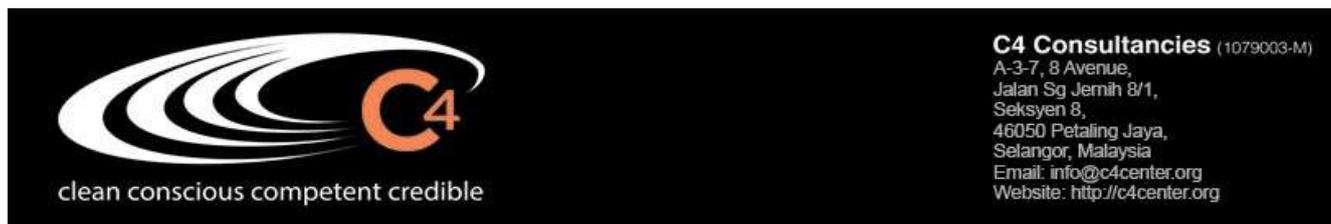


MEMORANDUM

On the proposed development at Jalan Setiakasih, Bukit Damansara. The residents of Bukit Damansara have been protesting a proposed luxury condominium project at their area for the past four years.

This memorandum were submitted to the Malaysian Anti-Corruption Commission on 18 February 2020.



MEMORANDUM

C4 Center is deeply concerned with yet another alleged dubious project – this time relating to the proposed development at Jalan Setiakasih, Bukit Damansara. The residents of Bukit Damansara have been protesting a proposed luxury condominium project at their area for the past four years.

Overview

Bukit Damansara had always been a planned neighbourhood for bungalow developments while commercial developments and high-rise developments have been mainly at Pusat Bandar Damansara and Plaza Damansara. In spite of the area at Jalan Setiakasih being gazetted as “Established Housing”, as per the draft Kuala Lumpur City Plan 2020, Kuala Lumpur City Hall (DBKL) granted conditional approval on 19 August 2015 to developer Satin Magic Sdn. Bhd. The initial proposed development involves building two blocks of 6 to 23 storey luxury condominium (94 units) which increases the density from 24 persons per acre (ppa) to 89 ppa. The area comprising 12 contiguous bungalow lots sit on a type of bedrock that would require blasting, which would add stress to the surrounding area and houses.

Notwithstanding vehement objections from the affected residents, DBKL appears to have issued Development Order to the developer Satin Magic on 20 June 2017.

Statement of Facts

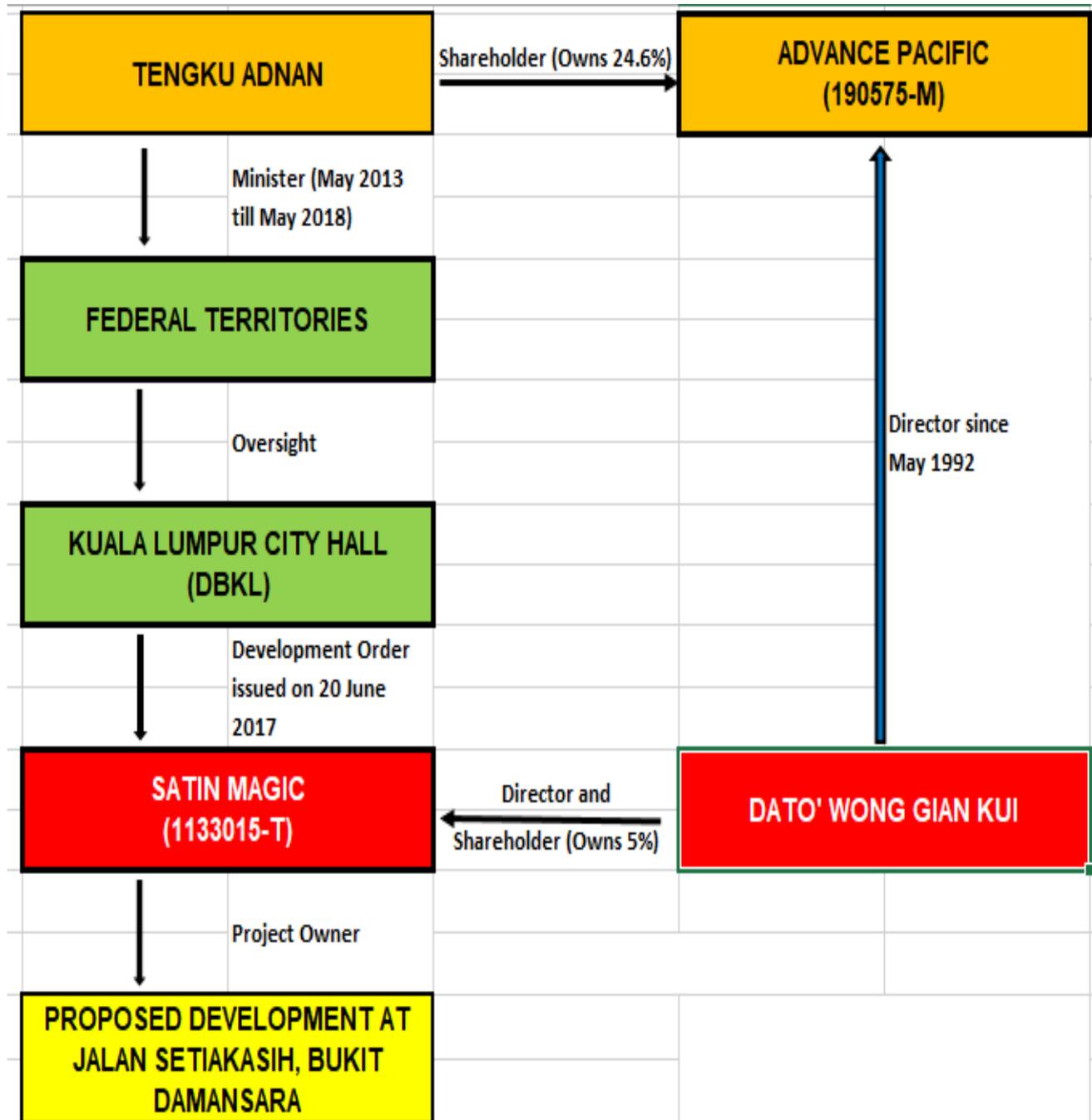
A search on the Companies Commission of Malaysia (SSM) website shows that one of the shareholders and directors of Satin Magic Sdn Bhd is Dato’ Wong Gian Kui. Upon further research, C4 notes that Dato’ Wong is also a director in one of the former Federal Territories (FT) Minister, Tengku Adnan Tengku Mansor’s private company, Advance Pacific Sdn Bhd.

Advance Pacific was incorporated in December 1989 and Tengku Adnan owns 24.6% of shares in it. Dato’ Wong has been a director in Tengku Adnan’s Advance Pacific since May 1992.

C4 notes a series of events occurring during the tenure of Tengku Adnan, which is shown as below:-

Date	Events
27 Feb 2015	A fresh company named Satin Magic Sdn. Bhd. is incorporated.
May 2015	Tengku Adnan is appointed as the FT Minister. As a FT Minister, he had direct oversight of DBKL and the then Kuala Lumpur Mayor.
29 July 2015	In respect of the proposed development at Jalan Setiakasih, the first application for planning permission was submitted.
19 Aug 2015	Conditional approval was granted within three weeks.
7 Dec 2015	DBKL has put up advertisements in the newspapers and notice at the site inviting objection, in accordance to Rule 5.
29 Dec 2015	After the above conditional approval was granted, Dato' Wong Gian Kui, a director in Tengku Adnan's company, is appointed as a director of Satin Magic. Subsequently, Dato' Wong acquires 5% shares in Satin Magic.
3 Feb 2016	DBKL held a hearing of public objections.
20 June 2017	It is reported that the Development Order has been issued for Magic Satin's proposed project at Jalan Setiakasih.
5 July 2018	DBKL appears to have issued a revised conditional planning permission to the developer Magic Satin.
24 Sept 2019	DBKL appears to have granted approval to the proposed changes to the development plan, which involves building one block of 7 storey luxury condominium (70 units).

The link between directors and/or shareholders and companies involved in this proposed development is shown below:-



These raise the following questions:-

1. did Tengku Adnan abuse his position by making selective decisions that would provide personal benefit and favouritism for his business associates?
2. did Tengku Adnan misuse his ministerial position to assert control or influence over the affairs related to the Ministry he is in charge of, in particular, the selection of developers?
3. has any internal investigation been carried out by the FT Ministry on this matter since this highly suspicious project took place during the tenure of Tengku Adnan? Tengku Adnan has been charged with two counts of receiving RM3 million bribe from property developers.

Released by:**Cynthia Gabriel (Ms.)****Executive Director, C4 Center****Lalitha Kunaratnam (Ms.)****Senior Researcher, C4 Center**