



2026 常年会员大会 Annual General Meeting

2025 会务报告 ANNUAL REPORT

雪隆茶阳（大埔）会馆
PERSATUAN CHAR YONG SELANGOR DAN W. P.



03-2380 6229
010-316 5136



secretariat@charyong.org.my

WhatsApp 社群:



FB 面子书:



Instagram:



目录 Content

.....



召开 2026 年常年会员大会通知书 Notice For The Annual General Meeting 2026	2-4 48-50
雪隆茶阳（大埔）会馆 2025 年度常年会员大会会议记录 Minutes of Year 2025 AGM dated 15.06.2025, Persatuan Char Yong Selangor & Wilayah Persekutuan	5-12 51-61
雪隆茶阳（大埔）会馆会员特别大会会议记录 Minutes of EGM dated 08.02.2026, Persatuan Char Yong Selangor & Wilayah Persekutuan	13-22 62-73
雪隆茶阳（大埔）会馆 2025 年度会务报告 Persatuan Char Yong Selangor & Wilayah Persekutuan 2025 Annual Report	23-46 74-90
雪隆茶阳（大埔）会馆 2025 年财务审计报告 Persatuan Char Yong Selangor & Wilayah Persekutuan 2025 Audit Financial Report	91-105
雪隆茶阳（大埔）会馆 2025 年定期存款 Persatuan Char Yong Selangor & Wilayah Persekutuan 2025 Fixed Deposit	106
雪隆茶阳（大埔）会馆 2026 年度财政预算案 Persatuan Char Yong Selangor & Wilayah Persekutuan 2026 Budget	107-108
雪隆茶阳（大埔）会馆重要事纪 (2015-2025) The 2015 - 2025 Review of Important Milestones / Events of Persatuan Char Yong Selangor & Wilayah Persekutuan	109-113
ISO 9001:2015 质量管理体系认证证书 ISO 9001:2015 Certificate	114-115
雪隆茶阳（大埔）会馆及回春馆 2026 年活动项目 Char Yong & Chha Yong Fay Choon Kuan Association 2026 Events	116



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my



2026 年

常年会员大会通知书和议程



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

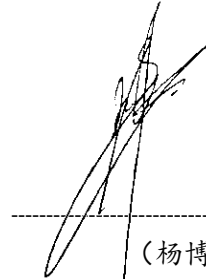
Email: secretariat@charyong.org.my

敬致：本馆全体会员乡亲

召开 2026 年常年会员大会通知书

以兹循分，谨订于 2026 年 6 月 21 日（星期日），上午 10 时正，于回春馆三楼礼堂 113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur 召开本会 2026 常年会员大会，敬请拨冗准时出席为盼。

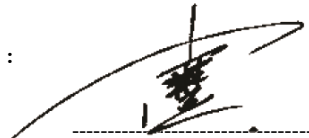
第 38 届理事会主席：



（杨博耀）

Yong Pock Yau

秘书长：



（彭惹峰）

Pang Chee Foong

同启

大会议程

1. 大会主席致词
2. 复准前期会员大会会议记录
3. 接纳 2025 年度会务报告
4. 接纳 2025 年度财政报告
5. 接纳 2026 年度财政预算案
6. 讨论理事会提案
 - **建筑外墙油漆严重脱落修复工程**

鉴于会馆位于 Jalan Lengkongan Brunei 的产业，外墙油漆严重龟裂、脱落、严重漏水，影响建筑整体外观，租户曾一再投诉建筑残旧，因此理事会提议拨款 RM 50,000/-，为该产业重新油漆、补修裂痕，美化产业外观。以上预算费用已在理事会上通过，特提呈会员大会审议，寻求通过批准相关拨款以开展上述修复工程，改善及提升产业整体价值。
7. 讨论会员提案（如有）
 - **备注：**

会员如有任何提案，请以书面列明案由与办法，并于 2026 年 6 月 13 日（星期六），中午 12 时前亲自呈交至本馆秘书处，逾期恕不处理。此外，提案人必须亲自出席会员大会，方为有效。
8. 茶点



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my



2025 年度
常年会员大会会议记录



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

2025 年度常年会员大会会议记录

日期：15.06.2025（星期日）

时间：上午 10 时正

地点：吉隆坡广义大厦 Wisma KTC

出席者：会员共有 113 位

1	萧瑞萍 (BS129) SEOW SWEE PENG	2	杨桦隆 (AW540) YONG HUA LOONG	3	杨郑丽珠 (AW592) TEH LI CHOO	4	杨建南 (AW277) YONG KEN NAM
5	杨廷辉 (AW632) YONG TEEN HUEI	6	杨建隆 (AW525) YONG KENG LOONG	7	杨顺昌 (AW278) YONG SON CHONG	8	吴李月英 (M086) LEE YEAT YENG
9	蓝佳利 (BM033) LAM KAR LEE	10	范丽君 (V043) FON LEE KUAN	11	张温淑玲 (AG392) OON SIEOK DING	12	张昭宝 (AG393) CHONG CHOW
13	刘志强 (BE221) LEW CHEE KWON	14	周桂群 (S012) CHEW KWEE KENG	15	何萧芳霞 (G304) SIEW FONG HA	16	吴利传 (M028) NG LEE CHON
17	管洁梅 (AY037) KON SAI MUI	18	杨湘仪 (AW571) YONG XIANG YI	19	饶佳丽 (BR167) NGIO KELLY	20	饶渐威 (BR147) YU KIN WAI
21	杨佐良 (AW471) YANG CHOR LEONG	22	杨何淑梅 (AW664) HO SAK MOOI	23	赵国锋 (BA187) CHAW KOK FOONG	24	孙玉财 (AB045) SOON YOKE CHOY
25	赵永良 (BA077) CHOW YOON LEONG	26	赵陈翠芬 (BA145) CHUN CHO FAN	27	李肇荣 (H202) LEE SIEW WENG	28	丘鸿志 (D081) KEW PONG CHEK
29	彭允 (AS074) PANG YIN	30	彭何丽芬 (AS080) HO LIE FUEN	31	饶开财 (BR146) NGEAU KOI CHAI	32	杨建智 (AW404) YONG AH YONG
33	杨叶瑞金 (AD990) YAP SWEE KIM	34	郭敏文 (Y196) KOK NEN OEN	35	何叶玉兰 (K196) YAP YOKE LAN	36	何玉文 (K315) HOO NYOK WOON
37	何国萍 (K193) HOO KOK LIM	38	吴焕杰 (M080) NG FAN KIAT	39	吴世隆 (M050) NG SZE LONG	40	谢静雯 (BO132) CHEAH CHENG MUN
41	萧家添 (BS130) SIAW KAH THIAN	42	罗怀礼 (BQ126) LOW FAI LEE	43	张祥俭 (AG832) CHONG SIONG KHIM	44	张耀祥 (AG179) CHONG YAU SEONG
45	严黄玉明 (BT007) WONG NYOK MENG	46	饶彭淑英 (BR143) PHANG SOOK YING	47	赖陈奕腾 (BB163) TAN GIAK CHUN	48	赵李金妹 (BA153) LEE KIN MOI
49	谢包其蓉 (BO094) FOU KI YONG	50	何兰玉 (K269) HOO LAN YOK	51	孙惠英 (AB015) SOON FOOT YIN	52	饶奕欣 (BR139) NGEOW YI XIN
53	李肇强 (H203) LEE CHOW KEONG	54	郭添禧 (AT026) WOO TIAM HEE	55	郭张侨英 (AT023) CHONG KHEOW YIN	56	叶祖铭 (AV020) YAP GUO MING
57	郭春兰 (AT016) WOO CHOON LAN	58	杨胜山 (AW652) YONG SING SAN	59	赵胜勤 (BA125) CHAW SIN KUAN	60	谢文辉 (BO035) CHEAH BOON FUI
61	郭奕顺 (Y105) KOK JIT SOON	62	田裕祥 (C027) TIEN JOO SEONG	63	田叶丽华 (C028) YEAP LAI WAH	64	邝柳昌 (BI026) KHONG LEW CHONG
65	谢康元 (BO115) CHEAH KONG YOON	66	谢家楼 (BO038) CHIA KA LOW	67	林延仁 (N091) LIM YENG YAN	68	萧凤玲 (BS117) SIEW FOONG LIN

69	李耀辉 (H194) LEE YEW FEI	70	杨培福 (AW347) YONG POI FOOK	71	廖森华 (AX085) LIEW SAN WAH	72	李秀美 (H086) LEE SIEW BEE
73	李秀娟 (H085) LEE SIEW THEAN	74	李林今今 (H216) LIN KING KING	75	饶金莲 (BR308) NGAU KIM LIAN	76	李耀祥 (H239) LEE YEOW SIONG
77	谢友丽 (BO137) CHEAH YEW LI	78	郭炜勇 (Y192) KOK WEE YUNN	79	赖盈敏 (BB205) LAI YING MUN	80	杨惠苻 (AW569) YONG HUI SHIN
81	张庆怀 (AG523) CHONG KIN FAI	82	谢李瑞容 (BO111) LEE SWEE YANG	83	管森珍 (AY011) KWAN MUN CHING	84	杨申力 (AW602) YONG SHEN LIK
85	叶国盛 (AV019) YAP GUO SHENG	86	陈楚璞 (AE291) CHIN TSU PUH	87	李慧瑜 (H214) LEE WAI YEE	88	黄谢福萍 (AJ179) CHEAH FOOK PENG
89	杨香珍 (AW662) YONG SFING JEN	90	赵月英 (BA166) CHEW NEE JENG	91	杨博耀 (AW503) YONG POCK YAU	92	赵吴秀金 (BA164) NG KIM TAI
93	赖铁祥 (BB110) LAI TEK SEONG	94	张邓惠贞 (BC033) TANG WEE CHENG	95	张仰竞 (AG349) CHONG AH KIM	96	卢志良 (BJ011) LOO CHEE LEONG
97	房运康 (Q010) FONG YOON KONG	98	饶锦祥 (BR095) NGEOW KHIM SIONG	99	彭葦峰 (AS069) PANG CHEE FOONG	100	赵健楮 (BA174) CHOW KIEN MOY
101	丘启方 (D060) HUE KEE FOON	102	丘林美燕 (N069) LIM MOOI YENG	103	管练生 (AY028) KOON LIAN SUNG	104	杨子毅 (AW597) YONG HAN FUI
105	谢玉芳 (BO142) SIA YOKE FONG	106	张昭力 (AG254) CHONG CHIEW LET	107	罗日盛 (BQ252) LOH NGIT SINN	108	贺源东 (AN014) HOR YIN TONG
109	李裕恒 (H224) LEE YU HENG	110	周桂花 (S029) CHEW KWAI FAH	111	周桂文 (S028) CHEW KWEE MUN	112	李督斯里杨星耀 (AW304) Dato' Sri Yong Seng Yeow
113	饶仁毅 (BR144) NGEOW YIN NGEE						

列席者：共 1 位

1	彭振文 (会计师) PHANG CHENG BOON (Accountant)					
---	---	--	--	--	--	--

大会主席： 杨博耀

大会纪录： 秘书处 王秀莹 (由饶锦祥提议，吴利传附议)

会 员 赖盈敏 (由赵胜勤提议，吴利传附议)

大会议程 (2024)

1. 大会主席致词
2. 复准前期会员大会会议记录 (2024 年 5 月 26 日)
3. 接纳 2024 年度会务报告
4. 接纳 2024 年度财政报告
5. 接纳 2025 年度财政预算案
6. 讨论理事会提案

- 出租茶阳大厦

本馆于 2020 年就位于安邦路茶阳大厦租户 Plato-Straits Heritage 毁约一事正式入禀法庭，开启了长达将近四年的官司，法庭终于在 2024 年 9 月 6 日宣判茶阳会馆胜诉，终止了原定于 2071 年结束的租契，提前 47 年取回位于安邦路的茶阳大厦。2024 年 12 月 26 日，雪隆茶阳（大埔）会馆终于在当届理事的见证下，正式取回茶阳大厦主权。

唯，本馆收回茶阳大厦后，发现已严重损毁，包括：

- 一、从 G Floor 起至 7 楼，前租户改造及加建扶手电梯，搬离后将扶手电梯拆除，目前以上各楼层均有一个大洞。
- 二、大厦内 4 部电梯已完全不能使用。
- 三、停车场已改建为展示厅，汽车斜坡道全部已被改建。
- 四、所有固定镜子的塑胶已经全然硬化，必须全部更新。
- 五、为了方便搬运，前租户将大部分镜面敲碎。
- 六、水、电已经完全被停用。

截至目前，茶阳大厦仍然空置，未有本地公司愿意租用，因此本馆前往中国寻找潜在租户，希望将茶阳大厦以更高的租金出租，增加会馆收入，同时也希望该租户能代为承担高昂的翻新费用。由于租户必须斥资巨额承担翻新大厦的费用，因此对方将要求与本馆签署较长租期的租契(Lease Agreement)。理事会衡量各方面的利弊后，一致通过议案，将茶阳大厦以租契方式出租予中国大埔商家，并要求对方承担茶阳大厦翻新费用。现提呈以上议案至会员大会，寻求会员大会通过。

7. 讨论会员提案 (如有)

- 备注：

会员如有任何提案，请以书面列明案由与办法，并于 2025 年 6 月 7 日（星期六），中午 12 时前亲自呈交至本馆秘书处，逾期恕不处理。此外，提案人必须亲自出席会员大会，方为有效。

8. 茶点

1. 大会主席杨博耀致词

大会主席宣布，目前的出席人数已达到了法定人数，因此会员大会准时召开。今天茶阳会馆有非常重要的议题需要向会员们汇报，感谢各位理事及乡亲们拨冗出席【2025年常年会员大会】，持续关注本馆会务发展。



2. 复准前期会议记录（2024年5月26日）：

由李耀辉提议，邬春兰附议，一致通过接纳前期会议记录。

3. 接纳 2024 年会务报告：

由杨子毅提议，赵月英附议，一致通过接纳前期会议记录。

4. 接纳 2024 年财政报告

会计师彭振文汇报，茶阳会馆并无太多超支项目，唯律师费和服务税（SST）超支金额高，主要是因为茶阳会馆与 Plato-Straits Heritage 打官司，因此这两项费用也会随之提高，无法预算，因此须在会员大会追认这两项开支。

由管洁梅提议，李肇强附议，一致通过接纳 2024 年财政报告。

5. 接纳 2025 年财政预算案

杨博耀补充，由于本馆需要向茶阳大厦前租户追讨大厦损毁的装修费用，因此必须聘请专业人士进行大厦检测及勘察。原本预计用款为 10 万令吉，但是索取报价后，由于对方需要安排上法庭，因此费用比平常勘察费用更高，因此希望追加预算至 17 万令吉。

由叶祖铭提议，郭炜勇、管淼珍附议，一致通过接纳 2025 年财政预算案。

6. 讨论理事会提案：

- 出租茶阳大厦

本馆于 2020 年就位于安邦路茶阳大厦租户 Plato-Straits Heritage 毁约一事正式入禀法庭，开启了长达将近四年的官司，法庭终于在 2024 年 9 月 6 日宣判茶阳会馆胜诉，终止了原定于 2021 年结束的租契，提前 47 年取回位于安邦路的茶阳大厦。2024 年 12 月 26 日，雪隆茶阳（大埔）会馆终于在当届理事的见证下，正式取回茶阳大厦主权。

唯，本馆收回茶阳大厦后，发现已严重损毁，包括：

- 一、从 G Floor 起至 7 楼，前租户改造及加建扶手电梯，搬离后将扶手电梯拆除，目前以上各楼层均有一个大洞。
- 二、大厦内 4 部电梯已完全不能使用。
- 三、停车场已改建为展示厅，汽车斜坡道全部已被改建。
- 四、所有固定镜子的塑胶已经全然硬化，必须全部更新。
- 五、为了方便搬运，前租户将大部分镜面敲碎。
- 六、水、电已经完全被停用。

截至目前，茶阳大厦仍然空置，未有本地公司愿意租用，因此本馆前往中国寻找潜在租户，希望将茶阳大厦以更高的租金出租，增加会馆收入，同时也希望该租户能代为承担高昂的翻新费用。由于租户必须斥资巨额承担翻新大厦的费用，因此对方将要求与本馆签署较长租期的租契(Lease Agreement)。理事会衡量各方面的利弊后，一致通过议案，将茶阳大厦以租契方式出租予中国大埔商家，并要求对方承担茶阳大厦翻新费用。现提呈以上议案至会员大会，寻求会员大会通过。

- 主席杨博耀补充，在 1992 年，本馆将茶阳大厦出租予花旗银行，在花旗银行退租后，茶阳大厦空置多年，而且欠下高昂的土地税、门牌税和排污费等。因此在 2011 年，本馆将该大厦出租给新加坡商家 Plato-Straits Heritage，由该商家代为还清所有欠款，也因此本馆与对方签署了长达 60 年的租赁契约至 2071 年。但是在 2015 年，Plato-Straits Heritage 原任持有人却在没有通知本馆的情况下，将公司卖给了 Gulatis Exclusive SB，也没有通知本馆已更换股东和董事。
- 2020 年，由于 Plato-Straits Heritage 没有按时缴付租金，因此本馆决定起诉该租户，而在今年法庭宣判本馆胜诉，因此本馆提前终止了与 Plato-Straits Heritage 的租赁契约。
- 在取回茶阳大厦后，本馆理事会前往验收楼层的时候发现，原来前租户在没有通知本馆的情况之下，将汽车斜坡道拆除，将停车场改建为展示厅，严重破坏大厦的结构。因此在取回茶阳大厦后，理事会有两个非常重要的任务：一、对前租户采取法律行动，要求对方赔偿本馆的损失；二、尽快将茶阳大厦出租。
- 本馆理事会在这段期间积极寻找租户，但是愿意承租整幢大厦的租户并不多，而在今年三月份，机缘巧合的情况下，来自深圳市大埔商会的贺月圆女士有兴趣承租大厦改建为酒店之用，因为对方本身是土生土长的茶阳人士，因此对茶阳大厦有情感，因此愿意投资高达五千万令吉改建大厦。
- 由于该商家投资金额庞大，因此要求签署租赁契约的租期也会相对较长：20 年（第一阶段）+10 年（第二阶段）+10 年（第三阶段），而年租金也从原本前租户的约 65 万令吉提升至 220 万令吉。之后租金将会每十年调涨百分之十。
- 会员李耀辉询问，由于租赁契约长达 40 年，可否要求对方签署银行保函，以确保会馆获得双重保障。
- 杨博耀指出，能找到租户承租整幢大厦已不是容易的事，而且对方已经投资数千万令吉，并且将给予本馆半年租金作为抵押金，因此无法要求对方给予更多的担保。若其他会员能找到条件更好的租户，本馆也一样欢迎介绍。
- 会员萧家添询问，该商家承租大厦后，由谁负责承担大厦的装修费用？

- 杨博耀回应，大部分的装修费用将由租户承担，而结构性损毁的部分则必须由本馆承担部分责任，大厦的装修费用目前还在和该租户协商中。
- 会员郭敏文询问，前租户严重损毁茶阳大厦，本馆是否会向前租户索赔？此外，若当前有意租用茶阳大厦的租户是稳固的财团，是否能够要求对方一次性支付一年的租金？若对方愿意一次性缴付全年租金，本馆将该款项存入定期户口，所获得的利息也是一笔可观的收入，有助于增加会馆营运经费。
- 杨博耀回复，本馆将会透过法律途径向前租户索赔。自1998年花旗银行退租后，茶阳大厦曾空置一段很长的时间，当时本馆拖拖欠的债务接近一千万令吉，理事会也承受了很大的压力，在没有办法的情况下，将茶阳大厦出租给 Plato-Straits Heritage，签署长达60年的租赁契约。而后来租户在未经本馆同意下，将公司转卖给其他商家，引发后续事件。他担心，若设太多只对本馆有利的条件，恐怕租约无法成立，最后无法估计茶阳大厦还要空置多少年而导致历史重演。
- 会员林延礼表示为有人愿意承租茶阳大厦而感到高兴，但也想知道本馆如何向前租户追讨大厦损毁的装修费用。此外，也期待未来本馆的活动往后能够回到茶阳的产业内举行。
- 杨博耀表示已交由律师楼负责处理及跟进向前租户索赔一事，也已经安排专业人士作大厦检测工作，除了向对方索赔装修费以外，也会向对方追讨租金损失，索赔数额目前尚未确定。此外，新租户将会承担装修的费用，同时新租户也已经同意，茶阳大厦改建后，将会让本馆免费使用大厦内的宴会厅，举办会员大会或其他茶阳会馆相关的大型活动。
- 会员林延智直指茶阳大厦严重损毁的其中一个主要的原因在于本馆只负责收取租金，却没有安排定期前往该大厦勘察使用状况，以致收回主权后才发现大厦的实况，导致必须承担一笔高昂的装修费。他认为这是一个经验和教训，也希望理事会能够从中学习。
- 杨博耀解释，本馆也曾经去函要求前往大厦勘察，但是遭到前租户拒绝。往后本馆将计划设立产业管理小组，该产业管理小组必须交由专业人士管理，让对方能够随时汇报大厦的运作实况。但同时也希望大家能理解，专业人士是必须付费的。
- 杨博耀希望大家能够授权理事会与深圳市大埔商家签署租赁契约：
议决：103位会员举手同意，通过将茶阳大厦出租给大埔籍商家，无人反对。
- 杨博耀宣布待回春馆会议结束后，将与大埔籍商家贺月圆女士签署茶阳大厦租赁契约，同时也希望所有出席的会员们见证，该合约将会在2025年7月1日生效，合约条例由法律顾问饶仁毅律师拟定，委任 Ngeow Law Practise 为代表律师。

7. 讨论会员提案：

秘书处汇报，本馆于 2025 年 6 月 3 日收到会员李耀辉提案：

- 一、为支持政府持续推进的数字化转型举措，建议会馆考虑采用数字化方式分发会务报告。会务报告可制作成电子版，并通过电子邮件、社交媒体平台或其他适当的数位渠道分发给会员。对于仍需要纸本报告的会员，会馆可根据需求提供。这种方法已在银行机构、上市公司及政府机构广泛使用。会务报告数字化不但符合数字化转型策略，也能帮助降低印刷和邮寄成本，并且大量减少使用纸张，促进环保。
- 杨博耀指出，有关以上提案，早在数年前的会员大会上，已经通过非改选年不寄出会务报告书，以便省下印刷和邮寄的费用，将钱花费在举办活动和提供会员福利上。但真正执行时，却有会员在大会上反映，坚持要求寄出会员报告书，认为这是会员的权力。他表示，若会员真正关心会务，应当经常前来会馆参与活动。鉴于有会员动议不寄出会务报告书，因此希望出席的会员们表决：

决议：会员一致通过，不再发出纸本会务报告书，将通过会馆面子书、社交媒体及官方网站发出。无人反对。

- 二、为了支持更大包容性并顺应数字化趋势，建议设线上会议，让会员可选择参与实体会议（亲自出席）或线上会议（远程）。实施混合式的会员大会将能够让更多的会员参与大会。若要实施混合式会员大会，必须考虑以下因素（包括但不限于）：

1. 确保章程允许混合式会员大会；
2. 选择可靠的技术，如 Zoom、Microsoft Team 等平台；
3. 提供远程投票功能，如 Google Form、集成的会员大会系统；
4. 在会员通知中，说明及提供混合式会员大会的形式和详细信息；
5. 确保实体会议和线上会议均能聆听、观看、提问、投票；
6. 要求会员提前注册并选择出席方式。

- 杨博耀表示，目前尚不懂得会员大会是否适合在线上进行，之后会再探讨。但是网上投票具有一定的风险，因为本馆的会员多为高龄人士，若网上投票，可能会假手于人，或者有者会请人代为投票，最终不符合投票人的个人意愿。因此认为，投票机制仍然以现场投票为标准。

8. 茶点

会议于上午 11 时 35 分结束



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my

会员特别大会会议记录

08.02.2026



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

会员特别大会会议记录

日期：08.02.2026（星期日）

时间：上午 10 时 30 分

地点：113, 3rd Floor, Jalan Pasar, 55100 Pudu, K.L.

出席者：会员共有 546 位

1	廖次祥 (AX025) LIEW CHEE SEONG	2	何秀如 (K191) HO SIEW YEE	3	谢绍林 (BO155) CHEAH SOW LIN	4	罗伦城 (BQ090) LOO LOON CHERNG
5	邝碧娟 (AE261) KHONG PECK KIEN	6	林王玉贞 (N162) WONG YOKE CHING	7	李蓉熙 (BE228) LEE WENG CHU	8	黄应崇 (AJ295) WONG YIN CHONG
9	蓝松林 (BM055) LAM CHEONG LIN	10	蓝邓玉珍 (BM057) TANG CHAN	11	萧家恩 (BS118) SIAW KAH ENG	12	孙曾秀英 (AB073) CHANG SIEW YING
13	林延礼 (N164) LIM YENG LEE	14	杨文真 (AW1149) YONG VOON JIN	15	蓝荣华 (BM053) LAM YEUNG FAH	16	张远芳 (AG236) CHONG AH MOI
17	张远玉 (AG236) CHONG YEN NYOK	18	吴金娘 (M224) NG KUM NIO	19	邹容发 (AL023) CHOW YANG FOOT	20	田杜柳娟 (C022) TOH YEW KIN
21	张招宝 (AG392) CHONG CHOW POO	22	赖招娣 (BB310) LAI CHIEW THAI	23	李星陞 (H210) LEE SIN SUNG	24	杨叶瑞金 (AW601) YAP SWEE KIM
25	何贵华 (K086) HOH KWAI FAH	26	张月香 (BR168) TEO GVEH HIANG	27	李启维 (H032) LEE KEE WEE	28	杨常宝 (AW144) YONG SHONG PAW
29	杨毕瑞莲 (AW555) PATT SWEE LIN	30	田亚凤 (C009) TEN AH FOONG	31	朱雁爱 (AH020) CHOO GAN OOI	32	刘爱珍 (BE167) LEO OOI CHIN
33	刘丽珍 (BE227) LEO LEE CHIN	34	何刘美旺 (K189) HEI WUI WANG	35	李肇强 (H203) LEE CHOW KEONG	36	张昭柳 (AG792) CHONG CHU LONG
37	张刘美玉 (AG509) LAU MEE YOCK	38	郭谢亚琼 (Y307) CHEA AH KUEN	39	李友华 (H304) LEE YEW FAH	40	李淑华 (H308) LEE SEOK FAH
41	邬爱兰 (AT025) WOO OI LAN	42	吴焕杰 (M080) NG FAN KIAT	43	朱有能 (E002) CHOO YUN LIAN	44	赵国泉 (BA235) CHEW KUAT CHAN
45	黄秋云 (AJ170) WONG CHEN YOON	46	黄珩福 (AJ276) WONG AH FOOK	47	余长福 (J123) YEE CHONG FOOK	48	吴世超 (M160) NG SE CHAN
49	吴伍凤娟 (M120) NG FOONG KUEN	50	吴世华 (M162) NG SER FAR	51	谢李瑞容 (BO111) LEE SWEE YANG	52	丘鸿志 (D081) KEW PONG CHEK
53	丘卓梦雪 (D123) TOH BONG SUAT	54	赵吴秀金 (BA164) NG KIM TAI	55	萧瑞萍 (BS129) SEOW SWEE PENG	56	陈瑞安 (AE405) CHIN SWEE ONN
57	陈蔡玉爱 (AE480) CHOY YOEK OOI	58	陈区月华 (AE482) OU YIT WAH	59	陈振华 (AE180) CHIN CHING FAH	60	邓惠贞 (BC033) TANG WEE CHENG
61	彭淑英 (BR143) PHANG SOOK YING	62	谢康俊 (BO045) CHAI KON CHON	63	李荣华 (H176) LEE YONG FAH	64	杨坤成 (AW625) YONG KUN CHIN
65	杨吴瑞霞 (AW1186) NG SOOI HAR	66	杨良昌 (AW430) YONG LIONG CHONG	67	许泉麟 (AH004) SOO LENG	68	余善福 (J158) YU SENG FOOK

69	李秀娟 (H085) LEE SIEW THEAN	70	吴永兴 (M115) NG YOON SHING	71	吴李送妹 (M116) LEE SOONG MOY	72	邓振华 (BC026) TANG AH WAH
73	黄上 (AJ289) WONG SONG	74	张祥月 (AG742) CHONG SIONG NYET	75	杨陈娣 (AW604) CHANG THAI	76	杨赛兰 (AW608) YONG SAI LAM
77	黄秀枚 (AJ158) WONG SIEW MUI	78	廖月华 (AX103) LEOW YUET FAH	79	杨金光 (AW655) YEO KIM KONG	80	杨罗慧红 (AW1172) LOH WAI HONG
81	杨秋成 (AW637) YONG AH KOW	82	萧家添 (BS130) SIAW KAH THIAN	83	饶生 (BR307) YU SING	84	张秋玉 (AG789) CHEONG CHU YOK
85	杨国朗 (AW778) YONG KOK LANG	86	余玉莲 (J070) YEE YOKE LIAN	87	丘黄金莲 (D085) NG KIM LIAN	88	黄应智 (AJ115) WONG YING CHEE
89	赖其清 (BB191) LAI KEE CHING	90	曹杏芳 (BB192) CHAH HANG FONG	91	黄兰英 (AG159) WONG LAN YING	92	黄妹 (AJ160) WONG MOI
93	饶桂英 (BR230) NGOW KWAI YIN	94	饶雪芳 (BR233) NGOW SER FONG	95	吴秀芳 (M221) NG SEW FONG	96	廖月清 (AX136) LIEW YET CHIN
97	郭丹松 (Y272) KOK TAN CHOONG	98	余南发 (J073) YEE NAM FATT	99	杨统雄 (AW353) YONG TONG SIONG	100	杨丘三妹 (D205) CHUE SAM MOI
101	杨良通 (AW220) YONG SAI KEW	102	邹春兰 (AT022) WOO CHOON LAN	103	张宝英 (AG492) CHONG PAW YIN	104	张萌英 (AG652) CHONG PENG
105	方素城 (AG460) HENG SOO NGOH	106	杨建良 (AW509) YONG KHEN LOONG	107	杨添福 (AW562) YONG THIAM FOOK	108	邹宝珠 (AT021) WOO PAU CHU
109	邹带娘 (AT013) WOO TAI LEONG	110	罗日盛 (BQ252) LOH NGIT SINN	111	赵久隆 (BA224) CHOW KIW LONG	112	杨惠籤 (AW621) YONG FICH KIAM
113	杨惠棋 (AW620) YONG FEE KEE	114	吴孙顺妹 (M084) SUN SUM MOI	115	丘黄昭 (D206) WONG CHOW	116	林秀虹 (N072) LIM SEEW FONG
117	林秀英 (N070) LIN SAU YING	118	林秀银 (N048) LIN SIEW NGAN	119	黄燕明 (AJ176) WONG YIN MIN	120	赵秀芳 (BA192) CHIEW SIEW FONG
121	萧李凤英 (BS124) LEE FONG YENG	122	邓强如 (BC039) TANG KEONG YOO	123	邓八英 (BC085) TANG PAT YIN	124	邓福如 (BC065) THAN FOOK YEE
125	邓金如 (BC063) TANG NG YUE	126	张蕙嫫 (AG346) CHONG WAI YING	127	黄友光 (AJ309) WONG YU SEONG	128	吴陈美兰 (M106) CHIN MOOI LAN
129	吴裕祥 (M192) GOH YOO SEONG	130	廖云美 (AX124) LIEW WAN MEE	131	廖云芳 (AX149) LIEW WAN FONG	132	杨炼昌 (AW351) YONG LEN CHONG
133	赵徐菊珍 (BA288) CHEE CHUCK CHIN	134	李国荣 (H264) LEE QUEK YONG	135	李招娣 (H299) LEE CHAN TAY	136	赵海平 (BA240) CHOW HOI PIN
137	陈桂华 (AE190) CHIN KUEE FAH	138	张旦华 (AG917) CHONG TAN FAH	139	张宝华 (AG508) CHONG POH FAH	140	李彩琳 (H090) LEE CHOY LIN
141	房亚莲 (Q023) FONG AH LIAN	142	吴景泰 (M109) NG KENG HUAT	143	邓黄福莲 (BC067) WONG FOOK LIAN	144	罗润生 (BQ272) LOH YOON SENG
145	沈少洪 (CA010) SHIM SIEW HOONG	146	谢那桂花 (BO230) HENG KOI WA	147	何细汉 (G259) HOR SAI HUN	148	张月兰 (AG486) CHEONG NYET LAN
149	饶财生 (BR305) NIAW CHAI SENG	150	赖苟 (BB107) LAI KAU	151	杨美群 (AW191) YONG MEI KUAN	152	彭思庆 (AS020) PHANG SEE HENG
153	彭思辉 (AS019) PHANG SOO FUI	154	彭思贤 (AS013) PHANG SEE YUEN	155	彭华珠 (AS015) PHANG WAH CHOO	156	卢美珠 (BJ004) LOH THAI CHOO
157	陈带娣 (AE476) CHIN THAI TAY	158	叶珠妹 (AV031) YAP CHU MOI	159	陈顺生 (AE141) CHIN SOON SEN	160	陈林浩 (AE260) LIM KIAT
161	叶吉萍 (AV033) YAP KIT LIN	162	张谢美珍 (AG403) CHEAH AH NOOI	163	房姚丽珍 (Q030) YEW LAI CHAN	164	房玉礼 (Q019) FONG YOKE LEE

165	房亚满 (Q024) FONG AH MAN	166	黄保平 (AJ162) WONG POH PENG	167	杨增富 (AW415) YONG CHING FOO	168	刘志强 (BE221) LEW CHEE KWON
169	杨佑才 (AW1082) YONG AH HA	170	刘誌胜 (BE324) LEW CHEE SENG	171	黄玉连 (AJ102) NG GEOK LIAN	172	罗观娣 (BQ114) YOW KANG MAK
173	刘亚细 (C188) LIEW AH SEE	174	彭志明 (AS107) PANG NGIOK	175	彭福英 (AS094) PANG FOK YIN	176	陈丽仿 (AE402) TAN AH LECK
177	何惠仙 (K297) HO FOOI SENG	178	吴麦月丽 (M113) MAK YET LAI	179	吴火生 (M111) NG FONG SAI	180	饶开琴 (BR152) NGEAU KAI CHANG
181	饶丽蓉 (BR160) NGEAU LEE YONG	182	饶金蓉 (BR153) NGEAU KIN YONG	183	饶刘玉欢 (BR179) PAULINE LAU	184	张谢美玲 (AG940) CHEAH AH TEOH
185	杨春 (AW356) YONG CHOON	186	涂兴九 (T033) THOO SENG KAW	187	邬佳兰 (AT019) WOO AH MOI	188	周奕财 (S013) CHOW YIK CHOY
189	周江金妹 (S025) KONG KIM MOY	190	丘清裕 (D075) CHEW SIN YOO	191	何宋蓉春 (K202) SOONG YIN	192	张英华 (AG448) CHEONG YIN WAH
193	赖秋蓉 (BB199) LAI CHOU YOONG	194	丘林美燕 (N069) LIM MOOI YENG	195	吴南武 (M083) NG LAM BU	196	何锦载 (K182) HO KIM CHAI
197	杨建隆 (AW525) YONG KENG LOONG	198	罗发 (BQ261) LOH FATT	199	何丽芬 (AS080) HO LIE FUEN	200	彭允 (AS074) CHONG YIN
201	何丽娟 (K195) HO LEE KIAN	202	陈宫玉玲 (AE265) KONG YOKE LING	203	罗芳铭 (BQ260) LOH KEONG MENG	204	陈亚来 (BQ176) CHAN AH LOI
205	杨金财 (AW628) YONG CHE CHOY	206	杨胜强 (AW948) YEONG SIN KHEONG	207	吴昌宏 (M180) NG SHONG FAN	208	张美华 (AG237) CHONG MOOI EN
209	赖南清 (BB316) LAI NAM CHING	210	杨沈淑霞 (AW609) SIM SHOR HA	211	贺义勤 (AN037) HOE YEE KHUEN	212	陈顺山 (AE413) CHIN SOON SUN
213	赖有 (BB060) LAI YEW	214	罗钊铭 (BQ169) LOH CHUEN MIN	215	罗彭美蓉 (BQ173) PHANG MEE YOONG	216	罗新明 (BQ170) LOH SAI KOW
217	张翠 (AG452) CHONG SOOI	218	赵张素萍 (BA178) CHONG SOO PING	219	张秀琴 (AW1153) CHONG SIEW KIM	220	黄懿聪 (AJ171) WONG EE CHOON
221	罗伍铭 (BQ168) LOH NG MIN	222	赖文周 (BB265) LAI WON CHIEW	223	赖关丽嫦 (BB167) KUAN LAI SEONG	224	赵秀月 (BA193) CHIEW SIEW NGET
225	赵绍田 (BA055) CHOW SOW THEN	226	张素华 (AG709) CHONG SOH WAH	227	彭新邦 (AS024) PANG SIM PANG	228	彭小英 (AS057) PANG SIOW YIN
229	余其亮 (J038) YEE KEE LAING	230	赖文清 (BB162) LAI MOI FAH	231	罗伍梅 (BQ150) LOH NG ME	232	张昭力 (AG254) CHONG CHIEW
233	赵育明 (BA090) CHOW YOOK MENG	234	林志荣 (N146) LIM CHEE WENG	235	张昭松 (AG362) CHONG CHEW SONG	236	房宜怀 (Q011) FONG NEE FAI
237	萧通广 (BS081) SEOW TONG KONG	238	张祥勤 (AG833) CHIONG SEONG	239	何丘英 (K365) TIEW YENG	240	邝森妙 (BI031) KONG SAMUEL
241	张桂新 (AG165) CHONG QUI SHIN	242	邝福来 (BI029) KONG FOOK LOY	243	杨宽源 (AW452) YONG KUAN NYEN	244	胡燕秀 (U009) FOO YEN SWEE
245	胡张丽珍 (U025) CHONG LAY CHIN	246	胡云秀 (U010) FOO YUEN SEW	247	刘家彰 (BE231) LAU KAK CHONG	248	刘兴彰 (BE125) LAU SWEE CHONG
249	孙刚 (AB068) SOON KONG	250	吴景福 (M201) NG KENG FOOK	251	李肇盛 (H201) LEE CHOW SING	252	张凤莲 (AG477) CHONG FONG LIN
253	张温淑玲 (AG393) OON SIOK DING	254	张昭育 (AG906) CHONG CHEW YOKE	255	张春莲 (AG331) CHONG CHOON LIAN	256	张夏莲 (AG531) CHONG HA LAN
257	田永森 (C007) TEN YOONG SAM	258	锺满妹 (H213) CHONG MAN MOY	259	戴丽珠 (K200) TAY LAY MOOI	260	刘雪霞 (BE111) LEW WEK HAR

261	刘雪芳 (BE110) LOW SIT FONG	262	李丹华 (H373) LEE TAN FAH	263	吴翠英 (M057) WOO CHOI YIN	264	郭家纬 (Y141) KOK KA WEE
265	杨宴才 (AW892) YONG YEN CHOY	266	刘李梅英 (BE178) LEE MOEY YIN	267	黄少华 (AJ297) WONG SHAW WAH	268	谢陈金云 (BO124) TAN KIM HOON
269	廖玉兰 (AX075) LIOW YOKE LAN	270	张秀兰 (AG280) CHEONG SEW LAN	271	饶桂莲 (BR149) YAW KWEE LIEN	272	赖淑梅 (BB329) LAI SOOK MOI
273	饶衍良 (BR283) NGIO YEN LEONG	274	余昌华 (J117) YEE CHONG FEA	275	李启柱 (H219) LEE KEE CHOO	276	李胡毓纯 (H225) OH YOKE CHOON
277	黄亚高 (AJ288) WONG AH KOW	278	黄林美金 (AJ172) LIM BEE KIM	279	谢德源 (BO065) CHIA TECK YUEN	280	丘德兴 (D193) KU TECK HIN
281	杨惠戎 (AW660) YONG FIET YOON	282	梁黄美兰 (Z026) WONG MOI LAN	283	黄昌国 (AJ149) WONG CHONG KEK	284	邓旭珍 (BC086) TANG SOOK CHIN
285	廖云玉 (AX123) LIEW WAN YOKE	286	赵蔡秀玲 (BA199) CHAI SOW LENG	287	何耀荣 (K310) HO YEW SING	288	房亚美 (Q022) FONG AH MOOI
289	蓝佳利 (BM033) LUM KAR LEE	290	周益荣 (S011) CHEW YIK WENG	291	彭思耀 (AS044) PHANG SOO YAW	292	彭华凤 (AS052) PHANG FAH
293	张松华 (AG501) CHONG CHOONG WAH	294	黄秀珊 (AJ077) NG SEW SUAN	295	黄保祥 (AJ161) WONG POH SEONG	296	刘伟南 (BE153) LEW WOON NAM
297	刘志明 (BE082) LEW CHEE MEAN	298	萧雪云 (BS127) SEOW CHAIK YOON	299	刘春莲 (BE214) LEW CHONG LIAN	300	杨杰华 (AW219) YONG KIAT WAH
301	张英妹 (AG436) CHONG ENG MOOI	302	丘启维 (D077) HUE AH SONG	303	杨陈金惠 (AW1168) TAN KIM HOOI	304	廖宝萍 (AX110) LIEW POH PENG
305	饶庆祥 (BR092) NGEOW KEIN	306	刘英 (BE212) LIEW YENG	307	彭椿英 (AS099) PANG CHOON YIN	308	何泉育 (K341) HO CHUEN YOOK
309	刘建财 (BE219) LIEW CHAI SENG	310	吴湘传 (M069) NG SIONG CHON	311	张汉生 (AG708) CHONG HON SANG	312	彭美英 (AS102) PANG ME YIN
313	赖亚兴 (BB149) LAI AH HIN	314	罗玉祖兰 (BQ185) WEE CHOE LAN	315	赵耿平 (BA243) CHAO KANG PENG	316	赵令芳 (BA139) CHOU LENG FONG
317	何忠华 (K133) HO CHOONG FA	318	吴银娘 (M222) NG MUN LEONG	319	赖张月兰 (AG746) CHONG YET LAN	320	赵秀丽 (BA194) CHIEW SWEE KEE
321	赖文德 (BB213) LAI WEN TAK	322	赵李金妹 (BA153) LEE KIN MOI	323	管徐莲娇 (AY052) CHEE LEN KIEW	324	张祥俭 (AG832) CHIONG SIONG KHM
325	张祥樑 (AG834) CHIONG SEONG POK	326	张龙月丽 (AG471) LONG NYET LEE	327	杨陈金翠 (AW649) TAN KIM CHWEE	328	罗其湘 (BQ225) LOW LO CHONG
329	林延仁 (N091) LIM YENG YAN	330	廖罗金英 (AX154) LOKE KIM YIN	331	李幼兰 (H119) LEE YEW LEAN	332	廖森华 (AX085) LIEW SAN WAH
333	廖叶顺英 (AX098) YAP SIM YIN	334	谢黄明玉 (BO218) ONG AH YOK	335	谢乃礼 (BO078) CHIAH AH KOW	336	李金兰 (H372) LEE KIN LAN
337	张陈素玉 (AG458) TAN KIM TENG	338	刘兰珍 (BE226) LIEW LAN CHIN	339	郭锦招 (Y225) KWOK KIM CHOW	340	张陈汉英 (AG942) TAN HANG ENG
341	何炳坤 (K360) HO PENG KOON	342	赖堆光 (BB074) LAI TEI SIAN	343	贺海如 (AN021) HOO HOE YEW	344	贺卢秀蓉 (AN020) LOO CHOW YONG
345	谢文辉 (BO035) CHEW CHAU KEE	346	锺陈玉英 (AE259) TAN GIAT NEW	347	锺保运 (BL036) CHEONG PEW YONG	348	赵冠球 (BA207) CHOW LENG KET
349	贺张玉琼 (AN019) CHIAN SWEE CHING	350	陈瑞清 (AE403) CHIN SWEE CHING	351	陈毓松 (AE303) CHIN YOKE CHEONG	352	谢包其蓉 (BO094) FOU KI YONG
353	孙惠英 (AB015) SOON FOOT YIN	354	刘银英 (BE280) LEW NGON YIN	355	李秀美 (H086) LEE SIEW BEE	356	廖月聪 (AX096) LEOW NYAK CHOONG

357	杨少琼 (AW644) YONG AH NOOI	358	刘张秀蓉 (BE216) CHONG AH MOY	359	李月英 (M086) LEE YEAT YENG	360	林远明 (N152) LIM YEN MIN
361	谢如金 (BO158) CHIA YEE KIM	362	廖月凤 (AX102) LIEW NGET FOONG	363	邹亚九 (AL016) CHAU AH KIAU	364	黄兆东 (AJ053) WONG CHOW
365	蓝潘秀娟 (BM095) PHON HAR MOOI	366	刘炜生 (BE130) LEOW WEE SEN	367	廖高慧珍 (AX095) KOO WAI CHAN	368	丘士光 (D009) HEW NYEN KONG
369	何丽芳 (K194) HO LIN FONG	370	黄凤英 (AJ177) WONG FONG YING	371	黄菊英 (AJ178) WONG KOK YIN	372	赵妹 (BA184) CHAW MOI
373	梁坤明 (Z005) LEONG KHUN MIN	374	何兰玉 (K269) HOO LAN YOK	375	邓卓如 (BC062) TEN CHOK YEE	376	黄仪芳 (AJ151) WONG YEE PONG
377	张耀祥 (AG179) CHONG YAU SEONG	378	杨顺昌 (AW278) YONG SON CHONG	379	赵李志梅 (BA289) LEE CHI MOE	380	邓祥德 (BC066) TANG SIONG TECK
381	陈少梅 (AE264) CHIN SUE MOY	382	沈棋耀 (CA005) SAM KEE YOW	383	谢如杰 (BO178) CHEAH YEE KIAT	384	谢那桂芳 (BO239) HENG SATE FONG
385	杨秀云 (AW878) YONG SEW YOON	386	杨李瑞霞 (AW619) LEE SAI HA	387	张仰克 (AG349) CHONG AH KIM	388	赖君伊 (BB077) LAI KUEN YER
389	杨培照 (AW600) YONG AH KAU	390	蓝玉清 (BM096) LAM YOKE CHING	391	刘金泰 (BE302) LIEW KIM THYE	392	罗黄添娣 (BQ314) WONG KIAM THEE
393	李石祥 (H197) LEE KEIM HOK	394	杨葆生 (AW361) YONG POO SENG	395	吴铁铿 (M112) WU THEAT CHEAN	396	饶招娣 (BR234) NGAU CHAU TI
397	梁张美英 (AG753) CHAM MEE YIN	398	赵秀霞 (BA185) CHAW SIEW HAR	399	余美英 (J155) YEE AH KIEN	400	赖佳胜 (BB186) LAI CHOY
401	余秀昌 (J113) YEE CHEW CHONG	402	黄快华 (AJ333) WONG KAI WA	403	黄树全 (AJ325) WONG SU CHIN	404	杨隆华 (AW126) YONG LOONG FAH
405	饶春英 (BR231) NGEOW CHOON YIN	406	何春涛 (K134) HO CHUN THOO	407	刘玉秀 (BE323) LEW YOKE SIEW	408	杨胜山 (AW652) YONG SING SAN
409	杨佩薇 (AW656) YEO PEI WEI	410	胡瑞琅 (U019) MERIAWATI SOEKAMTO	411	丘桦真 (D128) HUE HWA CHING	412	李志辉 (H181) LEE CHEE FIRE
413	邹宝华 (AL019) CHAU PAU FAH	414	萧丽娟 (AS125) SIAU LEE KEEN	415	鍾梅香 (M131) CHOONG MOI	416	管焯妹 (AY068) KON NON MOI
417	曾秦秋玲 (AO012) CHOON SHAW LENG	418	李肇强 (H203) LEE CHOW KEONG	419	余日东 (J093) YEE YAT TUNG	420	杨建智 (AW404) YONG AH YONG
421	黄文靖 (AJ326) WONG WOON CHIENG	422	饶桂美 (BR310) YAW KWANG MEE	423	饶桂芳 (BR311) YAW KWAI FONG	424	罗伟奇 (BQ178) LOH WEI CHYI
425	廖玉婷 (AX156) LIEW YUK TING	426	张华枫 (AG409) CHONG WAH FUNG	427	彭嘉登 (AS114) PANG KAR TENG	428	彭李碧琴 (AS113) LEE PHEK KHAM
429	赖郑英来 (BB176) TEE ENG LAI	430	赖佩琪 (BB175) LAI PEI QI	431	林健伟 (N105) LIM JIAN WEI	432	赖国修 (BB093) LAI KOK STEN
433	黄才政 (AJ125) WONG CHOY JIN	434	管智勇 (AY075) KWAN CHEE YOONG	435	赖紫萍 (BB150) LAI CHIH PENG	436	赖景伦 (BB151) LAI KENG LUN
437	陈小玲 (AE274) CHIN SIAW LING	438	张习龙 (AG884) CHONG SIT LEONG	439	杨桂芳 (AW659) YONG KOOI FONG	440	杨国温 (AW1138) YONG KOH YOON
441	何叶玉兰 (K196) YAP YOKE LAN	442	饶奕欣 (BR139) NGEOW YI XIN	443	陈浚霏 (AE487) TAN MEE LI	444	吴世隆 (M050) NG SZE LONG
445	饶佳丽 (BR167) NGIO KELLY	446	饶佳杰 (BR303) NGIO KAH KIAT	447	饶佳雯 (BR296) NGIO CARMEN	448	饶伟杰 (BR166) NGIO WEI KIAT
449	孙彩萍 (AB075) SOON CHAI PENG	450	谢耀庆 (BO113) CHAI YAW HING	451	余昌华 (J117) YEE CHONG FEA	452	丘莉萍 (D207) HEW LYE PENG

453	张昭宝 (AG393) CHONG CHOW POO	454	郭敏文 (Y196) KOK NEN OEN	455	余春华 (J095) YU CHOON WAH	456	赵健楣 (BA174) CHOW KIEN MOY
457	孙玉财 (AB045) SOON YOKE CHOY	458	孙爱声 (AB014) SOON OI SENG	459	邬春兰 (AT016) WOO CHOON LAN	460	李理传 (H063) LEE LE CHUAN
461	李刘萍真 (H218) LAU PENG CHENG	462	廖月珍 (AX157) LEOW YIT CHIN	463	孙发来 (AB049) SOON FATT LOY	464	郭炜勇 (Y192) KOK WEE YUNN
465	谢伟磔 (BO248) CHEAH WAYNE JIE	466	李肇荣 (H202) LEE SIEW WENG	467	许营森 (BE014) SHOOI YING SUM	468	李林今今 (H216) LIN KING KING
469	张恢华 (AG461) CHONG FEE WAH	470	萧李瓦金 (BS242) LEE NGAH KUM	471	涂世明 (T052) TAN SZE MING	472	廖文标 (AX151) LIEW WOON PIEW
473	黄筠琪 (AJ174) WONG YUNQI	474	罗怀礼 (BQ126) LOW FAI LEE	475	杨国权 (AW1120) YONG KOK KIAN	476	饶仁毅 (BR144) NGEOW YIN NGEE
477	杨湘仪 (AW571) YONG XIANG YI	478	杨惠苻 (AW569) YONG HUI SHIN	479	杨淑霞 (AW614) YONG SHU XIA	480	吴利传 (M028) NG LEE CHON
481	管练生 (AY028) KOON LIAN SUNG	482	叶国盛 (AV019) YAP GUO SHENG	483	杨博耀 (AW503) YONG POCK YAU	484	杨子毅 (AW597) YONG HAN FUI
485	谢家楼 (BO038) CHIA KA LOW	486	赵胜勤 (BA125) CHAW SIN KUAN	487	卢志良 (BJ011) LOO CHEE LEONG	488	吴罗韵清 (M108) LOO YOON CHIN
489	谢友丽 (BO137) CHEAH YEW LI	490	饶渐威 (BR147) YU KIN WAI	491	赵国锋 (BA187) CHAW KOK FOONG	492	饶子彬 (BR172) NGIAO TZE PIN
493	严俊辉 (BT009) YAM CHUN FUI	494	彭细珍 (AS053) PANG SAI CHUN	495	邝柳昌 (BI026) KHONG LEW	496	赖开松 (BB323) LAI KWA CHOONG
497	邬添禧 (AT026) WOO TIAM HEE	498	谢玉芳 (BO142) SIA YOKE FONG	499	赖健平 (BB201) LAI JIAN PENG	500	杨廷辉 (AW632) YONG TEEN HUEI
501	张蕙英 (AG346) CHONG WAI YING	502	吴玲慧 (M225) NG LING FUI	503	叶林慧丽 (AV024) LIM HUI LEE	504	蔡梅萍 (BG019) CHAI MOY PING
505	谢静雯 (BO132) CHEAH CHENG	506	杨佐良 (AW471) YANG CHOR LEONG	507	赖盈敏 (BB205) LAI YING MUN	508	赖铁祥 (BB110) LAI TEK SEONG
509	周桂群 (S012) CHEW KWEE KENG	510	何萧芳霞 (K210) SIEW FONG HA	511	张启强 (AG489) CHONG KI KEONG	512	赵月英 (BA166) CHIEW NEE JENG
513	陈楚璞 (AB394) CHIN TSU PUH	514	杨何淑梅 (AW664) HO SAK MOOI	515	吴景福 (M201) NG KENG FOOK	516	谢康元 (BO115) CHEAH KONG
517	李刘琴 (H211) LIU QIN	518	谢有桦 (BO249) SIA YU FATT	519	罗文杰 (BQ323) LOW WEN JEI	520	吴景浩 (M099) NG KIN HOU
521	李裕恒 (H224) LEE YU HENG	522	饶陈六莲 (BR173) TANG LAK NOI	523	丘启方 (D060) HUE KEE FOON	524	房运康 (Q010) FONG YOON KONG
525	谢牛 (BO143) SIA NYEW	526	管洁梅 (AY037) KON SAI MUI	527	何谭金英 (K152) TAN KAM ENG	528	何展辉 (K169) HO CHIEN FEI
529	何玉文 (K315) HO YEE WOON	530	杨培福 (AW347) YONG POI FOOK	531	曾小平 (AO011) CHEN SEOW PENG	532	叶陈佩琳 (AV050) TAN PEI LIN
533	叶祖铭 (AV020) YAP GUO MING	534	饶锦祥 (BR095) NGEOW KHIM SIONG	535	彭慧峰 (AS069) PANG CHEE FOONG	536	孙黄雅雁 (AB055) EG AH YEN
537	孙玉明 (AB046) SOON YOKE MING	538	管森珍 (AY011) KWAN MUN CHING	539	陈兰珍 (AE412) CHIN LAN CHIN	540	郭奕顺 (Y105) KOK JIT SOON
541	郭瑞年 (Y194) CHRISTINA KASUMA	542	杨佐刚 (AW510) YONG CHO KONG	543	拿督斯里杨星耀 (AW304) Dato' Sri Yong Seng Yeow	544	何国萍 (K193) HOO KOK LIM
545	李耀辉 (H194) LEE YEOW FEI	546	杨玉新 (AW605) YONG YOKE SIN				

列席者：共 9 位

1	彭妙英 (非会员)	2	朱伟源 (非会员)	3	朱奕丞 (非会员)	4	袁少康 (非会员)
5	赖佩雯 (非会员)	6	Chan Yiin Fan (非会员)	7	叶照娣 (非会员)	8	叶玉婷 (非会员)
9	林颖欣 (非会员)						

大会主席： 杨博耀

大会纪录： 秘书处 王秀莹 (由饶锦祥提议, 谢家楼附议)

会 员 赖盈敏 (由饶锦祥提议, 谢家楼附议)

会员特别大会议程：

1. 大会主席致词
2. 讨论理事会提案

- 修复茶阳大厦停车场、斜坡道及关闭扶手电梯开洞工程

雪隆茶阳(大埔)会馆于 2024 年 12 月 26 日正式取回茶阳大厦主权, 在收回茶阳大厦后, 发现大厦已严重损毁, 幸获大埔企业家于 2025 年 6 月 15 日答应承租茶阳大厦, 并且愿意斥资巨额翻新大厦。唯本馆须在移交产业予租户时, 修复茶阳大厦部分建筑结构, 以下为需要修复之项目:

- 一、关闭自 G 楼起至 7 楼的扶手电梯开洞。
- 二、还原茶阳大厦内的停车场及汽车斜坡道。

本馆已向各承包商索取修复大厦估价, 修复费用预计约 RM2,000,000/-。以上修复大厦预算已在理事会中通过, 现提呈至会员特别大会寻求通过。

3. 茶点

1. 大会主席杨博耀致词

大会主席宣布, 目前的出席人数已达到了法定人数, 因此会员特别大会准时召开。主席首先感谢各位乡亲拨冗出席今天的会员特别大会, 主要是为了商讨有关茶阳大厦装修事宜。他指出, 本馆已经在大会三个星期前发出通告, 并且将通告邮寄给所有会员。但仍然有部分的信件被邮政局退件, 也有会员反映没收到通告, 因此希望已搬家的会员乡亲, 将新地址通知本馆秘书处, 以便更新资料, 让信件顺利送达。



2. 讨论理事会提案:

- 修复茶阳大厦停车场、斜坡道及关闭扶手电梯开洞工程

雪隆茶阳（大埔）会馆于 2024 年 12 月 26 日正式取回茶阳大厦主权，在收回茶阳大厦后，发现大厦已严重损毁，幸获大埔企业家于 2025 年 6 月 15 日答应承租茶阳大厦，并且愿意斥资巨额翻新大厦。唯本馆须在移交产业予租户时，修复茶阳大厦部分建筑结构，以下为需要修复之项目：

- 一、关闭自 G 楼起至 7 楼的扶手电梯开洞。
- 二、还原茶阳大厦内的停车场及汽车斜坡道。

本馆已向各承包商索取修复大厦估价，修复费用预计约 RM2,000,000/-。以上修复大厦预算已在理事会中通过，现提呈至会员特别大会寻求通过。

- 主席杨博耀叙述，本馆于 2011 年，将茶阳大厦出租予 Plato-Straits Heritage（以下简称“PSH”）。后来 PSH 在没有通知本馆的情况下，将公司卖给了 Gulatis Exclusive Sdn Bhd（以下简称“Gulatis”）。而 Gulatis 在 2017 年买下了 PSH 以后，在没有得到本馆的同意下，将茶阳大厦改建为购物中心。茶阳大厦 1 楼至 5 楼被改建为商场陈列室，并且将汽车斜坡道和停车场拆除，在室内加建扶手电梯。由于租户没有准时缴付租金，因此在 2020 年 8 月，本馆和 PSH 开始长达了四年的官司诉讼。在 2024 年 9 月本馆胜诉，成功取回茶阳大厦主权。当本馆收回茶阳大厦后，发现大厦已严重损坏。所幸的是在 2025 年 6 月 15 日，来自深圳的大埔企业家愿意承租茶阳大厦，并答应斥资翻新大厦。唯本馆在移交产业予新租户时，必须修复茶阳大厦部分建筑建构，其中包括恢复重建停车场、斜坡道，并关闭 G 楼至 7 楼的扶手电梯开洞。本馆已经取得了三个承包商估价单，平均价格介于 RM2,000,000/-。由于修复费用高昂，因此须召开此次会员特别大会，希望在大会上寻求通过大厦修复费用预算 RM2,000,000/-。若大家针对修复计划有任何疑问，也可在大会上提问。
- 法律顾问饶仁毅律师补充，在 2011 年时，茶阳大厦是以非常便宜的价格出租给 PSH，因为当时茶阳大厦欠下巨额的门牌税、地税以及排污费，而该租户同意为本馆缴清所有欠款，因此本馆与 PSH 欠下长达 60 年的租赁契约，以较低的租金额将大厦出租。但是在 2020 年，PSH 以不成文的理由不缴付租金，因此本馆才会起诉对方。而在 2024 年年底，本馆终于胜诉，并提前 47 年取回大厦主权，并且在 2025 年 6 月将大厦出租予大埔企业家，将经营酒店业，租金将会较之前涨大约四倍。由于前租户在未得到市政局的批准下，非法改建茶阳大厦，大厦已遭受严重损坏，因此本馆将继续起诉对方，要求赔偿修复费用。而本馆与新租户是在去年签署合约，但是截止目前仍因为未修复产业而尚未移交物业。本馆必须在移交物业前，修复大厦基本结构，因为这是业主的责任。
- 会员李荣华询问，除了恢复茶阳大厦的结构以外，会馆会否可考虑进一步提升大厦的装修？
- 饶仁毅指出，参考本馆所取得的承包商估价单，只是修复停车场、斜坡道以

及关闭扶手电梯开洞，所需要的费用已经接近 RM2,000,000/-，若改造及装修整幢茶阳大厦，预计花费可能高达 RM48,000,000/-以上，但是本馆的责任只需要恢复茶阳大厦的基本结构，至于美化和装修的费用，均由新租户负责承担。

- 会员李耀辉询问从施工到完成修复工程，预计需要花费多少时间。杨博耀回应，预计须时三个月。
- 会员林延礼询问本馆如何支付 RM2,000,000/-修复费用，会向银行贷款还是会馆有足够资金支付以上款项？杨博耀回复，本馆已有足够的资金可以支付以上款项，不会向银行贷款，因为那要另外支付贷款利息。而这一笔开支包括顾问费、设计费、绘测图等。本馆只是负责修复基本建筑结构，其他装修将交由新租户处理。
- 何锦载询问，为何本馆不考虑与租户商量，降低租金，但是由租户全面负责建筑结构和装修工程？因为待本馆修复移交给新租户后，新租户一样需要翻新装修，那么就会重复花费，浪费金钱。
- 杨博耀表示，不会有任何一个租户愿意承租一座已经被严重损坏的大楼，若本馆不愿意花费修复基本结构，根本不会有人承租茶阳大厦。而本馆理事是经过多番考虑和商讨后，才通过提呈预算 RM2,000,000/-以修复大厦，并非要浪费会馆的资金，希望会员们能理解。杨博耀补充，本馆也将会采取法律诉讼，要求 PSH 赔偿本馆所有的损失，而目前律师楼也正在收集证据和资料，但在此前，本馆仍然必须先修复茶阳大厦，以便顺利将大厦出租，确保会馆有收入。
- 议决：经表决，545 人赞成，1 人反对（何锦载），无人弃权，通过茶阳大厦修复工程预算，金额为 RM2,000,000/-。

8. 茶点

会议于上午 11 时结束



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my

2025 年度 会务报告



雪隆茶阳（大埔）会馆 2025 年度会务报告

(一) 会员人数：

截至 2025 年 12 月 31 日止，根据系统记录，会员人数共 **8751 名**。

(二) 组织：

1. 首席执行官顾问 : 拿督斯里杨星耀局绅
2. 会务顾问 : 邝柳昌
3. 法律顾问 : 饶仁毅律师
4. 名誉主席 : 饶安昌
5. 第 38 届理事会 (2024 年至 2027 年 6 月 30 日)

主席	: 杨博耀	执行副主席	: 饶锦祥
副主席	: 谢家楼、房运康、管练生、丘启方、赵永良		
秘书长	: 彭惹峰	副秘书长	: 卢志良
财务长	: 赵胜勤	副财务长	: 叶国盛
妇女组主任	: 周桂群	青年团团长	: 郭炜勇
乐龄组主任	: 吴利传	合唱团主任	: 赵晓芙
宣传组主任	: 赖盈敏	工商组主任	: 谢静雯
ISO 组主任	: 杨佐良		
调查	: 赵月英、叶祖铭		
交际	: 李慧瑜、邬添禧		
理事	: 谢康元、杨廷辉、赖健平、杨申力、杨湘仪、 张义鸿、严俊辉、谢玉芳、饶子彬		
查账 (会员)	: 丘林美燕、曾小平		

(三) 会议:

1. 常年会员大会 : 15.06.2025 (星期日)

2.

第 38 届理事会会议: 8 次		
06.07.2024 (星期六)	08.09.2024 (星期六)	09.11.2024 (星期六)
16.03.2025 (星期日)	18.05.2025 (星期日)	05.07.2025 (星期六)
07.09.2025 (星期日)	06.12.2025 (星期六)	

3.

第 38 届理事会-理事出席率					
杨博耀	(8/8)	饶锦祥	(7/8)	谢家楼	(7/8)
房运康	(7/8)	管练生	(8/8)	丘启方	(5/8)
赵永良	(2/8)	彭苕峰	(6/8)	卢志良	(7/8)
赵胜勤	(8/8)	叶国盛	(8/8)	周桂群	(8/8)
郭炜勇	(8/8)	吴利传	(8/8)	赵晓芙	(6/8)
赖盈敏	(4/8)	谢静雯	(8/8)	杨佐良	(6/8)
赵月英	(8/8)	叶祖铭	(8/8)	李慧瑜	(4/8)
邬添禧	(5/8)	谢康元	(5/8)	杨廷辉	(6/8)
赖健平	(0/8)	杨申力	(6/8)	杨湘仪	(5/8)
张义鸿	(4/8)	严俊辉	(7/8)	谢玉芳	(4/8)
饶子彬	(5/8)				

4.

茶阳两馆福利委员会会议		
03.01.2025 (星期五)	05.07.2025 (星期六)	15.11.2025 (星期六)

5.

产业管理委员会会议		
11.01.2025 (星期六)	16.03.2025 (星期日)	18.05.2025 (星期日)
05.07.2025 (星期六)	07.09.2025 (星期日)	15.11.2025 (星期六)
06.12.2025 (星期日)		

6.

ISO 9001:2015 品质管理认证	
内部审计	08.10.2025 (星期三)
最高管理层评估会议	31.10.2025 (星期五)
外部审计	07.11.2025 (星期五)

(甲) 本馆活动:

1. 2024/25 贫老同乡度岁金

日期 : 2025 年 1 月 19 日 (星期日), 上午 10 时正
地点 : 吉隆坡广义大厦礼堂
出席者 : 筵开 50 席, 姓名从略 (请参考出席名单)。

2. 雪隆茶阳 (大埔) 会馆联合吉隆坡广东义山及五家会馆举办【2025 乙巳年新春联欢午宴】

日期 : 2025 年 3 月 1 日 (星期六), 中午 12 时正
地点 : 吉隆坡广义大厦礼堂
出席者 : 受邀贵宾、两馆一社理事、各小组执委、家属及职员,
共 24 桌。姓名从略 (请参考出席名单)。

3. 309 捐血救人

日期 : 2025 年 3 月 9 日 (星期日), 上午 9 时至下午 3 时
地点 : 回春馆 3 楼礼堂
出席者 : 参与捐血者 103 位; 成功捐血者 84 位。

4. 双亲节聚餐: 心惜父母恩, 恩情永关怀

日期 : 2025 年 5 月 18 日 (星期日), 中午 12 时 30 分
地点 : 回春馆 3 楼礼堂
出席者 : 杨博耀、杨佐良、李慧瑜、卢志良、叶国盛、丘启方、林美燕、
饶锦祥、邬天雨、管练生、张启强、赵绍田、谢玉芳、赵胜勤、
叶祖铭、谢静雯、杨廷辉、赖盈敏、饶子彬、杨申力、张义鸿、
赵月英、严俊辉、杨子毅、饶奕欣、彭淑英、赵健楠、吴秀金、
吴玲慧、张嘉雅、饶佳丽、管洁梅、邬春兰、黄玉明、李肇强、
吴世隆、吴永兴、邓惠贞、彭细珍、赖淑梅、陈兰珍、陈佩琳

5. 马来西亚大埔 (茶阳) 社团联合总会【2025 年常年会员代表大会】

时间 : 2025 年 5 月 31 日 (星期六), 上午 9 时正
地点 : 回春馆 3 楼会议室
出席者 : 杨博耀、饶锦祥、彭蕊峰、赵胜勤、吴利传、卢志良、丘启方、
房运康、周桂群、郭炜勇、叶国盛、赖铁祥、李慧瑜、杨佐良、
管练生、谢静雯、叶祖铭

6. 大埔县 14 镇乡土与水接领仪式暨乙巳年公祭

日期 : 2025 年 6 月 1 日 (星期日), 上午 8 时正
地点 : 茶阳大埔总坟 (吉隆坡广东义山, 赵煜二路)
出席者 : 揭幕嘉宾: YB 陈国伟; 广东省大埔商会青年委员会代表 22 位;
深圳市大埔商会代表 10 位; 佛山市大埔商会代表 5 位;
新加坡茶阳会馆代表 5 位; 出席会员及嘉宾总人数约 200 位。



7. 大埔情·商业对接交流会

日期：2025年6月1日（星期日），下午2时正

地点：回春馆3楼礼堂

出席者：广东省大埔商会青年委员会代表22位，各属会青年团代表，姓名从略（请参考出席名单）。

8. 2025 常年会员大会

日期：2025年6月15日（星期日），上午10时正

地点：回春馆3楼礼堂

出席者：出席会员共112位，姓名从略（请参考出席名单）。



9. 回春馆 - 乙巳年关圣帝君诞辰祭祀

日期：2025年7月18日（星期五），中午12时正

地点：回春馆3楼礼堂

出席者：杨博耀、饶锦祥、彭苕峰、饶仁毅律师、卢志良、吴利传、丘启方、杨佐良、管练生、管洁梅、周桂群、陈奕贻、赖铁祥、邬春兰、李肇强、吴世隆、叶国盛、林美燕、郭炜勇、涂世明、叶祖铭、谢静雯、饶奕欣、赵国锋、邓惠贞、张仰竞、何淑梅、杨子毅、罗韵清、黄玉明、杨晶儿、黄柳香

10. 2025年度奖励金颁发典礼

日期：2025年9月28日（星期日），上午10时正

地点：回春馆3楼礼堂

出席者：获奖者及家属逾200位，姓名从略（请参考出席名单）。

11. 万里同心大埔情——2025年回乡团

日期：2025年10月20日至10月27日

地点：揭阳——大埔——梅州

参与者：85位，姓名从略（请参考出席名单）。



12. 2025回乡团团员聚餐会

日期：2025年12月6日（星期六），中午12时30分

地点：回春馆3楼礼堂

出席者：姓名从略（请参考出席名单）。

13. 【AI不是未来，是 现在：青年如何用 AI 解放时间与脑力？】

日期：2025年12月6日（星期六），下午2时正

地点：回春馆3楼礼堂

出席者：郭炜勇、谢静雯、赵国锋、张源菖、萧家添、李秀娟、谢子良、李秀美、杨子毅、朱巧梅、李荣华、孙彩萍、吴焕杰、田易修、杨玉新、廖云玉、廖云芳、叶国盛、廖于婷、李启柱、李耀辉、刘碧彩、谢友丽、蔡梅萍、谢诗馨、吴玲慧、饶佳丽、饶申意、饶衍良、萧家恩、陈楚璞、孙爱声、李慧瑜、何丽芬、彭允、彭细珍、张恢华、谢玉芳、饶佳杰

14. 埔联妇庆冬至迎新年，大埔心，埔联情，年菜庆团圆

日期：2025年12月28日（星期日），中午12时30分

地点：回春馆3楼礼堂

备注：埔联妇主催、雪隆茶阳（大埔）会馆妇女组承办

出席者：杨博耀、赵胜勤、拿督斯里杨星耀、邝柳昌、饶安昌、吴利传、彭蕊峰、饶锦祥、叶国盛、卢志良、房运康、丘启方、杨佐良、赖铁祥、谢家楼、叶祖铭、周桂群、何淑梅、何育举、范树荃、谢静雯、赖文清、罗伍梅、赵晓芙、赵永良、郭炜勇、邬添禧、赖盈敏、黄玉明、杨廷辉、赖君石、吴世隆、饶子彬、杨湘仪、管练生、严俊辉、彭淑英、吴秀金、陈奕贻、邓惠贞、叶玉兰、饶佳丽、管洁梅、邬春兰、彭允、何丽芬、张惠英

(乙) 本馆对外社团交流活动：

1. 吉隆坡广东义山特别代表大会

日期：2025年1月4日（星期六），上午10时正

地点：吉隆坡广义大厦视听室

出席者：郭炜勇、叶国盛、卢志良、管练生、房运康、吴利传

2. 尊孔独中乙巳年迎春庙会暨新春团拜

日期：2025年1月25日（星期六）

时间：9.30am 新春庙会仪式 / 11.30am 自助餐

地点：尊孔独立中学

出席者：吴利传、郭炜勇

3. 【茨厂街·年味节 2025】

日期：2025年1月25日（星期六），上午9时至下午1时

地点：雪隆广肇会馆关帝庙

出席者：杨博耀、周桂群、郭炜勇、卢志良、管练生、吴利传、赖铁祥、邓惠贞、彭淑英、李金妹、陈奕贻、李耀祥、谢静雯、赖盈敏、杨廷辉、饶佳丽、饶奕欣、邬添禧、陈浚霏、谢友丽

4. 隆雪华堂【2025乙巳蛇年新春团拜】

日期：2025年1月29日（星期三），上午11时正

地点：隆雪华堂光前堂大礼堂

出席者：吴利传

5. **星洲日报【世华媒体新春联欢会】晚宴**
日期：2025年2月13日（星期四），下午6时正
地点：华总大厦礼堂
出席者：房运康、彭荃峰
6. **雪隆广东会馆【2025乙巳年新春团拜联欢午宴】**
日期：2025年2月16日（星期日），中午12时正
地点：王岳海大礼堂
出席者：吴利传、管练生
7. **公正党慈善晚宴**
日期：2025年2月22日（星期六），傍晚7时正
地点：吉隆坡广义大厦礼堂
出席者：杨博耀*4、饶锦祥、彭荃峰*2、青年团*3
8. **新纪元大学学院【好势了·乙巳年新春团拜】**
日期：2025年2月23日（星期日），上午9时30分
地点：新纪元大学学院黄迺菜活动中心
出席者：杨博耀
9. **吉隆坡广东义山联合华社研究中心《生死契阔》新书推介礼**
日期：2025年4月4日（星期五），下午2时至4时
地点：吉隆坡广义大厦G楼视听室
出席者：彭荃峰、吴利传
10. **南侨机工纪念和平公园暨纪念和平馆动土仪式**
日期：2025年4月18日（星期五），上午11时正
地点：南侨机工抗战殉难纪念碑
出席者：彭荃峰、饶锦祥、郭炜勇、卢志良、吴利传、管练生、管洁梅
11. **雪隆潮州会馆134周年会庆晚宴**
日期：2025年4月26日（星期六），下午6时正
地点：吉隆坡广义大厦礼堂
出席者：赖盈敏、谢静雯
12. **吉隆坡赤溪公馆140周年纪念暨春祭联欢晚宴**
日期：2025年5月10日（星期六），傍晚7时正
地点：吉隆坡广义大厦礼堂
出席者：卢志良、吴利传、管练生、丘启方伉俪、周桂群、李慧瑜、饶佳丽、杨廷辉、杨佐良
13. **雪隆南洋同奉善堂创堂63周年庆**
日期：2025年5月15日（星期四），傍晚7时30分
地点：雪隆南洋同奉善堂
出席者：吴利传、管练生

14. **甲洞客家公会庆祝 25 周年纪念暨筹募活动基金联欢晚宴**
日期 : 2025 年 5 月 17 日 (星期六), 傍晚 7 时正
地点 : 甲洞新翠花楼酒家
出席者 : 杨廷辉、郭炜勇、李耀祥、赵国锋、谢静雯、叶祖铭、廖于婷
15. **隆雪梅州总会【2025 年度会员大会暨选举 2025-2028 年度董事】**
时间 : 2025 年 5 月 18 日 (星期日), 上午 11 时正
地点 : 半山芭喜来登海鲜酒家
出席者 : 彭惹峰、吴利传、卢志良、房运康、赖铁祥、邓惠贞
16. **隆雪客总【2025 年度常年会员大会】**
时间 : 2025 年 5 月 25 日 (星期日), 上午 11 时正
地点 : 隆雪客总 3 楼
出席者 : 卢志良
17. **雪隆蕉岭同乡会筹资购置会所活动午宴**
日期 : 2025 年 6 月 7 日 (星期六), 中午 12 时正
地点 : 半山芭喜来登海鲜酒家
出席者 : 杨廷辉、饶奕欣、杨子毅、饶佳丽、吴利传、管练生、周桂群
18. **隆雪中华大会堂 2025 年会员大会暨选举**
日期 : 2025 年 6 月 22 日 (星期日), 上午 10 时 30 分
地点 : 隆雪中华大会堂光前堂
出席者 : 吴利传、管练生
19. **雪州沙登客属公会庆祝 26 周年暨筹募活动基金联欢晚宴**
日期 : 2025 年 6 月 28 日 (星期六), 下午 6 时 30 分
地点 : 沙登喜来登酒家
出席者 : 彭惹峰*2、丘启方*2、吴利传、管练生、周桂群、邓惠贞、
彭淑英、李金妹
20. **吉隆坡广东义山【羽化苑重建工程动土礼】**
日期 : 2025 年 7 月 13 日 (星期日), 上午 9 时 30 分
地点 : 原羽化苑冷气停枢室前停车场
出席者 : 卢志良、房运康、吴利传、管练生、郭炜勇
21. **雪隆广肇会馆【关圣帝君宝诞庆典】**
日期 : 2025 年 7 月 18 日 (星期五), 上午 9 时正
地点 : 雪隆广肇会馆关帝庙
出席者 : 杨博耀、饶锦祥、彭惹峰
22. **雪隆杨氏公会成立 100 周年庆**
日期 : 2025 年 7 月 19 日 (星期六), 傍晚 7 时正
地点 : 吉隆坡半山芭 ICC 好想吃酒家
出席者 : 赵胜勤*2、妇女组*4、青年团*4

23. 森美兰梅江五属会馆 199 周年纪念联欢晚宴

日期：2025 年 8 月 2 日（星期六），傍晚 7 时 30 分
地点：芙蓉新城大好运酒家
出席者：饶锦祥、杨博耀

24. 尊孔独中“众志成城，聚爱尊孔”义卖会

日期：2025 年 8 月 3 日（星期日），上午 8 时至下午 3 时
地点：尊孔独中校园
备注：吴利传、郭炜勇

25. 纪念 815 马来西亚人民公祭活动迎宾晚宴

日期：2025 年 8 月 14 日（星期四），傍晚 7 时正
地点：吉隆坡广义大厦礼堂
出席者：吴利传、管练生、卢志良、叶国盛、杨佐良、周桂群、李慧瑜、赵国锋、叶祖铭、陈佩琳、杨子毅、饶奕欣、谢家楼*2、杨廷辉、涂世明、妇女组*4

26. 吉隆坡广东义山 130 周年庆午宴

日期：2025 年 8 月 15 日（星期五），中午 12 时正
地点：吉隆坡广义大厦礼堂
出席者：吴利传、管练生、管洁梅、房运康、卢志良、杨佐良、周桂群、郭炜勇、谢玉芳、谢静雯、杨子毅、邓惠贞、谢家楼*2、邬添禧、丘启方*2

27. 《日据烽火·南侨机工马来亚篇》舞台剧

日期：2025 年 8 月 16 日（星期六），傍晚 7 时正
地点：吉隆坡广义大厦礼堂
出席者：共 60 位理事及执委代表出席，名字从略。

28. 新加坡茶阳（大埔）会馆 60 周年国庆、167 周年会庆暨茶阳（大埔）基金会 30 周年庆三庆联欢晚宴

日期：2025 年 8 月 17 日（星期日），傍晚 7 时正
地点：万兴大酒楼@义顺胡姬乡村俱乐
出席者：杨博耀伉俪、饶锦祥、彭荃峰

29. 尊孔独中 2025 年度赞助人常年大会

日期：2025 年 8 月 24 日（星期日），上午 10 时正
地点：尊孔独中 C 栋大楼大礼堂
出席者：郭炜勇、吴利传

30. 雪隆海南会馆 136 周年庆纪念晚宴

日期：2025 年 9 月 19 日（星期五），傍晚 7 时正
地点：雪隆海南会馆（天后宫）礼堂
出席者：房运康、杨子毅

31. **吉隆坡广东义山【《月圆人和，共颂和平》乙巳年中秋嘉年华】**
 日期：2025年10月4日（星期日），下午6时正
 地点：吉隆坡广东义山
 出席者：杨博耀、彭蕊峰、饶锦祥、卢志良、赵胜勤、吴利传、管练生、周桂群、郭炜勇、谢静雯、赖盈敏、杨廷辉、叶国盛、叶祖铭、房运康、赵国锋、谢玉芳、饶子彬、邬添禧、赵月英、妇女组、青年团、乐龄组、合唱团
32. **第十届吴德芳杰出华文教师奖颁奖典礼**
 日期：2025年10月12日（星期日），上午9时正
 地点：吉隆坡洗都银星宴会厅 Galaxy Banquet Hall
 出席者：吴利传、卢志良、郭炜勇
33. **巴生大埔同乡会成立90周年，青年团43周年暨妇女组31周年纪念会庆晚宴**
 日期：2025年10月18日（星期六），傍晚7时正
 地点：仙境古城文化度假村太和殿
 出席者：房运康、叶国盛、卢志良、叶祖铭、周桂群、杨佐良、邓惠贞、彭淑英、李金妹、陈奕晞、赖铁祥、赖盈敏、杨子毅、严俊辉、郭炜勇、张嘉滩、赵国锋、谢静雯、丘启方*2
34. **吉隆坡安邦路中华女校百年校庆【Econsave星洲华教义演】**
 日期：2025年11月1日（星期六），下午6时正
 地点：好想吃海鲜酒楼（ICC Pudu）
 出席者：吴利传、管练生
35. **森美兰茶阳会馆100周年纪念暨筹募会员子女教育基金联欢晚宴**
 日期：2025年11月9日（星期日），傍晚7时正
 地点：芙蓉明恪酒家
 出席者：叶祖铭、谢玉芳、谢静雯、郭炜勇、赖盈敏、邬添禧、赖铁祥*2、周桂群*2
36. **太平茶阳会馆成立111周年联欢晚宴**
 日期：2025年11月14日（星期五），傍晚7时正
 地点：太平富民登酒店（湖景阁中餐厅）
 出席者：周桂群*3、赖铁祥*2、杨博耀*2、饶锦祥、赵胜勤
37. **八打灵客家公会10周年庆暨筹募购买会所基金晚宴**
 日期：2025年11月15日（星期六），傍晚7时正
 地点：双溪威华小火礼堂
 出席者：杨博耀*2、周桂群、李慧瑜、郭炜勇、房运康、赵国锋、谢静雯、饶锦祥、吴利传、管练生

38. 雪隆广肇会馆成立 138 周年庆暨广肇义学 98 周年纪念午宴

日期 : 2025 年 11 月 23 日 (星期日), 中午 12 时正
地点 : 吉隆坡广义大厦礼堂
出席者 : 吴利传、管练生、谢玉芳、严俊辉

39. 巴生客家公会庆祝成立 53 周年纪念暨巴生惠州会馆庆祝成立 18 周年纪念联合会庆晚宴

日期 : 2025 年 12 月 6 日 (星期六), 傍晚 7 时正
地点 : 巴生港口班达马兰华小 B 校冷气大礼堂
出席者 : 杨博耀*2、饶锦祥、卢志良、郭添禧、吴利传、房运康、
管练生、叶国盛、周桂群

40. 吉隆坡广东义山 2025 年媒体之夜

日期 : 2025 年 12 月 7 日 (星期日), 傍晚 7 时正
地点 : 吉隆坡广义大厦宴会厅
出席者 : 吴利传、管练生、周桂群、赵胜勤*2、李慧瑜、赖铁祥*2、
杨佐良*2、叶国盛、杨子毅、郭炜勇、叶祖铭 x 2、卢志良、
涂世明、谢静雯、赵国峰

41. 檳榔屿大埔同乡会庆祝成立 89 周年庆

日期 : 2025 年 12 月 12 日 (星期五), 傍晚 7 时 30 分
地点 : 檳城 W World Chinese Restaurant
出席者 : 彭荃峰*3

42. 尊孔独中 119 校庆联欢宴会

日期 : 2025 年 12 月 13 日 (星期六), 上午 11 时 30 分
地点 : 尊孔独中大礼堂
出席者 : 吴利传、房运康、郭炜勇、卢志良

43. 霹靂大埔同乡会庆祝 61 周年庆

日期 : 2025 年 12 月 13 日 (星期六), 傍晚 7 时 30 分
地点 : 怡保喜来登海鲜酒家
出席者 : 杨博耀*2、彭荃峰*3

44. 雪隆福建会馆 140 周年会庆联欢晚会

日期 : 2025 年 12 月 21 日 (星期日), 下午 6 时正
地点 : 吉隆坡中华独立中学光前堂
出席者 : 李慧瑜、杨子毅

45. 赞助与捐献:

序	项目	摘要	数额 (RM)
1	巴生大埔同乡会 90 周年庆	赞助	7,500.00
2	檳榔屿大埔同乡会 89 周年庆	赞助	1,500.00
3	霹靂大埔同乡会 61 周年庆	赞助	1,500.00
	共计		10,500.00

(丙) 青年团:



(一) 第十九届 (2024-2027 年度) 执委名表

顾问 : 彭惹峰、叶国盛
 团长 : 郭炜勇 (母会委任) 副团长 : 邬添禧
 秘书 : 杨廷辉 副秘书长 : 赵国锋
 财政 : 谢静雯 副财政 : 杨惠荇
 执委 : 叶祖铭、谢玉芳、严俊辉、杨申力、赖盈敏、饶奕欣、
 饶佳丽、杨子毅、李耀祥、谢友丽、饶渐威

对外代表

埔联青 : 郭炜勇、邬添禧、谢静雯、杨廷辉
 隆雪华青 : 邬添禧、叶国盛

(二) 团务报告:

日期	事项	地点	出席者
05.01.2025 星期日 10.00am	玩得富模式 扫描游戏	Edudest Learning Centre	郭碧云、谢玉芳、谢静雯、 叶祖铭、赵国锋、饶渐威、 严俊辉、陈佩琳、张嘉滩、 谢友丽
01.03.2025 星期六	马来西亚嘉应属 会联合会青年团 主办匹克球体验 交流	17, Jalan Professor Khoo Kay Kim, PJS13, 46100 PJ.	杨子毅

08.03.2025 星期六 7.00pm	马来西亚华裔 公务员协会晚宴	吉隆坡广义大厦	邬添禧、李耀祥、赖盈敏、 饶佳丽、杨廷辉
09.03.2025 星期日 1.00pm	吉隆坡广东义山 六大会馆青年团 交流会	回春馆三楼 会议室	郭炜勇、叶祖铭、赵国锋、 谢静雯、赖盈敏、杨子毅、 饶奕欣、谢玉芳、严俊辉、 饶佳丽、赖健平、赖健弘、 杨惠荇、杨湘仪、杨淑霞、 丁雅雯、吴玲慧、萧芳霞、 饶渐威、李耀祥、郭碧云
08.04.2025 星期二 10.00am	Google 总部参 访: 探索云端科技 与 AI 未来	Google 总部	郭炜勇、谢静雯、杨子毅、 谢玉芳、郭碧云
27.04.2025 星期日 2.00pm	匹克球活动	Hyperground Balakong	谢玉芳、谢静雯、叶国盛、 饶佳丽、吴玲慧、林慧丽
17.05.2025 星期六 10.00am	参访顶级手套 集团 Top Glove	Top Glove Tower	郭炜勇、叶祖铭、谢静雯、 杨子毅、谢玉芳、赵国锋、 李耀祥、饶渐威、严俊辉
27.05.2025 星期三	Pickle Ball 匹克球练习 (惠州青年团)	Double Bounce Balakong	谢玉芳、杨子毅
30.05.2025 星期五 8.00pm	接待广东省大埔 商会青年委员会	Sunway Velocity 喜粤酒家	郭炜勇、谢静雯、杨子毅、 叶祖铭、严俊辉、谢玉芳、 李耀祥、赖盈敏、谢友丽、 陈佩琳、叶国盛
20.07.2025 星期日 7.00am	徒步运动 Hiking	Taman Tugu Trail	郭炜勇、谢静雯、谢玉芳、 赵国锋、杨子毅、赖盈敏、 饶佳丽、叶国盛、吴玲慧、丁 雅雯、赵林淑薇、林慧丽
26.07.2025 星期六 1.30pm	《妳的光，点亮我》 女性力量分享会	Auditorium Wisma KTC	杨子毅、廖于婷、吴玲慧、 赖盈敏、朱巧梅、张志荣、 蔡秀清
03.08.2025 星期日 3.00pm	“与你有缘” 讲座会	天后宫大礼堂	杨子毅、廖于婷、杨汉源
05.08.2025 & 12.08.2025	Pickle Ball 海南青邀请	Pickle Fun Kepong	郭炜勇、杨子毅、谢静雯、 赵国锋、杨廷辉
16.08.2025 星期六 9.00am	二战结束 80 周年 国际学术研讨会	吉隆坡广义大厦 Wisma KTC	郭炜勇

17.08.2025 星期日 7.00pm	隆雪容总妇女组 卡拉 OK 歌唱比赛	甲洞 翠华楼酒家	杨子毅、杨廷辉、叶国盛
25.08.2025 - 30.08.2025	吉隆坡广东义山 吉祥超渡大法会	吉隆坡广东义山	杨子毅、郭炜勇、赵国锋、 谢静雯
06.09.2025 星期六 7.00pm	【天足·最靓的身 影】乐舞交流会	隆雪华堂	郭炜勇、谢玉芳
13.09.2025 星期日 7.00pm	海南会馆 商业联谊晚宴	天后宫大礼堂	谢静雯、赵国锋
28.09.2025 星期日 10.00am	吉隆坡广东义山 六大会馆青年团 交流会	雪隆广肇会馆	郭炜勇、叶祖铭、严俊辉、 谢静雯、谢玉芳
03.10.2025 星期六	TOMEI 集团企业拜访	Tomei HQ	郭炜勇、谢静雯、谢玉芳、 涂世明、赵国锋、杨子毅、 叶国盛、陈炫霏、杨廷辉、 廖于婷
05.10.2025 星期一	《惠州客韵·琴棋 书画》秋祭系列活 动	吉隆坡广义大厦	郭炜勇、赖盈敏、杨子毅
07.10.2025 星期三 12.00pm	隆雪容总青 交流聚餐	吉隆坡广义大厦 百里鲜酒家	邹添禧
30.10.2025 星期五 9.30am	大埔企业家 全新事业开幕礼	Vivatel Kuala Lumpur	郭炜勇、廖于婷、杨子毅、 叶国盛、谢静雯、赵国锋、 谢玉芳、严俊辉、涂世明、 赖盈敏、张铭毅、赖勇星、 谢诗馨、邵宏耀
01.11.2025 星期日	马来西亚宗乡青联 合总会联邦直辖区 分会第 13 届 (2025-2027) 就职典礼	YUE Japanese Fusion Restaurant and Cocktails Bar	饶渐威



参访顶级手套集团 Top Glove



徒步运动 Hiking: Taman Tugu Trail

(丁) 妇女组:



(一) 第十一届(2024-2027年度)执委名表

主任	: 周桂群 (母会委任)	副主任	: 丘秀凤
秘书	: 赖盈敏	副秘书长	: 李慧瑜
财政	: 饶佳丽	副财政	: 张蕙英
康乐	: 蔡梅萍	副康乐	: 赵李金妹
执委	: 赖陈奕贻、饶彭淑英、赵吴秀金、赵健楣、谢黄维香、张邓惠贞		

(二) 组务报告:

日期	事项	地点	出席者、备注
09.02.2025 星期日 12.30pm	2025 乙巳年 新春捞生聚餐	回春馆 3楼礼堂	食物及捞生由妇女组准备， 出席理事、小组执委及家属 约 60 人，姓名从略。
15.02.2025 星期六 7.00pm	马来西亚客家公会联合会【 新届理事就职典礼兼新春大团拜】	甲洞翠华楼	周桂群、彭淑英
16.02.2025 星期日 11.30am	拜访银禧老妇院	银禧老妇院	周桂群、饶佳丽、彭淑英、 陈奕贻、邓惠贞
08.03.2025 星期六 10.30am	雪隆广东会馆妇女部 【捍卫妇女权益，路 在何方】讲座会	雪隆广东会馆 6楼孝式堂	周桂群、邓惠贞、彭淑英、 饶佳丽
20.04.2025 星期日 12.00pm	马来西亚兴宁同乡会 【庆祝 62 周年会庆 午宴】	芙蓉 S2 福临门酒家	周桂群

10.05.2025 星期六	马来西亚客家公会联合会妇女组【第六届2025年度全国母亲节颂文比赛】	中国华小礼堂	周桂群、邓惠贞
13.07.2025 星期六 11.00am	众善居士林观音庙【观音诞平安斋】	众善居士林	周桂群、彭淑英、李金妹、邓惠贞、陈奕贻、赖盈敏、赖铁祥、张仰竞、杨子毅
17.08.2025 星期日	隆雪客总妇女组【2025年卡拉ok歌唱比赛“群莺出谷·和鸣共赏”】	甲洞翠华楼	周桂群、邓惠贞、李慧瑜、陈奕贻、吴利传、管练生、赖铁祥、叶国盛、杨廷辉、杨子毅
25.08.2025 - 30.08.2025	吉隆坡广东义山吉祥超渡大法会	吉隆坡广东义山	周桂群、李金妹、邓惠贞、陈奕贻、彭淑英
06.09.2025 星期六 7.00pm	隆雪华堂妇女组【天足：最靓的身影】	隆雪华堂	妇女组、合唱团、青年团代表各10位，姓名从略。
23.10.2025 星期四 10.00am	吉隆坡广东义山【亲情中华·品味云南——马来西亚吉隆坡滇菜展演交流】	吉隆坡广义大厦	李金妹、邓惠贞、陈奕贻
28.12.2025 星期日 12.30pm	【埔联妇庆冬至迎新年，大埔心，埔联情，年菜庆团圆】午宴	回春馆3楼礼堂	活动由埔联妇主办，本馆妇女组承办，出席人数约80人，姓名从略。



2025 乙巳年新春撈生聚餐



【庆冬至迎新年，大埔心，埔联情，年菜庆团圆】午宴

(戊) 乐龄组:



(一) 第十一届 (2024-2027 年度) 执委名表

顾问 : 谢家楼
 主任 : 吴利传 (母会委任) 副主任 : 邬春兰、李肇强
 秘书 : 管练生 副秘书长 : 吴世隆
 财政 : 管洁梅 副财政 : 赵月英
 执委 : 彭 允、严黄玉明、彭细珍

(二) 组务报告:

日期	事项	地点	出席者
13.05.2025 星期二 10.00am	【重新认识中医中药： 读懂被误解的中医药】 养生课程 主讲人：杨廷辉中医师	回春馆会议室	吴利传、李肇强、何锦载、 李启柱、谢文辉、李秀美、 谢李瑞容、何丽芬、彭允、 李秀娟、李肇荣、李慧瑜、 吴焕杰、吴湘传、吴世隆、 罗韵清、丘鸿志、杨玉新、 李肇盛、周桂群、陈翠芬、 黄玉明、邬春兰、管洁梅、 管练生、杨佐良、何淑梅、 杨顺昌、张耀祥、田玉玲、 彭细珍、李林今

25.05.2025 星期日	瓜拉庇拉西天宫·音乐喷泉欢乐一日游	瓜拉庇拉	共有 42 位组员参与一日游，组员姓名从略。
24.11.2025 星期一	【安顺斜塔·百鸟归巢】金蛇岁末欢乐一日游	安顺	共有 32 位组员参与一日游，组员姓名从略。



【重新认识中医中药：读懂被误解的中医药】养生课程



【安顺斜塔·百鸟归巢】金蛇岁末欢乐一日游

(己) 合唱团:



(一) 第四届 (2024 年至 2027 年度) 合唱团执委

顾问 : 杨博耀、拿督郭志权、杨佐总、饶锦祥、彭蕊峰
教练 : 黄建峰
主任 : 赵晓芙 (会馆委任) 团长 : 管练生
秘书 : 张绍志 副秘书 : 陈翠芬
财政 : 吴利传 副财政 : 彭 允
团委 : 周桂群

(二) 团务报告:

合唱团例常练习时间为每个星期六上午 10 时至中午 12 时。

日期	事项	地点	出席者、备注
13.07.2025 星期日 10.00am	乐龄卡拉 ok 演唱会	回春馆音乐室	共 23 位团员参与演唱, 姓名从略。
20.07.2025 星期日 10.00am	芙蓉客家文化协会 【客诚堂开幕典礼】	芙蓉客诚堂	共 29 位团员参与演出, 演唱《客家世界》, 团员姓名从略。
16.09.2025 星期二	【嘉韵绕梁, 应声传薪】2025 第 28 届欢乐之声交流会	陆佑路 中国学校礼堂	共 32 位团员参与演出, 演唱《客家山歌号子》和《雨的节奏》, 团员姓名从略。



芙蓉客家文化协会【客诚堂开幕典礼】



【嘉韵绕樑，应声传薪】2025 第 28 届欢乐之声交流会



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my



ENGLISH
Version



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my



2026 ANNUAL GENERAL MEETING NOTICE & AGENDA



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

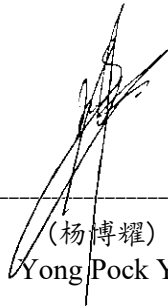
Email: secretariat@charyong.org.my

To : All Members

NOTICE FOR THE ANNUAL GENERAL MEETING 2026

Pursuant to the provisions of the Constitution, the Annual General Meeting 2026 of the Association is scheduled to be convened on the 21st June 2026 (Sunday), 10 a.m. at Wisma Chha Yong Fay Choon Kuan 113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur and the members' attendance is cordially requested.

The 38th Council Chairman :



(杨博耀)
Yong Pock Yau

Secretary General :



(彭蕊峰)
Pang Chee Foong

MEETING AGENDA

1. Speech by the Chairman
2. To confirm & review the minutes of the previous Annual General Meeting dated 15th June 2025
3. To adopt the Annual Report 2025
4. To adopt the Annual Financial Report 2025
5. To adopt the Proposed Financial Budget 2026

6. To review Council Members Proposal (If any)

- **Exterior Wall Paint Restoration Works**

In view of the Association's property located at Jalan Lengkongon Brunei, the exterior wall paint has severely cracked, peeled, significantly affecting the overall appearance of the building. Tenants have repeatedly complained about the dilapidated condition of the property.

The Council therefore proposes an allocation of RM50,000 for repair, repainting works to refurbish and enhance the external appearance of the property. The above budget has been approved by the Board of Council and is hereby submitted to the Annual General Meeting for consideration, with a view to obtain approval for the relevant allocation to proceed with the aforementioned repair works, and to improve and enhance the overall value of the property.

7. To review Members Proposal (If any)

- **Remark:**

Any members would like to submit their proposal, kindly specify in writing with cause of action and submit by hand to the Secretariat Team before 13th June 2026 (Saturday), 12.00 noon. Late submission will not be entertained. Proposal motions are only valid if they are endorsed by the proposer, who must be present at the Annual General Meeting.

8. Refreshment



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my



MINUTES OF YEAR 2025
ANNUAL GENERAL MEETING



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

Minutes of year 2025 Annual General Meeting

Date : 15.06.2025 (Sunday)

Time : 10 a.m.

Venue : 113, 3rd Floor, Jalan Pasar, 55100 Pudu, K.L.

Present: 113 members

1	萧瑞萍 (BS129) SEOW SWEE PENG	2	杨桦隆 (AW540) YONG HUA LOONG	3	杨郑丽珠 (AW592) TEH LI CHOO	4	杨建南 (AW277) YONG KEN NAM
5	杨廷辉 (AW632) YONG TEEN HUEI	6	杨建隆 (AW525) YONG KENG LOONG	7	杨顺昌 (AW278) YONG SON CHONG	8	吴李月英 (M086) LEE YEAT YENG
9	蓝佳利 (BM033) LAM KAR LEE	10	范丽君 (V043) FON LEE KUAN	11	张温淑玲 (AG392) OON SIEOK DING	12	张昭宝 (AG393) CHONG CHOW
13	刘志强 (BE221) LEW CHEE KWON	14	周桂群 (S012) CHEW KWEE KENG	15	何萧芳霞 (G304) SIEW FONG HA	16	吴利传 (M028) NG LEE CHON
17	管洁梅 (AY037) KON SAI MUI	18	杨湘仪 (AW571) YONG XIANG YI	19	饶佳丽 (BR167) NGIO KELLY	20	饶渐威 (BR147) YU KIN WAI
21	杨佐良 (AW471) YANG CHOR LEONG	22	杨何淑梅 (AW664) HO SAK MOOI	23	赵国锋 (BA187) CHAW KOK FOONG	24	孙玉财 (AB045) SOON YOKE CHOY
25	赵永良 (BA077) CHOW YOON LEONG	26	赵陈翠芬 (BA145) CHUN CHO FAN	27	李肇荣 (H202) LEE SIEW WENG	28	丘鸿志 (D081) KEW PONG CHEK
29	彭允 (AS074) PANG YIN	30	彭何丽芬 (AS080) HO LIE FUEN	31	饶开财 (BR146) NGEAU KOI CHAI	32	杨建智 (AW404) YONG AH YONG
33	杨叶瑞金 (AD990) YAP SWEE KIM	34	郭敬文 (Y196) HOK NEN OEN	35	何叶玉兰 (K196) YAP YOKE LAN	36	何玉文 (K315) HOO NYOK WOON
37	何国桦 (K193) HOO KOK LIM	38	吴焕杰 (M080) NG FAN KIAT	39	吴世隆 (M050) NG SZE LONG	40	谢静雯 (BO132) CHEAH CHENG MUN
41	萧家添 (BS130) SIAW KAH THIAN	42	罗怀礼 (BQ126) LOW FAI LEE	43	张祥俭 (AG832) CHONG SIONG KHIM	44	张耀祥 (AG179) CHONG YAU SEONG
45	严黄玉明 (BT007) WONG NYOK MENG	46	饶彭淑英 (BR143) PHANG SOOK YING	47	赖陈奕腾 (BB163) TAN GIAK CHUN	48	赵李金妹 (BA153) LEE KIN MOI
49	谢如其蓉 (BO094) FOU KI YONG	50	何兰玉 (K269) HOO LAN YOK	51	孙惠英 (AB015) SOON FOOT YIN	52	饶奕欣 (BR139) NGEOW YI XIN
53	李肇强 (H203) LEE CHOW KEONG	54	邬添禧 (AT026) WOO TIAM HEE	55	邬张侨英 (AT023) CHONG KHEOW YIN	56	叶祖铭 (AV020) YAP GUO MING
57	邬春兰 (AT016) WOO CHOON LAN	58	杨胜山 (AW652) YONG SING SAN	59	赵胜勤 (BA125) CHAW SIN KUAN	60	谢文辉 (BO035) CHEAH BOON FUI
61	郭奕顺 (Y105) KOK JIT SOON	62	田裕祥 (C027) TIEN JOO SEONG	63	田叶丽华 (C028) YEAP LAI WAH	64	邱柳昌 (BI026) KHONG LEW CHONG
65	谢康元 (K0115) CHEAH KONG YOON	66	谢家楼 (BO038) CHIA KA LOW	67	林延仁 (N091) LIM YENG YAN	68	萧凤玲 (BS117) SIEW FOONG LIN
69	李耀辉 (H194) LEE YEW FEI	70	杨培福 (AW347) YONG POI FOOK	71	廖森华 (AX085) LIEW SAN WAH	72	李秀美 (H086) LEE SIEW BEE

73	李秀娟 (H085) LEE SIEW THEAN	74	李林今今 (H216) LIN KING KING	75	饶金莲 (BR308) NGAU KIM LIAN	76	李耀祥 (H239) LEE YEOW SIONG
77	谢友丽 (BO137) CHEAH YEW LI	78	郭炜勇 (Y192) KOK WEE YUNN	79	赖盈敏 (BB205) LAI YING MUN	80	杨惠苻 (AW569) YONG HUI SHIN
81	张庆怀 (AG523) CHONG KIN FAI	82	谢李瑞容 (BO111) LEE SWEE YANG	83	管森珍 (AY011) KWAN MUN CHING	84	杨申力 (AW602) YONG SHEN LIK
85	叶国盛 (AV019) YAP GUO SHENG	86	陈楚璞 (AE291) CHIN TSU PUH	87	李慧瑜 (H214) LEE WAI YEE	88	黄谢福萍 (AJ179) CHEAH FOOK PENG
89	杨杏珍 (AW662) YONG SFING JEN	90	赵月英 (BA166) CHIEW NEE JENG	91	杨博耀 (AW503) YONG POCK YAU	92	赵吴秀金 (BA164) NG KIM TAI
93	赖铁祥 (BB110) LAI TEK SEONG	94	张邓惠贞 (BC033) TANG WEE CHENG	95	张仰竞 (AG349) CHONG AH KIM	96	卢志良 (BJ011) LOO CHEE LEONG
97	房运康 (Q010) FONG YOON KONG	98	饶锦祥 (BR095) NGEOW KHIM SIONG	99	彭蕊峰 (AS069) PANG CHEE FOONG	100	赵健楫 (BA174) CHOW KIEN MOY
101	丘启方 (D060) HUE KEE FOON	102	丘林美燕 (N069) LIM MOOI YENG	103	管练生 (AY028) KUN LIAN SUNG	104	杨子毅 (AW597) YONG HAN FUI
105	谢玉芳 (BO142) SIA YOKE FONG	106	张昭力 (AG254) CHONG CHIEW LET	107	罗日盛 (BQ252) LOH NGIT SINN	108	贺源东 (AN014) HOR YIN TONG
109	李裕恒 (H224) LEE YU HENG	110	周桂花 (S029) CHEW KWAI FAH	111	周桂文 (S028) CHEW KWEE MUN	112	李督斯里杨星耀 (AW304) Dato' Sri Yong Seng Yceow
113	饶仁毅 (BR144) NGEOW YIN NGEE						

Observers in Attendance: 1 person

1	彭振文 (会计师) PHANG CHENG BOON (Accountant)						
---	---	--	--	--	--	--	--

Chairman : YONG POCK YAU
Minutes Taker : Secretariat, WONG SIEW YAN
(Proposed by Ngeow Khim Siong, Seconded by Ng Lee Chon)

Member, LAI YING MUN
(Proposed by Chaw Sin Kuan, Seconded by Ng Lee Chon)

2025 AGM AGENDA

1. Speech by the Chairman
2. To confirm & review the minutes of the previous Annual General Meeting dated 26th May 2024
3. To adopt the Annual Report 2024
4. To adopt the Annual Financial Report 2024
5. To adopt the Proposed Financial Budget 2025
6. To review Council Members Proposal (If any)

- **Leasing of Wisma Char Yong**

In 2020, the Association initiated legal proceedings against the tenant, Plato-Straits Heritage, for breach of contract concerning the Wisma Char Yong located at Jalan Ampang. After nearly four years of litigation, the court delivered its verdict on 6 September 2024, ruling in favor of the Association. As a result, the long-term lease—originally set to expire in 2071—was terminated, allowing the Association to regain control of the property 47 years ahead of schedule. The building was officially repossessed on 26 December 2024.

However, after the Association repossessed the Wisma Char Yong, it was found to be **severely damaged**, including the following issues:

- (i) From the ground floor up to the 7th floor, the former tenant had installed an escalator by modifying and reconstructing the structure. After vacating, they removed the escalator, leaving a large gaping hole through all these floors.
- (ii) All four elevators in the building are completely non-functional.
- (iii) The parking area was converted into a showroom, and the vehicle access ramps have been entirely rebuilt and are no longer usable.
- (iv) The plastic components holding all fixed mirrors have completely hardened and must be entirely replaced.
- (v) To facilitate their move, the former tenant smashed most of the mirrors.
- (vi) Both water and electricity supplies have been completely cut off.

As of date, the Wisma Char Yong remains unoccupied, as no local

companies have expressed interest in leasing the premises. Consequently, the Association has turned its attention to potential tenants from China, with the aim of securing a higher rental rate and having the tenant assume responsibility for the renovation costs. Given the substantial investment required for renovations, the prospective tenant has requested a long-term lease. The Board of Council has unanimously approved the proposal to lease the Wisma Char Yong to a business based in Dabu, China, after carefully weighing the pros and cons and now submits this proposal for approval at the Annual General Meeting (AGM).

7. To review Members Proposal (If any)

• **Remark:**

Any members would like to submit their proposal, kindly specify in writing with cause of action and submit by hand to the Secretariat Team before 7th June 2025 (Saturday), 12.00 noon. Late submission will not be entertained. Proposal motions are only valid if they are endorsed by the proposer, who must be present physically in the Annual General Meeting.

8. Refreshment

1. **Speech by the Chairman**

The Chairman announced that the number of attendees had reached the quorum requirement. The AGM would therefore commence on time. There are several important agenda items to be presented to the members today. The Chairman expressed his appreciation to the Board of Council and fellow members for taking the time to attend the 2025 Annual General Meeting and for their continued support and interest in the development of the Association's affairs.

2. **To confirm & review the minutes of the previous Annual General Meeting dated 26th May 2024**

The minutes of the previous meeting were unanimously adopted, as proposed by Lee Yeow Fei and seconded by Woo Choon Lan.

3. **To adopt the Annual Report 2024**

The 2024 Annual Report was unanimously adopted, as proposed by Yong Han Fui and seconded by Chiew Nee Jeng.

4. **To adopt the Annual Financial Report 2024**

The Accountant, Phang Cheng Boon, reported that the Char Yong Association did not incur significant budget overruns, except for legal fees and Service Tax (SST), which exceeded the budgeted amounts. The increase was primarily due to legal proceedings between the Char Yong Association and Plato-Straits

Heritage, resulting in higher and unpredictable costs. Accordingly, these expenditures are to be presented for ratification at the AGM.

The 2024 Annual Financial Report was unanimously adopted, as proposed by Kon Sai Mui and seconded by Lee Chow Keong.

5. To adopt the Proposed Financial Budget 2025

Yong Pock Yau added that, as the Char Yong Association is required to recover renovation costs for damages to Wisma Chha Yong from its former tenant (“PSH”), it is necessary to engage professionals to carry out inspection and assessment of the building. The initial estimated cost was RM100,000; however, upon obtaining quotations, the fees were higher than usual inspection costs due to the requirement for court proceedings. Accordingly, an increase in the budget to RM170,000 is proposed.

The 2025 Annual Financial Budget Report was unanimously adopted, as proposed by Yap Guo Ming and seconded by Kok Wee Yunn and Kwan Mun Ching.

6. To review Council Members Proposal

Leasing of Wisma Char Yong:

In 2020, the Association initiated legal proceedings against the tenant, Plato-Straits Heritage, for breach of contract concerning the Wisma Char Yong located at Jalan Ampang. After nearly four years of litigation, the court delivered its verdict on 6 September 2024, ruling in favor of the Association. As a result, the long-term lease—originally set to expire in 2071—was terminated, allowing the Association to regain control of the property 47 years ahead of schedule. The building was officially repossessed on 26 December 2024.

However, after the Association repossessed the Wisma Char Yong, it was found to be **severely damaged**, including the following issues:

- (i) From the ground floor up to the 7th floor, the former tenant had installed an escalator by modifying and reconstructing the structure. After vacating, they removed the escalator, leaving a large gaping hole through all these floors.
- (ii) All four elevators in the building are completely non-functional.
- (iii) The parking area was converted into a showroom, and the vehicle access ramps have been entirely rebuilt and are no longer usable.
- (iv) The plastic components holding all fixed mirrors have completely hardened and must be entirely replaced.

- (v) To facilitate their move, the former tenant smashed most of the mirrors.
- (vi) Both water and electricity supplies have been completely cut off.

As of date, the Wisma Char Yong remains unoccupied, as no local companies have expressed interest in leasing the premises. Consequently, the Association has turned its attention to potential tenants from China, with the aim of securing a higher rental rate and having the tenant assume responsibility for the renovation costs. Given the substantial investment required for renovations, the prospective tenant has requested a long-term lease. The Board of Council has unanimously approved the proposal to lease the Wisma Char Yong to a business based in Dabu, China, after carefully weighing the pros and cons and now submits this proposal for approval at the Annual General Meeting (AGM).

- Chairman, Yong Pock Yau further elaborated that in 1992, the Char Yong Association leased Wisma Char Yong to Citibank. Following Citibank's termination of the tenancy, Wisma Char Yong remained vacant for many years and accumulated substantial arrears in quit rent, assessment, and sewerage charges.

In 2011, the Char Yong Association subsequently leased Wisma Char Yong to Plato-Straits Heritage, a Singapore-based entity, which undertook to settle all outstanding liabilities. Accordingly, a 60-year lease agreement was executed between the parties, valid until 2071. However, in 2015, the original owner of Plato-Straits Heritage transferred ownership of the company to Gulatis Exclusive Sdn. Bhd. without notifying the Char Yong Association, and no prior notice was given regarding the change in shareholders and directors.

- In 2020, due to Plato-Straits Heritage's failure to pay rent in a timely manner, the Char Yong Association initiated legal proceedings against the tenant. In the current year, the Court ruled in favour of the Char Yong Association, and accordingly, the lease agreement with Plato-Straits Heritage was terminated prematurely.
- Upon repossession of Wisma Char Yong, the Board of Council of the Association conducted an inspection and discovered that the former tenant ("PSH") had, without prior notice to the Char Yong Association, demolished the vehicle ramp and converted the parking area into a showroom, thereby causing significant structural damage to the building. Accordingly, following the repossession, the Board of Council of the Association identified two key priorities:
 - (i) to initiate legal action against the former tenant ("PSH") to seek compensation for the Char Yong Association's losses; and
 - (ii) to expedite the leasing of Wisma Char Yong.

- During this period, the Board of Council of the Association actively sought potential tenants; however, there were limited parties willing to lease the entire Wisma Char Yong. In March 2026, through a fortuitous opportunity, Ms. He, Yueyuan from the Shenzhen Dabu Chamber of Commerce expressed interest in leasing Wisma Char Yong for conversion into a hotel. As she is a native of Cha Yang, she holds a strong personal affinity for Wisma Char Yong and is prepared to invest up to RM50 million in its redevelopment.
- In view of the substantial investment involved, the prospective tenant has requested a longer lease tenure, comprising 20 years (first term), followed by 10 years (second term), and a further 10 years (third term). The annual rental is proposed to increase from approximately RM650,000 under the previous tenancy to RM2.2 million. Thereafter, the rental shall be subject to an increment of 10% every ten years.
- Member Lee Yeow Fei enquired whether, given the 40-year lease tenure, the Char Yong Association could require the tenant to provide a bank guarantee to ensure additional security for the Association.
- Yong Pock Yau responded that securing a tenant for the entire Wisma Char Yong is not an easy task. The prospective tenant has already committed to investing tens of millions of Ringgit and has agreed to provide a deposit equivalent to six months' rental. As such, it would not be feasible to impose additional security requirements. He further noted that the Char Yong Association would welcome any introductions from members should they be able to secure tenants offering more favourable terms.
- Member Siaw Kah Thian inquired as to which party would be responsible for the renovation costs of Wisma Char Yong after it is leased to the said tenant.
- Yong Pock Yau responded that the majority of the renovation costs of Wisma Char Yong would be borne by the tenant. However, costs relating to structural damage would require partial responsibility to be assumed by the Char Yong Association. He added that the renovation arrangements and cost-sharing details are currently still under negotiation with the tenant.
- Member Kok Nen Oen enquired whether the Char Yong Association would seek compensation from the former tenant ("PSH") for the serious damage caused to Wisma Char Yong. She further asked whether, in the event that the current prospective tenant is a financially stable consortium, the Char Yong Association could require payment of one year's rent in a lump sum. She suggested that, if the tenant agrees to pay annually in advance, the Char Yong Association could place the funds in a fixed deposit account, whereby the interest generated would constitute a considerable income and help augment the Association's operating funds.

- Yong Pock Yau replied that the Char Yong Association would pursue compensation from the former tenant (“PSH”) through legal channels. He explained that following Citibank’s departure in 1998, Wisma Char Yong remained vacant for a prolonged period, during which the Char Yong Association’s outstanding debts amounted to nearly RM10 million, placing considerable pressure on the Board of Council of the Association. Under such circumstances, Wisma Chha Yong was eventually leased to Plato-Straits Heritage under a 60-year tenancy agreement.

He further noted that the tenant later transferred ownership of the company to another party without the Char Yong Association’s consent, which led to subsequent complications. The Chairman expressed concern that imposing too many conditions favourable only to the Char Yong Association might render the tenancy unworkable. In such a case, Wisma Char Yong could remain vacant for an indeterminate period, potentially resulting in a recurrence of past difficulties.

- Member Lim Yeng Lee expressed his satisfaction that a tenant has been found for Wisma Char Yong. However, he sought clarification on how the Char Yong Association intends to recover the renovation costs arising from the damage caused by the former tenant (“PSH”). He also expressed hope that, in the future, the Char Yong Association’s activities and events could once again be held at Char Yong’s property.
- Yong Pock Yau stated that the matter of pursuing claims against the former tenant (“PSH”) has been handed over to a law firm for handling and follow-up. Professional consultants have also been engaged to conduct a building inspection. He added that, in addition to claiming for renovation costs, the Char Yong Association will also seek compensation for rental losses incurred. The exact amount of the claim has not yet been determined.

Regarding the new tenant, he confirmed that the renovation costs will be borne by the tenant. The tenant has also agreed that, upon completion of the redevelopment of Wisma Char Yong, the Char Yong Association will be granted free use of the banquet hall within the building for purposes such as holding general meetings and other major Association-related events.

- Member Lim Yin Chee pointed out that one of the key reasons for the serious damage to Wisma Char Yong was that the Char Yong Association had merely focused on collecting rent without arranging regular inspections of the building’s condition. As a result, the true state of the premises was only discovered upon repossession, leading to substantial renovation costs. He regarded this as a lesson and expressed the hope that the Board of Council of the Association would learn from the experience and improve its future property management practices.

- Yong Pock Yau explained that the Char Yong Association had previously issued written requests to inspect the building; however, these requests were rejected by the former tenant (“PSH”). He further stated that, moving forward, the Char Yong Association plans to establish a Property Management Committee, which will be managed by professionals. This committee will be responsible for ensuring regular reporting on the operational condition of the building. At the same time, he noted that members should also understand that professional services come at a cost.
- Yong Pock Yau sought the members’ mandate for the Board of Council of the Association to proceed with the signing of the tenancy agreement with the Dabu entrepreneurs in Shenzhen.

Resolution: It was unanimously resolved, by a show of hands of 103 members, to approve the leasing of Wisma Char Yong to a Dabu entrepreneur in Shenzhen, with no objections raised.

- Yong Pock Yau announced that upon adjournment of the meeting of the Chha Yong Fay Choon Kuan Association, the Association will proceed to sign the tenancy agreement for Wisma Char Yong with Ms. He, Yueyuan, a Dabu entrepreneur in Shenzhen. He also invited all members present to witness the signing. The agreement is scheduled to take effect on 1st July 2025. The terms and conditions of the contract have been drafted by legal adviser Mr. Ngeow Yin Nyee and Ngeow Law Practice has been appointed as the solicitors representing the Char Yong Association.

7. **To review Members Proposal**

The Secretariat reported that the Association had received a proposal from member Lee Yeow Fei on 3rd June 2025 as follows:

1. In support of the government’s ongoing digital transformation initiatives, it is proposed that the Association consider adopting digital methods for the distribution of meeting reports. The annual report may be prepared in electronic format and distributed to members via email, social media platforms, or other appropriate digital channels. For members who still require hard copies, printed reports may be provided upon request. This approach is already widely adopted by banking institutions, listed companies, and government agencies. The digitisation of the annual report is not only aligned with digital transformation strategies, but also helps reduce printing and postage costs, as well as significantly reducing paper consumption, thereby promoting environmental sustainability.

Yong Pock Yau noted that this matter had in fact been raised and approved at previous AGM, whereby printed annual reports would not be issued in non-election years, with the aim of saving printing and postage costs and

redirecting funds towards activities and member benefits. However, during implementation, some members had raised concerns at the AGM, insisting on receiving printed copies of the annual report as a member's right. He stated that members who are genuinely concerned about the affairs of the Association should participate more actively in its activities.

In view of the motion raised by members regarding the discontinuation of printed annual reports, the members present were invited to vote on the following resolution.

Resolution: It was unanimously resolved that printed annual reports will no longer be issued. The annual report will be published via the Association's Facebook page, social media platforms, and official website. No objections were raised.

2. To promote greater inclusiveness and in line with digital trends, it was further proposed to introduce online meetings, allowing members to choose between physical attendance or remote participation. The implementation of hybrid General Meetings would enable greater member participation. Should hybrid meetings be adopted, the following factors (including but not limited to) must be considered:
 1. Ensuring that the Constitution permits hybrid General Meetings;
 2. Selecting reliable platforms such as Zoom or Microsoft Teams;
 3. Providing remote voting mechanisms, such as Google Forms or an integrated AGM system;
 4. Clearly stating meeting arrangements and details in the notice to members;
 5. Ensuring both physical and online participants can listen, view, speak, and vote;
 6. Requiring members to pre-register and select their mode of attendance.

Yong Pock Yau stated that it was currently uncertain whether AGM are suitable to be conducted online, and the matter would be further deliberated. However, he noted that online voting carries certain risks, as many members of the Association are elderly. If online voting is implemented, there is a possibility of proxy voting or improper assistance, whereby some members may ask others to vote on their behalf, resulting in outcomes that do not reflect the voters' true intentions.

Therefore, he expressed the view that the voting mechanism should continue to be based on in-person voting as the standard practice.

8. Refreshments

The meeting was adjourned at 11:35 a.m.



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my

MINUTES OF EXTRAORDINARY
GENERAL MEETING
08.02.2026



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

Minutes of Extraordinary General Meeting

Date : 08.02.2026 (Sunday)

Time : 10.30 a.m.

Venue : 113, 3rd Floor, Jalan Pasar, 55100 Pudu, K.L.

Present: 546 members

1	廖次祥 (AX025) LIEW CHEE SEONG	2	何秀如 (K191) HO SIEW YEE	3	谢绍林 (BO155) CHEAH SOW LIN	4	罗伦城 (BQ090) LOO LOON CHERNG
5	邝碧娟 (AE261) KHONG PECK KIEN	6	林王玉贞 (N162) WONG YOKE CHING	7	李蓉照 (BE228) LEE WENG CHU	8	黄应崇 (AJ295) WONG YIN CHONG
9	蓝松林 (BM055) LAM CHEONG LIN	10	蓝邓玉珍 (BM057) TANG CHAN	11	萧家恩 (BS118) SIAW KAH ENG	12	孙曾秀英 (AB073) CHANG SIEW YING
13	林延礼 (N164) LIM YENG LEE	14	杨文真 (AW1149) YONG VOON JIN	15	蓝荣华 (BM053) LAM YEUNG FAH	16	张远芳 (AG236) CHONG AH MOI
17	张远玉 (AG236) CHONG YEN NYOK	18	吴金娘 (M224) NG KUM NIO	19	邹容发 (AL023) CHOW YANG FOOT	20	田杜柳娟 (C022) TOH YEW KIN
21	张招宝 (AG392) CHONG CHOW POO	22	赖招娣 (BB310) LAI CHIEW THAI	23	李星陞 (H210) LEE SIN SUNG	24	杨叶瑞金 (AW601) YAP SWEE KIM
25	何贵华 (K086) HOH KWAI FAH	26	张月香 (BR168) TEO GVEH HIANG	27	李启维 (H032) LEE KEE WEE	28	杨常宝 (AW144) YONG SHONG PAW
29	杨毕瑞莲 (AW555) PATT SWEE LIN	30	田亚凤 (C009) TEN AH FOONG	31	朱雁爱 (AH020) CHOO GAN OOI	32	刘爱珍 (BE167) LEO OOI CHIN
33	刘丽珍 (BE227) LEO LEE CHIN	34	何刘美旺 (K189) IEW MOI WANG	35	李肇强 (H203) LEE CHOW KEONG	36	张昭柳 (AG792) CHONG CHU LONG
37	张刘美玉 (AG509) LAU MEE YOCK	38	郭谢亚琼 (Y307) CHEA AH KUEN	39	李友华 (H304) LEE YEW FAH	40	李淑华 (H308) LEE SEOK FAH
41	邬爱兰 (AT025) WOO OI LAN	42	吴焕杰 (M080) NG FAN KIAT	43	朱有能 (E002) CHOO YUN LIAN	44	赵国泉 (BA235) CHEW KUAT CHAN
45	黄秋云 (AJ170) WONG CHEN YOON	46	黄珩福 (AJ276) WONG AH FOOK	47	余长福 (J123) YEE CHONG FOOK	48	吴世超 (M160) NG SE CHAN
49	吴伍凤娟 (M120) NG FOONG KUEN	50	吴世华 (M162) NG SER FAR	51	谢李瑞容 (BO111) LEE SWEE YANG	52	丘鸿志 (D081) KEW PONG CHEK
53	丘卓梦雪 (D123) TOH BONG SUAT	54	赵吴秀金 (BA164) NG KIM TAI	55	萧瑞萍 (BS129) SEOW SWEE PENG	56	陈瑞安 (AE405) CHIN SWEE ONN
57	陈蔡玉爱 (AE480) CHOY YOEK OOI	58	陈区月华 (AE482) OU YIT WAH	59	陈振华 (AE180) CHIN CHING FAH	60	邓惠贞 (BC033) TANG WEE CHENG
61	彭淑英 (BR143) PHANG SOOK YING	62	谢康俊 (BO045) CHAI KON CHON	63	李荣华 (H176) LEE YONG FAH	64	杨坤成 (AW625) YONG KUN CHIN
65	杨美瑞霞 (AW1186) NG SOOI HAR	66	杨良昌 (AW430) YONG LIONG CHONG	67	许泉麟 (AH004) SOO LENG	68	余善福 (J158) YU SENG FOOK
69	李秀娟 (H085) LEE SIEW THEAN	70	吴永兴 (M115) NG YOON SHING	71	吴李送妹 (M116) LEE SOONG MOY	72	邓振华 (BC026) TANG AH WAH

73	黄上 (AJ289) WONG SONG	74	张祥月 (AG742) CHONG SIONG NYET	75	杨陈娣 (AW604) CHANG THAI	76	杨赛兰 (AW608) YONG SAI LAM
77	黄秀枚 (AJ158) WONG SIEW MUI	78	廖月华 (AX103) LEOW YUET FAH	79	杨金光 (AW655) YEO KIM KONG	80	杨罗慧红 (AW1172) LOH WAI HONG
81	杨秋成 (AW637) YONG AH KOW	82	萧家添 (BS130) SIAW KAH THIAN	83	饶生 (BR307) YU SING	84	张秋玉 (AG789) CHEONG CHU YOK
85	杨国朗 (AW778) YONG KOK LANG	86	余玉莲 (J070) YEE YOKE LIAN	87	丘黄金莲 (D085) NG KIM LIAN	88	黄应智 (AJ115) WONG YING CHEE
89	赖其清 (BB191) LAI KEE CHING	90	曹杏芳 (BB192) CHAH HANG FONG	91	黄兰英 (AG159) WONG LAN YING	92	黄妹 (AJ160) WONG MOI
93	饶桂英 (BR230) NGOW KWAI YIN	94	饶雪芳 (BR233) NGOW SER FONG	95	吴秀芳 (M221) NG SEW FONG	96	廖月清 (AX136) LIEW YET CHIN
97	郭丹松 (Y272) KOK TAN CHONG	98	余南发 (J073) YEE NAM FATT	99	杨统雄 (AW353) YONG TONG SIONG	100	杨丘三妹 (D205) CHEW SAM MOI
101	杨良通 (AW220) YONG SAI KEW	102	邹春兰 (AT022) WOO CHOON LAN	103	张宝英 (AG492) CHONG PAW YIN	104	张萌良 (AG652) CHONG PENG
105	方素娥 (AG460) HENG SOO NGOH	106	杨建良 (AW509) YONG KHEN LOONG	107	杨添福 (AW562) YONG THIAM FOOK	108	邹宝珠 (AT021) WOO PAU CHU
109	邹带娘 (AT013) WOO TAI LEONG	110	罗日盛 (BQ252) LOH NGIT SINN	111	赵久隆 (BA224) CHOW KIW LONG	112	杨惠籤 (AW621) YONG FICH KIAM
113	杨惠棋 (AW620) YONG FEE KEE	114	吴顺妹 (M084) SUN SUM MOI	115	丘黄昭 (D206) WONG CHOW	116	林秀虹 (N072) LIM SEEW FONG
117	林秀英 (N070) LIN SAU YING	118	林秀银 (N048) LIN SIEW NGAN	119	黄燕明 (AJ176) WONG YIN MIN	120	赵秀芳 (BA192) CHIEW SIEW FONG
121	萧李凤英 (BS124) LEE FONG YENG	122	邓强如 (BC039) TANG KEONG YOO	123	邓八英 (BC085) TANG PAT YIN	124	邓福如 (BC065) THAN FOOK YEE
125	邓金如 (BC063) TANG NG YUE	126	张蕙嫫 (AG346) CHONG WAI YING	127	黄友光 (AJ309) WONG YU SEONG	128	吴陈美兰 (M106) CHIN MOOI LAN
129	吴裕祥 (M192) GOH YOO SEONG	130	廖云美 (AX124) LIEW WAN MEE	131	廖云芳 (AX149) LIEW WAN FONG	132	杨炼昌 (AW351) YONG LEN CHONG
133	赵徐菊珍 (BA288) CHEE CHOCK CHIN	134	李国荣 (H264) LEE QUEK YONG	135	李招娣 (H299) LEE CHAN TAY	136	赵海平 (BA240) CHOW HOI PIN
137	陈桂华 (AE190) CHIN KUEE FAH	138	张旦华 (AG917) CHONG TAN FAH	139	张宝华 (AG508) CHONG POH FAH	140	李彩琳 (H090) LEE CHOY LIN
141	房亚莲 (Q023) FONG AH LIAN	142	吴景泰 (M109) NG KENG HUAT	143	邓黄福莲 (BC067) WONG FOOK LIAN	144	罗润生 (BQ272) LOH YOON SENG
145	沈少洪 (CA010) SHIM SIEW HOONG	146	谢那桂花 (BO230) HENG KOI WA	147	何细汉 (G259) HOR SAI HUN	148	张月兰 (AG486) CHEONG NYET LAN
149	陈财生 (BR305) NIAW CHAI SENG	150	赖苟 (BB107) LAI KAU	151	杨美群 (AW191) YONG MEI KUAN	152	彭思庆 (AS020) PHANG SEE HENG
153	彭思辉 (AS019) PHANG SOO FUI	154	彭思贤 (AS013) PHANG SEE YUEN	155	彭华珠 (AS015) PHANG WAH CHOO	156	卢美珠 (BJ004) LOH THAI CHOO
157	陈带娣 (AE476) CHIN THAI TAY	158	叶珠妹 (AV031) YAP CHU MOI	159	陈顺生 (AE141) CHIN SOON SEN	160	陈林洁 (AE260) LIM KIAT
161	叶吉萍 (AV033) YAP KIT LIN	162	张谢美珍 (AG403) CHEAH AH NOOI	163	房姚丽珍 (Q030) YEW LAI CHAN	164	房玉礼 (Q019) FONG YOKE LEE
165	房亚满 (Q024) FONG AH MAN	166	黄保平 (AJ162) WONG POH PENG	167	杨增富 (AW415) YONG CHING FOO	168	刘志强 (BE221) LEW CHEE KWON

169	杨佑才 (AW1082) YONG AH HA	170	刘誌胜 (BE324) LEW CHEE SENG	171	黄玉连 (AJ102) NG GEOK LIAN	172	罗观娣 (BQ114) YOW KANG MAK
173	刘亚细 (C188) LIEW AH SEE	174	彭志明 (AS107) PANG NGIOK	175	彭福英 (AS094) PANG FOK YIN	176	陈丽仿 (AE402) TAN AH LECK
177	何惠仙 (K297) HO FOOL SENG	178	吴麦月丽 (M113) MAK YET LAI	179	吴火生 (M111) NG FONG SAI	180	饶开琴 (BR152) NGEAU KAI CHANG
181	饶丽蓉 (BR160) NGEAU LEE YONG	182	饶金蓉 (BR153) NGEAU KIN YONG	183	饶刘玉欢 (BR179) PAULINE LAU	184	张谢美玲 (AG940) CHEAH AH TEOH
185	杨春 (AW356) YONG CHOON	186	涂兴九 (T033) THOO SENG KAW	187	邬佳兰 (AT019) WOO AH MOI	188	周奕财 (S013) CHOW YIK CHOY
189	周江金妹 (S025) KONG KIM MOY	190	丘清裕 (D075) CHEW SIN YOO	191	何家蓉春 (K202) SOONG YIN	192	张英华 (AG448) CHEONG YIN WAH
193	赖秋蓉 (BB199) LAI CHOU YOONG	194	丘林美燕 (N069) LIM MOOI YENG	195	吴南武 (M083) NG LAM BU	196	何锦载 (K182) HO KIM CHAI
197	杨建隆 (AW525) YONG KENG LOONG	198	罗发 (BQ261) LOH FATT	199	何丽芬 (AS080) HO LIE FUEN	200	彭允 (AS074) PANG YIN
201	何丽娟 (K195) HO LEE KIAN	202	陈宫玉玲 (AE265) KONG YOKE LING	203	罗芳铭 (BQ260) LOH KEONG MENG	204	陈亚来 (BQ176) CHAN AH LOI
205	杨金财 (AW628) YONG CHE CHOY	206	杨胜强 (AW948) YEONG SIN KHEONG	207	吴昌宏 (M180) NG SHONG FAN	208	张美华 (AG237) CHONG MOOI EN
209	赖南清 (BB316) LAI NAM CHING	210	杨沈淑霞 (AW609) SIM SHOR HA	211	贺义勤 (AN037) HOE YEE KHUEN	212	陈顺山 (AE413) CHIN SOON SUN
213	赖有 (BB060) LAI YEW	214	罗钊铭 (BQ169) LOH CHUEN MIN	215	罗彭美蓉 (BQ173) PHANG MEE YOONG	216	罗新明 (BQ170) LOH SAI KOW
217	张翠 (AG452) CHONG SOOI	218	赵张素萍 (BA178) CHONG SOO PING	219	张秀琴 (AW1153) CHONG SIEW KIM	220	黄懿聪 (AJ171) WONG EE CHOON
221	罗伍铭 (BQ168) LOH NG MIN	222	赖文周 (BB265) LAI WON CHIEW	223	赖关丽嫦 (BB167) KUAN LAI SEONG	224	赵秀月 (BA193) CHIEW SIEW NGET
225	赵绍田 (BA055) CHOW SOW THEN	226	张素华 (AG709) CHONG SOH WAH	227	彭新邦 (AS024) PANG SIM PANG	228	彭小英 (AS057) PANG SIOW YIN
229	余其亮 (J038) YEE KEE LAING	230	赖文清 (BB162) LAI MOI FAH	231	罗伍梅 (BQ150) LOH NG ME	232	张昭力 (AG254) CHONG CHIEW
233	赵育明 (BA090) CHOW YOOK MENG	234	林志荣 (N146) LIM CHEE WENG	235	张昭松 (AG362) CHONG CHEW SONG	236	房宜怀 (Q011) FONG NEE FAI
237	萧通广 (BS081) SEOW TONG KONG	238	张祥勤 (AG833) CHIONG SEONG	239	何丘英 (K365) TIEW YENG	240	邝森妙 (BI031) KONG SAMUEL
241	张桂新 (AG165) CHONG QUI SHIN	242	邝福来 (BI029) KONG FOOK LOY	243	杨宽源 (AW452) YONG KUAN NYEN	244	胡燕秀 (U009) FOO YEN SWEE
245	胡张丽珍 (U025) CHONG LAY CHIN	246	胡云秀 (U010) FOO YUEN SEW	247	刘家彰 (BE231) LAU KAK CHONG	248	刘兴彰 (BE125) LAU SWEE CHONG
249	孙刚 (AB068) SOON KONG	250	吴景福 (M201) NG KENG FOOK	251	李肇盛 (H201) LEE CHOW SING	252	张凤莲 (AG477) CHONG FONG LIN
253	张温淑玲 (AG393) OON SIOK DING	254	张昭育 (AG906) CHONG CHEW YOKE	255	张春莲 (AG331) CHONG CHOON LIAN	256	张夏莲 (AG531) CHONG HA LAN
257	田永森 (C007) TEN YOONG SAM	258	锺满妹 (H213) CHONG MAN MOY	259	戴丽珠 (K200) TAY LAY MOOI	260	刘雪霞 (BE111) LEW WEK HAR
261	刘雪芳 (BE110) LOW SIT FONG	262	李丹华 (H373) LEE TAN FAH	263	吴翠英 (M057) WOO CHOI YIN	264	郭家纬 (Y141) KOK KA WEE

265	杨宴才 (AW892) YONG YEN CHOY	266	刘李梅英 (BE178) LEE MOEY YIN	267	黄少华 (AJ297) WONG SHAW WAH	268	谢陈金云 (BO124) TAN KIM HOON
269	廖玉兰 (AX075) LIOW YOKE LAN	270	张秀兰 (AG280) CHEONG SEW LAN	271	饶桂莲 (BR149) YAW KWEE LIEN	272	赖淑梅 (BB329) LAI SOOK MOI
273	饶衍良 (BR283) NGIO YEN LEONG	274	余昌华 (J117) YEE CHONG FEA	275	李启柱 (H219) LEE KEE CHOO	276	李胡毓纯 (H225) OH YOKE CHOON
277	黄亚高 (AJ288) WONG AH KOW	278	黄林美金 (AJ172) LIM BEE KIM	279	谢德源 (BO065) CHIA TECK YUEN	280	丘德兴 (D193) KU TECK HIN
281	杨惠成 (AW660) YONG FIET YOON	282	梁黄美兰 (Z026) WONG MOI LAN	283	黄昌国 (AJ149) WONG CHONG KEK	284	邓旭珍 (BC086) TANG SOOK CHIN
285	廖云玉 (AX123) LIEW WAN YOKE	286	赵蔡秀玲 (BA199) CHAI SOW LENG	287	何耀堯 (K310) HO YEW SING	288	房亚美 (Q022) FONG AH MOOI
289	蓝佳利 (BM033) LUM KAR LEE	290	周益荣 (S011) CHEW YIK WENG	291	彭思耀 (AS044) PHANG SOO YAW	292	彭华凤 (AS052) PHANG FAH
293	张松华 (AG501) CHONG CHOONG WAH	294	黄秀珊 (AJ077) NG SEW SUAN	295	黄保祥 (AJ161) WONG POH SEONG	296	刘伟南 (BE153) LEW WOUI NAM
297	刘志明 (BE082) LEW CHEE MEAN	298	萧雪云 (BS127) SEOW CHAIK YOON	299	刘春莲 (BE214) LEW CHONG LIAN	300	杨杰华 (AW219) YONG KIAT WAH
301	张英妹 (AG436) CHONG ENG MOOI	302	丘启维 (D077) HUE AH SONG	303	杨陈金惠 (AW1168) TAN KIM HOOI	304	廖宝萍 (AX110) LIEW POH PENG
305	饶庆祥 (BR092) NGEOW KEIN	306	刘英 (BE212) LIEW YENG	307	彭椿英 (AS099) PANG CHOON YIN	308	何泉育 (K341) HO CHEN YOOK
309	刘建财 (BE219) LIEW CHAI SENG	310	吴湘传 (M069) NG SIONG CHON	311	张汉生 (AG708) CHONG HON SANG	312	彭美英 (AS102) PANG ME YIN
313	赖亚兴 (BB149) LAI AH HIN	314	罗王祖兰 (BQ185) WEE CHOE LAN	315	赵耿平 (BA243) CHAO KANG PENG	316	赵令芳 (BA139) CHOU LENG FONG
317	何忠华 (K133) HO CHOONG FA	318	吴银娘 (M222) NG MUN LEONG	319	赖张月兰 (AG746) CHONG YET LAN	320	赵秀丽 (BA194) CHIEW SWEE KEE
321	赖文德 (BB213) LAI WEN TAK	322	赵李金妹 (BA153) LEE KIN MOI	323	管徐莲娇 (AY052) CHEE LEN KIEW	324	张祥俭 (AG832) CHIONG SIONG KHIM
325	张祥耀 (AG834) CHIONG SEONG POK	326	张龙月丽 (AG471) LONG NYET LEE	327	杨陈金翠 (AW649) TAN KIM CHWEE	328	罗其湘 (BQ225) LOW LO CHONG
329	林延仁 (N091) LIM YENG YAN	330	廖罗金英 (AX154) LOKE KIM YIN	331	李幼兰 (H119) LEE YEW LEAN	332	廖森华 (AX085) LIEW SAN WAH
333	廖叶顺英 (AX098) YAP SIM YIN	334	谢黄明玉 (BO218) ONG AH YOK	335	谢乃礼 (BO078) CHIAH AH KOW	336	李金兰 (H372) LEE KIN LAN
337	张陈素玉 (AG458) TAN KIM TENG	338	刘兰珍 (BE226) LIEW LAN CHIN	339	郭锦招 (Y225) KWOK KIM CHOW	340	张陈汉英 (AG942) TAN HANG ENG
341	何炳坤 (K360) HO PENG KOON	342	赖堆先 (BB074) LAI TEI SIAN	343	贺海如 (AN021) HOO HOE YEW	344	贺卢秀蓉 (AN020) LOO CHOW YONG
345	谢文辉 (BO035) CHEW CHAU KEE	346	锺陈玉英 (AE259) TAN GIAT NEW	347	锺保运 (BL036) CHEONG PEW YONG	348	赵冠球 (BA207) CHOW LENG KET
349	贺张玉琼 (AN019) CHIAN SWEE CHING	350	陈瑞清 (AE403) CHIN SWEE CHING	351	陈毓松 (AE303) CHIN YOKE CHEONG	352	谢包其蓉 (BO094) FOU KI YONG
353	孙惠英 (AB015) SOON FOOT YIN	354	刘银英 (BE280) LEW NGON YIN	355	李秀美 (H086) LEE SIEW BEE	356	廖月聪 (AX096) LEOW NYAK CHOONG
357	杨少琼 (AW644) YONG AH NOOI	358	刘张秀蓉 (BE216) CHONG AH MOY	359	李月英 (M086) LEE YEAT YENG	360	林远明 (N152) LIM YEN MIN

361	谢如金 (BO158) CHIA YEE KIM	362	廖月凤 (AX102) LIEW NGET FOONG	363	邹亚九 (AL016) CHAU AH KIAU	364	黄兆东 (AJ053) WONG CHOW
365	蓝潘秀娟 (BM095) PHON HAR MOOI	366	刘炜生 (BE130) LEOW WEE SEN	367	廖高慧珍 (AX095) KOO WAI CHAN	368	丘士光 (D009) HEW NYEN KONG
369	何丽芳 (K194) HO LIN FONG	370	黄凤英 (AJ177) WONG FONG YING	371	黄菊英 (AJ178) WONG KOK YIN	372	赵妹 (BA184) CHAW MOI
373	梁坤明 (Z005) LEONG KHUN MIN	374	何兰玉 (K269) HOO LAN YOK	375	邓卓如 (BC062) TEN CHOK YEE	376	黄仪芳 (AJ151) WONG YEE PONG
377	张耀祥 (AG179) CHONG YAU SEONG	378	杨顺昌 (AW278) YONG SON CHONG	379	赵李志梅 (BA289) LEE CHI MOE	380	邓祥德 (BC066) TANG SIONG TECK
381	陈少梅 (AE264) CHIN SUE MOY	382	沈棋耀 (CA005) SAM KEE YOW	383	谢如杰 (BO178) CHEAH YEE KIAT	384	谢那桂芳 (BO239) HENG SATE FONG
385	杨秀云 (AW878) YONG SEW YOON	386	杨李端霞 (AW619) LEE SAI HA	387	张仰克 (AG349) CHONG AH KIM	388	赖君伊 (BB077) LAI KUEN YER
389	杨培照 (AW600) YONG AH KAU	390	蓝玉清 (BM096) LAM YOKE CHING	391	刘金泰 (BE302) LIEW KIM THYE	392	罗黄添娣 (BQ314) WONG KIAM THEE
393	李石祥 (H197) LEE KEIM HOK	394	杨葆生 (AW361) YONG POO SENG	395	吴铁铿 (M112) WU THEAT CHEAN	396	饶招娣 (BR234) NGAU CHAU TI
397	梁张美英 (AG753) CHAM MEE YIN	398	赵秀霞 (BA185) CHAW SIEW HAR	399	余美英 (J155) YEE AH KIEN	400	赖佳胜 (BB186) LAI CHOY
401	余秀昌 (J113) YEE CHIEW CHONG	402	黄快华 (AJ333) WONG KAI WA	403	黄树全 (AJ325) WONG SU CHIN	404	杨隆华 (AW126) YONG LOONG FAH
405	饶春英 (BR231) NGEOW CHOON YIN	406	何春涛 (K134) HO CHUN THOO	407	刘玉秀 (BE323) LEW YOKE SIEW	408	杨胜山 (AW652) YONG SING SAN
409	杨佩薇 (AW656) YEO PEI WEI	410	胡瑞琅 (U019) MERIAWATI SOEKAMTO	411	丘桦真 (D128) HUE HWA CHING	412	李志辉 (H181) LEE CHEE FIRE
413	邹宝华 (AL019) CHAU PAU FAH	414	萧丽娟 (AS125) SIAU LEE KEEN	415	鍾梅香 (M131) CHOONG MOI	416	管煊妹 (AY068) KON NON MOI
417	曾秦秋玲 (AO012) CHOUN SHAW LENG	418	李肇强 (H203) LEE CHOW KEONG	419	余日东 (J093) YEE YAT TUNG	420	杨建智 (AW404) YONG AH YONG
421	黄文靖 (AJ326) WONG WOON CHIENG	422	饶桂美 (BR310) YAW KUANG MEE	423	饶桂芳 (BR311) YAW KWAI FONG	424	罗伟奇 (BQ178) LOH WEI CHYI
425	廖玉婷 (AX156) LIEW YUK TING	426	张华枫 (AG409) CHONG WAH FUNG	427	彭嘉登 (AS114) PANG KAR TENG	428	彭李碧琴 (AS113) LEE PHEK KHAM
429	赖郑英来 (BB176) TEE ENG LAI	430	赖佩琪 (BB175) LAI PEI QI	431	林健伟 (N105) LIM JIAN WEI	432	赖国修 (BB093) LAI KOK STEN
433	黄才政 (AJ125) WONG CHOY JIN	434	管智勇 (AY075) KWAN CHEE YOONG	435	赖紫萍 (BB150) LAI CHIH PENG	436	赖景伦 (BB151) LAI KENG LUN
437	陈小玲 (AE274) CHIN SIAW LING	438	张习龙 (AG884) CHONG SIT LEONG	439	杨桂芳 (AW659) YONG KOOI FONG	440	杨国温 (AW1138) YONG KOH YOON
441	何叶玉兰 (K196) YAP YOKE LAN	442	饶奕欣 (BR139) NGEOW YI XIN	443	陈芸霏 (AE487) TAN MEE LI	444	吴世隆 (M050) NG SZE LONG
445	饶佳丽 (BR167) NGIO KELLY	446	饶佳杰 (BR303) NGIO KAH KIAT	447	饶佳雯 (BR296) NGIO CARMEN	448	饶伟杰 (BR166) NGIO WEI KIAT
449	孙彩萍 (AB075) SOON CHAI PENG	450	谢耀庆 (BO113) CHAI YAW HING	451	余昌华 (J117) YEE CHONG FEA	452	丘莉萍 (D207) HEW LYE PENG
453	郑昭宝 (AG393) CHONG CHOW POO	454	郭敏文 (Y196) KOK NEN OEN	455	余春华 (J095) YU CHOON WAH	456	赵健福 (BA174) CHOW KIEN MOY

457	孙玉财 (AB045) SOON YOKE CHOY	458	孙爱声 (AB014) SOON OI SENG	459	邬春兰 (AT016) WOO CHOON LAN	460	李理传 (H063) LEE LE CHUAN
461	李刘萍真 (H218) LAU PENG CHENG	462	廖月珍 (AX157) LEOW YIT CHIN	463	孙发来 (AB049) SOON FATT LOY	464	郭炜勇 (Y192) KOK WEE YUNN
465	谢伟磔 (BO248) CHEAH WAYNE JIE	466	李肇荣 (H202) LEE SIEW WENG	467	许营森 (BE014) SHOOI YING SUM	468	李林今今 (H216) LIN KING KING
469	张恢华 (AG461) CHONG FEE WAH	470	萧李瓦金 (BS242) LEE NGAH KUM	471	涂世明 (T052) TAN SZE MING	472	廖文标 (AX151) LIEW WOON PIEW
473	黄筠琪 (AJ174) WONG YUNQI	474	罗怀礼 (BQ126) LOW FAI LEE	475	杨国权 (AW1120) YONG KOK KIAN	476	饶仁毅 (BR144) NGEOW YIN NGEE
477	杨湘仪 (AW571) YONG XIANG YI	478	杨惠苻 (AW569) YONG HUI SHIN	479	杨淑霞 (AW614) YONG SHU XIA	480	吴利传 (M028) NG LEE CHON
481	管练生 (AY028) KOON LIAN SUNG	482	叶国盛 (AV019) YAP GUO SHENG	483	杨博耀 (AW503) YONG POCK YAU	484	杨子毅 (AW597) YONG HAN FUI
485	谢家楼 (BO038) CHIA KA LOW	486	赵胜勤 (BA125) CHAW SIN KUAN	487	卢志良 (BJ011) LOO CHEE LEONG	488	吴罗韵清 (M108) LOO YOON CHIN
489	谢友丽 (BO137) CHEAH YEW LI	490	饶渐威 (BR147) YU KIN WAI	491	赵国锋 (BA187) CHAW KOK FOONG	492	饶子彬 (BR172) NGIAO TZE PIN
493	严俊辉 (BT009) YAM CHUN FUI	494	彭细珍 (AS053) PANG SAI CHUN	495	邝柳昌 (BI026) KHONG LEW	496	赖开松 (BB323) LAI KWA CHOONG
497	邬添禧 (AT026) WOO TIAM HEE	498	谢玉芳 (BO142) SIA YOKE FONG	499	赖健平 (BB201) LAI JIAN PENG	500	杨廷辉 (AW632) YONG TEEN HUEI
501	张蕙英 (AG346) CHONG WAI YING	502	吴玲慧 (M225) NG LING FUI	503	叶林慧丽 (AV024) LIM HUI LEE	504	蔡梅萍 (BG019) CHAI MOY PING
505	谢静雯 (BO132) CHEAH CHENG	506	杨佐良 (AW471) YANG CHOR LEONG	507	赖盈敏 (BB205) LAI YING MUN	508	赖铁祥 (BB110) LAI TEK SEONG
509	周桂群 (S012) CHEW KWEE KENG	510	何萧芳霞 (K210) SIEW FONG HA	511	张国强 (AG489) CHONG KI KEONG	512	赵月英 (BA166) CHIEW NEE JENG
513	陈楚璞 (AB394) CHIN TSU PUH	514	杨何淑梅 (AW664) HO SAK MOOI	515	吴景福 (M201) NG KENG FOOK	516	谢康元 (BO115) CHEAH KONG
517	李刘琴 (H211) LIU QIN	518	谢有桦 (BO249) SIA YU FATT	519	罗文杰 (BQ323) LOW WEN JEI	520	吴景浩 (M099) NG KIN HOU
521	李裕恒 (H224) LEE YU HENG	522	饶陈六莲 (BR173) TANG LAK NOI	523	丘启方 (D060) HUE KEE FOON	524	房运康 (Q010) FONG YOON KONG
525	谢牛 (BO143) SIA NYEW	526	管洁梅 (AY037) KON SAI MUI	527	何谭金英 (K152) TAN KAM ENG	528	何展辉 (K169) HO CHIEN FEI
529	何玉文 (K315) HO YEE WOON	530	杨培福 (AW347) YONG POI FOOK	531	曾小平 (AO011) CHEN SEOW PENG	532	叶陈佩琳 (AV050) TAN PEI LIN
533	叶祖铭 (AV020) YAP GUO MING	534	饶锦祥 (BR095) NGEOW KHIM SIONG	535	彭蕊峰 (AS069) PANG CHEE FOONG	536	孙黄雅雁 (AB055) EG AH YEN
537	孙玉明 (AB046) SOON YOKE MING	538	管森珍 (AY011) KWAN MUN CHING	539	陈兰珍 (AE412) CHIN LAN CHIN	540	郭奕顺 (Y105) KOK JIT SOON
541	郭瑞年 (Y194) CHRISTINA KASUMA	542	杨佐刚 (AW510) YONG CHO KONG	543	拿督斯里杨星耀 (AW304) Dato' Sri Yong Seng Yeow	544	何国萍 (K193) HOO KOK LIM
545	李耀辉 (H194) LEE YEOW FEI	546	杨玉新 (AW605) YONG YOKE SIN				

Observers in Attendance: 9 members

1	彭妙英 (非会员)	2	朱伟源 (非会员)	3	朱奕丞 (非会员)	4	袁少康 (非会员)
5	赖佩雯 (非会员)	6	Chan Yiin Fan (非会员)	7	叶照娣 (非会员)	8	叶玉婷 (非会员)
9	林颖欣 (非会员)						

Chairman : Yong Pock Yau
Minutes Taker : Secretariat, Wong Siew Yan
(Ngeow Khim Siong Proposed, Chia Ka Low Seconded)
Member, Lai Ying Mun
(Ngeow Khim Siong Proposed, Chia Ka Low Seconded)

Agenda of Extraordinary General Meeting:

1. Speech by the Chairman
2. To review the Proposal by the Board of Council
 - **Reinstatement work of the car park, ramp, and sealing of the escalator void openings for Wisma Char Yong**

The Char Yong Association officially regained ownership of Wisma Char Yong on 26th December 2024. Following the return of its ownership, it was found to be severely damaged. Fortunately, a Dabu entrepreneurs agreed on 15th June 2025 to lease Wisma Char Yong and is willing to invest a substantial amount to renovate it. However, as a condition of handover to the lessee, the Char Yong Association is required to repair specific structural areas of Wisma Char Yong. The required works are as follows:

1. Sealing of the escalator void openings from Ground Floor to 7th Floor.
2. Restoring the car park and ramp within Wisma Char Yong.

The Char Yong Association has obtained quotations from various contractors, and the estimated repair cost is approximately **RM2,000,000**. This repair budget has already been approved by the Board of Council and is now being presented to the EGM for approval.

3. Refreshments

1. **Speech by the Chairman**

The Chairman announced that the quorum had been met; therefore, the Extraordinary General Meeting (EGM) was duly convened at the scheduled time. The Chairman first expressed his gratitude to all members for taking time to attend the EGM, which was primarily held to discuss matters relating to the renovation of Wisma Char Yong. He noted that notices of the meeting had been issued three weeks in advance and mailed to all members. However, some mail items were returned by the postal service, and a number of members had also reported not receiving the notice. He therefore urged members who have changed their addresses to inform the Association Secretariat of their new particulars, to ensure that records are updated and correspondence is duly delivered.

2. **To review the Proposal by the Board of Council:
Reinstatement work of the car park, ramp, and sealing of the escalator void openings for Wisma Char Yong**

The Char Yong Association officially regained ownership of Wisma Char Yong on 26th December 2024. Following the return of its ownership, it was found to be severely damaged. Fortunately, a Dabu entrepreneurs agreed on 15th June 2025 to lease Wisma Char Yong and is willing to invest a substantial amount to renovate it. However, as a condition of handover to the lessee, the Char Yong Association is required to repair specific structural areas of Wisma Char Yong. The required works are as follows:

1. Sealing of the escalator void openings from Ground Floor to 7th Floor.
2. Restoring the car park and ramp within Wisma Char Yong.

The Char Yong Association has obtained quotations from various contractors, and the estimated repair cost is approximately RM2,000,000. This repair budget has already been approved by the Board of Council and is now being presented to the EGM for approval.

- Chairman, Yong Pock Yau reported that in 2011, the Char Yong Association leased Wisma Chha Yong to Plato-Straits Heritage (hereinafter referred to as “PSH”). Subsequently, PSH, without prior notification to the Char Yong Association, transferred its company to Gulatis Exclusive Sdn Bhd (hereinafter referred to as “Gulatis”). In 2017, following the acquisition of PSH, Gulatis proceeded, without the consent of the Char Yong Association, to convert Wisma Char Yong into a shopping centre. The 1st to 5th floors were redeveloped into retail and showroom space. The ramp and car park were removed, and escalators were installed within the building.

Due to non-payment of rent, the Char Yong Association commenced legal proceedings against PSH in August 2020. The case spanned four years. In

September 2024, the Char Yong Association was successful in its claim and regained ownership of Wisma Chha Yong. Upon repossession, Wisma Char Yong was found to be in a severely damaged condition.

Subsequently, on 15th June 2025, a Dabu entrepreneur from Shenzhen agreed to lease Wisma Char Yong and committed to undertaking major renovation works. However, as a condition of handover to the lessee, the Char Yong Association is required to carry out structural reinstatement works, including the restoration of the car park and ramp, as well as the sealing of escalator void openings from Ground Floor to 7th Floor.

The Char Yong Association obtained quotations from three contractors, with the estimated average cost amounting to approximately RM2,000,000. Due to the substantial cost involved, this EGM was convened to seek members' approval for the proposed reinstatement budget of RM2,000,000. Members may raise any questions or clarifications during the meeting.

- Legal Advisor Mr. Ngeow Yin Ngee further explained that in 2011, Wisma Char Yong was leased to PSH at a very low rental rate. At that time, Wisma Char Yong had accumulated substantial arrears in assessment, quit rent and sewerage charges. PSH agreed to settle all outstanding payments on behalf of the Char Yong Association, and accordingly, the Association entered into a 60-year lease agreement with PSH at a reduced rental rate.

However, in 2020, PSH ceased payment of rent based on unwritten justifications. As a result, the Char Yong Association initiated legal proceedings against the tenant. In late 2024, the Char Yong Association obtained a favourable judgment and successfully regained ownership of the building approximately 47 years ahead of the original lease term.

In June 2025, Wisma Char Yong was leased to a Dabu entrepreneur for use in the hotel business, at a rental rate approximately four times higher than the previous lease. However, as the previous lessee had carried out unauthorised renovations without approval from the relevant municipal authorities, Wisma Char Yong sustained severe structural damage. The Char Yong Association will proceed with further legal action against the former tenant ("PSH") to claim compensation for the repair costs. It was further noted that although the agreement with the new lessee was signed last year, Wisma Char Yong has not yet been handed over due to the outstanding repair works. The Char Yong Association is required to complete the basic structural reinstatement prior to handover, as this is the responsibility of the property owner.

- Member Lee Yong Fah enquired whether, in addition to reinstating the structural elements of Wisma Char Yong, the Char Yong Association would consider further upgrading or enhancing the building's interior renovation.

- Ngeow Yin Ngee stated that, based on the quotations obtained from contractors, the cost for reinstating the car park, ramp, and sealing of the escalator void openings alone is already close to RM2,000,000. Should the entire Wisma Char Yong be renovated and upgraded, the estimated cost could amount to approximately RM48,000,000 or more. However, he clarified that the Char Yong Association's responsibility is limited to restoring the basic structural condition of Wisma Char Yong. Any aesthetic improvement, interior fitting-out, and renovation works will be borne by the lessee.
- Member Lee Yeow Fei enquired about the estimated duration required for the completion of the repair works, from commencement of construction to completion. Yong Pock Yau responded that the works are expected to take approximately three months to complete.
- Member Lim Yeng Lee enquired how the Char Yong Association would finance the RM2,000,000 repair cost, and whether it would involve bank loan or if the Association has sufficient funds to cover the expenditure.

Yong Pock Yau replied that the Char Yong Association has sufficient funds to meet the said expenditure and will not be taking any bank loans, as this would incur additional interest costs. He further clarified that the said amount includes consultancy fees, design fees, survey and drawing costs, and related professional charges. He reiterated that the Char Yong Association's responsibility is limited to the restoration of the basic structural components of the building, while all interior fitting-out and renovation works will be undertaken by the new lessee.

- Member Ho Kim Chai enquired why the Char Yong Association did not consider negotiating with the lessee to reduce the rental rate, in exchange for the lessee undertaking full responsibility for both the structural repairs and reinstatement works of the building. He noted that after the Char Yong Association completes the repairs and hands over the property, the new lessee would still need to carry out refurbishment works, resulting in duplicated expenditure and potential wastage of funds.
- Yong Pock Yau responded that it is unlikely for any lessee to lease a building that has been severely damaged. He stated that if the Char Yong Association is unwilling to undertake the basic structural repairs, there would essentially be no interested party to lease Wisma Char Yong. He further explained that the Board of Council had deliberated extensively before approving the proposal to submit the RM2,000,000 reinstatement budget, and emphasised that this was not an unnecessary expenditure, but a necessary step to restore

the building to a leasable condition. He appealed to members for their understanding.

Yong Pock Yau added that the Char Yong Association will also pursue legal action against PSH to claim compensation for all losses incurred. The appointed legal firm is currently in the process of gathering evidence and relevant documentation. However, he stressed that prior to any legal recovery, the Char Yong Association must first carry out the necessary repairs to Wisma Char Yong in order to proceed with the leasing to the new lessee and ensure continuous income for the Association.

- **Resolution: The motion was put to a vote and was carried. A total of 545 members voted in favour, 1 member voted against (Mr. Ho Kim Chai), and there were no abstentions. It was resolved that the proposed budget of RM2,000,000 for the reinstatement works of Wisma Char Yong be duly approved.**

8. Refreshments

The meeting was adjourned at 11:00 a.m.



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my



2025
ANNUAL REPORT



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my

I. Membership

As of 31st December 2025, the total number of members in the system was **8751**.

II. Organizational

1. **Chief Executive Consultant** : Dato Seri Yong Seng Yeow
2. **Advisors** : Khong Lew Chong
3. **Honorary Legal Advisor** : Ngeow Yin Ngee
4. **Honorary Chairman** : Yew Onn Chong
5. **The 38th Council (2024 till 30.06.2027)**
 - Chairman : Yong Pock Yau
 - Deputy Chairman : Ngeow Khim Siong
 - Vice Chairman : Chia Ka Low, Fong Yoon Kong, Hue Kee Foon, Koon Lian Sung, Chow Yoon Leong
 - Secretary General : Pang Chee Foong
 - Vice Secretary General : Loo Chee Leong
 - Treasurer : Chaw Sin Kuan
 - Vice Treasurer : Yap Guo Sheng
 - Head of Woman's Group : Chew Kwee Keng
 - Head of Youth : Kok Wee Yunn
 - Head of Senior's Group : Ng Lee Chon
 - Head of Dabu's Choir : Chiew Sheau Fwu
 - Head of Propaganda : Lai Ying Mun
 - Head of Commerce & Industry : Cheah Cheng Mun
 - Head of ISO : Yang Chor Leong
 - Investigators : Chiew Nee Jeng, Yap Guo Ming
 - Public Relations Officer : Woo Tiam Hee, Lee Wai Yee
 - Council Members : Cheah Kong Yoon, Yong Teen Huei, Yong Shen Lik, Yong Xiang Yi, Lai Jian Ping, Chong Yee Foong, Yam Chun Fui, Sia Yoke Fong, Ngiao Tze Pin
 - Auditors (Member) : Lim Mooi Yeng, Chen Seow Peng

6. Char Yong Welfare Committee

Head	: Ngeow Khim Siong (Fay Choon Kuan)
Deputy Head	: Pang Chee Foong (Char Yong)
Treasurer	: Hue Kee Foon (Fay Choon Kuan)
Deputy Treasurer	: Fong Yoon Kong (Char Yong)
Committee	: Yap Guo Sheng (Char Yong) Ng Lee Chon (Char Yong) Loo Chee Leong (Fay Choon Kuan) Koon Lian Sung (Fay Choon Kuan)
Auditor	: Chaw Sin Kuan (Fay Choon Kuan)

7. Property Management Committee

Head	: Ngeow Khim Seong
Deputy Head	: Pang Chee Foong
Committee	: Ng Lee Chon, Fong Yoon Kong, Hue Kee Foon, Chong Ki Keong, Loo Chee Leong, Yap Guo Sheng, Yang Chor Leong, Lai Tek Seong, Yong Hui Shin, Chaw Kok Foong, Lai Ying Mun, Yap Guo Ming, Sia Yoke Fong, Cheah Cheng Mun, Yong Teen Huei, Kok Wee Yunn, Yam Chun Fui

8. Char Yong ISO Committee

Head	: Yang Chor Leong
Deputy Head	: Kok Wee Yunn
Char Yong Rep.	: Pang Chee Foong, Fong Yoon Kong, Yap Guo Sheng, Yong Xiang Yi, Chong Yee Foong, Yam Chun Fui
Fay Choon Kuan Rep.	: Ngeow Khim Siong, Ng Lee Chon, Chong Ki Keong, Yong Hui Shin

9. The Federation of Taipu (Chha Yong) Association Malaysia Representative

Yong Pock Yau, Ngeow Khim Siong, Chaw Sin Kuan, Ng Lee Chon,
Pang Chee Foong, Fong Yoon Kong, Loo Chee Leong, Yang Chor Leong

10. SJK (C) Nan Kai Board of Director Representative

Yong Pock Yau, Ngeow Khim Siong, Fong Yoon Kong, Pang Chee Foong,
Ng Lee Chon, Ngeow Yin Ngee, Chiew Sheau Fwu, Kok Wee Yunn,
Cheah Cheng Mun

11. Kwong Tong Cemetery Association Board of Director Representative

Yong Pock Yau, Pang Chee Foong, Ngeow Khim Siong

12. Persatuan Hakka W.P.K.L & Selangor Board of Director Representative

Loo Chee Leong

13. Confucian Private Secondary School Board of Director Representative
Kok Wee Yunn

14. The Selangor & Kuala Lumpur Kwang Tung Association Representative
Pang Chee Foong

15. Char Yong Area(s) Representative

Klang	: Chin Jet Choon	Ampang	: Yow Len Chong
Kepong	: Yow Chian Seong	Dengkil	: Hew Shyh Yumm
Puchong	: Cheah Koh Yoon	Banting	: Yong Kien Kee
Tanjung Sepat	: Chong Kin Chai		

III. Meeting

1. **Annual General Meeting** : 15th June 2025 (Sunday)

2.

The 38th Council Members Meeting		
06.07.2024 (Saturday)	08.09.2024 (Saturday)	09.11.2024 (Saturday)
16.03.2025 (Sunday)	18.05.2025 (Sunday)	05.07.2025 (Saturday)
07.09.2025 (Sunday)	06.12.2025 (Saturday)	

3.

The 38th Council Members Meeting Attendance					
Yong Pock Yau	(8/8)	Ngeow Khim Siong	(7/8)	Chia Ka Low	(7/8)
Fong Yoon Kong	(7/8)	Koon Lian Sung	(8/8)	Hue Kee Foon	(5/8)
Chow Yoon Leong	(2/8)	Pang Chee Foong	(6/8)	Loo Chee Leong	(7/8)
Chaw Sin Kuan	(8/8)	Yap Guo Sheng	(8/8)	Chew Kwee Keng	(8/8)
Kok Wee Yunn	(8/8)	Ng Lee Chon	(8/8)	Chiew Sheau Fwu	(6/8)
Lai Ying Mun	(4/8)	Cheah Cheng Mun	(8/8)	Yang Chor Leong	(6/8)
Chiew Nee Jeng	(8/8)	Yap Guo Ming	(8/8)	Lee Wai Yee	(4/8)
Woo Tiam Hee	(5/8)	Cheah Kong Yoon	(5/8)	Yong Teen Huei	(6/8)
Lai Jian Ping	(0/8)	Yong Shen Lik	(6/8)	Yong Xiang Yi	(5/8)
Chong Yee Foong	(4/8)	Yam Chun Fui	(7/8)	Sia Yoke Fong	(4/8)
Ngiao Tze Pin	(5/8)				

4.

Char Yong Welfare Committee Meeting		
03.01.2025 (Friday)	05.07.2025 (Saturday)	15.11.2025 (Saturday)

5.

Property Management Committee Meeting		
11.01.2025 (Saturday)	16.03.2025 (Sunday)	18.05.2025 (Sunday)
05.07.2025 (Saturday)	07.09.2025 (Sunday)	15.11.2025 (Saturday)
06.12.2025 (Sunday)		

6.

ISO 9001:2015 Quality Management Meeting	
Internal Audit	08.10.2025 (Wednesday)
Top Management Review Meeting	31.10.2025 (Friday)
External Audit	07.11.2025 (Friday)

A. Char Yong Activities

1. 2024/25 Old Folks' Incentive Distribution Ceremony

Date : 19.01.2025 (Sunday) 10.00 am
Venue : Wisma KTC Multipurpose Hall
Attendees : Association Council Members & Members

2. 2025 Chinese New Year Celebration

Date : 01.03.2025 (Sunday) 12.00 pm
Venue : Wisma KTC Multipurpose Hall
Attendees : Association Council Members

3. 309 Blood Donation Campaign

Date : 09.03.2025 (Sunday) 9.00 am – 3.00 pm
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Association Council Members & Members

4. Parent's Day Celebration

Date : 18.05.2025 (Sunday) 12.30 pm
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Association Council Members & Members

5. The Federation of Taipu (Chha Yong) Associations Malaysia [2025 Annual General Meeting]

Date : 31.05.2025 (Saturday) 9.00 am
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Association Council Members

6. Ancestral Soil and Water Enshrinement Ceremony

Date : 01.06.2025 (Sunday) 8.00 am
Venue : Kwong Tong Cemetery Kuala Lumpur
Attendees : Association Council Members & Members.

7. Dabu Entrepreneurs Business Matching & Networking Exchange

Date : 01.06.2025 (Sunday) 2.00 pm
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Association Council Members & Youth members

8. 2025 Annual General Meeting

Date : 15.06.2025 (Sunday) 11.00 am
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Kindly refer to the attendance list.

9. “Guan Ti” Festivity

Date : 18.07.2025 (Friday) 12.00 pm
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Association Council Members & Members

10. 2025 Student Incentives Distribution Ceremony

Date : 28.09.2025 (Sunday) 10.00 am
Venue: Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : more than 200 students and parents attended

11. Back To Dabu Tour: Jieyang-Dabu-Meizhou

Date : 20.10.2025-27.10.2025
Venue : Jieyang-Dabu-Meizhou
Attendees : Association Council Members & Members.

12. Back To Dabu Tour Members Gathering

Date : 06.12.2025 (Saturday) 12.30 pm
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Association Council Members & Members.

13. Talk: AI is not the Future, It’s Now: How Youth Can Use AI to Save Time and Think Smarter

Date : 06.12.2025 (Saturday) 2.00 pm
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Association Council Members & Members

14. 2025 Winter Solstice Celebration

Date : 28.12.2025 (Sunday) 12.30 pm
Venue : Chha Yong Fay Choon Kuan Multipurpose Hall
Attendees : Association Council Members & Members.

B. Char Yong - Society Affairs & Activities

1. EGM of The Association of Kwong Tong Cemetery Management Kuala Lumpur

Date : 04.01.2025 (Saturday) 10.00 am
Venue : Wisma KTC Auditorium Room
Attendees : Association Council Members

2. **Confucian Private Secondary School CNY Celebration 2025**
 Date : 25.01.2025 (Saturday) 9.30 am
 Times : 9.30am Opening Ceremony / 11.30am Buffet
 Venue : Confucian Private Secondary School
 Attendees : Association Council Members

3. **Petaling Street CNY Festival Celebration 2025**
 Date : 25.01.2025 (Saturday) 9.00 am – 1.00pm
 Venue : Guan Di Temple Chinatown
 Attendees : Association Council Members & members

4. **Chinese New Year Gathering organized by The KL & Selangor Chinese Assembly Hall**
 Date : 29.01.2025 (Wednesday) 11.00 am
 Venue : The KL & Selangor Chinese Assembly Hall
 Attendees : Association Council Members

5. **Media Chinese International Limited CNY Celebration**
 Date : 31.02.2025 (Thursday) 6.00 pm
 Venue : Wisma Huazong Multipurpose Hall
 Attendees : Association Council Members

6. **2025 CNY Celebration organized by The Selangor and Kuala Lumpur Kwang Tung Association**
 Date : 16.02.2025 (Sunday) 12.00 pm
 Venue : HGH Convention Centre Sentul
 Attendees : Association Council Members

7. **People's Justice Party Charity Dinner**
 Date : 22.02.2025 (Saturday) 7.00 pm
 Venue : Multipurpose Hall, Wisma KTC
 Attendees : Association Council Members

8. **2025 CNY Celebration organized by New Era University College**
 Date : 23.02.2025 (Saturday) 9.30 am
 Venue : UG hall, New Era University College
 Attendees : Association Council Members

9. **Book Launching of 'Important Tombs, Epigraphs, Documents of Kwong Tong Cemetery Kuala Lumpur'**
 Date : 04.04.2025 (Friday) 2.00 pm - 4.00 pm
 Venue : Wisma KTC Auditorium Room
 Attendees : Association Council Members

- 10. Groundbreaking Ceremony for The Nanyang Volunteer Drivers and Mechanics Memorial Park**
 Date : 18.04.2025 (Friday) 11.00 am
 Venue : The Nanyang Volunteer Drivers and Mechanics Memorial Park
 Attendees : Association Council Members & members
- 11. The Selangor & KL Teo Chew Association 134th Anniversary Gala Dinner**
 Date : 26.04.2025 (Saturday) 6.00 pm
 Venue : Multipurpose Hall, Wisma KTC
 Attendees : Association Council Members
- 12. Chak Kai Koong Kon Association Kuala Lumpur 140th Anniversary Gala Dinner**
 Date : 10.05.2025 (Saturday) 7.00 pm
 Venue : Multipurpose Hall, Wisma KTC
 Attendees : Association Council Members
- 13. Selangor & Kuala Lumpur Nanyang Thong Hong Siang Tng 63rd Anniversary Gala Dinner**
 Date : 15.05.2025 (Thursday) 7.30 pm
 Venue : Selangor & Kuala Lumpur Nanyang Thong Hong Siang Tng
 Attendees : Association Council Members
- 14. Hakka Associate Kepong 25th Anniversary Fundraising Gala Dinner**
 Date : 17.05.2025 (Saturday) 7.00 pm
 Venue : Sin Choi Wah Restaurant
 Attendees : Association Council Members
- 15. The Kuala Lumpur And Selangor Meizhou Association 2025 AGM and Election of the Board of Directors 2025–2028**
 Date : 18.05.2025 (Sunday) 11.00 am
 Venue : Hee Lai Ton Restaurant Pudu Sdn Bhd
 Attendees : Association Council Members
- 16. 2025 AGM of Persatuan Hakka W.P.K.L & Selangor**
 Date : 25.05.2025 (Sunday) 11.00 am
 Venue : The 3rd Floor of Persatuan Hakka WPKL & Selangor
 Attendees : Association Council Members
- 17. Fundraising Luncheon for the Acquisition of a Premises by the Jiaoling Association of Kuala Lumpur and Selangor**
 Date : 07.06.2025 (Sunday) 12.00 pm
 Venue : Hee Lai Ton Restaurant Pudu Sdn Bhd
 Attendees : Association Council Members

- 18. 2025 AGM of The KL & Selangor Chinese Assembly Hall and Election of the Board of Directors**
 Date : 22.06.2025 (Sunday) 10.30 am
 Venue : The KL & Selangor Chinese Assembly Hall
 Attendees : Association Council Members
- 19. Persatuan Hakka Serdang Selangor 26th Anniversary Celebration and Fundraising Gala Dinner**
 Date : 28.06.2025 (Sunday) 6.30 pm
 Venue : Hee Lai Ton Restaurant Sdn Bhd
 Attendees : Association Council Members
- 20. The Groundbreaking Ceremony of the Kuala Lumpur Kwong Tong Cemetery (Funeral Parlor) Reconstruction**
 Date : 13.07.2025 (Sunday) 9.30 am
 Venue : Car Park, KL Kwong Tong Cemetery (Funeral Parlor)
 Attendees : Association Council Members
- 21. “Guan Ti” Festivity organized by Selangor and Federal Territory Kwong Siew Association**
 Date : 18.07.2025 (Friday) 9.00 am
 Venue : Guan Di Temple Chinatown
 Attendees : Association Council Members
- 22. Persatuan Yang Selangor & W.P. 100th Anniversary Gala Dinner**
 Date : 19.07.2025 (Saturday) 7.00 pm
 Venue : Restoran Hao Xiang Chi ICC Pudu
 Attendees : Association Council Members & members
- 23. Persatuan Moi Kong Ng Shook Fui Kon NS 199th Anniversary Gala Dinner**
 Date : 02.08.2025 (Saturday) 7.30 pm
 Venue : Lucky Palace Restaurant - Seremban 2
 Attendees : Association Council Members
- 24. Confucian Private Secondary School Charity Bazaar**
 Date : 03.08.2025 (Sunday) 8.00 am – 3.00 pm
 Venue : Confucian Private Secondary School
 Attendees : Association Council Members
- 25. Welcome Dinner for 815 Memorial Event for the Victims of the Second World War**
 Date : 14.08.2025 (Thursday) 7.00 pm
 Venue : Multipurpose Hall, Wisma KTC
 Attendees : Association Council Members & members

26. **The Association of Kwong Tong Cemetery Management Kuala Lumpur 130th Anniversary Celebration**
 Date : 15.08.2025 (Friday) 12.00 pm
 Venue : Multipurpose Hall, Wisma KTC
 Attendees : Association Council Members & members
27. **Theatrical performance: “The War of Resistance Against Japanese Aggression- Nanyang Volunteer Drivers and Mechanics (Chapter Malaya)**
 Date : 16.08.2025 (Saturday) 7.00 pm
 Venue : Multipurpose Hall, Wisma KTC
 Attendees : Association Council Members & members
28. **Gala Dinner Celebrating Singapore’s 60th National Day, the 167th Anniversary of the Char Yong (Dabu) Association Singapore, and the 30th Anniversary of the Char Yong (Dabu) Foundation**
 Date : 17.08.2025 (Sunday) 7.00 pm
 Venue : Ban Heng Restaurant @ Orchid Country Club
 Attendees : Association Council Members
29. **Confucian Private Secondary School Sponsors Institution AGM 2025**
 Date : 24.08.2025 (Sunday) 10.00 am
 Venue : Confucian Private Secondary School Block C Multipurpose Hall
 Attendees : Association Council Members
30. **The Selangor & Federal Territory Hainan Association (Thean Hou Temple Malaysia) 136th Anniversary Gala Dinner**
 Date : 19.09.2025 (Friday) 7.00 pm
 Venue : Thean Hou Temple Malaysia Multipurpose Hall
 Attendees : Association Council Members
31. **Mid-Autumn Festival Carnival by Kuala Lumpur Kwong Tong Cemetery**
 Date : 04.10.2025 (Sunday) 6.00 pm
 Venue : Kuala Lumpur Kwong Tong Cemetery
 Attendees : Association Council Members & members
32. **The 10th Ng Teck Fong Chinese Language Teacher Excellence Award Year 2025**
 Date : 12.10.2025 (Sunday) 9.00 am
 Venue : Galaxy Banquet Hall, Sentul
 Attendees : Association Council Members

33. **Tai Pu Klang Association 90th Anniversary, Youth Section 43rd Anniversary & Women's Section 31st Anniversary Gala Dinner**
 Date : 18.10.2025 (Saturday) 7.00 pm
 Venue : Fairy Park Heritage City The Grand Ballroom
 Attendees : Association Council Members & members
34. **SJKC Chung Hwa P, Kuala Lumpur 100th Anniversary Celebration (Econsave-Sin Chew Education Charity Show)**
 Date : 01.11.2025 (Sunday) 6.00 pm
 Venue : Restoran Hao Xiang Chi ICC Pudu
 Attendees : Association Council Members
35. **The Negeri Sembilan Char Young Association 100th Anniversary Gala Dinner**
 Date : 09.11.2025 (Sunday) 7.00 pm
 Venue : Min Kok Restaurant
 Attendees : Association Council Members
36. **Taiping Char Yong Association 111th Anniversary Gala Dinner**
 Date : 14.11.2025 (Friday) 7.00 pm
 Venue : Flemington Hotel, Taiping
 Attendees : Association Council Members
37. **Persatuan Hakka Petaling Selangor 10th Anniversary Celebration and Fundraising Gala Dinner**
 Date : 15.11.2025 (Saturday) 7.00 pm
 Venue : Multipurpose Hall, SJK (Cina) Sungai Way
 Attendees : Association Council Members
38. **Selangor And F.T. Kwong Siew Association 138th and Kwong Siew Charity School 98th Anniversary Celebration**
 Date : 23.11.2025 (Sunday) 12.00 pm
 Venue : Wisma KTC
 Attendees : Association Council Members
39. **Hakka Klang Association 53rd Anniversary and Fui Chiu Klang Association 18th Anniversary Gala Dinner**
 Date : 06.12.2025 (Saturday) 7.00 pm
 Venue : Sekolah Jenis Kebangsaan (Cina) Pandamaran B Hall
 Attendees : Association Council Members

40. Kwong Tong Cemetery Kuala Lumpur Media Appreciation Night 2025

Date : 07.12.2025 (Sunday) 7.00 pm
Venue : Wisma KTC
Attendees : Association Council Members

41. Persatuan Taipu Pulau Pinang 89th Anniversary Gala Dinner

Date : 12.12.2025 (Friday) 7.30 pm
Venue : W World Chinese Restaurant
Attendees : Association Council Members

42. Confucian Private Secondary School 119th Anniversary Celebration

Date : 13.12.2025 (Saturday) 11.30 am
Venue : Multipurpose Hall, Confucian Private Secondary School
Attendees : Association Council Members

43. Perak Taipu Association 61st Anniversary Gala Dinner

Date : 13.12.2025 (Saturday) 7.30 pm
Venue : Super HLT Restaurant (Ipoh)
Attendees : Association Council Members

44. Selangor and Kuala Lumpur Hokkien Association 140th Anniversary Gala Dinner

Date : 21.12.2025 (Sunday) 6.00 pm
Venue : Chong Hwa Independent High School
Attendees : Association Council Members

45. Sponsorship and Donation

No	Organization	Remark	Amount (RM)
1	Taipu Klang Association 90 th Anniversary Celebration	Sponsor	7,500.00
2	Persatuan Taipu Pulau Pinang 89 th Anniversary Celebration	Sponsor	1,500.00
3	Perak Taipu Association 61 st Anniversary Celebration	Sponsor	1,500.00
		Total	10,500.00

C. Char Yong Youth's Report

I. The 19th Executive Committee (Term :2024-2027)

Advisor : Pang Chee Foong, Yap Guo Sheng
Head : Kok Wee Yunn (Appointed by Persatuan Char Yong Sel. & W.P.)
Deputy Head : Woo Tiam Hee
Secretary : Yong Teen Huei Deputy Secretary: Chaw Kok Foong
Treasurer : Cheah Cheng Mun Deputy Treasurer: Yong Hui Shin
Committee : Yap Guo Ming, Sia Yoke Fong, Yam Chun Fui,
Yong Shen Lik, Lai Ying Mun, Ngeow Yi Xin, Ngio Kelly,
Yong Han Fui, Lee Yew Siong, Cheah Yew Li, Yu Kin Wai

External Representative

The Federation of Taipu (Chha Yong) Association Malaysia - Youth

Kok Wee Yunn, Woo Tiam Hee, Cheah Cheng Mun, Yong Teen Huei

The KL and Sel. Chinese Assembly Hall - Youth

Woo Tiam Hee, Yap Guo Sheng

II. Activities

Date	Events	Venue	Attendees
05.01.2025 Sunday 10.00am	Wonderful Wealth & Life Experience Board Game	Edudest Learning Centre	Executive Committees
01.03.2025 Saturday	Pickleball, organized by Federation of Ka Yin Chu Associations of Malaysia (Youth)	17, Jalan Professor Khoo Kay Kim, PJS13, 46100 PJ.	Executive Committees & Youth members
08.03.2025 Saturday 7.00pm	Public Service Chinese Community Gala Dinner	Wisma KTC	Executive Committees
09.03.2025 Sunday 1.00pm	The Association of Kwong Tong Cemetery Management Kuala Lumpur- Six Major Associations (Youth) Exchange Session	3 rd Floor Meeting Room, Wisma Chha Yong Fay Choon Kuan	Executive Committees & Youth members
08.04.2025 Tuesday 10.00am	Visit to Google Headquarters: Exploring Cloud Technology & the Future of AI	Google Headquarters	Executive Committees
27.04.2025 Sunday 2.00pm	Pickleball	Hyperground Balakong	Executive Committees & Youth members
17.05.2025 Saturday 10.00am	Corporate Visit to Top Glove Corporation	Top Glove Tower	Executive Committees & Youth members

27.05.2025 Wednesday	Pickleball, organized by Fui Chiu Youth	Double Bounce Balakong	Executive Committees & Youth members
30.05.2025 Friday 8.00pm	Reception for the Youth Committee of Dabu Chamber of Commerce, Guangdong	Grand Imperial Restaurant, Sunway Velocity	Executive Committees & Youth members
20.07.2025 Sunday 7.00am	Hiking Activity	Taman Tugu Trail	Executive Committees & Youth members
26.07.2025 Saturday 1.30pm	Lighting My Way: Women's Empowerment Sharing Session	Auditorium Wisma KTC	Executive Committees & Youth members
03.08.2025 Sunday 3.00pm	"Destined to Meet You" Talk	Multipurpose Hall, Thean Hou Temple	Executive Committees & Youth members
05.08.2025 & 12.08.2025	Pickleball, organized by Selangor & KL Hainan Youth	Pickle Fun Kepong	Executive Committees & Youth members
16.08.2025 Saturday 9.00am	80 Years of Remembrance – The 80th Anniversary of the End of World War II	Wisma KTC	Executive Committees
17.08.2025 Sunday 7.00pm	Karaoke Singing Competition organized by KL SEL Hakka Association Women Division	Sin Choi Wah Restaurant	Executive Committees
25.08.2025 - 30.08.2025	KTC Annual Praying Ceremony for the Living and Dead	Kwong Tong Cemetery Management KL	Executive Committees
06.09.2025 Saturday 7.00pm	"Celestial Steps · The Most Beautiful Silhouettes" Music & Dance Exchange	Kuala Lumpur and Selangor Chinese Assembly Hall	Executive Committees & Youth members
13.09.2025 Sunday 7.00pm	The Selangor & Federal Territory Hainan Association Business Networking Dinner	Multipurpose Hall, Thean Hou Temple	Executive Committees
28.09.2025 Sunday 10.00am	The Association of Kwong Tong Cemetery Management Kuala Lumpur- Six Major Associations (Youth) Exchange Session	Selangor And Federal Territory Kwong Siew Association	Executive Committees & Youth members
03.10.2025 Saturday	Corporate Visit to TOMEI Group	Tomei Headquarters	Executive Committees
05.10.2025 Monday	"Fui Chiu Hakka Culture & Four Classical Arts" Autumn Rite Series	Wisma KTC	Executive Committees

07.10.2025 Wednesday	KL & Selangor Hakka Youth Networking Dinner	Restoran Bali Sand Banquet Hall	Executive Committees
30.10.2025 Friday 9.30am	Grand Opening Ceremony of a New Venture by Dabu Entrepreneurs	Vivatel Kuala Lumpur	Executive Committees & Youth members
01.11.2025 Sunday	13th Inauguration Ceremony (2025–2027), Belia Xiang Lian (Wilayah Persekutuan)	YUE Japanese Fusion Restaurant and Cocktails Bar	Executive Committees

D. Char Yong Women’s Group Report

I. The 11th Women’s Group Executive Committee (Term :2024-2027)

Head	: Chew Kwee Keng (Appointed by Persatuan Char Yong Sel. & W.P.)		
Deputy Head	: Hew Siew Fong		
Secretary	: Lai Ying Mun	Deputy Secretary	: Lee Wai Yee
Treasurer	: Ngio Kelly	Deputy Treasurer	: Chong Wai Ying
Leisure Committee	: Chai Moy Ping	Deputy Leisure	: Lee Kim Moi
	: Tan Giak Chun, Phang Sook Ying, Ng Kim Tai, Chow Kien Moy, Ng Ju Hiang, Tang Wee Cheng		

II. Activities

Date	Events	Venue	Attendees
09.02.2025 Sunday 12.30pm	Chinese New Year Celebration	Multipurpose Hall, Wisma Chha Yong	Executive Committees
15.02.2025 Saturday 7.00pm	Inauguration Ceremony of the Committees and CNY Celebration organized by The Federation of Hakka Association of Malaysia	Sin Choi Wah Restaurant	Executive Committees
16.02.2025 Sunday 11.30am	Visit to the Selangor King George V Silver Jubilee Fund	Selangor King George V Silver Jubilee Fund	Executive Committees
08.03.2025 Saturday 10.30am	Talk organized by the Women’s Group of the The Selangor And Kuala Lumpur Kwang Tung Association: “Defending Women’s Rights — Where Is the Way Forward?”	The Selangor And Kuala Lumpur Kwang Tung Association Multipurpose Hall	Executive Committees

20.04.2025 Sunday 12.00pm	62 nd Anniversary Celebration organized by Persatuan Kaum Xing Ning Malaysia	One Destiny Seremban 2	Executive Committees
10.05.2025 Saturday	The 6 th Essay Writing Competition for Mother's Day 2025 organized by Women's Group of The Federation of Hakka Association of Malaysia	SJK (C) Chung Kwo's Multipurpose Hall	Executive Committees
28.06.2025 Saturday 6.30pm	26 th Anniversary Celebration organized by Persatuan Hakka Serdang Selangor	Hee Lai Ton Serdang	Executive Committees
13.07.2025 Saturday 11.00am	Guan Yin Bodhisattva's Birthday	Persatuan Buddhist Jonq Shan	Executive Committees
17.08.2025 Sunday	2025 Karaoke Singing Competition organized by Women Group of Persatuan Hakka W.P.K.L & Selangor	Sin Choi Wah Restaurant	Executive Committees
06.09.2025 Saturday 7.00pm	"Celestial Steps · The Most Beautiful Silhouettes" Music & Dance Exchange	Kuala Lumpur and Selangor Chinese Assembly Hall	Executive Committees
23.10.2025 Thursday 10.00am	Yunnan Cuisine Exhibition & Cultural Exchange in KL, Malaysia organized by Kwong Tong Cemetery Management Kuala Lumpur	Wisma KTC	Executive Committees
28.12.2025 Sunday 12.30pm	Winter Solstices Celebration organized by Women's Group of The Federation Of Taipu (Chha Yong) Association Malaysia	Multipurpose Hall, Wisma Chha Yong	Executive Committees

E. Char Yong Veteran's Group Report

I. The 11th Veteran's Group Executive Committee (Term :2024-2027)

Advisor : Chia Ka Low
 Head : Ng Lee Chon (Appointed by Persatuan Char Yong Sel. & W.P.)
 Deputy Head : Woo Choon Lan , Lee Chow Keong
 Secretary : Koon Lian Sung Deputy Secretary: Ng See Long
 Treasurer : Kon Sai Mui Deputy Treasurer: Chiew Nee Jeng
 Committee : Pang Yin, Wong Yoke Meng, Pang Sai Chun

II. Activities

Date	Events	Venue	Attendees
13.05.2025 Tuesday 10.00am	Talk: An Introduction to Traditional Chinese Medicine Treatment and Herbal Medicine- Understanding the Misconceptions of TCM Speaker: Yong Teen Huei	Multipurpose Hall, Wisma Chha Yong	Executive Committees & members
25.05.2025 Sunday	Kuala Pilah Day Trip	Kuala Pilah	Executive Committees & members
24.11.2025 Monday	Teluk Intan Day Trip	Teluk Intan	Executive Committees & members

F. The Char Yong Dabu Choir Report

I. The 4th Choir's Executive Committee (Term :2024-2027)

Instructor : Wong Jian Feng

Chief : Chiew Sheau Fwu (Appointed by Persatuan Char Yong Sel. & W.P.)

Head : Koon Lian Sung

Secretary : Chong Choo Chee Deputy Secretary: Chun Cho Fun

Treasurer : Ng Lee Chon Deputy Treasurer: Pang Yin

Committee: Chew Kwee Keng

II. Activities

The choir's practice session is held every Saturday from 10.00am to 12.00pm.

Date	Events	Venue	Attendees
13.07.2025 Sunday 10.00am	Senior Citizen Karaoke Concert	Musical Room, Wisma Chha Yong	Executive Committees & members
20.07.2025 Sunday 10.00am	Inauguration Ceremony of Ke Cheng Tang Organized by Persatuan Kebudayaan Hakka Negeri Sembilan	Ke Cheng Tang, Hakka Cultural Museum NS	Executive Committees & members
16.09.2025 Tuesday 10.00am	The 28 th Joyful Voices Choral Exchange 2025	SJK (C) Chung Kwo's Multipurpose Hall	Executive Committees & members



雪隆茶阳（大埔）会馆

Persatuan Char Yong Selangor & Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur

Tel : 603-2380 6229 Fax : 603-9224 7203

Email: secretariat@charyong.org.my

2025 财务审计报告 2025 AUDIT FINANCIAL REPORT

- 资产负债表
Statement of Financial Position
- 损益表
Detailed Income Statement
- 进支表
Detailed Statement of Receipt and Payment
- 账目备注
Notes to the Financial Statements
- 审核师报告
Independent Auditors' Report
- 执行理事报告
Statement by Officers

雪隆茶阳（大埔）会馆 2025 年资产负债表
Persatuan Char Yong Selangor Dan Wilayah Persekutuan
2025 Statement of Financial Position

雪隆茶阳（大埔）会馆

PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN

资产负债表

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

		Note	2025 RM	2024 RM
NON CURRENT ASSETS	非流动资产			
Plant and Equipment	机件与设备	3	2,178.34	3,014.83
Investment Properties	物业投资	4	2,098,779.50	2,098,779.50
			<u>2,100,957.84</u>	<u>2,101,794.33</u>
CURRENT ASSETS	流动资产			
Trade Receivables	其他应收费用	5	9,008.12	-
Bank Fixed Deposits	定期存款	6	5,799,873.53	5,900,258.15
Bank Balances	银行存款	7	1,107,761.20	279,038.15
			<u>6,916,642.85</u>	<u>6,179,296.30</u>
CURRENT LIABILITIES	流动负债			
Other Payables and Accruals	其他应付款项	8	1,841,306.12	70,407.00
NET CURRENT ASSETS	净流动资产		<u>1,841,306.12</u>	<u>70,407.00</u>
			<u>5,075,336.73</u>	<u>6,108,889.30</u>
			<u>7,176,294.57</u>	<u>8,210,683.63</u>
Financed by:	资金来源			
ACCUMULATED FUNDS	累积资金	9	<u>7,176,294.57</u>	<u>8,210,683.63</u>

雪隆茶阳（大埔）会馆 2025 年损益表
Persatuan Char Yong Selangor Dan Wilayah Persekutuan
2025 Statement Detailed Income

雪隆茶阳（大埔）会馆

PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN

损益表

DETAILED INCOME STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

		2025 RM	2024 RM
INCOME	收入		
Donation Received	收来捐款	50,580.00	31,000.00
Rental Received	租金	103,924.00	890,943.16
Member Subscription Received	会员入会费	4,600.00	6,950.00
Interest Received on Fixed Deposits	定期存款利息	204,047.21	221,702.59
		<u>363,151.21</u>	<u>1,150,595.75</u>
LESS :			
EXPENDITURE	支出		
Accounting Fees	会计费	6,000.00	6,000.00
Ancestors' Anniversary	春秋祭	-	7,366.65
Ancestral soil and water enshinement ceremony	公祭-接领水土	49,888.68	-
Annual Praying Ceremony	安奉法会特仪灵位	1,000.00	1,000.00
Annual General Meeting Expenses	会员大会开销	12,711.00	20,148.12
Audit Fees	审计费	2,800.00	2,800.00
Bank Charges	银行服务费	481.50	144.00
Bonus	员工花红	13,000.00	11,000.00
Charitable Donation	公益金	10,500.00	14,000.00
Senior's Group Appropriation	乐龄组拨款	15,000.00	15,000.00
Women's Group Appropriation	妇女组拨款	15,000.00	15,000.00
Youth Appropriation	青年团拨款	15,000.00	15,000.00
Depreciation of Plant and Equipment	机件与设备折旧	836.49	929.26
Food & Refreshment	食物与茶点	9,887.68	7,635.85
E.P.F. Contribution	雇员公积金	17,058.00	17,222.00
Education Funds	慈教基金	60,000.00	120,000.00
EIS Contribution	雇员就业保险	186.00	166.40
Entertainment	交际费	30,701.50	27,550.60
Festival Celebration	节庆开销	24,527.32	19,030.10
General Insurance	保险	5,609.23	4,269.23
Greeting and Condolences	贺词及吊唁	24,504.69	24,388.70
Income Tax Payment	所得税	99,063.00	204,011.88
Instructor Fees	合唱团导师费	-	17,500.00

ISO Expenses	ISO 开销	3,130.00	8,524.75
Internet Renewal Fees	互联网续期费	1,230.00	-
Legal Fees	法律咨询费	123,355.20	276,028.00
Meeting Expenses	会议费用	1,225.40	499.00
Medical Fee	医疗费	48.00	-
Malaysia Hakka Song Festival	全国客家歌乐节	-	8,000.00
Newspaper and Periodical	报纸及杂志	820.00	750.00
Printing and Stationery	印刷及文具	5,053.00	5,645.00
Photograph Expenses	摄影开销	697.50	2,601.00
Professional Consultancy services	专业顾问费	4,000.00	-
Quit Rent and Assessment	门牌税及土地税	9,421.00	9,421.00
Repair & Maintenance	维修与保养	2,200.00	1,200.00
Salary and Allowances	薪水与津贴	128,539.68	122,136.16
Service Tax	服务税	16,684.67	17,583.38
Sewerage Charges	排污费	(262.40)	113.60
Security Guard	保安人员	84,105.52	2,423.52
Souvenir	纪念品	4,800.00	1,080.00
SOCSO Contribution	社会保险	2,033.90	1,852.40
Subscription Fees	年捐	1,200.00	800.00
Sundry Expenses	杂费	2,423.74	5,836.00
Tax Agent Fees	税务咨询费	2,000.00	1,700.00
Telephone Charges	电话费	1,121.40	1,701.15
Traveling and hotel accommodation	交通与住宿费	24,744.32	19,518.31
Translation Fee	翻译费	-	460.00
Trip to China-Dabu Tour	回乡团	14,164.25	10,419.85
Char Yong Welfare Appropriation	两馆福利拨款	-	30,000.00
Char Yong Dabu Choir Appropriation	合唱团拨款	23,000.00	10,000.00
Upkeep & Maintenance of General Grave	维修总坟	30,000.00	1,866.00
Uniform	制服	-	11,492.50
Association Website Revamp design fees	网页设计费	6,200.00	-
Wisma Char Yong Clean out and disposal cost	茶阳大厦清空费	361,350.00	-
Wisma Char Yong Building Inspection	茶阳大厦检测费	130,500.00	-
Water and Electricity	水电费	-	547.21
		<u>1,397,540.27</u>	<u>1,102,361.62</u>
Excess of Income Over Expenditure for the Year:		<u>(1,034,389.06)</u>	<u>48,234.13</u>
收支相抵盈余			

雪隆茶阳（大埔）会馆 2025 年进支表
Persatuan Char Yong Selangor Dan Wilayah Persekutuan
2025 Statement Detailed Statement of Receipt and Payment

雪隆茶阳（大埔）会馆

PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN

进支表

DETAILED STATEMENT OF RECEIPT AND PAYMENT
 FOR THE YEAR ENDED 31 DECEMBER 2025

		2025 RM	2024 RM
Balance as at 1 January			
- Cash at bank – UOB Bank 1953049932	UOB 银行-存款	44,568.02	104,506.60
- Cash at bank – RHB Bank 21419200048635	RHB 银行-存款	231,470.13	50,621.20
- Cash at bank – Maybank Bank 514049071530	MBB 银行-存款	3,000.00	-
RECEIPTS	收入		
Donation Received	捐款	50,580.00	31,000.00
Interest Received	定期存款利息	131,322.24	185,112.79
Member Subscription Received	会员入会费	4,600.00	6,950.00
Trade Receivables	应收租金	108,925.00	891,630.16
Tenant deposit received	租户押金	1,759,890.00	-
Withdrawal of bank fixed deposit	提取定期存款	1,738,000.00	1,435,449.76
		4,072,355.39	2,705,270.51
PAYMENTS	支出		
Accounting Fees	会计费	6,000.00	6,000.00
Ancestors' Anniversary	春秋祭	-	7,366.65
Ancestral soil and water enshrinement ceremony	公祭-接领水土	49,888.68	-
Annual General Meeting Expenses	会员大会开销	12,711.00	20,148.12
Annual Praying Ceremony	安奉法会特仪灵位	1,000.00	1,000.00
Audit Fees	审计费	2,800.00	2,600.00
Bank Charges	银行服务费	481.50	144.00
Bank Fixed Deposit	定期存款	1,564,890.41	1,310,000.00
Bonus	员工花红	13,000.00	11,000.00
Charitable Donation	公益金	10,500.00	14,000.00
Trip to China-Dabu Tour	回乡团	14,164.25	25,419.85
Senior's Group Appropriation	乐龄组拨款	15,000.00	15,000.00
Women's Group Appropriation	妇女组拨款	15,000.00	15,000.00
Youth Appropriation	青年团拨款	15,000.00	15,000.00
Food & Refreshment	饮料与茶点	9,887.68	7,635.85
E.P.F. Contribution	雇员公积金	17,058.00	17,222.00
Education Funds	慈教基金	60,000.00	120,000.00

EIS Contribution	雇员就业保险	186.00	166.40
Entertainment	交际费	30,701.50	27,550.60
Festival Celebration	节庆开销	24,527.32	19,030.10
General Insurance	保险	5,609.23	4,269.23
Greeting and Condolences	贺词及吊唁	24,504.69	24,388.70
Income Tax Payment	所得税	99,063.00	204,011.88
Instructor Fees	合唱团导师费	-	17,500.00
ISO Expenses	ISO 开销	3,130.00	8,524.75
Internet Renewal Fees	互联网续期费	1,230.00	-
Legal Fees	法律咨询费	126,355.20	276,028.00
Meeting Expenses	会议费用	1,225.40	499.00
Medical Fees	医疗费	48.00	-
Malaysia Hakka Song Festival	全国客家歌乐节	-	8,000.00
Newspaper and Periodical	报纸及杂志	820.00	750.00
Photograph Expenses	摄影开销	697.50	2,601.00
Professional Consultancy services	专业顾问费	4,000.00	-
Printing and Stationery	印刷及文具	5,053.00	5,645.00
Quit Rent and Assessment	门牌税及土地税	9,421.00	9,421.00
Repair & Maintenance	维修与保养	2,200.00	1,200.00
Salary and Allowances	薪水与津贴	128,539.68	122,136.16
Security Guard	保安人员	84,105.52	2,423.52
Souvenir	纪念品	4,800.00	1,080.00
Service Tax	服务税	16,684.67	17,583.38
Sewerage Charges	排污费	(262.40)	113.60
SOCSSO Contribution	社会保险	2,033.90	1,852.40
Subscription Fees	年捐	1,200.00	800.00
Sundry Expenses	杂费	2,423.74	5,836.00
Tax Agent Fees	税务咨询费	2,000.00	1,700.00
Telephone Charges	电话费	1,121.40	1,701.15
Traveling and hotel accommodation	交通与住宿费	24,744.32	19,518.31
Translation Fee	翻译费	-	460.00
Char Yong Welfare Appropriation	两馆福利拨款	-	30,000.00
Char Yong Dabu Choir Appropriation	合唱团拨款	23,000.00	10,000.00
Uniform	制服	-	11,492.50
Upkeep & Maintenance of General Grave	维修总坟	30,000.00	1,866.00
Association Website Revamp design fees	网页设计费	6,200.00	-
Wisma Char Yong clean out and disposal cost	茶阳大厦清空费	361,350.00	-
Wisma Char Yong building inspection	茶阳大厦检测费	130,500.00	-
Water and Electricity	水电费	-	547.21
		<u>2,964,594.19</u>	<u>2,426,232.36</u>
Balance as at 31 December			
- Cash at bank - UOB 1953049932	UOB 银行-存款	1,049,478.38	44,568.02
- Cash at bank - RHB 21419200048635	RHB 银行-存款	55,282.82	231,470.13
- Cash at bank - MBB 514049071530	MBB 银行-存款	3,000.00	3,000.00
		<u>4,072,355.39</u>	<u>2,705,270.51</u>

雪隆茶阳（大埔）会馆 2025 年账目备注
Persatuan Char Yong Selangor Dan Wilayah Persekutuan
Notes to the Financial Statements

雪隆茶阳（大埔）会馆

PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN

账目备注

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1 SIGNIFICANT ACCOUNTING POLICIES 账目准则

The principal accounting policies adopted are set out below:

1.1 PLANT AND EQUIPMENT 机件与设备

The cost of an item of plant and equipment is recognised as an asset when it is probable that future economic benefits associated with the item will flow to the association and the cost of the item can be measured reliably. After recognition as an asset, an item of plant and equipment are measured at cost less any accumulated depreciation and any accumulated impairment losses.

Depreciation is provided on a straight line method so as to write off the depreciable amount of the following assets over their estimated useful lives, as follows:

		<u>Rate</u>
Computer	电脑	20%
Musical instrument	乐器	10%
Musical footstool	乐器脚蹬	10%
Voice recorder	录音机	10%
Wakie Talkie	对讲机	10%
Smartphone	手机	10%
Oxygen Concentrator	氧气筒	10%

1.2 INVESTMENT PROPERTIES 物业投资

Investment property which is held to earn rentals or for capital appreciation or both, is measured initially at its cost. Transaction costs are included in the initial measurement.

After recognition as investment property, items of investment property whose fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in profit or loss. If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property measured at fair value, it is thereafter account for as property, plant and equipment in accordance with Section 17 of the PERS. The carrying amount of the investment property on that date becomes its cost.

Property interest held under operating leases are not classified and accounted for as investment property.

1.3 IMPAIRMENT OF ASSETS 资产减值

At each reporting date, the Association assesses whether there is any indication that an asset may be impaired. If any such indication exists, the recoverable amount of the asset is estimated.

When there is an indication that an asset may be impaired but it is not possible to estimate the recoverable amount of the individual asset, the Association estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The recoverable amount of an asset and a cash-generating unit is the higher of the fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

If the recoverable amount of an asset or a cash-generating unit is less than the carrying amount, an impairment loss is recognised to reduce the carrying amount to its recoverable amount. An impairment loss for a cash-generating unit is firstly allocated to reduce the carrying amount of any goodwill allocated to the cash-generating unit, and then, to the other non-current assets of the unit pro rata on the basis of the carrying amount of each appropriate asset in the cash-generating unit. Impairment loss is recognised immediately in profit or loss, unless the asset is carried at a revalued amount, in which case it is treated as a revaluation decrease.

The recoverable amount is the higher of an asset's or cash-generating unit's fair value less to sell, value in use and zero.

An impairment loss recognised in prior periods for an asset or the appropriate assets of a cash-generating unit is reversed when there has been a change in the estimates used to determine the asset's recoverable amount. An impairment loss is reversed to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognised in prior periods. A reversal of an impairment loss is recognised immediately in profit or loss, unless the asset is carried at revalued amount, in which case it is treated as a revaluation increase.

1.4 CASH AND CASH EQUIVALENTS 现金和现金等价物

Cash and cash equivalents in the statement of cash flows comprise cash and bank balances, short-term bank deposits and other short-term, highly liquid investments that have a short maturity of three months or less from the date of acquisition, net of bank overdrafts.

1.5 INCOME 收入

i) Rental Income 租金收入

Rental income is recognised over the period of the tenure.

ii) Interest Income 利息收入

Interest income is recognised on accrued basis.

iii) Donation and Member Subscription Received 捐款及会员入会收入

Donation and member subscription received are recognised on a receipt basis

1.6 EMPLOYMENT BENEFITS 雇员福利

i) *Short-Term Employment Benefits* 短期雇员福利

Short-term employment benefits, such as wages, salaries and other benefits, are recognised at the undiscounted amount as a liability and an expense when the employees have rendered services to the Association.

The expected cost of accumulating compensated absences are recognised when the employees render services that increase their entitlement to future compensated absences. The expected cost of non-accumulating compensated absences, such as sick and medical leaves, are recognised when the absences occur.

The expected cost of accumulating compensated absences are measured at the undiscounted additional amount expected to be paid as a result of the unused entitlement that has accumulated at the end of the reporting period.

The expected cost of profit-sharing and bonus payments are recognised when the Association has a present legal or constructive obligation to make such payments as a result of past events and a reliable estimate of the obligation can be made. A present obligation exists when the Association has no realistic alternative but to make the payments.

ii) *Defined Contribution Plan* 规定的缴交方案

Contributions payable to the defined contribution plan are recognised as a liability and an expense when the employees have rendered services to the Association.

2 CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY 重要会计判断及估计不确定因素的主要来源

2.1 CRITICAL JUDGEMENTS IN APPLYING THE ACCOUNTING POLICIES 重要会计判断

In the selection of accounting policies for the Association, the areas that require significant judgements and assumptions are in (a) classification of finance and operating lease (b) the classification of a property as an investment property or plant and equipment.

2.2 KEY SOURCES OF ESTIMATION UNCERTAINTY 估计不确定因素的主要来源

The key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next year, other than those disclosed in the Notes, are as follows:

i) *Depreciation of Plant and Equipment* 机件与设备折旧

The cost of an item of plant and equipment is depreciated on the straight-line method or another systematic method that reflects the consumptions of the economic benefits of the assets over its useful life. Estimates are applied in the selection of depreciation method, the useful lives and the residual value. The actual consumption of the economic benefits of the plant and equipment may differ from the estimates applied.

3 PLANT AND EQUIPMENT 机件与设备

<u>Cost</u>	<u>成本</u>	As at 1.1.2025 RM	Addition RM	As at 31.12.2025 RM
Computer	电脑	4,047.50	-	4,047.50
Musical instrument	乐器	2,885.85	-	2,885.85
Musical Footstool	乐器脚蹬	1,500.00	-	1,500.00
Voice recorder	录音机	499.00	-	499.00
Walkie talkie	对讲机	1,500.00	-	1,500.00
Smartphone	智能手机	468.93	-	468.93
Oxygen Concentrator	氧气筒	1,980.00	-	1,980.00
		12,881.28	-	12,881.28

<u>Accumulated depreciation</u>	<u>累计折旧</u>	As at 1.1.2025 RM	Charge for the year RM	As at 31.12.2025 RM
Computer	电脑	4,046.50	-	4,046.50
Musical instrument	乐器	2,308.72	288.59	2,597.31
Musical Footstool	乐器脚蹬	1,200.00	150.00	1,350.00
Voice recorder	录音机	349.30	49.90	399.20
Walkie talkie	对讲机	900.00	150.00	1,050.00
Smartphone	智能手机	467.93	-	467.93
Oxygen concentrator	氧气筒	594.00	198.00	792.00
		9,866.45	836.49	10,702.94

<u>Carrying amounts</u>	<u>账面值</u>	2025 RM	2024 RM
Computer	电脑	1.00	1.00
Musical instrument	乐器	288.54	577.13
Musical Footstool	乐器脚蹬	150.00	300.00
Voice recorder	录音机	99.80	149.70
Walkie talkie	对讲机	450.00	600.00
Smartphone	手机	1.00	1.00
Oxygen concentrator	氧气筒	1,188.00	1,386.00
		2,178.34	3,014.83

4 INVESTMENT PROPERTIES 物业投资

<u>Carrying amount</u>	<u>账面值</u>	2025 RM	2024 RM
At beginning and at the end of the year		2,098,779.50	2,098,779.50

The investment properties of the Association whose fair value cannot be measured reliably without undue cost or effort due to a lack of reliable evidence about comparable market transactions.

5 OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS 其他应收费用

	2025	2024
	RM	RM
Other receivables	9,008.12	-

6 BANK FIXED DEPOSITS 定期存款

	2025	2024
	RM	RM
Balance at 1 January	5,900,258.15	5,989,118.11
Additional during the year	1,564,890.41	1,310,000.00
Add : Interest received	204,047.21	221,702.59
Less: Withdrawal during the year	(1,738,000.00)	(1,435,449.76)
Less: Interest received debit to current account	(131,322.24)	(185,112.79)
	<u>5,799,873.53</u>	<u>5,900,258.15</u>

The effective interest rate of fixed deposits with a licensed bank at the statement of financial position date are 2.50% to 4.25% per annum.

The fixed deposits have a maturity period of 12 months.

7 BANK BALANCES 银行存款

	2025	2024
	RM	RM
Cash at bank	1,107,761.20	279,038.15

8 OTHER PAYABLES AND ACCRUALS 其他应付款项

	2025	2024
	RM	RM
Other payables	1,838,506.12	67,607.00
Accruals	2,800.00	2,800.00
	<u>1,841,306.12</u>	<u>70,470.00</u>

9 ACCUMULATED FUNDS 累积资金

	2025	2024
	RM	RM
Balance at 1 January	8,210,683.63	8,162,449.50
Add : Excess of income over expenditure for the year	(1,034,389.06)	48,234.13
Balance at 31 December	<u>7,176,294.57</u>	<u>8,210,683.63</u>

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN
(Registration No.: PPM-002-14-18041955)
REGISTRAR OF SOCIETIES ACT, 1984**

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN (“Association”), which comprise the balance sheet as at 31 December 2025, the income and expenditure account, and cash receipts and payments account for the year then ended, including a summary of significant accounting policies and other explanatory notes, as set out on pages 6 to 10.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Association as at 31 December 2025, and of its financial performance and cash flows for the year then ended in accordance with the provisions of the rules and regulations of the Association.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the Auditors’ Responsibilities for the Audit of the Financial Statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Company in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants (“By-Laws”) and the International Ethics Standards Board for Accountants’ International Code of Ethics for Professional Accountants (including International Independence Standards) (“IESBA Code”), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Responsibilities of the Management Committee for the Financial Statements

The Management Committee of the Association is responsible for the preparation of financial statements of the Association that give a true and fair view in accordance with the provisions of the rules and regulations of the Association. The Management Committee is also responsible for such internal control as the Management Committee determine is necessary to enable the preparation of financial statements of the Association that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Association, the Management Committee is responsible for assessing the Association’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN
(Registration No.: PPM-002-14-18041955)
REGISTRAR OF SOCIETIES ACT, 1984**

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Association as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Association, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management Committee.
- Conclude on the appropriateness of the Management Committee's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Association or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Association, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN
(Registration No.: PPM-002-14-18041955)
REGISTRAR OF SOCIETIES ACT, 1984**

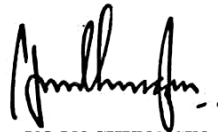
We communicate with the Management Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Other Matters

This report is made solely to the members of the Association, as a body, in accordance with the rules and regulations of the Association and for no other purpose. We do not assume responsibility to any other person for the content of this report.



ALAN YOON ASSOCIATES
AF 1302
Chartered Accountants




YOON CHUNG SIN
01975/10/2026 J

Teluk Intan,
Date: 23 April 2026


PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN

STATEMENT BY OFFICERS


We, the undersigned being the officers of **PERSATUAN CHAR YONG SELANGOR DAN WILAYAH PERSEKUTUAN**, do hereby state that in our opinion, the accompanying financial statements together with the notes thereto are properly drawn up in accordance with the applicable approved accounting standards in Malaysia so as to give a true and fair view of the state of affairs of the association as at 31 December 2025.



.....
YONG POCK YAU
(CHAIRMAN)



.....
CHAW SIN KUAN
(TREASURER)



.....
PANG CHEE FOONG
(GENERAL SECRETARY)

DATED : 23 April 2026

KUALA LUMPUR.

雪隆茶阳（大埔）会馆截至 2025 年 12 月份定期存款
Persatuan Char Yong Selangor Dan Wilayah Persekutuan
Fixed Deposit As At 31st December 2025

序 No	银行 Bank	收据号码 Ref No	银额 Amount (RM)
		Group No.: 195-007-519-3	
1	UOB	000001	158,084.19
2	UOB	000002	158,084.19
3	UOB	000003	158,084.19
4	UOB	000083	230,395.77
5	UOB	000084	228,690.71
6	UOB	000086	138,516.29
7	UOB	000087	138,516.29
		Group No. 0000010519068	
8	RHB	3-14192-0052970-0	920,884.93
9	RHB	3-14192-0052971-9	920,884.93
10	RHB	3-14192-0061932-7	213,642.13
11	RHB	3-14192-0060898-8	154,312.90
12	RHB	3-14192-0060899-6	154,312.90
13	RHB	3-14192-0060900-3	154,312.90
		Group No. 214048893560	
14	MBB	5099290	260,570.34
15	MBB	5099291	260,570.34
16	MBB	5099292	260,570.34
17	MBB	5099297	291,374.21
18	MBB	5099298	291,374.21
19	MBB	5099334	204,246.57
20	MBB	5099298	502,445.20
			5,799,873.53

雪隆茶阳（大埔）会馆 2026 年预算案

Persatuan Char Yong Selangor Dan Wilayah Persekutuan 2026 BUDGET

序 No	项 目	Particulars	2026 年预算 Budget (RM)
	收入:	Income:	
1	租金	Rental received	57,924.00
2	会员入会费	Member subscription	4,000.00
3	利息	Interest received	150,000.00
4	捐款	Donation Received	30,000.00
	总收入	Total Income	241,924.00
	减: 支出费用	Less: Expenses	
1	会计费	Accounting fee	6,000.00
2	埔联会员大会经费	AGM of PPP Taipu Malaysia	5,000.00
3	春秋祭	Ancestors' anniversary	10,000.00
4	会员大会开销	Annual general meeting expenses	20,000.00
5	安奉法会特仪灵位	Annual praying ceremony	1,000.00
6	年捐	Annual subscription	2,500.00
7	审计费	Audit fee	2,800.00
8	网站设置及设计费	Association website revamp design fee	6,000.00
9	银行服务费	Bank charges	500.00
10	员工花红	Bonus	20,000.00
11	公益金	Charitable donation	35,000.00
12	合唱团拨款	Char Yong Dabu Choir appropriation	23,000.00
13	两馆福利拨款	Char Yong welfare appropriation	30,000.00
14	雇员公积金	E.P.F Contribution	25,000.00
15	慈教基金拨款	Education fund	90,000.00
16	雇员就业保险	EIS Contribution	200.00
17	交际费	Entertainment	30,000.00
18	节庆开销	Festival Celebration	25,000.00
19	食物与茶点	Food & Refreshment	10,000.00
20	保险	General Insurance	6,000.00
21	贺词及吊唁	Greeting & Condolence	25,000.00
22	所得税	Income tax	200,000.00
23	网络续费	Internet renewal fee	2,000.00
24	ISO 开销	ISO expenses	10,000.00
25	医药费	Medical Expenses	500.00
26	会议开销	Meeting expenses	10,000.00
27	报纸及杂志	Newspaper & periodical	1,000.00
28	摄影开销	Photograph Expenses	2,500.00
29	邮费	Postages & Stamp	1,000.00

30	印刷及文具	Printing & stationery	6,000.00
31	土地税及门牌税	Quit rent and assessment	9,421.00
32	维修与保养	Repair & maintenance	10,000.00
33	薪水与津贴	Salary & allowances	140,000.00
34	服务税	Service tax	20,000.00
35	乐龄组拨款	Senior's group appropriation	15,000.00
36	排污费	Sewerage charges	1,200.00
37	社交媒体直播宣传费用	Social Media Live Services	5,000.00
38	社会保险	Socso contribution	2,500.00
39	杂费	Sundry expenses	6,000.00
40	纪念品	Souvenir	5,000.00
41	税务代理费	Tax agent fee	2,000.00
42	电话费	Telephone charges	3,000.00
43	翻译费	Translation fee	2,000.00
44	运输费	Transport charges	1,000.00
45	交通与住宿费	Traveling & hotel accommodation	25,000.00
46	回乡团开销	Trip to China - Back to Dabu Tour	15,000.00
47	修葺总坟	Upkeep & Maintenance of general grave	30,000.00
48	音乐器材设备保养	Upkeep of Music Equipment	2,000.00
49	办公室设备维修	Upkeep of office equipment	2,000.00
50	水电费	Water & electricity charges	1,000.00
51	茶阳大厦- 门牌税	Wisma Char Yong - Assessment	550,000.00
52	茶阳大厦- 大厦检验	Wisma Char Yong - Building Inspection	50,000.00
53	茶阳大厦- 保险	Wisma Char Yong - General Insurance	100,000.00
54	茶阳大厦- 土地税	Wisma Char Yong - Quit rent	7,000.00
55	茶阳大厦- 保安	Wisma Char Yong - Security guard	50,000.00
56	妇女组拨款	Women's group appropriation	15,000.00
57	青年团拨款	Youth group appropriation	15,000.00
	总开支	Total Expenses	1,690,121.00
	亏损	Deficit	(1,448,197.00)

雪隆茶阳（大埔）会馆重要事纪（2015-2025）

年份	重要事纪
2015 年	<ul style="list-style-type: none"> • 2015 年 11 月 21 日，雪隆茶阳（大埔）会馆合唱团正式成立，提高团员的音乐素养，也弘扬中华民族与客家文化。
2016 年	<ul style="list-style-type: none"> • 2016 年 6 月 19 日，雪隆茶阳（大埔）会馆承办第六届全国客家歌乐节。 • 鉴于印刷费、邮费逐年提高，2016 年 6 月 26 日常年会员大会通过，仅于改选年邮寄会务报告，若非选举年，仅邮寄开会通知书及全年账目，以节省开支作其他福利工作。
2017 年	<ul style="list-style-type: none"> • 2017 年 8 月 13 日，本馆在冼都王岳海大礼堂举办庆祝雪隆茶阳（大埔）会馆 140 周年、回春馆 139 周年、青年团 36 周年、妇女组 19 周年及乐龄组 19 周年联欢晚宴。
2018 年	<ul style="list-style-type: none"> • 本馆设立“往生会员抚恤金”，认可往生会员在生前对本馆的贡献与参与，重视其会员身份，也表达对往生会员家属的关怀。 • 2018 年 12 月，本馆获得 ISO 9001:2015 质量管理体系认证。
2020 年	<ul style="list-style-type: none"> • 2020 年新冠肺炎疫情大爆发，首相于 3 月 18 日宣布全国实行动管制令，严禁各社团举办活动。本馆为了配合国家行动管制令，暂停所有活动，以减低感染风险。 • 2020 年 8 月 24 日，茶阳大厦的承租公司 Plato-Straits Heritage（以下简称“PSH”）未能如期缴付租金，因此茶阳会馆聘律师楼发函予 PSH 要求终止租赁契约，并且在 9 月 7 日正式入禀法庭控告 PSH 毁约，并向其追讨积欠租金及要求解除租赁契约。 • 2020 年 10 月 11 日，雪隆茶阳（大埔）会馆当选为马来西亚大埔（茶阳）社团联合总会承接单位，时任主席杨博耀荣任该会总会长。
2021 年	<ul style="list-style-type: none"> • 为了提升会员的福利，鼓励会员同乡深造，吸引年轻大埔籍人士加入成为会员，本馆增设“会员大学毕业奖励金”。 • 由于受到行动管制令的约束，本馆在 2021 年 9 月 1 日才开始遵照政府颁布的标准行政作业，逐步复办活动。 • 为了让两馆一社有共同的目标与发展方向，推动永续经营与合作，节约行政开支并提高管理效能，联合举办更多回馈乡亲的活动，本馆计划整合两馆一社。此计划已在 2021 年 12 月 11 日的常年会员大会上获得会员的一致赞同。

	<ul style="list-style-type: none"> • 由于经济前景疲弱，定期存款利息持续下降，理事会提议以三百万令吉为茶阳会馆购置新物业，以让会馆的现金更保值。该提案已在2021年12月11日常年会员大会中通过。
2022年	<ul style="list-style-type: none"> • 为了鼓励大埔乡亲生育，增加本地大埔籍人口，本馆增设“新生儿奖励金”，并在2022年6月开放申请。 • 为促进两馆一社的整合，会馆及回春馆修订章程，使两馆一社的章程和理念更加契合，其中修订内容包括：凡会馆或回春馆的永久会员，须同时接受自动成为两馆一社的永久会员。完整的修订内容可查阅茶阳会馆及回春馆最新章程。两馆章程在2022年6月19日常年会员大会上通过修订。
2023年	<ul style="list-style-type: none"> • 有关茶阳会馆诉PSH案件，吉隆坡地方法院已在2023年7月12日判决茶阳会馆胜诉，唯PSH不满判决结果，向高等法院和布城上诉庭提呈上诉。
2024年	<ul style="list-style-type: none"> • 2024年9月6日，上诉庭宣判茶阳会馆胜诉，本馆正式终止了与PSH原定於2071年结束的租契，提前47年取回位于安邦路的茶阳大厦。同时，法庭也宣判PSH必须支付所有积欠租金、利息及堂费，高达约三百万令吉。 • 茶阳会馆委任律师楼向法院申请驱逐令，要求PSH撤离茶阳大厦，法院接纳申请，法庭执达吏于2024年12月12日前往茶阳大厦，在理事们见证下张贴驱逐令，要求PSH务必在14天内离开茶阳大厦。 • 2024年12月26日，茶阳会馆众理事前往验收茶阳大厦，唯茶阳大厦已严重损毁，须支付高昂的装修费用，重新装修大厦后才能重新启用。目前茶阳大厦仍然空置，希望能尽快找到租户承租整幢大厦。
2025年	<ul style="list-style-type: none"> • 2025年6月1日，本馆举办乙巳年公祭，以庄重敬虔之心，恭迎从广东省大埔县十四镇及丰溪林场运来的乡土与水，象征着对祖籍地的深情缅怀，表达饮水思源、不忘本根的信念，并将故乡的泥土与水埋在茶阳大埔总坟，寓意扎根马来西亚，世代传承，生生不息。 • 2025年6月15日，本馆会员大会通过，将茶阳大厦出租给大埔籍商家，并且在会员们的见证之下，与大埔籍商家贺月圆女士及田文达先生签署茶阳大厦租赁契约，合约在2025年7月1日生效。

**The 2015 - 2025 Review of Important Milestones / Events of
PERSATUAN CHAR YONG SELANGOR & WILAYAH PERSEKUTUAN**

Year	Important Milestones / Events
2015	<ul style="list-style-type: none"> The Choir of Persatuan Char Yong Selangor & Wilayah Persekutuan was officially established on 21st November 2015, with the aim to enhance the musical literacy of its members and promote Chinese and Hakka culture.
2016	<ul style="list-style-type: none"> Persatuan Char Yong Selangor & Wilayah Persekutuan hosted the 6th Malaysia Hakka Song Festival on 19th June 2016. On 26th June 2016, the Association approved in the Annual General Meeting (AGM) that the annual report would only be mailed in the election years. During the non-election years, only the meeting notice and the annual financial report would be mailed out. This is the solution to stop bearing the even rising costs of printing and postage and channel the save costs for other welfare initiatives.
2017	<ul style="list-style-type: none"> On 13th August 2017, Persatuan Char Yong Selangor & Wilayah Persekutuan hosted a gala dinner at the HGH Convention Centre (Sentul) to commemorate the 140th anniversary of the Persatuan Char Yong Selangor & Wilayah Persekutuan, the 139th anniversary of the Persatuan Chha Yong Fay Choon Kuan Selangor & Wilayah Persekutuan, the 36th anniversary of the Youth's Group, the 19th anniversary of the Women's Group, and the 19th anniversary of the Senior's Group.
2018	<ul style="list-style-type: none"> The Association established the "Bereavement Fund for the Deceased Members" to recognize their contributions for the Association as well as to express empathy and care toward their families. The Association was awarded with the ISO 9001:2015 Quality Management System Certification in December, 2018
2020	<ul style="list-style-type: none"> When the COVID-19 pandemic broke out in 2020, the Prime Minister announced a nationwide Movement Control Order (MCO) on 18th March 2020. The Association strictly adhered to the order and ceased in organizing any public related activities to reduce the risk of infection. On 24th August 2020, the tenants of Wisma Char Yong, Plato-Straits Heritage (hereinafter referred to as "PSH"), failed to pay rent as scheduled. As a result, the Association engaged a law firm to issue a letter to PSH requesting termination of the lease agreement. On 7th September 2020, legal proceedings were officially filed against PSH for breach of contract, seeking recovery of overdue rent and termination of the lease.

	<ul style="list-style-type: none"> On 11th October 2020, Persatuan Char Yong Selangor & Wilayah Persekutuan was elected as the host organization of The Federation of Taipu (Chha Yong) Association Malaysia. The then-president, Mr. Yong Pock Yau was appointed as the President of the Federation.
2021	<ul style="list-style-type: none"> The Association introduced a “Member’s University Graduation Reward” with aims to improve member benefits, encourage further education, and attract more young people of Dabu origin to join as members. In view of the Movement Control Order (MCO), the Association re-opened and resumed activities progressively on 1st September 2021 adhering to the given guidelines by the government's guidelines. The Association planned to streamline and integrate the three associations under one management to work closely toward common goals, improve cooperation, to reduce admin costs, and to run more community events together. The proposal was unanimously agreed during the Annual General Meeting (AGM) on 11th December 2021. In the Annual General Meeting (AGM) on 11th December 2021, the Association’s board, after much study and deliberation on the weak economic outlook and the cease of the interest rates of Fix Deposit, then proposed to allocate a sum of RM3,000,000 to purchase a new property as the Association’s asset. The investment proposal was believed to hold a better value than mere Fix Deposit and it was approved.
2022	<ul style="list-style-type: none"> The Association introduced a "Newborn Baby Incentive", which opened for applications in June 2022 with the aim to encourage more newborns among the Dabu community and increase the Dabu population. The constitution was reviewed and amended in support of the effort to integrate the three associations. One being any member who is a lifetime member of either of the two associations will automatically become a lifetime member of all three association. The amended content can be found in the latest constitution of the Persatuan Char Yong and Chha Yong Fay Choon Kuan Selangor & Wilayah Persekutuan. The amendment of constitution was approved at the Annual General Meeting (AGM) on 19th June 2022.
2023	<ul style="list-style-type: none"> With reference to the legal pursuit filed by the Persatuan Char Yong Selangor & Wilayah Persekutuan against the tenant PSH, the Magistrates' Court ruled in favor of the Association on 12th July 2023. However, PSH was dissatisfied with the verdict and proceeded to file the appeal with both the High Court and the Court of Appeal in Putrajaya.

2024	<ul style="list-style-type: none"> • The Court of Appeal ruled in favor of Persatuan Char Yong Selangor & Wilayah Persekutuan on 6th September 2024. This resulted in the official termination of the lease agreement with PSH, which originally set to expire in 2071, had allowed the Association reclaim the Wisma Char Yong located at Jalan Ampang 47 years ahead of schedule. The court also ordered PSH to pay all the outstanding rental, interest, and court fees, totaling approximately RM3,000,000. • The representing lawyer of the Persatuan Char Yong Selangor & Wilayah Persekutuan then applied the eviction order from the court, which was granted on 12th December 2024, to demand PSH to vacate from the Wisma Char Yong in 14 days time based on the order issuance date. An eviction notice was put up on the premises under the witnessing of the Association’s council members. • The Association’s council members subsequently went and inspected the Wisma Char Yong on 26th December 2024. They discovered that the building was <u>severely damaged</u> and required costly renovations to reinstate to the usable condition. The building remains vacant, and the Association is currently seeking for a new tenant to lease the entire property.
2025	<ul style="list-style-type: none"> • On 1 June 2025, the Association held the Yi Si Year ancestral memorial ceremony. Soil and water were respectfully brought from 14 towns in Dabu County, Guangdong Province, and Feng Xi Lin Chang. This act symbolized remembrance of the ancestral homeland and the principle of “remembering the source when drinking water,” reflecting the commitment to never forget one’s roots. The soil and water were later buried at the Cha Yang Dabu Clan Cemetery, symbolizing settlement in Malaysia and the continuation of lineage across generations. • On 15th June 2025, the Association’s General Meeting approved the leasing of Wisma Char Yong to a Dabu entrepreneur. In the presence of members, a lease agreement for Wisma Char Yong was signed with the Dabu entrepreneurs, Ms. He, Yueyuan and Mr. Tian, Wenda. The lease agreement was scheduled to take effect on 1st July 2025.

ISO 9001:2015 管理体系认证证书
ISO 9001:2015 Certificate of Approval



Current issue date: 3 December 2024
Expiry date: 2 December 2027
Certificate identity number: 10643869

Original approval(s):
ISO 9001 - 3 December 2018

Certificate of Approval

This is to certify that the Management System of:

Persatuan Char Yong Selangor Dan Wilayah Persekutuan

113, 3rd Floor, Jalan Pasar, 55100 Pudu, Kuala Lumpur, Malaysia

has been approved by LRQA to the following standards:

ISO 9001:2015

Approval number(s): ISO 9001 – 00017693

This certificate is valid only in association with the certificate schedule bearing the same number on which the locations applicable to this approval are listed.

The scope of this approval is applicable to:

Provision of association management services include culture, education and medical supports.

Luis Cunha

Area Operations Manager - North Asia & SAMEA

Issued by: LRQA Limited



LRQA Group Limited, its affiliates and subsidiaries and their respective officers, employees or agents are, individually and collectively, referred to in this clause as LRQA. LRQA assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information or advice in this document or howsoever provided, unless that person has signed a contract with the relevant LRQA entity for the provision of this information or advice and in that case any responsibility or liability is exclusively on the terms and conditions set out in that contract.
Issued by: LRQA Limited, 1 Trinity Park, Bickenhill Lane, Birmingham B37 7ES, United Kingdom

雪隆茶阳 2026 年活动项目

Char Yong & Chha Yong Fay Choon Kuan Association 2026 Events

日期 Date	活动 Events / Activities	单位 Organized by	参与者 Participant
08.02.2026	2025/26 年贫老度岁金颁发仪式 2025/26 Old Folks' Incentive Activities	两馆福利 Char Yong & Chha Yong Fay Choon Kuan Welfare	会员 Members
08.02.2026	2026 会员特别大会 2026 Extraordinary General Meeting	茶阳会馆 Char Yong	会员 Members
19.04.2026	419 捐血救人 419 Blood Donation Campaign	茶阳回春馆 Chha Yong Fay Choon Kuan	会员及公众人士 Members & Publics
13.06.2026	企业参访：皇家雪兰莪 Royal Selangor Corporate Visit: Royal Selangor	茶阳会馆 Char Yong	两馆一社理事 Council Members
21.06.2026	2026 常年会员大会 2026 Annual General Meeting	茶阳会馆及回春馆 Char Yong & Chha Yong Fay Choon Kuan	会员 Members
21.06.2026	双亲节聚餐 Parents' Day Celebration	茶阳两馆一社 Cha Yang Dabu	会员 Members
06.08.2026	关帝诞 "Guan Ti" Festivity	茶阳回春馆 Chha Yong Fay Choon Kuan	两馆一社理事 Council Members
01.07.2026 - 31.08.2026	2025 年度中小学奖励金申请 2025 Primary & Secondary Schoolmate Incentive Application	慈善教育基金委员会 Education & Charity Fund	会员 Members
01.07.2026 - 31.08.2026	会员大学毕业奖励金 Member's University Graduation Incentive	慈善教育基金委员会 Education & Charity Fund	会员 Members
27.09.2026	2026 丙午年秋祭 2026 Autumn Ancestors' Worship	茶阳会馆 Char Yong	会员 Members
27.09.2026	奖励金颁发典礼 Student Incentives Distribution	慈善教育基金委员会 Education & Charity Fund	会员 Members
11 月份	回乡团 Back to Dabu Tour	茶阳两馆一社 Cha Yang Dabu	会员 Members
01.12.2026 - 31.12.2026	2025/26 年贫老度岁金申请 2025/26 Old folks' Incentive Application	两馆福利 Char Yong & Chha Yong Fay Choon Kuan Welfare	会员 Members
20.12.2026	冬至节庆 Winter Solstice Celebration	茶阳两馆一社 Cha Yang Dabu	两馆一社理事 Council Members

备注： 以上活动及日期皆为暂定，若情况不允许，两馆将根据现实情况作出更改。

P/S: We reserve the right to cancel, postpone or change the above activities, as a result of unforeseen circumstances occurred.