

PROFESIONAL PRACTICE TALK



***NEW STRATA
MANAGEMENT ACT 2013
TO REPLACE
BCP 2007 (ACT 663)***

By Ar Ridha & Ar Adrianta

“Malaysians seem to have difficulties when it comes to living with others in apartments.

The most common problems are refusal to pay monthly service charge, disputes over cleanliness, and a lack of cooperation among residents.



JUMLAH ADUAN MENGIKUT KATEGORI 2009-2012

No.	JENIS ADUAN	2009	2010	2011	2012
1.	Mesyuarat dan Pemilihan	2,046	2,004	2,380	2,176
2.	Pentadbiran	3,161	3,225	3,579	2,471
3.	Penyenggaraan Kerosakan	834	1,908	2,743	2,601
4.	Isu Kewangan	2,154	2,701	2,593	6,884
5.	Khidmat Nasihat	979	5,007	5,973	3,451
6.	Penguatkuasaan COB	570	727	628	806
7.	Lain-lain	896	1,238	1,179	1,427
JUMLAH		10,640	16,810	19,075	19,816



TINDAKAN PENGUATKUASAAN

No.	JENIS KESALAHAN AKTA 663	2010	2011	2012
1.	Sek 5. Pemaju Gagal Memanggil Mesyuarat Pertama JMB	74	176	83
2.	Sek 17(7). Pemaju Gagal Mendeposit dan Menguruskan Caj	13	51	53
3.	Sek 20(3). Larangan Mengutip Caj	10	12	6
4.	Sek 21. Pemaju Gagal Kemuka Laporan Kewangan Beraudit	81	162	97
5.	Sek. 28. Ejen Gagal Menguruskan Akaun	3	1	4
6.	Sek. 30. Ejen Gagal kemuka Laporan Kewangan Beraudit	2	7	6
7.	Sek 31(6). Pemaju Gagal Deposit Dalam Tempoh Jaminan	5	54	3
8.	Sek 34. Pemilik Gagal Menjelaskan Caj.	235	na	100
JUMLAH		423	463	352

TOO MUCH ISU.....SO



LAWS OF MALAYSIA

Act 757

STRATA MANAGEMENT ACT 2013

Date of Royal Assent ... 5 February 2013

Date of publication in the

Gazette ... 8 February 2013



STRATA MANAGEMENT ACT 2013

WHAT IS THE PURPOSE?

An Act to provide for the proper maintenance and management of buildings and common property, and for related matters.

SMA 2013 AIM

The new law aims

1. seeks to codify the Rights and Responsibilities of Stratified property owners, is to replace the existing Building and Common Property (Maintenance and Management Act 2007).
2. create a more conducive environment for those living in high-rise buildings.
3. to enforce and ensure stratified property owners acted responsibly and paid management and maintenance fees at high-rise buildings.

NEW WAY OF RESOLVING DISPUTE

Current JMBs and MCs often lacked a proper system to handle disputes, causing animosity between them and property owners.

1. Establishment of Tribunal to solve apartment housing disputes will be formed under the proposed Strata Management Act
2. tribunal would attend to problems faced by property owners, joint management bodies (JMB), and management corporations (MC).

THE POSITION BEFORE THE ACT

- The maintenance and management of building housing two or more storeys and common property was governed by the Housing Development (Control and License) Act 1966 (Act 118) ,Strata Titles 1985 (Act 318) and Building Common property 2007 (Act 663).
- The developer is responsible for the maintenance and management of the common property before the formation of the JMB, there after jointly with owners before formation of MC.

THE POSITION AFTER THE ACT



- In 2015, Strata management act was approve enforced
- The content was an extensive revision to the BCP act 2007 and upgraded with many new Parts, Sections and Chapters.

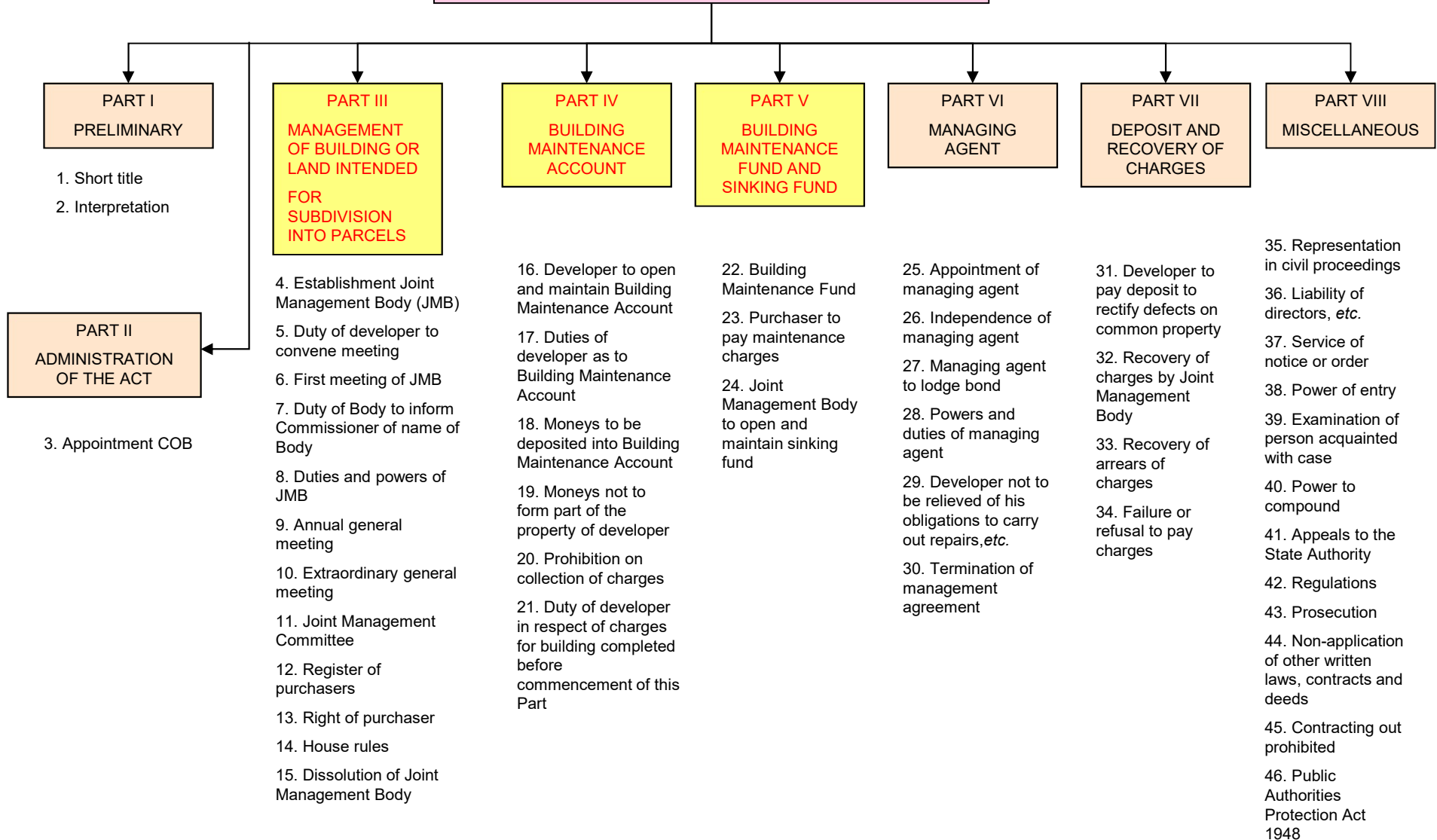
There are :

- 11 parts
- 153 Clauses
- BCP 2007 act shall be repealed

THE CONTENT & ENHANCEMENTS

REPEALED ACT 663

BUILDING AND COMMON PROPERTY (MAINTENANCE AND MANAGEMENT) ACT 2007



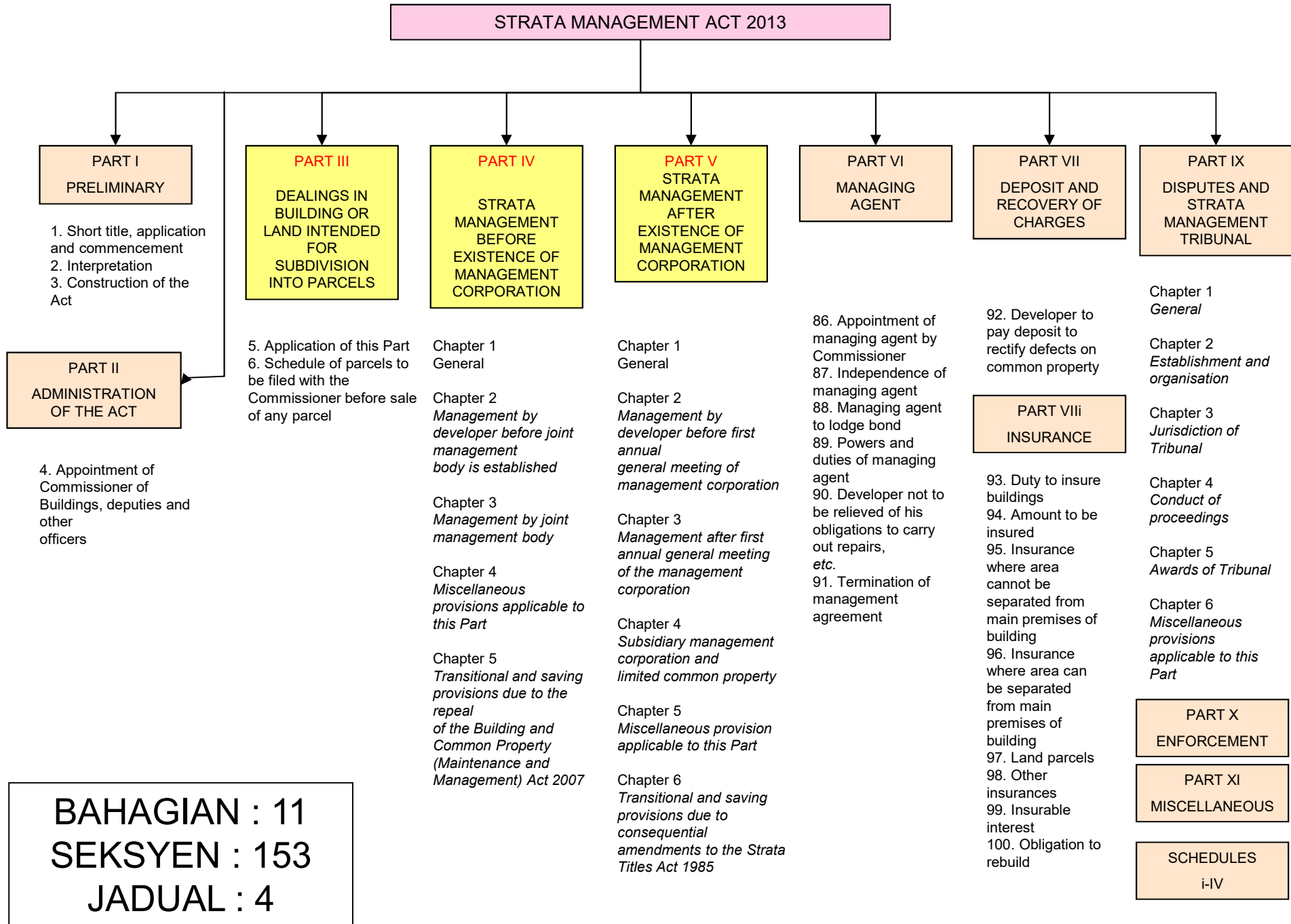
BAHAGIAN : 8
SEKSYEN : 46

NEW LAWS RELATING TO MANAGEMENT OF COMMON PROPERTY

Strata Management Act 2013

- Repeal of Building and Common Property (Maintenance and Management) Act 2007
- Dealings in building or land intended for subdivision – developer cannot sell unless a schedule of parcels has been filed
- Phase development – amended schedule of parcels
- Strata Management before existence of management corporation
- Strata Management after existence of management corporation
- Subsidiary management corporation and limited common property
- Compulsory contributions to the sinking fund
- Compulsory insurances
- Strata Management Tribunal

NEW ACT IN MOTION



THE SCHEDULES

Schedule	Section/ Sub section	Item
First Schedule	[Section 8]	FORMULA FOR THE COMPUTATION OF THE ALLOCATED SHARE UNITS OF PARCELS IN RELATION TO BUILDING OR LAND INTENDED FOR SUBDIVISION INTO PARCELS
Second Schedule	[Subsection 22(2), 56(2) or 63(5)]	PROVISIONS FOR MANAGEMENT CORPORATION
Third Schedule	FORM A [Subsection 35(1) and 79(1)]	WARRANT OF ATTACHMENT
Fourth Schedule	[Subsection 105(1)]	Part 1 JURISDICTION OF THE TRIBUNAL
	[Subsection 117(3)]	Part 2 ORDERS OF THE TRIBUNAL

IMPORTANT PARTS

PART III

DEALINGS IN BUILDING/LAND INTENDED FOR SUBDIVISION INTO PARCELS

- 5. Application of this Part
- 6. Schedule of parcels to be filed with the Commissioner before sale of any parcel

PART IV

STRATA MANAGEMENT BEFORE EXISTENCE OF MANAGEMENT CORPORATION

Chapter 1
General

Chapter 2
*Management by developer before joint
management
body is established*

Chapter 3
Management by joint management body

Chapter 4
*Miscellaneous provisions applicable to this
Part*

Chapter 5
*Transitional and saving provisions due to
the repeal
of the Building and Common Property
(Maintenance and Management) Act 2007*

PART V

STRATA MANAGEMENT AFTER EXISTENCE OF MANAGEMENT CORPORATION

Chapter 1
General

Chapter 2
*Management by developer before first
annual
general meeting of management
corporation*

Chapter 3
*Management after first annual general
meeting
of the management corporation*

Chapter 4
*Subsidiary management corporation and
limited common property*

Chapter 5
*Miscellaneous provision applicable to this
Part*

Chapter 6
*Transitional and saving provisions due to
consequential amendments to the Strata
Titles Act 1985*

PART III

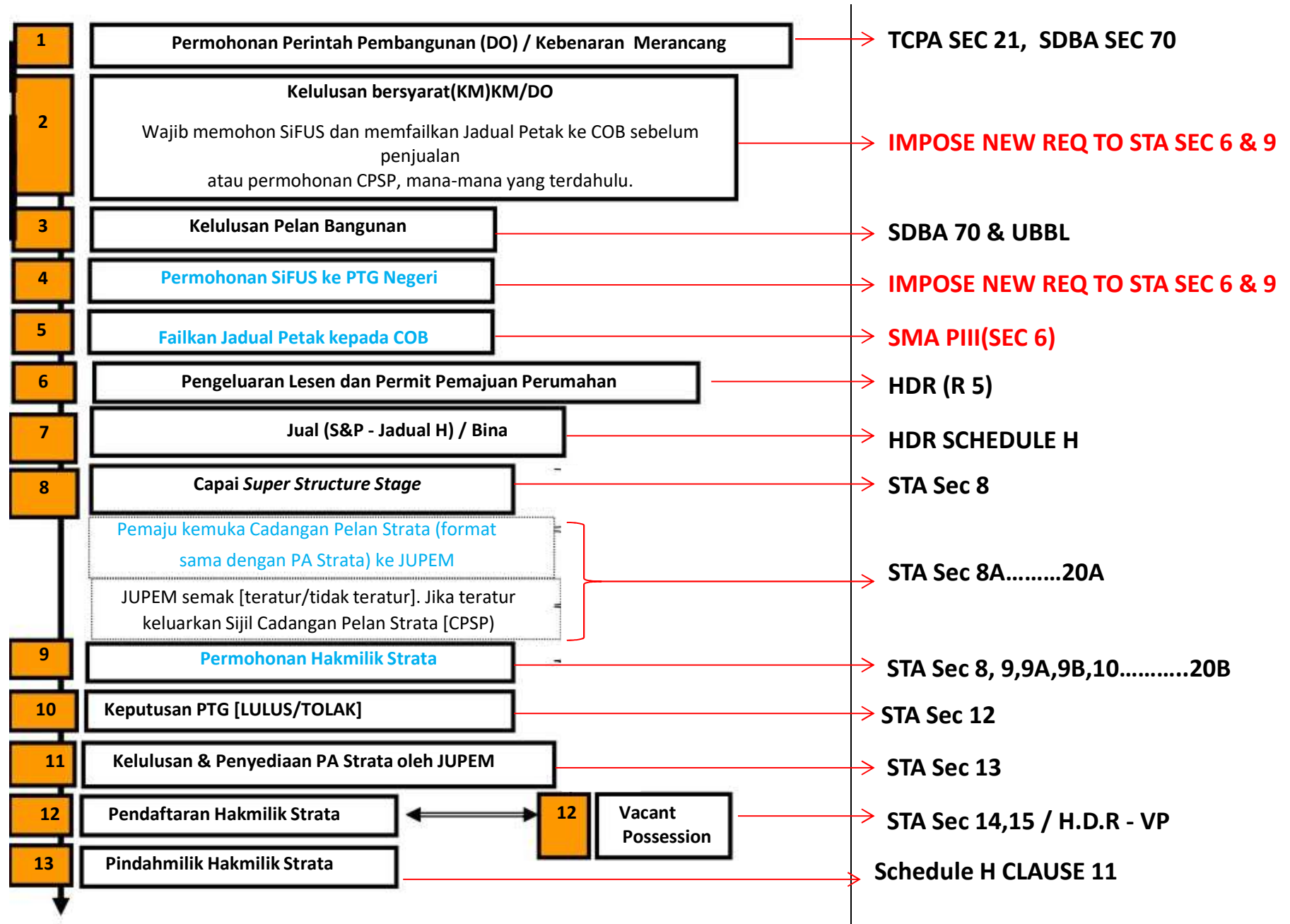
DEALINGS IN BUILDING OR LAND INTENDED FOR SUBDIVISION INTO PARCELS

Schedule of parcels to be filed with the Commissioner before sale of any parcel

6. (1) The developer of any building or land intended for subdivision into parcels in a development area shall not sell any parcel or proposed parcel unless—

Requirement	Description
<i>(a) a schedule of parcels</i>	<i>showing the proposed share units of each parcel or proposed parcel and the total share units of all the parcels has been filed with the</i>
<i>(b) in the case of any phased development,</i>	<i>the schedule of parcels filed with the Commissioner shows the proposed quantum of provisional share units for each provisional block.</i>
(2) In the case of any phased development,	the developer shall also not sell any parcel or proposed parcel in any provisional block unless the developer has filed with the Commissioner an amended schedule of parcels showing the proposed allocation of the provisional share units among the new parcels in the provisional block.

NEW PROCESS FLOW



NOTA PENTING

- ✓ *Akta Pengurusan Strata (SMA) 2013 mewajibkan Jadual Petak yang disediakan oleh JTB difailkan kepada Pesuruhjaya Bangunan (COB) **sebelum penjualan mana-mana petak.***
- ✓ *Diperakukan oleh Juruukur Tanah Berlesen bersama dengan Arkitek/Jurutera sebagai satu pembangunan yang boleh dipecahbagagi bagi tujuan pengeluaran hakmilik strata*
- ✓ *Perakuan palsu atau cuai adalah menjadi kesalahan*

Component of Schedule of Parcel

(3) A schedule of parcels filed under subsection (1) or an amended schedule of parcels filed under subsection (2) shall—

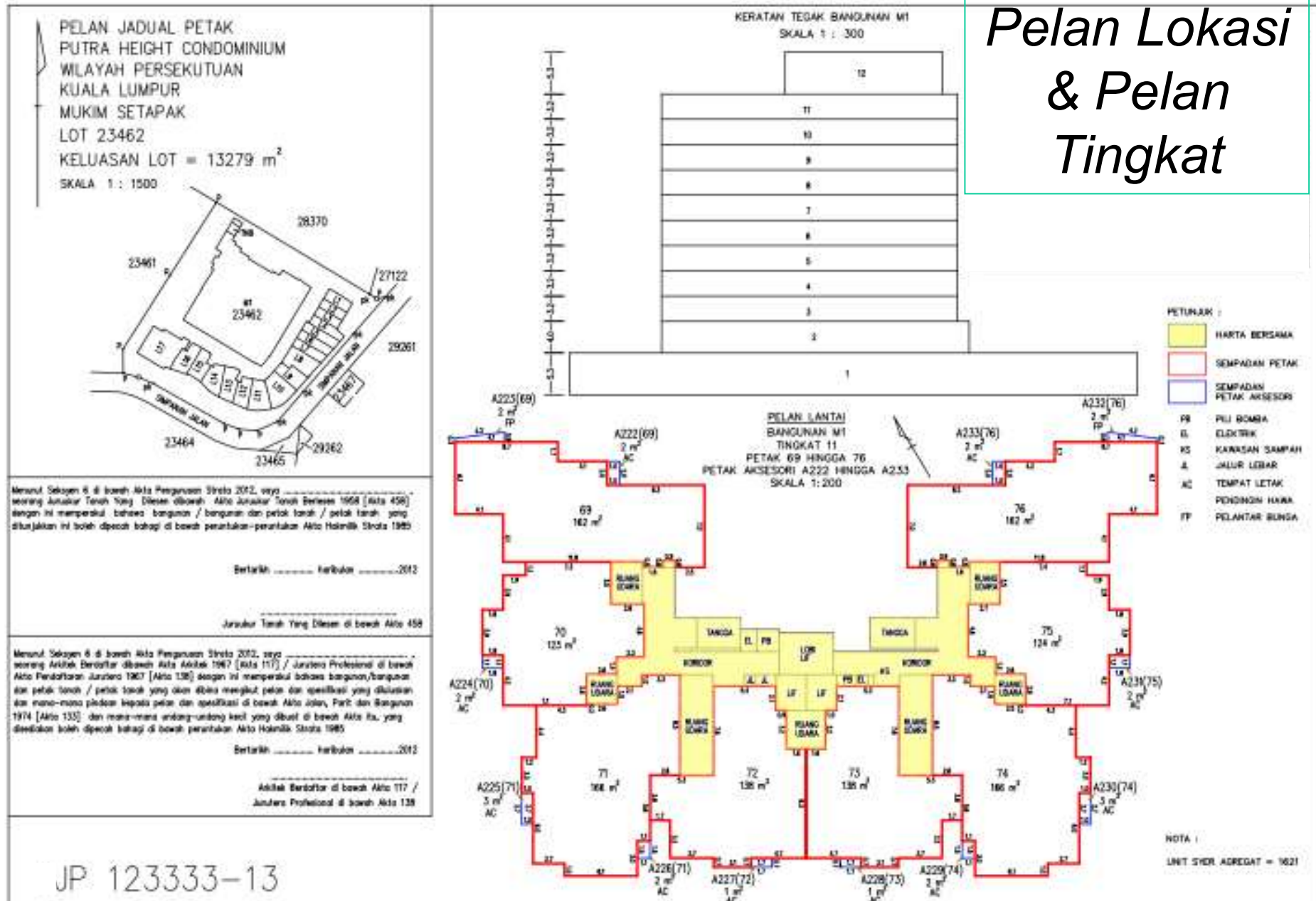
Schedule of parcel comprise	Details
<i>(a) comprise a location plan, storey plan and delineation plan</i>	as specified in section 10 of the Strata Titles Act 1985;
<i>(b) show a legend</i>	<i>of all parcels, all common properties</i> and all accessory parcels, and in the case of accessory parcels, specify in the legend the parcels they are made appurtenant to;
<i>(c) contain a certificate by the developer's licensed land surveyor</i>	that the buildings or land parcels shown in the schedule of parcels or amended schedule of parcels, as the case may be, are capable of being subdivided under the provisions of the Strata Titles Act 1985;
<i>(d) contain a certificate by the developer's architect or engineer</i>	that the buildings or land parcels to be constructed in accordance with the approved plans and specifications and any amendments to the plans and specifications under the Street, Drainage and Building Act 1974 [Act 133] and any by-laws made under that Act, prepared by the developer's architect or engineer, are capable of being subdivided under the provisions of the Strata Titles Act 1985; and
<i>(e) contain such other details</i>	<i>as may be specified by the Commissioner.</i>

NOTA PENTING

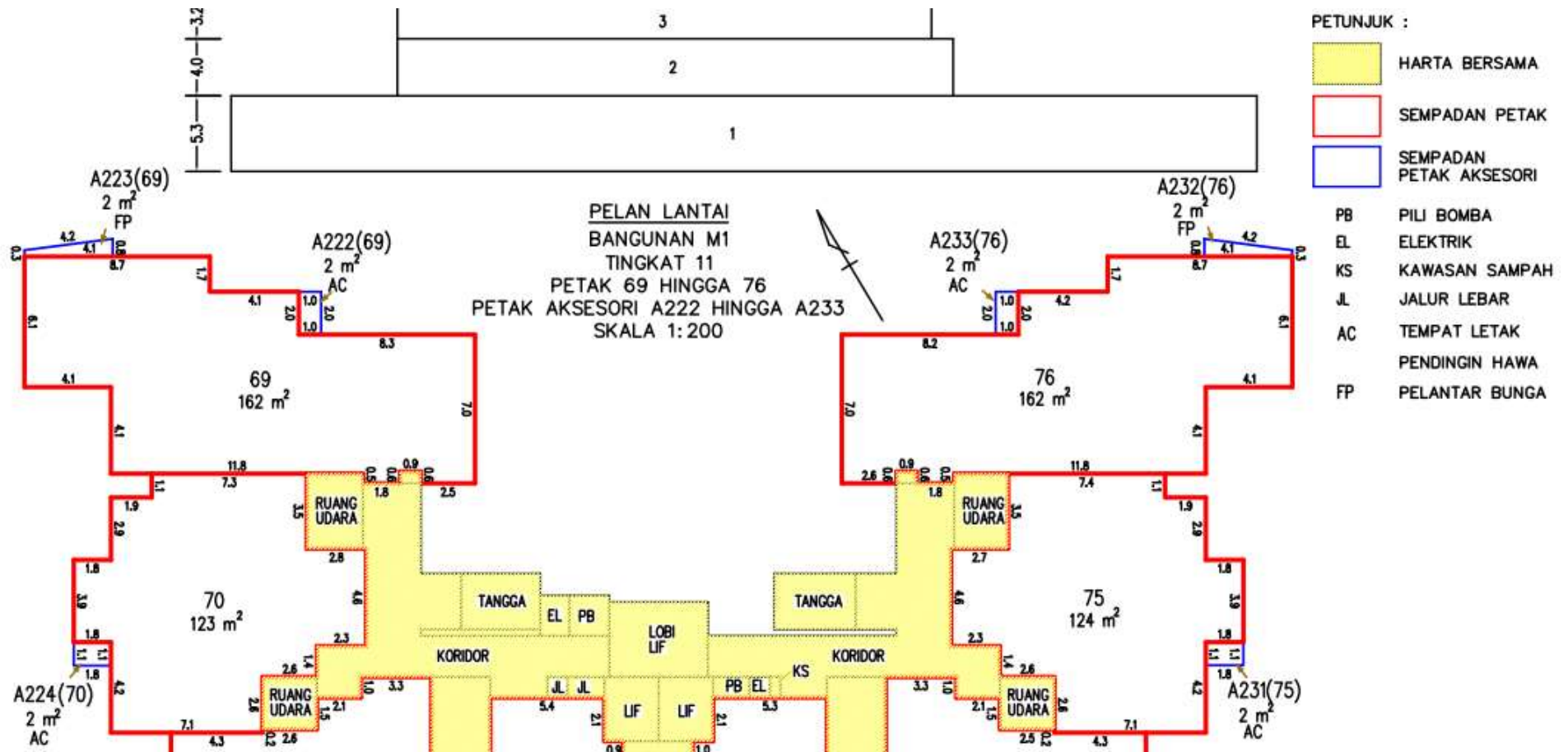
- ✓ *Mengandung suatu pelan lokasi, pelan tingkat dan pelan tandaan yang menunjukkan:*
 - *Semua petak dan petak aksesori*
 - *Hubungkait petak aksesori kepada petak*
 - *Semua blok sementara*
 - *Harta bersama*
 - *Unit syer yang dicadangkan bagi semua petak*
 - *Kuantum yang dicadangkan bagi unit syer sementara setiap blok sementara*
 - *Jumlah semua unit syer*

(a) comprise a location plan, storey plan and delineation plan

Pelan Lokasi & Pelan Tingkat



Petak, Petak Aksesori & Harta Bersama



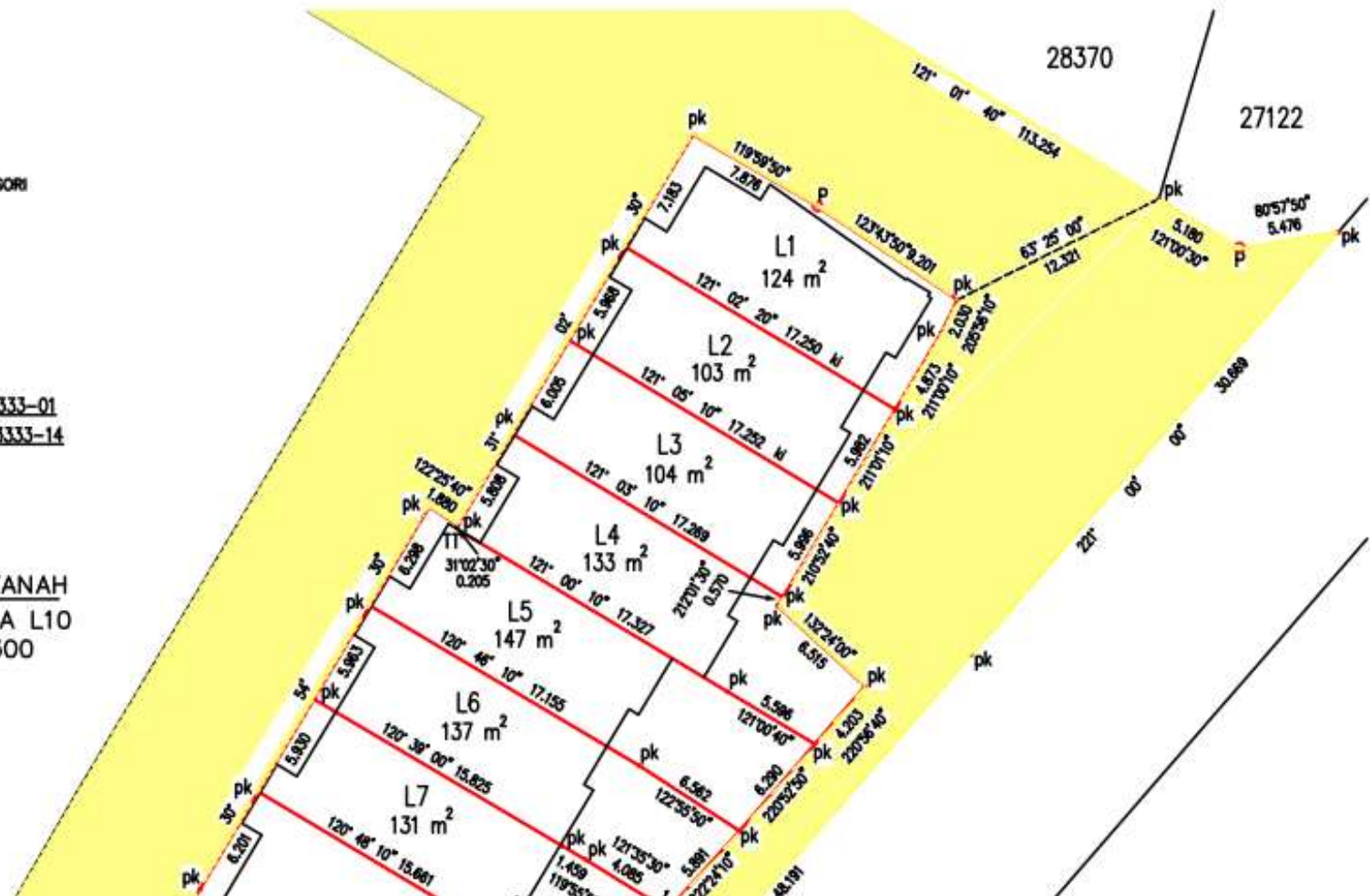
(b) show a legend

Pelan Tandaan



M1
LIHAT PJP 123333-01
HINGGA PJP 123333-14

PELAN PETAK TANAH
PETAK L1 HINGGA L10
SKALA 1 : 300



*(c) contain a certificate by the
developer's licensed land surveyor*

Sijil akuan Jurukur Tanah Berlesen (JTB) pada Jadual Petak

“Menurut seksyen 6 di bawah Akta Pengurusan Strata 2013, saya
_____ seorang Juruukur Tanah Yang Dilesen di bawah Akta
Juruukur Tanah Berlesen 1958 [Akta 458] dengan ini memperakui bahawa
bangunan/bangunan dan petak tanah/petak tanah yang ditunjukkan ini boleh
dipecah bahagi di bawah peruntukan-peruntukan Akta Hakmilik Strata 1985.

Bertarikh _____ haribulan _____ 20 ____

Juruukur Tanah Yang Dilesen di bawah Akta 458”

(d) contain a certificate by the developer's architect or engineer

Sijil akuan Arkitek atau Jurutera pada Jadual Petak

“Menurut seksyen 6 di bawah Akta Pengurusan Strata 2013, saya _____ seorang Arkitek Berdaftar di bawah Akta Arkitek 1967 [Akta 117] / Jurutera Profesional di bawah Akta Pendaftaran Jurutera 1967 [Akta 138] dengan ini memperakui bahawa bangunan/bangunan dan petak tanah/petak tanah yang akan dibina mengikut pelan dan spesifikasi yang diluluskan dan mana-mana pindaan kepada pelan dan spesifikasi di bawah Akta Jalan, Parit dan Bangunan 1974 [Akta 133] dan mana-mana undang-undang kecil yang dibuat di bawah Akta itu, yang disediakan boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985

Bertarikh _____ haribulan _____ 20 ____

Arkitek Berdaftar di bawah Akta 117 /

LAM CIRCULAR ON SOP PREPERATION



LEMBAGA ARKITEK MALAYSIA

Tingkat 17, Ibu Pejabat JKR, Jalan Sultan Salahuddin, 50562 Kuala Lumpur
P.O. Box 12995, 50786 Kuala Lumpur
Tel: 03-26962878 / 129967007 Fax: 03-26936881
E-mail: info@lam.gov.my Web: www.lam.gov.my

GENERAL CIRCULAR NO.5/2017

ARCHITECT'S ADDITIONAL SCOPE OF SERVICES FOR CERTIFICATION UNDER THE STRATA MANAGEMENT ACT 2013 (ACT 757) FOR STRATIFIED DEVELOPMENT

This General Circular is issued to advise all Architects in their role as a principal submitting person (PSP), under the present regulations to certify the drawings prepared by a Licensed Land Surveyor for the purpose of filing of schedule of parcels.

1. In accordance with the Strata Management Act 2013 (Act 757) the certification requirements are stipulated in the following section

Schedule of parcels to be filed with the Commissioner before sale of any parcel.

Section 6(3) :

A schedule of parcels filed under subsection (1) or an amended schedule of parcels filed under subsection (2) shall:-

(d) contain a certificate by the developer's architect or engineer that the buildings or land parcels to be constructed in accordance with the approved plans and specifications and any amendments to the plans and specifications under the Street, Drainage and Building Act 1974 [Act 133] and any by-laws made under that Act, prepared by the developer's architect or engineer, are capable of being subdivided under the provisions of the Strata Title Act 1985;

Note: This section requires the schedule of parcels to be certified by the developer's Architect before it can be filed with the Commissioner.

2. Certification requirements under this Act are additional statutory obligations that Architects are required to comply. An Architect appointed as a principal submitting person (PSP) is to certify and make necessary declarations under the Act, and shall not unnecessarily refuse to comply with these requirements.
3. The new certification requirements implemented through this Act imposes additional work on Architects, for which the Architect is entitled to charge additional fees for the works done accordingly.

4. Architects shall charge additional fees for these certification services at a rate of RM500.00 per parcel for each certification filed to the Commissioner.

Other than certifying the drawings on the schedule of parcels prepared by the Licensed Land Surveyor, the role of the certifying Architect is to issue the latest approved Building Plans to the Licensed Land Surveyor.

In view that the Licensed Land Surveyor shall take full responsibility for the accuracy of the information, the certifying Architect is to obtain a letter from the Licensed Land Surveyor confirming that the Licensed Land Surveyor is fully responsible and liable for the accuracy of the information before the Architect certifies on the said documents.

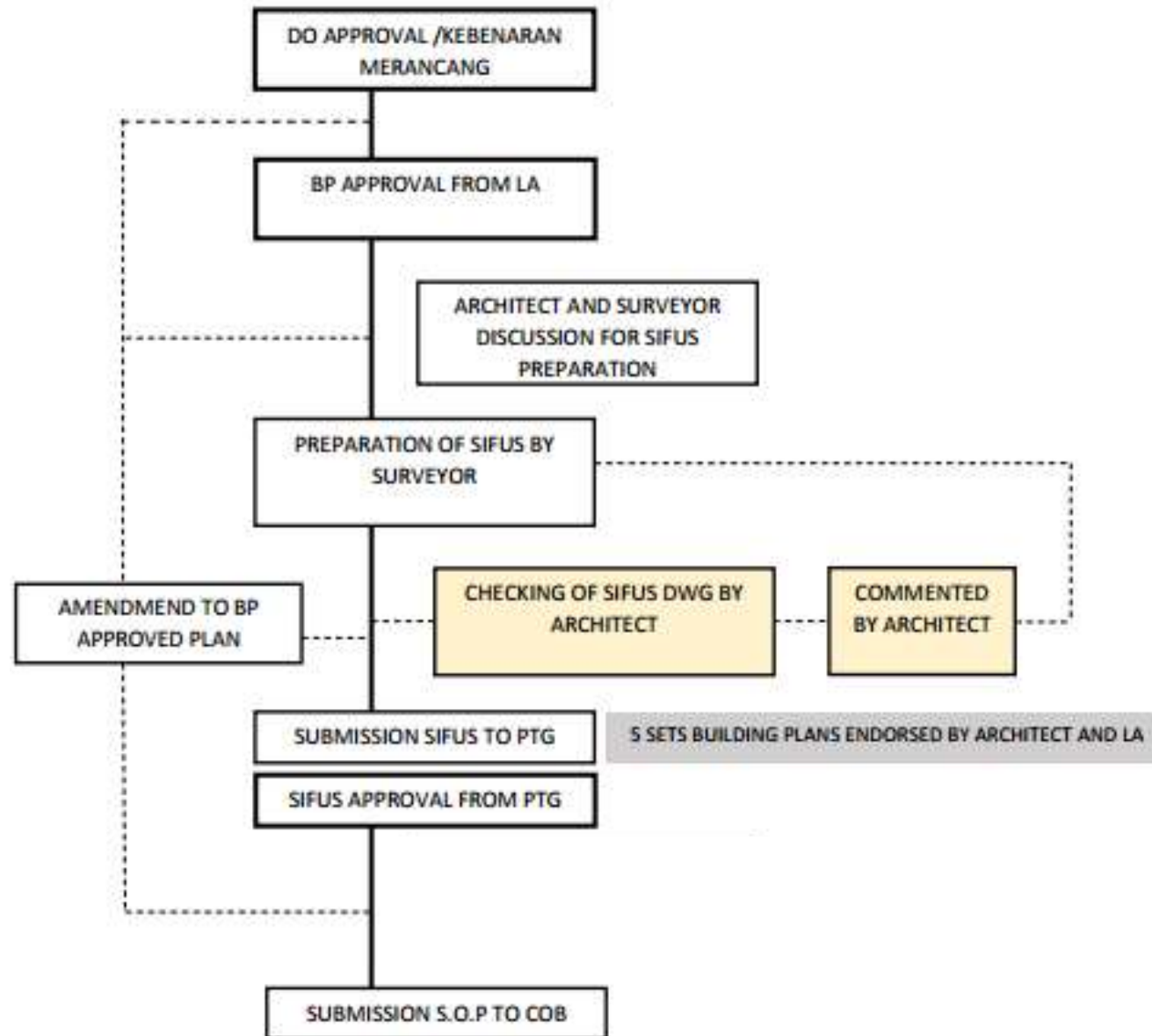
By the Order of the Board of Architects Malaysia

(Ar. YONG RAZIDAH RASHID)
Registrar

24 November 2017

Architect t shall charge RM 500 / parce

ON GROUND WORK FLOW



Propose share unit in schedule of parcel

- (4) The proposed share units of each parcel or proposed parcel as shown in the schedule of parcels filed with the Commissioner under subsection (1), and the proposed allocation of the provisional share units among the parcels in a provisional block as shown in the amended schedule of parcels filed with the Commissioner under subsection (2)

shall be deemed to be the allocated share units assigned to each parcel for the purpose of Part IV of this Act, until such time as the share units of each parcel have been approved by the Director pursuant to section 18 of the Strata Titles Act 1985.

parcels, as the case may be, filed with the Commissioner under this Part shall be—

- (a) *exhibited at all times in a conspicuous position in any office and branch office of the developer and at such place where sale of a parcel is conducted; and*
- (b) *submitted to the Director in any application for subdivision of building or land under the provisions of the Strata Titles Act 1985.*

NOTA PENTING

- ✓ *Dipaparkan semasa jualan di suatu kedudukan yang mudah dilihat di dalam mana-mana pejabat dan cawangan pejabat pemaju dan di mana-mana tempat sesuatu penjualan petak dijalankan*
- ✓ *Pelan bangunan yang telah diluluskan tidak boleh dipinda tanpa persetujuan semua pihak berkepentingan atau atas keperluan PBT*
- ✓ *Ketidakpatuhan oleh pemaju adalah menjadi kesalahan*

Bangunan Mts PJP 1-01 Higgs 1-03									
Tingkat	Petak	Kawasan (mp)	Kegunaan	PJP	Petak Asesori	Kawasan (mp)	Kegunaan	PJP	Unit Syer
1-4	1	360	Kediaman	1-01	A1	58	LETAK KERETA	1-01	379
					A2	103	LANDSKAP	1-01	
					A02	76	TAMAN BUMBUNG	1-02	
1-4	2	337	Kediaman	1-01	A3	52	LETAK KERETA	1-01	357
					A4	27	LANDSKAP	1-01	
					A03	68	TAMAN BUMBUNG	1-02	
1-4	3	336	Kediaman	1-01	A5	52	LETAK KERETA	1-01	356
					A6	27	LANDSKAP	1-01	
					A04	68	TAMAN BUMBUNG	1-02	
1-4	4	337	Kediaman	1-01	A7	52	LETAK KERETA	1-01	357
					A8	27	LANDSKAP	1-01	
					A05	68	TAMAN BUMBUNG	1-02	
1-4	5	337	Kediaman	1-01	A9	52	LETAK KERETA	1-01	357
					A10	27	LANDSKAP	1-01	
					A06	68	TAMAN BUMBUNG	1-02	
1-4	6	337	Kediaman	1-01	A11	52	LETAK KERETA	1-01	357
					A12	27	LANDSKAP	1-01	
					A07	68	TAMAN BUMBUNG	1-02	
1-4	7	336	Kediaman	1-01	A13	52	LETAK KERETA	1-01	356
					A14	27	LANDSKAP	1-01	
					A08	68	TAMAN BUMBUNG	1-02	
1-4	8	337	Kediaman	1-01	A15	52	LETAK KERETA	1-01	357
					A16	27	LANDSKAP	1-01	
					A09	68	TAMAN BUMBUNG	1-02	
1-4	9	337	Kediaman	1-01	A17	52	LETAK KERETA	1-01	357
					A18	27	LANDSKAP	1-01	
					A10	68	TAMAN BUMBUNG	1-02	
1-4	10	382	Kediaman	1-01	A19	52	LETAK KERETA	1-01	413
					A20	105	LANDSKAP	1-01	
					A11	84	TAMAN BUMBUNG	1-02	
1-4	11	243	Kediaman	1-01	A22	27	LETAK KERETA	1-01	252
					A21	37	LANDSKAP	1-01	
					A23	27	LANDSKAP	1-01	
1-4	12	444	Kediaman	1-01	A25	52	LETAK KERETA	1-01	482
					A24	49	LANDSKAP	1-01	
					A12	148	TAMAN BUMBUNG	1-02	
1-4	13	337	Kediaman	1-01	A27	52	LETAK KERETA	1-01	359
					A26	51	LANDSKAP	1-01	
					A13	68	TAMAN BUMBUNG	1-02	
1-4	14	336	Kediaman	1-01	A29	52	LETAK KERETA	1-01	358
					A28	52	LANDSKAP	1-01	
					A14	68	TAMAN BUMBUNG	1-02	
1-4	15	337	Kediaman	1-01	A31	52	LETAK KERETA	1-01	360
					A30	54	LANDSKAP	1-01	
					A15	68	TAMAN BUMBUNG	1-02	
1-4	16	337	Kediaman	1-01	A33	52	LETAK KERETA	1-01	360
					A32	55	LANDSKAP	1-01	
					A16	68	TAMAN BUMBUNG	1-02	
1-4	17	337	Kediaman	1-01	A35	52	LETAK KERETA	1-01	360
					A34	56	LANDSKAP	1-01	
					A17	68	TAMAN BUMBUNG	1-02	

Bangunan Mts PJP 1-01 Higgs 1-03									
Tingkat	Petak	Kawasan (mp)	Kegunaan	PJP	Petak Asesori	Kawasan (mp)	Kegunaan	PJP	Unit Syer
1-4	18	336	Kediaman	1-01	A37	52	LETAK KERETA	1-01	359
					A36	58	LANDSKAP	1-01	
					A38	68	TAMAN BUMBUNG	1-02	
1-4	19	337	Kediaman	1-01	A39	52	LETAK KERETA	1-01	360
					A38	59	LANDSKAP	1-01	
					A39	68	TAMAN BUMBUNG	1-02	
1-4	20	382	Kediaman	1-01	A41	52	LETAK KERETA	1-01	384
					A40	136	LANDSKAP	1-01	
					A40	76	TAMAN BUMBUNG	1-02	
JUMLAH UNIT SYER									7,399

**UNIT SYER YANG
DIUMPUKAN**

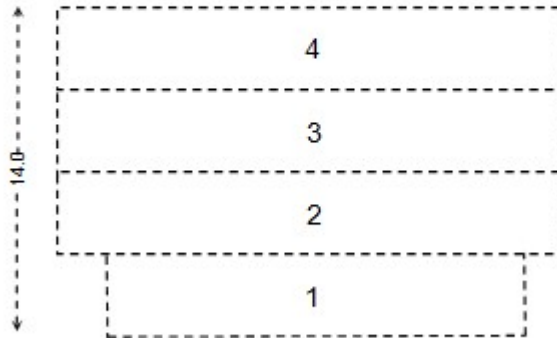
Bangunan M1: PJP 1-01 hingga 1-03									
Tingkat	Petak	Keluasan (mp)	Kegunaan	PJP	Petak Aksesori	Keluasan (mp)	Kegunaan	PJP	Unit Syer
1-4	18	336	Kediaman	1-01	A37	32	LETAK KERETA	1-01	359
					A36	58	LANDSKAP	1-01	
					A58	68	TAMAN BUMBUNG	1-02	
1-4	19	337	Kediaman	1-01	A39	32	LETAK KERETA	1-01	360
					A38	59	LANDSKAP	1-01	
					A59	68	TAMAN BUMBUNG	1-02	
1-4	20	352	Kediaman	1-01	A41	30	LETAK KERETA	1-01	384
					A40	136	LANDSKAP	1-01	
					A60	76	TAMAN BUMBUNG	1-02	
							JUMLAH UNIT SYER		7,209

Table Of Allocated Share Units [S.6(1) & S.(6(3)]

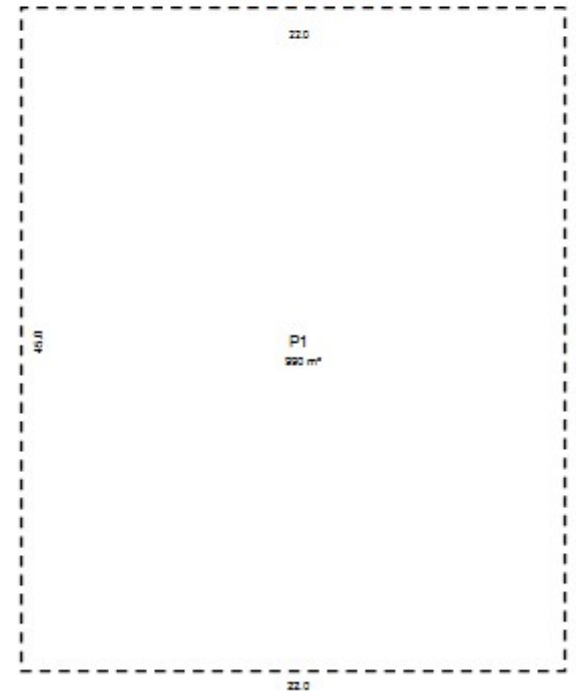
JADUAL STRATA

BANGUNAN M1: JP 123-1 HINGGA 123-7										
MENARA	Tingkat	Petak	Keluasan	Kegunaan	JP	Petak Aksesori	Keluasan	Kegunaan	JP	Unit Syer
	B2	1	8000	TLK	123-1	-				3000
	B2	2	4000	TLK	123-1	-				3000
	B1	-			123-2					
	1	3	500	Perniagaan	123-3	A1	12	TLK	123-4	1009
						A2	12	TLK	123-4	
						A3	12	TLK	123-4	
	1	4								
	2	5								
	2	6								
A	3	7								
	3	8								
	4	9								
	4	10								
Jumlah	6	10	XXXXX		Jumlah	20	XXXX	Jumlah Unit Syer		38000

KERATAN TEGAK BLOK SEMENTARA P1
SKALA 1:200



PELAN LANTAI BANGUNAN BLOK
SEMENTARA P1
4 TINGKAT
SEJUMLAH 40 PETAK
SKALA 1:200



Blok Sementara

JADUAL

STRATA Blok Sementara P1 : JP 102007-5

Cadangan

Blok	Tingkat	Jumlah Petak	Jumlah Petak Aksesori	Unit Syer
P1	1	10	10	1000
	2	10	10	1000
	3	10	10	1000
	4	10	10	1000
Jumlah	4	40	40	4000

RINGKASAN JADUAL STRATA

Blok	Jumlah Tingkat	Jumlah Petak	Jumlah Petak Aksesori	Jumlah Unit Syer
M1	4	20	60	7209
M2	6	10	20	38000
P1	4	35	50	3500
Jumlah		85	170	18709

Penalty

Offense	Penalty
(6) Any developer who fails to comply with subsection (1), (2) or (5) commits an offence and shall, on conviction,	<ol style="list-style-type: none">1. be liable to a fine not RM 500,0002. or to imprisonment for a term not exceeding 5 years3. or to both
(7) Any person who— (a) <i>knowingly makes or produces or causes to be made or produced</i> any false or fraudulent certification that purports to comply with the requirement of paragraph (3)(c) or (d); or (b) <i>negligently makes or produces or causes to be made or produced</i> any false certification that purports to comply with the requirement of paragraph (3)(c) or (d), commits an offence and shall, on conviction,	<ol style="list-style-type: none">1. be liable to imprisonment for a term not exceeding 3 years2. or to a fine not exceeding RM 250,0003. or to both.

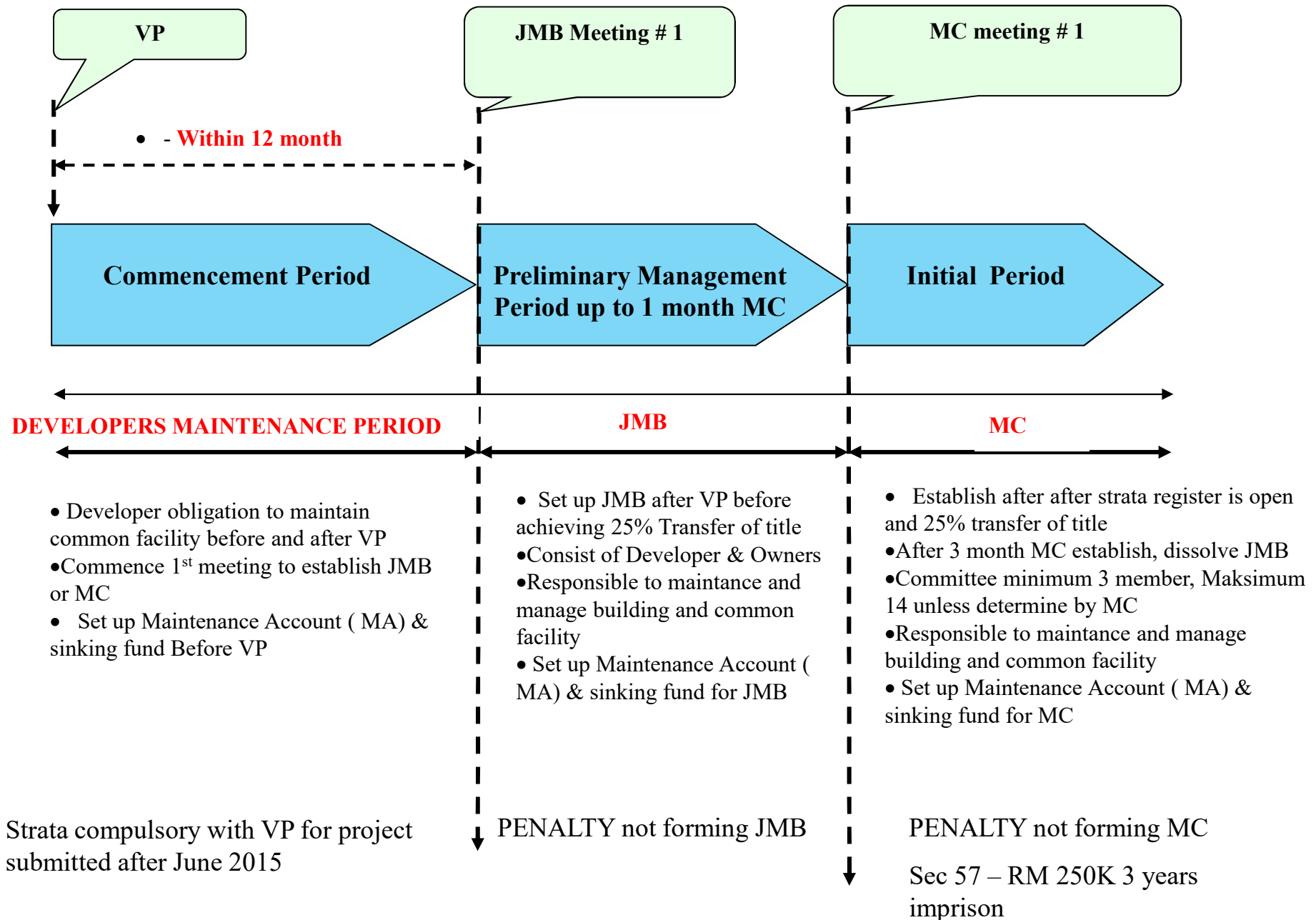
STRATA MANAGEMENT BEFORE/ AFTER EXISTENCE OF MANAGEMENT CORPORATION

THE NEW PROVISION

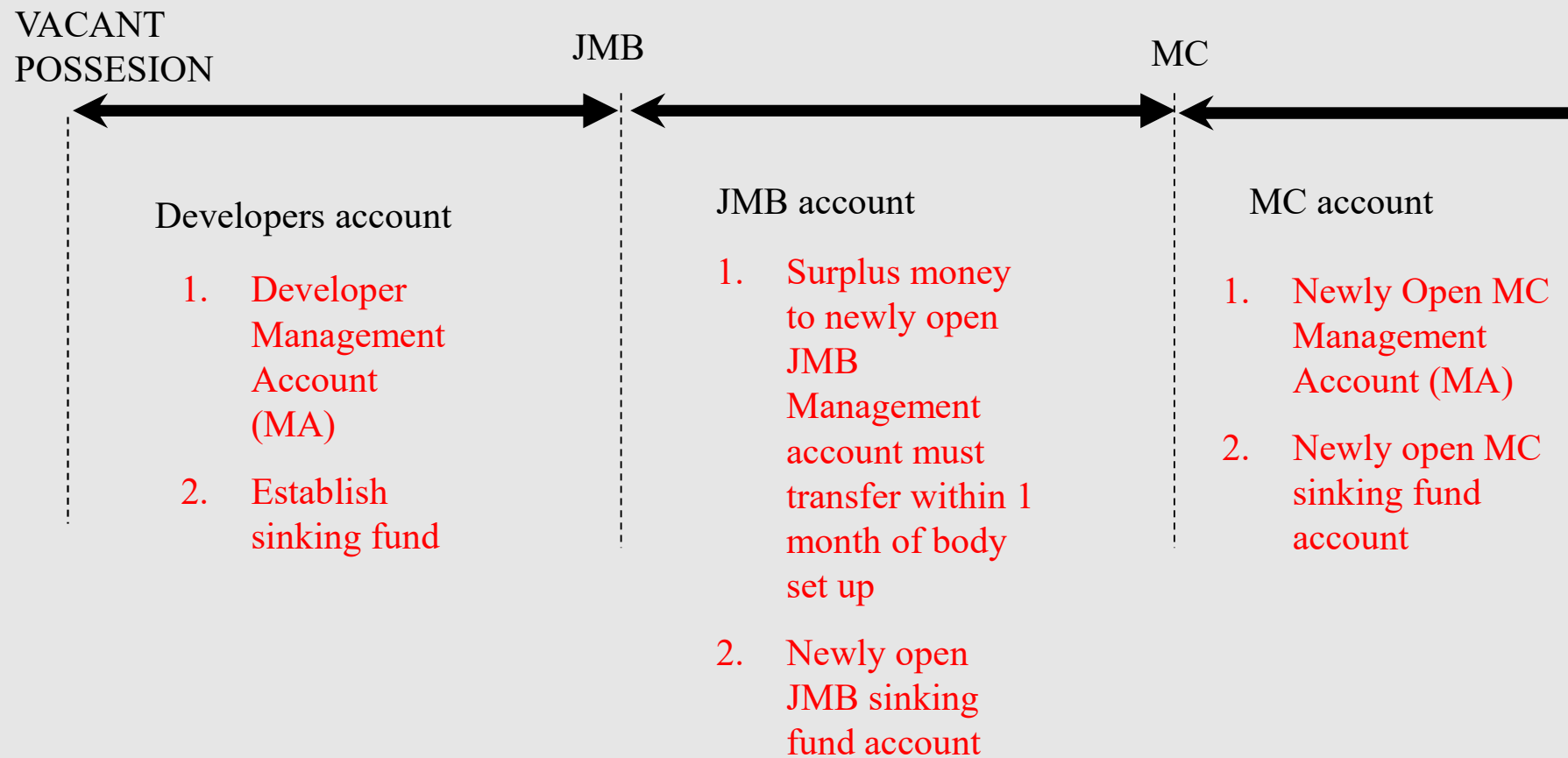
- THE STRATA MANAGEMENT ACT (SMA) HAS RE ORGANIZE THE REGULATION REGARDING THE ESTABLISHMENT OF STRATA MANAGEMENT IN STRATA TITLE ACT AND BCP ACT TO BE COMPREHENSIVE IN 2 PARTS IN THE NEW ACT.
- The position are as follows:

	BEFORE SMA	AFTER SMA
JMB	BCP ACT SEC 4	PART IV SMA CLAUSE 17
MC	STRATA TITLE ACT	PART V SMA

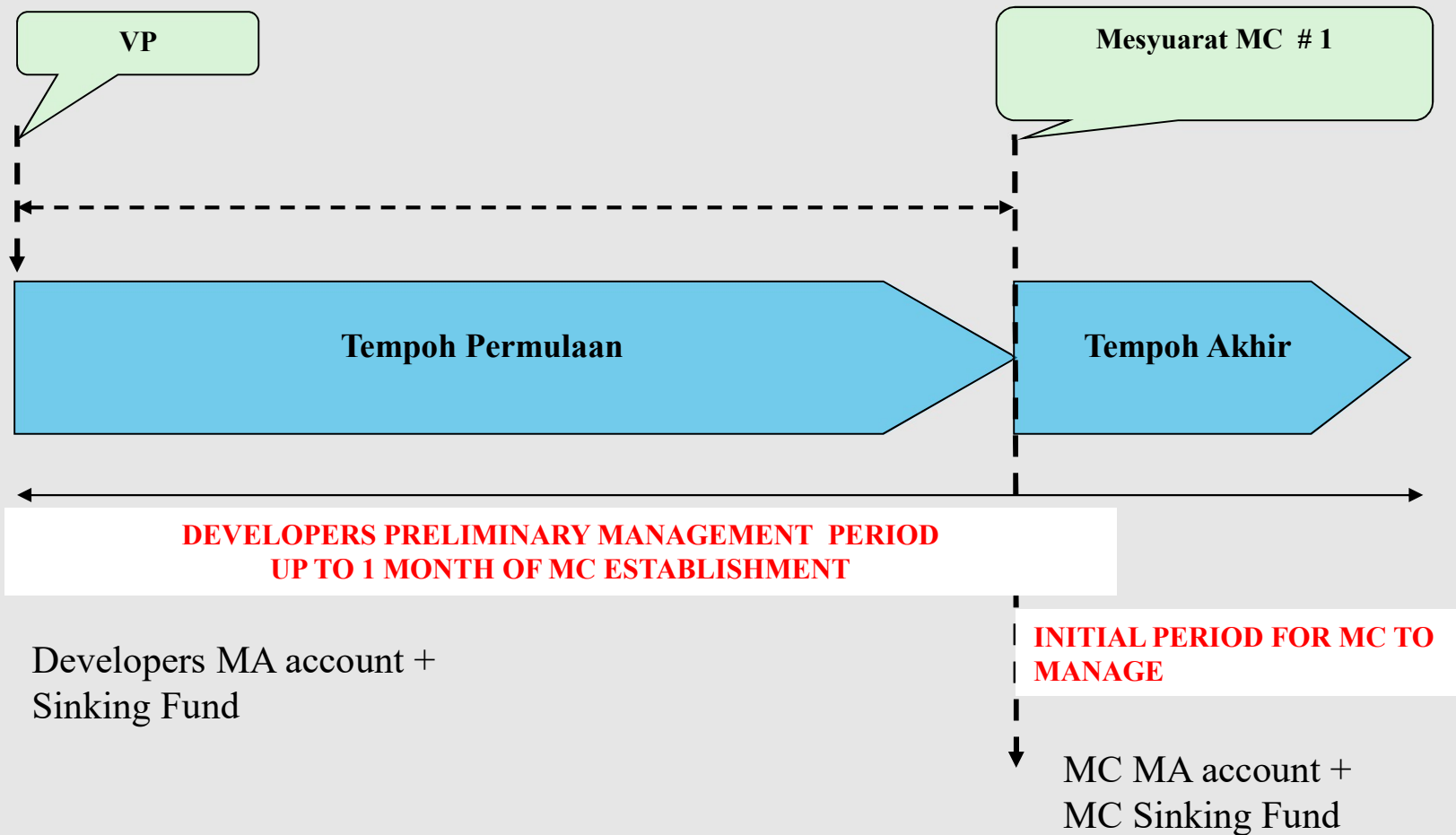
Developers obligation in relation to strata Management act.



PROCESS ACCOUNT



NEW VP- STRATA TITLE CONCEPT



CLAUSES RELATED TO JMB

1. SEC 17-WHEN IS JMB ESTABLISHED ?
2. SEC 18-WHAT ARE THE DUTIES OF DEVELOPER? WHAT ARE THE DUTIES OF JMB? SEC 21(1)
3. SEC 21(2) -WHAT ARE THE POWER OF JMB?
4. SEC 22(1)-WHAT IS JMC?
5. SEC 23(1) & 24(1) WHAT ACCOUNT TO OPEN DURING JMB?
6. SEC 23(3)- WHAT IS MAINTENANCE ACCOUNT FOR DURING JMB?
7. SEC 24(2)- WHAT IS SINKING FUND FOR DURING JMB?
8. SEC 25(1-5)- DUTIES OF PARCEL OWNER TO PAY MAINTENANCE FEE & SINKING FUND
9. SEC 25(6)WHAT HAPPEN IF PARCEL OWNER DON'T PAY?
10. SEC 27(1)-WHEN IS JMB DISSOLVED?
11. SEC 29(1&3) ,30(1&2)- WHAT IS THE DUTY OF DEVELOPER BEFORE JMB?
12. SEC 32(1)- CAN JMB MAKE OWN BY LAW?
13. SEC 33(2), 34(3), 35 CAN OWNER REFUSE TO PAY MAINTENANCE FEE?

CONTOH MESYUARAT JMB

n@Neocyber,
ay, 22 September 2012, at 10.00 am.

www.propertywaltz.com

AGENDA

der and, if deemed fit, to pass with or without
r Joint Management

g resolutions of the

NO. 1
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O. 2: RESOL
the Minutes
t Body

**NEO CYBER JOINT
MANAGEMENT BODY
3RD Annual General Meeting
22 September 2012 at 10.00am**

Voting Card

(2nd) Annual General Meeting of the Joint

the minutes of the Second Annual General Meeting of Neo Cyber Joint
Attached hereto





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CLAUSES RELATED TO MC

1. **SEC 46- WHEN DOES STRATA MANAGEMENT AFTER MC EXISTANCE APPLIED?**
2. **SEC 48 (1-4)- WHAT ARE THE DUTIES OF DEVELOPER DURING PRELIMINARY MAINTENANCE PERIOD)**
3. **SEC 50 & 51-WHAT ACCOUNT TO OPEN DURING MC?**
4. **SEC 50(2) -WHAT MONEY DOES MAINTENANCE ACCOUNT CONSIST OF?**
5. **SEC 50(3)- WHAT IS MAINTENANCE ACCOUNT FOR DURING MC?**
6. **SEC51(2) -WHAT IS SINKING FUND FOR DURING MC?**
7. **SEC 52- PROPRIETORS TO PAY CHARGES, AND CONTRIBUTION TO THE SINKING FUND**
8. **SEC 53- PROHIBITION ON COLLECTION OF MONEYS FOR MAINTENANCE FROM PROPRIETORS**
9. **SEC 54- WHAT ARE THE DUTIES OF THE DEVELOPER RELATING TO THE ACCOUNT?**



the battle is on! to be continued...