

STRATA MANAGEMENT ACT 2013

STRATA MANAGEMENT (MAINTENANCE AND MANAGEMENT) REGULATIONS 2015

FORM 11

[Regulation 20]

NOTICE TO DEMAND PAYMENT OF SUM DUE BY PURCHASER OR PARCEL OWNER

To:[*Name and address of purchaser/parcel owner*]

Parcel No./Unit No.:..... Building No./Block No.

Name of development area:.....

WHEREAS you have committed a breach of provisions of the Strata Management Act 2013 (“the Act”) by-

*failing to pay to the developer under subsection 12(5) of the Act:

* (a) Charges in the sum of RM

* (b) contribution to the sinking fund in the sum of RM

*failing to pay to the joint management body under subsection 25(6) of the Act:

* (a) Charges in the sum of RM

* (b) contribution to the sinking fund in the sum of RM

*failing to fully discharge your liability in respect of the amount of money lawfully incurred by the joint management body under subsection 21(4) of the Act and/or subsection 33(1) of the Act which is guaranteed by you as a parcel owner, in the sum of RM.....;

AND WHEREAS the said sum of RM.....has become recoverable from you by

virtue of the provisions of the Act mentioned above;

We as *the developer/*joint management body, by virtue of the powers conferred by subsection 34(1) of the Act hereby demand payment of the sum due within the period of

..... days (Note 1) from the date of service of this notice, failing which we may file a summons or claim in a court of competent jurisdiction or in the Strata Management Tribunal for recovery of the said sum, or as an alternative, resort to recovery under section 35 of the Act for attachment of movable property.

AND TAKE FURTHER NOTICE that any purchaser or parcel owner who, without reasonable excuse, fails to comply with this notice commits an offence under subsection 34(3) of the Act and shall on conviction, be liable to a fine not exceeding five thousand ringgit or to imprisonment for a term not exceeding three years or to both, and in the

case of a continuing offence, to a further fine not exceeding fifty ringgit for every day or part thereof during which the offence continues after conviction.

Dated.....

.....

Signature of authorised signatory of *developer/*joint management body

Name:.....

*Designation:.....

**delete whichever is not applicable*

Note:

(1) Not less than fourteen days from the date of service of this notice.