

STRATA MANAGEMENT ACT 2013

STRATA MANAGEMENT (MAINTENANCE AND MANAGEMENT) REGULATIONS 2015

**FORM 20**

(Regulation 31)

NOTICE TO DEMAND PAYMENT OF SUM DUE BY PROPRIETOR

To:

[Name and address of proprietor]

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

Name of management corporation/\*subsidiary management corporation:

.....

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

\*failing to pay to the management corporation under subsection 52(4) or 60(4) or 60(5) or 61(4) or 61(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 subsidiary management corporation under subsection 68(1) or 68(4) 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 \*management corporation/\*subsidiary management corporation in the course of exercise of its powers or functions, or its duties or obligations, which according to subsection 59(3) of the Act and/or subsection 77(1) of the Act, is guaranteed by you as a proprietor, 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 management corporation/\*subsidiary management corporation, by virtue of the powers conferred by subsection 78(1) of the Act hereby demand payment of the sum due within the period of ..... week(s) (Note 1) from the date of service of this notice and 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 79 of the Act for attachment of movable property.

**AND TAKE FURTHER NOTICE** that any proprietor who, without reasonable excuse, fails to comply with this notice commits an offence under subsection 78(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 \*management corporation/\*subsidiary management corporation

Name: .....

Designation: .....

*\*delete whichever is not applicable*

Note:

(1) Not less than two weeks from the date of service of this notice.