



PERBADANAN PENGURUSAN DESA IMPIANA PUCHONG PRIMA

Desa Impiana Management Office, Clubhouse,

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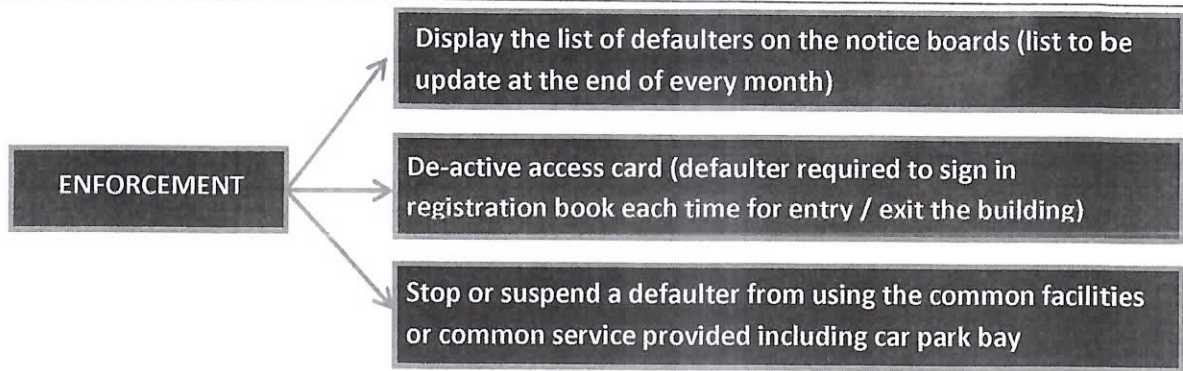
THIRD SCHEDULE

STRATA MANAGEMENT (MAINTENANCE AND MANAGEMENT) REGULATION 2015.

(REGULATION 5 & 28)

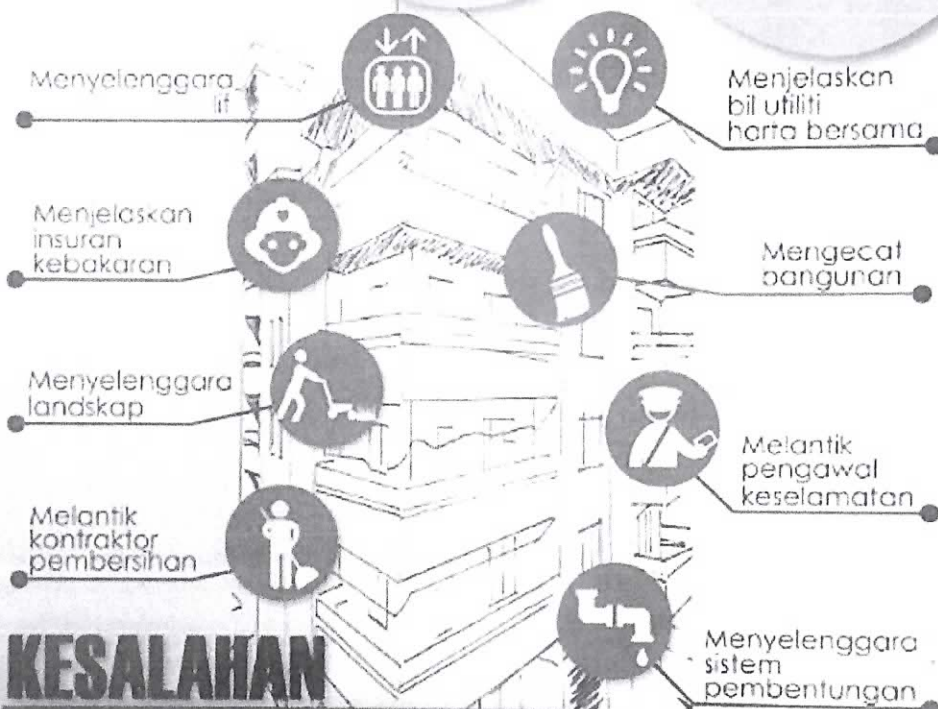
PART 2 SECTION 6 DEFAULTERS.

- Clause 1: For the purpose of these by laws:
- a) a defaulter is a proprietor who has not fully paid the Charges or contribution to the sinking fund in respect of his parcel or any other money imposed by or due and payable to the management corporation **under the Act** at the **"expiry of the period of fourteen days of receiving a notice"** from the management corporation; and
 - b) any restriction or action imposed against a defaulter shall include his family or any chargee, assignee, successor-in-title, lessee, tenant or occupier of his parcel.
- Clause 2: If **"any sum remains unpaid"** by the proprietor at the expiry of the period of fourteen days specified in subparagraph 6(1)(a) of these by-laws, the proprietor shall pay interest at the rate of ten per cent per annum on a daily basis or at such rate as shall be determined by the management corporation at a general meeting, until the date of actual payment of the sum due.
- Clause 3: The management corporation may prepare a defaulters' list showing the names of the defaulting proprietors, their respective parcels and the amount of the sum that remains unpaid, and may **"display the list of defaulters' names on the notice boards"** in the building provided that such list shall be updated by the management corporation at the end of every following calendar month.
- Clause 4: The management corporation may, at the **"expiry of the period of fourteen days"** specified in subparagraph 6(1)(a) of these by-laws, and without prior notice, **"deactivate any electromagnetic access device such as a card, tag or transponder"**, issued to a defaulter until such time that the any sum remaining unpaid in respect of his parcel has been fully paid, together with a charge not exceeding ringgit fifty that may be imposed by the management corporation for the reactivation of his electromagnetic access device. During the period of the deactivation of his electromagnetic access device, the management corporation may require the proprietor to sign in a defaulters' register book each time that the defaulter requires any assistance for entry into or exit from the building or the development area.
- Clause 5: The management corporation may **"stop or suspend"** a defaulter from using the **"common facilities or common services"** provided by the management corporation, including **"any car park bay in the common property"** that has been designated for the use of the defaulter.



CAJ PENYENGGARAAN TANGGUNGJAWAB ANDA

Caj penyenggaraan digunakan untuk mengurus dan menyenggara harta bersama pemajuan berstrata



KESALAHAN

Adalah menjadi satu kesalahan sekiranya pembeli/pemilik petak strata tidak menjelaskan caj penyenggaraan dan boleh disabitkan kesalahan di bawah undang-undang sedia ada