

KPKT enforces compounding of strata management offences

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Regulations have been enacted to empower the COB to compound offences committed under Act 757

THE Housing and Local Government Ministry (KPKT) has enforced the compounding of offences under the Strata Management Regulations 2019.

Deputy KPKT Minister Datuk Raja Kamarul Bahrin Shah Raja Ahmad said the implementation of the new regulations began on May 2, 2019.

“The regulations have been enacted to empower the Commissioner of Buildings (COB) to compound offences committed under the Strata Management Act 2013 (Act 757) or its subsidiaries.

“Among the benefits of the new regulations are time and cost savings, as well as more effective and efficient strata management,” he said at the KPKT’s monthly assembly in Putrajaya yesterday.

With the new regulations, Raja Kamarul Bahrin Shah said there’s no need to wait for any offence to be charged in court which will be costly and involve a long process.

As such, Raja Kamarul Bahrin Shah urges the COB to intensify the enforcement of the new regulations to ensure the wellbeing of the strata community.

The new compound regulations allow 29 offences under Act 757 and 19 offences under the Strata Management (Maintenance and Management) Regulations 2015 without having to refer to the court or the Strata Management Tribunal.

The rates of compound applied are between RM2,500 and RM250,000, which are 50% of the maximum RM500,000 compound under the Act.

The offences that are compoundable under Act 757 include developers’ failure to pay charges and contributions to unsold units; joint management bodies’ (JMBs) failure to dissolve the body and hand over to management corps (MCs); and parcel holders’ failure to comply with the notice demanding payment of the amount due within 14 days of the notice date.