



KEMENTERIAN PERUMAHAN DAN KERAJAAN TEMPATAN
UNIT KOMUNIKASI KORPORAT
ARAS 2
51 PERSIARAN PERDANA
PRESINT 4,
62100 PUTRAJAYA

Telefon : 03-88915000
Fax : 03-88915557
Kawat : "MINRUMAH"
http : //www.kpkt.gov.my
E-mail : pro@kpkt.gov.my

File : KPKT/BPK/19/7/4KIt.41 (34)

Date: 4 December 2012

MINISTER STATEMENT

Chief Editor,

The Star

News Paper : The Star

Date : 4 December 2012

Subject : No Monopoly In Management

Page : VIEWS 45

The Ministry Of Housing and Local Government appreciates the views and concern of FOMCA pertaining to the issues in the management of strata properties as appeared in The Star on the 4th December instant under this heading "No Monopoly In Management". Kindly note that the Dewan Rakyat (Lower House of Parliament) had passed our bill on Strata Management and presently awaiting its passage in the Dewan Negara (Upper House).

Bearing in mind the proposal from the member of both the Board of Valuers, Appraisers and Estate Agents (BVAEA) and Building Management Association of Malaysia (BMAM) on various issues surrounding the roles of manager of

strata properties and the implications thereof, the Ministry is keeping a close tab on the situation and as a measure to prevent any unforeseen circumstances, in one of the proposed regulations to the Strata Management Act 2012. all strata property managers save and except the members of BVAEA, shall furnish their employers (ie COB/JMB or MC as the case may be) a bankers guarantee or performance bond before assuming the post of strata property manager. This shall prevent any unscrupulous managers from doing anything detrimental to the unit owners. The Ministry will also be pursuing a dialogue with BVAEA if accommodation be made to register all existing genuine managers of strata properties in the country unconditionally for purpose of registration and regulation. If the Ministry is unable to achieve an arrangement with the said Board, another body may be set up under the purview of the Ministry to oversee the strata property managers. The Ministry had made some studies and comparisons of the role of strata property managers in other countries where strata property living has had a long history and tradition, such as Singapore, Australia, Hong Kong, United Kingdom and the United States. I would just like to add that in most of the said countries, strata property management is not considered a specialised area and as such not limited to a specific group of professionals.

Dato' Seri Chor Chee Heung
Minister of Housing and Local Government