



Headline	Tribunal to address management disputes
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Tribunal to address management disputes of stratified buildings

PUTRAJAYA: The Strata Management Tribunal has commenced operations in four zones, namely the north, centre, south and east, to hear disputes or claims related to the management of stratified buildings.

Urban Well-being, Housing and Local Government Minister Datuk Abdul Rahman Dahlan said the SMT had the jurisdiction to hear and determine claims not exceeding RM250,000.

Among issues that can be brought to the SMT are cost of repairs, charge imposed and execution of the annual general meeting.

He said parties entitled to file a claim to the SMT were the developer, the buyer, the owner including the original owner, joint management bodies, the corporate and subsidiary management and management agent. Abdul Rahman spoke to reporters after presenting appointment letters

to 16 SMT presidents at his office, here, yesterday.

For the central zone, he said the SMT would convene at the headquarters of the Urban Well-being, Housing and Local Government Ministry here, whereas in the states of the three other zones the SMT would be mobile depending on the number of complaints received.

"This is a step forward to solve the complexity of urban living. We don't want them (owners of high-rise buildings) to go to the courts as it is expensive and lengthy. The fee for SMT ranges from RM50 to RM250," he said.

Abdul Rahman said that going to court would take time and require the strata title owners to hire a lawyer while SMT wanted to deliver speedy and cost-effective solutions to the people.

He said the ministry received 15,781 complaints relating to the management of stratified build-

ings in 2014 compared with 13,602 complaints in 2013, an increase of 16 per cent.

"The statistics show that an increase in the number of complaints and disputed issues by the owners of strata parcels reflects that more and more owners are not satisfied with the quality of the management of stratified buildings," he said.

The appointment of the presidents of the SMT by the Ministry of Urban Well-being, Housing and Local Government (under subsection 103 (1) Act 757) is for a term not exceeding three years and they shall be eligible for reappointment at the expiration of the term of office as provided for under subsection 103 (3) Act 757.

The Strata Management Act 2013 (Act 757) was enacted on June 1, 2015, and the Strata Management Regulations (Strata Management Tribunal) 2015 came into force on July 1, 2015. - Bernama