

What does Joint Management Body (JMB) / Management Corporation (MC) of Stratified Properties NEED?



With the introduction of the Building and Common Property (Maintenance and Management) Act 2007 Act 663, a JMB or MC must be formed - comprising unit owners and the developer - to manage and maintain the common property. The first essential step for the JMB/MC is to **appraise the current condition of the building especially the common property areas** in regards to defects so as to ensure that defects are fixed and made good UPON the commencement of the Duties of the JMB/MC. Importantly, it gives the new JMB/MC a clean slate of building accounts to carry out its duties effectively.

THE COMMON PROPERTY AREAS – COMMON PROBLEMS Defects in Common property areas e.g. external walls, balconies, air-cond ledges, planter boxes, service ducts, swimming pool & pumps, roofing, corridor ceilings, lights, doors, windows, back of house rooms etc. may go unreported. If regular maintenance is not done they are extremely costly to fix; and it usually means having to utilize the sinking fund which in reality is 'your' money.

- Building Cracks – Facade
- Water Seepage from top to lower level of the carpark, balcony, bathroom etc
- Road, Driveways, Drainage
- Ground Settlement
- Roof, Gutter
- Rain Water Down Pipe Leaks - lower unit is facing the problem
- Slopes, Retaining Wall



The Building Condition Status Audit Inspection & Report will provide a formal independent report containing a comprehensive photographic record of identified defects and advice on remedying the defects.

The formal audit enables the Committee to establish a record of the existing condition of the building for purposes of proper maintenance management and

- ✓ Facilitates the setting up of a Sinking Fund Maintenance and Management Plan to anticipate costs, expenses and accessibility issues
- ✓ Helps resolve unreported and unresolved patent and latent defects found in Common Property Areas
- ✓ Owners are more likely to pay their maintenance charges when provided a report and record of maintenance work
- ✓ Minimises disputes amongst the Owners/Residents and property manager on refurbishment/renovation that are needed for upgrading of the building

Because of the vicious cycle of non-payments of service charges which leads to lack of funds for proper Maintenance, Repairs and Replacements, Health and Safety maintenance issues are left unchecked and defects are undetected or left unattended that would endanger the safety and well-being of its residents. This is a major property time-bomb that needs to be addressed by all concerned parties.

Fortunately, Architect Centre is here to help....



**Architect
centre**



**Independent Property
Inspection Service**

- Comprehensive 300 point checklist
- Major and minor fault alerts
- Repair and Maintenance advice
- Trade specialist guide



We are here to help...
03-2698 2488
 www.architectcentre.com.my