

HILLS & CHERYL

Corporate Advisory Sdn. Bhd.

Co. No: 201501028805 (1154126-W)

ACCOUNTS. ADVISORY. COSECs. RESEARCH. SST. TAX
"The next BIG decision."

15 & 15A, Hala Bendahara 1,
 31650, Ipoh, Perak,
 Malaysia.

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 Website: www.cwca.com.my

No	Aspect	JMB (Joint Management Body)	MC (Management Corporation)	RA (Residents' Association)
1	Legal status	Statutory body established under the Strata Management Act	Statutory body established under the Strata Titles Act after strata titles are issued	Voluntary association registered under other laws (or sometimes informal); not a statutory management body
2	When it is formed	After vacant possession is delivered and before the MC is established	After the strata titles are issued and the first AGM of the MC is held	Anytime residents choose to form one
3	Members	Developer and parcel owners	All registered parcel owners	Residents who choose to join (owners and sometimes tenants, depending on its constitution)
4	Main purpose	Manage and maintain the building/common property during the interim period	Manage and maintain the building/common property permanently	Represent residents' interests and foster community engagement
5	Authority over common property	Yes	Yes	No legal authority
6	Collect maintenance charges	Yes	Yes	No (unless collecting voluntary membership fees)

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	Set and enforce house rules	Yes, within statutory powers	Yes, within statutory powers	No legal enforcement power; may only recommend rules
7	Enter contracts	Yes, for management and maintenance	Yes, for management and maintenance	Yes, but only for RA activities, not for managing common property
8	Hire managing agents	Yes	Yes	No authority to appoint property managers for the strata scheme
9	Sue or be sued	Yes	Yes	Depends on its legal registration, but not regarding statutory management duties
10	Responsible for sinking fund	Yes	Yes	No
11	Responsible for insurance of common property	Yes	Yes	No
12	Organize community events	May do so, but not its primary role	May do so, but not its primary role	Yes, this is one of its main functions
13	Represent residents to local authorities	On management-related matters	On management-related matters	Yes, as a residents' representative, but without statutory management powers