



THE
SARAWAK GOVERNMENT GAZETTE
PART II

Published by Authority

Vol. LXXXI

7th September, 2026

No. 60

Swk. L. N. 260

STRATA MANAGEMENT ORDINANCE, 2019

STRATA MANAGEMENT (PAYMENT FOR STATUTORY OBLIGATIONS)
DIRECTIONS, 2026

(Made under section 3(6))

In exercise of the powers conferred by section 3(6) of the Strata Management Ordinance, 2019 [*Cap. 76*], the Commissioner of Buildings has made the following Directions:

Citation, commencement and application

1.—(1) These Directions may be cited as the **Strata Management (Payment For Statutory Obligations) Directions, 2026**, and shall be deemed to have come into force on the 21st day of August, 2026.

(2) These Directions shall bind the developer, joint management body, management corporation, subsidiary management corporation, purchaser(s), parcel owners or subsidiary proprietor.

(3) These Directions shall apply to all strata developments under the Ordinance.

Interpretation**2.** In these Directions—

“Commissioner” has the same meaning assigned to it in the Ordinance;

“developer” has the same meaning assigned to it in the Ordinance;

“local authority” has the same meaning assigned to it in the Local Authorities Ordinance, 1996 [*Cap. 20*];

“management body” shall be construed as a reference to the developer (during the developer’s management period and during the preliminary management period), joint management body, management corporation, subsidiary management corporation, subsidiary proprietor, parcel owner or purchaser, as the case may be;

“Ordinance” means Strata Management Ordinance, 2019 [*Cap 76*];

“parcel owner” has the same meaning assigned to it in the Ordinance;

“purchaser” has the same meaning assigned to it in the Ordinance;

“Regulations” means Strata Management (Management and Maintenance) Regulations, 2022 [*Swk L.N. 109/2022*];

“statutory obligations” means the statutory obligations of the developer, joint management body, management corporation, sub-management corporation, subsidiary proprietor, purchaser or parcel owner imposed upon them under the Ordinance; as the case may be, including but not limited to:

(a) convening of annual general meeting under section 17 (3) or 47(3) of the Ordinance;

(b) convening of extraordinary general meeting under paragraph 12(5) of the Fourth Schedule of the Ordinance ;

(c) survey for strata subdivision plan under regulation 5(2) of the Regulations;

(d) appointment of approved company auditor under sections 13(1)(b), 13(2), 24(1)(b), 24(2), 44(1)(b), 44(2), 51(1)(b) and 51(2) of the Ordinance;

(e) appointment of property manager or managing agent or any person under sections 76(1) and 76(4) of the Ordinance; or

(f) appointment of any person or registered architect, registered engineer, registered quantity surveyor or a registered building surveyor; under regulations 47(1) and 59(2) of the Regulations;

“subsidiary proprietor” has the same meaning as in the Strata (Subsidiary Titles) Ordinance, 2019 [*Cap. 75*], and include the purchaser and the parcel owner.

Demand of payment into trust account

3.—(1) Where the Commissioner makes an appointment for the purpose of carrying out any statutory obligations in respect of any strata property, the Commissioner may direct the management body to pay the cost of such appointment and any expenses incidental thereto into a trust account maintained by the local authority.

(2) The direction shall be made using Form A of the Schedule.

(3) The amount of the cost and expenses shall be determined by the Commissioner based on the quotation and estimate as the Commissioner deems reasonable.

(4) The management body shall make the payment within fourteen days from the date of the direction issued to it by the Commissioner.

(5) The Commissioner shall utilise the money paid solely for the purposes directed only and shall have power to disburse the payment to the service provider.

(6) The Commissioner shall furnish a copy of records of payment to the service provider to the management body.

(7) If there is any balance after deducting or disbursing the payment, the Commissioner shall refund the balance to the management body.

(8) If after or in the course of carrying out the statutory obligations, the Commissioner finds that the payment made is insufficient to cover the costs and expenses, the Commissioner may direct the management body to make additional payment.

Administrative cost by the Commissioner

4. The Commissioner may impose an administrative charge to be paid to the local authority in the course of appointment or carrying out the statutory obligations made hereunder at a rate of not exceeding ten thousand ringgit.

SCHEDULE**FORM A**

(Direction 3(2))

STRATA MANAGEMENT ORDINANCE, 2019

STRATA MANAGEMENT (PAYMENT FOR STATUTORY OBLIGATIONS)
DIRECTIONS, 2026

When replying please quote:

Reference number:

Date:

To:

.....

.....

Sir / Madam *,

An investigation conducted by the Commissioner has revealed that you, as the

/

(state name of the developer/ joint management body/ management corporation/ subsidiary management corporation/subsidiary proprietor /purchaser/parcel owner*) have failed to comply with the statutory obligation prescribed under the Strata Management Ordinance, 2019 [**Cap. 76**] and or Regulations made under the Ordinance with the following particulars:

(a) relevant provision of the Ordinance / Regulations*

.....

.....

(b) Description of statutory obligation outstanding:

.....

.....

(c) Period to which the obligation relates:

(d) Amount payable:

RM : (Ringgit Malaysia).....only)

2. Pursuant to section 17(3)/ 47(3)/13(2)/ 24(2)/44(2)/51(2)/ 76(1)/ 76(4)/ paragraph 12(5)* of Fourth Schedule of the Strata Management Ordinance, 2019 [**Cap. 76**] or regulation 8(2)/47(1)/59(2)* of the Strata Management (Management & Maintenance) Regulations, 2022 [**Swk.L.N. 109/2022**] and the Strata Management (Payment for Statutory Obligations) Directions, 2026 [**Swk. L.N. 260/2026**], you are hereby directed to pay the amount stated in paragraph (d) to cover the cost of the appointment to be made by me together with its related expenses for the purpose of carrying out the outstanding statutory obligation.

3. In addition to the amount specified in paragraph 1(d), the Commissioner may impose an administrative charge RM (not exceeding ten thousand ringgit), payable to the local authority in connection with the appointment or the carrying out of the outstanding statutory obligation under these Directions.

4. The payment shall be made by cash/money order/postal order/cashier's order/banker's order/bank draft * crossed with the words "Account Payee Only" made payable to the Commissioner or by electronic fund transfer, and may be delivered personally or sent by prepaid registered post to the following address:

The Commissioner of Buildings/ Deputy Commissioner of Buildings,

Local Authority:.....

Bank:

Account Number:
(to specify the account number or name under which local authority)

5. The amount specified in this Direction shall be paid on or before:
.....

6. If there is no payment received within the period referred to in paragraph 4, you hereby commits an offence under the Strata Management Ordinance, 2019 **[Cap. 76]** and legal action may be instituted against you without further notice.

Date:

.....
For and on behalf of the Commissioner
Name:
Designation:
Official Stamp:

* Delete whichever is inapplicable **State details and use appendix, if necessary.

Dated this 21st day of August, 2026.

DATU ELIZABETH LOH
Commissioner of Buildings

MPHLG/VRS/STR/1 Jld 7 (18)

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