



**CENTRE OF STUDIES FOR REAL ESTATE MANAGEMENT
COLLEGE OF BUILT ENVIRONMENT
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**CHALLENGES FACED BY JOINT MANAGEMENT BODY HANDLING
FIRST ANNUAL GENERAL MEETING**

**Academic Project Submitted in Partial Fulfilment of the Requirements
for the award of the Degree
Bachelor of Estate Management (Hons)**

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ABSTRACT

Stratified residential properties are becoming popular with having lot of facilities provided in the building as there is upward trend of the demanding for the strata property in the Malaysia. Stratified residential properties are manage by Joint Management Body (JMB) for responsible in handling and maintaining the building in the period of before formation of Management Corporation (MC) as according to the main objectives of management which are managing the buildings as well as the common properties. In managing the building, JMB have to convene first annual general meeting to discuss in regarding the management of building. Therefore, this study is focuses on overview the implementation of Annual General Meeting (AGM), to identify the challenges faced by JMB in handing meeting and proposed recommendation of how to attract the committees join the meeting. The first objective was achieved through literature review analysed by sources of secondary data such as articles, journals, newspaper and government sources. The primary data was analysed using frequency analysis and descriptive analysis to achieve the second and third objective. It is conducted through a five-point likert scale questionnaire with a sample of 60 committees' respondents with data analysis shows the ranking of variables are meeting agenda is not prepared to committees, inadequate notice of meeting, selection date and time management and lack of knowledge by JMB respond by respondents using questionnaire form.

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CHAPTER 1

RESEARCH BACKGROUND

1.1 Introduction

In the urban areas of Malaysia, stratified residential properties are becoming choice by developers because of nowadays living at strata residential properties become popular with having lot of facilities provided in the building. According to the Rashidah (2015) agreed that there is upward trend of the demand for the strata property in Malaysia as present lifestyle with developed near to the workplace in a city to the communities. Whilst, in managing the properties need to have a Joint Management Body (JMB) as stipulated under Act 757 of Strata Management Act 2013. These stated as JMB is responsible for managing and maintaining the building in the period of before the formation of Management Corporation (Mohamad Sukeri, 2017). In obtaining strata titles and after 25% transferring to the parcel owners, the strata property will be managed under Management Corporation (MC) (Tan Liat Choon, 2021). The JMB must be apply for a certification as under body corporate established under Act which needed established not later than 12 months from the date of delivery of vacant possession if the building completed.