



BADAN PENGURUSAN BERSAMA SAVANNA (125/2019)

Management Office, 5th Floor, Block A, Savanna Executive Suites, Lot 1125, Bandar Baru Lembah Selatan, 43800 Dengkil, Selangor. Email: savanna.jmb@gmail.com Tel: 03-86900019

Our Ref : JLPCSB/PMD/JMB/BPBS/35

Your Ref :

5th April 2021

Savanna Shop Owners

Lot 1125 Bandar Baru Lembah Selatan,
43800 Dengkil, Selangor Darul Ehsan

Attention to: Mr. Kwan Chee Keong (A1-G-09 & A1-01-09)

Sir / Madam,

BADAN PENGURUSAN BERSAMA SAVANNA

RESPOND TO ISSUED RAISED UP BY SHOPLOT'S OWNER DURING MEETING SESSION DATED 26TH MAR 2021

Please be informed that Management Office had informed Mr. Kwan through phone call that we will set up a discussion session to further discuss on issues related to shop lots on 26th March 2021 (Friday), 6:00 pm and asked for his confirmation on the date and time. He responded that he needs to finalize with another member and will update us accordingly. However, confirmation is only received from him on the day itself (26th March 2021).

With regards to your letter dated 12th March 2021, 19th March 2021 and subsequent meeting held between your good side (shop lot's owner's representative consists of Mr. Kwan, Mr. Sow, Mr. Low and En. Amran) and our Management on 26th March 2021 (Friday) at 6:00 pm we wish to highlight the followings for your reference: -

1. Recent announcement by MKN allowed AGM/EGM to be conducted provided that SOP and guidelines were strictly followed. In Savanna, the total number of units are 3,921 in which we required to provide a large space to cater the attendees with social distancing to be taken into consideration. Management had also consulted COB regarding the date for Savanna's 2nd AGM to be held on **25th September 2021** and COB had no objection with this date.
2. Management had confirmed that there is no changing of house rules without going through AGM/EGM. Late Payment Interest (LPI) was discussed during the 1st AGM, minuted in the AGM minute of meeting and included in the house rules and obtained COB endorsement on both.

Your side had requested for the implementation of the LPI to be postponed until the account dispute matters resolve and MO to bring this matter to be discussed during the 12th JMC meeting at 8:30 pm on 26th March 2021. Upon discussion during the 12th JMC meeting, JMC had decided that the LPI implementation would not be affecting account dispute matters as the charges will only be implement to late payment made for the month of April 2021 billing onwards. Thus, it is decided that the LPI implementation will still continue effective April 2021 and the requirements remained the same as per circulation notice.

However, should any units having issues with their Statement of Accounts they shall refer to Management Office for further assistance.



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3. During the discussion, your side raise up the issue that the conversion of share unit calculation has yet to be provided which has been requested during the previous AGM. Your side also stated that the charges imposed for the shop lot units is irrelevant considering that they are not entitled to use any of the common facilities.

Management had explained that the calculation for the share unit conversion was made by a licensed surveyor registered under JUPEM. All weightage use in the calculations were based on the 'Jadual A' provided by JUPEM and has been endorsed by the respective authority. The current charges imposed is RM 0.98/share unit for shop lot units and RM 2.44/share unit for the residential units. Management also highlighted that the shop lot maintenance charge is based in the two units they owned, Ground Floor level and 1st Floor Level. However, Management had agreed that the JMB will seek developer's cooperation in obtaining the calculation method for the share unit conversion to be shared with the residents.

Issue has been highlighted to developer's representative. Mr R Hemal during our last JMC meeting on 26th March 2021 for his further action. Once we received his reply we will forward to your side for reference.

4. Your side had requested for the amendment of 'deed of the mutual agreement' regarding the nature of business allowed to be operated in Savanna. Management had explained that the type of business allowed had been mentioned clearly in the deed of mutual agreement and JMC has no authority to amend the business natures without majority vote and approval from JMB. Management had requested your side to submit a motion regarding this matter to be included in the 2nd AGM agenda and discuss during the AGM for further action.
5. Your side has requested to have access to Management Office at Level 5 for day-to-day operation liaisons, JMC has agreed to allow access to shop owners until Level G and Security Guards at Level G will assist the Shop owners to access to Level 5, Management Office.

We trust the above is in order and should you require further assistance please do not hesitate to contact the undersigned or the respective Building Executives at each Block.

Thank you.

Yours Faithfully,
For and On Behalf

BADAN PENGURUSAN BERSAMA SAVANNA

SITI NUR AMIRA BT MAT JUSOH
BPBS Property Manager
Jasaland Property Consultants (KL) S/B



cc:

- JMC - En Asraf Bin Ismail, Chairman
COB - Majlis Perbandaran Sepang
MahSing - Mr Teo Swee Ann / Mr R Hemal Kumar

BADAN PENGURUSAN BERSAMA SAVANNA - MEETING BETWEEN SHOPLLOT OWNER WITH MANAGEMENT OFFICE

DATE: 26TH MARCH 2021, FRIDAY, 6.00PM

VENUE: DINING PAVILION BLOCK A, LEVEL 5

NO.	Unit No.	Name	Contact No.	Email Address	Temperature Record	Time In	Signature	Time Out	Remarks
		SITI NUR AMIFA BT MAY JUSOH	011-10347060	Jabaland	36.3	6.06 pm			
		Hanni Majid.	012 2177224		36.2	6.10 pm			
		K. T. Yeoh	019 267202		36.3	6.10 pm			
		Amran Salleh	0193564475	G-6-35	36.1	6.10 pm		d.amransalleh@gmail.com	
		Kwan	019981002	A1-6-09	36.3	6.10 pm			dekwon@live.com
		TJ Sow	011 21228163	B3-G-79	36.3	6.10 pm			tj.sow1@gmail.com
		T.S. Lau	0199862333	A3-37	36.4	6.10			juntar4@gmail.com
		-	-	A3-38	36.4	6.10			
		J. KOGILAVANI	010 2215994	305	35.0	6.15			
		Muhammad Azan Zilmi b. Samudram	017 5822982	JABALAND	36.3	6.15			
		RUCAYNE SULAIMAN	0182495097		35.2	6.15			

[WITHOUT PREJUDICE]

BADAN PENGURUSAN BERSAMA SAVANNA (125/2019)
Management Office,
5th Floor, Block A,
Lot 1125 Bandar Baru Lembah Selatan Mukim
Dengkil 43800 Dengkil Selangor D.E.
Email: savanna.jmb@gmail.com Tel: 03-8690 0019

26th Mar 2021

OBJECTION TO THE ENFORCEMENT OF LATE PAYMENT INTEREST (LPI) CHARGES TO THE DEFAULTER

Dear Sirs,

With reference to the above matter and our letter dated 12th Mar 2021, it is regret that we do not receive any response from you or your office. Hence the owners had prepared to take legal action against the Management Office regarding (but not limited to) issues below:

1. No AGM / EGM is called within the period stipulated by the COB. The owners had consulted the COB and confirmed that AGM / EGM is allowed as long as it follows SOP. The Management Office shall call for AGM / EGM ASAP to avoid any legal action taken against them
2. Changing in house rules required majority vote in AGM / EGM, especially regarding the LPI issues.
3. Management have yet to address the follow issues which had been raised during previous AGM:
 - a. The conversion from per square feet charges (which was stipulated in the S&P) to shared unit.
 - b. The ambiguity and overpaid fees which are unaccounted for in the management account
4. Misconduct / ignorance / unfair practices and unable to fulfill the obligations of the Management Office (reported by residents)
 - a. Manager refuses to meet customer (**A2-23A-18 Kean**)
 - b. Different penalties for management staffs and residents (**A2-23A-18 Kean**)
 - c. No quality control for appointed vendors (cleaner / contractor etc) (**A2-23A-18 Kean**)
 - d. Building maintenance issues not address accordingly (lighting / lift ...) (**C2-30-03 Bal**)
 - e. Common areas are dirty and badly maintained (**C2-30-03 Bal**)
 - f. No visitor parking slots despite repeated complain (**C2-30-03 Bal**)
5. Illegally held back tenant's renovation deposit.

We (the owners, tenants and residents) hereby demand the Management Office to withdraw / terminate any illegal / unilateral decisions on or before 29th March 2021, and organize EGM / AGM soonest possible to address all outstanding issues.

Yours faithfully
(Owners / Tenants / Residents)