**[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:
	1. The conversion from per square feet charges (which was stipulated in the S&P) to shared unit.
	2. 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)
	1. Manager refuses to meet customer (**A2-23A-18 Kean**)
	2. Different penalties for management staffs and residents (**A2-23A-18 Kean**)
	3. No quality control for appointed vendors (cleaner / contractor etc) (**A2-23A-18 Kean**)
	4. Building maintenance issues not address accordingly (lighting / lift …) (**C2-30-03 Bal**)
	5. Common areas are dirty and badly maintained (**C2-30-03 Bal**)
	6. 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)