

**ANNUAL GENERAL MEETING OF
Q SENTRAL MANAGEMENT CORPORATION**

REQUISITION FOR PRIVATE MOTION

(Paragraphs 12(1), 12(4)(a), 12(4)(b) and 13, Second Schedule of the Strata Management Act 2013)



To: - Q SENTRAL MANAGEMENT CORPORATION
Level M1, Q Sentral
2A Jalan Stesen Sentral 2
Kuala Lumpur Sentral, 50470 Kuala Lumpur

RE: REQUISITION FOR PRIVATE MOTION pursuant to paragraphs 12(1), 12(4)(a), 14(b) and 13 Second Schedule of the Strata Management Act 2013

*I / *We, the undersigned, (full name) Dato' Rabinder Singh *NRIC No./ *Passport No- 760801-10-5657 of (address) No. 15-06, 15-07, 15-08, Q Sentral, No.2A, Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur. *am a Parcel Owner / *are parcel owners entitled to vote in respect of Parcel/Unit No. 15-06, 15-07 and 15-08, at Q Sentral, No. 2A Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur hereby request for the following motion(s) as set out in the notice of the Annual General Meeting of Q Sentral Management Corporation dated 30.8.2024 pursuant to paragraphs 12(1), 12(4)(a), 12(4)(b) and 13, Second Schedule of the Strata Management Act 2013:

Private Motion No. 1

Explanatory Notes:

1. The Proposed New Rate of Charges are proposed via this private motion herein aims to ensure that the **15.9%** increment is applied **EQUALLY** to all unit parcels based on the Current Charges Rate set out in the table below:

No.	Type of Parcels	Current Charges Rate	Proposed New Charges Rate (Private Motion No.1)
(1)	Office Units	RM 6.9600 per share unit per month	RM 8.0666 per share unit per month
(2)	Business Units	RM 2.9000 per share unit per month	RM 3.3611 per share unit per month
(3)	Retail (Units Level 11-13)	RM 3.3300 per share unit per month	RM 3.8595 per share unit per month
(4)	Carpark	RM 5.5300 per share unit per month	RM 6.4093 per share unit per month

PRIVATE MOTION NO. 1: TO APPLY 15.9% INCREASE IN CHARGES, EQUALLY TO ALL UNIT PARCELS BASED ON THE CURRENT CHARGES RATE.

“THAT pursuant to Paragraph 12(1), 12(4)(a), 12(4)(b) and 13, Second Schedule of the Strata Management Act 2013, IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION (“MC”) that pursuant to section 60(3)(b) of the Strata Management Act 2013 [Act 757] in order to ensure that there will be adequate and sufficient fund for the management and maintenance of the common property of Q Sentral and to reflect the actual or expected general or regular expenditure of each component, the rates of Charges are hereby approved with effect from 1st October 2024 as follows:-

Proposed Multiple Rate Scheme

(Monthly Charges of RM1,142,457 and Yearly Charges of RM13,709,484, with the shortfall and/or deficit to be covered by surplus in the reserve fund.)

No.	Type of Parcels	Proposed New Charges Rate (Private Motion No.1)
(1)	Office Units	RM 8.0666 per share unit per month
(2)	Business Units	RM 3.3611 per share unit per month
(3)	Retail (Units Level 11-13)	RM 3.8595 per share unit per month
(4)	Carpark	RM 6.4093 per share unit per month

Private Motion No. 2

Explanatory Notes:

1. Consequential to the Proposed New Rate of Charges (Private Motion No.1), the proposed new sinking fund rates are set out in the table under this private motion.

PRIVATE MOTION NO. 2: TO APPLY 15.9% INCREASE IN SINKING FUND, EQUALLY TO ALL UNIT PARCELS BASED ON THE SINKING FUND RATE.

“THAT pursuant to Paragraph 12(1), 12(4)(a), 12(4)(b) and 13, Second Schedule of the Strata Management Act 2013, IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION (“MC”) that pursuant to Section 61(3) of the Strata Management Act, 2013 [Act 757], the rate of contribution to sinking fund shall be fixed at 10% of the respective Charges with effect from 1st October 2024 to reflect the actual or expected capital expenditure be and is hereby approved as follows:-

No.	Type of Parcels	Proposed New Sinking Fund Rate (Private Motion No.2)
(1)	Office Units	RM 0.8067 per share unit per month
(2)	Business Units	RM 0.3361 per share unit per month
(3)	Retail (Units Level 11-13)	RM 0.3860 per share unit per month
(4)	Carpark	RM 0.6409 per share unit per month

AND THAT the Charges and sinking fund contributions shall be paid in full by the respective proprietors."

to be included in the agenda of the Annual General Meeting of Q Sentral Management Corporation to be held at **West Wing (Food Court Area), Level 11, Q Sentral, No. 2A, Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur**, on **Thursday, 26.9.2024**, at **10.00 a.m** or at any adjournment thereof.

12.9.2024

Dated: _____

Signature(s) of ~~*Parcel Owner/*Co-parcel owners~~

*Seal/*Stamp (where applicable)

Name: **Dato' Rabinder Singh**

*delete whichever is not applicable