

PERBADANAN PENGURUSAN Q SENTRAL

(No. Buku Daftar Strata: 20183149)

Management Office, Level M1, Q Sentral,

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NOTICE

Ref : QS/MC/NOTICE/DS/2025/130

Date : 1st July 2025

To : All Owners

From : The Management, Q Sentral

Subject : **NOTICE OF CONFIRMING CHARGES, SINKING FUND CONTRIBUTION AND INTEREST RATE DETERMINED BY MANAGEMENT CORPORATION**

Dear Sir / Madam,

We would like to remind all owners that pursuant to subsections 60(4) and 60(5) of the Strata Management Act 2013 ("**SMA 2013**"), any charges imposed on proprietors in proportion to their respective parcel's share units for the purpose of maintaining the maintenance account shall be due and payable upon on the passing of a resolution to that effect by the Management Corporation.

We wish to inform you that on 13th May 2025, the **Strata Tribunal** under the **Kementerian Perumahan dan Kerajaan Tempatan ("KPKT")** at Putrajaya delivered a ruling affirming the validity of the Q Sentral MC's adoption of multiple rate charges. This ruling confirms that the implementation of such charges is in compliance with the SMA 2013.

TAKE NOTICE THAT the 5th Annual General Meeting of the Management Corporation held on 26th September 2024, the following resolutions were resolved:

1. REVISED SERVICE CHARGES

Effective from **1st October 2024**, until otherwise determined at a future general meeting:

Type of Parcel	Revised Rate (per share unit/month)
Office	RM8.0666
Business Unit *	RM3.3611
Retail (Level 11–13)	RM3.8595
Car Park	RM6.4093

* For Business Units without negative covenant, the rate remains at RM4.0913 per share unit/month.

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2. REVISED CONTRIBUTION TO SINKING FUND

Effective from **1st October 2024**, until otherwise determined at a future general meeting:

Type of Parcel	Revised Rate (per share unit/month)
Office	RM0.8067
Business Unit *	RM0.3361
Retail (Level 11–13)	RM0.3860
Car Park	RM0.6409

** For Business Units **without negative covenant**, the rate remains at **RM0.4091** per share unit/month.*

3. INTEREST ON LATE PAYMENT

A late payment interest of 10% per annum, calculated on a daily basis, will be imposed on any overdue Charges or Sinking Fund contributions.

We urge all proprietors to ensure timely payment of both the Maintenance Charges and Sinking Fund contributions to avoid the imposition of Late Payment Interest (LPI).

Your cooperation and prompt payment are essential for maintaining the building's financial health and ensuring sufficient funds for future capital improvements. We thank you for your continued support in making **Q Sentral** a well-managed and thriving commercial hub.

For any further enquiries, please contact the Management Office.

Thank you.

The Management
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