

# WADIHANA CONDOMINIUM RESIDENTS' COMMITTEE

"WCRC"

28th Floor, Public Bank Tower, No. 19 Jalan Wong Ah Fook, 80000 Johor Bahru, Johor, Malaysia  
Tel: 07-2211888 Fax: 07-2211889

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Circular 1/2003

3 March 2003

Dear fellow residents,

I am pleased to inform you that on 3 March 2003, a group of proprietors of the Wadihana Condominium units ("Wadihana Condo") met and decided to set up a pro-tem residents' committee pending the establishment of a management corporation under the Strata Titles Act, 1985 ("the 1985 Act").

The composition of the Committee is as follows:

Chairman	:	Mr Ng Ching Hai [ <i>General Manager, Operations and Technical, SAJ Holdings Sdn Bhd</i> ]
Vice-Chairman	:	Mr Ong Seng Chye [ <i>Estate Agent</i> ]
Secretary	:	Mr Roger Tan [ <i>Advocate &amp; Solicitor</i> ]
Treasurer	:	Mr Lai Chee Siew [ <i>Manager</i> ]
Committee Members	:	Mr Roger Chua [ <i>Manager</i> ] Dr Lim Choon Kwang [ <i>Manager</i> ]

Various sub-committees on matters such as management and maintenance; publicity; security and social and welfare will also be set up shortly.

In fact, for your information, there was already an attempt to set up such a committee in January 1998. However, the move had to be aborted as only 46% of parcel owners responded favourably to setting up the committee short of the required 50%.

Therefore, between 1998 and now, the management of the Wadihana Condo is in the sole hands of the developer. As proprietors and residents, we do not have a body to represent our interests and most of the time, we lack any voice or legal position to subject the management company to accountability for their acts and omissions in the management of the Wadihana Condo.

The above-mentioned proprietors therefore resolved that it is high time we should revive this idea of setting up a body to represent our common interests. Also, there is need for the inception of this Committee simply because the law (the 1985 Act) provides that the Management Corporation is only required to be established after strata titles have been issued. If that is the case, it may take awhile before the proprietors can have a say on how the Wadihana Condo is to be managed and maintained whilst during this time the proprietors' rights are only those as contained in the sale and purchase agreements and deeds of mutual covenants which we have signed with the developer. This is detrimental to the individual interests of the residents especially lately we see a decline in the standard of management of the Wadihana Condo from so many aspects.

Please do not mistake us as being keen to take a confrontational position with the developer/management company. We will give credit when and where it is due, but we shall stand

up for our rights if they fail to attend to complaints on various matters particularly relating to maintenance, and management of the common property. We therefore intend to work in partnership with them so that together we hope the Wadhana Condo will be the best managed and maintained in town, thus increasing its value.

We are of the view that unless the residents cooperate among ourselves and unite together in our dealings with the developer and the management company, there is no bargaining position at all if each resident is to deal separately with them. Hence, the setting up of this Committee pending the establishment of the management corporation.

However, this Committee will lack the clout and mandate to deal with the developer/management company unless each one of you authorises us to represent you and they are informed accordingly. We have therefore prepared two replies **for you to return to us** for our further action as soon as possible.

***Please remember the replies must be signed by the proprietors i.e. those who have signed the sale and purchase agreements and deed of mutual covenants with the developer.***

***We must stress that unless more than half of the existing proprietors reply to support the establishment of this Committee, we will disband ourselves and will not proceed further. On the other hand, if the response is good, we will proceed to draft a constitution for this committee to enable elections of the Committee to take place annually and to conduct its affairs in accordance with the constitution.***

Please return the replies to us before 21 March 2003. You can either post them to the above-stated address or drop them into letterbox no 3A01. If you do not agree, then you do not need to act any further. Looking forward to your anticipated support and cooperation.

Warmest Regards,

SIGNED

NG CHING HAI  
Chairman, WCRC

Date:

To Wadihana Pro-tem Residents' Committee  
28th Floor Public Bank Tower  
No. 19 Jalan Wong Ah Fook  
80000 Johor Bahru

Dear Sirs,

I/We refer to your letter dated 03 March 2003.

I/WE: .....  
NRIC No.: .....)  
.....  
NRIC No.: .....)

the proprietor/s of Wadihana Condo Unit No..... , hereby endorse the setting up of the Wadihana Pro-tem Residents' Committee and authorise you to represent me/us in all dealings with Equator Land Sdn. Bhd. and Equator Land Management Services Sdn. Bhd. relating to the management and maintenance of the Wadihana Condo provided no action in respect of any matter which will adversely affect my/our interests shall be taken unless we have been informed and our consent has been given.

We have also enclosed our letter to Equator Land Sdn. Bhd. and Equator Land Management Services Sdn. Bhd. for you to hand the same to them on our behalf.

Yours sincerely,

.....  
[ ..... ]  
Address:

Tel:  
Fax:  
E-mail:  
Date:

To Equator Land Sdn Bhd  
Equator Land Management Services Sdn. Bhd.  
Unit 13.03 Level 13, Wisma LKN  
No. 49 Jalan Wong Ah Fook  
80000 Johor Bahru

Dear Sirs,

I/We refer to the letter sent together with this letter from the Wadihana Pro-tem Residents' Committee.

I/WE: .....  
NRIC No.: . .....)  
.....  
NRIC No.: . .....)

the proprietor/s of Wadihana Condo Unit No..... , wish to inform you we have authorised and agreed to the setting up of this pro-tem residents' committee to represent us in all dealings with Equator Land Sdn. Bhd. and Equator Land Management Services Sdn. Bhd. relating to the management and maintenance of the Wadihana Condo without prejudice to our rights to revoke this authority at any time by further notification in writing to you.

Yours sincerely,

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[ ]

Tel:  
Fax:  
E-mail: