WORKING SHEET FOR A CERTIFICATE OF AMOUNT PAYABLE (FORM 19 FOR AN MC; FORM 10 FOR A JMB)

Working draft, not the prescribed form · Strata Management Act 2013 (Act 757), s. 73 (MC) and s. 31 (JMB) · Peninsular Malaysia and Labuan

Name of the development and its MC or JMB (with registered address)

Parcel no. and building or block no.

Name of proprietor on the Strata Roll (MC, Form 19) or of the parcel owner on the register of parcel owners (JMB, Form 10)

Applicant: for an MC (Form 19, s. 73) a proprietor or a prospective proprietor; for a JMB (Form 10, s. 31) a parcel owner or a prospective purchaser; or the person applying on his behalf

Date the application and the fee were received (the fee is up to RM50, s. 73)

Date the 21 days end (MC: reg. 30(1); JMB: reg. 19(1); the regulation does not say from which day it is counted)

Which body is issuing the certificate (tick one)

- ☐ Management corporation (MC): prescribed Form 19, for a proprietor or a prospective proprietor (s. 73, reg. 30)
- ☐ Joint management body (JMB): prescribed Form 10, for a parcel owner or a prospective purchaser (s. 31, reg. 19)

Form 19 (MC): fields as far as our pack gives their order

Field of Form 19	Entry
Parcel or unit no.	
Building or block no.	
Name of proprietor on the Strata Roll	
Items (i) to (ix), in RM: the wording of the items is not in our pack, so copy it from the prescribed Form 19	

Form 10 (JMB): fields

Field of Form 10	Entry
Our pack gives the title of Form 10 only, not its fields or its items: take every field from the prescribed Form 10 (parcel owner and prospective purchaser, s. 31)	

Figures to prepare for either form: the contents the Act lists (s. 73(a) to (f) for an MC; s. 31(a) to (f) for a JMB). This is the Act's list, not the order of the items of Form 19 or Form 10

Content listed by the Act	Amount (RM)	Notes
(a) The Charges and the sinking fund contribution payable		
(b) the time and manner of payment		
(c) the amount, if any, of arrears of Charges, and contribution to the sinking fund, in respect of the parcel		
(d) The maintenance-account balance and the sums committed		
(e) The sinking-fund balance and the sums committed		
(f) The nature of repairs and the estimated expenditure for which the owner may become liable		

Use the prescribed form

Use the prescribed Form 19 in the Regulations (reg. 30); this sheet helps you prepare the figures. For a JMB, use the prescribed Form 10 (reg. 19).

Form 19 is titled "CERTIFICATE OF AMOUNT PAYABLE BY PROPRIETOR OR PROSPECTIVE PROPRIETOR" and Form 10 "CERTIFICATE OF AMOUNT PAYABLE BY PARCEL OWNER OR PROSPECTIVE PURCHASER". The Form 19 fields include the parcel or unit number, the building or block number and the name of the proprietor on the strata roll, and items in RM. This sheet does not reproduce the items of either form.

Person signing for the body (name and office)

Name, office, signature and date

Working template prepared by Unitify as a reference. It is not a prescribed form and not legal advice. It rests on the Strata Management Act 2013 (Act 757) and the Strata Management (Maintenance and Management) Regulations 2015 as read in the official gazette texts on 16 November 2026, and it covers Peninsular Malaysia and Labuan only. It is a working draft and not the prescribed Form 19 or Form 10: use the prescribed form in the Regulations; this sheet helps you prepare the figures. This reflects the official text of Act 757 (2013) and the 2015 Regulations as we read them on 16 November 2026. We could not read a consolidated version; check for later amendments with your lawyer or the COB. Have your lawyer check it before you use it.