



**LEGAL LOGIC ASIA**  
THE INFORMATION PROFESSIONALS

# STRATA MANAGEMENT SEMINAR 2018

**Date: 08 March 2018**

**Venue: Concorde Hotel, Kuala Lumpur**

## SEMINAR OVERVIEW

Strata Management Act ("SMA") 2013, Strata Management Regulation (Maintenance & Management) Regulation ("SMR") 2015 and Strata Management (Strata Management Tribunal) Regulations 2015 came into force on June 2015. More than two years later, there are still many challenges and problems in its implementation due to many unforeseen issues, consequences and legal obligations.

This 1-day intensive seminar will deal with the many current issues and problems faced by developers, purchasers, management bodies, property managers and the COB in the implementation and compliance of the provisions of the Strata Management Act 2013. The speakers will discuss in-depth what is involved in maintenance and management of buildings and common property, problems and issues arising during developer's management period and preliminary management period, the Strata Management Tribunal and its jurisdiction and powers.

The key topics that will be covered include:

- New Guidelines for Limited Common Property from JUPEM
- Overview of the Strata Management Act 2013 & the Regulations made thereunder
- Current issues and problems in the implementation of the Strata Management Act 2013 & the Regulations made thereunder
- Understanding what is involved in maintenance and management of building and common property
- Strata Management Tribunal
- Common questions and practical issues faced by Joint Management Body/ Management Corporation

## WHO SHOULD ATTEND

- Legal Practitioners
- Management Committee
- Managing Agents
- In-house counsels
- Property Surveyors
- Property Managers
- Vendors & Purchasers
- Joint Management Committee
- Office bearers of JMC and/or MC
- Property Developers
- Bankers
- Valuers and Appraisers
- Local Authorities

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Bar Council Malaysia CPD Points  
**T2/08032018/CCPLA/KL184090/6**

# SPEAKER PROFILE



## ANDREW WONG

Andrew Wong is a senior member of the Malaysian Bar. He was involved in the drafting of the Strata Management Act 2013. Since January 2013, he had conducted many seminars and briefings to both the public and private sectors on the new laws relating to development of buildings or lands intended for subdivision and the management of buildings and common property. He was also appointed by the Ministry of Urban Wellbeing, Housing and Local Government to conduct a series of training on the subject matter to government officers.



## LAI CHEE HOE

Lai Chee Hoe is the founding partner of Chee Hoe & Associates. Lai was awarded with a Fellowship for Arbitrator (FCIArb) and is a Chartered Arbitrator and Certified Adjudicator within the Kuala Lumpur Regional Arbitration Centre (KLRC) panel. He appears in courts regularly and was also the Chairman of the Kuala Lumpur Bar Young Lawyers Committee.

Lai acts for and against JMB/MC or developers and regularly writes and advises on strata-related and strata tribunal matters. He is currently the Chairperson for several strata buildings in Kuala Lumpur and recently won the best managed property for Solaris Dutamas in the mixed development category organised by the Edge.



## SR MOHD AZUA BIN MOHD ZAIN

Sr Mohd Azua Bin Mohd Zain currently is a Principal Assistant Director of Survey (Cadastral Legislation Section) at Headquarter Department of Survey and Mapping Malaysia (JUPEM) and a member of Royal Institute of Surveying Malaysia (RISM). Previously served as Assistant Director of Survey at JUPEM WPKL and Deputy Director at JUPEM P. Pinang (2002-2016).

He has 17 years of experience related to issues and issuance of strata titles. He was appointed as a 'Champion' by being involved in the technical drafting for the Strata Title Act 2013 by the Ministry of Natural Resources and Environment (NRE). Currently appointed into a task force group study for the redevelopment of strata scheme in Malaysia.

# PROGRAMME

9.00am - 10.30am

**Session 1: Latest Guidelines for Limited Common Property from JUPEM** | by SR Mohd Azua Bin Mohd Zain

- What is a Special Plan under STA 2013
- Guideline for Special Plan of Limited Common Property
  - Director General Survey and Mapping Malaysia Circular
- Can a housing development apply for a SUB-MC?
- What is the current strata issues at States level?

10.30am - 10.45am

Coffee Break

10.45am - 12.00pm

**Session 2: Strata Management Tribunal** | by Lai Chee Hoe

- Can you bring an action in a Strata Tribunal? If not, who can?
- Who can attend at the hearing?
- What is the procedure in a Strata Tribunal?
- How does an appeal work?
- Can a Strata Tribunal make an order to pay compensation?
- What is the recent trend of cases

12.00pm - 1.00pm

**Session 3: Issues arising from AGM** | by Lai Chee Hoe

- Can a parcel owner/proprietor vote having an outstanding in one of the many units he/she owns?
- Can the parcel owner / proprietor be elected to the JMC or MC if he/she has outstanding charges to one of the many units owned?
- Can an absent proprietor be nominated and elected as a member of JMC or MC?
- Can the floor choose the office bearers?
- How do you vote in a general meeting?
- What are the different set of resolutions to be passed at a general meeting?

1.00pm - 2.00pm

Networking Lunch

2.00pm - 3.30pm

**Session 4: Current legal issues and problems in the implementation of the Strata Management Act 2013 & the Strata Management Regulation** | by Andrew Wong

- Understanding important words and terms, e.g. Purchaser, parcel owner, proprietor, building intended for subdivision, subdivided building, allocated share units and share units.
- Powers & duties of COB.
- Whether any claim within jurisdiction of Tribunal required to be brought before Tribunal and not before a court.
- Exhausting internal remedies before coming to court.
- Rationale behind schedule of parcels.
- Importance of share units.

3.30pm - 3.45pm

Tea Break

3.45pm - 5.15pm

**Session 5: Understanding what is involved in maintenance and management** | by Andrew Wong

- Developer unable to hand over to joint management committee
- Developer and management bodies impose Charges more than sufficient.
- Power of developer or JMB to impose different rates of Charges.
- Eligibility to vote if any parcels are in arrears.
- Can additional by-laws be made to prohibit short-term letting.

# REGISTRATION FORM (Use only capital letters)

	EARLY BIRD	Register & pay BY 1 March 2018	Register & pay AFTER 1 March 2018
<b>Registration Fee</b>		<b>RM800/pax</b>	<b>RM900/pax</b>

## Contact Details

Full Name <small>(as in Passport / Identity Card)</small>		
Institution/Company	Designation	
Address		
Address 2		
City	Postcode	
Country	Mobile Contact	
Telephone	Fax	Email

## Delegates Information

1) Full Name <small>(as in Passport / Identity Card)</small>	
Institution/Company	Email
2) Full Name <small>(as in Passport / Identity Card)</small>	
Institution/Company	Email
3) Full Name <small>(as in Passport / Identity Card)</small>	
Institution/Company	Email

## METHOD OF PAYMENT

### Method of Payment

Please check one of the Boxes below for the method of payment. Payment must be made in advance of the seminar. Payment can be made by cheque, bank draft or bank transfer.

### I would like to pay by:

- ☐ Cheque  
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Payment by cheque and bank draft must be made payable to:

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Please complete registration details and email/fax the registration form and proof of payment to:  
sales@legallogicasia.com or fax  
+60327247194

### Cancellations

If you are unable to attend, a substitute delegate is welcome at no extra cost. A complete set of seminar documentation / materials and a 50% refund will be given for cancellations received in writing not later than 5 working days prior to the seminar date. No refunds will be given for cancellations received less than 5 working days prior to the seminar date.

Signature

Date

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## CONTACT DETAILS

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