

SERIES STRATA MANAGEMENT

Understanding the “must know” legal & practical issues in maintenance and management of building and common property

Date: 26 January 2019

Venue: Armada Hotel Petaling Jaya

SEMINAR OVERVIEW

This 1-day intensive seminar primarily covers the must know topics within the strata management, especially for members of the joint management committee, management corporation and managing agents. The legislations that will be referred to are the Strata Management Act 2013; Strata Management (Maintenance and Management) Regulations 2015 and Strata Management (Strata Management Tribunal) Regulations 2015.

The seminar will focus on primarily how to introduce policies, whether within the joint management committee or management committee or through the parcels owners or proprietors through a general meeting and also the procedures to adhere to preventing the resolution nullified or the entire general meeting invalidated. It will also covers areas of the correct procedure in recovering arrears and how to fill in Form 1 for filing in the Strata Tribunal. The speaker will also touch on the latest cases dealing with multiple rates and short term rentals.

THE KEY TOPICS INCLUDE:

- Statutory duties of the Joint management body and management corporation
- Use of moneys in the maintenance account
- Use of moneys in the sinking funds
- How to introduce new by-laws
- How to regulate short term rentals
- Whether multiple rates can be introduced
- Issues arising from Subsidiary Management Corporation (SMC)



WHO SHOULD ATTEND

- Members of the joint management committee
- Members of the management committee
- Legal Practitioners
- Property Developers
- In-house counsels
- Property Managers
- Local Authorities & Commissioners

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PROGRAMME

9.30am – 11.00am	<p>Understanding the legal issues involved in maintenance and management of building and common property</p> <ul style="list-style-type: none">• Overview of the Strata Management Act 2013 & the Regulations• What are the general duties of the JMB / MC?• What is the difference between maintenance account and sinking fund account?• Can we raise a one-off charges?• What are the developers' duties?• Can we apply multiple rates? If yes how do we do it during the 3 phases of management periods under developer, JMB and MC?• Must developer pay the full charges based on the quantum provisional share units for the provisional block?• Are deed of mutual covenants and easement enforceable and binding on JMB/MC if they are not passed by resolutions in AGM/EGM as by-laws?• How to deal with Air BNB issues?
11.00am – 11.30am	Coffee Break
11.30am – 1.00pm	<p>Issues arising from AGM</p> <ul style="list-style-type: none">• 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?• Is the vacation of office automatic if a JMC or MC members are absent from 3 consecutive meetings?• Can there be a vacation of office if the chairman of the JMC or MC absents from 3 scheduled meetings?• 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	<p>Strata Management Tribunal</p> <ul style="list-style-type: none">• What is Strata Tribunal and its jurisdiction?• 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
3.30pm – 4.00pm	Tea Break
4.00pm – 5.30pm	<p>Legal issues arising from Subsidiary Management Corporation (SMC)</p> <ul style="list-style-type: none">• How to form a subsidiary management corporation?• When does it require a formation of subsidiary management corporation?• Duties and powers of SMC.• Maintenance account and sinking fund account of SMC.• Can a strata scheme be totally made up of SMCs where the MC is left without any parcel under its care?• Can two or more parcels form a SMC if they are under the same proprietor?

SPEAKER

LAI CHEE HOE



A CLP Book-prize winner, the founding partner of Chee Hoe & Associates, Mr Lai was admitted and enrolled as an advocate and solicitor of the High Court of Malaya in 2005. He was also the Chairperson of the Kuala Lumpur Bar Young Lawyers Committee for two consecutive years. He acts for the Bar Council on various cases.

Mr Lai specialises in both civil and corporate litigation in particular strata management disputes. He also provides corporate advisory works and advises corporates on strata related pre-emptive actions. He argues complicated strata management issues in court regularly and is constantly sought after to provide trainings and talks. He regularly acts for joint management committees (JMC), management corporations (MC) and developers.

He also regularly writes and advises on strata-related and strata tribunal matters. He is also the current Chairperson of various Management Corporations in Kuala Lumpur and one of the development area he chaired, Solaris Dutamas recently won the best managed property in the mixed development category organised by the Edge.

He is also a chartered arbitrator and certified adjudicator within the KLRCA panel.

REGISTRATION FORM

Registration Fee

EARLY BIRD	Register & pay BY 23 JAN 2019	NORMAL PRICE	Register & pay AFTER 23 JAN 2019
<input type="checkbox"/>	RM650/per pax	<input type="checkbox"/>	RM750/per pax

***Group discount: 3 pax & above enjoys 5% discount | 5 pax & above enjoys 10% discount**

Contact Details (Use only capital letters)

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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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