

# HOW TO DEAL WITH THE LATEST KEY ISSUES FACED BY DEVELOPERS, JOINT MANAGEMENT COMMITTEE, MANAGEMENT COMMITTEE AND PROPRIETORS

5 SEPTEMBER 2019  
ISTANA HOTEL,  
KUALA LUMPUR

## Seminar Overview

This 1-day intensive seminar primarily covers the must know topics within strata management, especially for members of the joint management committee, management corporation, managing agents and developers. The legislations that will be referred to are the **Strata Management Act 2013; Strata Management (Maintenance and Management) Regulations 2015; and Strata Management (Compounding of Offences) Regulations 2019.**

### The key topics include:

- **Handing over Vacant Possession**
- **Formation of JMB or MC**
- **What to do when there are no share units assigned to a Development Area?**
- **Uniform Rate vs Different Rates of Charges**
- **Strata Management (Compounding of Offences) Regulations 2019**
- **How to recover monies (charges or debt due)**
- **How to make a claim and get an award in the Strata Management Tribunal**

### 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
- Land and Mines Department of Buildings

Co-organiser



Strategic Partner



Board of Valuers, Appraisers and Estate Agents Malaysia (BOVAEA)

**5 CPD HOURS APPLIED**

## PROGRAMME

9.00am- 10.30am	<b>Handing over Vacant Possession and Formation of JMB or MC</b> <ul style="list-style-type: none"> <li>• SPA and Defects Common Property Account</li> <li>• Duties and powers of Developer during the Developer's Management Period</li> <li>• Duties and powers of Developer during the Preliminary Management Period</li> <li>• Transferring duties by Developer to JMB or MC</li> <li>• Restrictions imposed on the Developer</li> <li>• How to convene 1st AGM of JMB or MC</li> <li>• How to amend by-laws</li> </ul>
10.30am- 11.00am	Coffee Break
11.00 am to 12.00pm	<b>What to do when there are no share units assigned to a Development Area?</b> <ul style="list-style-type: none"> <li>• What are share units?</li> <li>• Can one charges by floor area (square feet)?</li> <li>• What can you do if share units are not available?</li> <li>• What are the documents to request for?</li> <li>• How does a developer assign share units?</li> </ul>
12.00pm to 1.00pm	<b>Uniform Rate vs Different Rates of Charges</b> <ul style="list-style-type: none"> <li>• Use of maintenance accounts</li> <li>• Use of sinking fund accounts</li> <li>• Uniform rates</li> <li>• Exceptions</li> <li>• Grounds to apply different rates of charges</li> <li>• When to apply multiple rates?</li> <li>• Can a Developer apply multiple rates during developer's management period?</li> <li>• Can we raise a one-off charge?</li> </ul>
1.00pm – 2.00pm	Networking Lunch
2.00pm – 3.00pm	<b>How to Recover Monies (Charges or Debts)</b> <ul style="list-style-type: none"> <li>• What are charges and sinking funds?</li> <li>• When can you issue Form 11 or Form 20?</li> <li>• What if charges were based on floor area?</li> <li>• Can you ask for legal costs incurred?</li> <li>• Whether to file in Tribunal or Court?</li> <li>• How to execute the decision of court or award given by Tribunal</li> <li>• What is the jurisdiction of tribunal?</li> <li>• Analysis of Form 1 and Form 2 of Strata Management Tribunal</li> </ul>
3.00pm – 3.30pm	<b>Strata Management (Compounding of Offences) Regulations 2019</b> <ul style="list-style-type: none"> <li>• When can the Commissioner of Buildings issue a Notice to compound?</li> <li>• What will the amount be?</li> <li>• What happens if compound is not paid?</li> </ul>
3.30pm – 4.00pm	Tea Break
4.00pm- 5.00pm	<b>Strata Management Tribunal – How to make a claim and get an award</b> <ul style="list-style-type: none"> <li>• What is a Strata Management Tribunal and its jurisdiction?</li> <li>• Can you bring an action in a Strata Tribunal? If not, who can?</li> <li>• Who can attend at the hearing?</li> <li>• What is the procedure in a Strata Tribunal?</li> <li>• How does a judicial review work?</li> <li>• Can a Strata Tribunal make an order to pay compensation?</li> <li>• What are the recent cases</li> </ul>
5.00pm – 5.30pm	<b>Question &amp; Answer</b>

## SPEAKER



### LAI CHEE HOE

A Certificate of Legal Practice ("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. 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 acts for joint management committees (JMC), management corporations (MC) and developers. He is also the author of the book "Strata Management Practice & Procedure, 2019 Edition" published by CLJ Publication.

He also regularly updates Strata related cases on <https://blog.burgielaw.com/>. He was also the 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 empanelled with the Asian International Arbitration Centre ("AIAC") as a chartered arbitrator (fellow of CIArb) and certified adjudicator.

# REGISTRATION FORM

## Registration Fee

<b>EARLY BIRD</b>	Register & pay <b>BY 24 aug 2019</b>	<b>NORMAL PRICE</b>	Register & pay <b>AFTER 24 aug 2019</b>
<input type="checkbox"/>	<b>RM800/per pax</b>	<input type="checkbox"/>	<b>RM900/per pax</b>

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

## Contact Details (Use only capital letters)

Full Name <small>(as in Passport / Identity Card)</small>		
Institution/Company	Designation	
Address		
Address 2		
City	Postcode	
Country	Mobile Contact	
Telephone	Fax	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: **"Logic Plus Events"**

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**CIMB Bank Berhad**  
**Account No: 8009412876**

Please complete registration details and email/fax the registration form and proof of payment to:  
registration@logicplus.com.my or  
fax +60327247291

## 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

### 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

### Logic Plus Events

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