



**SERIES 4 STRATA  
MANAGEMENT**

# HOW TO IMPLEMENT THE BEST PRACTICES AND PROCEDURES FOR STRATA PROPERTY MANAGEMENT

**15 November 2019**

**Hotel Istana Kuala Lumpur City Centre**

## SEMINAR OVERVIEW

This seminar aims to equip participants with the knowledge and solutions to implement the best practices and procedures for the maintenance and management of buildings and common property. Thus, this seminar would enable participants to learn how to deal with all the current strata property management issues and problems faced by developers, joint management committees, management corporations and managing agents.

This 1-day intensive seminar cum workshop is the fourth and final seminar of the popular and highly in-demand Strata Management Seminar Series for 2019. The legislations that will be referred to are the **Strata Management Act 2013; Strata Management (Maintenance and Management) Regulations 2015; Strata Management (Strata Management Tribunal) Regulations 2015 and Strata Management (Compounding of Offences) Regulations 2019**

## WHO SHOULD ATTEND

- Property Developers
- Members of the management committee
- Members of the joint management committee
- Legal Practitioners
- Property Managers
- Local Authorities & Commissioners
- Property Owners
- Valuers, Appraisers and Estate Agent

Sign up now and get a 1 month subscription to the **"Strata Management Legal Retainer Package"**

\*Terms & Conditions apply

**worth  
RM1200!**

### The key topics include:

- How to ensure smooth transition from Developer to Joint Management Body (JMB) or Management Corporation (MC)
- How to introduce and amend additional by-laws
- How to apply multiple rates of charges in an integrated mixed-use strata scheme during the management periods by JMB and MC
- Use of multiple rates of charges in a phased development (involving different VP periods) and on provisional blocks
- Key issues arising from AGM
- Key areas within the strata management regime that requires improvement

Strategic Partner



Board of Valuers, Appraisers, Estate Agents  
and Property Manager

**5 CPD HOURS APPROVED**

# PROGRAMME

9.00am – 10.30am	<b>How to ensure smooth transition from Developer to Joint Management Body (JMB) or Management Corporation (MC)</b> <ul style="list-style-type: none"><li>• How to determine charges when delivering vacant possession?</li><li>• Can charges be based on floor area (per square feet)?</li><li>• Analysis of the recent case of Ekuiti Setegap v Plaza 393 Management Corporation</li><li>• What are the duties in relation to accounts?</li><li>• What are the accounts to be transferred?</li><li>• What are the basic requirements to convene the 1st AGM?</li><li>• What is a Defects Common Property Account?</li><li>• What are the restrictions imposed on the Developer?</li><li>• Can liabilities be handed over by the Developer to the JMB / MC?</li></ul>
10.30am – 11.00am	<b>Coffee Break</b>
11.00 am – 12.00pm	<b>How to introduce and amend additional by-laws</b> <ul style="list-style-type: none"><li>• Introduction to Third Schedule</li><li>• Can a developer introduce by-laws?</li><li>• Can a JMB introduce additional by-laws?</li><li>• Can a MC introduce additional by-laws?</li><li>• What are the areas of by-laws you can amend or make additions to?</li><li>• Do the by-laws bind the tenant or occupier?</li><li>• Can a proprietor inspect the by-laws?</li><li>• What are the restrictions to introducing additional by-laws?</li></ul>
12.00pm – 2.00pm	<b>Lunch &amp; Friday Prayers</b>
2.00pm – 3.30pm	<b>Why different rates of charges and when to introduce them?</b> <ul style="list-style-type: none"><li>• Use of multiple rates of charges in an integrated mixed-use strata scheme by Joint Management Body (JMB) and Management Corporation (MC)</li><li>• How to apply multiple rates of charges on provisional blocks</li><li>• Do provisional blocks have to pay a uniformed charge?</li><li>• Can we use multiple rate of charges in a phased development involving different VP periods?</li><li>• Can we raise a one-off charge?</li></ul>
3.30pm – 4.00pm	<b>Tea Break</b>
4.00pm – 5.00pm	<b>Issues arising from AGM</b> <ul style="list-style-type: none"><li>• Can a parcel owner/proprietor vote while having an outstanding in one of the many units he/she owns?</li><li>• Can the parcel owner / proprietor be elected to the JMB or MC if he/she has outstanding charges to one of the many units owned?</li><li>• Can an absent proprietor be nominated and elected as a member of JMB or MC?</li><li>• Can the floor choose the office bearers?</li><li>• How do you vote in a general meeting?</li><li>• What are the different set of resolutions to be passed at a general meeting?</li></ul>
5.00pm – 5.30pm	<b>What are the areas within the Strata Management Regime which require amendments?</b> <ul style="list-style-type: none"><li>• What are the current laws that require amendments?</li><li>• Key areas within the strata management regime that require improvements</li></ul>

## 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 9 Nov 2019</b>	<b>NORMAL PRICE</b>	Register & pay <b>AFTER 9 Nov 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	
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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:

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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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