

HOW TO AVOID THE CRITICAL MISTAKES AND COMMON LIABILITIES FACED BY DEVELOPERS, JMB, MC & PROPERTY MANAGERS

24 FEBRUARY 2022

ROYALE CHULAN HOTEL KUALA LUMPUR

This 1-day intensive seminar cum workshop is the first seminar in our Strata Management Seminar Series for 2022. It will lay the way forward by equipping participants with the knowledge and solutions to implement the best practices and procedures for the maintenance and management of buildings and common property. The focus of this edition would be to enable participants to learn how to avoid at all costs the critical mistakes and common liabilities faced by developers, joint management bodies, management corporations and property managers.

Another highlight of the seminar is the latest updates directly from the Commissioner of Buildings (COB) itself. The COB will highlight and discuss the latest issues affecting the conduct / requirements of AGMs and she will also share with participants what are the latest enforcement policies and procedures.

The **KEY TOPICS** include:

- Mistakes to be avoided at all costs by developers
- Critical issues faced by an elected committee member of the joint management body / management corporation
- Common liabilities of joint management body / management corporation (Civil & Criminal)
- Latest issues and updates from Commissioner of Buildings (COB)
- Issues arising from general meetings

WHO SHOULD ATTEND

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

Early Bird Registration by 18 February 2022

RM800/pax

*Limited seats available for this exclusive seminar
Our seminars/workshop will strictly follow all the necessary SOPs and guidelines, especially those related to social distancing and hygiene

Organised By



B-5-8 Plaza Mont Kiara,
Mont Kiara 50480, Kuala Lumpur
Tel: +603-2726 2928 | Fax: +603-2726 2929

Strategic Partners



BOVAEP / LPPEH

5 CPD HOURS APPLIED

8.00am - 9.00am	Registration and Morning Coffee
9.00am - 11.00am	Mistakes to be avoided at all costs by Developers <ul style="list-style-type: none">• Not knowing how to determine charges• What are the items to be taken into account when determining charges?• Can a Developer refer to the 5th Schedule of the SPA?• Can a Developer absorb charges for the first year?• Can a Developer absorb costs?• How to deal with units not sold?• Can a Developer apply different rates of charges?• When does duty to pay charges commence?• What rate should a developer pay for units not sold?• Can a developer designate common facilities or common property exclusively to a particular component? Speaker: Lai Chee Hoe
11.00am - 11.30am	Coffee Break
11.30am - 12.30pm	Critical issues faced by an elected committee member of the Joint Management Body / Management Corporation <ul style="list-style-type: none">• Failure to pay for charges• Failure to prepare a maintain a register of parcel owner• Failure to hand over documents and information to the MC• Failure to cause to be prepared accounts• Failure to audit the accounts• What happens if the elected member:<ul style="list-style-type: none">- is declared a bankrupt?- sold his parcel- is charged in court- conduct brings discredit to the committee or absent for 3 meetings• Can a company replace its company representative? Speaker: Lai Chee Hoe
12.30pm - 1.00pm	Common liabilities of Joint Management Body / Management Corporation (Civil and Criminal) <ul style="list-style-type: none">• Defamation• Civil action for recovery of damages• Award given in a strata management tribunal• Compound• Criminal penalty + imprisonment• How to avoid the above liabilities Speaker: Lai Chee Hoe
1.00pm - 2.00pm	Lunch Break
2.00pm - 3.30pm	Latest issues and updates from Commissioner of Buildings (COB) 2022 <ul style="list-style-type: none">• Critical issues arising from "Online AGM" vs "Physical AGM" vs "Hybrid AGM"• How the deal with AGM issues that arises before, during and after the AGM• What is the COB's latest stand and policy on the matter?• Enforcement by COB<ul style="list-style-type: none">- Compound & prosecution affecting Developers, JMB/MC, Property Managers & Parcel Owners.- Integrated operations affecting Developers, JMB/MC, Property Managers & Parcel Owners. Speaker: SR Jayanthi Kupusamy
3.30pm - 4.00pm	Coffee Break
4.00pm - 5.30pm	Issues arising from General Meetings <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?• How do you determine whether the 75% threshold for a special resolution is achieved? Speaker: Lai Chee Hoe



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 areas 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.

He also sits in the focus committee to propose amendments to the Strata Management Act 2013 and the Strata Management (Maintenance & Management) Regulations 2015.



Sr Jayanthi Kupusamy

Jayanthi is currently the Director of Unit Commissioner of Building (COB) in Majlis Bandaraya Petaling Jaya. She was previously the Director of Section Commissioner of Building (COB) in Majlis Perbandaran Port Dickson.

She has a Bsc (First Class) in Property Management (UTM) and is a member in Royal Institute Surveyors Malaysia (RISM), member in Malaysian Institute Property and Facility Managers (MIPFM) and Registered Valuer, Estate Agent and Property Managers (BOVEAP). She is also the recipient of awards by the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia and National Institute of Valuation (Inspen).

Jayanthi was actively involved in the drafting and working committees for the COB Manual by Valuation and Property Services Department under Ministry of Finance. She was also involved in the drafting of the Strata Management Act 2013 and regulations, formation of Subsidiary Management Corporations before filing schedule of parcels and being part of the KPKT focus committee dealing with different rates of charges by JMB.

Her department also created a new approach to manage all JMBs and MCs through an eCOB management system.

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24 FEBRUARY 2022 | ROYALE CHULAN HOTEL KUALA LUMPUR

STRATA MANAGEMENT SEMINAR SERIES 1 24 February 2022 Royale Chulan Hotel Kuala Lumpur	Early Bird Register & Pay by 18 February 2022	Normal Price Register & Pay after 18 February 2022
Registration Fee	<input type="checkbox"/> RM800/per pax	<input type="checkbox"/> RM900/per pax

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

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Only delegates that are "fully-vaccinated" (as per KKM/MKN guidelines) are allowed to attend the seminar.

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.

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Date