

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

**22 SEPTEMBER 2022  
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the third seminar in our Strata Management Seminar Series for 2022. The main focus of this edition would be to enable participants to learn how to implement the best practices and procedures for strata property management.

The speaker will deal with the important issues such as, the latest requirements for delivering vacant possession; who /when can claim from the common property defects account; how to ensure smooth transition from developer to MC; and the proper of the usage of common property by developer and MC.

The **KEY TOPICS** include:

- How to effectively deliver Vacant Possession to Purchasers
- How to safeguard the Monies in the Common Property Defects Account
- Formation of Management Corporation
- How to properly regulate the use of Common Properties

## 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 15 September 2022

**RM850/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**

8.30am - 9.00am	Registration
9.00am - 10.30am	<b>How to effectively deliver Vacant Possession to Purchasers</b> <ul style="list-style-type: none"><li>• What notices are you required to provide before delivering vacant possession?</li><li>• How long do you need to lodge Form 25 with Commissioner of Buildings (COB) before delivering vacant possession?</li><li>• How much do you need to pay to COB to open the common property defects account?</li><li>• What does it mean by estimated cost of construction?</li><li>• What is the use of the common property defects account?</li><li>• What is the mode of payment?</li><li>• Can the amount paid be refunded?</li><li>• Can a developer apply for an extension of time?</li><li>• Can a developer refuse to repair the defects?</li><li>• Can the COB recover expenses incurred and cost of rectification works?</li></ul>
10.30am - 11.00am	Coffee Break
11.00am - 12.30pm	<b>How to safeguard the Monies in the Common Property Defects Account</b> <ul style="list-style-type: none"><li>• Who can claim from the common property defects account?</li><li>• When can you claim from the common property defects account?</li><li>• Can you claim during and/or after the defect liability period?</li><li>• Can you claim if there is an inter-floor leakage?</li><li>• Can you claim if there is a damage to party wall?</li><li>• Who can claim? Tenant, Purchaser, Joint Management Body (JMB), Management Corporation (MC)?</li><li>• What form do you fill in to claim from the common property defects account?</li><li>• What happens next after COB receives the notice?</li></ul>
12.30pm - 1.30pm	Networking Lunch
1.30pm - 3.00pm	<b>Formation of Management Corporation</b> <ul style="list-style-type: none"><li>• When does a management corporation established?</li><li>• What happens if management corporation is established before the formation of JMB?</li><li>• When does a developer convene the 1st AGM of MC?</li><li>• Does it need to be in Form 14?</li><li>• What does the MC need to do after the 1st AGM of MC?</li><li>• Who is to issue Form 15?</li><li>• What are the information / documents a developer is required to hand over to the Management Corporation?</li><li>• When does the developer need to issue Form 13</li><li>• If the Developer refuses to hand over info/ documents, what can the MC do?</li></ul>
3.00pm - 3.30pm	Tea Break
3.30pm - 5.00pm	<b>How to properly regulate the use of Common Properties</b> <ul style="list-style-type: none"><li>• Does the common property vest in MC?</li><li>• What is the definition of common property?</li><li>• Can a developer enter into an agreement in a period extending beyond the preliminary management period expire?</li><li>• What happened to the agreement entered into the developer post 1st AGM of MC?</li><li>• What happens if the MC discovers there is a lease entered into by the developer on a common property?</li><li>• Can a developer / MC provide exclusivity to a proprietor to the part of common property?</li><li>• Does the MC need to enter into an agreement to record the exclusivity?</li><li>• Does the MC need to bring the exclusivity to the general body?</li><li>• Can the MC lease out part of the common property for alfresco dining / mobile network antenna?</li><li>• What happens if the developer has provided exclusivity for a period extending beyond the preliminary management period.</li></ul>



**Lai Chee Hoe**

Founding / Managing Partner  
Chee Hoe & Associates

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 the lead counsel for landmark cases such as Obata Ambak Holdings, which recently obtained leave to appeal to the Federal Court on seven questions of law post Ang Ming Lee; and the Gas Malaysia case where court made a key decision that the supply of Gas ought not be handed over to the JMB / MC.

He also regularly updates Strata related cases on <https://blog.burgielaw.com/>. He is also the author of the best-selling book “Strata Management Practice & Procedure, 2019 Edition” published by CLJ Publication.

He was 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 CI Arb) 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.

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

22 SEPTEMBER 2022 | CONCORDE HOTEL KUALA LUMPUR

<b>STRATA MANAGEMENT SEMINAR SERIES 3</b> 22 September 2022   Concorde Hotel Kuala Lumpur	Early Bird <b>Register &amp; Pay by</b> 15 September 2022	Normal Price <b>Register &amp; Pay after</b> 15 September 2022
Registration Fee	<input type="checkbox"/> <b>RM850/per pax</b>	<input type="checkbox"/> <b>RM950/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

## Participant 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  
 Bank Draft  
 Bank Transfer

Payment by cheque and bank draft must be made payable to:  
**"Logic Plus Events"**

Payment by Bank Transfer must be made to:

**Logic Plus Events**  
**CIMB Bank Berhad**  
**Account No: 8009412876**

Please complete registration details and email/fax the registration form and proof of payment to:

**E-Mail**  
 registration@logicplus.com.my

**Telephone**  
 +603 2726 2928  
 +6016 602 3379

**Fax**  
 +603 2726 2929

**Contact Person**  
 Mr Tan

## Terms & Conditions

**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

## Logic Plus Events

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