

# HOW TO ENSURE THE PROPER MAINTENANCE AND MANAGEMENT OF BUILDINGS AND COMMON PROPERTY

**8 DECEMBER 2022  
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the final seminar in our Strata Management Seminar Series for 2022. The main focus of this edition would be to enable participants to learn how to ensure the proper maintenance and management of buildings and common property.

The speakers will deal with the important issues, such as, how many accounts can a Developer / Joint Management Body / Management Corporation open and maintain; the permissible uses of maintenance and sinking fund accounts; the consequences if usage of funds is outside the scope of the Strata Management Act 2013; the rules regulating the management of provisional blocks; and the process of creating Limited Common Plan and formation of Subsidiary Management Corporation in a mixed-used strata scheme.

The **KEY TOPICS** include:

- What are the Duties of a Developer in Relation to Accounts?
- How to Ensure Proper Usage of Monies in the Maintenance and Sinking Fund Accounts
- How to Ensure the Proper Management and Maintenance of Provisional Blocks
- Strata Management in Mixed Developments: Understanding Share Units
- Creation of Subsidiary Management Corporation

## 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 2 December 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



A-5-10, Empire Tower SS16/1,  
Subang Jaya, 47500 Subang Jaya, Selangor  
Tel: +603-2726 2928 | Fax: +603-2726 2929

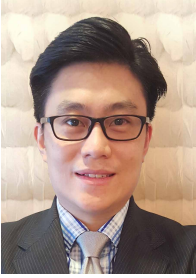
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**BOVAEP / LPPEH**

**5 CPD HOURS APPLIED**

8.30am - 9.00am	Registration
9.00am - 10.30am	<p><b>What are the Duties of a Developer in relation to Accounts?</b></p> <ul style="list-style-type: none"> <li>• How many accounts can a developer open?</li> <li>• Can a Developer open one account for each component?</li> <li>• When to open a maintenance account?</li> <li>• When to open a sinking fund account?</li> <li>• Can a Developer collect charges and bank-in into the Developer's HDA account?</li> <li>• Is the maintenance and sinking fund account a trust account?</li> <li>• If mistake was done, how can you rectify them?</li> <li>• What are the duties in relation to accounts?</li> <li>• What are the accounts to be transferred?</li> <li>• Can liabilities be handed over by the Developer to the Management Corporation?</li> </ul> <p><b>Speaker: Lai Chee Hoe</b></p>
10.30am - 11.00am	Coffee Break
11.00am - 12.30pm	<p><b>How to ensure proper usage of Monies in the Maintenance and Sinking Fund Accounts</b></p> <ul style="list-style-type: none"> <li>• How many accounts can a Joint Management Body (JMB) / Management Corporation (MC) maintain?</li> <li>• Can a parcel owner / proprietor inspect the accounts of the JMB / MC?</li> <li>• What are the documents which are subject to inspection?</li> <li>• Can a JMB / MC open and maintain an additional operational account to collect rental of common property?</li> <li>• What are the monies that should be paid into the maintenance accounts?</li> <li>• What about moneys derived from renting out the alfresco area?</li> <li>• What about moneys derived from advertisement boards?</li> <li>• Can a developer use the funds to organize events or purchase festival items?</li> <li>• What are the permissible uses of maintenance accounts?</li> <li>• What are the permissible uses of sinking fund accounts?</li> <li>• When is it necessary to obtain approval from the general body for usage of maintenance account / sinking fund? Can the use of funds be decided by the Management Committee?</li> <li>• What are consequences if usage of funds is outside the scope of the Strata Management Act 2013?</li> </ul> <p><b>Speaker: Lai Chee Hoe</b></p>
12.30pm - 1.30pm	Networking Lunch
1.30pm - 3.00pm	<p><b>How to ensure the proper management and maintenance of Provisional Blocks</b></p> <ul style="list-style-type: none"> <li>• What are provisional blocks?</li> <li>• Do we have to assign share value to provisional block?</li> <li>• What are the relevant provisions to take note of?</li> <li>• Does one have to pay charges and contribute to the sinking fund for provisional block?</li> <li>• Can we have a set of different rates for provisional block?</li> <li>• When does one start to pay for provisional block? VP dates?</li> <li>• Can we recover arrears from a proprietor of a provisional block?</li> <li>• Does Part V of the Strata Management Act 2013 apply to provisional block?</li> <li>• Do we take into account share units of provisional block in achieving the 25% threshold?</li> </ul> <p><b>Speaker: Lai Chee Hoe</b></p>
3.00pm - 3.30pm	Tea Break
3.30pm - 5.00pm	<p><b>Strata Management in Mixed Developments: Understanding Share Units and Creation of Subsidiary Management Corporation (SMC)</b></p> <ul style="list-style-type: none"> <li>• What is a stratified mixed development?</li> <li>• Understanding Share Units - Share Units under Strata Titles Act S.10(1)(h) and Strata Management Act S.8</li> <li>• Concept of Limited Common Property (LCP)</li> <li>• Special Plan for LCP</li> <li>• Process of creating LCP and formation of SMCs in a mixed-used strata scheme</li> <li>• Requisite 1st AGM of SMC</li> <li>• Composition of SMC and Management Corporation</li> </ul> <p><b>Speaker: Sr Chan Keat Lim</b></p>



**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 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.



**Sr Chan Keat Lim**

As a surveyor, he has more than 30 years of experience as a Government Surveyor and has held various positions including Assistant Director of Survey (Information Systems), Northern Johor District Surveyor, Assistant Secretary of National Infrastructure of Land Information Systems (NaLIS) [now known as the National Geospatial Centre (PGN)], Principal Assistant Director of Survey (Mapping Services), Johor Deputy Director of Survey, Director of Survey (Cadastral Legislation) and Director of Survey for Cadastral Division before retiring in July 2021. He has been registered with the Land Surveyors Board since 2002 and is now a Licensed Land Surveyor with Amanah Berjasa Geomatique.

He was a member of the working groups on amendments of the Strata Titles Act 1985, National Land Code 1965, Land Acquisition Act 1960 and Strata Management Act 2013. He was instrumental in

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.

proposing the Spatium concept to establish 3D multi-layered land ownership to facilitate overlapping developments under or above existing structures.

He was also nominated by Department of Survey and Mapping Malaysia to sit in the United Nations Committee of Experts on Global Geospatial Information Management (UN-GGIM) - ASIA PACIFIC - WORKING GROUP 3 - CADASTRE AND LAND MANAGEMENT and United Nations Committee of Experts on Global Geospatial Information Management (UN-GGIM) - WORKING GROUP ON MARINE GEOSPATIAL INFORMATION.

Since 2013, he has been invited to conduct training and speak in seminars on Schedule of Parcels, Allocation of Share Units, Special Plan for Limited Common Property, Formation of Sub-MC, Strata Titles, and Stratum Titles.

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8 DECEMBER 2022 | CONCORDE HOTEL KUALA LUMPUR

<b>STRATA MANAGEMENT SEMINAR SERIES 4</b> 8 December 2022   Concorde Hotel Kuala Lumpur	Early Bird <b>Register &amp; Pay by 2 December 2022</b>	Normal Price <b>Register &amp; Pay after 2 December 2022</b>
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)

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## Participant Information

1) Full Name <small>(as in Passport / Identity Card)</small>	
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**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

A-5-10, Empire Tower SS16/1, Subang Jaya, 47500 Subang Jaya, Selangor  
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