

**SERIES 1 STRATA
MANAGEMENT SEMINAR 2023**

HOW TO EXERCISE THE PROPER DUTIES, POWERS AND LEGAL OBLIGATIONS OF DEVELOPERS, JMB / MC & PROPERTY MANAGERS

**2 MARCH 2023
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the first seminar in our Strata Management Seminar Series for 2023. 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 speakers will deal with the important issues, such as, what are the statutory obligations, express and implied powers of a developer; when and how to convene the 1st AGM of MC; how to draft resolutions; what are the factors to consider before convening the AGM; formation of JMB / MC in townhouses / shophouses; how to deal power struggle among entities in strata schemes; and what constitutes a property manager vs a managing agent.

Another highlight of the seminar will be the latest updates and guidelines from the Commissioner of Buildings (COB). The COB will highlight and discuss the current issues and challenges affecting the strata property management and development sector.

The **KEY TOPICS** include:

- What are the extent of powers of a Developer?
- How to convene the 1st Annual General Meeting (AGM) of the Management Corporation (MC)
- What are the key considerations in deciding whether to convene an AGM of JMB / MC?
- What are the current issues and challenges in Strata Development and Strata Management
- What are the key differences between a Property Manager and Managing Agent?

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 25 February 2023

RM850/pax

**Limited seats available for this exclusive seminar*

Organised By



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

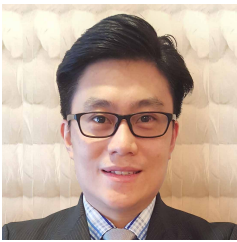
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BOVAEP / LPPEH

5 CPD HOURS APPLIED

8.30am - 9.00am	Registration
9.00am - 10.30am	What are the extent of powers of a Developer? <ul style="list-style-type: none"> • What are the statutory obligations of a Developer? • What are the express powers of a Developer? • What are the implied powers of a Developer? • Should one adopt a liberal or restrictive approach when construing the powers? • How does court view the extent of powers of a Developer? • Are there any grey areas? • What if one exercise the powers beyond the statutory regime? Speaker: Lai Chee Hoe
10.30am - 11.00am	Coffee Break
11.00am - 12.30pm	How to convene the 1st Annual General Meeting (AGM) of the Management Corporation (MC) <ul style="list-style-type: none"> • When to convene the 1st AGM of MC? • How to decide whether the 25% threshold is fulfilled? • Does the 25% include the developer's unsold parcel? • Does the 25% include the land owner's retained parcel? • Does a developer just issue Form 14? • What are the relevant resolutions? • Workshop: How to draft resolutions • Workshop: How to prepare Form 13 Speaker: Lai Chee Hoe
12.30pm - 1.30pm	Networking Lunch
1.30pm - 3.00pm	What are the key considerations in deciding whether to convene an AGM of JMB / MC? <ul style="list-style-type: none"> • When does one convene an AGM for JMB? • When does one convene an AGM for MC? • What are the factors that one need to consider before convening the AGM? • What would be the preferred AGM to be convened by a developer for a phased development? • Can one pay a different rate of charges for a phased development? • What are the potential exposure if a claim is made for the shortfall of different rates of charges? Speaker: Lai Chee Hoe
3.00pm - 3.30pm	Tea Break
3.30pm - 4.30pm	Current issues and challenges in Strata Development and Strata Management <ul style="list-style-type: none"> • Issues in strata development involving: <ul style="list-style-type: none"> • Schedule of parcels • Formation of JMB/MC in townhouse / shophouse • Deposit liability period • Issues in strata management involving: <ul style="list-style-type: none"> • Formation of JMB / MC • AGM/EGM • Multiple JMB/MC under 1 scheme • Power struggle among entities in strata scheme • Bulk meter • Challenges in strata schemes faced by: <ul style="list-style-type: none"> • Owners / Proprietors • JMB/MC • Developer • External parties • Commissioner of Buildings (COB) Speaker: SR Jayanthi Kupusamy
4.30pm - 5.30pm	What are the key differences between a Property Manager and Managing Agent? <ul style="list-style-type: none"> • Who is a property manager? • What is a licensed property manager? • What type of license is required to practise property management? • Can an unlicensed property management company carry out its service in stratified development? • Is managing agent equivalent to a property manager? • Can a JMB or MC self-manage? • Is it mandatory to enter into a management service agreement? • Does one need to file the management service agreement with COB? 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 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 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

Sr Jayanthi is currently the Director of Commissioner of Building in Majlis Bandaraya Petaling Jaya (MBPJ), a Fellow Member of Royal Institution of Surveyors Malaysia (RISM) and a Registered Valuer, Estate Agent and Property Manager with the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVEAP). She was previously the Director of Commissioner of Building (COB) in Majlis Perbandaran Port Dickson.

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

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 and currently she is in the process of implementing full digitalisation for JMBs and MCs to file their documents periodically under PJSSR (Petaling Jaya Smart, Sustainable and Resilient City) 2030.

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STRATA MANAGEMENT SEMINAR SERIES 1 2 MARCH 2023 CONCORDE HOTEL KUALA LUMPUR	Early Bird Register & Pay by 25 February 2023	Normal Price Register & Pay after 25 February 2023
Registration Fee	<input type="checkbox"/> RM850/per pax	<input type="checkbox"/> RM990/per pax

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

Contact Details (Use only capital letters)

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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

Terms & Conditions

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.

Signature

Date

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