

**SERIES 2 STRATA
MANAGEMENT SEMINAR 2023**

How to Implement the Best Practices and Procedures for Strata Property Management

8 JUNE 2023

CONCORDE HOTEL KUALA LUMPUR

This 1-day intensive seminar cum workshop is the second seminar in our Strata Management Seminar Series for 2023. 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: how to effectively deal with critical issues at a general meeting; what are the existing prescribe by-laws which deal with procurement procedures; when does the developer pay charges and contribute to the sinking funds for parcels they own; how to recover outstanding charges and how to execute the decision of court or award given by the Tribunal.

The **KEY TOPICS** include:

- How to effectively deal with critical issues at a General Meeting
- How to effectively introduce procurement procedures in a Strata Development
- When does the obligation to pay charges commence for Retained Parcels of a Developer?
- What are the recovery processes for Outstanding Charges?
- How to execute the decision of court or award given by Tribunal

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 June 2023

RM850/pax

*Terms & Conditions Apply

Organised By



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



BOVAEP / LPPEH

5 CPD HOURS APPLIED

8.00am - 9.00am	Registration
9.00am - 10.30am	How to effectively deal with critical issues at a General Meeting <ul style="list-style-type: none">• Can a co-proprietor acts as a proxy for another proprietor?• Can a proxy or corporate representative chair an AGM?• Can a proxy be eligible to be elected as committee member?• Do you table the private motion filed at the upcoming AGM?• What is a corporate representative? Is there a specific form?• Can a co-proprietor without a proxy form vote?• Can an absent proprietor be nominated and elected as a member of JMC or MC?• How to signify consent? Is nomination form a necessity?• 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?• What about unanimous and comprehensive resolution
10.30am - 11.00am	Coffee Break
11.00am - 12.30pm	How to effectively introduce procurement procedures in a Strata Development <ul style="list-style-type: none">• Does one need to always get 3 quotes before appointing a service provider?• What are the existing prescribe by-laws which deal with procurement procedure?• Can a developer introduce procurement procedures?• Can a JMB /MC introduce procurement procedures?• What are the guidelines provided by the Ministry?• How to introduce best procurement procedures?• Does one need to introduce them through a general meeting?• Can the procurement procedures be introduced through the committee meeting?• Does one need to adopt the budget at a general meeting?• Does the spending of monies require to adhere to the approved budget?
12.30pm - 1.30pm	Networking Lunch
1.30pm - 3.00pm	When does the obligation to pay charges commence for Retained Parcels of a Developer? <ul style="list-style-type: none">• When does the developer pay charges and contribute to the sinking funds for parcels they own (for example, malls, car parks, en-bloc office towers)?• When does the obligation to pay commence?• Does the obligation differ from Developer's Management Period and Preliminary Management Period?• What rates should apply on those parcels owned?• Should these rates be similar to the rates payable by the residential parcel owners?• Can we designate common facilities or common property exclusively to a particular component?• Does the developer also have to pay the similar rate for unsold units?
3.00pm - 3.30pm	Tea Break
3.30pm - 5.30pm	What are the recovery processes for Outstanding Charges? <ul style="list-style-type: none">• What is the definition of charges?• What about sinking fund? Can it be more than 10%?• When can you issue Form 11 or Form 20?• Analyse Form 11 and Form 20• Can you recover other outstanding charges through Form 11 or Form 20?• Can one recover outstanding fine imposed?• Can one recover insurance fees, quit rent, assessment?• What if charges were based on floor area?• Can you recover legal costs incurred?• Whether to file in Tribunal or Court?• After obtaining an award from Tribunal, what can one do?• What are the execution methods?• Winding up, bankruptcy, writ of seizure and sale• How to execute the decision of court or award given by Tribunal



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 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 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.

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STRATA MANAGEMENT SEMINAR SERIES 2 8 JUNE 2023 CONCORDE HOTEL KUALA LUMPUR	Early Bird Promo Payment by 2 June 2023	Normal Price Payment after 2 June 2023
Registration Fee	<input type="checkbox"/> RM850/per pax	<input type="checkbox"/> RM990/per pax

*Group discount: 3 pax & above enjoys 5% discount | Terms & Conditions apply

Contact Details (Use only capital letters)

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Participant Information

1) Full Name <small>(as in Passport / Identity Card)</small>	
Institution/Company	Email
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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