

How To Ensure The Proper Maintenance And Management Of Buildings And Common Property

10 AUGUST 2023
CONCORDE HOTEL KUALA LUMPUR

This 1-day intensive seminar cum workshop is the third seminar in our Strata Management Seminar Series for 2023. 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: what are share units and what are weightage factors and how does a developer assign share units; who can be a developer's representative; what do you do if there is no deed of mutual covenant or house rules and what are the parameters in introducing additional by-laws; what are the mechanisms in claiming from the common property defects account and how does a developer deal with a claim made against the common property defects account?

The **KEY TOPICS** include:

- Understanding the pre-requisites in the application for a strata scheme
- How to effectively regulate a strata scheme
- Critical issues faced by a developer's representative or elected committee member of the Joint Management Body (JMB) / Management Committee (MC)
- How to deal with claims made against the common property defects account during the Defect Liability Period?

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 4 August 2023

RM850/pax

*Terms & Conditions Apply

Organised By



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

Strategic Partners



Chee Hoe & Associates
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BurgiLaw



BOVAEP / LPPEH

5 CPD HOURS APPLIED

9.00am - 10.30am	<p>Understanding the pre-requisites in the application for a strata scheme</p> <ul style="list-style-type: none">• What are schedule of parcels?• What is Sifus?• What is a proposed strata plan?• What is limited common property?• What is the general procedure in the application of strata titles?• What are share units and what are weightage factors?• How does a developer assign share units? <p>Speaker: Sr Looi Kam Seng</p>
10.30am - 11.00am	Coffee Break
11.00am - 12.30pm	<p>How to effectively regulate a strata scheme</p> <ul style="list-style-type: none">• Do you start off with a deed of mutual covenant?• What is the difference between a deed of mutual covenant or house rules?• What do you do if there is no deed of mutual covenant or house rules?• What are prescribed by-laws under the Third Schedule?• Can a developer introduce by-laws?• Can a JMB introduce additional by-laws?• Can a MC introduce additional by-laws?• What areas can one regulate?• Do the by-laws bind the tenant or occupier?• Can a proprietor inspect the by-laws?• What are the parameters in introducing additional by-laws? <p>Speaker: Lai Chee Hoe</p>
12.30pm - 1.30pm	Networking Lunch
1.30pm - 3.00pm	<p>Critical issues faced by a developer's representative or elected committee member of the Joint Management Body / Management Committee</p> <ul style="list-style-type: none">• Who can be a developer's representative?• Does one need to reserve a spot for a developer's representative for the Management Committee?• What happens if the Developer has arrears?• Can a developer representative be replaced?• 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?• Can the remaining members appoint a replacement? <p>Speaker: Lai Chee Hoe</p>
3.00pm - 3.30pm	Tea Break
3.30pm - 5.00pm	<p>How to deal with claims made against the common property defects account during the Defect Liability Period?</p> <ul style="list-style-type: none">• What amounts to defects?• What is a common property defects account?• Who can claim from the common property defects account?• What are the mechanisms in claiming from the common property defects account?• How does a developer deal with a claim made against the common property defects account?• How long can a purchaser claim defects from developer?• What are the defect liability mechanisms? <p>Speaker: Lai Chee Hoe</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 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 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 Looi Kam Seng

He is currently the Director of Survey, Cadastral Legislation Section attached to the Department of Survey and Mapping Malaysia (JUPEM). He first attached as Assistant Director of Survey with the Department of Survey and Mapping Penang in 1992.

Having more than 30 years’ experience in Cadastral Surveying and received his Degree in Land Surveying from Universiti Teknologi Malaysia (UTM) in 1991. He is also a Registered Land Surveyor and a Subject Matter Expert (SME) in Cadastral Surveying.

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STRATA MANAGEMENT SEMINAR SERIES 3 10 AUGUST 2023 CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration Payment by 4 August 2023	Normal / HRDC Registration
Registration Fees	<input type="checkbox"/> RM850/per pax	<input type="checkbox"/> RM990/per pax

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

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Signature

Date