

# HOW TO DEAL WITH THE LATEST KEY ISSUES FACED BY DEVELOPERS, JOINT MANAGEMENT COMMITTEE, MANAGEMENT COMMITTEE AND PROPRIETORS

**15 NOVEMBER 2023  
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the final seminar in our Strata Management Seminar Series for 2023. The main focus of this edition would be to equip participants with the knowledge and solutions to deal with the some of the key issues faced by developers, joint management committee, management corporation, managing agents and proprietors.

The speaker will deal with the important issues such as: transition from Joint Management Body (JMB) to Management Corporation (MC); duties in relation to audited accounts; penalties that come from failure to audit accounts; parameters in determining charges and grounds to set aside charges; different rate of charges; and management & maintenance of provisional blocks under the current strata management regime.

The **KEY TOPICS** include:

- How to ensure smooth transition from Joint Management Body (JMB) to Management Corporation (MC)
- What are the Developer's duties in relation to auditing of accounts
- Why different rates of charges and when to introduce them
- How to ensure the proper management and maintenance of provisional blocks
- Latest legal decisions involving the maintenance and management building and common property

## **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 10 November 2023

**RM850/pax**

\*Terms & Conditions Apply

Organised By



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Strategic Partners



**BOVAEP / LPPEH**

**5 CPD HOURS APPLIED**

9.00am - 10.30am

**How to ensure smooth transition from Joint Management Body (JMB) to Management Corporation (MC)**

- What happens if MC is established before the formation of JMB?
- Does the legal duty remain with the developer to convene the 1st AGM of MC?
- Does the Developer need to use Form 14?
- Who has to prepare the budget?
- Do I present the JMB or the Developer's insurance?
- Do I present the JMB or the Developer's audited accounts?
- When does the developer still need to issue Form 13?
- If the Developer refuses to hand over info/ documents, what can the MC do?

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

**What are the Developer's duties in relation to auditing of accounts**

- What are the Developer's general duties in relation to accounts?
- What are the duties when it comes to auditing accounts?
- What is the required audit period for the maintenance account?
- How many times are you required to audit the maintenance account when JMB is first formed?
- Can the first AGM of JMB be convene without the audited accounts?
- What are the documents that are required to conduct the audit?
- What does "auditing to up to date of transfer" mean?
- What are penalties that come from the failure to audit the accounts?

12.30pm - 1.30pm

Networking Lunch

1.30pm - 3.00pm

**Why different rates of charges and when to introduce them**

- What are parameters in determining charges?
- What are the grounds to set aside charges?
- Can you now impose different rate of charges for a MC?
- Do you need to demonstrate a change of use of a parcel?
- What are the current case laws that deal with multiple rates of charges?

3.00pm - 3.30pm

Tea Break

3.30pm - 5.00pm

**How to ensure the proper management and maintenance of provisional blocks**

- What are provisional blocks?
- Can we charge the provisional block tittle to the bank?
- What are the conditions to apply for sub-division involving a provisional block?
- When is it compulsory to apply for a strata title for a provisional block?
- Do we have to assign share value to provisional block?
- Does one have to pay charges and contribute to the sinking fund for provisional block?
- Can we have a set of different rates for provisional block?
- When does one start to pay for provisional block? VP dates?
- Can we recover arrears from a proprietor of a provisional block?
- Does Part V of the Strata Management Act 2013 apply to provisional block?
- Do we take into account share units of provisional block in achieving the 25% threshold?



**Lai Chee Hoe**

Certificate of Legal Practice (“CLP”) Book-prize winner for General Paper, author of “Strata Management Practice & Procedure” published by CLJ Publication 2019 edition, admitted and enrolled as an advocate and solicitor of the High Court of Malaya in 2005.

He sits in the focus committee amending the Strata Management Act 2013 and the Strata Management (Maintenance & Management) Regulations 2015.

He specialises in both civil, corporate and construction litigation in particular strata management and housing development disputes. He provides corporate advisory works and advises developers 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 bodies (JMB), management corporations (MC) and developers.

He is the counsel for Obata Ambak, Vignesh Naidu’s case which recently obtained leave to appeal to the Federal Court on 7 questions of law post Ang Ming Lee. He is also involved in the Gas Malaysia case where the Court of Appeal (and later confirmed by the Federal Court) opined that the responsibility to supply Gas ought not be handed over to the JMB / MC. He also acts for the Bar Council on various cases.

He is empanelled with the Asian International Arbitration Centre (“AIAC”) as a Chartered Arbitrator (fellow of CI Arb) and as a Certified Adjudicator. He is also an Associate of the Malaysian Institute of Chartered Secretaries and Administrator.

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.

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15 NOVEMBER 2023 | CONCORDE HOTEL KUALA LUMPUR

<b>STRATA MANAGEMENT SEMINAR SERIES 4</b> 15 NOVEMBER 2023   CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration <b>Payment by 10 November 2023</b>	Normal / HRDC Registration
Registration Fees	<input type="checkbox"/> <b>RM850/per pax</b>	<input type="checkbox"/> <b>RM990/per pax</b>

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

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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 7 working days prior to the seminar date. No refunds will be given for cancellations received less than 7 working days prior to the seminar date.

Logic Plus reserves the right to change the date, venue, sub-topics and speaker(s) for the seminar(s) where necessary. Should we have to cancel or postpone the seminar, our responsibility is limited to a refund of any registration fee(s) already paid. Logic Plus is not responsible for travel, accommodation or other related/unrelated expenses which may have been incurred by delegate(s) attending this seminar.

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