

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

**29 FEBRUARY 2024
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the first seminar in our Strata Management Seminar Series for 2024. 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 prior to delivery of vacant possession and how to determine the date of vacant possession; how to exercise the proper duties, powers and liabilities of the JMB; how to deal with the enforcement procedures and recovery of outstanding maintenance charges and sinking fund under the Strata Management Act 2013; and issues involving en bloc sale and what happens to the MC in such cases.

The **KEY TOPICS** include:

- What are the key things to take note of when delivering vacant possession to purchasers
- How to exercise the proper duties, powers and liabilities of the Joint Management Body (JMB)
- How to deal with the enforcement procedures under the Strata Management Act 2013
- Recovery of outstanding maintenance charges
- What is the procedure for en bloc sale in West Malaysia?
- Latest legal decisions involving the maintenance and management of 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 22 February 2024

RM850/pax

*Terms & Conditions Apply

BOVAEP / LPPEH

5 CPD HOURS APPLIED

Organised By



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



9.00am - 10.30am

What are the key things to take note of when delivering vacant possession to purchasers

- What are the statutory obligations prior to delivery of vacant possession?
- How do we determine the date of vacant possession? - Should it be the date of letter of vacant possession, date of issuance, date of receipt, or date of deemed vacant possession?
- Can we provide phased vacant possession?
- What is the impact of phased vacant possession?
- Is phased vacant possession allowed in law?

Speaker: Lai Chee Hoe

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

How to exercise the proper duties, powers and liabilities of the Joint Management Body (JMB)

- When is the JMB established?
- Can the elected JMC members enter into contract before obtaining the certificate of establishment?
- Can the liability of the developer be handed over to the JMB?
- What happens if the JMB's bank account is not opened within 1 month after AGM?
- What are the best approaches to deal with contracts entered prior the establishment of JMB?
- Can a developer hand over the monies to the JMB exceeding the period intended by law?
- What can the developer do whilst waiting for the JMB to open the bank account?

Speaker: Lai Chee Hoe

12.30pm - 1.30pm

Networking Lunch

1.30pm - 3.00pm

How to deal with the enforcement procedures and recovery of outstanding maintenance charges under the Strata Management Act 2013

- Introduction on the Strata Management (Compounding of Offences) Regulations 2019
- Roles & Powers of Commissioner of Building (COB)
- Provisions of Strata Management Act 2013 (Act 757) relating to enforcement procedures
- Recovery of outstanding maintenance charges and sinking fund under Strata Management Act 2013 (Act 757)
- Claims by JMB/MC Against Purchaser / Proprietor / Parcel Owner • Claims by JMB/MC to Strata Management Tribunal (SMT), KPKT

Speaker: Palaniappan A/L S.Murugan

3.00pm - 3.30pm

Tea Break

3.30pm - 5.00pm

What is the procedure for en bloc sale in West Malaysia?

- What is en bloc sale?
- What is the minimum threshold to purchase the parcels in a development area?
- What type of resolution does one need to terminate the subdivision?
- What happens to the Management Corporation (MC)?
- What happens to the monies collected and how will it be distributed?
- Do you require a court order for purposes of termination of sub-division?

Speaker: Lai Chee Hoe



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.



Palaniappan A/L S.Murugan

Mr Palaniappan is a Legal Officer cum Legal Advisor of Commissioner of Buildings (COB) under the Valuation and Property Management Department (JPPH) in Kuala Lumpur City Hall (DBKL). He graduated from the National University of Malaysia (UKM) with a Bachelor of Law with Honors (LLB Hons) in 2016, and was admitted and enrolled as an Advocate and Solicitor of the High Court of Malaya in 2018.

He has wide experience in giving talks, sharing knowledge and advises on various topics under the strata management to developer, Joint Management Body (JMB),

Management Corporation (MC), other local authorities body, property management companies, and other related agencies.

He also acts as a Counsel for Commissioner of Buildings (COB) Kuala Lumpur for Strata Management Tribunal cases and often appears at the Strata Management Tribunal under the Ministry of Housing and Local Government (KPKT). He also has been notably involved as legal expert for Commissioner of Buildings (COB) in the second formation of Subsidiary Management Corporation (sub-MC) in Kuala Lumpur recently.

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STRATA MANAGEMENT SEMINAR SERIES 1 29 FEBRUARY 2024 CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration Payment by 22 February 2024	Normal / HRDC Registration
Registration Fees	<input type="checkbox"/> RM850/per pax	<input type="checkbox"/> RM990/per pax

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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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