

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

**14 NOVEMBER 2024
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the final seminar in our Strata Management Seminar Series for 2024. The 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 and managing agents.

The speakers will deal with important issues such as: 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; can you use the monies in the maintenance account to repair defects during the DLP; what are the impacts of share units to a strata scheme; and what are the proposed amendments to the Strata Management Act and its implications.

The **KEY TOPICS** include:

- How to deal with defects of common property during the Defect Liability Period?
- How to ensure proper usage of monies in the Maintenance and Sinking Fund Accounts
- What are the factors the Land and Mines (PTG) Office takes into account when approving the application for Certificate of Share Unit Formula?
- Insights into the proposed changes to the Strata Management Act and its implications
- Recent landmark decisions affecting strata management

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 8 November 2024

RM890/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



BOVAEP / LPPEH

5 CPD HOURS APPLIED

9.00am - 10.30am

HOW TO DEAL WITH DEFECTS OF COMMON PROPERTY DURING THE DEFECT LIABILITY PERIOD?

- 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?

Speaker: Lai Chee Hoe, Managing Partner, Chee Hoe & Associates

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

HOW TO ENSURE PROPER USAGE OF MONIES IN THE MAINTENANCE AND SINKING FUND ACCOUNTS

- Can you use the monies in the maintenance account to repairs defects during the DLP
- Can you use the monies in the maintenance account to repair inter-floor leakage
- Can you use the monies in the maintenance account to repair damage to party wall?
- What are the permissible uses of maintenance accounts?
- What are the permissible uses of sinking fund accounts?
- When is it necessary to obtain approval from the general body for usage of maintenance account / sinking fund? Can the use of funds be decided by the Management Committee?
- What are consequences if usage of funds is outside the scope of the Strata Management Act 2013?
- What are the monies that should be paid into the maintenance accounts?
- What about moneys derived from renting out the alfresco area?
- What about moneys derived from advertisement boards?
- Can a developer use the funds to organize events or purchase festival items?

Speaker: Lai Chee Hoe, Managing Partner, Chee Hoe & Associates

12.30pm - 1.30pm

Networking Lunch

1.30pm - 3.00pm

WHAT ARE THE FACTORS THE LAND AND MINES (PTG) OFFICE TAKES INTO ACCOUNT WHEN APPROVING THE APPLICATION FOR CERTIFICATE OF SHARE UNIT FORMULA?

- What are the impacts of share units to a strata scheme
- What is the share unit formula provided for under the State Strata Title Rules
- What does it mean by the proposed share units must be equitable?
- How does PTG deem the share units assigned are equitable
- Does PTG have the power to determine other share unit formulas which are more equitable?

Speaker: Farhan Hassan, Deputy Land Administrator and Registrar, Putrajaya Federal Territories Land and Mines Directors Office

3.00pm - 3.30pm

Tea Break

3.30pm - 5.00pm

INSIGHTS INTO THE PROPOSED CHANGES TO THE STRATA MANAGEMENT ACT AND ITS IMPLICATIONS

- Can a strata scheme adopt electronic voting during a general meeting?
- Can a strata scheme adopt electronic voting during a committee meeting?
- What is the difference between a virtual / hybrid meeting?
- Are virtual or hybrid meetings allowed in a general meeting of a strata scheme?
- What is the current mode of service for a notice of a general meeting?
- Can we substitute the current mode of service through email / whatsapp / social media platform?
- Do we need to deposit a hard copy of a private motion to the relevant office?
- Can we send the proxy form, private motion through email / whatsapp / social media platform?

Speaker: Lai Chee Hoe, Managing Partner, Chee Hoe & Associates



Lai Chee Hoe

A 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.

In year 2019, he sat on the previous focus committee amending the Strata Management Act 2013 and the Strata Management (Maintenance & Management) Regulations 2015. In year 2024, he was appointed by the Ministry of Housing and Local Government as one of the panel of advisor to assist in the amendments to the Housing Development (Control and Licensing) Act 1966 [Act 118] and Strata Management Act 2015. [Act 757]

He specialises in strata management and housing development disputes. He also advises developers on strata related pre-emptive actions and provide a comprehensive advisory from the stage of SIFUS and drawing up the schedule of parcels.

He argues complicated strata management issues in court regularly and is constantly sought after to provide training and talks. He

acts for joint management bodies (JMB), management corporations (MC) and developers.

He acted as the main counsel for:

1. *Obata Ambak v Prema Bonanza* which the Federal Court (with a panel of 5 judges) delivered a landmark decision distinguishing *Ang Ming Lee*.
2. *Pearl Suria* case where the Court of Appeal (and leave was not allowed in the Federal Court) delivered a landmark decision in allowing a developer (during preliminary management period) and Management Corporation to apply different rates of charges.
3. *Gas Malaysia* case where the Court of Appeal (and later affirmed by the Federal Court) opined that the Management Corporation has no power to supply Gas to the development area.

He also acts for the Bar Council on various cases. He also regularly updates Strata related cases on <https://blog.burgielaw.com/>



Farhan Hassan

Mr Farhan is currently the Deputy Land Administrator and Registrar under the Putrajaya Federal Territories Land and Mine Directors Office. He has been an administrative and diplomatic officer since 2008, and he has been highly involved with law/policy making, engagement with industrial players on strata title registration and businesses including those involving transit-oriented development. He was also part of the focus group discussion on the revision of the National Land Code and

Strata Title Act 1985.

He earned a Bachelor of Consumer Studies in 2008 and a Master of Land Resource Management in 2020 from the University of Putra Malaysia. He also has wide experience in giving talks, sharing knowledge and advises on various topics involving strata development and title registration, land revenue and alternative approaches to arrear collection.

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STRATA MANAGEMENT SEMINAR SERIES 4 14 NOVEMBER 2024 CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration Payment by 8 November 2024	Normal / HRDC Registration
Registration Fees	<input type="checkbox"/> RM890/per pax	<input type="checkbox"/> RM990/per pax

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