

HOW TO AVOID CRITICAL MISTAKES COMMITTED BY DEVELOPERS, JOINT MANAGEMENT BODIES, MANAGEMENT CORPORATIONS AND PROPERTY MANAGERS

HOTEL ISTANA KUALA LUMPUR CITY CENTRE

20 FEBRUARY 2020

SEMINAR OVERVIEW

This 1-day intensive seminar cum workshop is the first in our Strata Management Seminar Series for 2020. 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 main focus of this edition would be to enable participants to learn how to avoid at all cost the critical mistakes that are usually committed by developers, joint management bodies, management corporations and also property managers.

The legislations that will be referred to are the **Strata Management Act 2013; Strata Management (Maintenance and Management) Regulations 2015; Strata Management (Strata Management Tribunal) Regulations 2015 and Strata Management (Compounding of Offences) Regulations 2019.**

The key topics include:

- Mistakes to be avoided at all cost by Developer (for example, determining wrong set of charges and failure to comply with handover duties)
- Applying different rates of charges during Developer's Management Period / Preliminary Management Period
- How to convene the 1st AGM of the Management Corporation (when there is a co-existing Joint Management Body)
- Duties of the Joint Management Body and Management Corporation
- When should you write to Commissioner of Building?
- What matters require a resolution to be obtained at the General Meeting?
- What are different liabilities you may be exposed to?

Sign up now and
get a 1 month
subscription to the
"Strata Management
Legal Retainer
Package"

*T & C apply

**worth
RM1200!**

WHO SHOULD ATTEND

- Property Developers
- Members of the management committee
- Members of the joint management committee
- Legal Practitioners
- Property Managers
- Local Authorities & Commissioners
- Property Owners
- Valuers, Appraisers and Estate Agent

ORGANISED BY

LOGIC PLUS
Your Knowledge Partner

STRATEGIC PARTNER



Board of Valuers, Appraisers, Estate Agents
and Property Managers

5 CPD HOURS APPROVED

PROGRAMME

9.00am- 10.30am	MISTAKES TO BE AVOIDED AT ALL COST BY DEVELOPER (Part I) <ul style="list-style-type: none">• Not knowing how to determine charges<ul style="list-style-type: none">• What are the items to be taken into account when determining charges?• Can the Developer refer to Fifth Schedule of the SPA?• Can the Developer refer to Fifth Schedule if it is not a prescribed SPA?• Will the charges have an impact on you if you absorb charges for the first year;• Will it have an impact on the unsold units?• Other relevant factors• Can you apply different rates of charges during Developer's Management Period / Preliminary Management Period?<ul style="list-style-type: none">• When do you pay charges and contribute to the sinking funds for parcels you own (for example, malls, car parks, en-bloc office towers) ?• 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?• Do we also have to pay the similar rate for unsold units?• How do we recover charges owed by parcel owners?
10.30am - 11.00am	COFFEE BREAK
11.00am - 12.30pm	MISTAKES TO BE AVOIDED AT ALL COST BY DEVELOPER (Part II) <ul style="list-style-type: none">• Failure to comply with handover duties<ul style="list-style-type: none">• What are the matters to hand over?• When can I get back my TNB deposits?• What about the outstanding sum due and payable by the defaulters to the developer?• What are the liabilities attach to the Developer?• What is the cut-off date in transferring rights to the JMB / MC?• What do you do immediately after formation of JMB?• Not knowing how to convene the 1st AGM of the Management Corporation (when there is a co-existing JMB)<ul style="list-style-type: none">• When do you convene the 1st AGM of Management Corporation?• Do you present budget of the JMB or the developer at the 1st AGM of the MC?• Which period should the budget be prepared for?• Does the MC take-over insurances effected by the JMB or the Developer• Do you rely on the details of register of parcel owners or information carried by the Developer when sending out notices of meeting?
12.30pm - 1.30pm	NETWORKING LUNCH
1.30pm - 3.00pm	CRITICAL ISSUES FACED BY AN ELECTED COMMITTEE MEMBER OF THE JMB OR MC (Part I) <ul style="list-style-type: none">• Duties of the JMB and MC<ul style="list-style-type: none">• What duties do you perform?• What are the statutory duties and powers?• Can the JMB be defamed?• Can the parcel owner / proprietor be liable for nuisance committed by the tenants / invitees / guests?• When should you write to Commissioner of Building?<ul style="list-style-type: none">• What are the powers of COB?• Can COB invalidate a general meeting?• Can COB remove an elected member?• Do you have to set aside the COB's decision before pursuing a matter in the Tribunal / Court?• When do you write to COB?
3.00pm - 3.30pm	TEA BREAK
3.30pm - 5.00pm	CRITICAL ISSUES FACED BY AN ELECTED COMMITTEE MEMBER OF THE JMB OR MC (Part II) <ul style="list-style-type: none">• What matters require a resolution to be obtained at the General Meeting?<ul style="list-style-type: none">• What are the different types of resolutions?• What resolutions do you seek if they are not expressly given in law?• Can I pass any type of resolutions as long as they are not illegal?• Who can requisition a general meeting be convened?• What about the procedures in convening a committee meeting?• Who decides when to call for a committee meeting?• What are different liabilities you may be exposed to?<ul style="list-style-type: none">• Civil action for recovery of damages• Claim filed in strata management tribunal• Defamation• Criminal sanction• Compound• When and how to avoid the above?

SPEAKER PROFILE



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. He is also the author of the book "Strata Management Practice & Procedure, 2019 Edition" published by CLJ Publication.

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 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.

REGISTRATION FORM

Registration Fee

EARLY BIRD PRICE	Register & pay BY 14 Feb 2020	NORMAL PRICE	Register & pay AFTER 14 Feb 2020
<input type="checkbox"/>	RM800/per pax	<input type="checkbox"/>	RM900/per pax

***Group discount: 3 pax & above enjoys 5% discount | 5 pax & above enjoys 10% discount**

Contact Details (Use only capital letters)

Full Name (as in Passport / Identity Card)		
Institution/Company	Designation	
Address		
Address 2		
City	Postcode	
Country	Mobile Contact	
Telephone	Fax	Email

METHOD OF PAYMENT

Method of Payment

Please check one of the Boxes below for the method of payment. Payment must be made in advance of the seminar. Payment can be made by cheque, bank draft or bank transfer.

I would like to pay by:

- Cheque
- Bank Draft
- Bank Transfer

Payment by cheque and bank draft must be made payable to: **"Logic Plus Events"**

Payment by Bank Transfer must be made to:
Logic Plus Events
CIMB Bank Berhad
Account No: 8009412876

Please complete registration details and email/fax the registration form and proof of payment to:
registration@logicplus.com.my or
fax +60327247291

Participant Information

1) Full Name (as in Passport / Identity Card)	
Institution/Company	Email
2) Full Name (as in Passport / Identity Card)	
Institution/Company	Email
3) Full Name (as in Passport / Identity Card)	
Institution/Company	Email

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

.....

.....

CONTACT DETAILS

Logic Plus Events

Level 7-1 Wisma Genting (New Wing), No 28, Jalan Sultan Ismail, 50250 Kuala Lumpur
Tel: +60327247290 | Fax : +60327247291 | Email: info@logicplus.com.my