

**SERIES 4 STRATA
MANAGEMENT SEMINAR**

HOW TO IMPLEMENT THE BEST PRACTICES AND PROCEDURES FOR STRATA PROPERTY MANAGEMENT

26 MARCH 2021

ROYALE CHULAN HOTEL KUALA LUMPUR

This 1-day intensive seminar cum workshop is part of our popular and highly in-demand Strata Management Seminar Series. It aims to equip participants with the knowledge and solutions to implement the best practices and procedures for the maintenance and management of buildings and common property. Thus, this seminar would enable participants to learn how to deal with all the current strata property management issues and problems faced by developers, joint management committees, management corporations and managing agents.

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:

- Prescribed By-Laws and its application
- What are the functions of the Management Corporation
- How to introduce new By-Laws to suit your development area
- What are the current powers of Commissioner of Buildings (COB)
- How the COB can assist aggrieved parties
- How will the Covid-19 Bill/Act affect Joint Management Bodies and Management Corporations
- What are the current powers of a JMB / MC to apply different rates of charges

WHO SHOULD ATTEND

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

Early Bird Registration by 19 March 2021

RM800/pax

**Limited seats available for this exclusive seminar*
Our seminars/workshop will strictly follow all the necessary SOPs and guidelines, especially those related to social distancing and hygiene

Organised By



Logic Plus Events
A-5-10, Empire Tower SS16/1,
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and Property Managers

5 CPD HOURS APPROVED

9.00am - 10.15am

Session 1: Prescribed By-Laws and its Application

- What are prescribed by-laws?
- Does it apply to occupants and tenants?
- Does it apply to developer's management period?
- Does it apply to preliminary management period?
- What are the things you could regulate through by-laws?

Speaker: Mr Lai Chee Hoe*Partner, Chee Hoe & Associates*

10.15am - 10.30am

Coffee Break

10.30am - 12.00pm

Session 2: What are the functions of the Management Corporation?

- Is the Management Corporation required to maintain, renew and upgrade fixtures and fittings?
- Is the Management Corporation required to renew or upgrade sewers, pipes, wires, cables and ducts?
- Is the Management Corporation required to maintain laws and gardens?
- Is the Management Corporation allowed to secure suitable operators like launderette, convenience store, cafeteria, nursery?
- Can the Management Corporation renew and upgrade common property?
- Can the Management Corporation set up their own procurement procedures and tender process?
- Can the Management Corporation set up credit control system for purpose to collect charges and contribution to the sinking fund?

Speaker: Mr Lai Chee Hoe*Partner, Chee Hoe & Associates*

12.00pm - 2.00pm

Lunch & Friday Prayers

2.00pm - 3.00pm

Session 3: Can you introduce new by-laws to suit your development area?

- If yes, how can you do it?
- What are the things can you regulate?
- Safety and security?
- Restriction of use of common property?
- Keeping of pets?
- Parking?
- Floor coverings?
- Refuse control?
- Behaviour?
- Architectural and landscaping guidelines?
- Imposition of fine?

Speaker: Mr Lai Chee Hoe*Partner, Chee Hoe & Associates*

3.00pm - 4.00pm

Session 4: What are the current powers of Commissioner of Buildings (COB) and how the COB can assist aggrieved parties?

- Who is the Commissioner of Buildings (COB)?
 - According to SMA 2013
 - Relationship between KPKT and COB
- What are the roles and responsibilities of COB?
 - Manager
 - Mediator
 - Decision Maker
 - Enforcer
- What are the powers of COB?
- What are the challenges faced by the COB?

Speaker: Sr Jayanthi Kupusamy*Director of Unit Commissioner of Building (COB) in Majlis Bandaraya Petaling Jaya*

4.00pm - 4.15pm

Tea Break

4.15pm - 5.30pm

Session 5: Discussion on the latest issues involved in maintenance and management of building and common property

- How will the Covid-19 Bill affect Joint Management Bodies and Management Corporations?
- What are the current powers of a JMB / MC to apply different rates of charges?
- Analysis of the recent Federal Court decision in the Verve Suites case
 - how does it impact short-term rentals such as Airbnb, etc

Speaker: Mr Lai Chee Hoe*Partner, Chee Hoe & Associates*



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 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.



Sr Jayanthi Kupusamy

Jayanthi is currently the Director of Unit Commissioner of Building (COB) in Majlis Bandaraya Petaling Jaya. She was previously the Director of Section Commissioner of Building (COB) in Majlis Perbandaran Port Dickson.

She has a Bsc (First Class) in Property Management (UTM), and is a member in Royal Institute Surveyors Malaysia (RISM), member in Malaysian Institute Property and Facility Managers (MIPFM) and Registered Valuer, Estate Agent and Property Managers (BOVEAP). She is also the recipient of awards by the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia and National Institute of Valuation (Inspen).

Puan Jayanthi was actively involved in the drafting and working committees for the COB Manual by Valuation and Property Services Department under Ministry of Finance. She is also currently involved in the drafting of Amendment Strata Management Act 2013 and regulations, Formation of Subsidiary Management Corporation before filing Schedule of Parcel and current member of KPKT Focus Group Dealing with Different rates of charges by JMB.

Recently, she lead her department by creating a new approach to manage all JMB and MC through the eCOB management system. She is the pioneer in the country on the implementation of such a system.

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26 MARCH 2021 | ROYALE CHULAN HOTEL KUALA LUMPUR

STRATA MANAGEMENT SEMINAR SERIES 4 26 March 2021 Royale Chulan Hotel Kuala Lumpur	Early Bird Register & Pay by 19 March 2021	Normal Price Register & Pay after 19 March 2021
Registration Fee	<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

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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 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

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