

# HOW TO ENSURE THE PROPER MAINTENANCE AND MANAGEMENT OF BUILDINGS AND COMMON PROPERTY

28 AUGUST 2024  
CONCORDE HOTEL KUALA LUMPUR

This 1-day intensive seminar cum workshop is the third seminar in our Strata Management Seminar Series for 2024. The focus of this edition would be to enable participants to learn how to ensure the proper maintenance and management of buildings and common property.

The speaker will deal with important issues such as: knowing the extent of powers granted to a developer during preliminary management period; what are prescribed by-laws and what are the areas of by-laws you can amend or make additions to; what are the proper procedures to conduct management committee meetings; what are the main ingredients when introducing different rates of charges and what is the new test introduced in the Pearl Suria's case.

The **KEY TOPICS** include:

- Knowing the extent of powers granted to a Developer during Preliminary Management Period
- How does a Developer navigate pre-scribed by-laws and its application
- How to effectively introduce, amend and enforce additional by-laws
- How to effectively conduct Management Committee Meetings
- Uniform Rate vs Different Rates of Charges

## 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 23 August 2024

**RM890/pax**

\*Terms & Conditions Apply

Organised By



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



**BOVAEP / LPPEH**

**5 CPD HOURS APPLIED**

- 9.00am - 10.30am **KNOWING THE EXTENT OF POWERS GRANTED TO A DEVELOPER DURING PRELIMINARY MANAGEMENT PERIOD**
- What is the extent of the powers of a Developer?
  - What happens if a developer acts beyond the powers provided in the Act?
  - Can a Developer enter into a contract of more than 1 year?
  - Can a Developer enter into a long lease on a common property?
  - Can a Developer employ directly to manage the development area?
  - Can a Developer secure the services of a person or property manager to manage the development area?
  - Can a Developer amend by-laws?
  - Can a Developer collect charges by sq feet?
  - Can a Developer apportion insurances and obtain reimbursements from each purchaser?
  - What if a Developer did not provide an administration office?
- 10.30am - 11.00am Coffee Break
- 11.00am - 12.00pm **HOW DOES A DEVELOPER NAVIGATE PRE-SCRIBED 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?
  - Can the prescribed by-laws be varied?
  - Does the prescribe by-laws apply to a non-residential component?
- 12.00pm - 1.00pm **HOW TO EFFECTIVELY INTRODUCE, AMEND AND ENFORCE ADDITIONAL BY- LAWS**
- Can a Developer introduce by-laws during Developer's Management Period?
  - Can a developer introduce additional by-laws during Preliminary Management Period?
  - What are the areas of by-laws you can amend or make additions to?
  - Do the by-laws bind the tenant or occupier?
  - Can a proprietor inspect the by-laws?
  - What are the restrictions to introducing additional by-laws?
- 1.00pm - 2.00pm Networking Lunch
- 2.00pm - 3.30pm **HOW TO EFFECTIVELY CONDUCT MANAGEMENT COMMITTEE MEETINGS**
- What is the difference between a Management Committee Meeting and a General Meeting?
  - Does one need to provide notices before convening a Management Committee Meeting?
  - How does one achieve quorum in a Management Committee Meeting?
  - Can decision be made without quorum achieved?
  - How does one cast vote in a Management Committee Meeting?
  - Can one raise an agenda not included in the notice of meeting?
  - How can vote in a Management Committee Meeting?
  - Can we vote by poll in a Management Committee Meeting?
- 3.30pm - 4.00pm Tea Break
- 4.00pm - 5.30pm **UNIFORM RATE VS DIFFERENT RATES OF CHARGES**
- What is "uniform rate"?
  - What is different "rates of charges"?
  - What is the new test introduced in the Pearl Suria's case?
  - What are the main ingredients in introducing different rates of charges?
  - Can we introduce different rates within the same component?
  - Can a developer introduce different rates of charges during Developer's Management Period?
  - Can a developer introduce different rates of charges during Preliminary Management Period?



**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 on 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 training 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 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 areas he chaired, Solaris Dutamas previously won the best managed property in the mixed development category organised by the Edge.

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28 AUGUST 2024 | CONCORDE HOTEL KUALA LUMPUR

<b>STRATA MANAGEMENT SEMINAR SERIES 3</b> 28 AUGUST 2024   CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration <b>Payment by 23 August 2024</b>	Normal / HRDC Registration
Registration Fees	<input type="checkbox"/> <b>RM890/per pax</b>	<input type="checkbox"/> <b>RM990/per pax</b>

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

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Institution/Company	Email
3) Full Name <i>(as in Passport / Identity Card)</i>	
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**Terms & Conditions**  
 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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 Signature Date

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 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.

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