



One Day Intensive Seminar

SBL Claimable Subject to HRDF Approval

The Laws and Rights & Duties of Developers and Purchasers Relating to Gated Communities

Outline

Meaning of a Gated Community Scheme (GACOS)

- Types of strata schemes available under the Strata Titles Act, 1986
- Examples of Gated and Guarded Communities
- Reasons why most Guarded Communities are "illegal"

What is Common Property?

- Definitions and examples of common property
- Ownership of common property
- Disputes relating to common property

Effect of Recent Amendments to the Strata Titles Act, 1985 Made by Strata Titles (Amendment) Act, 2007

- Background to strata title legislations
- Subdivision of land into land parcels
- Application for subdivision and for strata titles
- Definition of initial period and determination of contributions payable during initial period
- Accounts of the management corporation
- Mandatory requirement for a developer and purchaser to execute transfer when strata titles issued
- Role of Commissioner of Buildings in management of building and common property
- Functions of the Strata Titles Board

Management Corporation During Initial Period

- Who performs duties of management corporation before council is elected

- Things required to be done or cannot be done during initial period
- Practical issues relating to management corporation during initial period
- Case law illustrations on rights, duties and powers of management corporation

Management of Building and Common Property Under the Building and Common Property (Maintenance and Management Act 2007) (Act 663)

- Purpose of Act 663
- Establishment of the Joint Management Body (JMB) and its powers and duties
- Who are the members entitle to vote?
- Annual General Meeting and Extraordinary General Meeting of JMB
- Joint Management Committee – its powers and duties
- Register of purchasers and right of purchaser to information relating to a parcel
- House rules
- Building maintenance account, building maintenance fund and sinking fund
- Payment of maintenance charges by purchasers and developer
- Actions that can be taken for non-payment of maintenance charges
- Failure of developer to pay maintenance charges for unsold units
- Managing Agent under Act 663 – his powers and duties
- Defects on common property
- Non application of other contracts and deeds and effect of contracting out of Act 663

21ST JANUARY 2010
JW MARRIOTT HOTEL,
KUALA LUMPUR

Conducted By Distinguished Speaker:
MR. ANDREW WONG
Advocate & Solicitor, Andrew Wong & Co

Mr. Andrew Wong was conferred his Bachelor of Laws (Honours) by Queen Mary College, University of London in 1976 and was admitted to the Honourable Society of Lincoln's Inn in 1977. He was called to the Malaysian Bar in 1978.

Since 1983, he has served in various capacities in the Pahang Bar Committee and the Johor Bar Committee and was a member of the Bar Council for 2 terms, from 1987 to 1989. He is currently the Chairman of the Conveyancing Practice Committee of the Bar Council for year 2009/2010.

Mr. Andrew wrote many articles on property laws for the Property Plus column of *The Sun* newspaper, for the purpose of educating members of the public in property transactions. He also represented the Bar Council in a local live radio talk show on conveyancing practice.

Since the recent legislative amendments to housing development came into force on April 12, 2007, he has conducted briefings and seminars on the subject of the Housing Development (Amendment) Act 2007, the Strata Titles (Amendment) Act 2007 and the Building and Common Property (Maintenance and Management) Act 2007, for the Malaysian Bar, the Real Estate and Housing Developers Association of Malaysia and members of the public in Sungei Petani, Penang, Ipoh, Kuala Lumpur, Seremban, Johor Bahru, Kuantan and Malacca.

In 2008, he was appointed by the Legal Profession Qualifying Board to evaluate and assess the conveyancing and property law modules taught by two universities in Malaysia. The purpose of this evaluation was to enable the Board to decide whether or not to accord recognition of the LLB programs of both the universities.

Organised By:



Official Magazine:



For Customised In-House Training, Please Call: 03-2162 6828

CUT HERE

REGISTRATION FORM

EARLY BIRDS: Registration and Payment by 28th December 2009 – RM800.00 per person

GROUP DISCOUNT: Two or More Persons from same organization – RM850.00 per person

REGULAR FEE: RM900.00 per person inclusive of lunch/tea-breaks/valuable seminar materials & CERTIFICATE

(Crossed Cheque/Bank Draft payable to ASIA PACIFIC DILIGENCE SDN. BHD.)

MAILING ADDRESS: B-2-9A, Megan Avenue II, 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

Contact Person: Contact Person: Ms. Chin/Ms. Erna/Ms. Ai Wen Tel: 03-2162 6828 Fax: 03-2162 7828 / 2163 7828

E-Mail: apd@po.jaring.my Website: www.asiapacificevents.com

Full Name: Dr./Mr./Ms.....

Full Name: Dr./Mr./Ms.....

Position:.....

Position:.....

Full Name: Dr./Mr./Ms.....

Full Name: Dr./Mr./Ms.....

Position:.....

Position:.....

Company:.....

Address:.....

Tel:.....

Fax:.....

E-mail:.....

Contact Person:.....

Cancellations & Transfers: If you are unable to attend, a substitute candidate(s) is welcome at no extra charge. Please provide the name and position of the substitute delegate at least 2 days prior to the seminar. A full refund less 25% administrative charge will be made for cancellation received in writing 2 weeks prior to seminar. A 50% refund will be given for cancellation received 1 week prior to the seminar. Regrettably, no refund can be made for cancellation 3 days before the seminar. If registration is confirmed, a 25% administrative charge will be incurred for non-attendance.

The organizer reserves the right to change speakers and/or modify the programme content without prior notice.