



## **CIRCULAR TO MEMBERS**

26 November 2015

Dear Members

Ref: 049/11/15

### **SEMINAR: STRATA MANAGEMENT – The Good, The Bad and The Ugly Thursday, 14 January 2016 at Wisma REHDA, Petaling Jaya**

We are pleased to inform members that our industry partner, Building Association of Malaysia (BMAM) will be co-organising the above seminar with REHDA Institute, aimed particularly for all strata building management personnel.

The 1-day seminar will look into the in-depth impact of the recent implementation of the STRATA MANAGEMENT ACT (SMA) 2013 and the Strata Management (Maintenance and Management) Regulations 2015 which have been effective since 1 June 2015.

The seminar programme takes a look at many of the hot issues like:

- the major hiccups in the submission of strata property subdivisions & common areas
- how to plan for strata ownership and areas of control in mixed developments
- administration and setting up of JMBs and MCs
- operational issues and trouble-shooting in managing mixed developments
- overall legal issues and impacts of SMA on building management

Experienced practitioners and industry experts will share their perspectives and participants are encouraged to attend to better understand the Act and to gain new and invaluable insights on current practices and the best way of managing strata properties creatively, practically and realistically as there will be some good, bad and even ugly issues involved.

Seminar fees are very affordable at RM550 per person for members, inclusive of GST and further details are as indicated in the attached flyer. Interested participants are requested to register with REHDA secretariat at [sharifah@rehdainstitute.com](mailto:sharifah@rehdainstitute.com) or [izzat@rehdainstitute.com](mailto:izzat@rehdainstitute.com) or call 03-7803 2978 if you require further details. Thank you.

Yours faithfully

**PERSATUAN PENGURUSAN KOMPLEKS MALAYSIA (PPK)**

**TAN SRI DATUK EDDY CHEN**, President

### **Persatuan Pengurusan Kompleks Malaysia (PPK)**

Malaysia Shopping Malls Association

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**W** [www.ppkm.org.my](http://www.ppkm.org.my)

# STRATA MANAGEMENT

*– The Good, The Bad, and The Ugly*



Date : 14 January 2016 (Thursday)

Venue : WISMA REHDA, KELANA JAYA, PETALING JAYA

Time : 8.00am to 6.00pm

Organised by:



Principal Members :



Sponsored by:



# INTRODUCTION

## HOW PROFICIENT ARE YOU IN HANDLING ISSUES WHICH MAY BE GOOD, BAD AND EVEN UGLY?

The recent implementation of STRATA MANAGEMENT ACT (SMA) 2013 and Strata Management (Maintenance & Management) Regulations 2015 has been effective from 1 June 2015 and replaces the building and Common Property (Maintenance and Management) 2007. With its implementation, there have been many unforeseen issues and impact. So the question is - what are the consequences and how ready or capable are we to cope with them?

Our seminar takes a look at many of these hot issues like:

- the major hiccups in the submission of strata property subdivisions & common areas
- how to plan for strata ownership and areas of control in mixed developments
- administration and setting up of JMBs and Mcs
- operational issues and trouble-shooting in managing mixed developments
- overall legal issues and impacts of SMA on building management

Our speakers are all hands-on practitioners who will share their experience and insights on everyday problems. The SMA is here to stay, so we need to stay ahead by understanding the Act and the best way of managing strata properties creatively, practically and realistically as there will be some good, bad and even ugly issues involved.

**Don't miss the excellent seminar and join us today for an insightful experience**

## Who can manage?

According to Section 59 (2)(f) of the Strata Management Act, 2013, the management corporation can "employ or arrange and secure the services of any person or agent to undertake the maintenance and management of the common property of the subdivided building or land...".



## THE ORGANISERS

BMAM is the sole multi-stakeholder body for building management in Malaysia which represents, protects and promotes the collective interests of all interested parties and institutions in the building management industry. With the primary objective of enhancing professionalism in the building management industry, BMAM comprises of the following key industry players :

- The Associated Chinese Chambers of Commerce and Industry of Malaysia (ACCCIM)
- Real Estate and Housing Developers Association of Malaysia (REHDA)
- The Institution of Engineers Malaysia (IEM)
- Persatuan Pengurusan Kompleks Malaysia (PPK)
- Pertubuhan Arkitek Malaysia (PAM)
- Bunga Raya Management Corporation
- Perbadanan Pengurusan Grandeur Tower
- Stratified Property Management SB
- RCMC SB.
- Superboom Projects SB
- Glomac Property Services SB
- Kelana Property Services SB
- Bandar Utama City Corporation SB
- R-Four Corporation SB
- BU One Management Co. SB
- Bukit Utama 1 JMB
- Polar-Link SB
- Belleview Property Management SB
- Badan Pengurusan Permai Lake View
- Institute of Professional Development, Open University of Malaysia (Associate Member)
- Pacific Institute of Technology (Associate Member)
- Wisma Rampai JMB
- Ernest Cheong PTL (M) SB

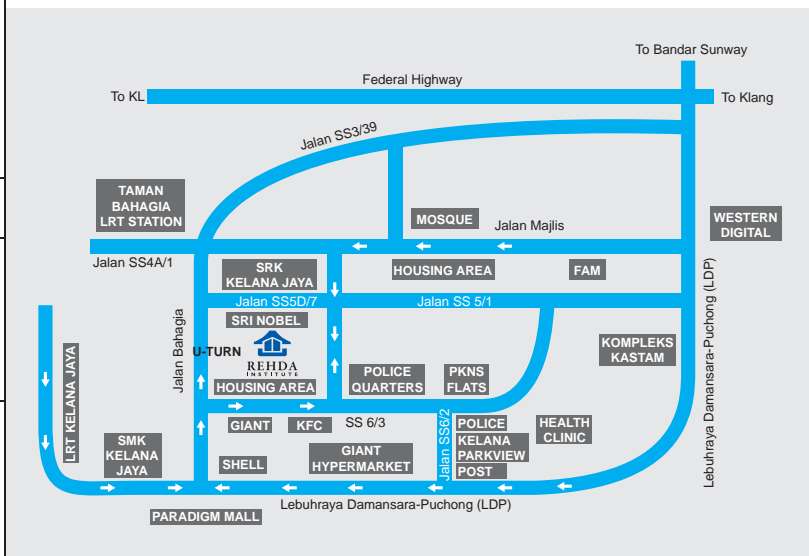


REHDA Institute is the research and educational arm of the Real Estate and Housing Developers' Association (REHDA) Malaysia which was launched by the Prime Minister on 12 July 2004.

REHDA Institute's roles include conducting research and development, to provide training and education for developers to encourage the continued progress of the industry and contribute higher value to the Malaysia economy as a whole.

# PROGRAMME

08.00am	<b>Registration / Welcome coffee / tea / light refreshments</b>	04.00pm	<b>Tea Break</b>
09.00am	<b>Welcome Remarks</b> by <b>YBhg Tan Sri Datuk Eddy Chen</b> <i>President, Building Management Association of Malaysia (BMAM)</i>	04.15pm	<b>Issues and Impacts of the Strata Management Act and Regulations</b> by <b>Ms. Lee Kim Noor</b> , <i>Principal, KN Lee Associates</i>
09.10am	<b>Keynote Address</b> by <b>YB Datuk Abdul Rahman Dahlan</b> <i>Minister of Urban Wellbeing, Housing and Local Government</i>	05.15pm	<b>Q &amp; A</b>  <b>Panel Discussion:</b> <ul style="list-style-type: none"> <li><b>Prof S Venkateswaran</b>, <i>Treasurer, BMAM</i></li> <li><b>Dr Suntoro Tjoe</b>, <i>Managing Director, Meadow Facilities Sdn Bhd</i></li> <li><b>Ir YL Lum</b>, <i>General Manager, Investment Properties Division, Leadmont Development/Treasurer, Persatuan Pengurusan Kompleks Malaysia (PPK)</i></li> <li><b>Ms Lee Kim Noor</b>, <i>Principal, KN Lee Associates</i></li> </ul> <b>Moderator:</b> <b>Mr Richard Chan</b> , <i>Committee/Seminar Organising Chairman, Building Management Association of Malaysia (BMAM)/Director Consultant, RCMC</i>
09.30am	<b>Coffee Break / Press Conference</b>	06.00pm	<b>Closing Remarks / End of seminar</b>
09.50am	<b>Impact on Procedures of Strata Property Submissions</b> by <b>Dr. Ernest Cheong</b> , <i>Senior Partner, Ernest Cheong PTL Chartered Surveyors</i>	* Programme is subject to change at the discretion of the organisers	
10.50am	<b>Hot Issues in Property Management Legislation</b> by <b>YBhg Tan Sri Dato CK Teo</b> , <i>Deputy President, BMAM</i>		
11.10am	<b>Planning Strata Ownership and Control for Mixed Developments</b> by <b>Mr Richard Chan</b> , <i>Committee/Seminar Organising Chairman, Building Management Association of Malaysia (BMAM)/Director Consultant, RCMC</i>		
12.10pm	<b>Q &amp; A Session</b>  <b>Moderator:</b> <b>Ir Lee Weng Onn</b> , <i>Secretary General, BMAM</i>		
12.45pm	<b>Lunch Break</b>		
02.00pm	<b>The Administration of Setting Up JMBs and MCs</b> by <b>Dr. Suntoro Tjoe</b> , <i>Managing Director, Meadow Facilities SB</i>		
03.00pm	<b>Managing Mixed Developments</b> by <b>Ir YL Lum</b> , <i>General Manager, Investment Properties Division, Leadmont Development / Treasurer, Persatuan Pengurusan Kompleks Malaysia (PPK)</i>		





Organised By:



# REGISTRATION FORM STRATA MANAGEMENT

## - The Good, The Bad, and The Ugly

Date: 14 January 2016 (Thursday) | Time: 8.00am – 6.00pm

Participant 1: \_\_\_\_\_

Email: \_\_\_\_\_

Mobile: \_\_\_\_\_

Designation: \_\_\_\_\_

Participant 2: \_\_\_\_\_

Email: \_\_\_\_\_

Mobile: \_\_\_\_\_

Designation: \_\_\_\_\_

Participant 3: \_\_\_\_\_

Email: \_\_\_\_\_

Mobile: \_\_\_\_\_

Designation: \_\_\_\_\_

Participant 4: \_\_\_\_\_

Email: \_\_\_\_\_

Mobile: \_\_\_\_\_

Designation: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Company Stamp with Address:

	Category 1 (for all member bodies of BMAM, supporting associations and their members )	Category 2 (non-members)	Category 3 (for JMBs/MCs ONLY)
Registration per pax	<b>RM550.00</b>	<b>RM650.00</b>	<b>RM200.00</b>

- \* A group discount of 10% will be available for minimum three (3) delegates from the same company registering together.
- \* Above fees are inclusive of GST

### Who Should Attend?

- Personnel involved in operations and management of buildings - residential (condos, apartments etc.) and commercial (shopping centres, shop houses, office towers, hotels etc.) particularly in security, car park, technical, M&E, administrative functions
- Property owners, developers, consultants, managing agents etc. in the property industry and other related fields

### Registration Procedure

Please complete and fax/mail the registration form & cheque to book a seat/s to the address listed below:

#### REHDA INSTITUTE

Wisma Rehda, No. 2C, Jalan SS5D/6,  
Kelana Jaya 47301 Petaling Jaya,  
Selangor, Malaysia  
Tel : 603-7803 2978  
Fax : 603-7880 3823  
Website :www.rehdainstitute.com

#### For enquiries and / or registration

please contact 603-7803 6006

#### Ms Sharifah

email : Sharifah@rehdainstitute.com

#### Mr Izzat

email : izzat@rehdainstitute.com

- Bank drafts or cheques should be crossed and made payable to REHDA INSTITUTE together with the completed registration form.
- Payment can also be deposited directly to REHDA INSTITUTE, Public Bank Bhd. Account No : 3134791907
- Please notify us of your payment by faxing / mailing a copy of your remittance to us.

### Cancellation

Cancellation in writing of confirmed seat/s will only be allowed by way of a nominated replacement and no refunds will be entertained.