



**ROYAL INSTITUTION OF SURVEYORS MALAYSIA
NORTHERN CHAPTER *presents***

**SEMINAR ON
THE APPLICATION OF STRATA MANAGEMENT ACT 2013
AND
STRATA MANAGEMENT REGULATIONS 2015**

Date : **Thursday, 19th November 2015**
Time : **9.00 a.m. – 4.00 p.m.**
Venue : **Bayview Hotel Georgetown Penang**

SEMINAR OUTLINE

The seminar will give a comprehensive presentation of the application on key areas of the Strata Management Act 2013 (SMA) and Strata Management Regulations 2015 (SMR) that were enforced on 12th June 2015 in the state of Penang.

Participants will gain effective and in-depth understanding of the application of SMA and SMR to stratified development areas including inter alia:

- the pitfalls to be avoided;
- the application of SMR mandatory Forms;
- the delineation of limited common property and the creation of subsidiary management corporation;
- the additional by-laws and statutory by-laws;
- the status of the developer and original proprietor with regards to voting rights and nominations for election. The controlling stake of developers as the majority stake holder in commercial complexes.
- the common challenges and practical solutions in stratified development areas with regards to schedule of parcels, provisional blocks and mixed-use development areas;
- the remedy for water leakages;
- other useful tips and solutions;
- Strata Management Tribunal.

PROGRAM

- 8.30 a.m. – 9.00 a.m.** *REGISTRATION & BREAKFAST*
(30 min.)
- 9.00 a.m. – 10.30 a.m.** **The Application of Strata Management Act and Regulations to Stratified Development Areas**
(1 hour 30 min.)
(Speaker: Sr Wong Kok Soo, FRISM, MPEPS, MMIPPM, MMIEA)
- 10.30 a.m. – 10.45 a.m.** *R & R*
(15 min.)
- 10.45 a.m. – 12.45 p.m.** **The Application of Strata Management Act and Regulations to Stratified Development Areas**
(2 hours)
(Speaker: Sr Wong Kok Soo, FRISM, MPEPS, MMIPPM, MMIEA)
- 12.45 p.m. – 2.00 p.m.** *LUNCH*
(1 hour 15 min.)
- 2.00 p.m. – 3.30 p.m.** **The Application of Strata Management Act and Regulations to Stratified Development Areas**
(1 hour 30 min.)
(Speaker: Sr Wong Kok Soo, FRISM, MPEPS, MMIPPM, MMIEA)
- 3.30 p.m. – 4.00 p.m.** *Q & A*
(30 min.)
- 4.00 p.m.** *TEA BREAK*
- End of Seminar . . .*

CPD POINTS HAVE BEEN APPLIED FOR THIS SEMINAR

Benefits of the Seminar

The benefits to be gained from this seminar training are as follows:-

- 1) The seminar will give a comprehensive presentation of the application of Strata Management Act 2013 (SMA) and Strata Management Regulations 2015 (SMR) that were enforced on 12th June 2015 for the state of Penang.
- 2) Participants will gain effective and in-depth understanding of the application of SMA and SMR to stratified development areas, the application of SMR mandatory Forms, the delineation of limited common property and the creation of subsidiary management corporation, the statutory by-laws, remedy for water leakages, the challenges and practical solutions in mixed-use development areas.
- 3) Participants will be more aware of the needs for compliance, appointment of professional property manager at planning stage instead of hand-over of key stage, and the pitfalls to avoid in the development and management of stratified development areas. This will translate to substantial savings in liabilities and avoidance of frustration for their companies.
- 4) Participants will be aware of the negative impact of provisional blocks and the consequences thereof and how to avoid them.
- 5) Participants will fully comprehend the mandatory compliance under the new SMA 2013 and SMR 2015 for the convening and conduct of the first AGMs for JMB, Management Corporation, Subsidiary Management Corporations and subsequent AGMs; the status of the developer and original proprietor with regards to the voting rights, the maximum number of nominees for election and the control of commercial complexes.
- 6) Participants will know what are the vesting rights and the essential items required in the handing over from developer to JMB/MC or from JMB to MC. It is important to know what liabilities can be or cannot be handed over.
- 7) Participants will understand the requirements of Schedule of Parcels, formulation of share units, SiFUS and the process for the issuance of strata titles upon the delivery of vacant possession. In mixed-use stratified development areas, the standard share units formula may not give equitable share units due to distortions by large en block parcels; and, hence, the need for a solution.
- 8) Participants will understand the working of Strata Management Tribunal and save hefty legal fees.
- 9) Participants will know what are required in the Register of Parcel Owners and the Strata Roll and avoid the heavy penalties for non-compliance.
- 10) Participants will understand the additional by-laws and statutory by-laws, and their enforcement. Apart from JMB and MC, the developers need to set up the additional by-laws during the management period by the developers.

Enquiries:

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[Ms Maziah Abdullah]



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Speaker's Profile



Sr Wong Kok Soo, FRISM, MPEPS, MMIPPM, MMIEA is a Fellow member of the Royal Institution of Surveyors Malaysia (RISM), Advisor and Member of the Association of Valuers, Property Manager & Estate Agents in Private Sector (PEPS) and Member of the Malaysian Institute of Professional Property Managers (MIPPM).

Sr Wong is the recipient of the Property Manager Award by the Board of Valuers, Appraisers and Estate Agents Malaysia (BOVAEAM) in 2015; Property Manager Award by the Royal Institution of Surveyors Malaysia (RISM) in 2014; and the Property Manager Award by the Board of Valuers, appraisers and Estate Agents Malaysia (BOVAEAM) in 2011.

Sr Wong has 38 years of vast experience in the Property Industry and he was an active member in the Drafting Committees for the Malaysian Property Management Practice Standards 2011; Strata Management Act 2013; and Standard Formulation of Allocated Share Units and Share Units from 2010 to 2012. He was also involved in the Working Committee on Strata Management Regulations 2015. He has presented many papers in lectures and seminars in relation to the above.

Currently Sr Wong is the Group Managing Director of Burgess Rawson, Malaysia - a niche market professional property management and consultancy firm, having a property management stable of 30 projects in the Klang Valley.

REGISTRATION FORM

[Closing Date - 13th November 2015]

Title : Strata Management Act 2013 & Strata Management Regulations 2015
Date : Thursday, 19th November 2015
Time : 09.00 a.m. - 04.00 p.m.
Venue : Bayview Hotel Georgetown Penang

No.	Name	Membership No. (if applicable)	Tel./E-mail
1			
2			
3			
4			
5			

Name of Officer : _____
Organization/Address : _____
Tel./Fax No. : _____
E-mail : _____
Date : _____

Kindly complete the Registration Form and together with the payment details, e-mail/fax to RISM Northern Branch at **e-mail : rismnorthern@gmail.com/fax : 04 - 659 6725**

Payment Details	
Fees (excl. 6% GST)	: RISM member - <u>RM 400.00</u> (a group discount of 10% shall be offered for a group of 3 or more participants register from the same organisation/firm) Non-RISM member - <u>RM 600.00</u> (a group discount of 10% shall be offered for a group of 3 or more participants register from the same organisation/firm)
Bank Name	: Hong Leong Bank Bhd.
Account Name	: Royal Institution of Surveyors Malaysia Northern Branch
Account No.	: 022-00-03663-8

NOTE

- There will be **NO REFUND** for cancellation. Substitute/replacement may be made three(3) days before the seminar if unable to attend.

- Allocation of seats will be on a first come first served basis