

One Day Corporate Briefing On

BUILDING & COMMON PROPERTY (Maintenance & Management) **Act 2007**

28 May 2009 | JW Marriott Hotel, Kuala Lumpur

FOCUSING ON:

- Impact Of The Law
- Common Properties, Development Area
- The Commissioner Of Buildings
- Joint Management Body
- Joint Management Committee
- Register Of Purchasers
- House Rules
- Dissolution Of Joint Management Body
- Building Maintenance Account
- Building Maintenance Fund
- Duty To Pay Maintenance Charges
- Sinking Fund
- Managing Agent
- Recovery Proceedings
- Commissioner's Statutory Powers
- Appeals To State Authority
- Prosecution

INTRODUCTION

The Building & Common Property (Maintenance & Management) Act 2007 (Act 663) was enacted by the Malaysian government recently for the proper maintenance and management of buildings and the common property, after delivery of vacant possession of the premises to the purchasers but before the Management Corporation is formed. This new law, which took 6 years in the making, came into force on April 12, 2007. It applies to Peninsular Malaysia and the Federal Territory of Labuan.

This one day corporate briefing is intended to inform the participants of the main provisions of this new law, its impact on both the developer's obligations and the purchasers' interest, as well as the role and functions of the Commissioner of Buildings ("COB"), an entity created by this new law.

METHODOLOGY

Interactive Lectures, Discussions and Practical Case Studies on all relevant areas to ensure participants grasp clearly issues presented.

Program topics, speakers and schedules published herein are confirmed as at printing time. Please refer to the event's timetable page at www.cmtevents.com for the most up-to-date information.

PROGRAM CONTENT

9.00 INTRODUCTION

- The Federal Government's initiatives of April 2007
- Wide range of new amendments affecting current legislation

9.30 MAIN OBJECTIVES OF ACT 663

- A three-phase scenario
- Clearer division & sharing of duties and responsibilities

10.00 THE COMMISSIONER OF BUILDINGS

- Establishment of a new entity
- Role as Controller, Enforcer etc
- Compliance with directions of State Authority

10.30 Morning Coffee

10.45 JOINT MANAGEMENT BODY

- A more systematic approach to maintenance and management
- When established, composition, status; powers
- Duties of developer pending JMB being established
- Statutory duties and powers of JMB
- Dissolution of JMB

11.15 JOINT MANAGEMENT COMMITTEE

- Role and functions; composition
- Application of First Schedule

11.45 PURCHASERS

- Register of purchasers; who maintains it
- Right to ask for certificate of charges
- Right to a copy of House Rules

- 12.15 **BUILDING MAINTENANCE ACCOUNT**
- When to open; until when; objectives
 - Duties of developer to deposit charges, keep accounts
 - Power of Commissioner to examine accounts, receive reports
 - Default; penalty

1.00 Lunch & Zohor

2.00 **CHARGES**

- No collection until BMA is open and vacant possession given
- Duty to submit audited accounts to Commissioner
- Purchasers' duty to pay charges; recovery by notice
- Warrant of attachment for arrears
- Penalty for failure / refusal to pay charges

2.30 **BUILDING MAINTENANCE FUND**

- Objectives of BMF
- Who administers it
- How BMF can be used

3.00 **SINKING FUND**

- Who opens / maintains Sinking Fund
- How SF can be used

3.30 Afternoon Tea

3.45 **MANAGING AGENT**

- Who can appoint MA; terms of engagement
- Independence of MA; duty to lodge a bond with Commissioner
- Powers and duties
- Effect on developers' obligations
- Termination of management agreement

4.15 **APPEALS TO STATE AUTHORITY**

- Right of aggrieved persons to appeal to State Authority

4.40 **PROSECUTION**

- Prosecution of offences under Act 663

5.00 End of Program

WHO SHOULD ATTEND

- Local Authorities
- Property Developers
- Property Consultants
- Property Managers
- Valuers
- Building Managers
- Building Consultants
- Legal Advisors
- Lawyers
- Architects
- Engineers
- Quantity Surveyors
- Maintenance Managers
- Resident Management Corporation
- Resident Association
- Estate Agents
- Owners
- Bankers
- Land Administration Managers
- Investment Advisers
- Development & Planning Managers
- Project Co-ordinators

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Fees: The full Registration Fee includes cost of all sessions, luncheon, coffee/tea & documentation.

	1 Person	Group fee for 3 or more* (from the same company)
Regular Fee	RM1295	RM995 (MIN SAVINGS OF RM900)

* Terms and conditions apply.

Cancellations, Refunds & Transfers: A full refund will be promptly made for all written cancellations 3 weeks before the meeting. Thereafter, cancellations are not refundable. A substitute may be made at any time.

Cheques : Crossed & payable to
"Centre for Management Technology Sdn Bhd"

Photocopy Registration Form to Preserve Brochure Copy. May 2009

TELEGRAPHIC TRANSFER

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TO REGISTER

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 218 Jalan Ampang, 50450 Kuala Lumpur

CERTIFICATE OF COMPLETION

A Certificate of Completion will be awarded upon successful completion of each program. This serves as evidence of your personal and professional commitment to you career.

PROGRAM TIMING

Registration: 8.30 am, Program Begins: 9.00 am,
 Morning Coffee: 10.30 am, Lunch: 1.00 pm to 2.00 pm,
 Tea Break: 3:30 pm, Program Ends: 5.00 pm

Register online ~ www.cmtevents.com

FACILITATOR

PROF SALLEH BUANG, formerly of the Attorney-General's Chambers, Kuala Lumpur, had been in private practice and the corporate sector before he joined the Kulliyyah of Law, International Islamic University, at Petaling Jaya, Selangor. He became a full-time consultant in 1990, and had since been active in public speaking, training and writing.

Author of more than 20 books and monographs, he writes regularly for his weekly column "Land Matters" in Property Times, a supplement of the New Straits Times, which is published every Friday.

Resident in Alor Star, Kedah, he is currently a Visiting Professor of UTM, Johor. He is also a Trustee of the Kuala Lumpur Foundation to Criminalise War (KLFCW), a non-political non-government organization (NGO) based in Kuala Lumpur.