

23-24 November 2009

JW MARRIOTT HOTEL
KUALA LUMPUR

A 2-day intensive program on

Latest Development In **LAND & HOUSING DEVELOPMENT PROCEDURES** In Malaysia

FOCUSING ON:

- Government Privatisation Policy With Special Reference To Land
- Avoiding Fraud In Land Dealings And Land Transactions
- Procedures To Get Land Approved For Development
- Planning Systems And Procedures In Planning Approval
- Building Control Law Related To Land Development
- Latest Update On Housing Development Act 1976
- 2008 Property Outlook & Commentary On Property Report

**AFTER ATTENDING THIS PROGRAM,
YOU WILL RETURNS TO YOUR JOB...**

- 1) Understanding all the procedures involved in land purchasing.
- 2) Knowing how to avoid fraud in Land Dealings.
- 3) Finding out what form to be used in Land Transfer.
- 4) Familiarising yourself with the procedures involved to get land approved for development under National Land Code.
- 5) Learning all the methods involved in Conversion and Sub-Division of Land.
- 6) Finding out what are the conditions of approval needed by the authorities.
- 7) Knowing how to get development order's approval from the authorities.
- 8) Familiarising yourself with the Building Control Law.
- 9) Having an overview on the latest update on Housing Development Act 1976.

METHODOLOGY

- Lecture
- Discussion
- Case Studies
- Latest court cases on fraud in Land Dealings
- Recent cases on planning issues and how the authorities solve the issues.

Day One
Monday, 23rd November 2009

A) HOW TO ACQUIRE LAND OR INCREASE YOUR LAND BANKS – GOVERNMENT PRIVATISATION POLICY WITH SPECIAL REFERENCE TO LAND

9:00 **GOVERNMENT PRIVATISATION POLICY WITH SPECIAL REFERENCE TO LAND**

- How to apply for state land, reserve land and federal land
- How to purchase land
 - Procedures and Do's and Dont's
- How to increase your land bank
- How to acquire land for private use under Section 3(1)(b) Land Acquisition Act 1960

10:30 Morning Coffee

B) LAND DEALINGS IN LAND TRANSACTIONS - LAND TRANSACTIONS : WHAT CAN GO WRONG?

10:45 **LAND DEALINGS AND LAND TRANSACTIONS**

- Definition of dealings
- What are dealings that can be effected?
- Who are the persons capable of carrying out dealings?
- What are the requirements for proper instruments of dealings to be registered?
- Who can attest instruments of dealings?
- Restrictions of dealings
- Caveat
 - Understand types of caveats
- Land transfer, what form to be used
- Transfer of undivided shares

FRAUD IN LAND DEALINGS

- The effect of fraud and forgery on land dealings
- How to avoid fraud inland dealings / land transactions

- CASE STUDY

Latest court cases on fraud in land dealings

1:00 Lunch & Zohor

C) WHAT ARE THE PROCEDURES TO GET LAND APPROVED FOR DEVELOPMENT (UNDER THE NATIONAL LAND CODE)

2:00 **HOW TO START DEVELOPING YOUR LAND**

- Categories of Land Use and express condition imposed
 - A review of Land Development Procedures under the National Land Code 1965
- Why the need for Conversion and Sub-Division of land

METHODS OF CONVERSION AND SUB-DIVISION OF LAND

- Separate Application
- Simultaneous Application
- Surrender and re-alienation

3:30 Afternoon Tea

3:45 **WHAT IS PARTITION AND AMALGAMATION**

- Why the need?

LEGAL IMPLICATION OF NON-COMPLIANCE WITH THE DEVELOPMENT PROCEDURES

CONDITIONS OF APPROVAL BY THE AUTHORITIES

5:00 End of Day One

Day Two
Tuesday, 24th November 2009

D) HOW TO GET DEVELOPMENT ORDER'S APPROVAL FROM THE AUTHORITIES?

9:00 **PLANNING SYSTEMS AND PROCEDURES IN PLANNING APPROVAL**

- Obtaining Development Orders
- Change of land use zoning
- Requirements for planning

10:30 Morning Coffee

E) HOW TO GET BUILDING PLAN APPROVAL FROM THE LOCAL AUTHORITY

10:45 **BUILDING CONTROL LAW RELATED TO LAND DEVELOPMENT**

- Federal Territory (Planning Act 1992), Act 627
- Town And Country Planning Act 1973, Act 172
 - Development Plans / Planning Control
 - Application for planning permission

- The National Physical Planning Council
- Street, Drainage & Building Act 1974, Act 133
- Environmental Quality Act, 1974
- Environmental Impact Assessment (EIA) Regulations Conservation
- Application for planning permission
- Development Charges
- Building Plan Approval
- **CASE STUDY**
Recent cases on planning issues and how the authorities solve the issues

**F) WHAT HOUSING DEVELOPERS NEED TO KNOW ?
LATEST UPDATE ON HOUSING DEVELOPMENT ACT,
1976**

- Licensing of developers / more stringent conditions
- Duties of Developers
- Powers of the Minister and Controller
- The revamped Sale and Purchase Agreement (SPA)
- How to overcome issues on defective premises / delay in completion
- The Housing Tribunal

1:00 Lunch & Zohor

G) PROPERTY OUTLOOK

(will be conducted by representative from REDHA)

2:00 **WHAT ARE THE PROSPECT CONCERNING LAND AND DEVELOPMENT IN THE YEAR 2008**

- Residential / Shop House / Office / Commercial and Industrial Estate

3:30 Afternoon Tea

3:45 **COMMENTARY ON PROPERTY REPORT 2008**

- Problem in Property Development
- Problems encountered by Property Developer
 - Delays in getting approval for conversion of land
 - Delays in getting C.F.O
 - Delays in getting Strata Titles
- Problems in getting contribution from parcel owners of high rise building

QUESTION AND ANSWERS

5:00 End of Program

PROGRAM FACILITATOR

PROF. DATUK DR. NIK MOHD. ZAIN BIN HJ. NIK YUSOF is the ex-Secretary General of Ministry of Land and Co-operative Development. He obtained his Ph.D in Law (Specialising in Malaysian Land Laws) from University of Kent, Canterbury, United Kingdom in 1989.

He is the first Ph.D holder on Land Law in Malaysia. He has decades of experience and is often sought for his precious expertise on Land and Property matters. His past working experience include being the:

- Director Land Settlement Scheme Perlis and Kelantan
- Deputy Director General of Lands and Mines
- Deputy Secretary General Ministry of Land and Co-operative Development
- Director General Lands And Mines, Malaysia
- Board Member for Two Public Listed housing Development Company

WHO SHOULD ATTEND

- Appraisers
- Architects
- Bankers
- Consulting Engineers
- Contractors / Constructors
- Engineers
- Fund Managers
- Investment Analysts
- Land Surveyors
- Land Administrators
- Project Managers
- Property Developers
- Quantity Surveyors
- Real Estate Agents
- Solicitors
- Town Planner
- Valuers
- Venture Capitalists

Latest Development In Land And Housing Development Procedures In Malaysia

23-24 NOVEMBER 2009 | KUALA LUMPUR

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FEES

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

1 Person	Group fee per person for 3 or more* (from the same company)
RM1995	RM1595 (MIN SAVINGS OF RM1200)

* 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.

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CERTIFICATE OF COMPLETION

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

COURSE TIMING

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