



One Day Intensive Seminar

SBL Claimable Subject to HRDF Approval

# Laws Related to Landlords & Tenants and Rentals Collection: Practice and Procedure

24TH FEBRUARY 2012  
JW MARRIOTT HOTEL,  
KUALA LUMPUR

### Introduction

Your tenant is not paying rentals and is enjoying the premises. Do you know how to “Lelong” his goods and recover possessions?

You have sent a bill of RM5,000 and your customer has not paid you; he did not even return your call. If you do not proceed to claim for the sum, it will be “wasted”; if you proceed to claim, legal fees may be too much. Small Claims Court Procedure is one of the answers if you are a Sole Proprietor and your claim is below RM5,000. You can also recover the loans you have given to your ex-friends and ex-relatives.

### Outline

#### Small Claims Procedure

1. Structure of our legal system
2. Who can sue and be sued?
3. How much would it costs?
4. How do I draft my claim and where do I file my claim?
5. What are the steps involved?
6. Practical workshop

#### Tenants Not Paying

7. Distress action
8. Defaulting tenants: No payments and residing, those who has gone
9. Overstaying: Double rental
10. How soon can I get an order from the court to seize the properties of the tenants and thereafter conduct an auction of his properties?
11. Properties belonging to Sub Tenant
12. The auction: who will conduct the auction? How much will it costs me?
13. How to reclaim Vacant Possession from the tenants?

Conducted By Distinguished Speaker:

**MR. ALEX CHANG HUEY WAH**

*LLB (Hons) Lond QMC, CLP*

Mr. Alex Chang Huey Wah is a law graduate from Queen Mary College, London. He has been involved in conducting numerous training programs including Malaysian Institute of Accountants (MIA) for their Continuous Professional Development courses nationwide; the Johor Bar Committee and also Asia Pacific Diligence. He is very well exposed in Commercial Litigation. He is also a contributor to the Malaysian Court Forms and the Advisory Editor for the Companies Winding Up Handbook, a contributor to the Halsbury’s Law of Malaysia Vol 6 on Companies Winding Up.

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### REGISTRATION FORM

Ref: FEB12RCP

EARLY BIRDS: Registration and Payment by 3rd February 2012 – RM888.00 per person

GROUP DISCOUNT: Two or More Persons from same organization – RM950.00 per person

REGULAR FEE: RM1000.00 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: **Ms. Chin/Cik Rasidah/Ms. Erna** Tel: **03-2162 6828** Fax: **03-2162 7828 / 2163 7828**

E-Mail: [apd@po.jaring.my](mailto:apd@po.jaring.my) Website: [www.asiapacificevents.com](http://www.asiapacificevents.com)

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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.