



Documentation of Property and Land Transactions: The Law, Practice and Procedure

**2ND MAY 2017
DORSETT
KUALA LUMPUR**

Conducted By Distinguished Speaker:

MR. TANG KEAN ONN

Advocate & Solicitor, LL.B Hons (UM), LL.M (UM)

Mr. Tang Kean Onn is a practising advocate and solicitor of the High Court of Malaya and a senior member of the Malaysian Bar. He holds a degree in the Bachelor of Laws (LL.B Hons.) and Master of Laws (LL.M) both from the University of Malaya. He has vast experience in commercial and banking litigation as well as conveyancing and documentation procedures over the last 23 years.

In recognition for his contributions to legal education especially in the areas of banking law and practice, Mr. Tang has been conferred the Associate Fellowship of the Institute of Banks, Malaysia (FIBM). He was also a Part-time Senior Lecturer and Examiner of the University of Malaya in both the Faculties of Law, Business Administration and Accounting. He has lectured both the Undergraduate and Post Graduate programmes there for more than 20 years.

For more than 23 years, Mr. Tang has conducted numerous courses and seminars relating to legal issues on banking for the Institute of Banks, Malaysia (IBBM) and various banks and financial institutions throughout Malaysia including:

1. *Legal & Practical Issues on Loan Recovery and Litigation*
2. *The Law & Practice of Hire-Purchase in Malaysia*
3. *Land Law and Securities Documentation*
4. *The Practice of Land Law Under the National Land Code 1965*
5. *The Legal & Regulatory Framework Under the Banking & Financial Institutions Act 1989 (BAFIA)*

Outline:

1. Importance of Proper Documentation of Property and Land Transactions Under:

- The National Land Code 1965
- The Housing and Developers Act 2001
- Those properties already issued with the document of title and those without
- Those properties purchased directly from developers
- Practical and legal differences between the compulsory adoption of the S&P provided under Schedule G or H under the Housing Developers Act 1966/2001, and those falling outside the ambit of the HAD

2. Important of Land Searches: The Effect of:

- Restrictions in interests
- Private and Registrar's Caveats
- Prohibitory Orders
- Malay Reserved Land
- Reserved Bumiputra Lots

3. Documentation of the Instrument of:

a. The Transfer: Form 14A

b. The Charge: Form 16A

- The manner of execution by individuals and corporations
- The use of Common Seal and the Power of Attorney
- Rectification of errors

- Attestation
- Important of dating and the payment stamp duty on the transfer
- The effect of adjudication of the transfer
- The effect of late or non-payment of stamp duty on the transfer
- Presentation and registration
- The paramount importance of registration of the transfer

4. Documentation of the Sale and Purchase of Property Without the Issue Document of Title (Including Strata Titles)

- The Assignment
- The importance of undertakings from developers and financiers
- The entry of Private Caveats on the Master Title

5. Inherent Problems in Sub-Division of the Master Title

6. Other Practical Issues:

- The practice and requirements of different land offices
- Forgeries
- Death of parties before registration
- Bankruptcy and winding-up after execution but before registration.

REGISTRATION FORM

REF: MAY17DPLT

Early Birds: Registration by 18th April 2017: RM888.00 per person

Group Discount (Two or more persons from same organization) – RM950.00 per person

Regular Fee – RM1000.00 per person *(The above fees are inclusive of lunch / tea-breaks / valuable seminar materials & certificate)*

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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 the 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.

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