



ASIA PACIFIC DILIGENCE SDN BHD ©

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One Day Intensive Seminar

## LAWS RELATED TO LANDLORDS & TENANTS AND RENTALS COLLECTION: PRACTICE AND PROCEDURE

**6 November 2008**

**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. London, Queen Mary College**

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.

**(REGISTER NOW)**

**FOR EARLY BIRDS!**

## REGISTRATION FORM

**Early Birds – RM700.00** per person  
(Registration and Payment by 20 October 2008)

**REF: NOV08RCP**

**Group Discount** (Two or more persons from same organization) – **RM750.00 per person**

**Regular Fee – RM800.00 per person**

*The above fees are includes of lunch/tea-breaks/valuable seminar materials & certificate*

Crossed Cheque/Bank Draft payable to **ASIA PACIFIC DILIGENCE SDN. BHD.**

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Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Contact Person: \_\_\_\_\_

*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.*

*The organizer reserves the right to change speakers/or modify the programme content without prior notice.*

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