

**Webinar Series: A Look and Impact of Latent Defects on Property Development.**

**Date: 30 April 2021**

**Time: 10.00am to 12.00pm**



**REHDA Selangor Webinar Series**  
**A look And Impact Of Latent Defects On Property Development**

**Friday**  
**30th April 2021**  
**10:00am - 12:00pm**

Organized By  
  
**REHDA SELANGOR**

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**Speakers & Panellists**

 <b>Ir. K.C. Ng</b> Structural Engineer	 <b>Soh Lih Sieng</b> Managing Partner Contract Solution-i	 <b>Leon Gan Han Chen</b> Partner Halim Hong & Quek
 <b>Ar David Cheah</b> Architect, Adjudicator & Arbitrator	 <b>Lynn Foo</b> Partner Harold & Lam Partnership	

**Host & Moderators**

 <b>Datuk Charlie Chia</b> Senior Advisor & Director, UMLand Bhd, Secretary General REHDA Malaysia	 <b>James Tan</b> CEO, Suntrack Development Sdn. Bhd. Chairman, Planning Policies & Standard Subcommittee REHDA Selangor
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Registration Information

Total Registration Number: 470

Number of registrants who logged in to watch: 395

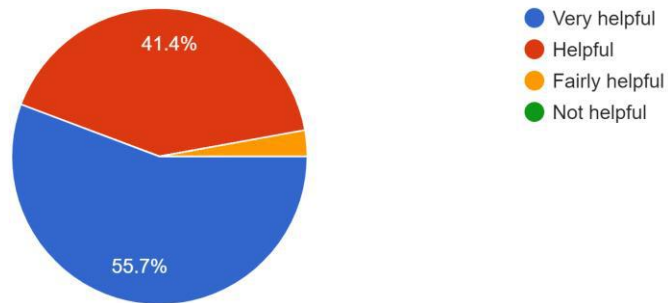
Top 3 companies with most employees registered: OSK Holding , Mah Sing Properties SB , S P Setia Bhd

## Post event survey (updated as 3 May 2021)

Number of survey Received: 70

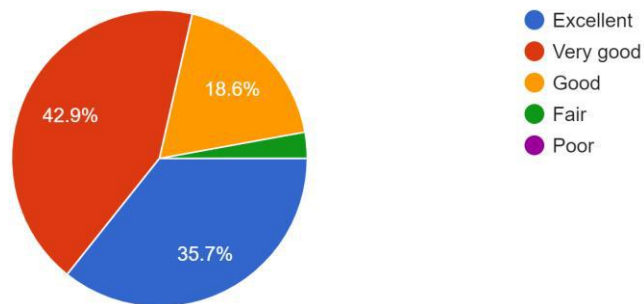
1. Overall, do you find this webinar topic helpful to your organisation?

70 responses



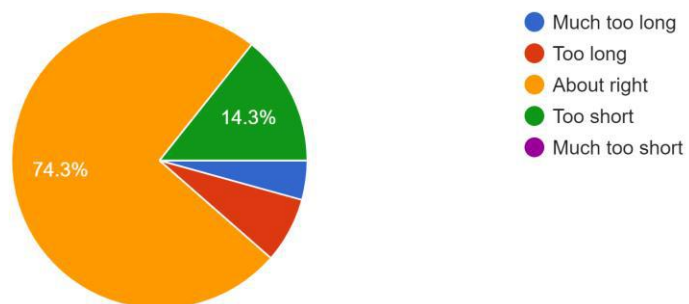
2. How would you rate the presenter on the subject matter?

70 responses



3. Was the event length too long, too short or about right?

70 responses

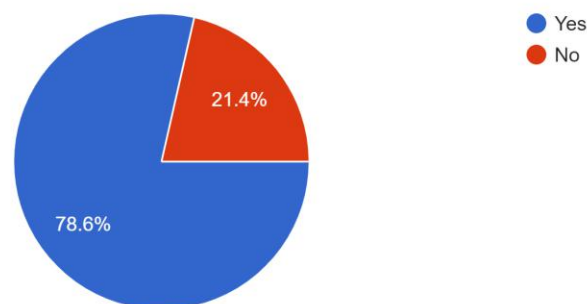


4. Do you have any other suggestions or comments to help us improve our future webinar?

- Allow longer q&a if there is still alot or question
- do more infographic on presentation
- Do more webinar on more viral topic
- I think today webinar too many panelist
- More to technical
- some other speakers voice didnt clear..maybe can fix that
- To have a q&a by voice out by participant
- Limit the session to 2hrs and focus on the list of commons issues brought to tribunal for discussion.
- Perhaps the slides or note to be sent out prior to the webinar started.
- More Photos or Videos will be good
- Try to standardize m the volume of every speaker as some speakers have strong echo or a bit soft when talking
- Longer Q&A session
- More case examples
- More explanations through simple diagrams and images would help convey messages more effectively and easier to understand
- Will be good to that Rehda helps to compile from the panelists on their responses to all the relevant Q&As posted by participants and email to the participants for knowledge sharing
- Some slot for engagement perhaps

5. If a fee of RM 50 is charged in future to facilitate event such as this (for example to invite well-versed experts, CDP points and other industry-related points), would you still like to participate?

70 responses



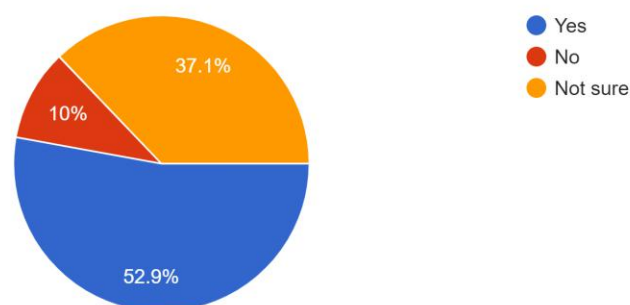
6. What topic/event would you like REHDA Selangor to organize/explore in future that would benefit your organization?

- Classification of defects and example
- Covid 19 treat
- Quality and Who's Responsibility?
- More to on solve defect
- Defects management
- Any latest developments on Court judgement will be helpful to gain more insights on the salient points
- Developer right on defect claims by owner.
- smart building /house
- Land matter
- Qlassic requirements for developer
- Good home design
- Poor engineering consultancy works cordination and how it will impact the developer.
- Transfer of strata title to purchasers

- Strata act
- How to shorten process to apply bumi quota
- Managing Over Demanding Purchasers
- Technical issues on verification of defect
- Basic authority processes for new / International investors, Sustainability
- Minimising quality issue upon VP
- New building requirements by authorities.
- Quality toward Vacant Possessions
- Good and bad practice in building design standards
- Plumbing issue
- Landmark decision by Federal Court that VP date should start from booking date instead of SPA date.
- Extension of DLP
- Warranty
- Good Construction designs to prevent common and latent defects
- VP and booking sum in relation to LD calc.
- Buildability versus Design
- Design, defect, building and common area maintenance issues
- Latest technologies ie big data, real-time n sharing sales data, crowd funding via ICO that help the industry on sales, cost management, improve productivity.
- Authority policy & law updates.
- Any other topic that will increase standard of property industry, productivity and time, cost and quality management to property industry.
- Professional consultancy fees for abortive works or additional fees for supplementary works that consultants currently do FOC just because the industry deems it to be the norm, eg, preparation of SPA drawings, ID, signage design etc.
- SHOULD bumi quota be released progressively starting after 1 year of construction and 100% released by VP.
- Proper documentation
- Sustainability on material or structural design
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7. Do you think that issues like latent defect can be standardised into a guideline to form an industry standard on what should / should not qualify as latent defect to curb unnecessary claims?

70 responses



8. If Yes, why?

- To have a clear picture
- easier to refer to as a guide and sample

- If types of defect we can know as latent defect.
- So that everyone can be well guided
- So that defects can be rectify and solve the problem early
- Manage expectations
- to ease the process and save everyone time
- No perfect material nor perfect workmanship
- More transparent
- Act still new in Malaysia context...no ambiguous list of what is latent what is not
- To avoid many unnecessary arguments and also to let both developer and purchaser know their right
- Yes, because we need to lift up our construction quality standard.
- For quality expectation and managing unreasonable purchasers
- Else very subjective to claim on it & developer also confuse the responsibility & liability should hold by which parties.
- To avoid dispute.
- To justify cause it is 15 yrs period
- As the 15 years period should count start from DLP. Not from the date of cause of damage.
- Otherwise the Developer will be responsible for everything to the eyes of the purchaser.
- There is plainly a lot of confusion / ignorance surrounding latent defects so a guide is much needed. It may not be definitive but narrows down the ambiguity a great deal but with all the necessary disclaimers and qualifications to ensure it is still flexible to suit most scenarios
- At least all parties are of the same understanding. Less time spent on court cases also means more time to focus on product quality and workmanship and more family time for purchasers
- Some common issues which happen in the industry could be compiled and shared to form some standard which could be set as reference.
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- Not sure as it depends on case to case basis and interpretation of judges presiding the cases unless the cases have reached the apex federal court level and judgement made thereon as precedent reference but this process will be time and cost consuming for both plaintiff and defendants to embark on to resolve the issues.
- Yes, just like ubbl, will be good to have a guideline to avoid time consuming disputes
- To make it clear and fair for all under the Building Laws/ Housing Acts.