

ORGANISED BY PAM PROFESSIONAL PRACTICE COMMITTEE (PPC)
IN COLLABORATION WITH PAM CPD COMMITTEE

PAM CPD SEMINAR | PRACTICE TALK

ELEVATING PROFESSIONAL PRACTICE

LIABILITY, STRATA AND THE PRACTICE LIFECYCLE

23 MAY 2026 | SATURDAY

8.30 AM - 1.00 PM | DEWAN PRESIDEN, PAM CENTRE



**4 LAM CPD
POINTS**
(cpd approved)

This seminar brings together three interrelated areas of professional practice that are increasingly important to architects in Malaysia: liability beyond project completion, the realities of strata practice, and the regulatory lifecycle of practice from registration to cessation. While these subjects are often considered separately, they are closely connected by a broader professional concern — how architects sustain responsible, informed and resilient practice across the full course of professional engagement.

By addressing post-completion legal exposure, the practical implications of strata law and management on design and delivery, and the statutory obligations governing the establishment, operation and closure of an architectural practice, the programme offers a more integrated understanding of contemporary practice. Collectively, the sessions are intended to strengthen professional awareness, reinforce sound practice management, and help architects navigate professional responsibility with greater clarity and confidence.

OBJECTIVES

The event is intended to:

- provide architects with a clearer understanding of continuing liability beyond project completion;
- strengthen awareness of how strata law and management realities influence design, documentation and project delivery;
- clarify the regulatory obligations associated with the registration, operation and cessation of practice in Malaysia;
- promote a more integrated understanding of professional responsibility throughout across the practice lifecycle; and
- support more confident, compliant and resilient professional practice.

PROGRAMME

8.30 am	Registration / Breakfast
9.00 am	Welcome Remarks
9.10 am	Sponsor Presentation 1
9.25 am	PAPER 1
10.15 am	PAPER 2
11.05 am	Break
11.20 am	Sponsor Presentation 2
11.35 am	PAPER 3
12.25 pm	Panel Discussion / Q&A
12.55 pm	Closing Remarks

FEES

PAM Members : FOC

Non-Members : RM 160

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SPEAKERS



PAPER 1 BEYOND COMPLETION: Limitation Periods, Estate Liability & Professional Risk

Architects carry continuing legal and professional exposure even after project completion, yet the duration and nature of that exposure are often not fully understood in practice. This session examines how limitation periods apply to architectural claims in Malaysia, including the distinction between contractual and tortious claims, the operation of the 15-year long-stop in latent defect situations, and the circumstances in which claims may continue against a deceased architect's estate. The presentation will also highlight practical implications for architects, including record retention, insurance review, risk planning and practice management. Overall, the session aims to give practitioners a clearer understanding of how liability may extend beyond completion, and why proper planning remains essential long after services have been rendered.

Mr. Daniel Tan Wee Xian

PAM Group Legal Adviser & Case Counsel,
Head of ADR Secretariat,
Pertubuhan Akitek Malaysia (PAM)

Daniel Tan manages arbitration and other Alternative Dispute Resolution (ADR) proceedings under PAM's ADR Rules. A former commercial litigator, he has acted in landmark cases involving developers' duties and contractual misconduct. He authored Guide to Clerking, a 28-chapter manual officially listed on the Malaysian Judiciary's website and widely reference in legal practice. Daniel now leads PAM's initiatives to enhance procedural governance and institutional efficiency in professional dispute resolution.



PAPER 2 STRATA IN PRACTICE: Where Design Meets Management Reality

This presentation explores the relationship between strata law, building design and long-term management outcomes in Malaysian architectural practice. Framed around the Strata Titles Act 1985 and the Strata Management Act 2013, the session considers the architect's role not only in the subdivision and documentation of strata developments, but also in shaping the practical realities of occupation, maintenance and management. It will address key issues such as common property, parcels, mixed-use and phased developments, maintainability, coordination and recurring problem areas that affect project performance over time. By connecting statutory understanding with design and delivery decisions, the session is intended to help architects better appreciate strata as both a legal framework and an enduring operational condition of the built environment.

Mr. Chris Tan Chur Pim

Managing Partner, Chur Associates

Chris Tan Chur Pim has been a practicing lawyer since 2000 and is currently the Managing Partner of Chur Associates®, a boutique legal firm he founded in 2003 specialising in corporate advisory and real estate matters.

As a corporate real estate lawyer, he advises government-linked companies, developers, asset owners, and REITs on strata-related issues. He is also recognised as a Strata Expert and is the author of Strata OMG - Owner's Manual & Guidebook, actively educating the public and developers on strata living and management.

Chris is a panel judge for The EdgeProp Malaysia Best Managed & Sustainable Property Awards and regularly shares his professional legal perspectives on building defects, strata law, and land acquisition through PAM and academic platforms.



PAPER 3 FROM REGISTRATION TO CESSATION: The Practice Lifecycle in Malaysia

This session provides a practical overview of the regulatory obligations that govern architectural practice in Malaysia throughout its entire lifecycle. Grounded in the Architects Act 1967 (Revised 1973) and LAM's requirements for Architectural Consultancy Practice registration, it examines the key compliance matters associated with starting, maintaining and closing a practice lawfully and responsibly. The presentation will cover ACP registration, eligibility, continuing obligations, and non-compliance issues, as well as matters relating to corporate practice structures and the importance of preserving professional independence. It will also address cessation of practice, including notification requirements, continuity of responsibilities, transfer of ongoing matters and protection of client interests. Overall, the session aims to strengthen architects' understanding of practice as a regulated professional lifecycle rather than a static business arrangement.

Ar. Sharina Intan Abdullah

Lembaga Arkitek Malaysia (LAM)

Apart from serving as Senior Director of Architects Department at JKR Headquarters Malaysia, Ar. Sharina Intan Binti Abdullah is also the Chairperson for Registration and CPD Committee of LAM 2023-2025 and 2025-2027.

Trained as a Professional Architect in the government sector, she has been involved in many KKR Projects, especially educational and health facility projects. She currently head's the Architects Department of JKR Malaysia, overseeing architectural services for Ministries.

Previously, she was the Director in Development Control Consultancy Unit, Local Government Department, Ministry of Housing and Local Government. She had embarked on the improvement of the OSC 3.0 Manual Program since 2017. The improved Manual OSC 3.0 was rebranded as Manual OSC 3.0 Plus. She was also initiated as the OSC 3.0 Plus Online System that compliments the Manual OSC 3.0 Plus.

