



HYBRID 2 DAY SEMINAR ON 100 Common Problems of Construction Contracts

Speaker : Ir. Lai Sze Ching

**Date : 22 - 23 June 2026
(Monday & Tuesday)**

Time : 9.00am - 5.30pm

HYBRID (PHYSICAL + ZOOM PLATFORM)

PHYSICAL VENUE - MALAKOFF AUDITORIUM, WISMA IEM

BEM APPROVED CPD: APPLYING

REF NO : APPLYING

CLOSING DATE: 17 JUNE 2026

ORGANISED BY PROJECT MANAGEMENT TECHNICAL DIVISION, IEM

Overview

Disputes between contractor and the client are all too common in construction contracts. To certain extent, it is said that disputes are inevitable in construction projects which predominantly arise from the complexity and magnitude of the works involved, multiple contracting parties, poorly prepared and executed contract documents, financial issues and communication problems. Any one of these factors could lead to time overrun, increased costs, and a breakdown in the parties' common objective to complete the project.

Problems arising from construction contracts could be attributable to multiple parties involved in the construction works for example the Contractor, Employer, Consultant, Architect, Nominated Sub-contractor, third party contractor etc. The common problems that the Employers and Contractors encounter in the course of their work are numerous, such as:

- What are the common breaches of Employers and Contractors?
- Does letter of intent bind the parties, and if so, under what conditions?
- What are the liabilities of an Engineer or Architect as far as design is concerned under a conventional contract and a Design and Build contract?
- Is Employer bound by the information and data provided in tender document?
- What does it mean by progressing the work regularly and diligently? Is the extension of time clause for the benefit of the Employer or Contractor?
- Does the Employer need to prove his actual loss in order to impose liquidated damages?
- Can the calling of a non-demand performance bond be stopped by the Contractor?
- How long will the Engineers and Architects be liable for their design work? Can a contractor suspend the work due to non payment?
- What are the issues need to be taken note of in an adjudication proceeding?

This seminar will provide a detailed analysis to the above problems and their related issues.

Who Could Benefit From The Course

- Project Directors
- Contract Managers / Executives
- Project Managers / Engineers
- Project Architects
- Site Managers / Site Agents
- Quantity Surveyors
- Site supervisors
- Developers
- Contractors and sub-contractors

COURSE SCHEDULE & OUTLINE

TIME	PROGRAMME - DAY 1	TIME	PROGRAMME - DAY 2
08.30 am - 09.00 am	Registration	08.30 am - 09.00 am	Registration
09.00 am - 09.10 am	Introduction by Committee	09.00 am - 09.10 am	Introduction by Committee
09.10 am - 10.45 am	<ul style="list-style-type: none"> The Nature of Construction Contracts Common Breaches 	09.10 am - 10.45 am	<ul style="list-style-type: none"> Extension of Time Programme of Work
10.45 am - 11.00 am	Morning Tea Break	10.45 am - 11.00 am	Morning Tea Break
11.00 am - 01.00 pm	<ul style="list-style-type: none"> Design Tender Contractor's Obligations 	11.00 am - 01.00 pm	<ul style="list-style-type: none"> Performance Bonds
01.00 pm - 02.00 pm	Lunch Break	01.00 pm - 02.00 pm	Lunch Break
02.00 pm - 03.30 pm	<ul style="list-style-type: none"> Employer's Duties Letters of Intent 	02.00 pm - 03.30 pm	<ul style="list-style-type: none"> Liquidated Damages
03.30 pm - 03.45 pm	Afternoon Tea Break	03.30 pm - 03.45 pm	Afternoon Tea Break
03.45 pm - 05.00 pm	<ul style="list-style-type: none"> Completion of Projects Time for completion 	03.45 pm - 05.00 pm	<ul style="list-style-type: none"> Payment Adjudication
05.00 pm - 05.30 pm	<ul style="list-style-type: none"> Q&A Session End of Day 1 	05.00 pm - 05.30 pm	<ul style="list-style-type: none"> Q&A Session End of Day 2

SPEAKER'S PROFILE

Ir. LAI SZE CHING, graduated as a Mechanical Engineer from the University of Malaya. He also holds LL.B degree from University of London and LL.M from University of Malaya, majoring in Construction Law, Alternative Dispute Resolution, Arbitration Law, Remedy and Civil Procedure. In addition, he also holds a Certificate of Legal Practice from Qualifying Board of Malaysia and Diploma in International Commercial Arbitration (Clarb UK). Ir Lai is a Fellow Member of Chartered Institute of Arbitrators (UK), Malaysian Society of Adjudicators, Malaysia Institute of Arbitrators (Mlarb) and Asian Institute of Alternative Dispute Resolution (AiADR). He is also a Fellow Member of the Institution of Engineers, Malaysia (IEM) and Honourable Fellow Member of Asean Federation of Engineering Organisation (AFEO).

Ir. Lai has more than 30 years working experience in the field of construction, property development and contractual claims. He is currently the Managing partner of an Adjudication & Arbitration Chamber and the Managing Director of a consulting firm specialised in project management. He has authored many articles on ADR, Arbitration and Construction Law and had conducted talks on ADR, Law for Engineers and on Construction Law to local companies and Universities.

Being an accreditator of Engineering Accreditation Council Malaysia, he is also actively involved in the accreditation of local engineering programmes. Ir. Lai has also been appointed as the Student Ambassador for the External Law Programme of University of London. He is currently empanelled as Arbitrator, Mediator and Adjudicator in the panel of Asian International Arbitration Centre, Malaysia (AIAC). He is also empanelled as Adjudicator and Arbitrator in the panel of AiADR and as Arbitrator in the panel of Mlarb and IEM.

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**HYBRID TWO DAY SEMINAR ON
 “100 COMMON PROBLEMS OF CONSTRUCTION CONTRACTS
 22 - 23 JUNE 2026 (MONDAY - TUESDAY) CLOSING DATE : 17 JUNE 2026
 Email : syafiq@iem.org.my**

HYBRID FEES PLATFORM				
	ONLINE PARTICIPANTS		PHYSICAL PARTICIPANTS	
MEMBER CATEGORY	Online Fees (via IEM Portal)	Normal Fees (By Email : Quotation & Invoice)	Online Fees (NON HRDF Claimable (via IEM Portal)	Normal Fees (HRDF Claimable) (By Email : Quotation & Invoice)
IEM MEMBER	RM 400.00	RM 450.00	RM 900.00	RM 1,000.00
NON IEM MEMBER	RM 950.00	RM 1,000.00	RM 1,250.00	RM 1,350.00

Participant Registration form Email: syafiq@iem.org.my				
No.	Name(s)	IEM Membership No.	NRIC / Passport No.	Fee (RM)
ALL FEES TO ADD (+ SST 8%)				
TOTAL PAYABLE				

Organisation :

Contact Person :

Position:

Billing Address:

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Company Registration No : **Tax Identification (TIN no) :**

Contact Details: Office No:

Email Address:

Date Submitted : **Handphone No:**