

**SERIES 1 STRATA
MANAGEMENT SEMINAR 2025**

HOW TO EXERCISE THE PROPER DUTIES, POWERS AND LEGAL OBLIGATIONS OF DEVELOPERS, JMB & MC

**20 FEBRUARY 2025
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the first seminar in our Strata Management Seminar Series for 2025. It will lay the way forward by equipping participants with the knowledge and solutions to implement the best practices and procedures for the maintenance and management of buildings and common property.

The speakers will deal with important issues such as: what are the duties of the Developer during preliminary management period; does a developer exercise the same powers of the Management Corporation; how to convene the 1st AGM of the Management Corporation; when will a direct transfer of duties from developer to Management Corporation take place; and what are the key problems identified in the implementation of Strata Management Act since its enforcement in 2015.

The **KEY TOPICS** include:

- How does a Developer exercise the power of Management Corporation
- How to convene the 1st Annual General Meeting (AGM) of the Management Corporation
- How to ensure smooth transition from Developer to Management Corporation
- Upcoming Changes to the Strata Management Act 2013 [Act 757] in Malaysia:
What You Should Know
- Recent landmark decisions affecting strata management

WHO SHOULD ATTEND

- Property Developers
- Members of the management committee
- Members of the joint management committee
- Legal Practitioners / Consultants
- Property Managers
- Local Authorities & Commissioners
- Property Owners
- Valuers, Appraisers and Estate Agents

Early Bird Registration by 13 February 2025

RM950/pax

*Terms & Conditions Apply

Organised By



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5 CPD HOURS APPLIED

- 9.00am - 10.30am **HOW DOES A DEVELOPER EXERCISE THE POWER OF MANAGEMENT CORPORATION (MC)**
- What are the duties of the Developer during preliminary management period
 - When does the statutory duty of Developer commence and end
 - Does a developer exercise the same powers of the MC?
 - What is the extent of the powers of a Developer during preliminary management period
 - Do you open a bank account under the name of the Developer or MC
 - Can a developer be a signatory to the MC
 - Can the MC enter into a contract exceeding the period beyond expiration of preliminary management period
- Speaker: Lai Chee Hoe**, Managing Partner, Chee Hoe & Associates
- 10.30am - 11.00am Coffee Break
- 11.00am - 12.30pm **HOW TO CONVENE THE 1ST ANNUAL GENERAL MEETING (AGM) OF THE MANAGEMENT CORPORATION (MC)**
- How to decide whether the 25% threshold is fulfilled?
 - Does the 25% include the Developer's unsold parcel?
 - Does the 25% include the owner's retained parcel?
 - Does a developer just issue Form 14?
 - What are the relevant resolutions?
 - Workshop: How to draft resolutions
- Speaker: Lai Chee Hoe**, Managing Partner, Chee Hoe & Associates
- 12.30pm - 1.30pm Networking Lunch
- 1.30pm - 3.00pm **UPCOMING CHANGES TO THE STRATA MANAGEMENT ACT 2013 [ACT 757]: WHAT YOU SHOULD KNOW**
- What are the key problems identified in the implementation of Act 757 since its enforcement in 2015?
 - What are the new trends in strata development that need to be addressed in the legislative amendment?
 - What is the framework for the proposed amendment?
 - What are the issues and challenges in the amendment process?
 - What are the key provisions and the proposed changes?
- Speaker: Maizatul Izzah Binti Mohd Shamsudin**, Senior Assistant Director at the Strata Management Division of the National Housing Department, KPKT
- 3.00pm - 3.30pm Tea Break
- 3.30pm - 5.00pm **HOW TO ENSURE SMOOTH TRANSITION FROM DEVELOPER TO MANAGEMENT CORPORATION (MC)**
- When will a direct transfer of duties from developer to MC take place
 - What are the considerations to take into account when handing over information
 - What are the information and details to handover
 - What is the time period to hand over
 - Can liabilities be handed over by the Developer to the MC
 - Do you have to hand over the amended building plans
 - Do you have to hand over the as-built plan
 - What if you cannot hand over the control of monies within 1 month
 - Workshop: How to prepare Form 13
- Speaker: Lai Chee Hoe**, Managing Partner, Chee Hoe & Associates
- 5.00pm - 6.00pm **Question & Answer**



Lai Chee Hoe

A Certificate of Legal Practice (“CLP”) Book-prize winner for General Paper, author of “Strata Management Practice & Procedure” published by CLJ Publication 2019 edition, admitted and enrolled as an Advocate and Solicitor of the High Court of Malaya in 2005.

In year 2019, he sat on the previous focus committee amending the Strata Management Act 2013 and the Strata Management (Maintenance & Management) Regulations 2015. In year 2024, he was appointed by the Ministry of Housing and Local Government as one of the panel of advisor to assist in the amendments to the Housing Development (Control and Licensing) Act 1966 [Act 118] and Strata Management Act 2015. [Act 757]

He specialises in strata management and housing development disputes. He also advises developers on strata related pre-emptive actions and provide a comprehensive advisory from the stage of SIFUS and drawing up the schedule of parcels.

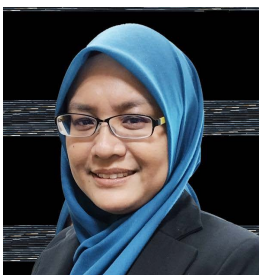
He argues complicated strata management issues in court regularly and is constantly sought after to provide training and talks. He

acts for joint management bodies (JMB), management corporations (MC) and developers.

He acted as the main counsel for:

1. *Obata Ambak v Prema Bonanza* which the Federal Court (with a panel of 5 judges) delivered a landmark decision distinguishing *Ang Ming Lee*.
2. *Pearl Suria* case where the Court of Appeal (and leave was not allowed in the Federal Court) delivered a landmark decision in allowing a developer (during preliminary management period) and Management Corporation to apply different rates of charges.
3. *Gas Malaysia* case where the Court of Appeal (and later affirmed by the Federal Court) opined that the Management Corporation has no power to supply Gas to the development area.

He also acts for the Bar Council on various cases. He also regularly updates Strata related cases on <https://blog.burgielaw.com/>



Maizatul Izzah Binti Mohd Shamsudin

Ms. Izzah is the Senior Assistant Director at the Strata Management Division of the National Housing Department under the Ministry of Housing and Local Government (KPKT). As the head of the Research Unit, she is directly involved in the review of the Strata Management Act 2013 [Act 757] initiated by the Ministry in June 2024. In this role, she engages directly with various stakeholders from the public and private sector to gather insights on strata management to be incorporated into the policy review and proposed amendments.

With a deep understanding of housing development gained through her seven years of experience in the housing sector, Ms. Izzah plays a critical role in ensuring that the new direction of the strata management legislation effectively addresses current and future issues in strata management. Her work also complements the forthcoming amendments to other related legislation, particularly the Strata Titles Act 1985 [Act 318] and the Housing Development (Control and Licensing) Act 1966 [Act 118].

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STRATA MANAGEMENT SEMINAR SERIES 1 20 FEBRUARY 2025 CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration Payment by 13 February 2025	Normal / HRDC Registration
Registration Fees	<input type="checkbox"/> RM950/per pax	<input type="checkbox"/> RM1050/per pax

*Group discount: 3 pax & above enjoys 5% discount | Terms & Conditions apply

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Cancellations: If you are unable to attend, a substitute delegate is welcome at no extra cost. A complete set of seminar documentation / materials and a 50% refund will be given for cancellations received in writing not later than 7 working days prior to the seminar date. No refunds will be given for cancellations received less than 7 working days prior to the seminar date.

Logic Plus reserves the right to change the date, venue, sub-topics and speaker(s) for the seminar(s) where necessary. Should we have to cancel or postpone the seminar, our responsibility is limited to a refund of any registration fee(s) already paid. Logic Plus is not responsible for travel, accommodation or other related/unrelated expenses which may have been incurred by delegate(s) attending this seminar.

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