



**SERIES 2 STRATA  
MANAGEMENT SEMINAR 2025**

# HOW TO IMPLEMENT THE BEST PRACTICES AND PROCEDURES FOR STRATA PROPERTY MANAGEMENT

**12 JUNE 2025  
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the second 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: how we determine charges for share units allocated before 1 June 2015; what is the current STR Share Unit Formula and its associated challenges; proposed methodology for just and reasonable multiple rates of charges; how do you apply for certificate of share unit formula; what do you do if there is a change to the building plan; and how to deal with all critical issues arising from AGM.

The **KEY TOPICS** include:

- WHAT ARE THE MAIN ITEMS TO TAKE NOTE OF WHEN DETERMINING CHARGES
- PARADIGM SHIFT TOWARD JUST AND REASONABLE MULTIPLE RATES OF CHARGES, ENABLING REMEDIES FOR INEQUITABLE SHARE UNITS AND POLL
- HOW DOES ONE APPLY FOR CERTIFICATE OF SHARE UNIT FORMULA
- HOW TO DEAL WITH CRITICAL ISSUES ARISING FROM AGM
- 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 6 June 2025

**RM950/pax**

\*Terms & Conditions Apply

Organised By



A-5-9, Empire Tower SS16/1,  
47500 Subang Jaya, Selangor  
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Strategic Partners



**BOVAEP / LPPEH**

**5 CPD HOURS APPLIED**

9.00am - 10.30am

**WHAT ARE THE MAIN ITEMS TO TAKE NOTE OF WHEN DETERMINING CHARGES**

- What are share units?
- How were share units being allocated pre-1 June 2015
- How we determine charges for share units allocated before 1 June 2015
- Can we maintain the same method in determining charges
- What are the items to be taken into account when determining charges
- Can one refer to the Fifth Schedule of the prescribed SPA

**Speaker:** Lai Chee Hoe, Managing Partner, Chee Hoe & Associates

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

**PARADIGM SHIFT TOWARD JUST AND REASONABLE MULTIPLE RATES OF CHARGES, ENABLING REMEDIES FOR INEQUITABLE SHARE UNITS AND POLL**

- The necessity of multiple rates of charges.
- Challenges arising from pre-2016 PTG Guidelines.
- The current STR Share Unit Formula and its associated challenges.
- Proposed methodology for just and reasonable multiple rates of charges.
- Enabling proposed remedy for inequitable share units
- Enabling proposed alternative to inequitable polling

**Speaker:** Sr. Wong Kok Soo, Chairman, Burgess Rawson Management Sdn Bhd

12.30pm - 1.30pm

Networking Lunch

1.30pm - 3.00pm

**HOW DOES ONE APPLY FOR CERTIFICATE OF SHARE UNIT FORMULA**

- How do you apply for certificate of share unit formula
- What are the forms to fill in
- What do you do if there is a change to the building plan
- When do you have to apply for a new certificate of share unit formula
- How much deposit do you have to pay when making an application for subdivision involving provisional block

**Speaker:** Farhan Hassan, Deputy Land Administrator and Registrar, Putrajaya Federal Territories Land and Mines Directors Office

3.00pm - 3.30pm

Tea Break

3.30pm - 5.00pm

**CRITICAL ISSUES ARISING FROM AGM**

- Can a parcel owner/proprietor vote when having an outstanding in one of the many units he/she owns?
- Can the parcel owner / proprietor be elected to the JMC or MC if he/she has outstanding charges to one of the many units owned?
- Can a co-proprietor vote if he/she did not lodge a proxy form?
- Does a company require to lodge the company resolution for its company representative to enable him to vote?
- What are the ways a corporate parcel owner can vote?
- Can an absent proprietor be nominated and elected as a member of JMC or MC?
- Is the vacation of office automatic if a JMC or MC members are absent from 3 consecutive meetings?
- Can there be a vacation of office if the chairman of the JMC or MC absents from 3 scheduled meetings?

**Speaker:** Lai Chee Hoe, Managing Partner, Chee Hoe & Associates

5.00pm - 6.00pm

**Question & Answer**



**Mr. 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 advisors 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/>



**Sr. Wong Kok Soo, FRISM, FPEPS, FMIPFM**

Wong Kok Soo is the Chairman of Burgess Rawson Management Sdn Bhd, a niche professional property management and consultancy firm specializing in integrated mixed-use strata developments in the Klang Valley. With extensive industry experience, he is a senior property management consultant and a recognized expert in the field.

He is a Fellow of several professional bodies, including the Royal Institution of Surveyors Malaysia (RISM), the Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (PEPS), and the Malaysian Institute of Property and Facility Managers (MIPFM). In addition, he serves as a property management consultant to the National House Buyers Association (HBA). He previously served as a member of the Board of Valuers, Appraisers, Estate Agents, and Property Managers (BOVAEP) and continues to contribute as a member of its Property Management Committee.

Wong has received awards from both BOVAEP and RISM in recognition of his significant contributions to the property management industry. He has played a key role in drafting major regulatory and industry frameworks, including:

- The Malaysian Property Management Practice Standards
- The Strata Management Act 2013 and its Regulations
- The Standard Formulation of Allocated Share Units and Share Units
- The Standard Operating Procedures (SOP) for the formation of Subsidiary Management Corporations.

A recognized authority in this field, he is a sought-after speaker on these subjects.



**Mr. Farhan Hassan**

Mr Farhan is currently the Deputy Land Administrator and Registrar under the Putrajaya Federal Territories Land and Mine Directors Office. He has been an administrative and diplomatic officer since 2008, and he has been highly involved with law/policy making, engagement with industrial players on strata title registration and businesses including those involving transit-oriented development. He was also part of the focus group discussion on the revision of the National Land Code and

Strata Title Act 1985.

He earned a Bachelor of Consumer Studies in 2008 and a Master of Land Resource Management in 2020 from the University of Putra Malaysia. He also has wide experience in giving talks, sharing knowledge and advises on various topics involving strata development and title registration, land revenue and alternative approaches to arrear collection.

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12 JUNE 2025 | CONCORDE HOTEL KUALA LUMPUR

<b>STRATA MANAGEMENT SEMINAR SERIES 2</b> 12 JUNE 2025   CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration <b>Payment by 6 June 2025</b>	Normal / HRDC Registration
Registration Fees	<input type="checkbox"/> <b>RM950/per pax</b>	<input type="checkbox"/> <b>RM1050/per pax</b>

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

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### Terms & Conditions

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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