

# HOW TO DEAL WITH THE RECENT KEY ISSUES AFFECTING HOUSING DEVELOPMENTS

**24 JULY 2025**

**CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the second seminar in our Housing Development Seminar Series for 2025. It will lay the way forward by equipping participants with the knowledge and solutions to deal with the recent challenges faced by housing development industry.

The speakers will deal with the important issues such as: does a developer need to issue strata titles at the time of delivery of vacant possession and what if strata titles are not ready to be issued at the time of delivery of vacant possession; what are the important provisions in the deed of mutual covenant (DMC); what is the Housing Integrated Management System (HIMS) and E-SPA; and what are the Developer's duties in relation to Housing Development Accounts.

The **KEY TOPICS** include:

- HOW TO NAVIGATE ISSUANCE OF SEPARATE STRATA TITLE UPON DELIVERY OF VACANT POSSESSION (VPST)
- WHAT CONSTITUTES AN EFFECTIVE DEED OF MUTUAL COVENANT (DMC) FOR DEVELOPERS
- WHAT ARE THE LATEST UPDATES TO THE HOUSING INTEGRATED MANAGEMENT SYSTEM (HIMS)
- WHAT ARE DEVELOPER'S DUTIES IN RELATION TO HOUSING DEVELOPMENT ACCOUNTS?
- RECENT LANDMARK DECISIONS AFFECTING HOUSING DEVELOPMENTS

## WHO SHOULD ATTEND

- Property Developers
- Legal Practitioners / Consultants
- Project Managers
- Local Authorities & Commissioners
- Property Owners / Investors
- Valuers, Appraisers and Estate Agents
- Planners

Early Bird Registration by 18 July 2025

**RM950/pax**

\*Limited seats available for this exclusive seminar

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

**HOW TO NAVIGATE ISSUANCE OF SEPARATE STRATA TITLE UPON DELIVERY OF VACANT POSSESSION (VPST)**

- Does a developer need to issue strata titles at the time of delivery of vacant possession?
- What if strata titles are not ready to be issued at the time of delivery of vacant possession?
- Will liquidated ascertained damages be applicable against the developer?
- Can a developer apply for exemption?
- What are the factors to be considered when applying for exemption?

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

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

**WHAT CONSTITUTES AN EFFECTIVE DEED OF MUTUAL COVENANT (DMC) FOR DEVELOPERS**

- What is a deed of mutual covenant (DMC)?
- Should we still prepare a DMC and sign them at the point of entering into a SPA?
- What are the important provisions in the DMC?
- Can the DMC bind a non-purchaser?
- What if the DMC contradicts with the prescribed by-laws?
- How do we transfer the powers granted in the DMC to the Joint Management Body (JMB)?
- Do we transfer during the developer's management period or preliminary management period?

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

12.30pm - 1.30pm

Networking Lunch

1.30pm - 3.00pm

**WHAT ARE THE LATEST UPDATES TO THE HOUSING INTEGRATED MANAGEMENT SYSTEM (HIMS)**

- What is HIMS
- What is E-SPA
- What are the amendments made to E-SPA
- Can one amend the E-SPA?
- Can one replace a page within E-SPA
- What will the likely amendments be made to E-SPA?

**Speaker:** Mohd Faizuri bin Abdul Aziz, Senior Assistant Information Technology Officer, Information Technology Division at the National Housing Department, KPKT

3.00pm - 3.30pm

Tea Break

3.30pm - 5.00pm

**WHAT ARE DEVELOPER'S DUTIES IN RELATION TO HOUSING DEVELOPMENT ACCOUNTS?**

- What is a Housing Development Account?
- When does a developer require to open a HDA account?
- How much does a developer require to place a deposit?
- How soon must the purchaser financier pay the progressive payment to the Developer?
- What are the conditions of withdrawal of money from the HDA Account?
- When can a developer withdraw the surplus monies in the HDA Account?
- When can a developer withdraw all remaining monies in the HDA Account?
- Can the Controller use the monies in the HDA Account?

**Speaker:** Siti Sara binti Jamil, Senior Accountant, Housing Development Licencing Division at the National Housing Department, KPKT

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/>



**Siti Sara binti Jamil**

Siti Sara binti Jamil is the Senior Accountant with the Housing Development Licencing Division at National Housing Department, KPKT. She has been with the Housing Development Account (HDA) Branch since April 2022.

She has 16 years of working experience as a Public Sector Accountant and prior to National Housing Department, she was an accountant at Ministry of Health and Public Service Department. She was also a secondment accountant at Kumpulan Wang Persaraan

(Diperbadankan) KWAP for 2 years.

She graduated from Islamic International University Malaysia in Bachelor of Accountancy, a chartered accountant and a member of Chartered Institute of Management Accountants, CIMA.

She is also a member of Jabatan Perumahan Negara task force team working on amending the Housing Development (Licensing and Control) Act 1966.



**Mohd Faizuri Bin Abdul Aziz**

Mohd Faizuri bin Abdul Aziz is the Senior Assistant Information Technology Officer with the Information Technology Division at National Housing Department, KPKT. He has been with the IT Division since January 2017.

He has 16 years of working experience as a Public Sector Information Technology Officer and prior to National Housing Department, he was an IT officer at Public Service Department.

At the National Housing Department, he is responsible as the system administrator for BLESS, IDAMAN dan e-Pemaju. In 2019, he served as the System Analyst in the development of Housing Integrated Management System (HIMS), which was successfully launched and "go-live" on 31 January 2022.

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24 JULY 2025 | CONCORDE HOTEL KUALA LUMPUR

<b>HOUSING DEVELOPMENT SEMINAR SERIES 2</b> 24 JULY 2025   CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration <b>Payment by 18 July 2025</b>	Normal / HRDC Registration
Registration Fee	<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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