

**SERIES 3 STRATA
MANAGEMENT SEMINAR 2025**

HOW TO ENSURE THE PROPER MAINTENANCE AND MANAGEMENT OF BUILDINGS AND COMMON PROPERTY

**28 AUGUST 2025
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the third seminar in our Strata Management Seminar Series for 2025. The focus of this edition would be to enable participants to learn how to ensure the proper maintenance and management of buildings and common property.

The speakers will deal with important issues such as: how does a property management company deal effectively with defects on common property; what are the forms to be introduced by property management company when it comes to dealing with the Common Property Defects Account; what happens if the MC discovers there is a lease entered into by the developer on a common property; what is "limited common property" (LCP) in the perspective of JUPEM and how to prepare the "Special Plan" for LCP.

The **KEY TOPICS** include:

- HOW TO EFFECTIVELY DEAL WITH THE DEFECTS AFTER DELIVERY OF VACANT POSSESSION?
- HOW TO SAFEGUARD THE MONIES IN THE COMMON PROPERTY DEFECTS ACCOUNT
- HOW TO PROPERLY REGULATE THE USE OF COMMON PROPERTIES
- LIMITED COMMON PROPERTY: WHAT YOU NEED TO KNOW ABOUT SECTION 17A OF THE STRATA TITLE ACT
- 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 22 August 2025

RM950/pax

*Terms & Conditions Apply

Organised By



A-5-9, Empire Tower SS16/1,
47500 Subang Jaya, Selangor
Tel: +603-2726 2928

Strategic Partners



BOVAEP / LPPEH

5 CPD HOURS APPLIED

- 9.00am - 10.30am **HOW TO EFFECTIVELY DEAL WITH THE DEFECTS AFTER DELIVERY OF VACANT POSSESSION?**
- What is defect liability period?
 - What are the differences between patent and latent defects?
 - Can a JMB / MC claim defects on common property against the Developer?
 - Can a JMB / MC claim defects on a parcel?
 - How does a property management company deal effectively with defects on common property?
 - What are the defect liability mechanism in a strata regime?
- Speaker: Lai Chee Hoe**, Managing Partner, Chee Hoe & Associates
- 10.30am - 11.00am Coffee Break
- 11.00am - 12.30pm **HOW TO SAFEGUARD THE MONIES IN THE COMMON PROPERTY DEFECTS ACCOUNT**
- Who can claim from the common property defects account?
 - When can you claim from the common property defects account?
 - What are the forms to be introduced by property management company when it comes to dealing with the Common Property Defects Account?
 - Who can claim? Tenant, Purchaser, Joint Management Body (JMB), Management Corporation (MC)?
 - What happens next after Commissioner of Buildings (COB) receives the notice?
- Speaker: Lai Chee Hoe**, Managing Partner, Chee Hoe & Associates
- 12.30pm - 1.30pm Networking Lunch
- 1.30pm - 3.00pm **HOW TO PROPERLY REGULATE THE USE OF COMMON PROPERTIES**
- Does the common property vest in MC?
 - What is the definition of common property?
 - Can a developer enter into an agreement in a period extending beyond the preliminary management period expire?
 - What happened to the agreement entered into the developer post 1st AGM of MC?
 - What happens if the MC discovers there is a lease entered into by the developer on a common property?
 - Can a developer / MC provide exclusivity to a proprietor to the part of common property?
 - Does the MC need to enter into an agreement to record the exclusivity?
 - Does the MC need to bring the exclusivity to the general body?
 - Can the MC lease out part of the common property for alfresco dining / mobile network antenna?
 - What happens if the developer has provided exclusivity for a period extending beyond the preliminary management period.
- Speaker: Lai Chee Hoe**, Managing Partner, Chee Hoe & Associates
- 3.00pm - 3.30pm Tea Break
- 3.30pm - 5.00pm **LIMITED COMMON PROPERTY: WHAT YOU NEED TO KNOW ABOUT SECTION 17A OF THE STRATA TITLE ACT**
- Get to know JUPEM.
 - JUPEM's role in the strata title process.
 - What is "limited common property" (LCP) in the perspective of JUPEM?
 - How to prepare the "Special Plan" for LCP?
 - How does JUPEM perform on-site verification?
 - What is JUPEM's costing?
- Speaker: Looi Kam Seng**, Director, Survey and Mapping for the State of Selangor (JUPEM Selangor)
- 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/>



Looi Kam Seng

LSr Looi is currently the Director of Survey and Mapping for the State of Selangor (JUPEM Selangor). He started serving in the Department of Survey and Mapping for the State of Penang as a Training Surveyor in 1992.

He graduated with a Bachelor of Land Surveying from Universiti Teknologi Malaysia (UTM) in 1991 and has over 30 years of experience in the field of Cadastral Surveying. He is also the pioneer for the department’s cadastral surveying computerisation since 1992. Other than Cadastral Surveying, he was also involved in the joint boundaries’ demarcation and survey for Kedah- Perlis-

Perak- Penang and the international boundary between Sabah and North Kalimantan.

He is currently involved in various focus groups discussion to facilitate land title survey and strata title survey processes. He is a Registered Land Surveyor (LSr) and a Fellow of Royal Institution of Surveyors Malaysia (RISM). He is also a Subject Matter Expert (SME) in Cadastral Surveying as appointed by the Public Service Department in 2019. He is actively involved in solving land and strata related issues in the state of Selangor and often attended as Expert Witness in High Court.

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STRATA MANAGEMENT SEMINAR SERIES 3 28 AUGUST 2025 CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration Payment by 22 August 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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