

HOW TO NAVIGATE THE LATEST CHALLENGES FACED BY DEVELOPERS UNDER THE CURRENT HOUSING DEVELOPMENT REGIME

**13 NOVEMBER 2025
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the final seminar in our Housing Development Seminar Series for 2025. The focus of this edition would be to enable participants to learn how to navigate the latest challenges faced by developers under the current housing development regime.

The speakers will deal with the important issues such as: what does a developer have to do before delivery of vacant possession; what about after delivery of vacant possession; understanding the parallel process of housing development with strata title application; what can a developer do to enhance, fasten and smoothen the strata title application; how to navigate the issuance of strata title for phased developments; and "housing advertisements" – to what extent are they legally binding on the developer.

The **KEY TOPICS** include:

- WHAT IS THE BEST APPROACH TO DELIVER VACANT POSSESSION?
- WHAT ARE THE POST OBLIGATIONS AFTER DELIVERY OF VACANT POSSESSION?
- WHAT ARE THE BEST PRACTISES CAN A DEVELOPER IMPLEMENT TO ACHIEVE VACANT POSSESSION SIMULTANEOUSLY WITH STRATA (VPST)
- PHASED DEVELOPMENTS: HOW TO NAVIGATE THE ISSUANCE OF STRATA TITLE FOR PROVISIONAL BLOCKS
- 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 7 November 2025

RM950/pax

*Limited seats available for this exclusive seminar

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

WHAT IS THE BEST APPROACH TO DELIVER VACANT POSSESSION?

- What does a developer have to do before delivery of vacant possession?
- What is the difference between vacant possession and legal possession?
- What if a purchaser refuses to pick up keys?
- Does one have to deliver vacant possession with separate strata title issued?
- What if one does not have strata title issued at the time of delivery of vacant possession?
- Does one have to ensure electricity supply is ready for connection?
- What if a purchaser does not pay the deposit to the utility provider?
- Does one need to deliver vacant possession if balance of purchase price is not paid in full?

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

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

WHAT ARE THE POST OBLIGATIONS AFTER DELIVERY OF VACANT POSSESSION?

- Who is to pay premium of insurance of the building before delivery of vacant possession?
- Who is to pay for quit rent, assessment, tax, charges imposed by appropriate authority before delivery of vacant possession?
- What about after delivery of vacant possession?
- When does the obligation to pay charges and sinking fund commence?
- What should be included in the Form of charges Statement?
- How does a developer determine the rate of charges if there is more than 1 component?
- What if the parcel is smaller than the area shown in the Sale and purchase agreement?
- Can one annul the sale and purchase agreement if the area is smaller?

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

12.30pm - 1.30pm

Networking Lunch

1.30pm - 2.30pm

WHAT ARE THE BEST PRACTISES CAN A DEVELOPER IMPLEMENT TO ACHIEVE VACANT POSSESSION SIMULTANEOUSLY WITH STRATA TITLE (VPST)

- Understanding the parallel process of housing development with strata title application
- What else can a developer do to enhance, fasten and smoothen the strata title application?
- What happens if under certain circumstances, a strata title cannot be produced to accompany vacant possession?

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

2.30pm - 4.00pm

PHASED DEVELOPMENTS: HOW TO NAVIGATE THE ISSUANCE OF STRATA TITLE FOR PROVISIONAL BLOCKS

- How does PTG determine if a project development involves provisional blocks?
- How is the deposit calculation is made?
- How are strata titles registered for phased developments?
- What is a provisional block?
- What is the deposit refund process?
- Can the strata titles for provisional block be cancelled if there are KM/DO changes?

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

4.00pm - 4.30pm

Tea Break

4.30pm - 5.30pm

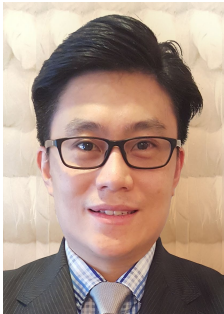
RECENT LANDMARK DECISIONS AFFECTING HOUSING ADVERTISEMENT AND PROPERTY DEVELOPMENT

- Housing Advertisement - Are they legally binding?
- Are exclusion clauses applicable to these advertisements?
- Property Development - Can purchasers still claim for damages for providing more than that was promised in SPA?
- What is the legal effect of the Federal Court's decision in case of Masteron?

Speaker: Dato' Dr Pretam Singh Darshan Singh, Founding Partner, Pretam Singh, Nor & Co

5.30pm - 6.00pm

Question and 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/>



Dato' Dr Pretam Singh Darshan Singh

Dato' Dr Pretam is the founder of Pretam Singh, Nor & Co. and has previously been serving as the President of the Tribunal for Home Buyers' Claim. He is a lawyer by profession and was previously a Senior Federal Counsel, Deputy Public Prosecutor with the Attorney General's Chambers and the legal advisor to several Government Ministries and agencies including KPKT.

His practice is highly regarded and recognised by major developers, bankers, financial institutions and GLCs in property and land matters.

He is also the President of Property Real Estate Lawyers Association. He is a well sought-after public speaker both locally and internationally. He is a major contributor of articles on property related issues to the social and print media.



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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Registration Fee	☐ RM950/per pax	☐ RM1050/per pax

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