

HOW TO DEAL WITH THE LATEST KEY ISSUES FACED BY DEVELOPERS, JOINT MANAGEMENT COMMITTEE AND MANAGEMENT COMMITTEE

27 NOVEMBER 2025
CONCORDE HOTEL KUALA LUMPUR

This 1-day intensive seminar cum workshop is the final seminar in our Strata Management Seminar Series for 2025. The focus of this edition would be to equip participants with the knowledge and solutions to deal with the some of the key issues faced by developers, joint management committee, management corporation and managing agents.

The speakers will deal with important issues such as: what areas in a strata scheme can one regulate; can a JMB/MC introduce additional by-laws; can a developer introduce procurement procedures; what are the existing prescribe by-laws which deal with procurement procedure; what are the key things to navigate when managing a mixed development; and recovery of outstanding maintenance charges and sinking fund under Strata Management Act 2013.

The **KEY TOPICS** include:

- HOW TO EFFECTIVELY REGULATE A STRATA SCHEME
- HOW TO INTRODUCE THE BEST PROCUREMENT PROCEDURES IN A STRATA DEVELOPMENT
- WHAT ARE THE KEY THINGS TO NAVIGATE WHEN MANAGING A MIXED DEVELOPMENT
- HOW TO DEAL WITH THE ENFORCEMENT PROCEDURES AND RECOVERY OF OUTSTANDING MAINTENANCE CHARGES
- 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 21 November 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 REGULATE A STRATA SCHEME

- Can a developer introduce by-laws?
- Can a JMB introduce additional by-laws?
- Can a MC introduce additional by-laws?
- What areas can one regulate?
- Do you start off with a deed of mutual covenant?
- What is the difference between a deed of mutual covenant or house rules?
- What do you do if there is no deed of mutual covenant or house rules?
- What are prescribed by-laws under the Third Schedule?
- Do the by-laws bind the tenant or occupier?
- Can a proprietor inspect the by-laws?
- What are the parameters in introducing additional by-laws?

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

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

HOW TO INTRODUCE THE BEST PROCUREMENT PROCEDURES IN A STRATA DEVELOPMENT

- Can a developer introduce procurement procedures?
- Can a JMB /MC introduce procurement procedures?
- Does one need to always get 3 quotes before appointing a service provider?
- What are the existing prescribe by-laws which deal with procurement procedure?
- What are the guidelines provided by the Ministry?
- Does one need to introduce them through a general meeting?
- Can the procurement procedures be introduced through the committee meeting?
- Does one need to adopt the budget at a general meeting?
- Does the spending of monies require to adhere to the approved budget?

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

12.30pm - 1.30pm

Networking Lunch

1.30pm - 3.00pm

WHAT ARE THE KEY THINGS TO NAVIGATE WHEN MANAGING A MIXED DEVELOPMENT

- What is a mixed development within a strata scheme
- Can one build in phases
- Can one sell a residential component in phase 2 instead of phase 1
- How does one determine charges only for phase 1
- Must phase 1 and phase 2 pay the same rate
- How does one pay charges and contribute to sinking fund for provisional block
- How does one ensure strata titles can be issued
- When do you have to sub-divide the provisional block into parcels

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

3.00pm - 3.30pm

Tea Break

3.30pm - 5.00pm

HOW TO DEAL WITH THE ENFORCEMENT PROCEDURES AND RECOVERY OF OUTSTANDING MAINTENANCE CHARGES

- Introduction on the Strata Management (Compounding of Offences) Regulations 2019
- Roles & Powers of Commissioner of Building (COB)
- Provisions of Strata Management Act 2013 relating to enforcement procedures
- Recovery of outstanding maintenance charges and sinking fund under Strata Management Act 2013
- Claims by JMB/MC Against Purchaser / Proprietor / Parcel Owner
- Claims by JMB/MC to Strata Management Tribunal (SMT), KPKT
- Functions of Pusat Mediasi Komuniti Madani Sejahtera (PMKMS)

Speaker: Palaniappan A/L S.Murugan, Legal Officer, Commissioner of Building of Kuala Lumpur (COBKL), Valuation and Property Management Department (JPPH), DBKL

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/>



Palaniappan A/L S. Murugan

Mr Palaniappan is a Legal Officer cum Legal Advisor of Commissioner of Buildings (COB) under the Valuation and Property Management Department (JPPH) in Kuala Lumpur City Hall (DBKL). He graduated from the National University of Malaysia (UKM) with a Bachelor of Law with Honors (LLB Hons) in 2016 and was admitted and enrolled as an Advocate and Solicitor of the High Court of Malaya in 2018.

He has wide experience in giving talks, sharing knowledge and advises on various topics under the strata management to developer, Joint Management Body (JMB), Management

Corporation (MC), other local authorities body, property management companies, and other related agencies.

He also acts as a Counsel for Commissioner of Buildings (COB) Kuala Lumpur for Strata Management Tribunal cases and often appears at the Strata Management Tribunal under the Ministry of Housing and Local Government (KPKT). He also has been notably involved as legal expert for Commissioner of Buildings (COB) in the second formation of Subsidiary Management Corporation (sub-MC) in Kuala Lumpur recently.

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