

**NEW  
DATE!**

**SERIES 1 STRATA  
MANAGEMENT SEMINAR 2026**

# HOW TO EXERCISE THE PROPER DUTIES AND POWERS OF THE DEVELOPER, JOINT MANAGEMENT BODY & MANAGEMENT CORPORATION

 **5 MARCH 2026**

**CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the first seminar in our Strata Management Seminar Series for 2026. The focus of this edition would be to enable participants to learn how to exercise the proper duties, powers and legal obligations of the Developer, JMB/MC and managing agents.

The speakers will deal with important issues such as – when to open the maintenance and sinking fund accounts; how many times are you required to audit the maintenance account (when JMB is first formed); what are the monies that should be paid into the maintenance accounts; what are the permissible uses of maintenance accounts; when do you have to prepare a budget for a strata scheme; and what are the new trends in strata development that will be addressed in the upcoming amendments to Strata Management Act 2013.

The **KEY TOPICS** include:

- WHAT ARE THE DUTIES OF A DEVELOPER IN RELATION TO ACCOUNTS
- WHAT ARE THE DEVELOPER'S DUTIES IN RELATION TO AUDITING OF ACCOUNTS
- HOW TO ENSURE PROPER USAGE OF MONIES IN THE MAINTENANCE AND SINKING FUND ACCOUNTS
- HOW TO PREPARE A BUDGET FOR A STRATA SCHEME
- AMENDMENTS TO THE STRATA MANAGEMENT ACT 2013: LATEST UPDATES AND KEY INSIGHTS
- 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 27 February 2026

**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 - 10.00am **WHAT ARE THE DUTIES OF A DEVELOPER IN RELATION TO ACCOUNTS**
- How many accounts can a developer open?
  - Can a developer open one account for each component?
  - When to open a maintenance account?
  - When to open a sinking fund account?
  - Can a Developer collect charges and bank-in into the developer's account?
  - Is the maintenance and sinking fund account a trust account?
  - If mistake was done, how can you rectify them?
  - What are the accounts to be transferred?
  - Can liabilities be handed over by the Developer to the MC?
- Speaker:** Lai Chee Hoe, Managing Partner, Chee Hoe & Associates
- 10.00am - 11.00am **WHAT ARE THE DEVELOPER'S DUTIES IN RELATION TO AUDITING OF ACCOUNTS**
- What are the duties when it comes to auditing accounts?
  - What is the required audit period for the maintenance account?
  - How many times are you required to audit the maintenance account when JMB is first formed?
  - Can the first AGM of JMB be convene without the audited accounts?
  - What are the documents that are required to conduct the audit?
  - What does "auditing to up to date of transfer" mean?
  - What are penalties that come from the failure to audit the accounts?
- Speaker:** Lai Chee Hoe, Managing Partner, Chee Hoe & Associates
- 11.00am - 11.30am Coffee Break
- 11.30am - 1.00pm **AMENDMENTS TO THE STRATA MANAGEMENT ACT 2013: LATEST UPDATES AND KEY INSIGHTS**
- What is the status of the study and amendment of the Strata Management Act 2013?
  - What are the main issues and challenges effecting the current strata management regime?
  - What are the new trends in strata development that will be addressed in the amendments?
  - What is the main focus of the amendments?
  - What are the issues and challenges in the amendment process?
- Speaker:** Maizatul Izzah Binti Mohd Shamsudin, Senior Assistant Director at the Strata Management Division of the National Housing Department, KPKT
- 1.00pm - 2.00pm Networking Lunch
- 2.00pm - 3.30pm **HOW TO ENSURE PROPER USAGE OF MONIES IN THE MAINTENANCE AND SINKING FUND ACCOUNTS**
- How many accounts can a JMB / MC maintain?
  - Can a JMB / MC open and maintain an additional operational account to collect rental of common property?
  - What are the monies that should be paid into the maintenance accounts?
  - What are the permissible uses of maintenance accounts?
  - Can you use the monies in the maintenance account to repairs defects during the DLP / to repair inter-floor leakage / repair damage to party wall?
  - What are the permissible uses of sinking fund accounts?
  - When is it necessary to obtain approval from the general body for usage of maintenance account / sinking fund? Can the use of funds be decided by the Management Committee?
  - What are consequences if usage of funds is outside the scope of the Strata Management Act 2013?
  - Can a developer use the funds to organize events or purchase festival items?
- Speaker:** Lai Chee Hoe, Managing Partner, Chee Hoe & Associates
- 3.30pm - 4.00pm Tea Break
- 4.00pm - 5.30pm **HOW TO PREPARE A BUDGET FOR A STRATA SCHEME**
- When do you have to prepare a budget?
  - Do you have to prepare a budget in each AGM?
  - Do you prepare budget on a 100% collection basis?
  - Can you vary the budget prepared when delivery of vacant possession?
  - What are the parameters when preparing budget?
  - What are the things which you can include in a budget?
  - What are the items to exclude in a budget?
  - Can you prepare a separate budget for different component?
  - What is the recent decision by the Court of Appeal in relation to strata budgets?
- Speaker:** Lai Chee Hoe, Managing Partner, Chee Hoe & Associates
- 5.30pm - 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/>



**Maizatul Izzah Binti Mohd Shamsudin**

Ms. Maizatul is the Senior Assistant Director at the Strata Management Division of the National Housing Department under the Ministry of Housing and Local Government (KPKT). As the head of the Research Unit, she is directly involved in the review of the Strata Management Act 2013 [Act 757] initiated by the Ministry in June 2024. In this role, she engages directly with various stakeholders from the public and private sector to gather insights on strata management to be incorporated into the policy review and proposed amendments.

With a deep understanding of housing development gained through her seven years of experience in the housing sector, Ms. Izzah plays a critical role in ensuring that the new direction of the strata management legislation effectively addresses current and future issues in strata management. Her work also complements the forthcoming amendments to other related legislation, particularly the Strata Titles Act 1985 [Act 318] and the Housing Development (Control and Licensing) Act 1966 [Act 118].

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5 MARCH 2026 | CONCORDE HOTEL KUALA LUMPUR

<b>STRATA MANAGEMENT SEMINAR SERIES 1</b> 5 MARCH 2026   CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration <b>Payment by 27 February 2026</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 &amp; above enjoys 5% discount | Terms &amp; Conditions apply

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Signature

Date