

**SERIES 2 STRATA
MANAGEMENT SEMINAR 2026**

IMPLEMENTING BEST PRACTICES AND PROCEDURES FOR STRATA PROPERTY MANAGEMENT

**7 MAY 2026
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the second seminar in our Strata Management Seminar Series for 2026. It will lay the way forward by equipping participants with the knowledge and solutions to implement the best practices and procedures for the maintenance and management of buildings and common property.

The speaker will deal with important issues such as: can a developer introduce different rates of charges during the developer's management period / preliminary management period; can a JMB / MC introduce different rates of charges; what are the handover duties and what is the stipulated timeline for a developer to hand over to JMB / MC; when does one need to convene an AGM for JMB / MC; what are the factors that one need to consider before convening the AGM; and how to deal with issues arising from AGM.

The **KEY TOPICS** include:

- RATE OF CHARGES, UNIFORM OR DIFFERENT RATES
- HOW TO EFFECT HANDOVER FROM DEVELOPER TO JMB / MC
- HOW TO CONVENE THE 1st ANNUAL GENERAL MEETING OF THE JMB / MC
- HOW TO DEAL WITH ISSUES ARISING FROM ANNUAL GENERAL MEETING
- 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 30 April 2026

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

RATE OF CHARGES, UNIFORM OR DIFFERENT RATES

- What is the test propounded by the case of Pearl Suria?
- What are the parameters decided by the Gurney Paragon case?
- What is the test introduced by these recent cases?
- Can a developer introduce different rates of charges during the developer's management period / preliminary management period?
- Can a JMB / MC introduce different rates of charges?
- Can the court demand the developer to pay charges retrospectively?
- How does one determine different rates at the inception at the time of delivery of vacant possession?
- What are the parameters in doing different rates of charges?
- How does one derive uniform rate?
- How does one derive different rates of charges?
- How many different rates can one introduce?
- Can a developer introduce during developer's management period?

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

HOW TO EFFECT HANDOVER FROM DEVELOPER TO JMB / MC

- What are the handover duties?
- How does one fill up Forms 4 and 13?
- What is the stipulated timeline for a developer to hand over to JMB / MC?
- How do you fulfil handover duties if the account of the JMB or MC is not opened?
- How do you fulfil handing over of monies?
- How do you navigate if handing over duties are not fulfilled?
- Can you handover duties by stages?
- What if you fail to hand over duties within stipulated period?
- How do you minimise exposure to liabilities when it comes to hand over?

12.30pm - 1.30pm

Networking Lunch

1.30pm - 3.00pm

HOW TO CONVENE THE 1st ANNUAL GENERAL MEETING OF THE JMB / MC

- When does one convene an AGM for JMB?
- When does one convene an AGM for MC?
- How to decide whether the 25% threshold is fulfilled?
- Does the 25% include the developer's unsold parcel?
- Does the 25% include the landowner's retained parcel?
- Does a developer just issue Form 14?
- What are the relevant resolutions?
- What are the factors that one need to consider before convening the AGM?
- What would be the preferred AGM to be convened by a developer for a phased development?

3.00pm - 3.30pm

Tea Break

3.30pm - 5.00pm

HOW TO DEAL WITH ISSUES ARISING FROM ANNUAL GENERAL MEETING

- Can a parcel owner/proprietor vote when having an outstanding in one of the many units he/she owns?
- Can the parcel owner / proprietor be elected to the JMC or MC if he/she has outstanding charges to one of the many units owned?
- Can an absent proprietor be nominated and elected as a member of JMC or MC?
- Can the floor choose the office bearers?
- Is the vacation of office automatic if a JMC or MC members are absent from 3 consecutive meetings?
- Can there be a vacation of office if the chairman of the JMC or MC absents from 3 scheduled meetings?
- How do you vote in a general meeting?
- What are the different set of resolutions to be passed at a general meeting?

5.00pm - 6.00pm

QUESTION & ANSWER



Mr. 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 advisors 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/>

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STRATA MANAGEMENT SEMINAR SERIES 2 7 MAY 2026 CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration Payment by 30 April 2026	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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Logic Plus reserves the right to change the date, venue, sub-topics and speaker(s) for the seminar(s) where necessary. Should we have to cancel or postpone the seminar, our responsibility is limited to a refund of any registration fee(s) already paid. Logic Plus is not responsible for travel, accommodation or other related/unrelated expenses which may have been incurred by delegate(s) attending this seminar.

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Date