

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

**27 AUGUST 2026
CONCORDE HOTEL KUALA LUMPUR**

This 1-day intensive seminar cum workshop is the third seminar in our Strata Management Seminar Series for 2026. 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: what is a transit-oriented development; can a JMB / MC maintain the LRT / MRT station or linked bridge; what is the extent of the powers of a MC; does a developer exercise the same powers of the MC; what are prescribed by-laws and can the prescribed by-laws be varied; and how does one regulate affairs such as short term rental activities, pets & its removal, and infrastructures such as EV Charger, solar panel and chilled water.

The **KEY TOPICS** include:

- KNOWING THE EXTENT OF POWERS GRANTED TO A MANAGEMENT CORPORATION
- WHAT ARE THE KEY COMPULSORY ITEMS REQUIRED WITHIN A TRANSIT ORIENTED DEVELOPMENT
- HOW TO EFFECTIVELY NAVIGATE PRE-SCRIBED BY-LAWS AND ITS APPLICATION
- HOW TO EFFECTIVELY INTRODUCE, AMEND AND ENFORCE ADDITIONAL BY-LAWS
- REFORMING THE STRATA MANAGEMENT ACT 2013

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 August 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

KNOWING THE EXTENT OF POWERS GRANTED TO A MANAGEMENT CORPORATION

- What is the extent of the powers of a Management Corporation?
- Does a developer exercise the same powers of the Management Corporation?
- Are there any case laws which deal with the powers of JMB/MC?
- What happens if a MC acts beyond the powers provided in the Act?
- Can a MC enter into a contract of more than 1 year?
- Can a MC enter into a long lease on a common property?
- Can a MC employ directly to manage the development area?
- Can a MC secure the services of a person or property manager to manage the development area?
- Can a MC amend by-laws?
- Can a MC collect charges by sq feet?
- Can a MC apportion insurances and obtain reimbursements from each purchaser?

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

10.30am - 11.00am

Coffee Break

11.00am - 12.30pm

WHAT ARE THE KEY COMPULSORY ITEMS REQUIRED WITHIN A TRANSIT ORIENTED DEVELOPMENT

- What is a transit-oriented development?
- What are the key items one needs to manage at the outset?
- What is the M&E provisions which needs to be separated?
- Should it be built with the objective of establishing subsidiary management corporation (SMC)?
- Can one apply different rates of charges for LRT / MRT stations?
- Can a JMB / MC maintain the LRT / MRT station or linked bridge?
- How does one deal with the rail tracks within a strata scheme?

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

12.30pm - 1.30pm

Networking Lunch

1.30pm - 2.30pm

REFORMING THE STRATA MANAGEMENT ACT 2013: TOWARDS A FAIRER AND MORE EQUITABLE FRAMEWORK FOR CHARGES, VOTING RIGHTS AND SINKING FUND CONTRIBUTIONS

- Proposed clarificatory and remedial amendments for different rates of Charges.
- Proposed unit rates of maintenance charges based on strata area and provisional strata area.
- Proposed first-principles operating budget.
- Proposed reform of poll voting.
- Proposed amortisation of capital expenditure for sinking fund contributions.

Speaker: Sr. Wong Kok Soo, Chairman, Burgess Rawson Management Sdn Bhd

2.30pm - 3.30pm

HOW TO EFFECTIVELY NAVIGATE PRE-SCRIBED BY-LAWS AND ITS APPLICATION

- What are prescribed by-laws?
- Does it apply to occupants and tenants?
- Does it apply to Developer's Management Period?
- Does it apply to Preliminary Management Period?
- Can the prescribed by-laws be varied?
- Does the prescribe by-laws apply to a non-residential component?

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

3.30pm - 4.00pm

Tea Break

4.00pm - 5.30pm

HOW TO EFFECTIVELY INTRODUCE, AMEND AND ENFORCE ADDITIONAL BY-LAWS

- How does one regulate pets and its removal
- How does one regulate short term rental activities
- How does one regulate solar panel
- How does one regulate EV Charger infrastructure
- How does one regulate chilled water
- How does one regulate bulk meter
- How does one deactivate access card against a defaulter
- What are the factors one needs to consider when regulating the affairs

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 panels 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 comprehensive advisory from the stage of SIFUS and drawing up the schedule of parcels.

His practice focuses on complex strata management disputes representing JMBs, MCs and developers in landmark litigation. His notable success includes the following:

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;
4. *Badan Pengurusan Bersama Gurney Paragon Residential v Hunza Properties (Gurney) Sdn Bhd*, where the Court of Appeal ruled that only one JMB is allowed to manage the development area, whether they are residential or commercial components;
5. *Badan Pengurusan Bersama Avenue K dan K Residence v City Properties Sdn Bhd*, which gives insights into the voting rights of defaulters;
6. *Menara 1MK Subsidiary v 1 Mont Kiara and Kiara 2 Management Corporation*, where the special plan was preserved and application to set aside was dismissed.

He also acts for the Bar Council on various cases. He also regularly updates Strata related cases on <https://www.burgielaw.com/blog/>.

Beyond the courtroom, he is empanelled with the Asian International Arbitration Centre ("AIAC") as a Chartered Arbitrator (fellow of CIArb) and as a Certified Adjudicator. He is also an Associate of the Malaysian Institute of Chartered Secretaries and Administrator.



Sr. Wong Kok Soo, FRISM, FPEPS, FMIPFM

Sr. Wong Kok Soo is the Chairman of Burgess Rawson Management Sdn. Bhd., a niche professional property management and consultancy firm specializing in integrated mixed-use strata developments in the Klang Valley. With extensive industry experience, he is a senior property management consultant and a recognized authority in strata property management.

He is a Fellow of the Royal Institution of Surveyors Malaysia (RISM), the Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (PEPS), and the Malaysian Institute of Property and Facility Managers (MIPFM). He also serves as a property management consultant to the National House Buyers Association (HBA). A former member of the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP), he continues to serve on its Property Management Committee.

Wong has received awards from BOVAEP and RISM for his significant contributions to the property management profession. In 2026, he is being conferred the inaugural Property Management Surveyor Award by the Property Surveyors Division of RISM.

He has played a leading role in drafting major legislation, regulatory frameworks and industry standards, including the Malaysian Property Management Practice Standards (including the Third Edition, 2026), the Strata Management Act 2013 and its Regulations, the Standard Formulation of Allocated Share Units and Share Units, and the Standard Operating Procedures for the Formation of Subsidiary Management Corporations.

He recently spearheaded a joint proposal by RISM, MIPFM and PEPS to the Ministry of Housing and Local Government (KPKT) on major reforms to the Strata Management Act 2013, including equitable multiple rates of Charges, strata area-based billing, first-principles operating budgeting, and poll voting based on the absolute value of current monthly Charges. The proposals were published in the *RISM PS Bulletin 2026, Vol. 1*.

He also submitted to KPKT a joint paper by RISM, MIPFM, PEPS and HBA on the comprehensive review of the Second Schedule of the Strata Management Act 2013, in collaboration with Mr. Lai Chee Hoe of Messrs Chee Hoe & Associates, and was appointed by KPKT to lead the Registered Property Managers and Consultants Group in the Task Force reviewing the Act and its Regulations.

Working with industry stakeholders, Wong also played a key role in persuading the Ministry of Finance to revise its interpretation of Charges and sinking fund contributions collected by strata management bodies. This resulted in Service Tax Policy No. 3/2026, issued on 24 June 2026 by the Royal Malaysian Customs Department, confirming that such collections by Joint Management Bodies and Management Corporations for non-residential premises are not subject to service tax.

A sought-after speaker, Wong accepts selected invitations to speak on strata legislation, property management practice, governance, and current legal and regulatory developments affecting Malaysia's strata management industry.

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STRATA MANAGEMENT SEMINAR SERIES 3 27 AUGUST 2026 CONCORDE HOTEL KUALA LUMPUR	Early Bird Registration Payment by 21 August 2026	Normal / HRDC Registration
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Cancellations: If you are unable to attend, a substitute delegate is welcome at no extra cost. A complete set of seminar documentation / materials and a 50% refund will be given for cancellations received in writing not later than 7 working days prior to the seminar date. No refunds will be given for cancellations received less than 7 working days prior to the seminar date.

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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