

SERIES 4 STRATA MANAGEMENT SEMINAR 2026

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

26 NOVEMBER 2026
CONCORDE HOTEL KUALA LUMPUR

This 1-day intensive seminar cum workshop is the final seminar in our Strata Management Seminar Series for 2026. 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: how does a developer assign share units and what are the formulas that can be used in assigning share units; when does one introduce different rate of charges; does debt / outstanding charges extinguish after a successful acquisition through auction; what is the process of creating LCP and formation of SMCs in a mixed-used strata scheme; and what are the duties and powers of the SMC.

The **KEY TOPICS** include:

- HOW TO ASSIGN SHARE UNITS AND ENSURE THE PROPER ALLOCATION OF CHARGES
- WHAT ARE THE NEW FACTORS TO BE TAKEN INTO ACCOUNT WHEN DETERMINING DIFFERENT RATES OF CHARGES
- WHAT ARE THE RECOVERY PROCESSES FOR OUTSTANDING CHARGES
- UNDERSTANDING SHARE UNITS, TRANSIT ORIENTED DEVELOPMENT AND CREATION OF SUBSIDIARY MANAGEMENT CORPORATION (SMC)
- HOW DOES ONE PLAN FOR SUBSIDIARY MANAGEMENT CORPORATION (SMC)
- 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 20 November 2026

RM950/pax

*Terms & Conditions Apply

BOVAEP / LPPEH
5 CPD HOURS APPLIED

Organised By

LogicPlus KNOWLEDGE PARTNERS

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THURSDAY | 26 NOVEMBER 2026

9.00am - 10.00am	**HOW TO ASSIGN SHARE UNITS AND ENSURE THE PROPER ALLOCATION OF CHARGES** • What are share units? • What are weightage factors? • Will they promote equitable share units? • How does a developer assign share units? • Can developer use other formulas in assigning share units? • What can you do if share units are not available? • How do you issue invoices if there are no share units? • What are the documents required to assign share units? **Speaker: Lai Chee Hoe,** Managing Partner, Chee Hoe & Associates
10.00am - 11.00am	**WHAT ARE THE NEW FACTORS TO BE TAKEN INTO ACCOUNT WHEN DETERMINING DIFFERENT RATES OF CHARGES** • When does one introduce different rate of charges • What is the impact of the Hatten Square case in respect of charges of a JMB • What is the impact of the PD1 case in respect of charges of a MC • What is the impact of the Q Sentral case in respect of charges of a MC **Speaker: Lai Chee Hoe,** Managing Partner, Chee Hoe & Associates
11.00am - 11.30am	Coffee Break
11.30am - 1.00pm	**WHAT ARE THE RECOVERY PROCESSES FOR OUTSTANDING CHARGES?** • Does the debt / outstanding charges extinguish after a successful bidder acquired a strata property through auction? • What is the definition of charges? • What about sinking fund - do we have to prepare budget for sinking fund? Can it be more than 10%? • Can we have different rates for sinking fund for different component? • When can you issue Form 11 or Form 20? • Can you recover other outstanding charges through Form 11 or Form 20? • Can one recover outstanding fine imposed? • Can one recover insurance fees, quit rent, assessment? • What if charges were based on floor area? • Can you recover legal costs incurred? • Whether to file in Tribunal or Court? • After obtaining an award from Tribunal, what can one do? • What are the execution methods? **Speaker: Lai Chee Hoe,** Managing Partner, Chee Hoe & Associates
1.00pm - 2.00pm	Networking Lunch
2.00pm - 3.30pm	**UNDERSTANDING SHARE UNITS, TRANSIT ORIENTED DEVELOPMENT AND CREATION OF SUBSIDIARY MANAGEMENT CORPORATION (SMC)** • What is a stratified mixed development? • What is a transit-oriented development? • Understanding Share Units – Share Units under STA S.10(1)(h) and SMA S.8 • Concept of Limited Common Property (LCP) • Special Plan for Limited Common Property • Process of creating LCP and formation of SMCs in a mixed-used strata scheme • Requisite 1st AGM of SMC Composition of SMC and Management Corporation (MC) **Speaker: Looi Kam Seng,** Director, Survey and Mapping for the State of Selangor
3.30pm - 4.00pm	Tea Break
4.00pm - 5.30pm	**HOW DOES ONE PLAN FOR SUBSIDIARY MANAGEMENT CORPORATION (SMC)** • How does one ensure a SMC can be established? • What are the Duties and powers of SMC • Maintenance Account and Sinking Funds of SMC • Can you form a Sub MC when there is only 1 proprietor? • How to apportion existing balance of funds? • What are the possible consequences from a non-valid constituted SMC? • Validity of SMC formed by Deed of Mutual Covenants • Can a Sub MC be terminated **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;

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.



Looi Kam Seng

LSr Looi is currently the Director of Survey and Mapping for the State of Selangor (JUPEM Selangor). He started serving in the Department of Survey and Mapping for the State of Penang as a Training Surveyor in 1992.

He graduated with a Bachelor of Land Surveying from Universiti Teknologi Malaysia (UTM) in 1991 and has over 30 years of experience in the field of Cadastral Surveying. He is also the pioneer for the department's cadastral surveying computerisation since 1992. Other than Cadastral Surveying, he was also involved in the joint boundaries' demarcation and survey for Kedah-Perlis-Perak-Penang and the international boundary between Sabah and North Kalimantan.

He is currently involved in various focus groups discussion to facilitate land title survey and strata title survey processes. He is a Registered Land Surveyor (LSr) and a Fellow of Royal Institution of Surveyors Malaysia (RISM). He is also a Subject Matter Expert (SME) in Cadastral Surveying as appointed by the Public Service Department in 2019. He is actively involved in solving land and strata related issues in the state of Selangor and often attended as Expert Witness in High Court.

REGISTRATION FORM

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

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STRATA MANAGEMENT SEMINAR SERIES 4 *26 NOVEMBER 2026	CONCORDE HOTEL KUALA LUMPUR*	Early Bird Registration **Payment by 20 November 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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