



MEMBERS' CIRCULAR

16 June 2025

Ref. 036/06/25

Dear Members

FIABCI MALAYSIA – PPK MALAYSIA STRATA PROPERTY MANAGEMENT SEMINAR
Strata 360°: Governance, Innovation & Community Well-Being
M World Hotel (previously Avante Hotel), Bandar Utama, Petaling Jaya, 14 August 2025

Greetings ! PPKM and FIABCI Malaysia will again be co-organising this popular seminar to update participants on the latest development in strata management and will cover the following proposed topics as mentioned in the attached programme*:

- Mastering Strata Law: Legal Complexities & Solutions
- Strata Trends Across Malaysia
- Strata Management & Policy Shifts: Ready for the Impact?
- Safety First: Fire Risks, Emergencies and EV Charger Solutions
- Strata Commercial Management: Navigating Mixed Developments & Future Trends
- Strata Management – Owners' Perspective
- Strata Management – Problems and Solutions

**Programme subject to change at the discretion of the organisers*

The seminar fees inclusive of 8% ST are as follows:

CATEGORY	EARLY BIRD (valid until 30 June 2025) (RM per pax)	NORMAL (RM per pax)
Members' Rate for PPK Malaysia & FIABCI Malaysia	885.60	982.80
Non-members' rate	1,080.00	1,188.00
Group rate (minimum 3pax from the same company)		
Members	799.20	896.40
Non-members	993.60	1,101.60
Supporting Organisation		
Single rate	939.60	1,036.80
Group rate (minimum 3pax from the same company)	874.80	972.00

Persatuan Pengurusan Kompleks Malaysia (PPK)

Malaysia Shopping Malls Association

A608, 6th Floor, Lobby 2, No. 1, Jalan SS20/27, Damansara Intan, 47400 Petaling Jaya, Selangor D.E. Malaysia

T +603 7727 6202/6232

E secretariat@ppkm.org.my

W www.ppkm.org.my

This training is approved by HRD Corp for your application as per the following details:

No. Siri Kursus: 10001561054

Tajuk Kursus: STRATA PROPERTY MANAGEMENT SEMINAR Strata 360° : Governance, Innovation & Community Well-Being

- **Please register at this link**
<https://forms.gle/QmSYbQGLRbByPz4s7> **latest by Monday, 28 July 2025 and thereafter, we will email you the necessary documents required for your HRD Corp grant applications**
- For those who do not intend to apply for the HRD Corp grant, you may register your participants immediately in the links abovementioned and we will invoice you directly.

Please do note that CPD hours have also been applied with the Royal Institution of Chartered Surveyors (RICS) and Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP).

Interested participants are requested to register for same soonest possible as above or send your enquiries :

- FIABCI Malaysia secretariat at eventexec2@fiabci.com.my / Tel: 03-6203 5090/91
- PPK Malaysia at secretariat@ppkm.org.my / Tel: 03-7727 6232

Thank you.

Yours faithfully

PERSATUAN PENGURUSAN KOMPLEKS MALAYSIA (PPK)



PHANG SAU LIAN
President



PPK Malaysia
Malaysia Shopping Malls Association

STRATA PROPERTY MANAGEMENT SEMINAR

Strata 360°: Governance, Innovation & Community Well-Being

14 AUGUST 2025 (THURSDAY)
M WORLD HOTEL, BANDAR UTAMA
8.00 AM - 6.00 PM

REGISTER NOW



SEMINAR FEES COURSE FEES PER PARTICIPANTS

CATEGORY	EARLY BIRD (VALID UNTIL 30 TH JUNE 2025)	NORMAL
■ MEMBERS RATE	RM 885.60	RM 982.80
■ NON-MEMBERS RATE	RM 1,080.00	RM 1,188.00
■ GROUP RATE (MIN. 3 PAX FROM THE SAME COMPANY)		
■ MEMBERS	RM 799.20	RM 896.40
■ NON-MEMBERS	RM 993.60	RM 1,101.60
■ SUPPORTING ORGANIZATION		
■ SINGLE REGISTRATION	RM939.60	RM1,036.80
■ GROUP RATE (MIN. 3 PAX FROM THE SAME ASSOCIATION)	RM874.80	RM972.00

**The price is for 1 pax and inclusive of 8% SST*

This training is approved by HRD Corp for your application as per the following details:

No. Siri Kursus: 10001561054
Tajuk Kursus: STRATA PROPERTY MANAGEMENT SEMINAR Strata 360° : Governance, Innovation & Community Well-Being

CPD APPLIED :



SUPPORTING ORGANIZATION:



eventexec2@fiabci.com.my



www.fiabci.com.my



+6 03-6203 5090/91

PROGRAMME

(THE ORGANISER RESERVES THE RIGHT TO CHANGE OR MODIFY THE PROGRAMME WITHOUT PRIOR NOTICE)

TIME	PROPOSED TOPIC
8.00 am – 9.00 am	Registration & Breakfast
9.00 am – 9.05 am	Welcome Notes by Organising Chairman Mr Siva Shanker
9.05 am – 9.15 am	Keynote Remarks by President of FIABCI Malaysia Dr Yu Kee Su
9.15 am – 10.15 am	Topic 1: Mastering Strata Law: Legal Complexities & Solutions Speaker: Dato' Dr. Pretam Singh, Legal Advisor & Strata Management Expert
10.15 am – 10.30 am	Refreshment
10.30 am – 11.30 am	Forum Session 1: Topic: Strata Trends Across Malaysia Moderator: Sr Hj Adzman Shah Mohd Ariffin, Chief Executive Officer/Chief Real Estate Consultant ExaStrata Solutions Panellist: i. Mr Mark Saw, Senior Executive Director, Knight Frank Malaysia ii. Datuk Sr Chua Soon Ping, Immediate Past President & Trustee, Sabah Housing and Real Estate Developers Association (SHAREDADA) iii. PMgr Sr. Hj Ishak bin Ismail, President, Malaysian Institute of Property and Facility Managers (MIPFM)
11.30 am – 12.30 pm	Topic 2: Strata Management & Policy Shifts: Ready for the Impact? Speaker: Dato' Jayaselan A/L K. Navaratnam, Director General, National Housing Department, KPKT (Ministry of Local Government Development)
12.30 pm – 2.00 pm	Lunch Break
2.00 pm – 3.00 pm	Topic 3: Safety First: Fire Risks, Emergencies & EV Charger Solutions Speaker: Ts Dr Mohd Zaid Bin Ab Ghani, Assistant Commissioner of Head of Fire Safety Approval, Ibu Pejabat Jabatan Bomba dan Penyelamat (JBPM), Putrajaya.
3.00 pm – 4.00 pm	Topic 4: Strata Commercial Management: Navigating Mixed Developments & Future Trends. Speaker: Ir YL Lum, Vice President 2, Persatuan Pengurusan Kompleks Malaysia (PPK)
4.00 pm– 5.00 pm	Topic 5: Strata Management – Owners' Perspective Speaker: Dato' Manpal Singh Sacdev, Senior Partner, Messrs Manjit Singh Sachdev, Mohd Radzi & Partners
5.00 pm– 6.00 pm	Forum Session 2 Topic: Strata Management – Problems and Solutions Moderator: Dato' Manpal Singh Sacdev, Senior Partner, Messrs Manjit Singh Sachdev, Mohd Radzi & Partners Panellist: i. Ir YL Lum, Vice President 2, Persatuan Pengurusan Kompleks Malaysia (PPK) ii. Sr Philip Loo, Secretary General, Institute of Malaysian Property Agents & Consultants (IMPAC) iii. Mr. Lakunan, General Manager, Chartwell Group
6.00 pm	Refreshment / Seminar End



SPEAKERS



Dato' Dr. Pretam Singh

Partner at Pretam Singh, Nor & Co. Advocates & Solicitors

Dato' Dr. Pretam Singh is a former Legal Advisor of Ministry of Housing and Local Government. He has also served as Dy Chairman/President of the Tribunal for Home Buyer claims. He has served as Magistrate and SFC in AGC.

He was also the Legal Advisor Ministry of Science and LLM. He is the President of Property and Real Estate Assos. He has wide experience in legal matters relating to property industry. He lectures in UTAR for the Master in Real Estate Course. He writes articles on property issues in the THE SUN, NST, Asian Property Review, MLJ & CLJ among others. He is also an international speaker having spoken in UK, India, Australia, Fiji, Manila, Singapore, etc. and has won many international accolades.



Sr Haji Adzman Shah Mohd Ariffin

Founder and CEO of ExaStrata Solutions Sdn Bhd

Sr Haji Adzman Shah Mohd Ariffin is the Founder and CEO of ExaStrata Solutions Sdn Bhd and a seasoned real estate consultant with extensive experience in property valuation, development consultancy, and REIT asset management. He is the Immediate Past President of the Royal Institution of Surveyors Malaysia (RISM) and former President of the Malaysian Institute of Professional Property and Facility Managers (MIPFM). He has served on various national boards and committees including BOVAEP, INSPEN, and PUNB. A registered valuer, estate agent, and property manager, Sr Adzman is also a certified HRDF trainer and a regular speaker in seminars related to real estate, strata, and facility management. He has received multiple industry awards, including a Lifetime Achievement Award and the Sultan of Selangor's S.I.S medal.



Mr. Mark Saw

Senior Executive Director, Knight Frank Malaysia

Mark Saw is a highly experienced Chartered Surveyor and Registered Valuer, Estate Agent, and Property Manager with over 29 years in real estate professional services across the UK and Malaysia. Currently serving as the Senior Executive Director at Knight Frank Malaysia, he specializes in valuation, property management, sales, leasing, and consultancy. Mark has been instrumental in major developments, including Penang's first Marriott Branded Residence, Hotel, and Executive Apartments. His expertise spans commercial, industrial, residential, and specialist sectors, working with key clients such as IJM Land Berhad, Sunway REIT, and Shell Malaysia Trading. Awarded "Property Manager of the Year" in 2017, he leads a team of 56 valuers across five Malaysian offices, delivering strategic property solutions to local and global clients.



SPEAKERS



Datuk Sr Chua Soon Ping

Immediate Past President & Trustee of SHAREDADA

Datuk Sr Chua Soon Ping, FRICS, FRISM, is the Managing Director of Remajaya Group and Immediate Past President & Trustee of SHAREDADA (Sabah Real Estate and Housing Developers Association). A Chartered Quantity Surveyor turned innovative property developer, he holds a Master's Degree in Property Development from London South Bank University. He is known for leading sustainable, lifestyle-focused developments in Sabah and championing initiatives like the SHAREDADA Institute and Property Developer Course in collaboration with TAR UMT. Beyond real estate, he is also active in community leadership, holding key roles in several Teochew and Chinese associations. Datuk Chua is a multiple award recipient, recognised for his contributions to property innovation and community development.



PMgr Sr. Hj Ishak Bin Ismail

President, Malaysian Institute of Property and Facility Managers (MIPFM)

PMgr Sr Haji Ishak bin Ismail is the Founder and Managing Director of IM Global Property Consultants Sdn Bhd. He has been in real estate practice since 1991. In 2015, he has been accredited as an International Certified Valuation Specialist or Business Valuer by the International Association of Consultants, Valuators and Analysts (IACVA). In 2006, PMgr Sr Haji Ishak obtained his Master in Business Administration (MBA) from International Islamic University, Malaysia. He has more than 30 years of experience in consultancy services including valuation, estate agency, project management, property management, auction and property training. He has received an excellent award and the Property Manager of the Year from the BOVAEP. PMgr Sr Haji Ishak is a Property Management Committee at the BOVEAP and President of the Malaysian Institute of Property and Facility Managers (MIPFM). He is also a Fellow member of the Royal Institute of Surveyors Malaysia (RISM), PEPS, and as well as MIPFM.



Dato' N. Jayaselan A/L K. Navaratnam

Director General, National Housing Department, Ministry of Housing and Local Government, Malaysia

Dato' N. Jayaselan A/L K. Navaratnam currently serves as the Director General of the National Housing Department under the Ministry of Housing and Local Government, Malaysia. With an extensive career in the public service spanning over three decades, Dato' Jayaselan has held various senior positions within the government. He began his career in 1993 as a Production Coordinator in the private sector before joining the Ministry of Defence in 1995 as an Assistant Secretary. Over the years, he took on increasingly senior roles, including Principal Assistant Secretary, Ministry KPI Officer, Special Duty Officer to the Minister, and Under Secretary in the Strategic Secretariat and International Relations Division.

In 2015, he was appointed Deputy Director General of the National Housing Department, and in 2017, he assumed the role of Director General, where he continues to lead national housing initiatives and policies. Dato' Jayaselan's contributions have been recognised through prestigious national honours, including the Johan Mangku Negara (J.M.N) in 2017 and the Darjah Sultan Ahmad Shah Pahang (D.S.A.P) in 2021.

Throughout his career, Dato' Jayaselan has demonstrated strong leadership and commitment to public service, particularly in the areas of housing development, governance, and policy implementation.



SPEAKERS



Ts. Dr. Mohd Zaid Bin Ab Ghani

Penolong Pesuruhjaya Bomba (KB52), Fire Safety Division, Fire and Rescue Department of Malaysia (JBPM)

Dr. Mohd Zaid bin Ab Ghani currently serves as Penolong Pesuruhjaya Bomba (KB52) at the Fire Safety Division, Fire and Rescue Department of Malaysia (JBPM), Putrajaya. With over 20 years of dedicated service in fire and rescue operations, Dr. Zaid has built a commendable career centered on public safety, fire prevention, training, and policy development.

He holds a PhD in Built Environment from the International Islamic University Malaysia (IIUM), along with a Master's and Bachelor's Degree in Building Technology. Over the years, he has served in various leadership roles across state and national departments, including as Senior Fire Superintendent, Training Officer at the Fire Academy, and Head of Fire Safety Studies.

Dr. Zaid has been actively involved in professional development, having completed various specialized trainings including "Train the Trainer" (NIOSH), Fire Engineering (UPM), and Incident Command Level 2. His commitment to excellence has earned him awards such as the Pingat Setia Bomba and Anugerah Perkhidmatan Cemerlang, and he frequently participates in national-level seminars and competitions.

He is a member of several professional bodies including the Malaysian Fire and Rescue Workers' Union, and continues to contribute significantly to fire safety standards and training in Malaysia.



Ir YL Lum

Vice President 2, Persatuan Pengurusan Kompleks Malaysia (PPK)

Professional Engineer of Board of Engineers Malaysia (BEM) and past chairman of Mechanical Engineering Technical Division of The Institute of Engineers Malaysia (IEM 2007-2009), 2016-2018, 2020-2022 Vice President 2 of PPK Malaysia, 2022-2024 Secretary and currently, Vice President 2 for 2024-2026.

Ir Lum has a unique hybrid professional experience in both design & construction and post construction operation & management. He was formerly M&E consultant of leading consultancy firms and this was followed by joining gateway@KLIA2, as Complex Manager, in charge of the leasing, marketing and operations of the first airport mall in the country. He then went on to be General Manager of Investment Properties Division of a development company, overseeing retail and property management of the group investment assets and is now Executive Director, PropLead Sdn Bhd a Property Management & Consultancy company.

Ir. Lum is the panel trainer and lecturer in Shopping Mall Management Continuous Education Seminars for PPK Malaysia and is also frequently invited as a speaker for seminars and conferences organized by Institution of Engineers Malaysia (IEM), FIABCI Malaysia, Real Estate and Housing Developers Association (REHDA) and Building Management Association of Malaysia (BMAM).



SPEAKERS



Dato' Manpal Singh Savdev (Dato' Steve)

Senior Partner at Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners

Dato' Manpal Singh Savdev, widely known as Dato' Steve, is a seasoned legal practitioner with 25 years of experience. As a Senior Partner at Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners, he specializes in litigation, conveyancing, banking, real estate disputes, construction law, and commercial contracts. A Monash University graduate in Law and Accounting, he was called to the Malaysian Bar in 2000 and is an Associate of the Chartered Institute of Arbitrators (CIArb). Dato' Steve regularly appears before the Court of Appeal and Federal Court, mentors junior lawyers, and provides solution-oriented legal counsel. His deep interest in property investment and strata management is backed by firsthand experience as Chairman of a Joint Management Body. He continues to shape the property and legal sectors through his expertise in stratified property management.



Mr. Phillip Loo Boon Wei

Secretary-General of the Institute of Malaysian Property Agents & Consultants (IMPAC)

Mr. Philip Loo Boon Wei is a seasoned real estate professional with over 24 years of industry experience. He holds a B.Sc. (Hons) in Land Administration and Management and a Diploma in Valuation from Universiti Teknologi Malaysia (UTM). A registered Valuer, Estate Agent, and Property Manager with BOVAEP, he has held senior roles in multinational corporations, including Ascendas Services Malaysia and Mapletree Malaysia Management, both Singapore government-linked companies. Currently serving as the Executive Director of VPC Alliance (PJ) Sdn Bhd, he continues to contribute to the professionalism and advancement of the Malaysian real estate sector. He also serves as the Secretary-General of the Institute of Malaysian Property Agents & Consultants (IMPAC) for 2024–2025.



Mr. Lakunan

General Manager, Chartwell Group

Mr. Lakunan is an accomplished property and facility management professional with over 20 years of diverse experience in managing shopping malls and commercial buildings, with a strong foundation in operations, finance, and business development. He has held key roles in leading organizations such as AsianPac Holdings Bhd, IKEA Southeast Asia, Nawawi Tie Leung, Naza Group, CIMB Bank, and more. Currently serving as General Manager at Chartwell Group, he oversees the daily operations of malls, commercial spaces, car parks, and residential buildings, while also leading business expansion efforts through feasibility studies and due diligence.

Mr. Lakunan has successfully managed stratified and non-stratified properties exceeding one million square feet across East and West Malaysia. His previous roles include Assistant General Manager at AsianPac, where he led property and facility management, and key positions at Toppen Mall (IKEA-SEA), where he was involved in finance, operations, and mall development. He has also contributed significantly to refurbishment and rebranding projects, including at Summit USJ.

With a strong academic foundation — a Master's degree from the University of Aberdeen, a Bachelor's in Finance from UPM, and a Diploma in Accounting from UM — Mr. Lakunan combines deep financial acumen with operational excellence. He has also led in-house training on finance, compliance, and operational efficiency, reinforcing his role as a leader and mentor in the industry.

