

# OUR MISSION STATEMENT

We strive for total value management by creating value for all stakeholders: - **Clients, Team Members, Associates and Partners.**

We believe that our Client is the driving force behind our practice. Our Client philosophy is advice-led and “**Kam Cheng**” value is always at the heart of our relationships.

We are committed to train and build our Team Members in augmenting their skills and expertise. **Our Team Members are our valued asset** and they are empowered to go the “extra mile” to secure the best interests of our Client.

At our core, we are a law firm with an over-riding commitment to the **highest quality of research, advice and solutions** expected by our Client.

We embrace the age of **Information Technology** and will continuously invest in appropriate technology to add value to our legal services.

We are committed to uplift the social well-being of **our community** and to preserve the environment by providing the necessary resources and advice.

# **MESSRS CHEE SIAH LE KEE & PARTNERS**

**No. 2B Jalan KLJ 4, Taman Kota Laksamana Jaya  
75200 Melaka  
Malaysia**

We are a partnership firm of nine partners practising at No. 2B Jalan KLJ 4, Taman Kota Laksamana Jaya, 75200 Melaka and we are assisted by one senior associate, four associates and one consultant, totalling fifteen lawyers.

## **HISTORY OF THE FIRM**

Dato' Chee Kong Chi started the firm on 18<sup>th</sup> January 1981 with one clerk. Over the years with the support of loyal clients and staff, the firm has grown to its present size of fifteen (15) lawyers and forty five (45) team members.

The firm started as a project conveyancing firm and in 1983 expanded into civil litigation. In 1985, the firm began to handle banking and corporate work for clients such as Affin Bank Berhad and Melaka Tong Bee Group. In 1986, the firm embraced and implemented the management concept of "Practice Development" pioneered by Aubrey Wilson.

In 1989, the firm started advising foreign manufacturers who were investing in Melaka and working closely with the relevant government agencies. In 1992, the firm branched into Corporate and Commercial Practice and in 1994, we received our first appointment as solicitors for the listing of Bonia Holdings Berhad. In the following years, we were appointed solicitors for the listing of Farm's Best Berhad (formerly known as Sinmah Resources Berhad), U.H. Dove Holdings Berhad, Komarkcorp Berhad, Apex Healthcare Berhad, Ta Win Holdings Berhad, Kotra Industries Berhad, Huat Lai Resources Berhad, TPC Plus Berhad, Homeritz Corporation Berhad and Guan Chong Berhad and solicitors advising shareholders of Kimble Corporation Berhad.

## **FIRM'S MILESTONES**

- Started on the **18<sup>th</sup> January 1981** under name and style of "Nik Hussain Ibrahim & Abdullah"
- In 1983, we opened the **Civil Litigation Department**
- In 1986, the firm's name was changed to "Nik Hussain & Partners"
- In 1989, we participated in the first of many **State investment missions overseas**. In the same year, we handled the first FDI
- In 1992, we started the **Corporate Finance and Commercial Department**
- In 1999, we executed the management buyout of the firm and renamed it "**Chee Siah Le Kee & Partners**"
- In 2009, Dato' Chee Kong Chi was appointed as a **Notary Public** by the Attorney-General of Malaysia
- On 26<sup>th</sup> September 2015, we moved to our new office in Taman Kota Laksamana Jaya which has a floor space of about 14,400 sq ft.
- On 12<sup>th</sup> November 2017, we organized our Charity Run "Giving Is Living" with Affin Hwang Asset Management Sdn. Bhd. and raised RM250,000.00 for local charities.

## MAJOR ASSIGNMENTS

- In 1981, we were appointed solicitors to assist in the revival of **Taman Malim Jaya – the first Integrated Satellite Town in Melaka**. In the same year, we were selected to handle the conveyancing work for the whole **Taman Melaka Raya**
- In 1992, Lion Group appointed the firm to handle the acquisition of **Cheng Industrial Park and Tiara Melaka**
- Thereafter Lion Group appointed the firm to handle a majority of the sale of **Cheng Industrial Park and Tiara Melaka** to the end purchasers; many of these end purchasers also appointed the firm to handle their subsequent sales
- In 1993, we assisted City Development Ltd, Singapore to acquire a prime piece of beach land in Klebang and thereafter handled from A to Z the legal aspect of the 400 – unit condominium development in Melaka called “**Ocean Palms**”
- In 1994, we won our first appointment as solicitors for the listing of **Bonia Corporation Berhad** on the Second Board of Bursa Malaysia Berhad
- In 1994 we assisted Amalan Tepat Sdn. Bhd. to acquire a swath of land in Alor Gajah which is now A’Famosa Resort
- In 1995, we were appointed solicitors for the listing on the Second Board by the first Melaka company – **Farm’s Best Berhad** (formerly known as Sinmah Resources Berhad)
- In 1996, we completed the acquisition and disposal of the 110 acres tract of commercial land in Melaka (**Tesco** is now occupying 20 acres) called “Riverland”
- In 2004, we executed the single biggest cash disposal of a plantation to **United Malacca Bhd** for RM89 million
- In 2006, we completed the acquisition and disposal of 4 pieces of commercial land in **Puchong** with a total value of RM270 million. This transaction took 9 years to complete
- In 2007, we were appointed solicitors by the **Hatten Group**
- In 2009, we were appointed by **ASTRO** to handle their debt collection work for the Southern Region
- In 2009, we were appointed solicitors for the listing of **Homeritz Corporation Berhad** on the Main Market of Bursa Malaysia Berhad
- In 2010, we were appointed solicitors by **Kerjaya Prospek Group** (The Shore)
- In 2010, we were appointed Solicitors by **Sutra Matra Group**, one of the biggest Branded Marketeer for Caltex to handle all their Petrol Dealership & Retail Operator Agreements
- In 2010, we represented **Prestaharta Group** in a series of litigation pertaining to “common property” and “Joint Management Body”
- In 2012, we handled the legal due diligence for the listing of **JB Foods Limited** on the mainboard of the Singapore Exchange Securities Trading Limited

- In 2012, we successfully handled the sale by Tender of a tract of land in Pahang for **Bee Yong Sdn Bhd** at a consideration of RM110 million
- In 2015, we were appointed solicitors for **AUO SunPower Sdn. Bhd.**
- In February 2018, we acted for a client in acquiring 100% of the shares in a development company in Kota Laksamana for a consideration of RM137 million
- In 2019, **Huat Lai Resources Berhad** acquired from United Malacca Berhad 4 plantation estates in Masjid Tanah, Selandar, Tampin and Pelin totaling to 2,523 acres at approximately RM175 million

## MANAGEMENT

Ms Siah Li Mei is the managing partner of the firm. We have four (4) Practice Groups namely:

- a) The Conveyancing & Retail Banking Practice Group headed by Datin Siah Li Mei. Ms Toh Seow Lan heads the Islamic Banking Division;
- b) The Corporate Finance & Commercial Practice Group headed by Miss Le Wat Su;
- c) The Litigation Practice Group headed by Mr. Wong Fook Meng;
- d) The Islamic Banking Group headed by Ms Toh Seow Lan.

The Practice Groups are supported by the following departments:

- a) The Planning and Practice Development Department headed by our consultant, Dato' Chee Kong Chi;
- b) Administrative and Accounts Department; and
- c) Information Technology Department headed by Tan Chee Yen.

## LIST OF LAWYERS

<b>Consultant</b>	Dato' Chee Kong Chi
<b>Managing Partner</b>	Datin Siah Li Mei
<b>Partners</b>	Le Wat Su Kee Tong Kiak B.K.T. Toh Seow Lan Wong Fook Meng B.K.T. Ng Swee Chyn Tam Liling Tan Siok Khoon Tee Puang Yan
<b>Senior Associate</b>	Foo Qiao Wei
<b>Associates</b>	Amanda Law Jia Yi Chew Lay Ling Gan Huay Yin Helena Koh Pei Yan

## PROFESSIONAL INDEMNITY INSURANCE

The firm is insured under the Malaysian Bar Professional Indemnity Insurance under Master Policy No. 129719U7000054 Certificate of Insurance No. 2020/M/00037/55077 (RM950,000 limit) and MPI Generali Insurans Lawyers Professional Indemnity – Excess Layer Policy No. LPI-L0080753-70 (RM15 million limit) making the total coverage at RM15,950,000. A copy each of the Certificate and Policy is attached herewith.

## CONSULTANT

### 1. **DATO' CHEE KONG CHI** D.S.P.N. **Barrister-at-Law – Lincoln's Inn, London**

Dato' Chee completed his secondary education at Sultan Abdul Hamid College, Alor Setar in 1971. He finished his Form 6 at Han Chiang High School, Penang in 1973. He then read law at the Inns of Court School of Law in London, England and was called to the English Bar and admitted to the Honourable Society of Lincoln's Inn on 27<sup>th</sup> July 1978.

Upon completion of his pupillage in the chambers of Mr. Cecil Abraham of Messrs. Shearn Delamore & Co., Dato' Chee was admitted as an Advocate and Solicitor of the High Court of Malaya on 26<sup>th</sup> September 1979.

Dato' Chee started the firm in January 1981 and his principal area of practice then was project conveyancing.

His professional experience is best summarised as set out below:-

1979 – 1985	Civil litigation and project conveyancing
1986 – 1989	Banking and commercial law, human resource development
1990 – present	(a) Investment and tax (b) Corporate finance (c) Mergers and acquisitions (d) Hotel Management

He has intimate knowledge of certain manufacturing, trading, service and private equity and banking industries. Lawyers as well as clients consult him on legal and management issues. He edits the firm's publications which are issued to clients from time to time. Over the last 39 years, he has conducted both legal and non-legal courses for banks, corporate clients and lawyers such as:-

1. Ten Commandments of Client Service
2. Is Quality Work The Same As Quality Service?
3. Common Legal Pitfalls Relating To Lending
4. Law Relating To Lending and Control
5. What They Don't Teach You At Law School
6. Leadership : Logos Ethos & Pathos
7. Taxonomy of Learning

Between 1989 and 1993, Dato' Chee worked closely with the State Government of Melaka, Malaysian Industrial Development Authority and the Melaka State Economic Development Corporation in attracting direct foreign investment to Malaysia and in particular, Melaka.

He was invited to join the Melaka investment delegation to Korea, Taiwan, Hong Kong, Vietnam, China and Singapore and the team successfully assisted the State Government of Melaka in procuring investments from six (6) Taiwanese, two (2) Hong Kong and two (2) Singapore companies. These foreign direct investments netted a gross investment value of over Ringgit Malaysia 1.5 billion.

In 1993, Dato' Chee was appointed the Legal Adviser to the Taiwanese Investors' Association.

On 9<sup>th</sup> January 2009, Dato' Chee was appointed a Notary Public by the Attorney-General of Malaysia.

In 2010, he was elected Chairman of WINGS Melaka, a Christian NGO teaching and counselling children with learning disabilities.

On the 9<sup>th</sup> April 2014, he was appointed a member of Appeal Board in Penang.

In 2015, he was appointed a member of the Board of Visitors', Mahkota Medical Centre.

On 15<sup>th</sup> August 2016, Dato' Chee was conferred the Darjah Setia Pangkuan Negeri by the Governor of Penang.

## **MANAGING PARTNER**

### **1. DATIN SIAH LI MEI LL.B (Hons) University of Buckingham, England**

Datin Siah graduated from the University of Buckingham in 1988. She undertook a course conducted by the University of Malaya which culminated in her attainment of the Certificate of Legal Practice in 1989.

Datin Siah read in the chambers of Datuk Nik Hussain bin Ali and Dato' Chee Kong Chi and was admitted as an Advocate and Solicitor of the High Court of Malaya on the 8<sup>th</sup> December 1990.

Her forte lies in the areas of the law relating to banking and securities, land, mixed development, corporate and business law.

Datin Siah has conducted in-house as well as external training programmes to financial institutions and development companies in the areas relating to her areas of work.

In 2006, Datin Siah, under the auspices of Bar Council Malaysia, was invited to conduct a Legal Workshop for senior police officers from the Bukit Aman Commercial Crime Division. In 2010, Datin Siah, at the invitation of the Melaka Bar Committee, gave a talk on "Un-standard Sale and Purchase Agreement".

In 2012, Datin Siah, on behalf of a conglomerate, completed a disposal of approximately 1,650 acres of estate land in Jasin to the value of RM150 million. She is also the partner in charge of a mixed development in Melaka with a gross development value of RM500 million. She is the team leader for all property developments undertaken by the Hatten Group in Melaka.

Datin Siah is a strong advocate of animal rights and welfare. She is the secretary of Noah's Ark Natural Animal Sanctuary. She helps to raise funds for her charities and educates the public on ways to reduce stray animal population and responsible pet ownership. On 9<sup>th</sup> March 2018, Datin Siah was appointed as a Representative of the Canossian Mission in the Board of Managers for SK Sacred Heart Canossian Convent, Malacca.

Datin Siah Li Mei was appointed as Managing Partner on 1<sup>st</sup> February 2015.

In 2019, she was appointed as an independent non-executive director of icapital.biz Berhad.



## **PARTNERS**

### **1. LE WAT SU (Miss) LL.B (Hons) University of Malaya**

Miss Le graduated from the University of Malaya in 1992 where she attained a LL.B (Hons).

She commenced her pupillage in the chambers of Miss Lau Su San, the then Head of Litigation Department of Messrs. Nik Hussain & Partners and was thereafter called to the Malaysian Bar on 20<sup>th</sup> April 1993.

Her forte lies in those areas of the law pertaining to retail and corporate banking, corporate restructure and flotation and venture capital and she has a large stable of both foreign and local corporate clients.

Since 1994, Miss Le has been involved in the listing of companies on Bursa Malaysia Securities Berhad such as Bonia Holdings Berhad, Farm's Best Berhad (formerly known as Sinmah Resources Berhad), Komarkcorp Berhad, Apex Healthcare Berhad, Ta Win Holdings Berhad, Kotra Industries Berhad, Huat Lai Resources Berhad, TPC Plus Berhad and Impressive Edge Group Berhad.

She has also undertaken various legal due diligence assignments for the purpose of merger and acquisition, and submission for public listing and flotation of companies on Greta Securities Market.

She is fluent in English, Bahasa Malaysia, Mandarin and two other Chinese dialects. This linguistic skill has served her well in the discharge of her duties as a practitioner.

**2. KEE TONG KIAK (Mr.) B.K.T.  
LL.B (Hons) University of Malaya**

Mr. Kee graduated from the University of Malaya in 1992 where he attained a Second Class (Upper).

He read in the chambers of Mr. Chin Tee Fut of Messrs. Chin & Rakan-Rakan and upon completion of his pupillage he was called to the Bar on 5<sup>th</sup> March 1993 and joined as a legal assistant in Messrs. Chin & Rakan-Rakan, doing litigation work acting mostly for defendants.

He joined the firm on 26<sup>th</sup> September 1994 and was the managing partner of the firm from 1<sup>st</sup> August 2008 until 31<sup>st</sup> January 2012. He is in the Litigation Practice Group and his area of work pertains to civil and commercial litigation, insolvency and receivership and industrial relations law. He handles a wide variety of appellate cases at the Court of Appeal and conducts many trials mostly at the High Court level.

He is also involved in corporate restructure and flotation of companies on stock exchanges and was involved in the listing of Guan Chong Bhd and Homeritz Corporation Bhd on the Main Board of Bursa Malaysia and JB Foods Ltd on the Main Board of Singapore Stock Exchange.

He was a committee member of the Malacca Bar Committee and chairman of the Professional Practice and Development Sub-Committee in 2006 and 2007. He has written articles which had been published in Relex, the Malacca Bar's newsletter.

He has been involved in in-house as well as external training programmes and was invited to speak at seminars, workshops and talks on the following topics:-

- Workshop on legal and practical aspects of debt recovery;
- Workshop on the law relating to sale of goods;
- Talk on legal profession for students;
- Conference on "Managing Successful Businesses – High Growth, Low Risk" jointly organised by the Malacca International Chamber of Commerce and Industry, Invest Melaka, Horwath, HSBC Bank Malaysia Bhd and the firm in 2005;
- Judge for mooted workshop organized by the Law Society, Multimedia University in 2006.

His proficiency in English, Bahasa Malaysia, Mandarin and several other Chinese dialects holds him in good stead in his discharge of his duties.

**3. TOH SEOW LAN (Miss)  
LLB (Hons) University of Malaya**

Miss Toh attained a Bachelor of Laws (Second Class-Upper) from the University of Malaya in 1996 and she chambered in the firm under the tutelage of Miss Lau Su San.

She was admitted as an Advocate and Solicitor of the High Court of Malaya on the 15<sup>th</sup> March 1997 and joined the firm as a legal assistant practising in the field of corporate, banking and conveyancing.

She studied Islamic law as part of her academic programme and completed a study of Islamic Banking and Secular Banking as set out in BAFIA. She is now Head of the Firm's Islamic Banking Practice. She is fluent in Bahasa Malaysia, English and Mandarin as well as several Chinese dialects.

Her clients include public/listed companies such as Huat Lai Resources Berhad and Oriental Food Industries Holdings Berhad; and small and medium enterprises such as Family Store Group, Fuyun Fruits Trading Sdn Bhd and Supreme Power Auto Group.

In 2011, on behalf of a client, she completed an acquisition of an estate totaling approximately 900 acres in Gemencheh for a total consideration of RM62 million. She has also formed a resident association for an avantgarde, guarded and gated community for a developer client and purchasers of the project.

**4. WONG FOOK MENG (Mr.) B.K.T.  
LL.B (Hons) University of Malaya**

Mr. Wong graduated from the University of Malaya with a Bachelor of Laws in 1999. While in university, he had represented Malaysia in the International Jessups Mooting Competition held in Washington D.C., USA.

He chambered in Messrs. W.S. Goh & Associates and was called to the Bar on 26<sup>th</sup> February 2000. He handles a wide variety of civil matters covering areas such as injunction, judicial review, defamation, corporate disputes, debt recovery, banking, housing development, landlord and tenant and environmental cases.

He also handles a lot of matters involving disputes concerning strata management issues. His clients include politicians, public listed companies, hotel owners, private hospitals, shopping complexes, housing developers, manufacturers, non-governmental organizations, charitable organizations and individuals.

Mr. Wong was appointed as a President of the Strata Management Tribunal on 1<sup>st</sup> July 2015. In 2013, he was awarded the "Outstanding Malacca Bar Personality" award.

He is a member of the Malaysian Bar's team of advocacy trainers and had given talks on civil litigation to members of the Malaysian Bar. He is also part of the leadership team in City Community Church and works closely with a few charitable organizations in providing community services in Malacca.

**5. NG SWEE CHYN (Miss)**  
**LL.B (Hons) University of Malaya**

Miss Ng graduated from the University of Malaya with a Bachelor of Laws (Second Class – Upper) in 1999 and read in the chambers of our partner, Datin Siah Li Mei, before being called to the Malaysian Bar on 26<sup>th</sup> February 2000.

Upon being admitted as an Advocate and Solicitor of the High Court of Malaya, she joined our firm as a legal assistant practising in the field of retail banking, joint-venture, conveyancing and housing development.

On behalf of clients, she completed the acquisition of Straits Meridian Hotel and the subsequent lease to a hotel operator. She also negotiated and executed the sub-lease from the owner of Perlabuhan Tanjong Pelepas.

She is the team leader for the 300 million mixed development project called “The Shore@Melaka River”.

**6. TAM LILING (Miss)**  
**LL.B (Hons) University of Malaya**

Miss Tam graduated from the University of Malaya with a Bachelor of Laws (Honours) in 2007 and read in the chambers of Messrs. Michael Chai & Co. and was called to the Malaysian Bar on 25<sup>th</sup> April 2008.

She received an award for “Best Opening Statement” for the University Malaya’s Professional Practice Course 2007 and was also awarded “Anugerah Tunas Harapan” for University Malaya First Residential College Award Night (MPA) 2003/2004.

Upon being admitted as an Advocate and Solicitor of the High Court of Malaya, she joined Messrs. Michael Chai & Co. as a legal assistant involved in civil litigation matters.

On 8<sup>th</sup> September 2009, Miss Tam joined the firm as an associate in the Litigation Department involved in civil litigation matters. She is currently practicing in field of corporate, banking and conveyancing.

Miss Tam is fluent in Bahasa Malaysia, English and Mandarin as well as Hokkien and Cantonese dialects.

She is the partner in charge of the conveyancing project called “The Rise Residence and Resort” by Yeashin Construction Sdn. Bhd.

**7. TAN SIOK KHOON (Miss)**  
**LL. B (Hons) University of Malaya**

Miss Tan graduated from University of Malaya with a Bachelor of Laws (Honours) in 2010. She read in the chambers of Kenneth St. James of Messrs. Michael Chai & Co. and was called to the Malaysian Bar on 10<sup>th</sup> May 2011.

On 1<sup>st</sup> June 2011, she joined Messrs. Adnan Sundra & Low as a legal assistant attending to litigation matters.

Miss Tan joined the firm on 1<sup>st</sup> June 2013 as an associate in our Litigation Department involved in civil litigation matters. She is fluent in Bahasa Malaysia, English and the Hokkien and Mandarin dialects.

**8. TEE PUANG YAN (Miss)**  
**LL. B (Hons) Multimedia University**

Miss Tee graduated from Multimedia University with a Bachelor of Laws (Honours) in 2012. She read in the chambers of Amar Chand Vohrah of Messrs. Vohrah & Tan Chee Lan and was called to the Malaysian Bar on 22<sup>nd</sup> August 2013.

From September 2013 to December 2013, she practised as a legal assistant in Messrs. Vohrah & Tan Chee Lan attending to accident matters. From December 2013 till February 2015, she was a legal assistant in Messrs. BL Chong & PY Tan (Melaka Office) attending to both conveyancing and litigation matters.

Miss Tee joined the firm on 16<sup>th</sup> February 2015 as an associate in our Conveyancing Department involved in conveyancing, housing matters and retail banking matters. She is fluent in Bahasa Malaysia, English and the Mandarin, Cantonese and Foochow dialects

## **SENIOR ASSOCIATE**

### **1. FOO QIAO WEI (Miss) LL. B (Hons) Multimedia University**

Miss Foo graduated from Multimedia University with a Bachelor of Laws (Honours) in 2013. She read in the chambers of Messrs. Chia & Lee, and was called to the Malaysian Bar on 15<sup>th</sup> May 2014.

Upon being admitted as an Advocate and Solicitor of the High Court of Malaya, she joined Messrs. Chia & Lee as a legal assistant attending to both conveyancing and civil litigation matters.

Miss Foo joined the firm on 12<sup>th</sup> April 2019 as a senior associate in our Litigation Department involved in civil litigation matters. She is fluent in Bahasa Malaysia, English, Mandarin and Japanese.

## **ASSOCIATES**

### **1. AMANDA LAW JIA YI (Miss) LL. B. (Hons) Multimedia University**

Miss Law graduated from Multimedia University with a Bachelor of Laws (Honours) in 2016. She graduated as one of the top students in her batch. Amongst others, she was the winner of the LexisNexis Award, a Book Award, and a total of 11 Dean Awards throughout her span of 4 years in the Law School. During the course of her studies, she was nevertheless active in various competitions and events.

In 2014, she was the champion of the Multimedia University Law Society Law Moot Competition and brought home with her the Best Orator and Best Submission Awards. In addition, she had served in the Multimedia University Law Society as the Vice President for 2 consecutive terms.

Miss Law read in the chambers of our partner, Datin Siah Li Mei, and was admitted to the Malaysian Bar on 10<sup>th</sup> July 2017. Upon being admitted as an Advocate and Solicitor of the High Court of Malaya, she joined the firm as an Associate in the Corporate and Conveyancing Department.

She is fluent in English, Bahasa Malaysia, Mandarin and Hokkien.

### **2. CHEW LAY LING (Miss) LL. B (Hons) Multimedia University**

Miss Chew graduated from Multimedia University with a Bachelor of Laws (Honours) in 2017. She read in the chambers of our partner, Mr. Wong Fook Meng, and was called to the Malaysian Bar on 13<sup>th</sup> September 2018.

Upon being admitted as an Advocate and Solicitor of the High Court of Malaya, she joined the firm as an associate attending to debt recovery and banking matters.

She is fluent in Bahasa Malaysia, English and Mandarin.

**3. GAN HUAY YIN (Miss)**  
**LL. B (Hons) Multimedia University**

Miss Gan graduated from Multimedia University with a Bachelor of Laws (Honours) in 2018. She read in the chambers of our managing partner, Datin Siah Li Mei, and was called to the Malaysian Bar on 25<sup>th</sup> July 2019.

Upon being admitted as an Advocate and Solicitor of the High Court of Malaya, she joined the firm as an associate attending to conveyancing and banking matters.

She is fluent in Bahasa Malaysia, English and Mandarin.

**4. HELENA KOH PEI YAN (Miss)**  
**LL. B (Hons) Multimedia University**

Miss Gan graduated from Multimedia University with a Bachelor of Laws (Honours) in 2018. She read in the chambers of our partner, Mr. Kee Tong Kiak, and was called to the Malaysian Bar on 25<sup>th</sup> July 2019.

Upon being admitted as an Advocate and Solicitor of the High Court of Malaya, she joined the firm as an associate attending to debt recovery and banking matters.

She is fluent in Bahasa Malaysia, English and Mandarin.



## PRACTICE GROUPS

### 1. CORPORATE FINANCE & COMMERCIAL PRACTICE GROUP

Group Head: Le Wat Su  
Partners: Toh Seow Lan  
Kee Tong Kiak  
Ng Swee Chyn  
Tam Liling  
Tee Puang Yan

Associate: Amanda Law Jia Yi

Chartered Secretary: Jennifer Gunn

Supporting Staff: 7 persons

#### Disposal, Merger and Acquisition

- Disposal, merger and acquisition of public as well private companies in various capacities
- Advising on Shareholders Agreement
- Cross Border Transactions

#### Corporate Restructuring and Exercise

- “Grooming” of companies for listing or sale
- Venture Capital (Debt and equity)
- Debt Restructuring
- Management Buy-Out

#### Capital Market

- Advising on IPOs of 14 companies in Melaka, Kuala Lumpur and Johor Bahru on Main Board, Second Board and Mesdaq Market of Bursa Malaysia

IPOs				
No.	Date	Client	Market	Role of CSiLK
1	23.08.1994	Bonia Corporation Berhad	2nd Board	Due Diligence solicitors
2	18.05.1995	Sinmah Resources Berhad (Now known as Farm’s Best Berhad)	2nd Board	DD solicitors
3	08.09.1997	Komarkcorp Berhad	2nd Board	DD solicitors
4	15.08.2000	Ta Win Holdings Berhad	2nd Board	DD solicitors
5	26.06.2000	Apex Healthcare Berhad	2nd Board	DD solicitors
6	18.03.2002	Kotra Industries Berhad	Mesdaq	DD solicitors
7	03.07.2002	Huat Lai Resources Berhad	2nd Board	DD solicitors
8	18.12.2003	TPC Plus Berhad	2nd Board	Company solicitors
9	12.08.2004	DPS Resources Berhad	2nd Board	Company solicitors
10	07.12.2004	Impressive Edge Group Bhd.	Mesdaq	DD solicitors
11	08.04.2005	Guan Chong Berhad	Main Board	DD solicitors
12	19.02.2010	Homeritz Corporation Berhad	Main Board	DD solicitors

**TRANSFER TO THE MAIN BOARD OF BURSA MALAYSIA**

1	15.08.2003	Apex Healthcare Berhad
2	10.07.2007	Kotra Industries Berhad

- Advising on the listing of companies in Johor Bahru on the Singapore Exchange Securities Trading Limited (SGX-ST)

**LISTING ON THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (SGX-ST)**

1	23.07.2012	JB Foods Limited
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- Rights Issues, Bonus Issue, Employee Share Option Scheme and Private Placement
- Drafting of Call/Put Options, Underwriting Agreement, Trust Deed, ESOS Bye-Laws, M & A etc

**Due Diligence Review**

- Acquisition of companies and assets
- Listing and Other Corporate Exercises
- Rights Issues, Employee Share Option Scheme and Private Placement
- Bonus Issue and ICULs
- Due diligence review on Malaysia companies for purposes of listing in Taiwan

**Corporate and Commercial Banking**

- Facility Agreement, Debenture and Charge
- Assignment of Project Account
- Master End Financing Facility
- Issuance of Preference Shares

## **2. CONVEYANCING & RETAIL BANKING PRACTICE GROUP**

Group Head: Siah Li Mei

Partners: Toh Seow Lan  
Ng Swee Chyn  
Tam Liling  
Tee Puang Yan

Associate: Amanda Law Jia Yi  
Gan Huay Yin

Manager: Yap Joon Hwa

Supporting Staff: 9 persons

### **Housing Development**

- Acquisition of development land and Joint Venture
- Strata Titles and Project Accounts
- Formation of JMB and Management Corporation
- Advice on AGMs and EGMs

### **Conveyancing**

- Sale and Purchase Agreements (Individuals and Corporates)
- Leases and Tenancy
- Application to Foreign Investment Committee and State Government of Melaka
- Guidelines on acquisition of land by Foreigners (Section 433B)

### **Retail Banking, Finance and Securities**

- Loan Agreements, Charges, Guarantees and Other Securities
- Islamic Banking (Al-Bai Bithaman Ajil, Murabahah and others)

### **3. ISLAMIC BANKING PRACTICE GROUP**

Group Head: Toh Seow Lan

Partners: Le Wat Su  
Ng Swee Chyn  
Tam Liling

#### **Conveyancing**

- Al-Bai Bithaman Ajil
- Letter of Credit Murabahah
- Murabahah Trust Receipts
- Islamic Banker's Acceptance
- Islamic Export Credit Refinancing
- Islamic Bank Guarantee
- Islamic Shipping Guarantee
- Bai Inah
- Equipment Hire-Purchase Under the Principle of Al-Ijarah Thumma Al-Bai
- Istisna' Financing-i
- Ijarah Term Financing-i
- Murabahah Term Financing Facility-i
- Murabahah Revolving Credit-i
- Commodity Murabahah
- Musyarakah Mutanaqisah
- Tawarruq

Miss Toh completed Islamic Law (Paper 1) in her 2<sup>nd</sup> year and Banking Law with a comparative study of Islamic Banking and conventional banking in her 4<sup>th</sup> year at University of Malaya.

Miss Toh attended the Islamic Banking & Finance Conference organised by The Asia Business Forum held from 30th July to 31st July 2003. The following were among the topics discussed during this conference:

1. Islamic vs Conventional Banking and Finance
2. Musyarakah Structures: Challenges and Opportunities to Banks
3. Equity Financing vs Debt Financing in Islamic Project Financing: Shariah Compliance and Legal Issues
4. Growth And Development of Ijarah: Why Leasing is the way forward for Islamic Project Financing
5. Investing Islamic Funds in accordance to the principles of Mudarabah
6. Intellectual Capital in Islamic Capital Funding
7. Venture Capital as an Islamic Investment Opportunity
8. Sukuk Structure For Islamic Securitisation

Miss Toh and Miss Le attended a seminar on An Introduction To Islamic Finance organized by the Bar Council Malaysia on 18<sup>th</sup> November 2015.

Miss Toh attended seminars on Recovery In Islamic Banking & Finance organized by Legal Logic Asia Sdn. Bhd. on 21<sup>st</sup> July 2016 and Legal, Documentation and Shariah Risk in Islamic Banking and Finance on 13<sup>th</sup> April 2017.

Miss Toh and Ms Tam attended a seminar on Legal Documentation For Islamic Facilities In Malaysia organized by Legal Logic Asia Sdn. Bhd. on 3<sup>rd</sup> August 2017.

#### **4. LITIGATION PRACTICE GROUP**

Group Head:	Wong Fook Meng
Partners:	Kee Tong Kiak Tan Siok Khoon
Senior Associate:	Foo Qiao Wei
Associate:	Chew Lay Ling Helena Koh Pei Yan
Supporting Staff:	12 persons

#### **FIELDS OF PRACTICE IN CIVIL AND COMMERCIAL LITIGATION**

- Banking, Hire Purchase and Leasing
- Debt Recovery
- Land Disputes
- Land Acquisition
- Housing Development
- Company Disputes
- Insolvency – Bankruptcy and Winding-up
- Receivership and Restructuring
- Labour / Industrial Relations Disputes
- Family Disputes
- Tenancy
- Probate and Administration

#### **REPORTED JUDGMENTS**

##### **Court of Appeal**

1. Ong Ah Tang & Anor v Soh Bee Yong [2012] 5 MLJ 484; [2013] 1 CLJ 224 (Administration of estate)
2. Koon Seng Sdn Bhd v Suga Electron (M) Sdn Bhd & Another Appeal [2015] 1 LNS 100 (Negligence)
3. Prestaharta Sdn Bhd v. Ahmad Kamal Md Alif & Ors [2016] 1 LNS 255 (Strata management)
4. Hartawan Development Sdn Bhd v. Pentadbir Tanah Daerah Melaka [2017] 2 CLJ 536 (Land Acquisition)
5. Imej Tenggara Sdn Bhd v. Sealion Hotel Sdn Bhd [2017] 2 CLJ 651 (Contract)
6. Prestaharta Sdn Bhd v. Badan Pengurusan Bersama Riviera Bay Condominium And Another Appeal [2017] 1 LNS 1393 (Strata management)
7. Soh Yen Ling v. Malayan Banking Berhad [2017] 1 LNS 716 (Banking)
8. Peguam Negara Malaysia v. Chan Tsu Chong & Ors [2018] 2 CLJ 274 (Constitution)

## High Court

9. Holee Holdings (M) Sdn Bhd v Chai Him & Ors [1997] 4 MLJ 601 (Land law)
10. Bank of Commerce (M) Bhd v Mahajaya Property Sdn Bhd [1997] 3 CLJ Supp 413; [1997] 3 BLJ 413 (Assignment)
11. Southern Bank Bhd v Shin Huat Joo Enterprise Sdn Bhd & Ors [1998] 3 CLJ 941 (Banking)
12. Pendakwa Raya v Kotra Pharma (M) Sdn Bhd [2002] 6 MLRH 358 (Environmental quality)
13. Evergrade Industries Sdn Bhd & Anor v Affin Bank Berhad & 2 Ors [2003] 1 LNS 77 (Injunction)
14. Tetuan Jaffar & Menon v Senandung Kualiti Sdn Bhd [2005] 1 CLJ 234 (Solicitors' fees)
15. Southern Bank Bhd v. Ayer Keroh Park Sdn Bhd [2005] 6 CLJ 134 (Banking)
16. Brilliant Team Management Sdn Bhd v South East Pahang Oil Palm Sdn Bhd & Anor [2006] 2 CLJ 1218 (Estate agency)
17. Palmerston Holdings Sdn Bhd v Neo Cheng Soon dan satu lagi [2007] 6 MLJ 281 (Housing development)
18. MTB Rubber Sendirian Berhad v Wangi KMB Berhad [2007] 1 LNS 170 (Trespass to land)
19. Gymtech Feedmill (Malacca) Sdn Bhd v Rajendram Annamalai [2008] 1 LNS 203 (Employment)
20. Mathew Vergis & Anor v HSBC Bank Malaysia Bhd [2012] 2 CLJ 922 (Defamation)
21. Finder Industries (M) Sdn Bhd v MB Products (M) Sdn Bhd [2013] 1 LNS 566 (Trademark)
22. Graceful Planet Sdn Bhd Lwn. Tan Ooi Kuang [2013] MLRHU 493 (Land law)
23. Tan Bee Geok v Tee Kwee Hong & Satu Lagi [2014] 1 LNS 1850 (Company dispute)
24. Hap Seng Credit Sdn Bhd v. Rentak Arena (M) Sdn Bhd [2017] 1 LNS 1 (Moneylending)
25. Lee Soh Ha & Satu Lagi v. Mahkota Medical Centre Sdn Bhd [2018] 1 LNS 640 (Medical negligence)

## Industrial Court

26. Emperor Hotel Sdn. Bhd. v Hoo Keng Hua [1996] 1 ILR 829
27. Hualon Corporation (M) Sdn Bhd v Rohani Ali [2006] 2 LNS 1640
28. Infineon Technologies Krubong Sdn Bhd v Tan Ah Lat [2008] 2 ILR 505
29. Lai Pooi Yee v Oriental Food Marketing (M) Sdn Bhd [2008] 2 LNS 1905
30. Gerard Lam v Multitone Electronics Sdn Bhd [2013] 2 LNS 1315

## ISLAMIC BANKING DIVISION

### Litigation

The Division handles civil suits and foreclosure proceedings involving Islamic banking facilities:

- Al-Bai Bithaman Ajil
- Al-Ijarah Thumma Al-Bai

## **SUPPORTING DEPARTMENTS**

### **1. Planning and Practice Development Department**

Consultant: Dato' Chee Kong Chi

- **Planning and Strategy**
- **Facilitator, Coach and Trainer**
- **Consultant to Clients**

### **2. Administrative and Accounts Department**

This department has a staff force of 14 persons.

### **3. Information Technology Department**

Our staff force of 55 persons is serviced by workstations connected to 4 Canon Image Advance Runner series and 2 colour laser printers in a Local Area Network environment. Our workstations are running on Windows 7 environment; Microsoft 2010 is our application software.

Our Fibre Optic based Local Area Network System is served by 2 Intel-based Servers running on Windows 2008, Windows 2003 Server for File and Email Server.

Our File Server which supports the transfer and storage of files is powered by an Intel XEON 3.0GB with 12 Gigabyte RAM and has a storage capacity of 176 Gigabyte and 500 Gigabyte Backup.

Our Email Server is running Intel Xeon with 4 Gigabyte with a 500 Gigabyte storage.

Our mail server operates on the Microsoft Exchange Server Version 2003 for communication between the workstations.

We are connected to world-wide web with Unifi 100mbps and protected by Cisco firewall 8000 series.

## **Clients**

### **1. Banks and Financial Institutions**

- 1.1 Affin Bank Berhad
- 1.2 Affin Islamic Bank Berhad
- 1.3 AmBank Berhad
- 1.4 AmBank Islamic Berhad
- 1.5 Bangkok Bank Berhad
- 1.6 Bank of China ( Malaysia) Berhad
- 1.7 Bank Pertanian Malaysia Berhad
- 1.8 CIMB Bank Berhad
- 1.9 CIMB Islamic Bank Berhad
- 1.10 Hap Seng Credit Sdn. Bhd.
- 1.11 Hong Leong Bank Berhad
- 1.12 HSBC Bank Malaysia Berhad
- 1.13 HSBC Amanah Berhad
- 1.14 Malayan Banking Berhad
- 1.15 Maybank Islamic Berhad
- 1.16 Malaysia Building Society Berhad
- 1.17 OCBC Bank (Malaysia) Berhad
- 1.18 OCBC Al-Amin Bank Berhad
- 1.19 Orix Credit Malaysia Sdn. Bhd.
- 1.20 Public Bank Berhad
- 1.21 Public Islamic Bank Berhad
- 1.22 RHB Bank Berhad
- 1.23 RHB Islamic Bank Berhad
- 1.24 Standard Chartered Bank Malaysia Berhad
- 1.25 United Overseas Bank (Malaysia) Berhad

### **2. Corporates**

- 2.1 ASTRO (Measat Broadcast Network Systems Sdn Bhd)
- 2.2 American International Assurance Co. Ltd.
- 2.3 Aik Cheong Coffee Roasters Sdn. Bhd.
- 2.4 Apex Healthcare Berhad Group of Companies
- 2.5 Bonia Corporation Berhad Group of Companies
- 2.6 D&O Ventures Berhad
- 2.7 Family Store Group
- 2.8 Farm's Best Berhad Group of Companies
- 2.9 Fu Yun Fruits Trading Sdn Bhd
- 2.10 Guan Chong Berhad Group of Companies (Johor Bahru)
- 2.11 Hap Seng Credit Sdn Bhd
- 2.12 Hatten Group of Companies
- 2.13 Hean Yi Holding Sdn Bhd
- 2.14 Homeritz Berhad
- 2.15 Huat Lai Resources Berhad Group of Companies
- 2.16 Impressive Edge Group
- 2.17 Jaymuda Group of Companies
- 2.18 JVV International Group of Companies
- 2.19 Kerjaya Prospek Group (The Shore)
- 2.20 Kotra Industries Group
- 2.21 Lion Group of Companies (Property Division)
- 2.22 Mahkota Medical Centre
- 2.23 Melaka-Manipal Medical College
- 2.24 Melaka Tong Bee Group



- 2.25 Merison Group of Companies
- 2.26 Oriental Food Industries Group
- 2.27 PB Realty Sdn Bhd
- 2.28 Prestaharta Sdn. Bhd.
- 2.29 Scientex Heights Sdn Bhd
- 2.30 Supreme Power Auto Group
- 2.31 Ta Win Holdings Berhad
- 2.32 Teknogas Group
- 2.33 VisDynamics Holdings Bhd.
- 2.34 Webest Group of Companies
- 2.35 Yeo Tiow Toh Holdings Sdn. Bhd.
- 2.36 Yew Lee Group
- 2.37 Nicko Jeep Group of Companies

### **3. Multi-National Corporations**

- 3.1 AUO Sunpower Sdn Bhd
- 3.2 City Development Pte Ltd (Singapore)
- 3.3 Panasonic Appliances Refrigeration Devices Malaysia Sdn Bhd
- 3.4 Possehl Electronics (M) Sdn. Bhd.
- 3.5 Ramada Plaza Hotel Malacca
- 3.6 Vishay Semiconductor Malaysia Sdn. Bhd.
- 3.7 Everts (Malaysia) Sdn Bhd
- 3.8 United Detergent Industries Group
- 3.9 YHI Group

### **Office Particulars**

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