



L.X. CHIAH & ASSOCIATES

ADVOCATES & SOLICITORS

FIRM PROFILE

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THE FIRM

L.X. Chiah & Associates is a forward-thinking legal firm committed to providing comprehensive and commercially viable legal solutions. While we may be compact, this enables us to be uniquely nimble and responsive to client needs. Our strength lies in the depth of experience we bring across corporate advisory, conveyancing, and litigation — all delivered with the personal attention and bespoke strategies that modern clients seek.

We offer a broad spectrum of legal services tailored to meet the demands of both individuals and businesses. While our practice spans various areas, we focus on three core pillars:

- Corporate & Commercial
- Conveyancing & Real Estate
- Litigation & Dispute Resolution.

At L.X. Chiah & Associates, we take immense pride in recognizing the unique traits of each client. This personalized approach allows us to craft targeted and effective solutions that align with your goals. Whether you're running a business, closing a property deal, or resolving a dispute, we aim to deliver legal clarity that helps you move forward with confidence.

THE TEAM

- **CHIAH LI XIN**

Managing Partner

Corporate & Commercial | Conveyancing & Real Estate

Li Xin holds a Bachelor of Laws (LLB) with Honours from the University of London and was admitted as an Advocate & Solicitor of the High Court of Malaya in 2020. She began her legal career under the tutelage of Madam Nora Lam Siew Wan at Messrs Nora S. W. Lam & Associates, where she served as a legal associate until 2022. She then joined WB Projects Sdn. Bhd., starting as an assistant manager and was later promoted to the position of legal manager in 2023.

Her professional experience spans both private practice and in-house corporate roles, has equipped her with an exceptional grasp of commercial realities and legal intricacies. She has led high-stakes negotiations, advised on property development projects, and drafted a wide range of corporate agreements and real estate contracts. Her ability to merge legal insight with practical business strategy makes her a trusted advisor to companies, property developers, and investors alike.

Li Xin's practice focuses on corporate advisory, contract negotiation and real estate transactions — delivering not just legal clarity but solutions that align with long-term client objectives.

- **WONG YI TARNG**

Partner

Corporate & Commercial | Litigation & Dispute Resolution

Yi Tarng holds a Bachelor of Laws (LLB) with Honours from the University of London and was called to the Malaysian Bar as an Advocate and Solicitor of the High Court of Malaya in 2023. Before joining the Malaysian Bar, he spent three formative years as a paralegal in Singapore, where he gained valuable experience in banking & finance, and construction disputes.

His primary areas of practice are in litigation and corporate matters, particularly debt recovery, estate administration (wills, probate, and letters of administration), and corporate advisory. Known for his precision and perseverance, Yi Tarng approaches each case with analytical clarity and strategic foresight.

He is fluent in both English and Mandarin, and is committed to delivering accessible, effective legal support. Outside the office, you'll likely find him trekking up a mountain, planning his next travel adventure or analysing the physics of why his badminton smashes don't always go as planned.

PRACTICES

Corporate & Commercial

Our Corporate & Commercial practice is at the heart of the firm's business. We partner with businesses at every stage of their journey, from startup formation to strategic expansion, offering legal advice that is practical, commercially sound, and growth oriented.

Our services include:

- Corporate advisory
- Commercial & Business Contracts
- Regulatory Compliance
- Corporate Structuring & Transactions
- Corporate Retainer Services

We've advised logistics companies, property developers, F&B businesses, and foreign investors on matters ranging from shareholder buyouts to contract negotiations and joint development projects. Our legal work doesn't just protect — it adds value by clarifying expectations, managing risk, and supporting confident decision-making.

Conveyancing & Real Estate

Timing is critical in the property world. That's why we're committed to delivering thorough, concise, efficient, and commercially driven advice within the tight timeframes our clients demand. Whether you're buying your first home, developing a housing project, or navigating a complex commercial deal, our conveyancing team takes the time to understand your objectives and provides results-focused support at every stage.

Our services include:

- Land and Property Acquisitions and Disposals
- Tenancy & Leases
- Property Developments
- Banking & Finance
- Sub-Sale Transactions & Developer Projects

We've handled legal work for residential, commercial, and industrial developments across Johor and beyond. Our experience ensures that whether the matter is routine or complex, it's managed with diligence and foresight.

Litigation & Dispute Resolution

We act for both individuals and businesses in a range of contentious matters. Where possible, we help clients explore out-of-court settlements to reduce time, cost, and emotional strain. When litigation becomes necessary, we advocate firmly and effectively to protect our clients' interests.

Our services include:

- Breach of Contract
- Construction Dispute
- Debt Recovery
- Divorce / Family Matters
- Estate Matters (Grants of Probate / Letter of Administration)
- Landlord and Tenant Dispute
- Director and Shareholder Dispute
- Real Estate

We've helped clients secure property rights, recover long-outstanding debts, and resolve disputes with major developers and contractors. Our litigation partner brings experience from both Malaysian and Singapore legal settings — giving us an edge in cross-border matters and high-stakes disputes.

WORK ACCOMPLISHED

Corporate Advisory & Commercial Contract Negotiation

- Provided legal advisory and drafting services in relation to a Sewerage Infrastructure Agreement involving cross-land sewer infrastructure works, IWK PDC compliance, temporary access arrangements, and coordination with a master developer.
- Advised and drafted Standard Terms of Engagement for a solar energy company covering governing engineering, supply, installation, commissioning, and related services for solar photovoltaic (PV) systems.
- Advised on the structuring and drafting of a RM38 million preference share subscription in a private company, in connection with a property development project and related financing arrangements.
- Advised on, reviewed, and drafted an oil palm contractor agreement for three palm oil estates in Paloh, covering a total of 228 acres.
- Advised on and drafted the share sale agreement between its shareholders, ensuring a smooth transaction and clear delineation of shareholder rights and obligations.
- Advised a director on potential breaches of fiduciary duties under s.224 of the Companies Act 2016 and provided a comprehensive legal opinion outlining the implications and recommended actions.
- Provided legal advice to a resigned partner and prepared legal opinion on the enforceability of restraint of trade clauses under s.28 of Contracts Act 1950, addressing potential implications and legal strategies.
- Represented investors in the review and negotiation of an investment agreement, focusing on securing favorable terms for investment returns and termination entitlements.
- Established the legal framework and provided advisory services for a joint development project with the local municipal council for the rehabilitation and redevelopment of a 48-acres landfill in Seberang Perai, Pulau Penang.
- Advised on and drafted the tenancy agreement for four dormitory blocks, accommodating 3631 tenants, with a total rental of RM680,000.

- Serving as legal counsel for the Malacca Johore Diocese, a religious organization, providing comprehensive legal services including drafting cemetery and columbarium rules and regulations, bond agreements for sponsored candidates, and addressing various property and land related matters.
- Provided corporate advisory to Yunda Express Sdn. Bhd., a global logistics and supply chain solution company. Advised on corporate and employment related matters, including the drafting and negotiation of agency agreements.
- Provided corporate advisory to SPT Global Logistics (M) Sdn. Bhd., a leading provider of global freight forwarding, warehousing, and transportation services. Advised on the negotiation and drafting of freight forwarding contracts with local authorities.
- Provided corporate advisory services to a wholly owned subsidiary of Mitsubishi Materials Corporation, acting as their legal counsel and advising on various corporate matters.
- Acting as legal manager for WB Land Sdn. Bhd., a property developer with deep roots in engineering and construction for more than 40 years, provided legal management and corporate advisory services, reviewed, drafted and negotiated various contracts and legal documents, including: -
 - (i) loan agreement between subsidiary companies;
 - (ii) debt assignments from company to shareholders;
 - (iii) quasi-equity loan agreement between related companies;
 - (iv) contract for service (lorry driver);
 - (v) vehicle rental agreement;
 - (vi) property management service agreement;
 - (vii) Electric Vehicle (EV) charging station and services related agreement
 - (viii) security guard service agreement
 - (ix) anti-bribery and corruption policy
 - (x) rules and regulations for Frontier Industrial Park @ Taman Perindustrian Maju Cemerlang (handbook)
 - (xi) construction-related agreements

Conveyancing & Real Estate

- Handled legal matters for various housing and commercial projects, including:
Perumahan Molek Ria (RMMJ Scheme) – Berinda Properties Sdn. Bhd.
Bukit Impian Residence – Gunung Impian Development Sdn. Bhd.
Taman Sutera Utama (PH13) – Tanah Sutera Development Sdn. Bhd.
- Represented a landowner in negotiations with the Muar Land Registry and municipal officers to secure access to reserved parking space.
- Advised a landowner on options to salvage an abandoned project, including a comprehensive assessment of pros and cons, potential legal consequences, and evaluation of feasibility and associated risks.
- Strategized and successfully secured written agreements for over 150 illegal occupants in a Catholic village, Air Salak, preventing adverse possession claims under Malacca land laws.
- Advised on the legal framework for Frontier Industrial Park – Phase II and Frontier Park – Phase III @ Taman Perindustrian Cemerlang, industrial development projects in JB, including the review and drafting of various legal documents such as sale and purchase agreement, deed of mutual covenant, management service agreement, supplemental agreement, offer to purchase, vacant possession letter and letter of undertaking.
- Provided legal advisory, review and drafting services for Frontiercity@AINSDALE, commercial development project in Seremban, overseeing and managing all associated legal documentation and agreements.
- Advised on, reviewed and drafted key documents for the acquisition of two leasehold industrial lands in Muar, Johor, intended for centralized labour quarters totaling 40,000 square meters, with the purchase consideration of RM13 million.
- Advised on, reviewed the drafting of the sale and purchase agreement for the acquisition of two freehold vacant lands of 4 hectares in Johor, with cumulative purchase consideration of RM12 million.
- We specialize in property transactions for both individuals and corporations, including sub-sale transactions, love & affection transfers, transmissions, leases, tenancies, auctions, and bank loan-related matters.

Litigation and Dispute Resolution

- Successfully acted for a landlord in recovering possession of a commercial property through judgment and a writ of possession, and in subsequently recover damages and outstanding rental arrears following the tenant's handover.
- Represented purchasers in claims against developers and successfully recovered liquidated ascertained damages (LAD) for late delivery of properties.
- Handled litigation matters including joint and unilateral divorce petitions, and estate matters to obtain grants of probate and letter of administration.
- Represented a landowner in resolving an encroachment issue involving over 100 illegal self-built houses in Kampung Sugai Plentong and successfully obtained a writ of possession and removed the structures.
- Represented a purchaser in a dispute with a developer, successfully securing a refund for the booking fee.
- Successfully negotiated a settlement for a subcontractor regarding claims involving damage to underground fiber optic cables, reducing the settlement amounts from RM1.3million to RM250,000.
- Advised and assisted a subcontractor in obtaining direct payment from the Employer, totaling RM987,386.74.
- Advised and assisted a subcontractor in disputing and claiming a total outstanding sum of RM247,800, initially imposed as liquidated damages by the main contractor.
- Advised and negotiated a settlement for a contractor regarding an outstanding sum of RM702,225.36 from a project completed 3 years prior, securing repayment over seven monthly installments.
- Our litigation services include both offensive and defensive actions, enforcement proceedings, and other civil matters such as debt recovery, breach of contract, sale of goods, tortious claims, consumer claims, landlord and tenant dispute.

Bank Panel

We are currently on the ad hoc panel for the following financial institutions: -

- Public Bank Berhad
- Public Islamic Bank Berhad
- RHB Bank Berhad
- RHB Islamic Bank Berhad
- Hong Leong Bank Berhad
- Hong Leong Islamic Bank Berhad

PROFESSIONAL INDEMNITY INSURANCE

For year 2026, Messrs L.X. Chiah & Associates is insured with Pacific & Orient Insurance Co. Berhad (Reg. No.: 197201000959 (12557-W)) under the Malaysian Bar Professional Indemnity Insurance (PII) Scheme via Aon Insurance Brokers (Malaysia) Sdn. Bhd. The mandatory coverage is Ringgit Malaysia Three Hundred Thousand (RM300,000.00) only for each and every claim. Additionally, the firm has a top-up coverage for Ringgit Malaysia One Million and Seven Hundred Thousand (RM1,700,000.00), bringing the **total available indemnity coverage to Ringgit Malaysia Two Million (RM2,000,000.00)** for each and every claim.

WHY US?

At L.X. Chiah & Associates, we believe good legal advice should be clear, responsive, and aligned with your bigger picture. Whether you're growing a business, securing your property, or facing a legal challenge, we walk with you — not ahead of you, not behind you.

Clients choose us because we're:

- ✓ Boutique and personal — every file matters to us.
- ✓ Commercially minded — we speak the language of business.
- ✓ Practical and clear — we give straight answers, not legal jargon.
- ✓ Strategic — we think ahead and anticipate risks.
- ✓ Transparent — no surprises in process, timelines, or fees.