



KLGREENS
MALAYSIAN TRAINING HUB



PROPLAW MALAYSIA 2025 CONFERENCE

Staying Legally Grounded in a Dynamic
Property Landscape



✓ 10 EXCLUSIVE KEYNOTES

✓ 2 PANEL DISCUSSIONS

✓ PRACTICAL BUSINESS & COMPLIANCE INSIGHTS

📅 19th-20th NOVEMBER 2025

🕒 9:00 AM - 5:30 PM

📍 Wyndham Grand Bangsar,
Kuala Lumpur

***RECEIVED 10 CPD HOURS FROM BOVAEA/LPPEH**

✉ enquiry@klgreens.com

🌐 www.klgreens.com

☎ +6019 9331 008



WHY PROPLAW MALAYSIA 2025 IS THE GAME-CHANGER

Get ready for PropLaw Malaysia 2025, the premier conference on property law in Malaysia – exclusively brought to you by KLGreens. This is more than just an event – it's the must-attend platform for real estate professionals, legal experts, developers, and policy-makers looking to stay ahead of the curve in a rapidly evolving industry.

This November, join a powerful line-up of renowned speakers and legal practitioners as they unpack the most pressing legal issues shaping the property sector – from the highly anticipated Urban Renewal Act to upcoming tenancy regulations that will impact landlords, tenants, and investors alike.

Worried about strata title complications or the legal challenges of managing integrated developments? We've got you covered with expert-led sessions designed to provide clarity, practical guidance, and real solutions.

Whether you're navigating new compliance standards, dealing with tenancy disputes, or planning your next big development, PropLaw Malaysia 2025 is your gateway to staying informed, compliant, and competitive.





THE LEGAL SHIFTS RESHAPING PROPERTY

The evolution of property law in Malaysia continues to play a critical role in shaping the direction, resilience, and integrity of the nation's real estate sector. With significant legislative changes such as the proposed Urban Renewal Act, Residential Tenancy Act, and ongoing amendments to the National Land Code (NLC) on the horizon, there is growing urgency for industry stakeholders to understand how legal developments may either unlock new opportunities—or create fresh compliance hurdles.

In this dynamic landscape, questions around regulatory clarity, ownership frameworks, and contractual risk are more pressing than ever. While digitalization, artificial intelligence (AI), and sustainability are beginning to influence property development and management, the real challenge lies in adapting legal strategies to support real-world application. Innovations like e-conveyancing and blockchain may promise efficiency, but they also raise new concerns—such as title fraud, data vulnerability, and digital transaction validity. Similarly, the ESG agenda has introduced compliance dimensions that are not just ethical, but legally consequential.

From navigating the legal grey areas in mixed-use developments to tackling compliance issues in strata schemes and integrated projects, this conference offers essential legal insights and strategies for staying grounded. Informed legal perspectives are no longer a luxury—they're a necessity for mitigating risks, resolving uncertainty, and future-proofing property businesses in a time of change.

KEY FOCUS AREAS



Legal Updates & Compliance Strategies Under Existing Frameworks



Integrating ESG in property management & dealings



Strata Governance & Mixed-Use Development Strategies



Risk Management in Property Transactions

WHO WILL YOU MEET

This bespoke conference is a gathering and knowledge exchange point for practitioners in the Malaysia Property Industry. Our exclusive event gathers the main players of Malaysia property sector including:



Legal Professionals



Compliance & Consulting



Developers & Investors



Government & Regulatory



Property & Facility Management



Construction & Project Leadership



Planning & Advisory



Technology Providers

HIGHLIGHTS



DISCOVER practical strategies for embedding ESG requirements into property development approvals and reporting



NAVIGATE the complexities of strata governance, short-term rentals, and mixed-use developments



MASTER drafting and enforcement techniques for tenancies, SPAs, and high-value transactions to mitigate legal exposure



UNDERSTAND PDPA compliance in the property industry



NETWORK with regulators, developers, legal peers, and ESG specialists to exchange best practices and build a culture of compliance



CONFERENCE AGENDA

DAY 1: 19TH NOVEMBER 2025

Session	Topic
Session 1 9:00 am – 10:10 am	Navigating the National Land Code Today: Practical Strategies Amidst ESG, AI, and Digital Constraints
10:10 am – 10:30 am	Morning Networking Break
Session 2 10:30 am – 11:45 am	Tenancy Law Compliance: How to Structure Leases to Protect Landlords and Tenant
Session 3 11:45 am – 1:00 pm	Integrated Strata Governance: Navigating Legal Complexities in Mixed-Development Projects
1:00 pm – 2:00 pm	Lunch Break
Session 4 2:00 pm – 3:00 pm	[PANEL DISCUSSION] The Evolving Landscape: Property Law Amid Innovation and Sustainability
Session 5 3:00 pm – 4:00 pm	Urban Renewal Act
4:00 pm – 4:20 pm	Afternoon Networking Break
Session 6 4:20 pm – 5:30 pm	An Overview of The Property Market in Malaysia

DAY 2: 20TH NOVEMBER 2025

Session	Topic
Session 7 9:00 am – 10:10 am	Regulatory Traps in Commercial Leases and Long-Term Tenure Deals
10:10 am – 10:30 am	Morning Networking Break
Session 8 10:30 am – 11:45 am	Public Purpose, Private Impact: Legal and Valuation Issues in Land Acquisition
Session 9 11:45 am – 1:00 pm	PDPA Compliance for Property Professionals
1:00 pm – 2:00 pm	Lunch Break
Session 10 2:00 pm – 3:00 pm	[PANEL DISCUSSION] Strata By-Laws in Action: Enforcement, Dispute Management, and Future Challenges
Session 11 3:00 pm – 4:00 pm	Strata Schemes and Short-Term Rentals: What the Law Permits and What It Penalizes
Session 12 4.00 pm – 5.00 pm	Beyond Green Buildings: Navigating Mandatory ESG Reporting, Climate Risks, and Business Resilience for Malaysia's Property Sector
5.00 pm to 5.15 pm	Afternoon Networking break
5.15 pm – 5.30 pm	Session Wrap-up

CONFERENCE PROGRAMME

DAY 1: 19TH NOVEMBER 2025

Session	Topic	Speaker
8:50 am – 9:00 am	Opening Speech	
Session 1 9:00 am – 10:10 am	Navigating the National Land Code Today: Practical Strategies Amidst ESG, AI, and Digital Constraints <ul style="list-style-type: none"> Adapting Land Transactions to Digital Tools Under the Current NLC Incorporating ESG Considerations Within Existing NLC Provisions Navigating State Consent, Land Use, and Digital Constraints 	Speaker Prof. Dato' Sr. PMgr. Dr. Azimuddin Bahari CEO AB Property Management Solution VC North Borneo University College Board Director UDA Holdings
10:10 am – 10:30 am	Morning Networking Break	
Session 2 10:30 am – 11:45 am	Tenancy Law Compliance: How to Structure Leases to Protect Landlords and Tenant <ul style="list-style-type: none"> Must-Have Clauses for Residential and Commercial Leases Handling Defaults: Legal Remedies and Enforcement Options Anticipating the Residential Tenancy Act: How to Future-Proof Your Lease 	Speaker Professor (Rtd) Dr. Ainul Jaria Binti Maidin Law Professor and Legal Trainer
Session 3 11:45 am – 1:00 pm	Integrated Strata Governance: Navigating Legal Complexities in Mixed-Development Projects <ul style="list-style-type: none"> Evolution of Strata Law in Mixed-Use Contexts Zoning, Titling, and By-Law Considerations Management Corporation (MC) Structures & Shared Facility Governance Dispute Prevention & Resolution in Mixed-Use Strata Schemes 	Speaker Chris Tan Managing Partner, Chur Associates
1:00 pm – 2:00 pm	Lunch Break	
Session 4 PANEL DISCUSSION 2:00 pm – 3:00 pm	The Evolving Landscape: Property Law Amid Innovation and Sustainability <ul style="list-style-type: none"> Embedding ESG into Property Deals Land Use and Biodiversity: Legal & Ethical Considerations Legal Implications of Green Innovation Regulatory Shifts & Compliance Risks 	Panellist Mike Lee Co-Founder and a Partner of Chan Lee & Co (CLCoLaw) HRDC Accredited Trainer Prof. Dato' Sr. PMgr. Dr. Azimuddin Bahari CEO AB Property Management Solution VC North Borneo University College Board Director UDA Holdings

Session	Topic	Speaker
<p>Session 5 3:00 pm – 4:00 pm</p>	<p>Urban Renewal Act</p> <ul style="list-style-type: none"> • Overview of the Urban Renewal Framework • Threshold of Consensus & Age of Buildings • Potential and Imminent Disruption to Land Values • Equitable Compensation 	<p>Speaker</p> <p>Sr Dr Tham Kuen Wei Executive Chairman, MV Valuers & Asset Consultants</p>
<p>4:00 pm – 4:20 pm</p>	<p>Afternoon Networking Break</p>	
<p>Session 6 4:20 pm – 5:30 pm</p>	<p>An Overview of The Property Market in Malaysia</p> <ul style="list-style-type: none"> • Volume and Value of Property Transactions • Intangible Assets Evaluation • Market Outlook and Forecast 	<p>Speaker</p> <p>Sr Elvin Fernandez Managing Director Khong Jaafar</p>



DAY 2: 20TH NOVEMBER 2025

Session	Topic	Speaker
Session 7 9:00 am – 10:10 am	Regulatory Traps in Commercial Leases and Long-Term Tenure Deals <ul style="list-style-type: none"> • <i>Unregistered Leases and the Risk of Non-Enforceability</i> • <i>Stamp Duty Planning and Pitfalls in Lease Structures</i> • <i>State Authority Consent and Restrictions on Lease Terms</i> • <i>Long-Term Leases vs. Development Rights: Structuring for Security and Control</i> 	Speaker Ts. Alan Poon <i>Associate Director, Industrial Technology Division Laurelcap Group Professional Trainer Author</i>
10:10 am – 10:30 am	Morning Networking Break	
Session 8 10:30 am – 11:45 am	Public Purpose, Private Impact: Legal and Valuation Issues in Land Acquisition <ul style="list-style-type: none"> • <i>Purposes for which land can be compulsorily acquired;</i> • <i>Challenging a land acquisition;</i> • <i>Compensation claims and valuation issues in land reference proceedings</i> 	Speaker Tan Hui Wen <i>Partner Jeff Leong, Poon & Wong</i>
Session 9 11:45 am – 1:00 pm	PDPA Compliance for Property Professionals <ul style="list-style-type: none"> • <i>Understanding Your PDPA Obligations in Real Estate</i> • <i>Security in Real Estate Systems: Legal Responsibilities</i> • <i>Responding to a Data Breach: Legal Requirements and Risk Containment</i> 	Speaker Tong Lai Ling <i>Partner – Head of Technology, Multimedia and Telecommunications Raja Darryl & Loh Advocates and Solicitors</i>
1:00 pm – 2:00 pm	Lunch Break	
Session 10 PANEL DISCUSSION 2:00 pm – 3:00 pm	Strata By-Laws in Action: Enforcement, Dispute Management, and Future Challenges <ul style="list-style-type: none"> • <i>Enforcing By-Laws Fairly & Consistently</i> • <i>Resolving Community Disputes Effectively</i> • <i>Common Flashpoints in By-Law Disputes</i> • <i>Future-Proofing By-Laws</i> 	Panellist Quek Wei Kin <i>CEO, ZerIn Properties Urusharta</i> Paul Puah <i>CEO, PMC Facilities and Real Estate Sdn. Bhd.</i> PMgr Ts Kamal Abdul Ghafur <i>IQI REALTY SDN BHD</i>

Session	Topic	Speaker
<p>Session 11 3:00 pm – 4:00 pm</p>	<p>Strata Schemes and Short-Term Rentals: What the Law Permits and What It Penalizes</p> <ul style="list-style-type: none"> • <i>Legal Status of Short-Term Rentals in Strata: Case Law & Local Authority Trends</i> • <i>Drafting By-Laws to Regulate or Restrict Short-Term Use</i> • <i>Strata Management Tribunal Cases: Common Legal Pitfalls</i> • <i>Practical Enforcement: Powers of the Management Corporation vs. Unit Owners</i> 	<p>Speaker</p> <p>Ken Teo <i>Pengerusi of Pertubuhan Pengurus-Pengurus Strata Kuala Lumpur Author I Trainer I Speaker Gather Building Management Sdn Bhd</i></p>
<p>Session 12 4.00 pm – 5.00 pm</p>	<p>Beyond Green Buildings: Navigating Mandatory ESG Reporting, Climate Risks, and Business Resilience for Malaysia's Property Sector</p> <ul style="list-style-type: none"> • <i>The New Mandate: Understanding ISSB IFRS S1 & S2 for Listed Property Corporations in Malaysia</i> • <i>Unpacking Property-Specific ESG Risks: Identifying and Assessing Physical and Transition Climate Risks in Real Estate Assets</i> • <i>From Risk to Resilience: Strategies for Integrating ESG into Business Continuity and Long-Term Value Creation</i> • <i>Bridging the Gap: Practical ESG Guidance and Pathways for SME Property Developers and Owners.</i> • <i>Emerging Frontiers: Key ESG Trends and Legal Implications Shaping the Future of Malaysian Property</i> 	<p>Speaker</p> <p>Nooryusazli Yusoff <i>Managing Director, NY Consulting</i></p>
<p>5.00 pm to 5.15 pm</p>	<p>Afternoon Networking break</p>	
<p>5.15 pm – 5.30 pm</p>	<p>Session Wrap-Up</p>	



SPEAKERS



**PROF. DATO' SR PMGR DR.
AZIMUDDIN BAHARI**

*CEO AB Property Management Solution
| Board Director UDA Holdings | VC North
Borneo University College*



**PROFESSOR (RTD)
DR. AINUL JARIA BINTI MAIDIN**

Law Professor and Legal Trainer



CHRIS TAN

Managing Partner Chur Associates



MIKE LEE

*Co-Founder and a Partner of Chan Lee
& Co (CLCoLaw) | HRDC Accredited Trainer*



DR. SR. THAM KUEN WEI

*Executive Chairman, MV Valuers
& Asset Consultants*



Sr ELVIN FERNANDEZ

Managing Director Khong Jaafar



TS. ALAN POON

*Associate Director, Industrial Technology
Division Laurelcap Group
Professional | Trainer | Author*



TAN HUI WEN

Partner – Jeff Leong, Poon & Wong



TONG LAI LING

*Partner – Head of Technology, Multimedia
and Telecommunications
Raja Darryl & Loh Advocates and Solicitors*



QUEK WEI KIN

CEO, ZerIn Properties Urus Harta



PAUL PUAH

CEO. PMC Facilities and Real Estate Sdn. Bhd.



PMGR TS KAMAL ABDUL GHAFUR

IQI Realty Sdn Bhd



KEN TEO

*Author | Trainer | Speaker
Gather Building Management Sdn Bhd*



NOORYUSAZLI YUSOFF

Managing Director, NY Consulting



SPEAKERS PROFILE



**PROF. DATO' SR PMGR DR.
AZIMUDDIN BAHARI**

*CEO AB Property Management Solution
Board Director, UDA Holdings | VC North
Borneo University College*

Prof. Dato' Sr PMgr Dr. Azimuddin Bahari is a distinguished expert in land administration, real estate, property management, and environmental management, with decades of experience in both the Malaysian government and private sector. As a senior officer in the Administrative and Diplomatic Service (PTD), he held several key positions, including Deputy Secretary General (Environment) at the Ministry of Natural Resources and Environment—where he played a central role in amending the Strata Titles Act 1985; Secretary of the Geoscience and Mineral Division; Director of the Strata Titles Division; Director of the Land Information System; Deputy Director General; and Deputy Federal Lands Commissioner. He was also actively involved in environmental matters, serving as Malaysia's lead negotiator for environmental issues in trade agreements and as the Chief Negotiator for Climate Change under the United Nations Framework Convention on Climate Change (UNFCCC). He also served as a Board Member of the UNFCCC Green Climate Fund. In the corporate arena, he was formerly the CEO of Kumpulan Semesta Sdn. Bhd. (KSSB), a subsidiary of Menteri Besar Incorporated (Selangor). He currently is the founder, CEO, and Registered Property Manager of AB Property Management Solution; and serves as a Director on the Board of UDA Holdings Berhad. In academia, he is the Vice Chancellor of North Borneo University College and also an Adjunct Professor at the Faculty of Built Environment & Surveying, Universiti Teknologi Malaysia (UTM), Johor Bahru. Additionally, he serves as the Deputy President of the Land Professional Association Malaysia (PERTAMA); is a Fellow of the Royal Institution of Surveyors Malaysia (RISM); and a Member of the Malaysian Institute of Professional Property and Facility Managers (MIPFM).



**PROFESSOR (RTD)
DR. AINUL JARIA BINTI MAIDIN**

Law Professor and Legal Trainer

Professor Ainul Jaria Maidin is a distinguished academic and legal expert, formerly serving at the Ahmad Ibrahim Kulliyah of Laws at the International Islamic University Malaysia (IIUM). She holds an LLB (Hons) and a Master in Comparative Laws from IIUM, and a PhD in Land Development and Environmental Planning Law from the University of Wales, UK. In addition to her academic achievements, Prof Ainul is a non-practising advocate and solicitor with the High Court of Malaya and is an accredited mediator with the Accord Group Australia. Her expertise lies in land law, environmental planning, and sustainable land development, areas in which she has made significant contributions through her published works. Prof Ainul is a prolific author, having written and co-authored several influential books, including Malaysia, IEL Property and Trust Law (2014), Malaysian Town and Country Planning Law and Procedure (2011), Malaysian Strata Titles Law and Procedure (2009), and Principles of Malaysian Land Law (2020). She has also served on various international committees and expert groups, including the Global Land Tenure Network (United Nations Shelter Branch), where she advises on Islamic land administration, land policy, and urban legislation. Prof Ainul's dedication extends beyond academia, as she has been actively involved in government initiatives, including her recent appointment to the Committee for Hearing Public Views on the Kuala Lumpur Local Plan 2040. Her extensive service to both national and international organizations demonstrate her leadership and commitment to advancing legal frameworks in land administration and environmental planning.

**CHRIS TAN***Managing Partner Chur Associates*

Chris is a practicing lawyer since 2000 and is currently the Managing Partner of Chur Associates®. He founded Chur Associates® in 2003, a boutique legal service provider in Kuala Lumpur, Malaysia, delivering business friendly solutions for its domestic and international clients on a niche positioning from Corporate Advisory to Everything Real Estate serving the entire value chain. As a corporate real estate lawyer, his expertise includes advising strata development and management related issues for government linked companies, property developers, assets owners and REITS. Gaining entry through FIABCI (International Real Estate Federation) Chris advises on constitutional and policy matters particular on setting up of the FIABCI Asia Pacific Regional Secretariat, which has impacted the FIABCI structure today. In addition to his service as an evaluator of the Malaysia Property Award, Chris is elected to serve the Malaysian Chapter for two terms from 2006 to 2010 as a National Council Member. Chris was then appointed to the Board of Directors of FIABCI International to preside over the portfolio of Young Members aged 35 and below for the term 2009-2010. For his contribution, he has been awarded with the FIABCI Medal of Honour for his outstanding services to FIABCI. He is also one of the youngest ever recipients of such honour in the history of FIABCI. As Strata Expert and the author of "Strata OMG—Owner's Manual & Guidebook", he is regularly sharing issues to educate the public about living in strata communities as well as is an in-house training for developers on how to plan a good strata development. Being the pioneer advocate of property management, Chris is instrumental in the setting up of The Best Managed Property by the EdgeProp.my and is one of the panel judges in the selection of deserving winners for each and every yearly edition since its inception in 2017.

**MIKE LEE***Co-Founder and a Partner of Chan Lee & Co (CLCoLaw) | HRDC Accredited Trainer*

Mike is the Co-Founder and a Partner at Chan Lee & Co (CLCoLaw), bringing over 12 years of extensive legal experience across mergers and acquisitions, corporate advisory, commercial contract drafting, real estate and conveyancing, as well as banking and finance. He is highly regarded for his advisory work on personal data protection and foreign exchange control regulations, and frequently represents founders in high-stakes negotiations and deal closures with public listed companies, venture capitalists, and private equity firms. Mike's exceptional legal acumen has earned him recognition as a Recommended Lawyer in Corporate and M&A by Legal500 Asia Pacific from 2019 to 2023. In addition to his corporate work, he also serves as the legal advisor for Life Line Association Malaysia.

**DR. SR. THAM KUEN WEI***Executive Chairman, MV Valuers & Asset Consultants*

Dr. Sr. Tham holds a PhD in Real Estate Finance from the University of Malaya and is a registered Valuer, Property Manager, and Estate Agent in Malaysia, as well as a licensed auctioneer in Perak, Melaka, Selangor, and Penang. Since starting his real estate career in 2011, he has handled numerous complex valuation and consultancy assignments. He is a recognised expert witness in high-profile litigation cases at the High Court of Malaya, covering real property, plant and machinery, software, business shares, intellectual property, and intangible assets, often involving values in the hundreds of millions. He is widely known for his expertise in forensic and litigation-related valuations. Dr. Tham received Khazanah Nasional Berhad's PhD Grant and was awarded a fast-track PhD route without a Master's degree. He received his doctorate from DYMM Sultan Nazrin Shah, Chancellor of the University of Malaya. In academia, he has served as Adjunct and Assistant Professor at Malaysian universities and is an expert reviewer for the International Journal of Housing Markets & Analysis (WoS & Scopus indexed). He is also the principal investigator and recipient of the Federal Research Grant Scheme (FRGS) by the Ministry of Higher Education. As a Board Member of the Council of Auctioneers Malaysia, he contributed to policy drafting for auctioneers presented to the Attorney General's Chambers. In 2016, he was honoured with the prestigious Royal Education Award (Pingat Jaya Cemerlang) by the Rulers' Conference of Malaysia. Dr. Tham remains a key figure in valuation, legal, and academic circles in Malaysia.



Sr ELVIN FERNANDEZ

Managing Director Khong Jaafar

Sr Elvin Fernandez is presently the Managing Director of the Khong & Jaafar Group and the CEO of Khong & Jaafar (Corporate Services) Sdn Bhd which has a Capital Market Services License issued by the Securities Commission. He is the current President of the Business Valuers Association of Malaysia and a Committee Member of the Association of Corporate Finance Advisers. He is a Fellow of RICS, UK and was Past Presidents for both the Royal Institution of Surveyors Malaysia as well as the Association of Valuers, Property Managers, Estate Agents, and Property Consultants in the Private Sector Malaysia (PEPS). His past portfolio also included being an active member of the International Valuation Standards Committee, culminating in being Chairman in 2017. He was also an Independent Non-Executive Director of Sunway REIT for 12 years from 24 March 2010, where he also headed the Audit Committee for the last few years of his tenure. Sr Elvin is presently an EXCO Member of PEPS and a Committee Member of the Valuation Practice Committee of the Board of Valuers, Appraisers, Estate Agents and Property Managers. From 1993 to 2007 he served as an Exco Member of the Board. He was also a Past Secretary-General of the ASEAN Valuers Association, and served four terms in that position starting in 2010. Over the years, Sr Elvin has garnered numerous accolades, including "Property Consultant of the Year 2005" award from the Board of Valuers in 2006 and the RISM Excellence Award 2017, earning the title of "Malaysian Surveyor of the Year." Sr Elvin has also delivered approximately 250 papers on property-related topics at conferences both in Malaysia and abroad.



TS. ALAN POON

*Associate Director, Industrial Technology
Division Laurelcap Group
Professional | Trainer | Author*

Ts Alan Poon (or 'Dr Alan' as he is fondly known in the industry) has been involved in revolutionary training, marketing and project management for over 20 years with a passion to dramatically increase profits, productivity and the performance of organizations. He graduated with a Bachelor's in Mechanical Engineering (Hons) from Universiti Malaya since 2001 and obtained an Executive MBA with Honours degree from Quantic School of Business & Technology (USA) in 2022. Being a HRD Corp. Accredited Trainer, Ts Alan had trained countless of property managers, developers and real estate stakeholders via CPD approved courses by LPPEH & CIDB. In 2017, he was named "The First Author to Launch 3 Books Simultaneously" by The Malaysia Book of Records. As keynote speaker locally and abroad, Ts Alan is regularly featured in mainstream print media, TV and radio. The Malaysia Property Press Awards 2018 recognized his achievement as "Most Media Coverage Given to a Property Speaker. He organized with NSTP 'MyRumah Property Showcase' nationwide in 2017/2018 and coproduced Malaysia's 1st Real Estate Talkshow, Bernama TV "Property Hot Seat". In 2019, Ts Alan was awarded "The Brand Laureate Top 10 SMEs Brand Champion" by World Brands Foundation. On the academic front, Alan sits on the Industrial Advisory Panel to Graduate School of Business, SEGI University since 2019 and Board of Studies, UCSI College-Oxford Brookes University since 2021 as well as Adjunct Fellow to AIMSMET's International EMBA degree by Asia Metropolitan University in 2022.

**TAN HUI WEN***Partner – Jeff Leong, Poon & Wong*

Tan Hui Wen is a partner and Head of Dispute Resolution at Jeff Leong, Poon & Wong. Hui Wen's litigation and international arbitration practice focuses on property, infrastructure, and cross-border commercial disputes. She has represented a wide spectrum of clients, including Fortune 500 companies, government-linked entities, state agencies, and a Malaysian state government, as advocate and solicitor in all levels of court. Hui Wen's work in land acquisition and real estate disputes has earned industry recognition. In 2024, Asian Legal Business reported that Hui Wen had "worked on high-profile cases including land acquisitions for major infrastructure projects and appeals involving native customary rights." Several of these matters are now part of Malaysia's reported appellate case law, including the landmark Federal Court decision in *Pentadbir Tanah Daerah Johor v Nusantara Daya Sdn Bhd* [2021] 4 MLJ 570, [2021] 7 CLJ 1, [2021] 5 AMR 769 which clarified the scope of an appeal pursuant to section 49 of the Land Acquisition Act 1960. Hui Wen is actively engaged in the legal and business communities. She currently serves as Secretary and board member of the Malaysia New Zealand Chamber of Commerce (MNZCC), and sits on the Malaysian Bar Council's Corporate & Commercial Law Committee and the Kuala Lumpur Bar's Civil Practice & Court Liaison Committee. She also leads alumni engagement for the University of Auckland in Malaysia as its Alumni Coordinator. Previously, Hui Wen was the International Chamber of Commerce Young Arbitration & ADR Forum (ICC YAAF)'s Regional Representative for South Asia (2019–2021), elected Kuala Lumpur Bar Committee member and Chairperson of its Young Lawyers Committee (2023/2024). A regular speaker at industry events and conferences, Hui Wen also contributes to legal literature, including as author of *The Annotated Statutes of Malaysia: Land Acquisition Act 1960*, *Atkin's Court Forms Malaysia (Land)*, and *Halsbury's Laws of Malaysia (Landlord & Tenant)*.

**TONG LAI LING***Partner – Head of Technology, Multimedia and Telecommunications
Raja Darryl & Loh Advocates and Solicitors*

Ms. Tong Lai Ling is a seasoned legal professional specializing in technology, media, communications (TMT), and data protection law. She earned her Bachelor of Laws (Hons) from Victoria University of Wellington, New Zealand, in 1993 and was admitted as a Barrister and Solicitor of the High Court of New Zealand the same year. She began her legal career in Auckland, practicing conveyancing and commercial law before returning to Malaysia in 1998. After being called to the Malaysian Bar in 1999, she joined Raja Darryl & Loh, focusing on corporate, commercial, and ICT law. Ms. Tong advises clients on a wide range of legal matters, including software development and licensing, hardware procurement, service level and maintenance agreements, cloud services, e-commerce, and online marketplace agreements. She is also experienced in drafting website terms, mobile app terms, and privacy policies. Her legal expertise covers technology and telecommunications law, including the Communications and Multimedia Act 1998, Digital Signatures Act 1998, and Electronic Commerce Act 2006. She is also highly regarded for her knowledge of Malaysia's Personal Data Protection Act (PDPA) 2010 and frequently conducts in-house PDPA training sessions. With a deep understanding of both local and international legal frameworks, Ms. Tong continues to guide clients in navigating complex legal issues in the evolving digital and regulatory landscape.

**QUEK WEI KIN***CEO Zerin Properties Urus Harta*

Quek Wei Kin is a real estate professional with over a decade of experience in commercial property, specializing in development and investment transactions as well as leasing. He began his career with Zerin Properties in 2012 as part of the business space team and quickly distinguished himself as a top performer, achieving recognition as the firm's highest-grossing agent in both 2014 and 2018. Holding a Bachelor of Science in Civil and Environmental Engineering from Cornell University, New York, Quek brings a strong analytical foundation to his work. He is licensed by the Board of Valuers, Appraisers and Estate Agents, Malaysia, as both a Property Manager and a Probationary Estate Agent. His expertise spans business development, negotiation, sales, retail, and entrepreneurship, with a proven ability to deliver results across diverse property sectors. Quek is particularly passionate about raising service standards in Malaysia's property management industry, emphasizing proactive management, clear communication, operational efficiency, and accountability. With his combination of technical knowledge, market insight, and client-focused approach, Quek continues to play a key role in advancing commercial real estate practices and delivering value to investors, tenants, and stakeholders alike.


PAUL PUAH
CEO, PMC Facilities and Real Estate Sdn. Bhd.

Paul Puah Chee Keong holds a Master's Degree in Real Estate Investment and Finance from Heriot Watt University, Scotland, and a Diploma in Valuation and Property Management from Universiti Teknologi Malaysia. He has over 20 years of extensive experience in property, asset, and facilities management as well as property investment advisory. His portfolio includes Class A office buildings, retail properties, luxury condominiums, commercial/business parks, townships, apartments, and land developments. Paul began his career in 1994 with CH Williams Talhar & Wong before joining Sunrise Berhad in 2000 as a condominium manager for high-end developments in Mont Kiara. During his tenure, he led properties under his care to win multiple state and national-level property management awards and was named Best Condominium Manager in 2001. He later joined IJM Berhad as Property Manager, overseeing luxury condominiums, commercial, and retail assets. Subsequently, he moved to Naza TTDI Sdn Bhd, a leading property developer in Malaysia. As head of the property and asset management department, Paul was responsible for ensuring smooth operations, implementing facilities management systems, and leading leasing activities to maximize returns from the company's investment properties. Paul has been actively involved in the establishment of PMC Property Services, where he continues to apply his expertise in managing diverse and high-value assets. His proven leadership and deep knowledge of the industry have made him a highly respected figure in Malaysia's property management sector, with a consistent track record of driving operational excellence and investment performance.


PMGR TS KAMAL ABDUL GHAFUR
IQI Realty Sdn Bhd

A prominent figure in Malaysia's real estate landscape, he has built an illustrious career defined by leadership, innovation, and a strong commitment to elevating professional standards in the industry. He currently serves as President of the Institute of Malaysian Property Agents & Consultants (IMPAC), Vice President of FIABCI-Malaysia, Vice President of IQI Realty Sdn Bhd, Group Vice President of IQI Indonesia, Strategic Advisor for Juwai IQI, Director of AG Infinity Malaysia (MM2H) Sdn Bhd, and Sub-Committee Member of the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP) under the Estate Agency Practice Committee (EAPC). With over two decades of experience, he continues to champion innovation, governance, and cross-border collaboration to strengthen Malaysia's and ASEAN's property sectors. Currently pursuing a PhD in Built Environment at Universiti Teknologi MARA (UiTM), his research explores the use of blockchain technology to enhance transparency and prevent fraud in property transactions, aligning with his broader mission of integrating digital transformation and ethical standards into real estate practices. His academic achievements include a Master's in Property Investment (UiTM), a Bachelor's in Food Technology (Universiti Putra Malaysia), a Diploma in International Arbitration (Brickfields Asia College), and a Certificate in Estate Agency (INSPEN). Professionally, he is licensed as a Real Estate Agent, Property Manager, Auctioneer, Professional Technologist, MM2H Licensed Agent, and Travel Agency License holder, accredited by BOVAEP and the Ministry of Tourism, Arts and Culture Malaysia (MOTAC). His active affiliations with professional bodies such as PEHAM, MIEA, MITA, BUMITRA, and MIArb reflect his deep engagement in fostering collaboration and professional development across the sector. Through his visionary leadership and multifaceted expertise, he continues to promote sustainable growth, knowledge exchange, and global partnerships that empower investors, professionals, and communities, shaping Malaysia's real estate industry into a model of integrity, innovation, and progress.


KEN TEO

*Author | Trainer | Speaker
Gather Building Management Sdn Bhd*

Ken Teo is a Registered Property Manager (PM 3050) and an HRD Corp Accredited Trainer. He currently serves as the Principal of Gather Building Management Sdn Bhd where he champions excellence in strata property governance. Academically, Ken holds a B.Sc (Hons) in Chemistry from Universiti Sains Malaysia, a Diploma and Bachelor's Degree in Estate Management, with his most recent qualification from Liverpool John Moores University. Ken has earned a place in the Malaysia Book of Records for publishing the most strata management articles in newspapers. He is a prolific columnist for major publications including Nanyang Siang Pau, Sin Chew Daily, Kwang Hua Daily, and Property Trends under Conference Speaker Details Form Star Media Group. He is also the author of "Lord of the Land" and other publications. As a training provider and advisor, Ken has collaborated with public-listed companies, developers, JMBs, MCs, and property owners. He has been a panel speaker at top institutions such as UiTM, UTHM, UTM, and UTAR, and featured on 8TV and 988 FM, as well as major property forums and expos. Ken specializes in strata management, general meeting procedures, handover protocols, the Strata Management Act & Ordinance, and real estate analysis tailored to Malaysia's middle class.


NOORYUSAZLI YUSOFF

Managing Director, NY Consulting

A visionary executive with over 20 years of proven success in leading sustainability, strategy and risks for Fortune 500 global corporations and state-owned enterprises, Nooryusazli is presently leading NY Consulting & Advisory firm, advising corporations, governments, and institutions on achieving their sustainability, climate, and energy transition goals. He has delivered multi-topic ESG and climate change programs at the United Nations Global Compact (Malaysia and Brunei), Securities Industry Development Corporation (SIDC) and the Malaysian Institute of Accountants (MIA). He is a GRI Certified Sustainability Professional, and completed certifications in the IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures (IFRS, UN SSE and IFC), and Circular Economy and Sustainability Strategy at Cambridge University U.K. In his roles with global multinational corporations – PETRONAS, Saudi Aramco and Mubadala Investment Company – he worked and partnered with consulting firms McKinsey and BCG to lead in-house strategic planning, corporate transactions, ERM, ESG, and sustainability initiatives in Asia and the Middle East. His extensive corporate experience includes roles as CSO with the Perak State Economic Development Corporation and NEPS Capital Group, Chief Transformation Officer at Sapura Secured Technology, Vice President at Mubadala Investment Company, and Head of Corporate Portfolio at PETRONAS. Nooryusazli holds an MBA (Cranfield University), U.K; a MSc in International Securities, Investment and Banking from (University of Reading, U.K); and a BSc in Chemical Engineering (Washington University, U.S.A.), and obtained certificates Mergers & Acquisitions (London Business School, UK), Energy Within Environmental Constraints (Harvard Online), Energy Finance & Risk Management (Aramco) and Professional Risk Management (IIPER EU).



KLGREENS

MALAYSIAN TRAINING HUB

FOLLOW US ON:



 enquiry@klgreens.com

 www.klgreens.com

 +6019 9331 008