



DONNY & ONG
ADVOCATES AND SOLICITORS
柯王律師事務所

NOVEMBER 2022

Donny & Ong

Firm Profile 2022

Real Estate / Conveyancing



Presented by

Donny & Ong

Real Estate / Conveyancing Team

Our Team

Our conveyancing team at Donny & Ong apprehends the challenges each property conveyance has and we strive to deliver our best in every matter despite many often perceive it as a monotonous process - it is certainly not. Our team's experiences spans from advising property conveyance for first time home buyers to corporates in their acquisition of lands.

Real Estate / Conveyancing Department



Donny Kwa

FOUNDER & PARTNER



Ong June Siang

FOUNDER & PARTNER



Lim Xin Ying

PARTNER
(Effective 1 Jan 2023)



Lee Le Xin

ASSOCIATE



Shawn Lim

ASSOCIATE

Corporate Real Estate

- Advised the joint venture company between a renowned Malaysian property investment and investment holding company listed on the Main Market of Bursa Malaysia Securities Berhad and a People's Republic of China based land developer (whose business mainly focuses in the Guangdong Province) for the approximately 10 acres land development project located at Mont Kiara, Kuala Lumpur, with a gross development value of approximately RM1.4 billion.
- Advised on the end financing in respect of a mixed development project implemented via a joint venture arrangement between a Malaysian premier development company and a Bursa Securities listed property developer within the KLCC area which comprises two luxurious residential towers, three office towers, a hotel and a service residence.
- Advised the property arm of a renowned Malaysian business conglomerate in relation to its project located at the prime area of KLCC particularly on its green building index compliance and the transaction on the sale of its tower valued at approximately RM640 million.
- Advised an asset swap transaction involving cash entitlement of RM500 million together with an office block comprising 186,667 office space in return for a 20-storey commercial office at Pusat Bandar Damansara and an exchange of real property appeal under Section 20A of the Stamp Act, 1949.
- Advised on the sale and purchase of an integrated development comprising a retail mall, commercial and 20-storey service apartment with a gross development value of approximately RM390 million at Kota Damansara.
- Advised on the development and management of a luxurious villas, hotel and club house project at Kedawang, Langkawi.
- Advised on a high-rise housing development project estimated gross sales value at approximately RM120 million at Jalan Seri Taming, Cheras.
- Advised and acted for a renowned Malaysian pharmaceutical chain in its acquisition of six (6) commercial properties all in one (1) single transaction alongside its expansion of business.
- Acted for and advised a Malaysian private company on its acquisition of a petrol station involving the transfer of shares and land ownership valued more than RM2 million.
- Advised landowners on matters related to block title in Malaysia.
- Advised on a potential en-bloc sale of the very first condominium development in Malaysia, built in 1985 and acted as the liaison amongst approximately 200 unit-owners within the condominium.
- Advised and negotiated on the property management matters in respect of commercial properties within a real estate investment trust.
- Acted for and negotiated on behalf of a Malaysian corporate borrower with a Malaysian based Asia-Pacific region licensed banking institution listed on the Malaysia Stock Exchange, on unaccustomed amendments to be made to its financing documents.
- Advised on security documentation in respect of project bridging loan, retail banking facilities and Islamic asset financing.

Development Projects

- We are appointed as the **exclusive** panel solicitor in respect of the property development project named, Hemmon House, developed by Forebase Property Sdn Bhd, a developer based in the Hong Kong Special Administrative Region of the People's Republic of China.
- We are one of the panel solicitors in respect of the property development project, Lake City @ KL North, jointly undertaken by Country Garden (one of China's largest Developer based in Guangdong, People's Republic of China) and a renowned Malaysian property developer, Perdana Parkcity Sdn Bhd. Their current projects handled by our team include the Aradia Residence and Baron Residence.
- We are one of the panel solicitors for in respect of the township development project named, Bandar Rimbayu by IJM Land Berhad, one of the top renowned property developers in Malaysia. Their projects handled / currently handled by our team include Phase 11A - Swan, Phase 12D - Starling and Phase 14C - Robin.

General Conveyancing

- Extensive experiences in advising various sale and purchase of real properties, both commercial (e.g. shop lots, shopping mall units) and residential (e.g. condominium units, landed properties), in Malaysia, involving local and foreigner property owners.
- Acted for numerous local and foreigner property owners on dealings related to their property(ies) in Malaysia, including discharge and transfer of properties, registration of attorney in Malaya High Court as well as respective Land Authorities during the process of disposals and acquisitions of property(ies).
- Involved in the preparation and drafting of sale and purchase agreements and other related documentations for transactions involving landed residential properties, non-landed residential properties, agriculture and industrial properties from inception to completion.
- Acted and is well-verse with the intricacies involved in the sale and purchase of properties auctioned by banks.
- Involved in a property transfer transaction by way of Distribution Order from State Authority. Handles perfection of transfer cases related to small estates, probate and letter of administration.
- Immense involvement in preparation of bank loan documentations related to the sale and purchase / conveyance of properties including corporate loans or individual loans.

Lease / Tenancy

- Preparation and drafting of tenancy agreement relating to residential properties and customized tenancy agreement for commercial properties with structured mechanism to cater for individual's' needs.
- Advised on various land lease / tenancy arrangements for our corporate clients (whether in the capacity as landlord or tenant) in respect of their commercial real properties including shopping malls, commercial lots, manufacturing factories and business branches / outlets within Malaysia.

Contact us

Contact our core team and schedule a meeting.



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