

Hilary Lim Chiao Hann

Senior Associate



+603 2710 3818



hilary.lim@hhq.com.my

Qualifications

- Advocate and Solicitor, High Court of Malaya (2021)
- Bachelor of Laws (Honours), Multimedia University (2020)

Languages

- English
- Malay
- Chinese



Hilary is a Senior Associate from the Corporate Real Estate team at HHQ. She advises corporate clients, public-listed companies, foreign investors and private individuals on a broad range of real estate matters, with a focus on the acquisition, divestment, and development of real properties, as well as leases and tenancies.

Practice Areas

- Corporate Real Estate
- Corporate and Commercial

Hilary actively involves in cross-border real estate transactions for foreign investors. She has experience in drafting and reviewing transaction agreements and related documentation and regularly advises foreign investors on regulatory compliance in Malaysia. Hilary frequently advises on matters involving Economic Planning Unit (EPU) approvals, Estate Land Board approvals, State Authority consents, and compliance with foreign investment and ownership restrictions under Malaysian law. Her role further includes coordinating closely with regulatory authorities and relevant stakeholders in facilitating the completion of the transaction.

Hilary is a member of the Firm's China Desk and regularly advises the Firm's PRC-based clients on real estate transactions in Malaysia. Notably, she has been actively involved in advising foreign investors on the acquisition of industrial land in the East Coast of Malaysia, particularly within the Malaysia-China Kuantan Industrial Park (MCKIP) — a strategic development under China's Belt and Road Initiative.

In the area of leasing and tenancies, Hilary advises corporate clients on a wide range of commercial and industrial leasing matters, including the drafting, review, and negotiation of commercial lease and sublease agreements. In addition to her real estate practice, Hilary advises on general corporate and commercial matters, providing retainer services to both foreign and Malaysian corporations. She supports clients on their day-to-day operations, contract review, and business compliance matters.

Hilary has been involved in corporate due diligence exercises, general corporate advisory work and corporate leasing. Hilary also provides legal retainer services by advising and providing legal solutions to our corporate clients, including their in-house legal team. Apart from that, she assists in corporate real estate transactions, involving foreign investors.

Experiences

- Advised one of the largest steel manufacturing companies in Malaysia on its acquisition of industrial land measuring approximately 250 acres from a state-linked corporation for an undisclosed amount and another acquisition of industrial land within Malaysia China Kuantan Industrial Park (MCKIP) measuring approximately 300 acres for an undisclosed amount.
- Acted for a subsidiary of a China-based tyre maker, on its acquisition of industrial lands located at the Malaysia China Kuantan Industrial Park (MCKIP), for an undisclosed amount, which is set to be the largest tyre production base in Malaysia.

- Advised Projek Tetap Teguh Sdn Bhd, a wholly-owned subsidiary of PTT Synergy Group Berhad, on its acquisition of two (2) parcels of industrial land located at Seberang Perai Selatan, Penang for the consideration of RM70.56 million.
- Advised Ahmad Zaki Sdn Bhd, a wholly-owned subsidiary of Ahmad Zaki Resources Berhad, a public company listed on the Main Market of Bursa Malaysia, on its acquisition of a piece of freehold industrial land located in Batang Kali, Selangor measuring approximately 19.26 hectares and the factory erected on the land for a total cash consideration of RM41million.
- Acted for PTT Development Sdn Bhd, a wholly-owned subsidiary of PTT Synergy Group Berhad, an integrated construction and property developer listed on the Main Market of Bursa Malaysia for its leasing of warehouse with third-party logistic player, Longterm Distribution Sdn Bhd. PTT will construct a built to lease single-storey warehouse equipped with automated storage and retrieval system (ASRS) technology on the freehold industrial lands spanning approximately 6.5 acres.
- Advised one of the largest manufacturers of profile steel and steel wheel China company on its acquisition of industrial land from a local incorporated company for an undisclosed amount within the Banting Industrial Park.
- Advised a China-based foreign company in connection with its sublease arrangement within MRANTI Park for the establishment of an AI facility hub.
- Represented KL Eco City Sdn Bhd in preparation, advising and finalising the tenancy agreements for Mercu Aspire Tower, multi-storey office tower comprising commercial premises, executive offices, signatures offices and premier offices in KL Eco City.
- Represented Flexrise Projects Sdn Bhd in preparation, advising and finalising the tenancy agreements for Mercu 2, a multi-storey and Grade A office tower in KL Eco City. Represented KL Eco City Sdn Bhd in preparation, advising and finalising the tenancy agreements for Marcu 3, a multi-storey and Grade A office tower in KL Eco City.

Publication

- Acquisition of Property by Non-Citizen & Foreign Companies in Malaysia

Membership

- Member, Malaysian Bar