

# Hee Sue Ann

Principal Associate

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## Qualifications

- Advocate and Solicitor, High Court of Malaya (2020)
- Bachelor of Laws (Honours), Multimedia University (2019)

## Languages

- English
- Malay
- Chinese



Sue Ann is one of our Senior Associate in our esteemed Real Estate and Banking Department, based in our Kuala Lumpur branch. She guides a diverse clientele comprising property developers and individual purchasers through intricate transactions, offering invaluable legal advice and seamless facilitation. Her expertise extends to advising an array of esteemed financial institutions on matters of compliance and the drawdown of financial facilities, encompassing both conventional and Islamic financing realms.

Sue Ann is dedicated in providing legal counsel to developers and management bodies in strata management, tailoring by-laws to meet client needs. She orchestrates both physical and virtual general meetings and empowers clients through informative sessions, facilitating informed decision-making in housing development and strata management including policy reviews, and the drafting and review of various agreements relating to its business operations.

## Experience

- Entrusted by Real Estate and Housing Developers' Association Malaysia (REHDA) as one of the task force committee members to discuss with respective stakeholders on the proposed amendments to Housing Development (Control and Licensing) Act 1966, Strata Management Act 2013 and proposed Commercial Residence Act.
- Served as external counsel on a retainer basis for a prominent non-profit organization and its subsidiaries and related entities in the charity and education sectors, providing comprehensive legal support on day-to-day operations, including policy review, legal advisory, contract drafting and review, supply and vendor agreements, business operations, and various transactional matters.
- Engaged as external counsel on a retainer basis for a prominent real estate developer, delivering legal services including policy reviews, and the drafting and review of various agreements relating to its business operations.
- Engaged as legal advisor to various prominent real estate developers, Joint Management Bodies, and Management Corporations, overseeing all aspects of strata management matters, including providing legal advice, and facilitating the conduct of Annual General Meetings and Extraordinary General Meetings across Kuala Lumpur, Selangor, Johor, and Penang.
- Assisted a prominent real estate developer in a joint venture agreement with a landowner for a proposed development in Selangor, involving 144.28 acres of land and a consideration of approximately RM125 million, including the drafting of the joint venture agreement and related documents, and monitoring the fulfilment of contractual milestones.
- Advised one of the top 10 developers on the computation of share units and rate of maintenance charge for a mixed development in KL City Centre.
- Assisted real estate developers and housing proprietors in strategising and preparing for the filing of claims before the Housing Tribunal and Strata Management Tribunal.
- Conducted external legal training for the management teams and business units of clients, enhancing legal literacy and proactive compliance across organizations
- Represented a major real estate developer in the bulk acquisition of an integrated development in central Kuala Lumpur comprising a mall, commercial spaces, office suites, and serviced apartments.
- Provided legal advisory, review, and drafting services for cost-sharing agreements involving multiple parties.

## Practice Areas

- Real Estate
- Banking & Finance
- Strata Management

### Accolades

- The Legal 500 Asia Pacific 2023  
*'Hee Sue Ann is quick to respond and provides excellent service. Furthermore, she has provided additional briefing and sharing of general industry information to our company's staff. We would strongly recommend her and the firm to others.'*

### Publications

- Power of Housing Controller to Grant Extension of Time: No Blanket Application of Ang Ming Lee? (July 2020) HHQ Empower Vol 3 Issue No. 7
- Real Estate Guide 2021/2022 (March 2021)
- Guidelines on the Virtual or Remote Witnessing of Execution of A Document | HHQ Empower Vol 10 | October 2022 | Co-author with Vicky Yap Wei Zhee
- Gated and Guarded Community in Malaysia: The Legality of This Scheme in Non-Stratified Properties | HHQ Empower Vol 8 | August 2022 | Co-author with Ainie Ajiera binti Rosman.
- Federal Court Unanimously Dismissed Purchasers' Notice of Motion For Leave to Appeal to Federal Court (February 2023)
- Stamp Duty Exemptions and Remissions 2023 (July 2023)
- Is Easement an Encumbrance (August 2023)

### Membership

- Member, Malaysian Bar