

MahWengKwai & Associates

ADVOCATES AND SOLICITORS



Speaker
RAYMOND MAH
Managing Partner

29-30 April 2026

6th Edition

Malaysia Property Law Conference 2026
Berjaya Times Square Hotel, Kuala Lumpur

The Future of Property Redevelopment:
*Modernising Cities and Unlocking the Value of Ageing Developments
via the Land Acquisition Act 1960*

About Us

- Welcome to MahWengKwai & Associates!
- Trusted by small medium enterprises (SMEs), family businesses and individuals.
- Established in 1985 by Dato' Mah Weng Kwai, now a consultant with the firm.
- Medium-sized law firm with 33 lawyers and 30 staff.

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Our Services

- Full-service law firm with 4 Departments:
 - Corporate
 - Dispute Resolution
 - Employment
 - Individuals & Families

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Our Practice Groups

- 5 Practice Groups:
 - ASEAN-China Desk
 - Construction
 - Foreign Direct Investment
 - Real Estate
 - Sports & eSports



Talk Points

- Current trends in urban redevelopment and property rights
- Existing legal framework for redevelopment under the LAA 1960
- Case studies on compulsory acquisition and redevelopment
- Legal challenges to compulsory land acquisition

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Current trends in urban redevelopment and property rights

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Current situation

- Strata Decay
- Strata Titles Act 1985
- Redevelopment frequently stalls at fragmented ownership

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Land Acquisition

- Powerful mechanism capable of unlocking redevelopment
- Is not a shortcut but a structured statutory process
- Must be approached strategically and not casually

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Urban Renewal Bill 2025 (URB 2025)

- Purpose is to control and supervise urban renewal for the purposes of town planning and others
- First reading on 21.8.2025
- Did not proceed to second reading
- Faced significant opposition.
- Withdrawn and will be retabled in the form of a new bill

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Key features of the URB 2025

- Urban renewal administered through State Executive Committee (SEC) or Federal Executive Committee (FEC)
- New consent threshold
- Compensation safeguards

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Existing legal framework for redevelopment under the LAA 1960

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Land Acquisition Act 1960 (LAA 1960)

- Public purpose (Section 3(1)(a) LAA 1960)
- Economic development beneficial to the public (Section 3(1)(b) LAA 1960)
- Residential, commercial, industrial or recreational purposes (Section 3(1)(c) LAA 1960)
- Power to acquire vests in State Authority

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Procedure under LAA 1960

- Application under Sections 3 to 3F of the LAA 1960
- Negotiation
- Gazette Declaration
- Award of Compensation
- Arrangement

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Case studies on compulsory acquisition and redevelopment

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Ampang Park Shopping Centre

- One of the earliest strata-titled commercial complexes
- *Dr Dzul Khaini Hj Husain & Ors v Director of Lands and Mines Office (Kuala Lumpur) [2016] 9 CLJ 847.*
- Three (3) important principles

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Ampang Park Shopping Centre



Old



New

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Sungai Baru redevelopment



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Kampung Kerinchi redevelopment



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Legal challenges to compulsory land acquisition

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Challenges to acquisition

- Developers' compensation exposure
- Highly inefficient cash flow burden
- Robust valuation disputes

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Judicial review

- Acquisition not immuned to judicial scrutiny
- *United Allied Empire Sdn Bhd v Pengarah Tanah Dan Galian Selangor & Ors* [2017] 8 CLJ 173
- *Sime Darby Plantation Bhd v Pengarah Tanah dan Galian Negeri Melaka & Ors* [2020] 7 MLJ 776

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Land Reference

- Challenge to compensation
- Non appealable save under exceptional circumstances

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Thank you!

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