

Raymond Mah

Managing Partner

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Raymond is the Managing Partner of MahWengKwai & Associates, a Malaysian law firm with a team of 50 persons including 27 lawyers.

His primary area of practice is in civil and corporate litigation, appeals and arbitration, and appears regularly at the High Court, Court of Appeal and Federal Court. His experience includes a variety of construction and land related disputes, probate and administrative law matters.

Raymond graduated with Honours Class 1 from the University of Queensland. He chambered in Shook Lin & Bok under the guidance of Mr Steven Thiru and Dato' Dr Cyrus Das. Thereafter, he gained invaluable experience from working closely with Dato' Mah Weng Kwai. Raymond took over the reins of leadership in the firm from his father in 2010.

He is recognised by Legal 500 as a "Real estate and construction disputes expert" and "strong for contentious employment issues". AsiaLaw Profiles ranks Raymond as a Notable Practitioner in Dispute Resolution. Raymond was selected as one of Asian Legal Business' 40 Under 40 brightest young legal minds in 2015. He was also named by Asia Law Portal as one of "30 people to watch in the business of law in Asia in 2017." He is recognised as one of Malaysia's Top 100 Lawyers by Asia Business Law Journal in its 2021 A-List and was a finalist for the Asian Legal Business Dispute Resolution Lawyer of the Year 2022.

Career

2013 Managing Partner, MahWengKwai & Associates
2010 Principal, MahWengKwai & Associates
2008 Partner, MahWengKwai Seow & Megat
2005 Associate, Mah Weng Kwai & Associates
2005 Called to the Malaysian Bar
2004 Pupil-in-Chambers, Shook Lin & Bok
2003 Clerkship, Freehills (Australia)
2002 Clerkship, Allens Arthur Robinson (Australia)



Professional and Educational Achievements

- 2018 Fellow of The Chartered Institute of Arbitrators (FCIArb)
- 2017 SAL-INSEAD Law Firm Leadership Programme
- 2014 Fellow of the Malaysian Society of Adjudicators (FMSAdj)
- 2012 Certificate of Adjudication Asian International Arbitration Centre (AIAC)
- 2004 Certificate of Legal Practice (CLP)
- 2003 Bachelor of Laws (University of Queensland) (Honours Class 1)
- 2001 Bachelor of Economics (University of Queensland)

Affiliations

- Panel Arbitrator, Borneo International Centre for Arbitration and Mediation (BICAM)
- Panel Adjudicator, Asian International Arbitration Centre (AIAC)
- Panellist, Asian Domain Name Dispute Resolution Centre (ADNDRC) and Domain Name Dispute Resolution (DNDR)
- Past President, League of Lawyers
- Member, Malaysian Bar
- Member, Law Association for Asia and the Pacific (LAWASIA)
- Member, Catholic Lawyers' Society
- Legal Advisor, Malaysian Institute of Estate Agents (MIEA)

Corporate Experience

- Advised an international charitable organisation on the rules, regulations and corporate structure on setting up an NGO in Malaysia
- Advised on the acquisition of majority shares in a public listed company by a foreign national in the Pharmaceutical sector
- Advised on a Joint Venture exercise for a company in the construction and project development sector
- Advised on Management and Administrative Services Agreements for a construction company in Malaysia and its group of companies
- Advised on Settlement Agreements and security documents for a private limited company and its group
- Advised a public listed company on an investment sum and borrowings in relation to whether shareholders approval is required for expansion and relocation of their plant and office
- Advised a public listed company on insider trading laws under the Capital Markets and Services Act 2007
- Advised a public listed company on the Bursa Main Market Listing Requirements, Corporate Governance and regulatory compliance with the relevant listing requirements
- Advised a digital marketing company on the Anti-Money Laundering and Anti-Terrorism Financing Act 2001 in Malaysia (“AMLA”) and drafting an Anti-Money Laundering and Anti-Terrorism Financing Policy for their websites
- Advised a start-up company on incorporation, corporate structure, corporate governance, licenses required and it’s business nature
- Advisory for the incorporation of a company in relation to a crowdfunding exercise
- Advised, negotiated and drafted a framework agreement which involved a subscription of shares in a public listed holding company to facilitate collaboration between parties in relation to progressive payments for a development project

Alternate Dispute Resolution Experience

Arbitration Counsel Experience

- Claim arising from unforeseen adverse physical conditions in the construction of a dam
- Disputes arising from plumbing works for a residential development project
- Disputes on design faults arising from the collapse of a basement car park
- Disputes arising from the electrical and telecommunications works for a resort development project
- Disputes arising from the laying of public works water lines
- Claim for outstanding progress claims for the construction of a residential development project
- Application to stay court proceedings and to refer the dispute to arbitration
- Working closely with experts and witnesses, including civil and geotechnical engineering consultants

Adjudication Counsel Experience

- Opposed payment claim by contractor for earthworks, piling and basement sub-structures against property developer
- Payment claim by subcontractor for supply and delivery of custom and loose furniture
- Payment claim by a subcontractor for electrical engineering services for a condominium project
- Payment claim by subcontractor for interior design works in a medical clinic
- Payment claim by subcontractor for civil and building construction works for a power station
- Payment claim by subcontractor for construction of low and medium cost apartments

Arbitrator Experience

- Claim by contractor for construction works to a hospital of more than RM100 million

Adjudicator Experience

- Payment claim by a subcontractor for roofing works of RM152,000
- Payment claim by a subcontractor for civil works for a power plant of RM768,000
- Payment claim by a subcontractor for transport of quayside container cranes of RM12.9 million
- Payment claim by a subcontractor for civil works for the MRT project of RM17.8 million
- Consolidated adjudication proceedings from 4 payment claims by a subcontractor for mechanical and electrical works of RM610,000
- Payment claim by a main contractor for apartment complex project of RM6.3 million
- Payment claim by a subcontractor for electrical works of RM7.7 million

ADNDR Panellist Experience

- Sole panellist in a domain name dispute involving a French complainant

Litigation experience

Construction Cases

- Setting aside an arbitration award for breach of natural justice, Federal Court
- Claim for release of performance bond for the construction of water supply pipes, Federal Court.
- Setting aside an adjudication decision for breach of natural justice, Court of Appeal
- Disputes arising from the supervision, design and construction of bored piles for a highrise apartment project, Court of Appeal
- Claim to challenge the validity of planning permission for a hypermarket, Court of Appeal.
- Disputes arising from the supply and installation of furniture and fittings for a hotel, Court of Appeal
- Disputes over the construction of a 'feng shui' arch in a cemetery, Court of Appeal
- Disputes over the supply of aluminium panels for building cladding, Court of Appeal
- Claim for removal of excess earth dumped on neighbouring land, Court of Appeal

- Disputes arising from the construction of a common boundary wall, High Court
- Defending a claim for trespass arising from the construction of drainage from a mixed development project, High Court
- Disputes arising from the rental of heavy-duty shoring materials for the construction of a commercial complex project, Sessions Court

Joint Management Bodies / Management Corporations

- Claim by owner for declaration on single rate for maintenance charges, Federal Court
- Claim by joint management body to recover common property from developer, Federal Court
- Claim by management corporation for maintenance charges and rentals owing by the developer, High Court

Company Law

- Application for capital share reduction, High Court
- Defending a claim for oppression by a minority shareholder of a multi-level marketing company distributing of an international brand of health products, Court of Appeal
- Claim for shares held on trust and application for an injunction to restrain a shareholder from voting on the shares held on trust, High Court
- Reinstating a company to the register of companies after having struck off, High Court

Defamation

- Defending an international publisher from a defamation claim, Federal Court.
- Claim for defamation against a credit information provider, Court of Appeal.

Judicial Review

- Judicial review against the National Registration Departments' decision to refuse citizenship to an adopted child, Federal Court.
- Judicial review against the issuance of stop-work orders by MBPJ, Court of Appeal
- Judicial review regarding the acquisition of land for use as a public road, Court of Appeal

- Judicial review against awards by the Strata Management Tribunal, High Court
- Judicial review against the minister's refusal to grant an audit licence to a qualified accountant, High Court

Land Matters

- Claim for damages for wrongful entry of private caveat, Federal Court
- Removal of a third-party charge registered by a bank in excess of authority, Court of Appeal
- Claim for the return of an undivided share of land sold by a trustee to a third party, Court of Appeal.
- Setting aside a land acquisition award on the basis of error in category of land use, Court of Appeal.
- Claim for additional compensation from land acquisitions, High Court
- Claim by owners of an undivided share of land to divide and partition the land, High Court
- Claim for vacant possession of land from squatters, High court
- Landlord and tenancy disputes, Sessions Court

Other Civil Matters

- Claim for insurance monies under life insurance policy nomination, Federal Court
- Claim for insurance monies under life insurance policy nomination, Federal Court
- Claim against bank for unjust enrichment and negligence in relation to redemption sum payment to discharge a charge over property, Court of Appeal.
- Defending against claim for property under oral and implied trusts, Court of Appeal.
- Claim to safeguard monies paid on trust for minor beneficiaries, Court of Appeal
- Partnership dispute between medical practitioners, Court of Appeal
- Disputes arising from the restructuring of a franchise restaurant, High Court
- Claim for goods sold and delivered, High Court.

Commercial Crimes

- Defending charges against a director of a listed company for causing wrongful loss to a public company
- Defending charges against a director of a listed company for making false and misleading disclosures to the Securities Commission

Reported Cases

- Chong Chee Piao & Ors v Koh Wah Leong [2023] 3 MLRA 649
- CCH & Anor v. Pendaftar Besar Kelahiran dan Kematian, Malaysia [2021] 1 LNS 1759 (Federal Court)
- CCH & Satu Lagi lwn. Pendaftar Besar Kelahiran Dan Kematian, Malaysia [2021] 10 CLJ 352 (Court of Appeal)
- Perbadanan Pengurusan 3 Two Square v. 3 Two Square Sdn Bhd [2021] 1 LNS 734 (High Court)
- Garden Bay Sdn Bhd v. Sime Darby Property Bhd [2021] 3 CLJ 751 (Court of Appeal)
- KCSB Konsortium Sdn Bhd v Pentadbir Tanah, Johor Bahru & Anor and other cases [2020] 9 MLJ 193 (High Court)
- PJ Centrestage JMB v Cherish Springs Sdn Bhd & Anor [2020] MLJU 710 (High Court)
- Muhamad Nazri Muhamad v JMB Menara Rajawali & Anor [2019] CLJ JT(7) (Court of Appeal)
- Samuel Duraisingh & Anor v Pendaftar Besar Kelahiran dan Kematian, Malaysia [2019] MLJU 1688 (High Court)
- Assunta Hospital v Thanalakshmi Ayasamy Iyer & Anor [2019] 1 LNS 1442 (High Court)
- Ho Hau Wong & Ors v Tan Kim Chuan & Ors (No.2) [2018] MLJU 907 (High Court)
- Persatuan Hainan Selangor dan Wilayah Persekutuan v. Bandar Kuala Lumpur [2018] 1 LNS 1605 (High Court)
- Goh Jui Leang v Tay Sing Hwa [2018] MLJU 810; (Court of Appeal)
- Tan Wei Mia & Ors v Pentadbir Tanah Daerah Gombak & Ors [2018] MLJU 944 (High Court)
- Park Access Sdn Bhd & Ors v Badan Pengurusan Bersama Prima Avenue dan DPCC

- Fasa 1 (Blok G, H, I) and other appeals [2018] MLJU 647 (Court of Appeal)
- Wong Yin Yong v Notre Dame Nursery Sdn Bhd & yang lain [2018] MLJU 551 (High Court)
- Green Nature Grandeur Sdn Bhd & Ors v Companies Commissions of Malaysia & Ors [2018] MLJU 557 (High Court)
- KCSB Konsortium Sdn Bhd v Pengarah Tanah dan Galian Johor & Ors [2018] MLJU 74 (High Court)
- Garden Bay Sdn Bhd v Sime Darby Property Bhd [2018] 2 MLJ 636 (Court of Appeal)
- Prima Avenue and DPC (Block G,H, 1) Management Corp v Puncak Kencana Sdn Bhd & Ors [2017] MLJU 2347 (High Court)
- Green Land Builders Sdn Bhd v Tan Chee Who [2017] MLJU 2323 (Sessions Court)
- Pendaftar Besar Kelahiran dan Kematian, Malaysia v Pang Wee See & Anor [2017] 3 MLJ 308 (Court of Appeal)
- Tan Wei Mia & Ors v Pentadbir Tanah Daerah, Gombak [2017] MLJU 1369 (High Court)
- Sime Darby Property Bhd v Garden Bay Sdn Bhd & Another Case [2017] 6 CLJ 107 (High Court)
- Prima Avenue and DPC (Block G,H, 1) Management Corp v Puncak Kencana Sdn Bhd & Ors [2016] MLJU 1448 (High Court)
- TTDI Jaya Sdn Bhd v Yew Hong Teng & Anor [2017] 1 CLJ 436 (Court of Appeal)
- Pang Wee See & Anor v Pendaftar Besar Kelahiran dan Kematian [2016] 6 MLJ 396 (High Court)
- Konsortium Lord-Saberkat Sdn Bhd v Petron Malaysia Refining & Marketing Bhd & Another appeal [2016] 6 MLJ 186 (Court of Appeal)
- Tan Wei Mia & Ors v Pentadbir Tanah Daerah Gombak [2016] 5 MLJ 43 (Court of Appeal)
- Liong Seow Keng & Ors v Ho Soon Cheng [2016] 9 MLJ 681 (High Court)
- Wong Yin Yong v Notre Dame Nursery Sdn Bhd & yang lain [2016] 1 LNS 203 (High Court)
- Ho Soon Cheng v Liong Seow Keng & yang lain [2016] 1 LNS 463 (High Court)
- Ng Chin Chai v Pentadbir Tanah Segamat & Other Appeals [2016] 4 CLJ 693 (Court of Appeal)
- Wong Yin Yong v Notre Dame Nursery Sdn Bhd & yang lain [2016] MLJU 1535 (High Court)
- Chai Fui Mien & Anor v Notre Dame Nursery Sdn Bhd & Ors [2015] MLJU 2071 (High Court)
- WRP Asia Pacific Sdn Bhd v NS Bluescope Lysaght Malaysia Sdn Bhd [2015] MLJU 1125 (High Court)
- Simon Choong & Ors v Dragon Ginseng Enterprise Sdn Bhd & Ors [2015] MLJU 898 (High Court)
- Tan Wei Mia & Ors v Pentadbir Tanah Daerah Gombak [2015] MLJU 743 (High Court)
- Remesh Raj v Magnificent Diagraph Sdn Bhd [2015] 2 LNS 0683 (Industrial Court)
- Tan Wei Mia & Ors v Pentadbir Tanah Daerah Gombak [2016] 7 MLJ 250 (High Court)
- Lim Teong Yen v Expeditors (Malaysia) Sdn Bhd [2015] 1 ILR 519 (Industrial Court)
- Ng Bak Soon & Ors v Lee Chin Yen & Anor [2014] 1 LNS 1548 (High Court)
- UDA Holdings Bhd v Bisraya Construction Sdn Bhd & Anor and another case [2015] 11 MLJ 499 (High Court)
- Liong Seow Keng & Ors v Ho Soon Cheng [2015] 3 CLJ 808 (High Court)
- Tenaga Nasional Bhd v Empayar Canggih Sdn Bhd (previously known as ODVD Manufacturer Sdn Bhd) [2014] 8 MLJ 280 (High Court)
- Edmund Ming Kwan @ Kwan Yee Ming, Edmund v Extra Excel (Malaysia) Sdn Bhd & Ors [2013] 4 CLJ 842 (High Court)
- Greenlinx Sdn Bhd & Anor v Suruhanjaya Syarikat Malaysia [2012] 5 MLJ 373 (High Court)
- Bengjaya Sdn Bhd v Mohd Fauzi Ahmad & Anor [2013] 2 MLJ 126 (High Court)
- Dr Chen Yin Khee v Dr Teo Keng Huat [2012] 1 LNS 420 (Court of Appeal)
- Demag (M) Sdn Bhd v Greenlinx Sdn Bhd [2012] 5 MLJ 687 (Court of Appeal)
- Soh Chun Seng v CTOS-EMR Sdn Bhd [2012] 5 MLJ 208 (Court of Appeal)
- Perbadanan Nasional Berhad v Shaharin Shaharudin [2011] 9 CLJ 208 (High Court)

- Abd Rahim Abd Rahman & Ors v DMD Industries Sdn Bhd & Ors; Kamariyah Hamdan & Ors (Third Parties) [2010] 9 CLJ 724 (High Court)
- Design Centre (M) Sdn Bhd v Goldcourse Sdn Bhd [2010] MLJU 2141 (High Court)
- Dr Bernadine Malini Martin v MPH Magazine Sdn Bhd & Ors and Another Appeal [2010] 5 MLJ 755 (Court of Appeal)
- Konajaya Sdn Bhd v Perbadanan Urus Air Selangor Bhd [2009] 5 MLJ 263 (High Court)
- Edmund Ming Kwan @ Kwan Yee Ming, Edmund v Extra Excel (Malaysia) Sdn Bhd & Ors (No.2) [2007] 7 MLJ 276 (High Court)
- Edmund Ming Kwan @ Kwan Yee Ming, Edmund v Extra Excel (Malaysia) Sdn Bhd & Ors (No.1) [2007] 7 MLJ 250 (High Court)

Thought leadership

Articles and Publications

- “Chapter 7: Variation and Changes” in Law and Practice of Construction Law in Malaysia, Sweet & Maxwell Asia, 2021
- “Citizenship for Adopted and Legitimised Children: To the Federal Court and Back Again” [2020] 2 MLJ vi
- “Commentary on Subang Skypark Sdn Bhd v. Arcradius Sdn Bhd” [2018] Construction Adjudication Reports of Malaysia
- “Appeals to the Court of Appeal” Lexis Practical Guidance Malaysia, LexisNexis, 2017
- “Interlocutory Applications” Arbitration in Malaysia - a Practical Guide, Sweet & Maxwell Malaysia, 2016
- “Confidentiality in Construction Adjudication” Malaysian Society of Adjudicators, Issue #4, July 2015
- “Construction Adjudication: Prospective, Retrospective or Somewhere In-between?” Malaysian Institute of Arbitrators, June 2015.
- “Citizenship for Adopted Children - A Malaysian Perspective” [2013] 1 MLJ xiii

LAWASIA Conference Papers

- One Belt, One Road: Impact and Opportunities for Asia & Europe (Colombo, Sri Lanka - 2016)

- Prove your Innocence Online – The New Section 114A of the Evidence Act 1950 (Malaysia) (Bali, Indonesia - 2012)
- Citizenship for Adopted Children: A Malaysian Perspective (Seoul, South Korea - 2011)

Speaking Engagements

- “Legal Remedies toward Government Response to Covid-19 in Asia-Europe Session” LAWASIA Virtual Conference (Nov 2021)
- “Rescue Mechanisms for Financially Distressed Companies facing Liquidation” MWKA Online Talk (Nov 2021)
- “Land Acquisition Appeals: From the High Court to the Court of Appeal” MWKA Online Talk (Nov 2021)
- “State Measures to Save Business during the Pandemic in Asia and Europe” LAWASIA Webinar (March 2021)
- “Misrepresentation & Updates on the Covid-19 Act 2020” MWKA Academy (Nov 2020)
- “Stateless among Malaysian Children: Ensuring the Child’s Right to Nationality” SUHAKAM’s Dialogue on Human Rights and Statelessness in Malaysia (Jun 2020)
- “Latest Case Law on the Management & Maintenance Rate of Strata Developments and Land Acquisition in Malaysia” Hartamas Academy (Mar 2020)
- “Understanding the Common and Alternative Dispute Resolution Methods in Strata Living” REHDA Institute’s Strata Development & Dispute Resolutions Seminar (Feb 2020)
- “The FinTech Legality: Stay Ahead of the Curve” International Malaysian Law Conference 2018 (Aug 2018)
- “Citizenship for Adopted and Stateless Children” MWKA Public Series Lunch Talk (Mar 2018)
- “Birth Certificate vs Nationality: Right to Have a Legal Identity” ALSA National Conference (Feb 2018)
- “Adopted but Stateless - Our Invisible Children” KL Bar Seminar (Jun 2017)
- “Resolving Construction Disputes by Adjudication under CIPAA 2012” MWKA Public Series Lunch Talk (Aug 2016)

- “Making Sense of Adjudication under CIPAA 2012” Malaysian Bar Seminar (Mar 2016)
- “Construction Adjudication: How is it going so far?” MWKA Public Series Lunch Talk (Jul 2015)
- “CIPAA 2012 in Practice” KLRCAs Adjudicators’ Workshop (Apr 2015)
- “Disputes over Common Property” MWKA Public Series Lunch Talk (Dec 2014)
- “Struggles with Shareholders” MWKA Public Series Lunch Talk (Aug 2014)
- “Understanding Construction Disputes” MWKA Public Series Lunch Talk (May 2014)
- “Landlords v Tenants: Resolving Disputes” MWKA Public Series Lunch Talk (Apr 2014)
- “Land Acquisition, Compensation and Disputes” MWKA Public Series Lunch Talk (Aug 2013)
- “Adjudication of Construction Disputes” MWKA Public Series Lunch Talk (Jul 2013)

Awards and Recognition

- Finalist for the **Asian Legal Business** Dispute Resolution Lawyer of the Year 2022
- **Asia Business Law Journal** recognises Raymond Mah as one of Malaysia’s Top 100 Lawyers in its 2021 A-List.
- **AsiaLaw** [2020] ranks Raymond Mah as a Leading Lawyer (Notable Practitioner) in Dispute Resolution
- **Legal 500** [2020] ranks MWKA in Tier 2 for Real Estate and Construction:

*“Highlighted particularly for its experience advising on construction projects, MWKA’s real estate and construction practice group advises on a full range of contentious and non-contentious matters. Practice head **Raymond Mah** handles construction and property-related disputes, with experience in construction and property-related litigation and arbitration and adjudication proceedings.”*
- **Legal 500** [2020] ranks MWKA in Tier 3 for Dispute Resolution:

“MWKA’s dispute resolution practice handles a range of contentious corporate and commercial matters and is particularly strong in the real estate and construction sectors. Real estate and

*construction disputes expert **Raymond Mah** heads up the team ...”*

- **Legal 500** [2020] ranks MWKA in Tier 4 for Labour and Employment:

*“The labour and employment practice group at MWKA assists its client roster, which ranges from large corporations and businesses to individual employees, with a range of employment matters. **Raymond Mah** heads up the practice and is strong for contentious employment issues.”*
- **Asia Law Portal** lists Raymond Mas as one of “30 people to watch in the business of law in Asia in 2017”

*“**Raymond Mah**, Managing Partner, MahWengKwai & Associates, Kuala Lumpur, Malaysia – As Managing Partner of Kuala Lumpur-based elite boutique law firm Mah Weng Kwai & Associates, Mah has presided over a year where the firm was named Boutique Law Firm of the Year at the ALB Malaysia Law Awards 2016, firm Partner Lim Jo Yan was recognised by ALB in 40 under 40 for 2016, and the creation of a new Sports Law Practice headed by Richard Wee. Mah has also been a leading writer and speaker on legal subjects related to Asia’s expanding infrastructure development including One Belt One Road.”*
- **Asian Legal Business** (ALB) lists Raymond Mah as one of Asia’s Brightest Young Legal Minds in its inaugural “ALB 40 Under 40” 2015 publication:

One of two managing partners on this list Mah took over the leadership of MahWengKwai & Associates at the age of 29 in 2010, and since then has tripled the size of the team to 30. In 2015, the firm jointly won the Litigation Law Firm of the Year award at the ALB Malaysia Law Awards, and was also nominated in three categories: Real Estate Law Firm of the Year, KLRCAs Arbitration Law Firm of the Year and Malaysia Law Firm of the Year. A client describes him as “a true professional” who is “very knowledgeable and always there to provide timely legal advice whenever required.”
- **AsiaLaw Profiles** [2015] ranks MWKA as Highly Recommended Firm in Dispute Resolution:

*“The office is described as ‘modern, with a young and dynamic team, practising proactively with clients and is especially responsive.’ **Raymond Mah** is the firm’s managing partner and heads the dispute resolution practice group,*

specialising in civil and corporate litigation, appeals and arbitration. He also has strong grounding in a wide range of construction and land related disputes. Clients describe him as 'knowledgeable, efficient and able to communicate key issues well'."

Media Coverage

- Asia Business Law Journal, 5 June 2023: [The good guys: Asian firms prioritising the greater good](#)
- The Sun Daily, 21 Jul 2022: [Get legal advice before suing developers over property issues: Lawyer](#)
- Malay Mail, 19 Nov 2021: [Federal Court declares stateless KL-born child adopted by Penang couple a Malaysian citizen, orders issuance of new birth certificate](#)
- Malay Mail, 2 Nov 2021: [Appeals Court agrees Malaysian mother's India-born daughter's citizenship case should be heard with case of six Malaysian mums with overseas-born children](#)
- Malay Mail, 24 Sep 2021: [In court, lawyer argues stateless teen entitled to citizenship under 'Jus Soli' principle](#)
- The Borneo Post, 25 Sep 2020: [Sarawak-born teen fails in citizenship bid as court rules citizenship doesn't come with adoption](#)
- Malay Mail, 5 Aug 2020: [In citizenship case, lawyers argue whether Malaysia-born persons need to know biological parents' identity or if being stateless sufficient](#)
- The Edge Markets, 21 May 2020: [Residential and commercial lots in mixed developments must be charged same maintenance rates, court rules](#)
- Malay Mail, 14 Feb 2019: [Citizenship approval for three stateless boys good news, but lawyers say missed opportunity for others](#)
- The Star, 10 Nov 2014: [Propwall Tips for real estate agents](#)
- The Star, 23 Jun 2013: [Save your home from being auctioned](#)
- Malaysian Bar, 13 April 2009: [YL Personality - Raymond Mah](#)

Client Reviews

- *"MahWengKwai & Associates has been appointed by the Malaysian Institute of Estate Agents as our legal advisor since 2019. During this time, Mr **Raymond Mah** and Mr Tommy Wong have attended to matters related to our Institute. They have been very helpful and professional in providing legal services. We are very happy to have them on our legal team."* - K Soma Sundram, CEO, Malaysian Institute of Estate Agents"
- *"**Raymond Mah** and Wong Chee En have been very responsive, despite what appears to be a small case to MWKA (in my opinion). My wife's case has been treated with great care, patience and understanding of the incident that happened, as well as being able to comprehend our thoughts and intention well. We have been given professional advice analytically as to the options available in our situation and the possible outcome of each. MWKA has been very attentive and we appreciate their service very much. A firm that I would definitely recommend."* - YH Lai
- *"**Raymond Mah** attended to me to address a very urgent legal matter. Kudos to Naveen Joshua Solomon for drafting strategic documents and providing sound legal advice while dealing with my case. Appreciate both his professionalism and empathy! Diana Cheak also provided great support with her legal expertise too. Thank you MWKA legal team for treating me not just as a client but like a friend in time of need, with your expert care par excellence!"*- Justin Ooi Theng Yik, Kuala Lumpur.
- *"**Raymond Mah** and Diana Cheak are amazing, knowledgeable, professional and very helpful. In dispute resolution, Raymond and team have shown high integrity and are straight to the point. If a fight is not worth it, they will advise not to go through with it, even though the firm could have earned fees from it. Thank you so much for your help when we need it most. I would highly recommend MahWengKwai & Associates to anyone seeking legal advice if you need your problems to be solved in the shortest way responsibly."* - Wei Li, Kuala Lumpur
- *"Having MahWengKwai & Associates for any public law litigation is a must. Especially in a David and Goliath fight when the State armed itself with the full might of the government apparatuses. **Raymond Mah**, Denise and Vivien together with their assistants went into the lion's den, armoured only with Rule of Law, powerful pleadings and determination were able to wrestle numerous victories at the appellate courts. Bravo and thank you."* – Estate of Tan Bok Yin, Hulu Kelang, Kuala Lumpur
- *"I am very pleased and impressed with MWKA's services, professionalism and expertise. MWKA's success in the defence of my case is excellent news to me. What a relief! My deepest appreciation to John Chan assisted by Wong Chee En and under the supervision and advice of **Raymond Mah** for their excellent handling of my case. I highly recommend MWKA to anyone in need of legal services and assistance. Thank you again and forever."* – Ngian Siew Siong, Selangor
- *"**Mr Raymond Mah** and his team of lawyers, Ms Cassandra Thomazios and Mr Tommy Wong, have demonstrated their commitment to providing exceptional client-focused legal services. His team of lawyers are accessible and very responsive to our needs and have provided us with solid legal advice. They work to ensure that the scope of their legal services stay consistent with our expectations and budget. We value our relationship with MahWengKwai & Associates and would be happy to recommend them."* – Ann Quah, Mulia Property
- *"We are deeply appreciative and happy with the services provided by your team of competent, responsible and reliable staff, particularly **Raymond Mah** and Jasmine Wong. We will not hesitate to recommend your excellent services to others."* - Mr & Mrs C, Selangor
- *"We have been using the services of MWKA for a number of years and have found them to be professional, competent and efficient. We would like to express our gratitude to the team of MWKA, particularly to **Mr Raymond Mah**, Ms Liow Pei Xia and Ms Jasmine Wong for their dedication, support and empathy. We truly appreciate their good legal knowledge, vast experience and excellent analytical skills. Most importantly, they always have their clients' interest at heart. They help plan and strategize on how best to move forward in achieving a positive outcome. We would not hesitate to describe MWKA as a professional, top quality and trustworthy legal firm. We would highly recommend MWKA to others who wish to engage their professional services."* – P & Y, Petaling Jaya
- *"I have been using the services of MWKA for a few years and have found them to be very professional and full of empathy. Especially with the likes of*

Raymond Mah, Prisilla Chong & Eric Toh. They will go the extra mile to ensure that they have all sides of the story, know what needs to be done and strategize with you on how best to move forward. I have recommended their services to friends and will not hesitate to engage them for any future requirements.” – Looi Kok Peng

- *“Our company has been working with **Raymond Mah** and his team for the past year and they have been providing prompt and reliable legal responses to our business needs. They are not only a team of knowledgeable and competent advisors in our engagement, we have also received proactive check-ins to support and make our business decisions more complete from a local legal perspective. We would like to specially thank John Chan and Sue Ann for their hard work and dedication to our account such that we are always kept updated. Looking forward to even more success working together with them in 2019!” – Alex Tam, Head of Offline Unit, Paktor Pte Ltd, Singapore*
- *“I would like to express my sincere and heartfelt appreciation and gratitude to the legal firm of MWKA especially to **Mr Raymond Mah** for his high professionalism and competent services. He was very thorough, fair and transparent in fighting my case, saving my reputation and establishing justice for which I will always be grateful. I also wish to convey my thanks and appreciation to John Chan, for a job well done and arriving at a satisfactory conclusion to my case. I embarked upon the action with some trepidation and was impressed by your manners and your patience in dealing with me especially on those occasions when I must have asked what could have been construed as pretty ‘silly’ questions. I cannot thank you both enough and I have no reservation in highly recommending your firm.” – JC Tay*
- *“Based on my dealings with **Raymond Mah**, I am satisfied with the good knowledge of the law; vast experience; excellent analytical skills and ability to have a good grasp of complicated issues; great writing skills in preparing persuasive or compelling representations; quick response time (e.g. update of the day’s Court proceedings emailed to me before day’s end); patience. Raymond is particularly sharp, critical, creative and able to quickly make sense of what appear to be difficult issues. In terms of professionalism and quality or standard of services, I would rate MWKA as for better than many other legal firms of the same size that I know.” – Joseph Tan*
- *“Kuasamas Letrik Sdn Bhd engaged MahWengKwai & Associate to represent us in a matter of arbitration against the main contractor, Seloga Jaya Sdn Bhd for settlement of the outstanding progress claim. The overall level of service is excellent and efficient. **Mr Raymond Mah** and Ms Chloe Lim Yen Hwa followed up, discussed and gave their professional advice so that the case could be settled smoothly and successfully. They have proven to be capable lawyers, they are very hard working, enthusiastic towards their job and have shown good communication at all levels. We take great pleasure to recommend them to others who wish to engage their professional services.” – Chai Hon Chong, Managing Director of Kuasamas Letrik Sdn Bhd*
- *“My previous lawyer filed my claim against a contractor client for outstanding design & build consultancy fees of RM157,000 and this was met with a counterclaim of over RM800,000. I engaged **Mr Raymond Mah** and his team at Messrs. MahWengKwai & Associates to conduct the trial at the Shah Alam High Court, which involved evidence and arguments on engineering matters, including the design and supervision of bored piles. I was very pleased with Raymond’s ability to quickly grasp the engineering concepts involved and his attention to detail. The team consisting of Raymond and Mr. Gan Chong Chieh was meticulous in its preparation and efficient in its delivery. I appreciated that Raymond and Gan always took the time to explain to me the legal aspects of the case and to keep me informed of the progress of the case. Working closely together, we won my claim and successfully defended the counterclaim.” – Ir. Dr. Wong Fook Keong, Consulting Engineer and Chartered Arbitrator, WEA Engineers & Associates Sdn Bhd*
- *“I was very fortunate to have retained the excellent services of MWKA and through them, Sarah Kambali, when dealing with our purchase of a property and what should have been a routine SPA. Although a reputable firm was representing the seller, Sarah’s counterpart was inexperienced and unfamiliar with the simple process. Without Sarah’s assistance, I expect that we would have had to spend a lot more time to finalise the SPA. Further, the seller had tried to renegotiate on terms agreed in the Letter of Offer, but Sarah had very firmly quashed this nonsense. I felt that I was in good hands during the whole time with*

Raymond Mah and Sarah Kambali.” – Carol Lim, Checkereit Sdn Bhd

- *“Raymond Mah is a true professional, he is very knowledgeable and always there to provide timely legal advice whenever required. He is very patient and helpful and has a knack for making complex legal terms and issues easy to understand. It helps that his team is effectively bilingual in English and Mandarin. We are very satisfied with his excellent services (since 2005) and grateful for his help. It has been a great pleasure working with Raymond. We would like to thank him for his dedication, hard work and patience and would strongly recommend him to anyone seeking a good lawyer.”* – Dr Chen Jau-Fei, E.Excel International
- *“Dear Mr Raymond Mah & Ms Chloe Lim, I am writing to express my thanks and appreciation for the handling a difficult case that was causing me a great deal of stress. Both of you did an excellent job in spite of the complexities and very tedious nature of this case. So glad that I found both of you in my internet search. I have inquired and have gone through previous lawyers who were not able to help me get vacant possession of my property. I am especially appreciative of the admirable work culture and ethics of the firm. All communication was promptly responded to and great care taken to ensure that possible trouble was avoided. Not only are you both very professional and knowledgeable lawyers but are very pleasant and helpful too.”* I have no hesitation in recommending the both of you to any clients who require legal representation.” – Kok Siew Chuan
- *awaits him.”* – Dato’ Dr Cyrus Das, Senior Advocate, Former Managing Partner of Shook Lin & Bok, Past President of the Malaysian Bar, Past President of Commonwealth Law Association
- *“Raymond Mah as my co-counsel contributed significantly to the preparation and presentation of our common client’s appeals over losses of RM50 million. I am impressed by his attention to detail particularly regarding numbers and calculations which are not typically a lawyer’s forte. More significantly, Raymond stands out from his peers for the quality and effectiveness of his appellate advocacy. His ability to engage with the appellate judges and to spontaneously address their questions is a rare talent. He is unintimidated when opposed by senior counsel (who in our appeals was Mr Darryl Goon from Raja Daryl & Loh) and will continue to give a good run for their money.”* – Dato’ K. Kirubakaran, Senior Partner of Messrs Shui-Tai
- *“Raymond Mah is a bright, hard-working advocate and a rising star of the Malaysian Bar. His attention to detail and incisive ability to understand the crunch issues in a dispute set him apart from the pack. Significantly, he has no hesitation rolling up his sleeves and getting into the heart of complex commercial disputes.”* – Mr K Mohan, Managing Partner of Mohanadass Partnership

Peer Reviews

- *“I would highly recommend Mr Raymond Mah. He is an exceptional individual - highly talented, knowledgeable, focused and matured. Raymond has appeared before me in a complex and technical construction arbitration, and has demonstrated that he is a force to be reckoned with. He is a boon for the profession and is in the top tier consistently.”* – Datuk Professor Dr Sundra Rajoo, Former Director of the Asian International Arbitration Centre (AIA), President of the Chartered Institute of Arbitrators 2016
- *“Raymond Mah is today one of our most dedicated and tenacious litigation lawyers among the young. His competency and persistent advocacy of his client’s cause is becoming well known. I have witnessed this first hand in a number of cases where we have worked together. A bright future*