

Verene Tan Yeon Yi

Partner

Dispute Resolution

Practice Focus

Verene specialises in handling corporate and commercial disputes, with a particular emphasis on banking and strata matters.

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Experience and Credentials

Verene boasts extensive litigation experience across various sectors.

In her earlier practice, she handled various shareholder and corporate disputes. In recent years, she has expanded her expertise to encompass real estate, strata, product liability, banking and recovery. Additionally, she has gained valuable experience in areas such as medical negligence and construction-related matters.

Verene offers her services in both contentious and non-contentious strata projects, addressing concerns such as building defects, levy recoveries and construction-related disputes. She has also demonstrated capability in handling insolvency, judicial management and constitutional matters.

Verene adopts a solution-oriented approach, prioritising her clients' commercial objectives. She analyses each case strategically to ensure optimal outcomes for her clients.

Verene has been involved in the following matters:

- Acting for financial institutions in various recovery and security enforcement actions against borrowers and guarantors.
- Representing a leading fittings supplier in a product liability claim brought by the main contractor in an oil and gas development.
- Providing representation and advice to a developer in arbitration against the main contractor under the Singapore International Arbitration Centre Rules, addressing issues such as delay, variations, defects, release of retention sums, prolongation costs and contractual matters.
- Handling class actions for the payment of liquidated ascertain damages, damages for misrepresentation, and damages for unjustified maintenance costs, including *Soon Tiek Development Sdn Bhd v Lim Hoo Kim & Ors* [2017] 5 MLJ 583.
- Handling proceedings to evict squatters.
- Writ of seizure and sales and prohibitory order: *Sinohydro Corporation (M) Sdn Bhd v KAJ Development Sdn Bhd* and another case [2023] MLJU 599.
- Dealing with the setting aside, staying, and/or enforcing of an adjudication decision under the Construction Industry Payment & Adjudication Act 2012.
- Dispute on whether there was a binding sale and purchase agreement: *Dato' Sri Liow Tiong Lai v Tan Soon Koon* [2021] LNS(O) 3.
- Resolving landlord and tenant disputes (both commercial and residential leases).
- Handling a medical negligence claim on behalf of a health institution.
- Handling a multi-jurisdictional corporate dispute involving over 40 separate lawsuits concerning one of the largest timber and palm oil conglomerates in East Malaysia, including actions under the repealed Companies Act 1965, anti-suit injunctions and claims of conspiracy and fraud.

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- Directors' indemnity against the company for costs incurred in successfully defending a claim against the directors: *Tengku Dato' Ibrahim Petra bin Tengku Indra Petra & Ors v Perdana Petroleum Bhd (FC)*.
- Handling an appeal against the sanction of a public reprimand by the Malaysian Companies' Commission. The reprimand was issued against an independent non-executive director of a listed company for breaching the Main Market Listing Requirements.
- Ownership of shares: *Dr Thiagarajah Retnasamy & Anor v Vijay Kanchan & Ors [2014] CLJU 899*.
- Duties and vicarious liability of a fund manager for employee fraud: *Zurich Insurance (M) Bhd (formerly known as Malaysian Assurance Alliance Bhd) v AmTrustee Bhd & Anor (Meridian Asset Management Sdn Bhd, third party) and another suit [2014] 1 MLJ 736*.
- Scope and application of Section 66 of the Contracts Act 1950 in relation to agreements void for breach of mandatory statutory provisions: *Tan Chee Hoe & Sons Sdn Bhd v Code Focus Sdn Bhd [2014] 3 CLJ 141*.

Qualifications

Verene is a graduate of the University of Western Australia and holds a Graduate Diploma in Legal Practice from the Leo Cussen Centre for Law, Australia.

She was admitted as an advocate and solicitor in the High Court in Malaya in 2013.