



## Rachel Chiah

Partner

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**Rachel** is a Partner in the firm’s Projects & Infrastructure and Energy practice groups. She advises on the development of projects in various industries, with a particular focus on the infrastructure, construction, energy (conventional and renewable) and energy transition sectors and is “*singled out for her advisory work in clean energy and decarbonisation*”.

Rachel is experienced in the drafting and negotiation of key project agreements, including power generation and purchase, concession, construction (build-only and EPCCs), operations and maintenance, consultancy services, and supply contracts. She is well-versed with the industry standard form contracts used in the Malaysian market such as the PWD, PAM, CIDB and FIDIC contracts, and currently sits on the Technical Committee advising on the revision of the CIDB Standard Form of Contracts. In addition, Rachel advises clients on project structuring, tender processes, and regulatory and compliance matters relating to project development and implementation.

Rachel is recognised as a ‘*Rising Star*’ for Projects and Energy in Malaysia by the Legal 500. She has been described as “*very knowledgeable in (her) fields*” and “*utterly dependable*”.

### Key Practice Areas

Energy  
Projects and Infrastructure  
Construction Compliance and Advisory

### Selected Experience

#### Energy

- Acted for Sime Darby Properties Berhad in relation to their joint venture with GSPARX Sdn. Bhd. for the development of rooftop solar projects. Advised on, drafted and negotiated the Engineering, Procurement, Construction & Commissioning (EPCC) Contract and the Operations and Maintenance (O&M) Agreement and reviewed and negotiated the Supply Agreement of Renewable Energy (SARE).

- Acted for Sime Darby Plantation Renewable Energy Sdn. Bhd. in relation to their development of a large-scale solar plant under Malaysia's Corporate Green Power Programme (CGPP). Advised on their participation in CGPP and drafted the virtual Power Purchase Agreement (PPA).
- Acted for a consortium comprising Sunway Construction Sdn. Bhd. and Power Engineering Consulting Joint Stock Company 2 on the construction of a 1,200MW thermal power plant in Hau Giang, Vietnam (Song Hau Power 2 Project). Advised on, drafted and negotiated the Consortium Agreement and the EPC Contract.
- Acted for Petroleum Sarawak Berhad in relation to the development of a gas-fired power plant project at Miri, Sarawak. Advised on the PPA and the Fuel Supply Agreement, and drafted the EPC Contract.
- Acted for Iskandar Investment Berhad in relation to its subsidiary's corporate PPA with a solar energy services company for the installation and operation of a rooftop solar project. Advised on, reviewed, and negotiated the PPA.
- Acted for the developer of a 20MW floating solar farm in Selangor. Advised on the PPA and drafted and negotiated the EPC Contract.
- Acted for the developer of a waste to energy facility at the Teluk Mengkudu Landfill area in Manjung, Perak. Advised on and drafted the EPC Contract.
- Acted as Malaysian counsel to DIF Capital Partners, a global infrastructure investment fund manager, in relation to its acquisition of a majority stake in ib vogt GmbH, a developer in utility-scale PV solar. Part of the transaction team conducting due diligence with respect to the 116MW large-scale solar power plant project in Coara Marang, Terengganu and advised on the Malaysian law aspects of the transaction.
- Acted for a solar energy services provider in relation to its proposed development of rooftop solar projects in Malaysia. Advised on, reviewed and amended the corporate PPA to be used for the projects.

- Acted for an aerostructure manufacturing company in relation to their proposed installation of solar photovoltaic panels on the rooftop of their Malaysian premises. Advised on and reviewed the SARE.
- Acted for the owner in relation to the construction of a 29MW large scale solar power plant in Kedah. Advised on, drafted, and negotiated the EPCC Contract.
- Acted for the contractor in relation to the development of a 30MW large scale solar photovoltaic plant in Bukit Keteri, Perlis. Advised on, drafted, and negotiated the EPCC Contract and the O&M Agreement.

### **Projects and Infrastructure**

- Acting for a leading Australian data centre operator in relation to the construction of their first overseas data centre project, which is located at Selangor. Advised on the tender process for the appointment of the contractor and drafted the construction contract and nominated sub-contract.
- Acted for a Singaporean data centre operator in relation to the construction of their data centre project in Johor. Advised on and drafted the turnkey construction contract.
- Acted for a Singaporean data centre operator in relation to the development of a data centre project in Selangor. Advised on, reviewed and negotiated the project development agreement.
- Acted for Malaysia Airports (Sepang) Sdn. Bhd. in relation to their proposed aerotrain replacement project at Kuala Lumpur International Airport. Advised on the tender process for the appointment of the contractor and the drafting and negotiation of the Design, Build, Finance, Operate and Maintain (DBFOM) contract. Also advised on the subsequent restructuring of the project and the drafting of the new Design-Build contract.
- Acted for Malaysia Airports (Sepang) Sdn. Bhd. in relation to the baggage handling system upgrading works at KL International Airport. Advised on the tender process and award and drafted and negotiated the Design-Build Contract.

- Acted for Uptrend Technology Sdn. Bhd. in relation to the implementation of the project information management system, including the procurement of hardware and software and system installation works, for the Pan Borneo Highway in Sarawak. Advised on, drafted and negotiated the Project Information System Agreement and the Sub-Contract.
- Acted for a federal statutory body (in a joint venture with a subsidiary of a listed Malaysian developer) in relation to a mixed development project in Bukit Jalil, Kuala Lumpur. Advised on, drafted and negotiated the project management and construction agreements.
- Acted for the main contractor in relation to the communications and signalling systems works package for the Putrajaya Line of the Mass Rapid Transit (MRT 2) project. Advised on and drafted the master supply agreement and master sub-contract agreement.
- Acted for Lebuhraya Borneo Utara Sdn. Bhd, the project delivery partner, in relation to the construction of the Pan-Borneo Highway in Sarawak. Advised on and drafted the works package contracts.
- Acted for an American company in relation to the fit-out works of co-working spaces in Malaysia. Advised on and drafted the master fit-out works contract for use in the Malaysian jurisdiction.
- Acted for an American manufacturer in relation to the expansion works for their facility in Bayan Lepas, Penang. Advised on, drafted and negotiated the architectural consultancy services contract and the construction contract.
- Acted for an American biotechnology company in relation to the development of an industrial biotechnology facility (on a Build, Lease and Transfer basis) in Iskandar, Johor. Advised on, drafted and negotiated the turnkey construction contract and the lease agreements.
- Acted for the developer of a financial education centre in Kuala Lumpur. Advised on, drafted and negotiated the consultancy contracts, the construction contract, the green building index (GBI) agreement, and the operations and management agreement.

## **Construction Compliance and Advisory**

- Advised a wastewater treatment solutions provider in relation to their CIDB registration and drafted a procedural manual on CIDB registration for the company's internal use.
- Advised a construction materials supplier on certification issues and procedures in relation to scaffolding materials.
- Advised an engineering company on compliance issues in relation to construction personnel registration and levy payment.
- Advised a construction support services company on compliance issues arising from their registration with the Construction Industry Development Board of Malaysia. Represented the client at a contractor disciplinary hearing and contractor compliance assurance meeting and assisted in the regularisation of their registration and levy appeal.
- Advised a contractor on compliance issues in relation to their Government Work Procurement Certificate (SPKK) registration and local contractor registration with the Construction Industry Development Board of Malaysia arising from changes in their company shareholding.
- Advised a security systems company in relation to the requirements for contractor registrations with the Construction Industry Development Board of Malaysia.
- Advised a cladding installation company on their foreign contractor registration with the Construction Industry Development Board of Malaysia.

## **Qualifications & Professional Affiliations**

### **Qualifications:**

Advocate and Solicitor, High Court of Malaya (2016)  
Barrister-at-Law, Lincoln's Inn (2015)  
Bar Professional Training Course, City Law School (2014)  
LLB (Hons), University of Nottingham (2013)

### **Professional Affiliations:**

Member, CIDB Technical Committee for Revision of CIDB Standard Form of Contracts.

## Publications

### Publications:

- Author, “*Malaysian Government enhances Corporate Renewable Energy Supply Scheme (CRESS) from 1 March 2025*”.
- Author, “*Energy Commission Malaysia Opens New Large-Scale Solar Competitive Bidding Process (LSS PETRA 5+)*”.
- Co-author, “*Corporate Renewable Energy Supply Scheme (CRESS): Malaysian Government introduces Third Party Access for Electricity Supply*”.
- Co-author, “*Malaysia: Establishment of Energy Exchange Platform for Cross-Border Electricity Sales and 100MW Pilot Project with Singapore*”.
- Co-author, “*Malaysian Government opens Fifth Large Scale Solar (LSS5) Competitive Bidding Process*”.
- Co-author, “*Deep Dive: Malaysia’s National Energy Transition Roadmap*”.
- Co-author, “*Malaysia’s National Energy Transition Roadmap (Part One)*”.
- Co-author, “*Latest Amendments to Malaysia’s Corporate Green Power Programme*”.
- Author, “*New CIDB Contractor Registration Requirements for Foreign Contractors*”.
- Co-author, “*Corporate Virtual Power Purchase Agreements in Malaysia*”.
- Co-author, Malaysia chapter of The Energy Regulation and Markets Review (11<sup>th</sup> Edition).
- Co-author, “*Malaysia Revises Cross-Border Electricity Framework*”.
- Co-author, “*Malaysia’s Clean Energy Transition: Gazing into the Crystal Ball*”.
- Co-author, “*The Future of Cross-Border Electricity Trade in Malaysia*”.
- Co-author, “*Malaysia’s Total Lockdown: Critical Construction Works Allowed*”.
- Co-author, “*NEM NOVA Programme: Malaysia Commences Virtual Meter Aggregation*”.
- Co-author, “*Net Energy Metering 3.0: New Rooftop Solar Initiatives*”.
- Co-author, “*CIDB’s Initiatives to Ease Burden of the Construction Industry*”.
- Co-author, “*Covid-19: Construction Industry Players, Start Your Engines!*”.
- Co-author, “*Administration of Government Contracts Affected by the MCO*”.
- Contributor, World Bank’s Doing Business 2020: Benchmarking Infrastructure Development.

- Co-author, “*Somewhere over the FIDIC Rainbow*”.
- Contributor, Malaysia chapter of the International Comparative Legal Guide to Construction & Engineering (2017).
- Co-author, “*There’s No Such Thing as a Free Ride*”.

#### Talks:

- Moderator, “*Boosting Malaysia’s Industrial Clean Energy Revolution with CRESS*”, Solar and Storage Live 2025.
- Facilitator for “*Policy and Regulations: Evolution Globally and Implementation Locally*” Workshop, PETRONAS Youth Sustainability & Renewable Energy Forum 2024.
- Speaker, “*Navigating Construction Disputes*” webinar organised by the Kuala Lumpur Bar.
- Speaker, “*Legal Writing & Drafting*” webinar organised by the United Kingdom & Ireland Malaysian Law Students’ Union (KPUM).

#### Accolades

- Ranked as a ‘*Next Generation Partner*’ for Projects and Energy by Legal 500 Asia Pacific 2026.
- Ranked as a ‘*Rising Star Partner*’ for Project Development by IFLR1000 2025.
- Ranked as a ‘*Leading Associate*’ for Projects and Energy by Legal 500 Asia Pacific 2025.
- Ranked as ‘*Rising Star*’ for Projects and Energy by Legal 500 Asia Pacific 2024.
- “*Rachel Chiah is a real stand out. Rachel meets deadlines, works to tight timeframes and provides practical and commercial advice.*” – Legal 500 Asia Pacific 2026.
- “*Rachel Chiah is a delight to work with - responsive, knowledgeable and not caught up in providing purely legal responses. She is very commercial in her approach.*” - Legal 500 Asia Pacific 2026.
- “*Richard Khoo Boo Hin and Rachel Chiah lead the projects practice and clearly work together as a team. They provide an integrated and practical response to clients’ needs across all areas of project development, including real estate, corporate structuring and finance.*” – Legal 500 Asia Pacific 2026.
- “*Rachel Chiah is singled out for her advisory work in clean energy and decarbonisation.*” – Legal 500 Asia Pacific 2025.
- “*The team at Richard Khoo Boo Hin and Rachel Chiah understand and appreciate the client’s wishes and requirements, providing practical and creative solution accordingly.*” - Legal 500 Asia Pacific 2025.

- *“Richard Khoo Boo Hin and Rachel Chiah are very professional, approachable and down to earth. Both are very knowledgeable in their fields and are very easy to work with. They are able to cater to deadlines and have been accommodating to our requests without compromising on the quality of work.”* - Legal 500 Asia Pacific 2025.
- *“Richard Khoo and Rachel Chiah helped us to navigate the intricacies of the power business. They are very willing to share their experiences and I appreciate their candidness in pointing out potential pitfalls, whilst maintaining a strict sense of professionalism.”* - Legal 500 Asia Pacific 2024.
- *“Through Richard Khoo and Rachel Chiah, Skrine has vast skills and experience in Malaysia which is hereby acknowledged. Both of them have shared with us their experiences in power plants in bespoke EPC contract and application of domestic and international laws, providing workable solutions and alternatives.”* - Legal 500 Asia Pacific 2024.
- *“Richard Khoo and Rachel Chiah handled our matter. They provided clarity and resolution to the engineering construction and commissioning contract under a tight timeline and amid festivities to meet deadlines. They delivered professional and innovative services quickly, transcending borders and jurisdictions. Richard and Rachel formed an excellent, dedicated team, working diligently from the office and from home, day and night. In short, they were utterly dependable.”* - Asialaw 2024.