

EY Tax Academy Flagship Series

Beyond the build: Managing tax and compliance risks in property development and construction

11 June 2026
Menara Milenium, Kuala Lumpur



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Beyond the build: Managing tax and compliance risks in property development and construction

Property development and construction involve complex tax and accounting considerations at every stage of the project lifecycle.

From determining when a project starts or ends, to recognizing income and managing development costs, misalignment between commercial structures, accounting treatment and tax rules can create significant risks and disputes.

This workshop provides practical insights into key tax and compliance issues affecting developers and contractors. Among others, it covers areas such as:

- Separate sources of income.
- Timing of profit recognition.
- Treatment of development expenses.
- Tax implications of loss-making projects.

You will also gain updates on relevant Public Rulings, Practice Notes and emerging developments, including e-Invoice implementation and indirect tax changes.

An interactive panel discussion will explore common industry challenges and recent legal developments, offering practical perspectives from experienced practitioners.

Join us to strengthen compliance, manage risks and navigate an evolving tax and regulatory landscape with confidence.

Why should you attend?

- Strengthen compliance and reduce risk.
- Bridge accounting and tax gaps.
- Stay current with regulatory changes.
- Learn from experienced practitioners.

Who should attend?

- Finance, tax and accounting professionals in the property development and construction industry.
- Managers and decision-makers responsible for project structuring, profit recognition, cost allocation and compliance.
- Property developers, construction companies and industry players aiming to build stronger understanding of the differences between tax and accounting treatment.
- Anyone looking to strengthen their knowledge of property development and construction industry-specific tax, accounting and regulatory requirements to better support business decisions.

Agenda

Time	Event details
8:00 a.m.	<i>Registration and welcome coffee</i>
8:30 a.m.	<i>Opening remarks and workshop overview</i>
	Session 1: From groundbreaking to handover – Getting project commencement and completion right
	Session 2: One project, one source – Navigating separate sources of income
	Session 3: Bridging the gaps – Accounting vs. tax in property development
10:00 a.m.	<i>Coffee break</i>
10:30 a.m.	Session 4: When projects go into the red – Tax considerations
	Session 5: Decoding Inland Revenue Board of Malaysia's (IRBM) Public Ruling and Practice Notes – Essential takeaways
	Session 6: Bridging the e-Invoice compliance gap – Managing industry specific risks
	Session 7: Staying ahead of Sales Tax and Service Tax (SST) changes – Practical insights for industry players
	Session 8: Industry hot spots and legal realities – Common tax issues in property development and construction
	<i>Closing remarks</i>
1:00 p.m.	<i>End</i>

Disclaimer:

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Speaker profiles



Farah Rosley

Malaysia Tax Managing Partner,
Ernst & Young Tax Consultants Sdn. Bhd.

Farah has over 25 years of experience handling tax consulting and advisory matters, including tax structuring, tax reviews, incentives, tax audits and investigations, as well as transfer pricing assignments, covering a range of sectors. She is a frequent speaker at national and international conferences. Farah also works closely with government authorities and agencies on various taxation matters for local and multinational corporations. She is involved in consultations with the government and has been invited to participate in a task force on tax policy matters.

Qualifications:

- Licensed tax agent, Ministry of Finance, Malaysia.
- Member, Chartered Tax Institute of Malaysia (CTIM).
- Accredited trainer, Human Resources Development Corporation (HRD Corp).
- Bachelor of Science (Hons) in Accounting and Finance, University of Hull, United Kingdom.



Asaithamby Perumal

Partner,
Global Compliance and Reporting,
Ernst & Young Tax Consultants Sdn. Bhd.

Asai has a wide range of knowledge in providing tax consulting, incentive and compliance services for various corporate groups, public listed companies and multinationals. He is experienced in providing tax technical and value-added solutions, including tax structuring and reorganization (mergers and acquisitions) for a wide range of industries, such as property, mining, power plant, downstream oil and gas, real estate, education, leisure and tourism, telecommunications, etc.

Qualifications:

- Master of Taxation, University of New South Wales, Australia.
- Fellow, Association of Chartered Certified Accountants.
- Bachelor of Economics (Hons), Universiti Kebangsaan Malaysia.



Liew Ai Leng

Partner,
Global Compliance and Reporting,
Ernst & Young Tax Consultants Sdn. Bhd.

Ai Leng has vast advisory, compliance and due diligence experience in corporate tax, e-Invoice and Goods and Services Tax (GST) across various industries, with a key focus on real estate ranging from property development and investment to construction and infrastructure, life sciences and automotive manufacturing, wholesale, distribution and retail.

Ai Leng is also a tax technology advocate and involved in the ideation and development of in-house and external tax software.

Qualifications:

- Licensed tax agent, Ministry of Finance, Malaysia.
- Fellow of CPA Australia.
- Member, Malaysian Institute of Accountants.
- Master of Business Administration, Charles Sturt University, Australia.
- Bachelor of Business in Accounting with Economics Specialization, RMIT University, Australia.
- Certified trainer, HRD Corp.

Speaker profiles



Elias Mohammad

Partner,
Global Compliance and
Reporting,
Ernst & Young Tax
Consultants Sdn. Bhd.

Elias has over 17 years of experience in the field of taxation working closely with the various government authorities. His industry experience includes telecommunications, financial services, manufacturing, trading, leasing, hospitality, charitable organizations and other sectors. His experience includes tax planning, restructuring for tax efficiency, advising on real property gains tax and securing stamp duty exemptions.

Qualifications:

- Licensed tax agent, Ministry of Finance, Malaysia.
- Member, CTIM.
- Accredited trainer, HRD Corp.
- Bachelor of Accountancy, Universiti Teknologi MARA.



Jalbir Singh Riar

Partner,
Indirect Tax,
Ernst & Young Tax
Consultants Sdn. Bhd.

Jalbir has over 18 years of experience providing advisory, due diligence, as well as compliance services on indirect tax matters such as SST, GST, excise duty, import and export regulations, free zones, licensed manufacturing warehouses, import duty exemptions, refunds and drawback schemes, tax procedures and facilities, free trade agreements and cross-border indirect tax planning across a broad range of industries.

Qualifications:

- Bachelor of Arts (Hons) Degree in Accounting and Finance, University of East London.
- Certificate in Company Administration (CiCA), International Islamic University Malaysia (IIUM).
- Member, CTIM.



Wong Chow Yang

Partner,
International Tax and
Transaction Services,
Ernst & Young Tax
Consultants Sdn. Bhd.

Chow Yang has over 30 years of experience in corporate tax advisory, compliance and indirect tax matters, supporting Malaysian and multinational companies across a broad spectrum of industries, including property development and construction, financial services, manufacturing, retail and distribution, infrastructure, technology services, healthcare and hospitality.

His experience includes GST implementation, tax advisory and compliance, cross-border investments, mergers and acquisitions, group restructurings and transfer pricing matters. He is a regular speaker at seminars and roadshows, including e-Invoice and has contributed to professional publications.

Qualification:

- Bachelor of Commerce (Accounting and Finance), University of Auckland, New Zealand.
- Chartered Accountant, Australia & New Zealand (CAANZ).
- Chartered Accountant, Malaysian Institute of Accountants (MIA).

Speaker profiles



Chan Vai Fong

Associate Partner,
International Tax and
Transaction Services -
Tax Controversy,
Ernst & Young Tax
Consultants Sdn. Bhd.

Vai Fong has over 25 years experience in the field of taxation of which 19 years is on tax audit and investigation engagements involving corporate tax, petroleum tax, personal tax for large Malaysian corporations, multinationals and individuals. She is actively involved in business tax advisory, business tax compliance, international tax and transfer pricing engagements. Vai Fong assists clients with tax controversy management, in both tax audits and investigations, and her clients include Malaysian and multinational companies.

Qualification:

- Business of Business (Distinction), RMIT University, Australia.
- Accredited trainer, HRD Corp.



Anissa Anuar

Associate Partner,
International Tax and
Transaction Services,
Ernst & Young Tax
Consultants Sdn. Bhd.

Anissa has over 15 years of experience in corporate tax compliance and advisory services, as well as indirect tax across various industries. Her industry experience includes financial services from banks, leasing to real estate investment trusts (REITs), manufacturing, trading, hospitality and charitable organizations.

A regular speaker and panelist on e-Invoice, Anissa has vast advisory and implementation experience across various industries, including identifying potential operational issues in meeting the e-Invoicing requirements by the IRBM.

Qualifications:

- Master of Business Administration, Universiti Utara Malaysia.
- Bachelor of Commerce (Accounting), La Trobe University, Australia.

Registration information

Registration fee (per person)	Fee (RM)
Standard rate	750
EY Tax Academy (EYTA) subscribers <i>Please visit https://www.ey.com/en_my/ey-tax-academy for details.</i>	450

HRD Corp training program number: 10001699562

Location	Date	Time	Enquiry link	Registration link
Level 22, Menara Milenium, Kuala Lumpur	11 June 2026	8:30 a.m. to 1:00 p.m.	Click here	Click here

Registration closes three working days before the event date or once all seats are taken.

Important notes:

- The registration fee stated above includes 8% Service Tax. Participants may submit questions in advance to seminar@my.ey.com.
- Please select the participant category carefully. No alterations are allowed after the registration has been made. HRD Corp claimable is subject to prior application to HRD Corp by employers/companies, which contribute to the HRD Corp levy.
- Participants are entitled to:
 - a) One tea break and one lunch
 - b) CPE credit: 4
- Have a question or a specific issue you'd like to discuss? Please submit it to seminar@my.ey.com by 4 June 2026.

For HRD Corp applicants

HRD Corp training course number: 10001699562

- For grant application, please refer to the [HRD Corp employer guidelines](#).
- Please [email your grant approval code to seminar@my.ey.com](mailto:seminar@my.ey.com) by 4 June 2026 to confirm your participation.

HRD Corp grant application details:

- MyCoID: 811619M
- Training provider name: Ernst & Young Consulting Sdn. Bhd.
- Course title: Beyond the build: Managing tax and compliance risks in property development and construction
- Scheme name: SBL-Khas
- Type of training: Public
- Total training hours: 4.0
- Trainers (only need to insert one name from the list): Elias Mohammad
- Level of certification: Certificate of attendance

Terms and conditions

Registration

- Registrations can only be made **online**. To register, please complete the online registration form and make payment promptly if HRD Corp grant does not apply to you.
- Please **indicate** in the registration form if the participant intends to **claim the HRD Corp training grant**. A maximum of nine participants from the same employer is permissible according to the HRD Corp guidelines.
- Registration fees are non-refundable once registration has been confirmed. No refunds will be entertained for cancellations, withdrawals, or no shows on the day of the conference. Cancelled unpaid registrations will also be liable for full payment of the registration fee.
- Replacements are allowed. However, the details of the persons replacing the registered participants must be submitted at least **two working days** before the seminar date.
- An acknowledgement email will be issued upon registration followed by a confirmation email with an invoice as applicable.

Payment

Remittance information:

HSBC BANK MALAYSIA BERHAD
Account No. 205470057101
SWIFT HBMBMYKL

- If the participant is claiming the HRD Corp training grant, please provide the grant approval code at least one working day before the date of the event.

For enquiries

Email: seminar@my.ey.com

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- Attendance:
 - a) Must register at the counter by 8:30 a.m. on the day of the seminar.
 - b) The e-certificate of attendance will only be released to the registered participant with full attendance and full payment after the completion of the seminar.

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