

Chok Zhin Theng

PARTNER



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PROFILE

Chok Zhin Theng is a Partner at Cheah Teh Su with more than 13 years of experience in dispute resolution. He has a broad litigation practice, with an emphasis on disputes involving corporate and commercial law, land law, contracts, torts, administration of estates, strata management, and compulsory land acquisition.

He regularly advises on high-value and complex disputes, including matters requiring crisis management, and is experienced at all levels of the superior courts. He adopts a meticulous, responsive, and pragmatic approach to his practice, with clients describing him as "excellent", "sharp" and "dedicated".

Beyond practice, Chok has contributed to legal discourse on corporate governance, directors' duties, shareholder disputes, land disputes, strata law, and civil procedure through journal articles and conference talks. He also represents the Bar Council in disciplinary proceedings matters.

WORK HIGHLIGHTS

COMMERCIAL LITIGATION

- › Acted for shareholder in arbitration proceedings in respect of a company with contract value of USD200 million.
- › Acted in shareholder disputes and oppression proceedings for both private and public companies, which one such dispute giving rise to 15 lawsuits (excluding appeals), arbitration proceedings and involving 16 entities.
- › Acted for directors involving serious allegations of breach of directors' fiduciary duties with damages claimed in excess of RM12 million.
- › Acted in proceedings involving various types of injunctions and/or interim preservation measures e.g., to restrain transfer of shares, to restrain transfer of monies or entering into commercial transactions, to restrain alteration of articles of association, to restrain appointment and/or removal of director, to add additional directors, to restrain changes in share capital, anti-arbitration injunction, Erinford injunction, Mareva injunction.

QUALIFICATIONS

Advocate and Solicitor

High Court in Malaya

2013

Certificate in Legal Practice

2011

LLB (Hons)

University of London

2010

PRACTICE AREAS

- Arbitration
- Civil & Commercial Litigation
- Corporate Litigation & Shareholders' Disputes
- Land Acquisition & Land Law
- Wills, Probate & Estate Planning

WORK HIGHLIGHTS

CIVIL LITIGATION

- › Acted in various property disputes and land fraud and forgery disputes.
- › Acted in various types of contractual disputes involving inter alia shareholder agreements, sale and purchase agreements, distributor agreements, employment agreements, confidentiality agreements, non-compete clauses, tenancy and lease agreements, etc.
- › Acted in tortious claims e.g., civil fraud, conspiracy to injure, negligence, trespass, inducing breach of contract, knowing receipt and dishonest assistance, unlawful interference of trade, defamation.
- › Acted in contentious high-stakes probate proceedings.
- › Acted in disputes relating to stratified and non-stratified properties, including judicial review proceedings against the Strata Management Tribunal.
- › Acted for landowners in compulsory land acquisition proceedings (and obtaining compensation in excess of RM38 million in one such case) and also, enforcing payment of compensation obtaining compensation for loss arising from withdrawal of acquisition, etc.
- › Acted for the Bar Council in disciplinary proceedings matters involving gross monetary dishonesty for use of monies without client's authorization.
- › Acted in various execution and/or enforcement proceedings e.g., garnishee proceedings, writs of seizure and sale, prohibitory orders, writ of possession, judgment debtor summons, committal proceedings, etc.

JOURNALS

- › Abuse of process: forum shopping and duplicity of proceedings - S L Ng Trading Agency Sdn Bhd v. Tohtonku Sdn Bhd [2025] 9 MLJ 946, published in Lexology.com on 10-7-2025.
- › Pleading collateral contract / liability for inducing breach of contract is not dependent on judgment against contract-breaker - Jaya Sudhir a/l Jayaram v. Dato' Seri Timor Shah Rafiq & Ors and another appeal [2025] MLRAU 199, published in Lexology.com on 10-7-2025.
- › Developer who sold stratified properties but remains the registered proprietor is liable for maintenance charges, published in Lexology.com on 4-10-2024.
- › Directors' pursuit of good corporate governance is neither a conspiracy nor in breach of duties - Nautilus Tug & Towage Sdn Bhd v. Nautical Supreme Sdn Bhd & Ors [2022] 4 CLJ 594, published in Lexology.com on 29-11-2023.
- › Much ado about a will - Kong Kin Lay & 5 Ors v. Kong Kin Siong & Ors And Other Cases [2023] MLRHU 1427, [2023] MLJU 1858; [2023] 1 LNS 1528, published in Lexology.com on 29-11-2023.

TALKS AND LECTURES

- › "Temple Land Disputes in Malaysia: Demolition, Relocation & Legal Risk Management" (2026)
- › "Negotiating Property Deals: Strategies, Legal Safeguards & Managing Commercial Risks" (2026)
- › "Lessons learned – an overview of recent and trending decisions by courts on stratified property management" (2025)
- › "Law on landlord-tenant and its development in Malaysia" (2025)
- › "Trespass, nuisance and fraud: common wrongs relating to land" (2024)
- › "What to expect from the Proposed Residential Tenancies Act?" (2023)
- › "Brief legal review on the law of landlord and tenancy" (2022)
- › "Indefeasibility of title of immediate purchaser and its vitiating elements" (2019)

WHAT OTHERS SAY

"Chok Zhin Theng is sharp and reliable."

— CHAMBERS ASIA PACIFIC 2026

"Chok Zhin Theng is a highly hardworking and dedicated lawyer."

— CHAMBERS ASIA PACIFIC 2026

"... good team partner to work with. He uses his knowledge to produce quality strategy for the case"

— CHAMBERS ASIA PACIFIC 2026

"From the perspective of client service, he is the first person to be there whenever you need advice, especially related to legal matters. He will try his best to solve all the issues arising from the case. Working with him will create an environment that feels like everyone is playing a role in the team, even though I am a client and know nothing about legal matters. Thanks to him, I have at least learned something about laws and regulations in Malaysia."

— CHAMBERS ASIA PACIFIC 2026