CTS CHEAH TEH SU
Est. 1989

Pang Kong Leng

PARTNER



E pang@ctslawyers.com.my T +603 6203 6918

PROFILE

KL Pang is a seasoned litigation lawyer with vast courtroom experience at superior courts spanning over 30 years. He specialises in complex, multi-party, and high-stakes corporate disputes – providing skilled legal representation and strategic out-of-court solutions.

His areas of expertise also encompass commercial disputes, tortious claims, land fraud, and land acquisition cases involving multi-million dollar claims.

His practice spans domestic and cross-border litigation and arbitration, and he has extensive experience collaborating with forensic experts, accountants, tax advisors, foreign counsel, valuers, etc.

His motto is "Give your best, live with no regrets."

WORK HIGHLIGHTS

CIVIL & COMMERCIAL LITIGATION AND ARBITRATION

- Acted in corporate disputes comprising of 30 lawsuits (excluding appeals) and arbitration proceedings and involving 35 parties.
- Acted in corporate disputes that spawned 18 lawsuits (excluding appeals) and involved a total of 45 entities.
- Acted for shareholder in arbitration proceedings in respect of company with contract value of USD200 million.
- Advised on contractual dispute with stakes exceeding RM350 million.
- Acted in banking dispute with claim of USD25 million.
- Acted in contractual dispute with claims exceeding RM64 million.
- Acted in contractual dispute on joint venture relating to properties valued more than RM50 million.
- Acted in various types of contractual disputes e.g., sale and purchase agreement, settlement agreement, distributor agreement, property management agreement, joint venture agreement, confidentiality clause, insurance, banking, guarantee, performance bond, tenancy, and professional fees.
- Acted in tortious claims e.g., conspiracy to injure, negligence, trespass, inducing breach of contract, knowing receipt, and dishonest assistance.
- Acted in pre-action discovery proceedings.
- Acted in proceedings in relation to private caveat, lien-holder's caveat, and Registrar's caveat.
- Acted in contentious probate proceedings.

QUALIFICATIONS

Advocate and Solicitor
High Court in Malaya
1996

LLB (Hons)
University of Malaya
1995

PRACTICE AREAS

· Appeals
· Arbitration
· Civil & Commercial Litigation
· Corporate Litigation & Shareholders' Disputes
· Land Acquisition & Land Law

PUBLICATIONS

Legal Guide to Civil Appeals Malaysia (CCH Asia Pte Ltd, 2005) (author)

The Law on Land Acquisition (1st edn, CLJ Publication 2018) (co-author)

The Law on Land Acquisition (2nd edn, CLJ Publication 2025) (co-author)

Benchmarking the Law (contributor)

WORK HIGHLIGHTS

- Acted in various execution and/or enforcement proceedings e.g., bankruptcy, winding-up, garnishee, writ of seizure and sale, prohibitory order, writ of possession, judgment debtor summons, charging order, and committal proceedings.
- Acted in contentious mental disorder proceedings.
- Acted in proceedings for stay of legal proceedings e.g., stay pending arbitration, stay pending another suit, and stay pending appeal.
- Advised on legal proceedings in foreign jurisdictions.

CORPORATE LITIGATION & SHAREHOLDERS' DISPUTES

- Acted in petition for winding-up on just and equitable ground in respect of company with assets of RM100 million.
- Acted for directors in suit for breach of directors' fiduciary duties with damages claimed exceeding RM12 million.
- Acted for public listed company and its subsidiaries in minority oppression proceedings.
- Acted in proceedings for various types of injunctions e.g., to restrain transfer of shares, to restrain removal of director, to restrain company from excluding director from board meetings, to restrain alteration of articles of association, anti-arbitration injunction, Erinford injunction, Mareva injunction, and Fortuna injunction.
- Acted in proceedings for director's auditor to inspect company's accounting records.
- Acted in proceedings to declare a director's purported vacancy of office to be invalid.
- Acted in judicial management proceedings.

LAND ACQUISITION & LAND LAW

- Acted in appeals from decisions of High Court on land reference proceedings.
- Acted in several acquisition proceedings involving compensation more than RM115 million, RM78 million, RM70 million, RM65 million, and RM38 million.
- Acted in acquisition proceedings for various highway projects e.g., Grand Saga Highway (Cheras – Kajang), AKLEH Elevated Highway (Ampang – Kuala Lumpur), LEKAS Highway (Kajang – Seremban), DUKE Highway (Duta – Ulu Kelang), SUKE Highway (Sungai Besi – Ulu Kelang), and West Coast Expressway.
- Acted in inquiries before the Land Administrator – for acquisition of land, temporary use of land, loss arising from withdrawn acquisition proceedings, etc.
- Acted in proceedings to enforce payment of compensation.
- Acted in land fraud cases for original landowner, immediate purchaser, and subsequent purchaser.
- Acted in lawsuit on fraud arising from acquisition proceedings.

TALKS AND LECTURES

- "Temple Land Disputes in Malaysia: Demolition, Relocation & Legal Risk Management" (2026)
- "Land Acquisition: Unresolved Ambiguities in Compensation Disputes and Court Proceedings" (2026)
- "Compulsory Acquisition of Land" (2023)
- "Doctrine of Deferred Indefeasibility of Title: A Continuing Legal Conundrum" (2021)
- "Land Fraud – Do we need an Assurance Fund?" (2020)
- "Doctrine of Deferred Indefeasibility: A History of Misconception and Misapplication" (2019)
- "Compensation for Land Acquisition: Pre and Post the Federal Court's Decision in Semenyih Jaya Sdn Bhd v Pentadbir Tanah Daerah Hulu Langat [2017] 5 CLJ 526" (2018)
- "Land Acquisition (Amendment) Act 2016" (2017)
- "Land Acquisition in Malaysia: Proceedings & Compensation – What can and cannot be awarded as Compensation" (2013)
- "Legal Proceedings involving Foreign Parties" (2007)
- "Restraints against Dealings under the Caveat System in Malaysian Land Law and its Implications" (2005)

WHAT OTHERS SAY

> *"Pang is a great strategist with strong commercial knowledge. He is able to think outside of the box and ahead of what may potentially happen for every move that he makes, making sure all bases are covered. He is a great gentleman and a professional lawyer…"*
>
> — CHAMBERS ASIA PACIFIC 2026

> *"… a very professional and experienced lawyer. He is impressive in his decisiveness and experience, is straight to the point and a very focused lawyer."*
>
> — CHAMBERS ASIA PACIFIC 2026

> *"His commercial vision is very strong. Any lawyer at Cheah Teh Su is always well-trained and exemplary. He has almost thirty years of experience."*
>
> — CHAMBERS ASIA PACIFIC 2026

> *"… very knowledgeable, strategic and practical. He has compassion for his clients."*
>
> — CHAMBERS ASIA PACIFIC 2026

> *"… a senior lawyer with experience. He is very helpful."*
>
> — CHAMBERS ASIA PACIFIC 2026

> *"Pang Kong Leng is a technically sound, commercially focused lawyer with the ability to articulate the issues at hand with ease. He is available to meet at short notice and will come to meetings totally prepared with a list of issues for clarification."*
>
> — THE LEGAL 500 ASIA-PACIFIC (2023)