


# Chew Jin Heng

Senior Associate

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## Qualifications

- Advocate and Solicitor, High Court of Malaya (2020)
- Certificate of Legal Practice (2019)
- Bachelor of Laws (Honours), University of London (2018)

## Languages

- English
- Malay



Chew Jin Heng regularly advises developers, contractors, landowners, investors and corporations on high-value, complex and contentious matters across construction and infrastructure, land and real estate, commercial litigation and arbitration, land acquisition, and regulatory / quasi-criminal proceedings. He aims to provide commercially focused advice aligned with project realities, cash flow priorities and business objectives.

Chew is often engaged at critical stages where dispute risk, regulatory scrutiny and commercial outcomes overlap, whether for urgent interim relief and performance bond disputes, shareholder and contractual disputes, or investigations and prosecutions by enforcement authorities. Chew is trusted by clients for navigating sophisticated disputes and proceedings in the High Court, Court of Appeal and Federal Court, as well as in arbitration and adjudication (CIPAA 2012).

## Practice Areas

- Construction
- Land & Real Estate
- ESG & Regulatory Compliance
- Commercial Litigation & Arbitration
- Company & Shareholder Dispute
- Land Acquisition

## Key Expertise & Differentiators

- Extensive experience in construction, land and real estate disputes across the High Court, Court of Appeal and Federal Court, as well as arbitration and adjudication (CIPAA 2012).
- Regularly engaged by developers and corporations facing parallel civil, regulatory and quasi-criminal exposure, including investigations and enforcement action.
- Delivers commercially pragmatic, outcome-driven advice aligned with project timelines, cash flow and business priorities.
- Strong track record in urgent interim relief (including Mareva and injunctions) and performance bond disputes, protecting assets, retention sums and cash flow.

## Representative Experience

### Construction & Infrastructure

- Advised a consortium of 11 prominent property developers and the local municipal council, and led the drafting and formalisation of a RM52 million cost-sharing agreement to finance the construction of a flyover at a key intersection in Selangor.
- Acted for developers, main contractors, and subcontractors in high-value construction disputes involving project delays, extensions of time, liquidated and ascertained damages, variation claims, defective work issues, terminations for default, and calls on performance bonds.
- Handled complex, document-intensive construction disputes across the full project lifecycle, including procurement disputes, disputes over architect's instructions, defect rectification regimes, certification issues, and final account claims
- Represented parties in arbitration, adjudication (CIPAA), and court proceedings arising from a wide range of projects, including mixed-use developments, luxury hotels, serviced apartment complexes, high-rise residential towers, commercial buildings, and major infrastructure works.

- Successfully obtained and resisted urgent interim reliefs (including Mareva, prohibitory, and mandatory injunctions) to restrain calls on performance bonds, preserve retention monies, safeguard cash flow, and prevent asset dissipation.
- Defended a developer against a personal injury claim arising from the collapse of a link bridge under construction at a mixed-use development in Kuala Lumpur.

### **Land & Real Estate**

- Acted for property developers, landowners, and investors in complex land and real estate disputes involving joint ventures, land development agreements, sale and purchase agreements, and investment structures.
- Regularly represents clients in caveat removal proceedings, land-related injunctions, and urgent proprietary disputes under the National Land Code, safeguarding land rights and commercial interests.
- Successfully advised and represented developers in purchaser-initiated claims, defect disputes, and statutory proceedings under housing legislation, including judicial review proceedings to quash tribunal awards.
- Handles disputes arising from adjoining land issues, construction impact claims, and landowner grievances linked to development activities.
- Represented the co-proprietors of a property in Kuala Lumpur in proceedings to terminate co-proprietorship, which were heard in the Court of Appeal and Federal Court.

### **Regulatory & Compliance / Quasi Criminal**

- Advises and represents corporations, directors, and senior management in investigations and prosecutions under the Environmental Quality Act, the Malaysian Anti-Corruption Commission Act, the Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act, and relevant capital markets legislation.
- Regularly engaged at the outset of enforcement investigations to manage regulatory exposure, handling dawn raids, guiding document production and interviews, and seeing matters through to any prosecution and trial.
- Mounts strategic defences in parallel civil, regulatory, and quasi-criminal proceedings while preserving business continuity and mitigating reputational risk.
- Acts for clients in the construction and property sectors facing regulatory exposure arising from project execution, environmental compliance, procurement practices, and corporate governance issues.

### **Commercial Litigation & Arbitration**

- Represented a Malaysia-based company in an arbitration against one of Singapore's largest construction firms involving claims arising from delays in completing a residential development project in Singapore.
- Defended a developer against a personal injury claim arising from the collapse of a link bridge under construction at a mixed-use development in Kuala Lumpur.
- Represented one of Malaysia's largest asset management and infrastructure solutions companies in defending a breach of contract claim.
- Represented a renowned housing developer in proceedings to set aside an arbitration award, a matter heard in the Court of Appeal and Federal Court.
- Represented individuals and companies in complex shareholder disputes.
- Advised and represented companies and individuals in claims involving conspiracy and breaches of confidentiality and trade secrets.
- Represented a property holding company in a High Court suit against its company secretary for breach of duty.
- Represented the administratrix and a beneficiary of an estate in appeals against a stamp duty imposition by the Inland Revenue Board, with the matter progressing from the High Court to the Court of Appeal and Federal Court.

### **Land Acquisition**

- Advised and represented companies and individual landowners in seeking additional compensation arising from the compulsory acquisition of their land for public infrastructure and rail projects.
- Advised and represented a publicly listed company in claiming additional compensation for the acquisition of its underwater land in Johor Bahru for the Johor Bahru–Singapore RTS Link Project.
- Represented the owners of several plots in Petaling Jaya in a High Court claim for additional compensation arising from the compulsory acquisition of their land for the LRT3 Project.

### **Industry Focus**

- Construction & Infrastructure
- Real Estate & Property Development

## Thought Leadership & Contributions

Chew regularly speaks and delivers training for property developers, contractors, and other industry stakeholders on construction law, emerging dispute trends, and regulatory risk. He has been invited by clients to share practical, experience-based insights on adjudication, arbitration, risk allocation, and compliance matters affecting the construction and real estate sectors. His focus is directed towards distilling legal principles into commercially workable and pragmatic strategies to support clients' decision-making and risk management.

## Publications

- MC Cannot Impose Different Rates of Maintenance Charges for Residential Development (Lexology, January 2026)
- Conditional Payment Clause in a Construction Contract is Void / Invalid (Lexology, 2026)
- Illegal Moneylending Transaction Disguised as an "Investment Agreement" (Lexology, October 2025)
- Gambling Debts are Unenforceable in Malaysia (HHQ, June 2025)
- (Section 30 CIPAA 2012) Overview of Authorities on Direct Payment from Principal (Chambers and Partners, November 2024)
- Court of Appeal: Credit Reporting Agencies Are Authorised to Formulate Credit Score (Chambers and Partners, September 2024)
- Federal Court: Half-Truths that Harm the Reputation of a Person are Defamatory (Chambers and Partners, August 2024)
- Cause Papers for Matrimonial Proceedings May Be Filed in the English Language Only (Chambers and Partners, June 2024)
- (Section 35 of CIPAA 2012) Overview of Authorities on Conditional Payment (Chambers and Partners, April 2024)
- Land Reference Proceedings: Written Opinions of Assessors Must Be Made Available to the Parties (Chambers and Partners, April 2024)
- Credit Reporting Agencies Are Not Authorised to Formulate Their Own Credit Score (Chambers and Partners, April 2024)
- Failure to Plead the Relevant Contractual Clause in Adjudication Proceedings (CIPAA 2012) is Fatal (Chambers and Partners, March 2024)
- Federal Court rejects Purchaser's leave application to appeal on issue of "ready for connection" (Chambers and Partners, March 2024)
- Guide to Compulsory Land Acquisition in Malaysia (Chambers and Partners, February 2024)
- "Garnishee Order to Show Cause" Does Not Affect / Freeze Monies Paid After Service of Order (Chambers and Partners, February 2024)
- Landowners Are Not Entitled To Compensation For Illegally Constructed Buildings (Chambers and Partners, January 2024)
- Federal Court Upholds Constitutionality of "Pay First, Dispute Later" System (Chambers and Partners, January 2024)
- Courts Will Not Assist "Unlicensed Moneylender" In The Recovery Of Interest & Principal Loan Amount (Chambers and Partners, December 2023)
- Federal Court: Financial Institutions Do Not Owe Duty of Care to Non-Customers (Chambers and Partners, October 2023)
- Developers Must Provide Supply of Electricity & Water During Delivery of Vacant Possession (Chambers and Partners, June 2023)

## Reported Case

- Tan Nyok Chin (as administrator and beneficiary for the estate of Yong An Yee @ Yong Soo Teck, deceased) v Pemungut Duti Setem [2024] 11 MLJ 355 ; [2024] 7 CLJ 486
- Sarawak Consolidated Industries Bhd v Dynamic Prestige Consultancy Sdn Bhd [2024] MLJU 1027 ; [2024] CLJU 933
- P W Textile Manufacturing Sdn Bhd v Messrs Gan Teik Chee & Ho (Sued as a Firm) [2024] MLJU 3645 ; [2024] CLJU 321
- Bintai Gemilang Petroleum Engineering Sdn Bhd v Magnalogic Sdn Bhd [2025] MLJU 694
- Export-Import Bank of Malaysia Bhd v Lim Yaw Boon [2025] MLJU 4733
- Jassal Sharanjit Kaur lwn Aneel Deep Singh a/l Gudeep Singh [2025] MLJU 4214
- Leong Wai Choong (suing in the capacity as an administrator for the estate of Leong Kuan Tan @ Leong Ah Koon, the deceased) & Ors v Mah Guat Eng & Anor [2021] 2 MLJ 440

## Professional Memberships and Appointments

- Advocate & Solicitor, High Court of Malaya