Pheona S. Y. Chow

Partner

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Overview

Pheona Chow is a Partner in the Real Estate Practice of JSM's Hong Kong office. She is qualified in Hong Kong, England and Wales and in the Guangdong-Hong Kong-Macao Greater Bay Area (GBA). She has over 20 years of experience advising on some of Hong Kong's most complex and high-value real estate development and land transactions. Pheona is widely recognised for her deep understanding of the full lifecycle of real estate development in Hong Kong. She is particularly valued for her ability to take a holistic, strategic view of development projects, anticipate legal and commercial risks at an early stage, and deliver pragmatic, solutions-driven advice tailored to the needs of major developers, institutional investors and quasi-government bodies. She has built a strong reputation for leading highly complex, multi-stakeholder development projects and land transactions, including large-scale private joint development projects and public-private partnership initiatives. Her practice is distinguished by her exceptional technical command of the interplay between government lease terms and modification processes, land law, building law, town planning law, joint venture structures and commercial arrangements. Pheona's experience spans the full spectrum of Hong Kong real estate work, including:

- land acquisition by way of government tender, private treaty grant, surrender and regrant, land exchange, MTRC and URA development tenders, and strategic acquisition of old buildings;
- interpretation of government leases and applications for lease modification;
- structuring and drafting tender documentation and development, redevelopment and project agreements;
- joint venture, shareholders' and other commercial arrangements for development projects;
- easements, rights of way, mutual covenants and cross-development arrangements;
- project conveyancing, including deeds of mutual covenant and advice under the Residential Properties (First-hand Sales) Ordinance;
- building management agreements and building management issues;

- commercial tenancies and property-related litigation.

Pheona has advised on developments across a wide range of asset classes, including large-scale mixed-use developments, railway-related developments, logistics and data centres, hotels, hospitals, university campuses, student accommodation, schools for persons with special needs, graded historic buildings, museums, sports facilities, private members' clubs, infrastructure projects, bridges and container terminals. Clients which Pheona has acted include major property developers, institutional investors, banks and financiers, property management companies, logistics groups, universities, hospitals, charitable organisations and professional bodies.

Experience

- Advising the receivers of Cheung Kei Center on the HK$2.6 billion disposal of a distressed harbour-front commercial property to Hong Kong Metropolitan University.
- Advising Sun Hung Kai Properties on major integrated and mixed-use development projects, including the International Gateway Centre atop the High Speed Rail West Kowloon Terminus, and the Sai Sha mega development comprising Sierra Sea and GO PARK.
- Advising Airport Authority Hong Kong on multiple landmark projects, including the tender for the 11 SKIES development at SkyCity and issues relating to extension of Government lease terms at Chek Lap Kok.
- Advising The Sailors Home and Mission to Seafarers on the redevelopment of the Mariners' Club site at 11 Middle Road, including land exchange arrangements and a bespoke sub-lease structure for a club-cum-hotel development.

- Advising CLP Property Investment Limited on the preservation and redevelopment of the CLP Clock Tower and the former CLP Headquarters at Kadoorie Hill under tailored tender and development documents, integrating the St. George's Mansions residential development.
- Advising on landmark railway-related developments involving complex stratum titles, airspace and joint ownership structures at West Kowloon, Nam Cheong, Yuen Long and other locations.

Qualifications

Education

- The University of Hong Kong, LLB
- Tsinghua University, Second Bachelor Degree in Chinese Law

Admissions

- England and Wales
- Hong Kong
- Guangdong-Hong Kong-Macau Greater Bay Area Lawyer

Languages

- Cantonese
- English
- Mandarin

Related content

- Any interest in land acquired under an agreement to purchase property holding company? Hong Kong court clarifies the position, 22 May 2023