Wayne K. W. Cheng

Partner

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Overview

Clients look to Wayne Cheng for help with various facets of real estate law, including:

- Real estate M&A
- Project conveyancing
- Legal compliance with first-hand sale related regulations
- Handling complaints and inquiry from regulatory authorities (e.g. Sales of First-hand Residential Properties Authority, Estate Agents Authority, and Consumer Council, etc.)
- Project leasing
- Strategic acquisition
- Development and redevelopment of land (including but not limited to advising on land grand provisions, lease modification process, lease term extension and renewal, dealings with Lands Department such as surrender of lot, lease modification, deed of dedication and deed poll, land resumption, etc.)
- Compulsory sale applications
- Money lenders
- Mortgagee's sale
- Rating appeals
- Stamp duty appeals and PropTech (e.g. app development, online registration, electronic payment of purchase price, data automation, data sharing platform, etc.)

Experience

Represented:

- A leading developer in the HK$1.85 billion sale of a residential site in Mount Parker Road, involving ex civil servants co-operative building society scheme by way of disposal of the equity interest in various property holding companies.
- A reputable Chinese developer to acquire a large residential site in Kowloon through the acquisition of the shares and shareholders loan in the property holding companies at a consideration of over HK$2.5 billion.
- One of the largest Chinese developer in the successful acquisition of a significant number of units (over 80% undivided shares) in several residential buildings in Hong Kong through the acquisition of the equity interest in a number of property holding companies involving a total consideration of over HK$650 million, paving the way for compulsory sale applications for redevelopment.

- Swire Properties to sell 10 office floors on the High Zone, the commercial area and the car-parking spaces of Cityplaza Three and the entirety of Cityplaza Four in Taikoo Shing on the Hong Kong Island through the sale of the entire equity interest in a property holding entity.
- A key developer to acquire the Government's interest in Cornwall House to complete its title consolidation in TaiKoo Place, Quarry Bay which involved an exchange of ten floors of office space in Cityplaza Three for all the areas in Cornwall House owned by the Government consisting of eight floors. This is an important transaction to the developer because this is the last piece of acquisition to consolidate the title of the entire TaiKoo Place to facilitate its redevelopment of three existing industrial buildings into two Grade A office towers. The transaction involves the drafting of complicated legal documentation because, upon completion of the exchange, the Government will become a co-owner of Cityplaza Three. Apart from the deed of mutual covenant, a tailor-made sub-deed of mutual covenant is prepared for the office accommodation of Cityplaza Three. The developer is also required to grant various rights of way, easements and right of use to the Government to facilitate the use and operation of its office premises in Cityplaza Three.

Qualifications

Education

- The University of Hong Kong, PCLL
- The University of Hong Kong, LLB
- The University of Hong Kong, BSocSc, Government & Laws

Admissions

- New York
- Hong Kong

Languages

- Cantonese
- English
- Mandarin

Professional & community involvement

- Member, Working Party on Review of Non-Consent Scheme Forms, The Law Society of Hong Kong
- Member, The Law Society of Hong Kong
- Member, Hong Kong Society of Notaries
- Notary Public, Hong Kong

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