Alvin L. Y. Yeung

Partner

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Overview

Alvin Yeung is a partner in the Real Estate practice in JSM's Hong Kong office. Alvin counsels clients in a wide range of real estate development transactional and advisory matters, including land sale and acquisition, sale and purchase of special purpose vehicles for land holding, leasing of different types of real estate property, development project sale and leasing, easement and right of ways, building management, joint venture and development agreements, and revitalisation of buildings. He also advises on property-related dispute resolutions and litigations including compulsory sale, adverse possession, resumption compensation, building and town planning appeal, tenancy dispute and building management dispute. Alvin was named "Next Generation Partner - Real Estate, Hong Kong" by *The Legal 500 Asia Pacific* (2021, 2022, 2024-2026).

Experience

- **Advised:**
  - Developers and property investors on sale and purchase of land at asset level or through special purpose vehicles, development joint ventures agreements and co-operation agreements and the subsequent development/redevelopment, restructuring, mortgage financing, en-bloc/strata title disposal and leasing and matters relating to building or estate management
  - Public bodies and developers in negotiation and issuance of the land grant by the Government

- **Acted as:**

- Leading solicitor in various conveyancing projects, including Azura by Swire Properties, Chatham Gate by Shun Tak, Mantin Heights by Kerry Properties, Serenade by Hongkong Land, Eden Gate, Parc Inverness and The Papillons by Chinachem, Serono Verde by Henderson Land and as participating solicitor in Century Gate and Yoho West by MTRC/Sun Hung Kai Properties, In-One by MTRC/Chinachem, Dragons Range by Kerry Properties, Mega Cube and The Globe by Henderson Land, Grand Victoria by Sino Land and Yoho West by MTRC/Sun Hung Kai Properties

- **Represented:**
  - Landowners and developers in wide range of land related court proceedings, including applications for vesting orders, compulsory sale, enforcement of leasehold covenants, building and town planning appeal, judicial review against decisions of Government, compensation claims, applications under the Conveyancing and Property Ordinance and actions between landlord and tenant
  - Various developers in challenging decisions of the Building Authority and the Town Planning Board and the subsequent appeals to the relevant tribunal/appeal board
  - Landowners, developers and building manager in matters and disputes relating to right of way, easement and deed of mutual covenant(s)

- **Acted for:**
  - A consortium of investors in its HK$1.2 billion acquisition of the residential development site located at 992-998 King's Road and 2-16 Mount Parker Road, Quarry Bay, from the receivers
  - Kerry Properties in their HK$4.62 billion disposal of Kerry Warehouse (Sha Tin) and Kerry Warehouse (Chai Wan) to China Resources in 2022 and their HK$3.1 billion acquisition of 50% interest in two development sites in Yuen Long
  - An owner in the disposal of a luxurious residential development in Southern District on en-bloc basis at HK$2.6 billion with complicated encroachments issue and advised on the subsequent redevelopment
  - Developers in acquisition of all units in sites of former senior government staff quarters for redevelopment purpose, at an aggregate considerations of HK$1.5 billion
  - A leading tertiary education institution in Hong Kong in its HK$963 million acquisition of a commercial podium and its HK$901 million acquisition of former Government's senior staff quarters
  - A private client in its HK$765 million acquisition of Winland 800 Hotel
  - A leading tertiary education institution in Hong Kong in its acquisition of two commercial accommodations in Kowloon at the consideration of HK$880 million and HK$423 million
  - Hong Kong Young Women's Christian Association (YWCA) in the HK$335 million sale of Bonham Residence Hong Kong at 38C Bonham Road, West Mid-Levels

- The developer of The Wellington, 198 Wellington Street, Hong Kong in the acquisition, redevelopment and subsequent en-bloc disposal thereof
- The developer of 28 Aberdeen St. in the development and subsequent strata sale thereof
- The developer of a residential development in Yuen Long in preserving its rights of way for the purpose of redevelopment, and the subsequent redevelopment and sale of units thereof
- Dairy Farm in the successful enforcement of a covenant for right of way against the Government in relation to its staff quarters in Pokfulam in the Court of First Instance and the Court of Appeal
- GAW Capital in the successful challenge on ex-gratia compensation policy in the New Territories against the Government in the Court of First Instance and the Court of Appeal
- A private client in the strategic acquisition of over 60% interest in a commercial building in Wan Chai
- Various developers and investors in applications to the Lands Department including waiver, lease modifications and land exchange applications, special waivers for revitalization of industrial buildings and offensive trade licences.
- Various developers in acquisitions of units in aged buildings and civil servant co-operative society houses for redevelopment and urban renewal
- Various landowners in acquiring, preserving and/or extinguishing easements and rights of way and advising on the implication thereof in redevelopment projects
- Landlords in leasing of two major commercial building in Tsim Sha Tsui and Kowloon Bay and luxurious residential complexes in the Mid-levels
- Various hotel operators in renewal of hotel and guesthouse licences
- Various universities in matters relating to land grant conditions, estate management, acquisition of alternative site outside campus and tenancy with option to purchase

Recognition

- Next Generation Partner – Real Estate, Hong Kong – *The Legal 500 Asia Pacific* (2021, 2022, 2024-2026)

Qualifications

Education

- City University of Hong Kong, PCLL
- City University of Hong Kong, LLB

- The University of Hong Kong, BSc, CSIS

Admissions

- Hong Kong

Languages

- Cantonese
- English
- Mandarin

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