



Lai Foong Chan

Of Counsel and Director of K&L Gates Straits Law LLC

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OVERVIEW

Lai Foong Chan is an of counsel in the firm's Real Estate practice. She has a broad spectrum of legal experience, having started her career as a general practitioner doing real estate, solicitor's work, and civil and criminal law advocacy. Her practice is focused on non-contentious work providing advice on a range of commercial and corporate transactions matters, mergers and acquisitions, drafting of banking and loan documentation, landlord and tenancy work, and asset finance work. Her particular interest is still real estate law, and she has assisted clients in complex sales and purchases of properties in Singapore, due diligence, property development, en-bloc collective sales, restructuring, refinancing of assets, wills and probate law. In the private wealth area, she has worked with high net worth clients on their family succession planning, asset protection and preservation, philanthropic endeavors, and settlement of property and trust creation.

She currently has a portfolio of clients in the private, quasi-government, and government sector and across a diverse range of industries such as financial services and social and welfare work. She is also retained in the panel of lawyers on many of the Singapore branches of foreign banks, and advises them on a myriad of Singapore law-related issues including banking, commercial contracts, regulatory compliance, personal data policies, and personal law.

She has been a facilitator and trainer for the Singapore Institute of Legal Education (SILE) for many years, and has also been involved in the revision of the current version of the Real Estate syllabus for SILE. She is a committee member of Conveyancing Practice and Sports committee of the Law Society of Singapore. She is also a member of the Audit & Risk Compliance Committee of the Community Foundation of Singapore, which is a non-profit organization that encourages and enables philanthropy in Singapore and matching donor's interests through their charitable funds.

PROFESSIONAL BACKGROUND

Lai Foong graduated from the University of Hull, United Kingdom and is barrister at law of the Inner Temple. She was called to the UK Bar in 1991. She was admitted as an Advocate and Solicitor of the Supreme Court of Singapore in 1993. She is a facilitator and trainer at the Singapore Institute of Legal Education for Real Estate Practice.

ACHIEVEMENTS

- Recognized by *The Legal 500 Asia Pacific* as a Recommended Lawyer for Banking And Finance: Local Firms in Singapore, 2024
- Mentioned in previous edition of IFLR1000

PROFESSIONAL / CIVIC ACTIVITIES

- Facilitator and trainer, Singapore Institute of Legal Education
- Member, Singapore Academy of Law
- Member, Law Society of Singapore
- Sports Chairperson of the Law Society of Singapore (2018-2020)
- Member of Audit & Risk Committee, Community Foundation of Singapore (from 2017)
- Member of Conveyancing Practice Committee of the Law Society of Singapore
- Member, ASEAN Law Association
- Member, Medical-Legal Society of Singapore

SPEAKING ENGAGEMENTS

- INBLF conference in March 2018 on “Development of Singapore Land Law”
- Talk at General Electric in September 2017 on “Lasting Power of Attorney in Singapore”
- AXA Seminar in November 2015 on “The Legal Difference between a Power of Attorney and Lasting Power of Attorney in Singapore”

ADMISSIONS

- Advocate and Solicitor, Singapore
- Barrister, Inner Temple

LANGUAGES

- Chinese (Cantonese)
- Chinese (Mandarin)
- English
- Hokkien

NEWS & EVENTS

- 24 August 2022, K&L Gates Advises Envision Digital on Acquisition of QOS Energy
- 4 December 2020, K&L Gates Again Advises Red Ventures on Pending Sale of CNET Content Services to 1WorldSync
- 18 September 2020, K&L Gates Advises Red Ventures on USD \$500 Million Acquisition of CNET Media Group from ViacomCBS

AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Estate Planning and Trusts & Estates
- Global Location Strategies
- Mergers and Acquisitions
- Nonprofit Organizations
- Real Estate Acquisitions and Dispositions
- Real Estate Development and Construction
- Real Estate Joint Ventures

REPRESENTATIVE EXPERIENCE

Construction and Asset Finance

- Carried out the tender of purchase, acquisition, and construction financing backed by securitization of assets; review of construction contracts and vendor supply contracts; drafting of sale and purchase agreements in forms prescribed by the Controller of Housing; and acting for developer in the sale of units.