

Our Practice

CNPLaw's Real Estate practice has two main arms - Retail Conveyancing and Corporate Real Estate. Collectively, the practice has the expertise, experience and resources to handle work spreading across the residential, commercial and industrial asset classes, and to advise on all aspects of property transactions in Singapore. Even beyond Singapore, our team of legal specialists regularly assist with regional transactions and outbound investments relating to real estate.

A unique and distinguishing feature of our Real Estate practice is our Client Care. Our Client Care officers are non-legal personnel who assist our clients on extra-legal matters, and who attend to feedback and queries from our clients. These officers possess extensive knowledge of and experience in the real estate industry, and are able to provide practical guidance and help to our clients in every case.

Corporate Real Estate

Our major clients include multinational corporations (MNCs), small and medium-sized enterprises (SMEs), property developers, construction companies, property funds, property-holding entities, asset managers, family offices, non-profit organisations, real estate investment trusts (REITs), as well as government agencies.

Our Corporate Real Estate Work Includes:

- acquisitions, disposals, and sale and lease back transactions for commercial and industrial property and developments, including commercial and industrial buildings, and residential developments;
- indirect property investment transactions, such as the sale and purchase of property-holding companies, joint venture investments and the restructuring of real estate assets;
- advising on commercial and industrial property-related regulatory matters;
- representing major landlords and building owners as well as prospective tenants in commercial and industrial leasing transactions, including negotiation of the terms and conditions;
- representing licensors and licensees in commercial and industrial licensing transactions, including negotiation of the terms and conditions;
- representing banks and financial institutions as well as borrowers in commercial and industrial property financing transactions, including mortgage-backed land loans, construction and development loans, and project financing;
- assisting our clients in their outbound real estate investments, working closely with a strong network of regional and international law firms to navigate our clients through complex deals and manage their risks in the pursuit of their commercial objectives.



Retail Conveyancing

Our Retail Conveyancing team advises and acts for private individuals, corporate investors, banks, financial institutions and statutory boards, in transactions involving residential property.

Our Retail Conveyancing Work Includes:

- acting for vendors, purchasers and financiers in the sale, purchase, and financing of residential private properties;
- acting for co-owners of a property in their de-coupling and fractional transfers;
- representing landlords, tenants, in residential tenancies which include negotiation of the terms and conditions;
- representing borrowers, mortgagees as well as the Central Provident Fund Board (CPF Board) in residential property financing transactions;
- acting in the refinancing and redemption of housing or term loans secured by a residential property; and
- advising on general residential property-related regulatory matters.

Complementing Our Practice

CNPLAW LLP's objective as a firm is to provide clients with a fully integrated service.

In line with this, our Real Estate practice (working closely together, where necessary, with our colleagues in the other practices within the firm) also advise our clients on matters such as the following:

For private individuals:

- setting up of private trusts, investment funds, deeds of family arrangement and between spouses;
- drafting and attending to the execution of Powers of Attorney, Wills, Lasting Powers of Attorney, Deed Polls;
- provision of notarial services;
- handling of probate and administration of estates upon death.

For corporate entities:

- setting up of property-holding entities (such as companies and special purpose vehicles (SPVs));
- joint venture investments



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Our Experience - Retail Conveyancing & Corporate Real Estate

CPF & Banks

We are a panel law firm for all the financial institutions in Singapore, as well as the CPF Board, for real estate financing transactions and for property purchases by corporate entities and individuals.

Serviced Apartments

Advised on development and restructuring options to convert a major hotel in Singapore into serviced apartments with mixed use.

Commercial & Industrial Properties

Acted for corporate clients and individuals in acquiring private, JTC and HDB land for the purpose of building factories for business operations or for own use.

Developers

Acted for local developers in the sale of development units in condominiums and flats.

Acted in collective sales to developers.

Acted for local developers in land tenders and collective purchases.

Sale to REIT

Acted for vendors of industrial properties for sale to proposed listing of a REIT in Singapore.

Acted for vendors of industrial properties for sale to listed REITs.

REITS

Involved in the establishment of what was to become CapitaMall Trust, the first listed REIT in Singapore.

Acted in the listing of a REIT in Singapore, which comprised both Singapore and Australian properties.

Real Estate Secured Banking

Acted for a major local bank in a S\$63 million re-financing loan granted to a local corporation. Securities required by the bank included a mortgage over two industrial properties, a debenture, a charge over contract proceeds, a corporate guarantee and an assignment of major contracts of the local corporation, in favour of the bank.

Leases

Acted for corporate and individual clients in drafting, reviewing and advising on various types of residential, commercial and industrial leases, including leases from statutory boards such as the JTC and HDB.

Acted for a major international operator of co-working space and flexible workspace on their long-term leases with major landlords (REITs) and also on licensing arrangements for their clients in Singapore.

Advised Sentosa Development Corporation on land leases and various types of licence agreements, as well as on land law and regulatory matters.