

## Lilian Chiang, MH

Senior Partner | Property | Hong Kong

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Senior Partner of the firm and Head of the Property Department, Lilian is a doyen of the real estate world in Hong Kong. She is among the best-established and best-known names in the field, with strong links to many of the major players and a track record that includes many of the key real estate deals of the last decade.

Lilian is deeply experienced in all kinds of property related transactions, including sale and purchase of commercial, residential and industrial properties, tender and auction transactions, exchange and partition of land arrangements and documentation, all types of conveyancing matters, leases, tenancies, joint venture agreements and all types of property related advice including stamp duty and regulatory advice. She also advises on planning and zoning advice and appeal.

She has considerable experience of residential and commercial development project works including negotiations with the Hong Kong Government on terms of the Land Grants, preparation of Deeds of Mutual Covenants and Agreements of Assignments.

Lilian frequently counsels major banks in Hong Kong on numerous land related security financing including building mortgages, all types of mortgages and security documentation.

Lilian was awarded MH (Medal of Honour) in 2023 in recognition of her dedicated and valuable community service.



### Principal Areas

- Corporate Services
  - Notarial Services
- Private Clients
- Real Estate
  - Investing in Real Estate
  - Joint Ventures and Project Development
  - Landlord and Tenant
  - Planning and Zoning
  - Real Estate Finance
  - Real Estate Management Issues
  - Real Estate Tax

### Sectors

- Education
- Hospitality and Leisure
- Private Wealth

### Languages

- English
- Cantonese
- Mandarin

### Jurisdictions

- Hong Kong
- England and Wales (non-practising)
- Singapore (non-practising)
- New South Wales (Australia) (non-practising)
- Victoria (Australia) (non-practising)

## More about Lilian Chiang, MH

## Accolades

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Recognised as a Band 1 lawyer in Real Estate by Chambers Greater China Region (2022)

Recognised in the “Hall of Fame” for the Hong Kong Real Estate practice in Legal 500 Asia Pacific (2020-2022)

Recognised as a Band 1 lawyer in Real Estate in Chambers Asia Pacific Guide since 2007

Recognised as a leading lawyer in the Hong Kong Real Estate practice in Legal 500 Asia Pacific since 2001

Recognised as a Commended External Counsel of the Year in Real Estate by the Asian-mena Counsel, magazine for the In-House Community in 2019

Recognised as a notable practitioner in Real Estate in the asialaw Profiles 2020 edition

Recognised as the “Best in Real Estate” in the Euromoney Legal Media Group Asia Women in Business Law Awards in 2013

Recognised as one of the experts in the Women in Business Law and in the Real Estate categories by Euromoney’s Expert Guides since 2012

Recognised as one of the “50 Best Lawyers in Hong Kong” by the Corporate INTL Magazine in 2011

Highly recommended by the PLC Which Lawyer? in the Real Estate practice for 5 consecutive years from 2005 to 2009

## Appointments/Memberships

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Senior Partner, Deacons

Head of Property Department, Deacons

Independent Non-executive Director of Singapore Mapletree Pan Asia Commercial Trust Management Limited (3 August 2022 – Present)

Independent Non-executive Director of Singapore Mapletree North Asia Commercial Trust Management Limited (15 December 2021- 2 August 2022)

Member, Election Committee HKSAR (October 2021 – October 2026)

Member, Land Titles Ordinance Steering Committee of the Land Registry (Present)

Member, Title Registration Education Committee of the Land Registry (Present)

Member, Committee on Real Estate Investment Trusts at the Securities and Futures Commission (April 2017 – March 2023)

Chairman, Property Committee, The Law Society of Hong Kong (15 April 2015 – Present)

Deputy Chairman, Council of the City University of Hong Kong (1 January 2020 – Present, member since 1 January 2014)

Member, Nominations Committee of the City University of Hong Kong (20 June 2019 – Present)

Honorary Legal Advisor, Hong Kong Society of Transplantation (2007 – Present)

Member, Association of China-Appointed Attesting Officers Limited Disciplinary Tribunal Panel (August 2022- August 2025)

Chairman, HR Sub-Committee of the City University of Hong Kong (1 June 2014 – 31 December 2019)

Member, Criminal and Law Enforcement Injuries Compensation Boards of the Social Welfare Department (2006 – 2008)

Vetting Committee Member, Professional Services Development Assistance Scheme of the Commerce and Economic Development Bureau (2006 – March 2008)

Adjudicator, Immigration Tribunal of the Security Bureau (1998 – 2004)

Adjudicator, Registration of Persons Tribunal (1998 – 2004)

Member, Hong Kong Housing Authority Complaints Committee (1996 – 2001)

External Examiner in Law, The University of Hong Kong (1989 – 1991)

## Education

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LLB, PCLL, University of Hong Kong