

Leong Lijie
Partner



E: leonglijie@tkqp.com.sg
T: +65 6496 9243

Areas of Practice

- Dispute Resolution
- Infrastructure and Construction
- Real Estate
- Corporate and Commercial

Qualification/Education

- Advocate & Solicitor, Singapore, 2017
- Bachelor of Laws (Hons), National University of Singapore, 2016

Appointments/Memberships

- Board Member, Singapore Badminton Association
- Member, The Law Society of Singapore
- Member, Singapore Academy of Law

Awards and Accolades

- *Singapore Business Review*: Singapore's 20 Most Influential Lawyers 40 and Under, 2023

Commercial dispute resolution is Lijie's main area of practice. In particular, he has acted in a range of contentious infrastructure, construction and real estate matters.

To complement his disputes practice, Lijie has picked up conveyancing and developed a real estate practice. With his disputes background, Lijie is able to and has acted in conveyances involving construction delays, building defects, vexatious caveats, encroachments and other contentious matters.

Lijie has experience with other types of commercial transactions, including the acquisition and sale of shares in real estate holding companies.

Outside of legal practice, Lijie is a Board Member of the Singapore Badminton Association where he provides in-house legal assistance.

While in school, Lijie was awarded the Punch Coomaraswamy Prize for being the best student in the law of evidence. Fluent in both English and Mandarin, Lijie studied at the China University of Political Science and Law for five months as part of an exchange programme. Lijie understands basic Bahasa Indonesia.

Experience

Notable infrastructure, construction and real estate disputes

- Acting for the **developer** of Biopolis III in numerous interlocutory, trial and appellate proceedings against the main contractor. This was one of the rare few construction delay cases being litigated. The Appellate Division agreed that damages can be claimed for losses suffered beyond the delay period; that intervening acts of prevention did not break the chain of causation; that losses suffered were directly foreseeable (departing from foreign authority); and that all wasted fixed expenditure was claimable in addition to net rental loss: see [\[2023\] SGHC\(A\) 9](#). Secured compensation of more than **S\$11 million**.
- Acting for **one of the consultants** of an environmental remediation project in arbitration proceedings against some of the project parties. Aggregate value of claims and counterclaims exceeded S\$65 million.
- Advising **one of the major contractors** of a mixed-used development (consisting of office towers, a retail mall and residential blocks) on delay, payment and variation of works issues. The total sum in dispute exceeded **S\$11 million**.
- Acting for the **MCST** of a residential development in court proceedings against the developer, main contractor and architect for building defects (including void spaces appearing within the development). Secured compensation worth more than **S\$3 million**.
- Acting for the **main contractor** of a mixed-used development (consisting of residential units and a retail mall) successfully in court proceedings commenced by a subsidiary MCST for alleged defects.
- Acting for the **main contractor** of a tunnelling project successfully in a dispute involving alleged ground settlement and damage to property.
- Acting for the **registered proprietor** of commercial land worth more than S\$8 million successfully in court proceedings over beneficial ownership. The matter required conveyancing knowledge, including that of the deeds system of registration.

- Acting for a **charitable organisation** in interlocutory and appellate proceedings to recover vacant possession of land, unpaid rent and damages for holding over. This was the first published case where the annual value of land was used to assess damages for holding over: see [\[2022\] SGHC 174](#). Secured vacant possession and compensation of more than **S\$800,000**

Notable real estate transactions

- Acting in the perfection of a lease and mortgage over land (including **foreshore**) valued at more than S\$300 million.
- Acting in the acquisition of a leasehold valued at S\$80 million. There was an existing lease; the relevant lot was landlocked; and there was **a complex option to renew**.
- Acting in the sale of the entire share capital of a **23-year old property holding company** valued at S\$45 million. While the transaction was ongoing, there was a partial surrender of premises by the anchor tenant as well as the renewal of the anchor tenancy.
- Acting in the purchase of commercial properties valued at S\$38 million. The properties were subject to **orders issued by the authorities**.
- Acting in the purchase of commercial property valued at S\$37 million. The property straddled several lots, **some freehold while others leasehold**. Negotiations over the passing of risk were extensive.
- Acting in the purchase of a multi-storey carpark and connecting strip valued at S\$26 million. Carpark is part of a strata-titled development. **Title (including boundaries) had to be investigated**.
- Acting in the collective **receiver's sale of strata units** worth more than S\$18 million. The sub-sale was by tender and pursuant to an ongoing collective sale exercise.
- Acting in the sale of the entire share capital of a **17-year old property holding company** valued at S\$13 million. Advised on issues relating to planning permission, redevelopment works and existing tenancies.
- Acting in the **lease of an entire residential development**, including the common areas, with an annual rent exceeding S\$3 million.

Other notable disputes

- Acting in a **longstanding corporate dispute over assets** worth more than US\$160 million involving individuals and companies in various jurisdictions.
- Acting for a **Philippines-based contract mining company** in proceedings before the Singapore International Commercial Court to set aside an arbitral award: [\[2021\] SGHC\(I\) 13](#).
- Acting for a **Vietnam-based web-hosting services company** in arbitration proceedings against a US-headquartered software giant.

Other notable transactions

- Acting for a **US-headquartered Internet Service Provider** in the acquisition of shares in Singapore and Indonesian companies.
- Acting for a **Dubai-based telecom** in the acquisition of shares in Singapore and Indonesian companies.