

## Tan Ching Chern

PARTNER ,WITHERS KHATTARWONG\* | SINGAPORE



\* Withers KhattarWong LLP is a Singapore law practice, affiliated with Withers LLP.

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Ching Chern is a partner in the real estate team.

She represents individual and corporate purchasers and vendors, as well as developers (both licensed and unlicensed), in the sale and purchase of private residential, commercial and industrial projects. She also handles their mortgages and redemptions, as well as Central Provident Fund withdrawals and discharges.

Ching Chern acts for major developers (such as Allgreen Properties Limited, Guocoland Limited and United Engineers Limited) in the sale of the uncompleted and completed properties in their development projects, as well as for other developers in their niche development projects. She also assists her developer clients (licensed and unlicensed) in their appeals to the Inland Authority of Singapore for extensions of their deadlines to fulfil the conditions of the remissions of the Additional Buyer's Stamp Duty for developers.

In addition to acting for the Central Provident Fund Board, Ching Chern represents banks and financial institutions in housing and commercial loans, including ship financing matters.

Besides acting for statutory boards in land related matters, she also acts for landlords and tenants in various types of tenancies.

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SECRETARY **CLAUDINE TAN**

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### TRACK RECORD

Acting for the Civil Aviation Authority of Singapore in the restructuring of its land matters pursuant to its corporatisation exercise in 2009, the long term subleases of the various airport lands (such as the Project Jewel site and the Terminal 5 site) to Changi Airport Group (Singapore) Pte Ltd, and advising in sustained leasing matters.

Represented a wholly-owned subsidiary of Allgreen Properties Limited in the development sale of 423 units of terrace houses and 128 units of semi-detached houses at PAVILION PARK.

Acting for **Sophia Residence Pte Ltd**, a wholly owned subsidiary of Guocoland Limited, in their development sales of SOPHIA RESIDENCE, their luxury condominium development (5 blocks with a total of 272 blocks) built on the site of Sophia Court, nestled within the prime residential enclave of Mount Sophia in District 9.

Acted for the joint venture between UE Developments Pte Ltd and Greatearth Construction Pte Ltd in the sale of 578 Housing & Development Board's Design-Build-And-Sell Scheme units at Park Central @ AMK.

Acting for **UE Development (Bendemeer) Pte Ltd** as their lead legal advisors in their development sales of EIGHT RIVERSUITES at Whampoa Road. This condominium project with both flat units and strata terraces was the first development to be launched using the new format developer sale documents under the amended Housing Developer's Rules a few weeks prior to the required commencement date.

Represented a wholly-owned subsidiary of CSC Holdings Limited in their joint venture with the wholly-owned subsidiary of Soilbuild Group Holdings Limited in respect of their 71-unit terrace factory development project at West Point Bizhub.

Advising and acting for the Civil Aviation Authority of Singapore in respect of the restructuring of its land matters for its corporatisation exercise in 2009 and in respect of its land matters at Changi Airport since corporatisation.

Advising and acting for the **Land Transport Authority** in their Licence Agreement and Easement in respect of their Boon Lay Bus Interchange located within 'The Centris', a development by Prime Point Realty Development Pte Ltd.

## ADMISSIONS

- Singapore, 1993

## MEMBERSHIPS

- The Law Society of Singapore, Conveyancing Practice Committee

## TALKS

*'Anchor Tenant Leases - Avoiding Potential Legal Tussles and Pitfalls'* and *'Co-Tenancy Clauses - failures and remedies'* Tenancy Agreements & Leases 2015, organised by MagnusLink

## EDUCATION

National University of Singapore, LL.B (Hons)

## LANGUAGES

ENGLISH

## DATES

JOINED: 2007

PARTNER: 2015

Singapore

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