



Janice Lim

Consultant
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Profile

Having started practice in 1994 in the area of real estate, Janice has gained immense experience in this area of law. She acts for clients on all aspects of real estate and property transactions and financing, whether involving commercial, industrial or residential property. She also acts for individuals as well as institutions on sale-purchase transactions, leases, mortgage transactions and is equally familiar with the work of most financial institutions in Singapore.

Aspects of real estate and property transactions on which Janice has advised include the following:

- sale and purchase of real estate including the negotiation and completion of en-bloc purchases of land. Completed projects include:
 - (1) Holland View – an en-bloc purchase of 48 residential units and subsequent sale of 200 units by the Sim Lian Group;
 - (2) Hin Seng Garden – an en-bloc purchase of 88 residential units and subsequent sale of an estimated 300 units by the Sim Lian Group;
 - (3) The Bleu @ East Coast – an en-bloc purchase of 2 residential developments and subsequent sale of 40 units by the Sim Lian Group;

- financing of real estate from the various financial institutions including ABN Amro Bank Singapore, Australia & New Zealand Banking Group Limited, Singapore Branch, CIMB Bank Berhad, Singapore Branch, Citibank Singapore Limited, DBS Bank Ltd (including work from Enterprise Banking), Hong Leong Finance Limited, Malayan Banking Berhad, Oversea-Chinese Banking Corporation Limited, Sing Investment and Finance Ltd, Standard Chartered Bank, The Hongkong And Shanghai Banking Corporation Limited & United Overseas Bank Limited;

- legal aspects of property under development, including the subdivision of land, and compliance with regulations governing development and sale;

- leases and tenancy agreements including the leases for Cuscaden Properties Pte Ltd at Tanglin Mall;
- use of Central Provident Funds towards the purchase and/or financing of loans; and
- property development work including the purchase of the land parcel, compliance with regulations governing development and sale, subdivision of land, completion of sale of units developed. Some of her clients and recent projects done are listed below:
 - Far East Group of Companies –
Residential development like Kew Heights, Regentville
SOHO development like Central at Clarke Quay;
Commercial development like China Square.
 - UOL Land Limited –
Residential development like Island Country Villas
 - Hong Leong Group –
Industrial development like Joo Seng Warehouse
 - Listed company, Sim Lian Group of Companies –
residential developments like The Jade, The Pearl @ Mount Faber, Viz at Holland, Bleu @ East Coast, Carabelle, Rochelle @ Newton industrial development, Ubi One;
 - Kuik Ah Han group of companies –
industrial developments like Northlink, Cendex Centre, Vertex, Trivex, Zervex and other private acquisitions of land parcels and their upcoming development at Ang Mo Kio;
 - Yee Hong Group of Companies –
industrial developments like 8 @ Tradehub and Midview City which comprise each of approximately 800 factory/warehouse units, Woodlands E-terrace, Tuas Land Parcel, Eastpoint and their latest development, Woodlands 11;
 - Evan Lim Group of Companies
Residential developments like Parc Centennial, Rosewood Suites, Illuminaire on Devonshire, Steven Suites, Skysuites¹¹ and their 888-unit Housing & Development Board Design-Building-And Sell Scheme development, Trivelis at Clementi. Their latest development at Sengkang is slated to be launched in the

first quarter of 2013;

- Industrial developments like Nordix and Jurong Food Hub and their latest development, ELDIX at Mandai Estate;
- Precise Group of Companies
Residential developments like GAIA and SHIRO and their upcoming development at Lorong K Telok Kurau.

In the course of acting in the above matters, Janice has also acted for some of these developers in project financing work involving restructuring of debts, subordination of loans etc.

Qualifications

- LL.B., National University of Singapore, 1993
- Advocate and Solicitor, Supreme Court of Singapore, 1994

Professional History

Nov 2011 – present	Consultant, Eldan Law LLP
2009 – Oct 2011	Associate Director, CTLC Law Corporation
2004 – Jul 2009	Associate Director, Central Chambers Law Corporation
2001 – 2003	Associate, CTLC Law Corporation
1999 – 2001	Partner, Edwin Tay & Co
1994 – 1998	Associate, Wong Partnership (Prior to merger, Wong, Yoong Tan & Molly Lim)

Memberships

- Member, Law Society of Singapore
- Member, Singapore Academy of Law