

JunHe LLP as a full-service firm fields an outstanding real estate and construction team. (It has) Notable strength in cross-border M&A and financing transactions.

—Chambers Greater China Region

Primary Land Development and Urban Renewal

In the area of real estate and construction, “primary land development and urban renewal” projects have gained more attention from governments, property owners and real estate developers. Through primary land development and urban renewal projects, governments achieve their goals of land maturation and old area renovation, and property owners and real estate developers, as major participants, gain benefits.

JunHe’s real estate and construction team has vast experience in the field of primary land development and urban renewal. Our lawyers provide great legal services and are also in possession of comprehensive industry knowledge, enabling them to provide strong support and professional services to their clients. Our lawyers use both Chinese and English as their working languages and can communicate smoothly with domestic and foreign clients, which is helpful for clients to realize their business goals.

Clients of our primary land development and urban renewal projects cover large-size domestic and foreign real estate developers, financial institutions and local governments. JunHe has participated in many unprecedented representative projects, winning high praise from our clients.

The legal services provided by JunHe in real estate equity merger projects include:

- **Assessment and optimization of transaction schemes:** assisting clients with an analysis of the pros and cons of different transaction schemes and paths for clients’ optimization of transaction structures and steps;
- **Conducting due diligence investigations:** conducting legal due diligence investigations and providing DD reports;
- **Preparing transaction documents:** drafting, reviewing and modifying various transaction documents (e.g., primary land development entrustment agreements, land acquisition and reserve agreements, land consolidation and preparation agreements, urban renewal cooperation agreements, expropriation compensation agreements);

JunHe, founded in Beijing in 1989, is one of the first private partnership law firms in China. Since its establishment, JunHe has grown to be a large and recognized Chinese law firm. The firm has fifteen offices around the world and a team comprised of more than a thousand professionals.

(JunHe) Represents both SOEs and private firms. It leverages its solid corporate law expertise and collaboration across departments to provide a one-stop service.

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- **Participating in business negotiations:** carrying out negotiations with counterparties on behalf of clients;
- **Providing legal advice and/or offering legal opinions:** providing legal advice and opinions on PRC law-related issues and upon request by clients, offering special legal opinions;
- **Assisting in closing:** assisting clients in procedures such as title deregistration.

Selected Deals

Land consolidation and preparation by China Merchants Group of 2.9 square kilometers in a Qianhai logistics zone

JunHe represented China Merchants Group and its subsidiary China Merchants Shekou Industrial Zone Holdings Co., Ltd. in its land consolidation and preparation of 2.9 square kilometers of land parcels in Shenzhen Qianhai Bay and the establishment of a joint venture with the local government. JunHe provided a full range of legal services in the project, including evaluating the compensation value, the benefit sharing, and the internal interest allocation involved in the land consolidation. JunHe also participated in the establishment of the joint venture and the communications and negotiations with the government, and reviewed all the transaction documents.

Several primary land development projects invested by China Development Bank Capital Co., Ltd.

JunHe represented China Development Bank Capital Co., Ltd. in several primary land development projects in Pinggu, Fengtai, Huairou and other sites in Beijing. JunHe provided a full range of legal services in the projects, including conducting due diligence, conducting research on local primary land development policies and practices, evaluating the transaction structure and drafting and negotiating the transaction documents.

Primary land development projects by China Railway Real Estate Group Co., Ltd. in Haozhou and Tengzhou

JunHe represented China Railway Real Estate Group Co., Ltd. in its primary land development projects in Haozhou, Anhui and Tengzhou, Shandong. JunHe reviewed the framework agreement and the cooperation contract and provided legal analysis of the PRC-law related issues and the risks involved in the projects.

A Real Estate and Construction
Law Firm of the Year - China
2022

In-House Community

Impact Deal Awards (Guangdong) -
The 2.9 sq.km. Land Preparation and
Joint Venture Cooperation Project in
Qianhai of China Merchants Group
2020

IFLR1000 China Awards

PRC Firm of the Year - Real Estate
2018, 2017

China Law & Practice Awards

JunHe's real estate and construction team is one of China's outstanding legal service providers in the sector. The real estate and construction team is committed to providing quality services to clients who intend to expand their businesses and invest in China's real estate market, and those clients with businesses in the area of construction, asset-backed securities, publicly offered infrastructure REITs, tendering and bidding, litigation and arbitration. In a commercial and regulatory environment that is complex, evolving and often local, we make every effort to deliver clear professional legal solutions. Our solutions are designed to be acceptable to the authorities, thereby meeting our clients' commercial needs and assisting them in accomplishing their business goals.