

LegalWorks Law Corporation is a dynamic firm, with a focus on providing a high level of personalised service to its clientele. Customer satisfaction is our main priority; and we strive to provide fast, friendly and accessible service at competitive rates. Our track record is evident from our repeat clients who have been with us for more than 15 years.

Portfolio of Legal Services

We specialise mainly in conveyancing and corporate transactions. Nonetheless we are pleased to also offer our services in the following areas of law:-

Banking and Finance

Corporate & Commercial Law

Corporate Secretarial Services

Conveyancing and Property

Intellectual Property Law

Landlord and Tenant

Probate & Administration of Estates

Law Family and Matrimonial Law

Since its incorporation in 2003, our company has grown quickly. In addition to its wide client base of individuals and SMEs, our clientele include:

- HSBC
- UOB
- ANZ Bank
- Maybank
- CIMB
- Citibank
- ACE Insurance
- AVIVA Insurance
- AXA Insurance
- Tenet Insurance
- Cosmic Insurance
- NTUC Income Insurance Co-operative
- ABN AMRO
- Sembawang Kimtrans Limited
- RDC Marine Pte Ltd
- Logistics 21 Pte Ltd
- SembWaste Management Pte Ltd
- SembWaste Cleantech Pte Ltd
- Garena
- SembWaste Cleantech Pte Ltd
- Shopee
- Kingsland Global Ltd
- Ideal Land Pte Ltd
- Kingsland Data Centre Pte Ltd
- See Hup Seng Ltd
- Orix Car Rental Pte Ltd
- Orix Fleet Management Pte Ltd
- OCL Limited
- Trivec Singapore Pte Ltd
- Sotheby's International Realty Singapore
- Prescrete Engineering Pte Ltd
- Fook Tong Nam Industries Pte Ltd
- Yeo Brothers Pte Ltd
- MFS Technology (S) Pte Ltd
- Merchant Square Pte Ltd
- Kingsland Development Pte Ltd
- KHI Properties Pte Ltd
- Jackson International Pte Ltd
- Jackson Global Pte Ltd
- Lanxess Butyl Pte Ltd
- New Union (Singapore) Investment Pte Ltd
- FundHive (Singapore) Investment Pte Ltd
- Shopmatic Pte Ltd
- Singapore Realtors Inc
- SRI5000 Group of Companies
- Ubitech Pte Ltd
- FS Captial Pte Ltd
- Le Plus Development Pte Ltd
- HPC Builders Pte Ltd
- HuaSing Construction Pte Ltd
- R Vantage Group of Companies

to name but a few.

Conveyancing

In the area of conveyancing and property law, our area of expertise encompass sale and purchase transactions involving HDB flats (direct, resale and BTOs), Executive Condominiums, HUDC, condominiums, landed residential properties (including good class bungalows (GCBs)), as well as industrial and commercial properties (including private, HDB and JTC). We also represent local and international banks and financial institutions in mortgage, mortgagee sales, refinancing, additional facilities, redemption and preparation of related security documents.

We regularly represent clients in multi-million dollar transactions. The company had acted in the sale and lease back of the Trivec Building for S\$32,000,000/- to Bermuda Trust (Singapore) Limited, sale and leaseback of Trivec Centre for S\$16,750,000/- to HSBC Institutional Trust Services (Singapore) Limited, the sale and leaseback of 138 Joo Seng Road for S\$13,000,000/- to HSBC Institutional Trust Services (Singapore) Pte Ltd as announced by the Singapore Stock Exchange, sale and leaseback of Fook Tong Name Building for \$13,400,00.00 to MacarthurCook Property Investment Pte Ltd and completed a S\$4,850,000/- transaction for the development of an extension building with a guaranteed rent clause; to name a few.

In 2010 alone, we had represented high net-worth individuals or corporations in the purchase and/or sale of good class bungalows totalling in excess of \$150 million.

In 2011, we also acted in the sale of Merchant Square for S\$65,000,000.00 as reported in the local newspapers and represented high net-worth individuals and corporations in the purchase and/or sale of good class bungalow totaling in excess of \$160 million.

In 2013 we acted for Lanxess Butyl Pte Ltd in their purchase of 16 Joo Koon Crescent for S\$7,500,000.00.

You may refer to the "News and Events" section of our website at www.legalworks.sg for more details of the real estate transactions that we have handled.

Corporate

In the area of commercial law, we have extensive experience advising clients on a broad spectrum of areas, including corporate restructuring, corporate governance, regulatory compliance *vis-à-vis* the Companies Act and Securities and Futures Act, project and business financing, local and cross-border joint-ventures, sale and purchase of shares or businesses, and intellectual property matters.

In addition, we also provide an extensive range of corporate services such as incorporation of private limited companies, advising and assisting clients in the drafting a wide range of commercial documents such as, to name a few:

- shareholders agreements
- joint-venture/collaboration agreements
- partnership agreements
- investment agreements
- sale of shares/business contracts
- memorandums of understanding (MOU)
- licensing agreements
- employment contracts
- distributorship agreements
- outsourcing proposals
- non-disclosure/confidentiality agreements
- proof of concept (software) agreements
- reseller contracts
- software distribution & licensing agreements
- software maintenance contracts
- website advertisement agreements

LegalWorks Law Corporation
10 Anson Road
#19-04 International Plaza
S079903
Tel.: 6325 1722
Email: mail@legalworks.sg

- authorship agreements
- software development agreements
- IT consultancy services agreements
- website terms of use
- privacy policy

We also advise new start-ups and entrepreneurs in diverse industries, ranging from car rental, crowdfunding, e-commerce facilitation platforms, food & beverage, home healthcare, childcare, insurance, medical e-concierge, online training portals, property management, software developers, real estate web portals, to transport & logistics.

Our Lawyers & Staff

The law practice's 3 directors, namely Ms. Dorothy Tay, Mr. Thean Chow Leong and Ms Boey Souk-Tann each have more than 20 years of experience in practice, whereas Ms Denyse Yeo Su-Ann has more than 13 years of experience in practice.

Ms. Dorothy Tay (Admission No. 372/93) has been specializing in conveyancing practice since March 1997. She began practice with Messrs. William Lai & Alan Wong. In 2001, she was made a partner in the Banking Property and Finance Department of Messrs. Khattar Wong & Partners before setting up Legalworks Law Corporation in 2003. She is experienced in handling complex property related matter and handle multi-million dollars transactions. She has also expanded her areas of practice to include corporate and intellectual property matters. She is also called to the English Bard and conferred the title Barrister-At -Law. Please send us an email to request for Ms. Dorothy Tay's resume for a detailed description of her specialties in conveyancing.

Mr. Calvin Thean (Admission No. 193/92) commenced practice with Messrs. Tang & Tan in 1996. His areas of practice include, amongst others, acting as company secretary listed on the Singapore Stock Exchange (both Main Board and Secondary Board), advising clients on incorporation of private limited companies and matters relating to corporate governance and regulatory compliance, as well as corporate law. He has also represented clients (both individuals and corporations) in the sale and purchase of properties or buildings for both completed properties and properties under construction (residential, commercial, industrial, HDB, HUDC, JTC). Please send us an email to request for Mr. Thean's resume for a detailed description of his specialties in corporate and conveyancing.

Ms Boey Souk-Tann has close to 20 years of experience as both in-house and private legal practitioner. Ms Boey specialised in banking, corporate and real estate matters. She started her career with the Legal Service where she served with the Ministry of National Development as legal officer, and then with the Attorney General Chambers as State Counsel. Thereafter she joined Bangkok Bank Public Company Limited as its in house legal counsel, covering legal and operational aspects of audit, operations, regulatory compliance and corporate banking. In 1999, she joined private legal practice where she specialized in corporate, banking and real estate matters.

Ms Denyse Yeo is a graduate of the University of Bristol and was admitted as a Advocate and Solicitor of the Supreme Court, Singapore in 2009. She specializes in general corporate and commercial advisory work. She left practice for a few years to join a local REIT as in house counsel, during this time she was involved with the managing of the legal, real estate, compliance and corporate secretarial matters of the REIT manager. She returned to legal practice in 2017 and advises clients on a range of corporate matters including mergers and acquisitions, joint ventures, corporate restructuring and investments. She also regularly advises on general corporate and commercial matters such as corporate governance and incorporation of companies in Singapore.

The company's lawyers are complemented by a group of eight experienced, friendly legal executives and administrative staff. The company has 3 legal executives dedicated purely to conveyancing work, namely Ms. Jeannie Choy (who has about twenty years' relevant conveyancing experience in Singapore), Ms. Narimah Binte Mohamed Anver (more than twelve years' relevant conveyancing experience in Singapore) and Ms. Sharon Chow (who has about thirty years' relevant conveyancing experience in Singapore).