

Joyce Lai

黎珮玲大律師

Chambers of Ronny Wong SC

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Call: 2015 (HK)

Admission: 2013 (New South Wales, Australia)

Education

2014 PCLL (City University of Hong Kong)

2013 GDLP (College of Law)

2012 JD (The University of New South Wales)

2009 BSc (The University of New South Wales)

Practice Profile

Listed in the “*Rising Star*” category for Junior Counsel.

- **Legal500 Hong Kong Bar 2022** (Regulatory, investigation and crime)

“An extremely hard-working junior and an asset to any commercial crime team. She has good client care skills and prepared to work hand-in-hand with solicitors in obtaining proofs of evidence and witness statements.”

- **Legal500 Hong Kong Bar 2021** (Asia Pacific – Hong Kong Bar – White Collar Crime)

Listed in the “*Rising Star*” category for Junior Counsel.

- **Legal500 Hong Kong Bar 2021** (Asia Pacific – Hong Kong Bar – White Collar Crime)

Joyce completed her pupillage with Mr. Albert Luk, Ms. Wing Kay Po, Mr. Jonathan Ah-weng, Mr. Michael Blanchflower SC and Mr. Ng Man Sang Alan. She also served as a marshal to the Honorable Madam Justice D’Almada Remedios before joining Chambers in 2017.

Joyce is developing a practice in both criminal and civil matters. She has appeared as a led junior or as an advocate in her own right in the Court of Appeal and the Court of Final Appeal, the Court of First Instance, the District Court, the Magistrates’ Courts, the Lands Tribunal and before various boards.

Joyce has represented clients in criminal matters including drug-related offences, road traffic offences, departmental summons, with a strong emphasis on white-collar crime. She has solid knowledge and experience in handling cases involving elements of fraud and money laundering from the investigation stage through to the appeal process.

During her pupillage, she assisted in a three months jury trial involving import and export bank loan frauds of over HK\$400 million. She later acted for two of the Defendants in their application for leave to appeal to the Court of Final Appeal.

On the civil side, Joyce regularly advises international property management companies and incorporated owners on a wide range of building management and related matters. Since commencing practice, she has conducted cases related to building management, commercial disputes, personal injuries, tenancy and land matters.

Selected Cases

Offences against Public Justice

- ***HKSAR v Kevin Bowers (DCCC 898/2018)***
for the prosecution of a solicitor charged with two counts of perverting the course of public justice (led by Ms. Priscilia Lam).

Fraud and Money Laundering

- ***HKSAR v Tam Ho-kit (ESSC 3113/2018)***
for the defendant charged with fraud involving HK\$2.8 million in relation to the purchase of a Home Ownership Scheme flat (led by Mr. Michael Blanchflower SC).
- ***HKSAR v Wu Wing Kit & Anor [2017] 5 HKLRD 1***
for a defendant in resisting the prosecution's application to adduce the defendants' previous testimony or documentary evidence as part of the prosecution case in a re-trial (led by Mr. Michael Blanchflower SC and Ms. Maggie Wong (now Ms. Maggie Wong SC)).
- ***HKSAR v Wu Wing Kit & Anor (DCCC 1022/2012)***
for a defendant charged with money laundering involving HK\$68.9 million arising from a listed company's very substantial acquisition of dairy farms situated in New Zealand in a 2 months re-trial (led by Mr. Michael Blanchflower SC and Ms. Maggie Wong (now Ms. Maggie Wong SC)).
- ***HKSAR v Nanik Dayaram & Anor (FAMC 7/2017)***

for the applicants on appeal to the Court of Final Appeal against 9 convictions of import and export bank trade loan frauds involving over HK\$400 million (led by Mr. Daniel Marash SC, Mr. Benson Tsoi and Ms. Kate Olley).

Building Management

- ***Jade Assets Ltd & Ors v The IO of East Sun Industrial Centre, New East Sun Industrial Building and East Sun Industrial Building (HCA 2388/2014)***
for the defendant defending multiple alleged claims of trespass, nuisance, encroachment and unjust enrichment (led by Mr. Kenneth CL Chan and Ms. Eunice Yung).
- ***陳金泉 及 元朗祥發大廈業主立案法團 (CACV 223/2017)***
for the respondent in resisting an application for leave to appeal to the Court of Final Appeal.
- ***陳金泉 及 元朗祥發大廈業主立案法團 (CACV 223/2017)***
for the respondent in resisting an appeal regarding renovation contributions and the striking out of its claim based on the principles of *res judicata* and *issue estoppel*.
- ***陳小華 及 百福花園業主立案法團 (LDBM 188/2017)***
for the respondent in obtaining costs against the applicant.
- ***徐明全 及 馬寶道華禮大廈業主立案法團 (LDBM 188/2016)***
for the respondent in resisting an application for leave to appeal out of time.
- ***徐明全 及 馬寶道華禮大廈業主立案法團 (LDBM 188/2016)***
for the respondent in resisting an application to vary a costs order nisi.
- ***徐明全 及 馬寶道華禮大廈業主立案法團 (LDBM 188/2016)***
for the respondent in defending a claim of alleged breach of DMC and its counterclaim against the applicant for outstanding management fees.

Tenancy

- ***Wong Siu Kuen Tammy and Wong Yan Ho (LDPD 1491/2019)***
for the applicant in recovering possession of a residential premises and mesne profit.
- ***Dragon Palace Holdings Limited and China International Arts and Crafts Investment Limited (LDPD 1491/2019)***

for the respondent in defending a claim for repossession of a commercial premises and obtaining mesne profit.

- *Sparadise of Hong Kong Limited and Yan Yuet Tong Limited (LDPE 399/2018)* for the applicant in recovering possession of a commercial premises and obtaining mesne profit.

Administrative Law

- *關金勝及跨部門工作小組 (CP0007)*
for the appellant in appealing against the Independent Working Group's decision regarding the ineligibility for ex-gratia payment.
- *關金勝及跨部門工作小組 (CP0007)*
for the appellant in appealing against the quantum of ex-gratia payment assessed by the Independent Working Group (led by Mr. Jonathan Ah-weng).

Companies & Winding-up

- *Re Shanghai Huaxin Group (Hong Kong) Ltd (HCCW 126/2018)*
for the petitioner in the winding up of a company.
- *Re Grandview Industries Company Limited (HCCW 46/2017)*
for a creditor in the winding up of a company.

Contract

- *Yan How Yee v Yu Kin San Paul & Ors (HCA 3050/2015)*
for the plaintiff in enforcing a settlement agreement arising out of mediation (led by Mr. Ng Man Sang Alan).