

Shannon Leung

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Call: 2005 (HK)

Practice Profile

Shannon has been a civil practitioner for more than 10 years. She specializes in land, conveyancing, commercial litigation, equity and trust, estate agency, arbitration, family, wills and probate, etc. Shannon has handled numerous multi-millions land disputes, including the sale dispute of Evergrande Emerald Bay, the sale dispute of Grand Himm, the sale dispute of KK Centre (now Kings Hotel), the rooftop dispute with Henderson Land Group, the saleable area dispute in Lippo Centre, etc. Proficient in Chinese, she has recently passed the Greater Bay Area legal exam.

Education

LLM U Lon (Commercial Law): 2004

PhD candidate (Hong Kong Basic Law): 2025

Qualifications

Barrister-At-Law: 2005 (HK)

HKIAC & HKMAAL Accredited Mediator: 2012

HKIAC & HKMAAL Accredited Family Mediator: 2017

Deputy Adjudicator of Small Claims Tribunal: 2016 & 2017

Greater Bay China Lawyer: 2023

Fellow of the Chartered Institute of Arbitrators: 2025

Selected Cases

- **Land/conveyancing**

Yeung Kam Kuen, Yeung King Lun, Lee Kam Chuen & Ho Wing Shan v Liou Je Iang and Wong Wing Yee HCMP 1609/2021 – sale and purchase of property in Lee Cheong Building – whether requisitions satisfactorily answered – whether good title shown – whether lien on deposits paid – whether return of deposits

Tse Kai Li v Kwong Kit Man – sale and purchase of property in Empire Court – advice on whether vendor has failed to answer requisitions on Notices registered in Land Registry – whether to return deposits or seek specific performance

Fung Yu Kai Andy v Fung Wai & Fung Chi Elizabeth – sale and purchase of property in No. 90 She Shan Tsuen – advice on whether requisitions satisfactorily answered – whether good title transferred

Man Po Chu Winnie – sale and purchase of property in Cheung Ling Mansion – advice on whether a Notice of Application for Ancillary Relief registered in the Land Registry having adverse on the property – whether vendor can deliver the property free from encumbrances

Choy Son Fai, Bian Qian Qian, Chow Suk Yau v Yeung Miu Kwan Brendy DCMP 1972/2023 – sale and purchase of property – requisitions not satisfactorily answered – wrongful repudiation – return of deposits

Centaline Property Agency Limited v Fortune Choice Development Limited HCA 1404/2021, HCA 1536/2021, HCA 1893/2021 – sale dispute of Evergrande Emerald Bay – China Evergrande Group in liquidation – sale and purchase of units – commissions owed

Centaline Property Agency Limited v Gold Topmont Limited HCA 1803/2023 – sale dispute of Grand Homm – Gold Topmont Limited in liquidation – sale and purchase of units – commissions owed

Chan Yuk Ping Agnes v Brave Sky Investments Limited and others HCA 451/2025 – sale and purchase of Homantin Hillside – capacity of purchaser to enter into sale and purchase agreement – whether sale and purchase agreement void

Fortune Asset Limited v De Monsa Investments Limited HCA 167/2019 – sale and purchase of property – capacity of purchaser to enter into sale and purchase agreement – whether sale and purchase agreement void

Kwan Kwok Ki v Wong Tung Hung, Choi Chi Chung & Centaline Property Agency Limited HCA 1343/2014 – sale and purchase of the whole building K K Centre – whether sale with tenancy or vacant possession be delivered – market value of the property

Bright Gold Limited v Mega Well Development Limited and Centaline Property Agency Limited HCA 2194/2011 – sale and purchase of property in Hill Paramount – dispute in roof in plan attached to Formal Agreement – whether part of the property sold

Top Faith Property Limited v Wong Ben, Wong Wing Ki Shirley and Liu Sing Wai HCMP 1060/2012 – sale and purchase of property in Lippo Centre – dispute in saleable area/usable area of the property – whether to include common area

- **Company**

Choi Hon, Po Wai Sze & Cyberone Group Limited v Yim Wai Ho Fanco DCCJ 6256/2020 – shareholders disputes – director's loans – transfer of shares

Lu Yongde v Allan Yap & others HCA 1501/2017 – BVI company – shareholders disputes – investment in creditor's rights – whether a shareholder transfer the creditor's rights

Honest Service Property Consultant Limited v Lo Po Shuen & Leung Kit Ching Amy DCCJ 564/2014 – shareholders disputes – mortgaged properties – consultancy fees and remunerations

Thien Kok Wai v Leung Kin Ling Joe DCCJ 4149/2006, unreported, H H Judge Chow, date of judgment: 16 February 2007 – summary judgment – shareholders disputes – investment in supermarket – whether one shareholder agrees to pay for the share capital of the other shareholder or loan

Thien Kok Wai v Leung Kin Ling Joe DCCJ 4149/2006, unreported, H H Judge Chow, date of judgment: 18 August 2008 – shareholders disputes – investment in supermarket – whether one shareholder agrees to pay for the share capital of the other shareholder or loan

- **Bankruptcy and winding up**

Re Applied Instrumentation Limited HCCW 115/2025 – failure to comply with statutory demand – petition to wind up of company – whether debt disputable

Re Applied Instrumentation Limited HCCW 115/2025 – petition to wind up of company – validation order – whether solvent company – whether active ongoing business – payment to be sanctioned beneficial and advantageous to company

Re Chan Yuk Ping Agnes HCB 4066/2025 – petition to bankruptcy – failure to pay on statutory demand – whether disputable debt – abuse of Court proceedings

Re China Evergrande Group (No. 2) HCCW 220/2022 – petition – winding up – unsecured creditor – committee of inspection - appointment and composition

Re China Evergrande Group HCCW 220/2022 – petition – winding up – unsecured creditor – adjournment – company failed to explain delay in putting forward new restructuring proposal following several adjournments – no useful purpose to further adjourn petition or substitute petitioner – in circumstances, interest of creditors better protected with independent liquidators taking control over company – usual winding – up order made

- **Insurance & compliance**

Tahoe Life Insurance Company Limited v Cheung Wai Yi [2024] HKCFI 782 – employment – breach of confidence – disclosure of confidential documents – injunction

An insurance company – compliance – personal data privacy provisions – advice on disclosure of personal data

An insurance company – compliance – Insurance Ordinance s.35(2)(a) – Insurance Authority appointing Advisor – advise on authorised insurer to seek advice on management from Advisor

An insurance company – compliance – Insurance Ordinance s.35AA – advice on authorised insurer maintaining excess of value of assets over amount of liabilities – financial scheme to be submitted by authorised insurer

An insurance company – compliance – Insurance Ordinance s.35(2)(b) – Insurance Authority appointing Manager – advice on business of authorised insurer to be managed by Manager

An insurance company – compliance – Insurance Ordinance s.38B – advice on powers of Manager on management of affairs, business and property of authorised insurer

An insurance company – compliance – Personal Data Privacy Ordinance – advice on measures to be taken to avoid data leakage & unauthorised use of data by employees

An estate agency company – compliance – Personal Data Privacy Ordinance – advice on measures to be taken to avoid data leakage & unauthorised use of data by employees

- **Employment**

Easy Property Agency Limited v So Lai Wah and others CACV 121/2011, unreported, date of judgment: 18 October 2011 – employment contract – restraint of trade clause – successfully claiming ex-employees for breach of confidence and restraining them from further breaches

Pure International (HK) Limited v Lo Yan Chak Kenneth HCA 975/2013, unreported, Deputy High Court Judge Seagrott, date of judgment: 12 July 2013 – employment contract – restraint of trade clause – successfully applying for a restraint of trade injunction

Midland Business Management Ltd and others v Lo Man Kui [2011] 1 HKLRD 470 – employment contract – restraint of trade clause – successfully opposing a restraint of trade injunction

Easy Property Agency Limited v So Lai Wah and others HCA 1024/2008, unreported, Deputy High Court Judge Au Yeung, date of judgment: 16 June 2011 – employment contract – breach of confidence – successfully suing ex-employees for breach of confidence, fidelity and fiduciary duty

Midland Business Investment v Tse Kai Wing Alex DCCJ 6121/2005, unreported, date of judgment: 14 March 2006 – employment contract – restraint of trade clause – successfully opposing a restraint of trade injunction

Sun Hing Cheong Textile Limited v Chan Wai Ming and others [2018] HKCFI 765 – employment – breach of fiduciary duty and fidelity – breach of confidence – passing off – adjournment of trial date on the interest of justice

Centaline Property Agency Limited v Hong Kong Property and others DCCJ 4937/2005, unreported, date of judgment: 12 December 2005 – employment contract – breach of confidence – successfully applying for Anton Pillar injunction

Lilas Aroma Ltd. v Chan Ka Yan & anor DCCJ 3868/2012, unreported, date of judgment: 31 January 2013 – employment contract – restraint of trade clause – successfully opposing a restraint of trade injunction

An estate agent company – reviewing employment contracts

A fitness centre – reviewing employment contracts

A beauty centre – reviewing employing contracts

An insurance company – reviewing employment contracts, Compliance Policy, Compliance Training on Personal Data (Privacy) Ordinance and Customer Data Protection, Clean Desk Policy, Standard Operating Procedure on Personal Data Protection, Data Privacy Handbook, Guideline on Data and Document Retention Policy, Memorandum on Conditions of Service for Permanent Staff, Information Classification and Document & Email Labelling, Incident Management Process, Personal Data Management Policy Procedure and Guideline, Information Classification, Boldon James Classifier User Tips, Separation of Service Policy Procedure & Guideline, Code of Conduct for Staff & End User Computing Policies and Guidelines

- **Banking & finance**

SFP (A property) – purchaser entering into sale and purchase agreement to buy a unit at SFP from developer – purchase may choose to lease the unit back to developer for monthly rental – defending against Securities & Futures Commissions’ allegations on collective investment scheme

GDGD (a company) – investment in by purchasing GHS – purchase with 35% discount representing 7% income in 5 years – defending against Securities & Futures Commissions’ allegations on pooling of funds

VTI Co Ltd (a company) – whether investment in VTP amounts to collective investment scheme – purchasing units in VTP – VTP used as hotel – leasing units back to developer for 3 years – guaranteed yearly rental income 4% of purchase price

CPAL (a company) – type 1 dealings in securities – type 2 dealings in futures contracts – whether acquiring securities and/or futures with a view of commission amounts to carrying on business as type 1 and type 2 under Securities and Futures Ordinance

NF (a BVI company) – raising finance to acquire assets of company in liquidation – including direct creditors’ rights, interests in participation agreements relating to loans – bonds held by custodian

- **Arbitration**

Shenzhen County Shenchao Technology Investment Company Limited v Century Jingyuan Technology Company Limited & Gunter Gao [2020] HKCFI 674; HCCT 38/2019, unreported, Hon Anthony Chan J, date of judgment: 7 May 2020 – enforcing foreign arbitral award – statutory interpretation

Alpha & Leader Associates Limited v Victory Mega Trading Limited [2021] HKCFI 461 – interlocutory injunction pending arbitration proceedings – knowing receipt of trust property by defendant

- **Defamation**

Ricacorp Property Limited v Chan Kai Ming CACV 117/2012 & CACV 118/2012, unreported, date of judgment: 12 May 2014 – employment contract – former employee – successfully opposing appeal on defamation and personal injuries claims

Ricacorp Property Agency Limited v Chan Kai Ming HCA 1441/2008 & HCPI 70/2009, unreported, Recorder Rimsky Yuen S.C., date of judgment: 8 May 2012 – employment contract – former employee – successfully opposing ex-employee’s claim for defamation and damages for personal injuries

Centa-City Index Co Ltd and anor v Hong Kong Economic Journal HCA 237/2011, unreported, date of judgment: 22 October 2014 – successfully suing Hong Kong Economic Journal for defamation

Centa-City Index Co Ltd and anor v Hong Kong Economic Journal CACV 232/2014, unreported, date of judgment: 24 November 2015 – suing Hong Kong Economic Journal for defamation

- **Banking & finance**

Shun On Finance v Lau Lee Sung [2018] HKCFI 1441 – licensed moneylender – fraud – collusion with agents

New Century Credit Services Ltd v Lau Lai Pui [2018] HKDC 504 – licensed moneylender – property held in trust

M Success Finance Ltd v Lam Tsui Pik Nowel [2019] HKCFI 1746 – licensed moneylender – fraud – collusion with agents

- **Agency**

Centaline Property Agency Limited v Chung Hing To and anor HCA 1046/2011, unreported, Deputy High Court Judge Wilson Chan, date of judgment: 10 April 2014 – successfully recovering agency commission

Centaline Property Agency Limited v Phoneyork Co. Ltd. and Chesson International (Holdings) Limited HCA 2192/2007, unreported, Recorder Rimsky Yuen S.C., date of judgment: 28 May 2012 – recovering unpaid commission in an aborted sale and purchase of land

Ricacorp Property Agency Limited v Golden Cosmos Corporation Limited and anor HCA 2339/2012, unreported, Suffiad J, date of judgment: 20 May 2015 – successfully claiming agency commission

Fortune Asset Development Limited and others v De Monsa Investments Limited HCA 2723/2008, HCA 167/2009 & 1004/2009, unreported, Reyes J, date of judgment: 17 November 2010 – recovering unpaid commission in an aborted sale and purchase of land

Centaline Property Agency Limited v Zhong Sheng Hong DCCJ 2161/2012, unreported, Deputy District Judge Dick Ho, date of judgment: 3 October 2014 – successfully recovering agency commission

Centaline Property Agency Ltd v Cyberspeed Technology Co Ltd [2007] 4 HKLRD 745 – successfully recovering agency commission

- **Equity & trust**

T'ong Tsing Wan Kun, the Managers v To Kin Wah and others CACV 107/2012 & CACV 108/2012, unreported, date of judgment: 16 December 2008 – appealing against Judge's refusal to allow amendments on Statement of Claim and pre-emptive order

To Kin Wah and others v T'ong Tsing Wan Kun, the Managers CACV 107/2012 & CACV 108/2012, unreported, date of judgment: 3 November 2008 – applying for security for costs

T'ong Tsing Wan Kun, the Managers v To Kin Wah and others CACV 68/2006, unreported, date of judgment: 7 March 2007 – appealing against order for payment out of the trust funds

Tuen Mun District Office and T'ong Tsing Wan Kun, the Managers v To Kin Wah FAMV 9/2006, unreported, date of judgment: 20 October 2006 – successfully opposing leave to appeal to Court of Final Appeal in a judicial review case challenging whether the managers of a t'ong were fit and proper

- **Wills & probate**

In the matter of the estate of *Lo Wai* – advising on the matters and arrangements under Intestates' Estate Ordinance

Yeung Chung Chak v Fu Man HCA 2240/2018 – applying for joinder as plaintiffs and claiming beneficiary interest in the properties of the estate

In the matter of the estate of *Chan Kwok Kam* HCCA 5624/ 2020 – seeking the determination of the Court on the matters regarding the estate

In the matter of the estate of *Pang Hak Ying* – advising on the matters and arrangements under Intestates' Estate Ordinance

Yeung Kam Kuen & others v Liou Je Iang & anor HCMP 1609/ 2011, unreported, date of judgment: 12 September 2017 – applying for grant of probate

- **Family**

W v I FCMC 10365/2006, unreported, H. H. Judge Bruno Chan, date of judgment: 9 April 2008 – application for maintenance pending suit – multi-million assets

CKW v LL FCMP 117/2021 – illegitimate child of deceased – reasonable financial provision to be made out of estate of deceased

MKS v CAL FCMC 11109/2020 – children – variation of order – custody, care and control – access of children

- **Death inquest**

SStnO CHEUNG Thomas (deceased) & SFn HUI Samual (deceased) CCDI 333 & 334/2016 – death inquests – cause of deaths of firefighters in Amoycan Industrial Centre Fire in 2016

Languages

English, Putonghua & Cantonese