

Zheyuan JIN Partner

Real Estate and Infrastructure | Dispute Resolution Banking and Finance



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Shanghai

Zheyuan Jin is a partner at Merits & Tree. Prior to joining Merits & Tree, Mr. Jin worked in DS Avocats Paris and Shanghai City Development Law Firm.

Mr. Jin has extensive experience in the development, construction, investment and financing of real estate and infrastructure. Mr. Jin has served many giant contractors and participated in legal consultations for dozens of construction projects, handling dispute resolution and risk prevention during the whole process of construction. Mr. Jin represents the project owners including local governments, real estate developers, manufacturing enterprises and projects financier to provides litigation and non-litigation legal services for construction projects. Mr. Jin assists many well-known real estate developers in real estate development, financing, sales, mergers and acquisitions, and the project types involve residential, commercial real estate, long-term rental apartments, logistics, industrial parks and urban renewals.

Mr. Jin has also assisted various types of project financiers in completing investment and financing, mergers and acquisitions, exit strategies, and dispute resolution for real estate projects.

Achievements

Construction and Infrastructure Projects

- Represent Shanghai Construction Group on its Tesla Mega-Factory Construction Project in Pudong, Shanghai for the entire process of construction;

- Represent Shanghai Tunnel Group in its law suits arising from its Nanjing metro line 3 construction project;
- Assist Vanke in its comprehensive renovation project in Longhua area in Shanghai, providing legal services for negotiation and dispute resolution with general contractors and subcontractors on matters related to the termination of construction contracts;
- Represent Shanghai Road and Bridge Group in its law suits arising from its highway bridge project in Jiangsu and its Nanjing Lukou Airport expansion project;
- Assist China Construction Group Third Bureau on its EPC project of HongQiao Alibaba Commercial Center;
- Assist China Communications Group Highway No. 1 Engineering Bureau in providing non-litigation legal services for the main construction of the Yueqing Bay Bridge in Zhejiang Province as well as pre-litigation legal services for the subsequent G25 Hangzhou Expressway connecting line project;
- Assist Kangda New Material Group to conduct two project development of chemical products plant in Tangshan and Nanping, both adopting EPC model of construction contracting;
- Assist Mcdonald's (China) on its decoration project, general house leasing and restaurant opening throughout China;
- Assist Adisseo for its new chemical production plant in Chongqing city including its land acquisition, planning and selection of contractors;
- Assist GLP Group, a global logistics giant, on its different logistics centers construction projects throughout east China;
- Assist Plastik, a Greek chemical industry manufacturer on its construction projects in Fengxian, Shanghai and Hexian, Anhui;
- Assist Johnson Matthey on its new plant project in Jiangsu Province regarding the bidding and tendering process and the contracting process;
- Assist Wison Engineering (China) to provide non-litigation legal services on its petrochemical engineering contracting qualifications and overseas equity structure of the project company;
- Assist ZPMC in providing legal services for the settlement of international engineering claims and cost disputes for a port project in Saudi Arabia.

Real Estate Projects

- Provided overall legal consulting services in the real estate field for Vanke Group (Shanghai Business Department, Huanhu Business Department), covering the entire process of its real estate investment, development, sales, after-sales, etc;
- Assist CIFI Group in their acquisition and projects of residence and undeveloped land in Shanghai, Shenzhen, Wuhan and Hunan Province;
- Assist Seazen Group in their acquisition and projects of residence and undeveloped land;
- Provide legal consulting services on due diligence and feasibility study for China Resources Land's long-term rental apartment project in Shanghai;
- Assist Shanghai City Construction and Real Estate Group to verify and dispose of the assets of public housing and resettlement housing in the Shanghai area;
- Assist Tahoe Group (Shanghai and Nanjing Business Departments) in litigation and non-litigation consulting legal services for disputes in the process of its real estate sales;
- Assist Ascendas Group (Singapore) in their acquisition, management and transfer of a 10-hectar commercial park with 6 phases of commercial and industrial plants in Zhangjiang Area, Shanghai;
- Assist Agora to acquire the land-mark plot on the riverbank of Huangpu River in Yangpu district of Shanghai and commence the construction of the new headquarter;
- Assist Windfun Technology to acquire one of the biggest commercial properties Greenland Hongkong has invested ever, which locates in Jiading District, Shanghai;
- Assist China Chengtong High-Tech Holding for its project acquisitions with commercial property, long-lease apartment and logistics centers as core assets.

Project Finance

- Assist China CITIC Bank for its overseas project bank guarantee and letter of credit business by re-modeling its template and internal risk control scheme;
- Assist Minmetals Trust Group for its real estate project financing including the exit and dispute resolution;
- Assist Kuaishou Technology to conduct factoring on its real-estate sales project revenue;
- Represent China JinMao Group on their PPP project on urbanization and city infrastructure in Zhejiang Province;
- Provide full-process legal service for a municipal government in Shandong on their PPP projects of clean energy vehicles plant;
- Assist a French contractor to provide non-litigation legal services on the construction and maintenance of a subway PPP project in Hunan;
- Advise a Yuandong Hongxin, a reputable Chinese private fund on their PPP projects of various types and different phases in Tianjin, Henan and Jiangsu;
- Assist Gansu First Construction Group Co., Ltd. on its PPP Project of Xifeng Municipal Heating Plant regarding its re-structuring, the EPC projects and exit dispute resolution;
- Assist China Construction Group 8th Engineering Bureau Oversea Projects Branch regarding its issuance, reissuance and receiving of performance Bond on cross-border construction projects.

Honors

- 🏆 2024 Legal 500 Real estate and construction: PRC firms - Recommended Lawyer
- 🏆 2020 LEGALBAND Chinese Legal 30 Under 30
- 🏆 Mr. Jin was a member of the consulting experts in the field of construction and engineering in the World Bank's "Doing Business 2019" report.

Social Positions

- Member of the Urban Renewal Service Group of the Shanghai Bar Association
- Member of the 12th Real Estate Professional Committee of the Shanghai Bar Association

Education

Master in Economic Laws, SciencesPo Paris

LL.B., Tsinghua University

Admissions

PRC Bar

Language

Chinese, English, French