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SIT, FUNG, KWONG & SHUM

*Solicitors, Notaries, Agents for Trademarks & Patents*

SFKS combines extensive local knowledge and commercial expertise, going all-in to guide clients towards success in Hong Kong, China, and beyond.



# A journey of a thousand miles begins with the first step.

## OUR HERITAGE

### SFKS' First Steps

Since our inception in 1981, SFKS has been guided by a solemn pledge to **Serve clients respectfully; Apply law professionally; Render work effectively.** From the very start, the acronym SAR anchored our aspiration to be an integral part of our beloved City, Hong Kong.

For over 40 years, SFKS has thrived as a respected local legal practice, growing alongside our distinguished clients by providing a range of reliable, pragmatic legal services. Our team has worked hard to build a reputation as highly skilled, award-winning practitioners.

### Cross-border Pioneers

SFKS has paved the way in cross-border work since the 1990s. In 1995, our Founding Partner Peter Sit was appointed as a China-Appointed Attesting Officer. In 1996, Mr. Sit, in his capacity as Council Member (1995-2000), earned significant recognition as he chaired a working party on the Hong Kong sale of China properties.

Through the years, both before and after the handover of Hong Kong, Founding Partner Peter Sit served as a Council Member and Chairman of the Standing Committee on Compliance for the Law Society of Hong Kong, at the same time, leading SFKS purposefully and steadfastly, as the city stepped into a new era.

The handover was a pivotal moment for SFKS, we blazed a trail in 1997 by filing Hong Kong's first registered design, first short-term patent, and first standard patent applications.

Today, the SFKS China Practice Group maintains this pioneering momentum by serving clients across the nation.

### Our International Footprint

Hong Kong is the gateway to Asia for many global businesses. To efficiently serve local and international clients, the SFKS team calls on our established working relationships with lawyers in Greater China and across Asia, Europe and America.

SFKS remains steadfastly committed to our core practice as a full-service Hong Kong law firm, guiding clients with seamless, one-stop legal solutions through our closely integrated practice groups.

### Award-winning Excellence

SFKS's excellence has consistently been acknowledged by the legal industry. 2025 accolades include finalists in "Real Estate Law Firm of the Year," "Civil Litigation Law Firm of the Year," and "Insolvency & Restructuring Law Firm of the Year," as well as winning the title of "GBA Law Firm of the Year (Hong Kong)" at the Asian Legal Business Hong Kong Law Awards.



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## NOTABLE REPRESENTATIONS

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SFKS has a proud history of providing trusted legal advice to the Hong Kong community. Our team has delivered remarkable results for leading businesses and the city's government officials. SFKS represented:

- A former Chief Executive of Hong Kong in multiple legal proceedings, involving election and administrative laws, and the current Chief Executive in election related matters.
- One of the city's largest developers, handling property sales across the region for over a decade.
- One of the defendants in the largest corruption prosecution in the history of Hong Kong, being the only defendant who was acquitted after a 131-day jury trial.
- A conglomerate of Chinese banks as they recovered a HK\$8 billion syndicated loan, successfully securing bankruptcy against a tycoon and related company, at both first instance and on appeal levels.
- Seven judgment creditors and 367 supporting creditors in successfully winding up a well-known health centre business, involving outstanding wages of over HK\$75 million owed to 791 employees.
- The handover of the Route 3 country park section, including the Tai Lam Tunnel, serving one million residents and connecting to the future Northern Metropolis, in preparation for the expiry of the franchise period.
- Event organisers of a concert held in the Hong Kong Coliseum, advising throughout an investigation into their potential liability arising from the falling of a giant screen which had caused injuries to the performers, under the Occupational Safety and Health Ordinance (Cap. 509), where no prosecution was made against the organisers.
- Tibet Water Resources Limited (Stock Code: 1115) in its initial public offering (IPO) on the Main Board of the Hong Kong Stock Exchange. This project saw the SFKS team visit the spring head situated 5,100 metres above sea level in the Tibet mountains.



Peter Sit, our first Managing Partner and Roy Leung, our current Managing Partner





# CHINA PRACTICE

Foreign investors and trading companies rely on legal guidance when dealing with legal issues and investments in China. Throughout the years, SFKS has established and maintained close working relationships with our network of Chinese Mainland colleagues. SFKS offers a number of lawyers based in Hong Kong who are also qualified in the People's Republic of China (PRC) or Greater Bay Area (GBA).

This network and expertise allow us to efficiently draw on local legal knowledge, providing specialised and timely legal services to state-owned enterprises, multinational corporations, Hong Kong listed companies as well as private investors.

## SCOPE OF SERVICES

- Formation of Sino-foreign joint ventures and related documentation
- Formation of wholly foreign-owned enterprises and related documentation
- Corporate reorganisations
- Foreign investment matters
- Overseas listings of China-based enterprises
- Mergers & acquisitions of interests in PRC assets and companies
- Real estate development projects
- Hotel projects
- Infrastructure projects
- PRC related commercial contracts and asset finance
- PRC property acquisition, disposal, and financing
- PRC related arbitration
- PRC regulatory matters such as those relating to foreign exchange and telecommunications
- Telecoms project finance transactions
- E-commerce and fintech matters
- PRC clients' overseas litigation



SFKS is the winner of "GBA Law Firm of the Year (Hong Kong)" in the Asian Legal Business Hong Kong Law Awards 2025.

# CORPORATE & COMMERCIAL

As a full-service law firm, SFKS advises corporations establishing or expanding their footprint in Hong Kong, Chinese Mainland and other jurisdictions. SFKS' team of experienced and dedicated lawyers steer

clients through complex issues and provides high quality, solutions-oriented advice. Our clients span listed and private companies, investment funds, and financial institutions from across the globe.

## CORPORATE FINANCE

- Advising issuers and sponsors/underwriters on IPOs (initial public offerings) on both the Main Board and GEM (Growth Enterprise Market) in Hong Kong
- Conducting due diligence and issuing legal opinions for overseas listings
- Advising on the Hong Kong aspect of international offerings
- Secondary equity issues including placing, subscription, rights issues, open offers, warrant, convertible issues
- Pre-IPO investments and restructurings
- General offers, privatisations, and share repurchases
- Schemes of arrangement for purpose of re-domicile and corporate rescue of listed companies
- Listing Rules compliance including notifiable transactions, connected transactions, disclosure of price sensitive information, corporate changes, general mandates, share option or incentive schemes, interim and annual reports, and resumption of trading
- SFO (Securities and Futures Ordinance) and other securities regulation compliance

## MERGERS AND ACQUISITIONS

- Public takeovers, sale and purchase of private companies, businesses and assets, asset swaps, management buyouts, tendering, private equity, venture capital investments, and direct investments
- Advice on direct investments in the PRC, acquisitions of PRC companies, business and assets including real estates, department stores, entertainment, IT, electronics, mining, forestry, and gas

## BANKING AND FINANCE

- Loan and security documentation including syndicated loans, acquisition finance and project finance
- Advice on compliance of banking regulations

## COMMERCIAL CONTRACTS

- SFKS can advise on the full range of agreements, including distribution, franchise, agency, joint venture, partnership, management, employment and service, consultancy, standard terms and conditions of supply and purchase, manufacturing, licensing, and outsourcing

## GENERAL CORPORATE AND COMPANY SECRETARIAL

- Advice on shareholders' meetings, directors' duties, corporate governance, change of share capital, class rights, financial assistance, amendment of constitutions, company formation and liquidation
- Comprehensive company secretarial services





# DISPUTE RESOLUTION

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SFKS has a proven track record of assisting clients in a wide range of commercial and civil disputes. We advise listed companies, property developers, multinational corporations, statutory bodies, and private clients. The SFKS team handles a broad spectrum of litigations, arbitrations, securities related investigations and litigations, criminal proceedings, and family proceedings.

SFKS represents clients in cross-border and overseas litigations, working closely with overseas lawyers from Greater China and across Asia, Europe, and America. On alternative dispute resolutions, SFKS acts in domestic and international arbitrations, cross-border enforcement actions, and resisting enforcement of foreign arbitral awards in Hong Kong.

## COMMERCIAL DISPUTES

- Shareholders and boardroom disputes
- Company issues and partnership disputes
- Commercial and trade disputes
- Contractual disputes
- Sales of goods disputes
- Intellectual property infringement and claims
- Tax objections
- Registration and enforcement of foreign judgment in Hong Kong

## CRIME, REGULATORY & ENFORCEMENT

- Attending raids and urgent legal visits
- Defence in criminal charges and departmental summonses
- Handling compliance issues and internal investigations
- Handling SFC and Stock Exchange inquiries
- Handling issues to produce from associates in other jurisdictions
- Market misconduct inquiries
- Regulatory body investigations and disciplinary proceedings
- White collar crime and ICAC cases

## RESTRUCTURING & INSOLVENCY

- Contentious winding-up petitions and bankruptcy proceedings
- Appointing and representing liquidators, provisional liquidators, and receivers
- Insolvency and schemes of arrangement
- Debt-collection cases

## BANKING & FINANCE DISPUTES

- Banking and financial disputes
- Financial products disputes
- Mortgagee actions
- Securities litigations
- Cyber fraud and asset tracing

## LAND & PROPERTY

- Construction disputes
- Compulsory sale proceedings and land resumption disputes
- Building management matters
- Land and conveyancing disputes
- Tenancy disputes

## FAMILY & TRUST

- Matrimonial cases and family matters
- Mental health cases and Guardianship Board proceedings
- Testamentary and contentious probate
- Trust cases including family trust disputes and disputes involving other jurisdictions

## GENERAL LITIGATIONS

- Defamation claims
- Employment compensation and personal injury claims
- Employment disputes

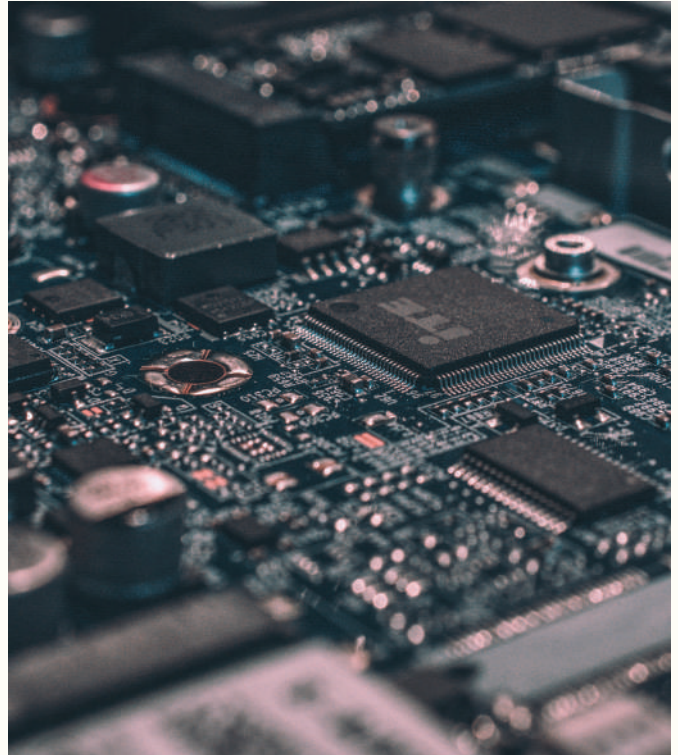
## PUBLIC LAW

- Administrative law and judicial reviews
- Basic Law and Hong Kong Bill of Rights litigations
- Election Petition and election proceedings

# INTELLECTUAL PROPERTY & TECHNOLOGY

SFKS understands, protecting intellectual property (IP) assets is business-critical in today's competitive landscape. SFKS works closely with tech companies based in Hong Kong and across the GBA as they launch innovative products and services to local and overseas markets.

IP rights are a prominent corporate asset for tech companies. SFKS offers technical knowledge and experience in global acquisition, protection, exploitation, due diligence review, infringement prevention, portfolio management, and enforcement of Intellectual Property Rights (IPR).



## ADVICE TO TECH ORIENTED COMPANIES

- Aligning IPR with business development goals
- IPR portfolio development and exploitation for local and international expansions, fund raising rounds, and IPOs
- How to manage IPR
- IPR due diligence and focus areas for technology-related agreements

## STARTUP ADVICE

- Development of data protection policies
- Development of competition policies especially in the processes of procurement, tender, and provision of tech services
- IPR, data protection, anti-competition, and the transfer of technologies and tech operational agreements

## INTELLECTUAL PROPERTY & INFORMATION TECHNOLOGY

- Contentious and non-contentious legal advice on initial strategising, branding, drafting, filing, prosecution, opposition, and revocation
- Domain name registration and disputes
- Trademark disputes
- Copyright disputes
- Patents
- Data protection
- Website regulatory compliance issues, and advertising
- Distribution arrangements
- Trade secrets
- Registration
- Commercial exploitation of new technologies
- Licensing and technology transfers
- Enforcement of IPR

# NOTARY PUBLIC & CHINA-APPOINTED ATTESTING OFFICERS

## NOTARY PUBLIC SERVICES

SFKS offers notarial services for both companies and individuals looking to notarise documents for use outside Hong Kong (other than in Chinese Mainland). These include:

- Preparing notarial certificates and handling notarisation of documents
- Arranging for apostille and legalisation of documents
- Witnessing signatures of powers of attorney and overseas property agreements
- Finance or commercial transactions, authenticating personal and corporate documents
- Certifying true copies of documents and administering oaths

## CHINA-APPOINTED ATTESTING OFFICERS

The Ministry of Justice of the PRC appointed experienced Hong Kong lawyers as China-Appointed Attesting Officers (CAAOs) to handle the attestation for documents required for use in Chinese Mainland. SFKS' CAAOs provide attestation for various types of documents. These include:

- Certificates of company information
- Certificates of directors'/shareholders' resolutions of the company
- Documents in relation to Chinese Mainland and Hong Kong Closer Economic Partnership Arrangement (CEPA)
- Power of attorney
- Declarations in relation to kinship and will status or disclaimer of inheritance
- Declarations in relation to applications for marriage and marriage status
- Declarations in relation to applications from relatives or spouses for residence in Hong Kong
- Declarations in relation to applications for adoptions
- Deeds or instruments of gift
- Certificates of capacity, academic qualifications, birth, death, and degree of relationship





# PRIVATE WEALTH, TRUST & PROBATE

SFKS has helped affluent Hong Kong families manage their wealth and succession planning for decades. Helping families make the most of their assets and charitable ventures is a great privilege for the SFKS team. We support families with:



## PRIVATE WEALTH

- Succession planning
- Identity planning
- Advice for family offices
- Advice on asset management before marriage, immigration or setting up new business venture
- Corresponding corporate and company secretarial support
- Enduring Power of Attorney

## CHARITY

- Establishing charitable trusts or scholarship trust funds
- Advising clients on liaison with the Inland Revenue Department (IRD) under section 88 of the Inland Revenue Ordinance for tax exemption to charitable organisations
- Incorporating companies limited by guarantee

## TRUST

- Advising on structure, power, and administration of private or family discretionary trusts
- Liaising with private banks in establishing trusts
- Acting for trustees
- Drafting and reviewing trust deeds and documents
- Court applications under Trustee Ordinance (Cap. 29) and Variation of Trusts Ordinance (Cap. 253)

## ESTATE

- Wills
- Applications for probate or letters of administration for local and overseas clients
- Applications for re-sealing of foreign grants in the Hong Kong court
- Administration and realisation of the estate
- Drafting Deed of Family Arrangements and distribution among beneficiaries

# REAL ESTATE



SFKS delivers pragmatic, integrated advice on all types of real estate and related matters, including financing with banking institutions. SFKS team members have substantial experience handling multibillion-dollar property transactions. The team regularly deal with individual domestic, industrial, and commercial conveyancing, block acquisition, redevelopment, financing, estate development, share sales for property holding companies, and all types of property transactions and mortgages.

SFKS has earned credibility among banking and financial institutions, major developers, the Government, and statutory bodies in Hong Kong. We have regularly acted for or advised banks, financial institutions and statutory bodies on property deals, tenders, conveyancing transactions, and mortgages.

## OUR SERVICES

- Sale, purchase and mortgage of residential, commercial and industrial properties
- Leases and tenancy agreements
- Development projects
- Government housing projects
- Urban renewal projects
- Land resumption cases
- Land exchange projects
- Compulsory acquisition cases
- Town planning application and objection
- Private Sector Participation Scheme
- Tenant Purchase Scheme
- Applications for pre-sale consent and approval of deed of mutual covenant
- Assisting clients in the Payment Arrangements for Property Transaction (PAPT)

## KEY CONVEYANCING EXPERIENCE

- Representing major Hong Kong developers in block acquisitions of various properties
- Acting in the disposal of houses and a basket of industrial properties
- Acting for the Urban Renewal Authority, Housing Authority in the Home Ownership Scheme, Private Sector Participation Scheme and Tenant Purchase Scheme, and Legal Advisory and Conveyancing Office in approving Deeds of Mutual Covenant and Management Agreements for various developments
- Advising on stamp duty refunds, intra-group transfers, and stamp duty relief
- Acting in transactions with receivers
- Providing one-stop service in tenancy matters covering all stages from negotiating tenancy terms, tailor-made tenancy agreements, and comprehensive corporate filing aid



# NAVIGATING TWO SYSTEMS, CONNECTING THE EAST AND THE WEST

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## HONG KONG AND THE GREATER BAY AREA

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Hong Kong's One Country, Two Systems framework offers unique business advantages. For businesses seeking pragmatic legal advice, SFKS is a trusted local partner boasting a global professional network and strong connections with the Chinese Mainland.

SFKS has extensive experience steering clients through the dynamic landscape of the Greater Bay Area (GBA) and beyond. Our clients benefit from SFKS' own inhouse China-Appointed Attesting Officers and GBA Lawyers. Cross-border teams collaborate seamlessly on large-scale cross-border litigations, enforcement actions, and notarisation services, both within and beyond the GBA.

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## LEGAL INDUSTRY ALLIANCES

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SFKS practitioners are actively involved in a range of industry forums. We are a Diamond Sponsor of the Cross Strait Four Regions Young Lawyers Forum, hosted by the Law Society of Hong Kong in 2024 and 2025. Our expertise was recently showcased at the First Shenzhen Legal Services Expo, standing out as one of only two Hong Kong law firms to host an independent exhibition booth.

Beyond Greater China, SFKS' international footprint empowers us to forge partnerships with lawyers around the globe. Alongside our Notaries Public and lawyers qualified in various jurisdictions, SFKS proudly belongs to the International Lawyers Network (ILN), a prestigious alliance of over 90 high-quality, full-service law firms with over 5,000 lawyers worldwide across 6 continents in over 65 countries.

# SERVING OUR CITY



SFKS is honoured to represent the Government, statutory bodies, non-governmental organisations (NGOs), and charities, fulfilling our professional duty in the public domain.

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## GOVERNMENT AND STATUTORY BODIES

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In our representation of government entities and related institutions, SFKS has worked with:

1. Competition Commission
2. Protection of Wages on Insolvency Fund Board
3. Hong Kong Art Development Council
4. Hong Kong Applied Science and Technology Research Institute
5. Hong Kong Productivity Council
6. Urban Renewal Authority
7. Housing Authority

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## NGOS AND CHARITABLE ORGANISATIONS

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SFKS has also extended our expertise to NGOs and charitable organisations, representing:

1. The Hong Kong Council of Social Service
2. The Hong Kong Federation of Youth Groups
3. Ten primary and secondary schools managed by The Evangelical Lutheran Church of Hong Kong
4. GX Foundation



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Brochure

