

Chun GU Partner

Real Estate and Infrastructure | Dispute Resolution Special Assets, Restructuring and Insolvency



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📍 Shanghai

Chun Gu is a partner at Merits & Tree. Prior to joining Merits & Tree, Ms. Gu was a lawyer at Hu Xin Law Firm, and a partner at Shanghai Zhengjun Law Firm, East & Concord Partners.

Ms. Gu's practice focuses on real estate and infrastructure legal services and she has worked in this field for more than 18 years, serving clients from both general contracting companies and real estate development ones.

In the field of dispute resolution concerning construction project, Ms. Gu has accumulated extensive experience therein. Ms. Gu has dealt with numerous legal disputes concerning construction cost, construction period and construction quality, and is especially expert in dispute resolution in connection with construction cost. Ms. Gu is capable of integrating the knowledge of legal and construction cost effectively and in that way maintain the legitimate interests of customer interests to the greatest extent.

In the field of non-litigation legal services concerning construction project, Ms. Gu provides full-process legal services for different types of construction projects such as residences , factories and commercial projects, including but not limited to helping clients control construction period risks, and providing services concerning claims and counterclaims. Ms. Gu is committed to helping clients achieve their business goals.

Achievements

Dispute Resolution

- Representing Shanghai Construction Mechanical Engineering Co., Ltd. in its dispute over the construction contract in relation to the Westin Haikou Hotel. In the unfavorable situation that the construction cost is only RMB 160 million according to the first draft of judicial authentication, ultimately the High People's Court and the Supreme People's Court of the PRC recognized the construction cost as 230 million, which means the settlement cost increased more than 70 million.
- Representing Zhejiang Haibin Group in its dispute over the construction contract in relation to the Jima International Logistics and Warehousing Center project, won a number of disputed construction costs for the client, obtained favorable results, at the same time exempted client from enormous liquidated damages for construction period and obtained compensation for suspension of work.
- Representing Zhejiang YASHA Decoration Co., Ltd. in its dispute over the construction contract in relation to the S&N International Hotel. In the case that the two parties have not completed the settlement of the construction project, by transforming the disputed issue of construction cost into legal issues, we avoided the time-consuming judicial authentication successfully. And at the same time, by sorting out the documents and date concerning construction process, the client was exempted from the liquidated damages for construction period.
- Representing Zhejiang YASHA Decoration Co., Ltd. in its dispute over the construction contract in relation to the Jiangshan Jinxiu Hotel project, terminated the contract through litigation, and obtained compensation for the loss of work stoppage and loss of profits for the client.
- Representing Shenzhen Fangda Building Technology Group Co., Ltd. in its dispute over the construction contract in relation to Jiayue Plaza project. In the case that there were many disputes between the two parties concerning the construction period, quality and cost, we gained the bargain power in negotiation continuously during the period of judicial authentication and ultimately resolved all disputes between the two parties successfully .
- Representing Shanghai Zhichen Intelligent Building Group Co. Ltd., in its dispute over the construction contract in relation to the plant construction project of Shanghai Haikang BIO-Pharmaceutical Co., Ltd.. By confirming the priority of compensation of the client, we helped the client achieved higher proportion of liquidation.
- Representing China City Construction Ninth Engineering Bureau Co., Ltd. in a construction contract dispute over the Baixie Zhongwen Plaza project, with a final court determination that the construction cost was only 4.7% less than the amount submitted by the client for audit.
- Representing Shanghai Datong Real Estate Purchasing Co., Ltd. in the construction contract dispute of Sijing Old Town Project, in which the contractor submitted an amount of RMB 480 million for trial, and the court finally determined that the construction cost was RMB 360 million. Helped the client to reduce the construction cost by RMB 120 million.

Non-litigation Legal Service

- Representing WUYANG CONSTRUCTION GROUP CO.,LTD., provide full-process legal service for Danshui Bay project.
- Representing SHUNJIE GROUP, provide full-process legal service for commercial residential projects in Xinjiangwan City 05-1 lot.
- Representing ZHONGXIN CONSTRUCTION GROUP, provide legal service for the Yuelan Bay construction project of Anar Group.

Honors

🏆 2024 Legal 500 Real estate and construction: PRC firms - Recommended Lawyer

Social Positions

Member of the 12th Shanghai Bar Association Committee on Construction Engineering and Infrastructure

Education

LL.M., Fudan University

Bachelor of Law, East China University of Political Science and Law

Admissions

PRC Bar

Language

Chinese