

Lingyue SUN Partner

Real Estate and Infrastructure | Dispute Resolution Regulatory and Compliance



+86 10 5650 0900-8661

lingyue.sun@meritsandtree.com

Beijing

Lingyue Sun is a partner at Merits&Tree. Prior to joining M&T, Mr. Sun worked at Zhong Lun Law Firm for a long time and served as a partner at East & Concord Partners.

Mr. Sun mainly practices the whole-process legal services involving real estate, such as the development, management, operation, investment, and merger of commercial complexes, tourism, hotels, and other real estate projects. Mr. Sun deeply specializes in the tourism and hotel industry, with more than ten years of experience, and has dealt with hundreds of various hotel projects involving many well-known domestic real estate developers and operators as well as international branded hotel management companies, covering investment and mergers and acquisitions, entrusted management, franchising, investment and leasing, dispute resolution, and other areas of project development and operation.

In the real estate and hotel business, Mr. Sun has provided legal services for well-known real estate enterprises such as CR Land, Minmetals Properties, Grandjoy Holdings, Hong Kong China Travel Real Estate (港中旅地产), Yintai Land, Aranya Holding, Weaiove,

Zhejiang Longsheng Group, Jilin Weifeng Group, SND GROUP, Nanjing Xuanwu High Tech Group and other well-known real estate enterprises, and also provided legal services for the real estate projects of financial institutions such as New China Life, TianAn Life, and Huaxia Bank.

Achievements

Hotel Legal Business

- Provided full-process legal services for Zhejiang Longsheng Group Co., Ltd.'s Shanghai Huaxing New Town Project over the introduction of Rosewood Hotel.
- Provided full-process legal services for SND Group's Suzhou Hotel Project over the introduction of InterContinental Hotels Group;
- Provided full-process legal services for Jilin Weifeng Group's Changchun Hotel Project over the introduction of Marriott Hotel Group;
- Provided full-process legal services for Nanjing Xuanwu High Tech Group's Nanjing Hotel Group Project over the introduction of Hilton Hotel Group;
- Provided permanent legal advisor services such as corporate governance for Germany Kempinski Hotel's joint venture in China;
- Provided permanent legal advisor services such as compliance and contract review services for a world-renowned theme park hotel in Beijing;
- Provided hotel dispute resolution advisor services for the owner of a hotel project in Shenzhen, including a communication plan with the management company, assisting in drafting relevant documents, negotiating with the management company to resolve disputes, etc.;
- Represented an internationally renowned hotel management group in a commercial arbitration before the China International Economic and Trade Arbitration Commission in relation to a dispute over a hotel management contract.

Real Estate Legal Business

- Provided legal services for CR Land to acquire commercial real estate on a collective land in Beijing;
- Provided legal services for Minmetals Properties to acquire the equity of Sanya Real Estate Development Company;
- Provided legal services for many equity acquisition projects of Weaiove Group
- Provided legal services for the construction project of Huaxia Bank's head office building;
- Provided legal services for an office building acquisition project of New China Life;
- Provided full-process legal services for an international brand hotel management group on an equity and debt transfer project of a joint venture company (the main asset is a five-star hotel in Beijing) in which the group shares;
- Provided legal services for a world-renowned automobile distributor on its domestic real estate business involved in its listing on the HKEX;
- Provided legal services for CICC's funds to acquire logistics real estate projects in Tianjin and Xi 'an;
- Provided permanent legal advisor services for Aranya Group's real estate development projects;
- Provided permanent legal advisor services for Beijing Landmark Towers Company Limited.

Honors

🏆 2024-2025 The Legal 500 Real Estate and Construction: PRC firms - Recommended Lawyer

🏆 2020、2021、2023、2024 LEGALBAND Top Ranked Lawyers - Tourist Hotels

🏆 2022 LEGALBAND Top Ranked Lawyers - Real Estate & Construction

Social Positions

- A Member of the China Law Society
- A Member of the Culture and Tourism Committee of the Beijing Lawyers Association
- Part-time Tutor for Master Students in School of Juris Master in China University of Political Science and Law
- Member of the 12th Shanghai Bar Association's Cultural Tourism, Media and Sports Law Committee

Education

LL.M., China University of Political Science and Law

LL.B., China University of Political Science and Law

Admissions

PRC Bar

Language

Chinese、English