



ILAN FREIMAN

Partner

Singapore /Hong Kong SAR

E: ilan.freiman@bclplaw.com

T: [+65 6571 6610](tel:+6565716610)

T: [+852 5328 8030](tel:+85253288030)

BIOGRAPHY

Ilan is a highly experienced transactional infrastructure, construction and engineering lawyer who advises on all aspects of infrastructure, energy and real estate development projects across Asia.

Ilan's wide ranging practice covers power generation and energy infrastructure (with a focus on the energy transition), large-scale urban development as well as economic and social infrastructure projects. He represents public and private sector project participants at all stages of the project development lifecycle, including advising on project formation, structuring and procurement strategies, project development and regulatory issues as well as drafting and negotiating project and commercial documentation for all forms of project development and construction and engineering procurement. Ilan also advises on joint ventures and the project development aspects

of mergers and acquisitions particularly with respect to the development of renewable energy and low carbon economy assets.

He is a regular contributor to thought leadership on the development of infrastructure and on the energy transition in Asia.

He is Co-head of our global Renewable and Sustainable Energy practice as well as the Asia Real Estate & Infrastructure practice.

AREAS OF FOCUS

- Asset Management
- Redevelopment
- Logistics & Industrial

INDIVIDUAL LEGAL DIRECTORY RANKINGS

Band 2: Construction: International Firms in China, Chambers and Partners Greater China Region, 2025

Leading Individual: Construction in Hong Kong, Legal 500 Asia Pacific, 2025

Preeminent ranking: Hong Kong Front-End Construction & Infrastructure Lawyers, Doyle's Guide, 2024

WHAT THEY ARE SAYING

"Ilan Freiman's knowledge of construction contracts, including NEC, is extensive. He is a hands-on partner who, with his team, have always serviced commissions in a very satisfactory manner." The Legal 500 Asia Pacific: Greater China guide 2025

"Ilan was responsive to client needs, responding quickly to questions and touching base with you." Chambers and Partners Greater China Region, 2024

"Ilan Freiman has deep strategic and commercial expertise developed over many years' experience handling transactional work for public and private sector entities" Legal 500 Asia Pacific, 2024

"Ilan is a very proactive team player. He is very responsive to any requests and very knowledgeable on all forms of contracts." Chambers and Partners 2023 Asia Pacific

"Able to draw from multiple transactions to find best-in-class solutions" Legal 500 2022 Asia Pacific

"Strikes a fine balance between his wealth of experience and his deep understanding of business and industry to deliver consistent, pragmatic and valuable advice." Chambers and Partners 2022 Greater China Region

"Ilan is very knowledgeable about Macau-related construction matters." Chambers and Partners 2021 Asia Pacific

"He is super responsive, commercially savvy and reliable." Chambers and Partners 2021 Asia Pacific

"Very good operator on front-end non-contentious matters." Chambers and Partners 2020 Asia Pacific

"Very practical" and "has a really good knowledge of what clients want." Chambers and Partners 2019 Asia Pacific

"Very accessible and giving advice that is always well considered and appropriate" Chambers and Partners 2018 Asia Pacific

PRACTICE GROUP LEGAL DIRECTORY RANKINGS

Band 1: Construction: International Firms in China, Chambers and Partners Greater China Region, 2025

Tier 1: Real Estate in Hong Kong, Legal 500 Asia Pacific, 2025

Tier 1: Construction in Hong Kong, Legal 500 Asia Pacific, 2025

Tier 2: Projects and Energy in Hong Kong, Legal 500 Asia Pacific, 2025

THE SUSTAINABILITY IMPERATIVE

The Future of Real Estate InvestmentWe explore the sustainability challenge faced by the real estate sector, and examine the challenges and opportunities for investors and corporate occupiers

We explore the sustainability challenge faced by the real estate sector, and examine the challenges and opportunities for investors and corporate occupiers

SPOKEN LANGUAGES

- English

ADMISSIONS

- New South Wales
- England & Wales (Registered Foreign Lawyer)
- Hong Kong

RELATED PRACTICE AREAS

- Zero Emission Vehicles & Charging Infrastructure
- Sports & Entertainment Contract, Endorsement & Celebrity Representation Practice
- Anti-Doping Practice
- Sports & Event Venue Real Estate Infrastructure and Operation
- Asset Management
- Real Estate Sector
- Redevelopment
- Data Center & Digital Infrastructure Team
- Financial Institutions
- ESG & Energy Transition
- Sustainable Real Estate
- Renewables
- Naming Rights & Sponsorship Practice
- Sports & Entertainment M&A Practice
- Sports & Entertainment Specialty Counseling Practice
- Entertainment Industry Practice
- Sports & Event Financing
- Olympic & National Governing Body Practice
- Professional Sports Team Practice
- Logistics & Industrial
- Government Contracts & Public Procurement
- Real Estate
- Infrastructure
- Sports & Entertainment
- Energy Transition
- Real Estate Disputes
- Commercial Construction & Engineering
- Commercial Real Estate

- Corporate
- Finance
- Litigation & Dispute Resolution
- Regulation, Compliance & Advisory

EXPERIENCE

INFRASTRUCTURE DEVELOPMENT

- crXsspark, Hong Kong SAR – advising crXsspark on all aspects of its tender for the concession to design, build and operate a water sports complex at Shek-O Quarry, Hong Kong SAR as a public private partnership including due diligence, bid strategy, structuring, funding arrangements and preliminary agreements for the design, construction and operation of the facility, and community and commercial partnerships.
- Hong Kong International Airport – advising Airport Authority Hong Kong in preparing tender documents for the design, build and operation (DBO) concession for automated “Park and Fly” and “Park and Visit” car parks on the Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge, as part of HKIA’s Airport City strategy.
- MTR Corporation, Hong Kong SAR – advising MTRC on the preparation of a new set of standard amendments for the roll out of the new engineering contract (4th ed) (NEC4) standard form of engineering and construction contract to be used for the construction of railway infrastructure projects in Hong Kong SAR from 2023.
- MTR Corporation, Hong Kong SAR – advising MTRC on an overhaul of its standard conditions of contract for engineering and capital works projects in order to streamline and modernise the drafting.
- Hong Kong Airport Authority: Appointed to construction and infrastructure panel in relation to the Third Runway Project at Hong Kong International Airport as well as acted in relation to other major infrastructure improvement projects at the HKIA.
- Light rail project – Greater Bay Area: Advised a rail operator on O&M agreements in relation to a light right rail project.
- Hong Kong SAR Statutory Authority - Advised on the preparation and procurement of a PPP for the build, operate and transfer of an arts, culture and exhibition project including multi-purpose venue, hotel, office and retail as part of a master planned urban development project.

- Hong Kong SAR Statutory Authority - Advised on the structuring and preparation and procurement of a PPP for the build, operate and transfer of an office and hotel project retail as part of a master planned urban development project.
- Hong Kong SAR Statutory Authority - Advised on the structuring of a mixed use leisure and hospitality hotel and residences project as part of a master planned urban development project.
- Hong Kong SAR Statutory Authority – Advised on the contract administration and termination of a main contractor for a museum project and on the tendering and documentation for appointment of a replacement contractor.
- Sports Park, Hong Kong SAR - Bid side mandate advising on all aspects of a joint venture's bid for the design, build and operate concession agreement including bid structuring and advisory, joint venture agreements, design and construction procurement strategy and agreements and operator related issues.
- A real estate investor on the development and construction of data centre in Hong Kong SAR, on a build to suit basis
- Data centre, Korea – advising Digital Edge in connection with its negotiations for the construction of a data centre facility in Incheon, South Korea. As of when the project was announced, in mid-2022, the project will be the largest commercial data centre in Korea.
- IT Operations Centre, Hong Kong SAR – advising a Hong Kong SAR-based non-profit institution on the construction of its IT Operations Centre in Shatin.
- Hong Kong SAR data centre – Advised a Hong Kong SAR based investor and land owner on the structuring of a joint venture for a data centre development.
- Hong Kong SAR data centre – Advised a global logistics operator and real estate developer on the development and construction of a data centre project in Hong Kong SAR.
- Hong Kong SAR logistics centre – Advised a global developer of logistics assets on procurement strategy and early contracts with respect to a logistics centre in Hong Kong SAR.
- Clinical Waste Treatment Facility, Hong Kong SAR – Advised a European waste operator on its bid for the design, build and operate contract with the Environmental Protection Department and on its joint venture for the project.
- Waste, Electrical and Electronic Equipment Project, Hong Kong SAR - Advised the successful German – Hong Kong SAR joint venture on project implementation and tender documentation for the design and construction of the first Waste, Electrical and Electronic Equipment plant in Hong Kong SAR.

- Waste, Electrical and Electronic Equipment Project, Hong Kong SAR – Advised the operator in contractual issues with Government under the operators design, build and operate contract with Hong Kong SAR Government as we downstream contractual issues with contractors and suppliers.
- Organic Waste Treatment Facility - Advised a German developer / operator on joint venture agreement and tender for the concession to design, build and operate an organic waste treatment facility in Hong Kong SAR.
- Hong Kong Science and Technology Park - Advised the Hong Kong Science and Technology Park Corporation on the construction of Phase III of the project including professional appointments, procurement and construction agreements.
- Lead acid battery recycling project, Hong Kong SAR - Advising the principal investor in the construction of a recycling facility at an eco-industrial park, including drafting, negotiating and finalising all investment documentation and the EPC contract.
- Organic waste treatment facility, Hong Kong SAR - Advised an international joint venture partner on the formation and entry into the joint venture for an organic waste treatment facility, which adopt proven biological treatments to recover reusable materials and energy.
- Refuse transfer station, Hong Kong SAR - Advised on the Design, Build and Operate Contract in relation to the upgrading of plant facility and operations.
- Metro project, Bangladesh - Advised the contractor in relation to a joint venture agreement connected to a metro project in Dhaka.
- Textile plant project, Zambia - Advised the contractor on the summary review of the integrated EPC contract.

ENERGY AND NATURAL RESOURCES

- Power station, Hong Kong SAR – Advised on the procurement strategy and drafted a suite of EPC and related contracts for the procurement of a combined cycle gas turbine for a Hong Kong SAR power station.
- Power station, Hong Kong SAR - Advised on the negotiation of major equipment supply and EPC contracts for a conversion of a coal-fired power plant to gas-fired power.
- Power station, Hong Kong SAR - Advised a Hong Kong SAR energy utility on EPC and O&M contracts on the negotiation of major equipment supply and EPC contracts for a conversion of a coal-fired power plant to gas-fired power.

- Entrustment agreement, Hong Kong SAR – Advised a Hong Kong SAR energy utility on its tender and negotiation of an entrustment agreement with a university institution in relation to the laying of various power cables as part of a development project.
- Regional Corporate PPA platform – Advised a regional developer and investor of renewable energy projects on its standard corporate power purchase agreement framework including standardised term sheet and playbook.
- Standard project documentation for regional solar projects - Advised a developer/EPC contractor on a suite of master EPC and O&M contracts for regional ground mounted solar projects.
- Advised a sponsor and investor on project development, governance and procurement issues arising out of a series of offshore wind projects in Taiwan and on EPC issues related to various equity investments and disposals.
- Advised a purchaser of a ground mounted solar project in Vietnam in relation to negotiation of an EPC contract
- Advising a major US contractor, being one of the largest construction and engineering companies in North America, on a USD180 million 240MW AC photovoltaic solar energy project in Texas.
- Advising a major US contractor, being one of the largest construction and engineering companies in North America, on a USD2.5 billion LNG train project in Texas.
- Advising a major US contractor, being one of the largest construction and engineering companies in North America, on a solar photovoltaic electric generation facility in Virginia.
- Energy to waste project, Thailand - Advised a Japanese trading house in their role as a turn-key EPC contractor in relation to a 6.9MW waste-to-Energy plant project, operating under a Feed in Tariff Scheme, based on the Thai Energy Regulatory Commission's Power Purchasing from Renewable Energy Programme 2015-2019.
- Industrial Waste Power Plant Project, Thailand - Advised a Japanese trading house turn-key EPC contractor in relation to a 8 MW Industrial Waste Power Plant project.
- Grand mounted solar project, Myanmar – Advised, drafted and negotiated on EPC contracts for 150 MW (AC)/ 165 MWp (DC) solar photovoltaic power generating plant and Interconnection Facilities at Wundwin, Myanmar.

REAL ESTATE DEVELOPMENT

- Hotel and casino resort, Macau – advising on the public tender process for a 10-year renewal of the client’s gaming concession including managing all aspects of the due diligence process on behalf of the client and its affiliates, advising on bid strategy, management of the bid team, advising on and preparing bid documentation and advising on internal re-organisation.
- Integrated resort, Singapore – advising the leading Singapore-based integrated resort in connection with the addition of further entertainment, convention, retail and luxury hotel facilities in addition to its existing resort.
- Integrated resort, Singapore – advised one of the two licensed gaming operators in Singapore on agreements for design, procurement and construction of additions, alterations and asset managements for an existing integrated resort.
- Casino resort, Laos – advised a US based gaming management company on negotiation of an EPC contract with a Chinese State Owned contractor.
- Integrated resort complex, South Korea - Advised a US based gaming operator on construction of an integrated resort complex at Incheon Airport which will include accommodation, performance arena, theme park and casino.
- Integrated resort developer, Macau - Advising the US based owner / developer of major repositioning, re-theming and refurbishment of an integrated resort in Macau including strategic procurement and project structuring advice. We are also advising on issues associated with the related hotel management agreements.
- Integrated resort, Cotai Macau - Project Counsel on all aspects of the development of a themed integrated resort in Cotai Macau for US based developer. The project included a 3,000-room hotel, casino theatre, retail mall and convention facilities.
- Resort development, Ho Tram Vietnam - Acted for the developer on multiple aspect of the design, procurement and construction of Vietnam’s first Last Vegas style Casino resort.
- Capital works project for leisure and hospitality developer, Macau - Provided strategic procurement advice and drafted full suite of project documentation for multi-year capital improvement works project.
- Flagship store retail project, Macau - advised landlord on construction agreements and agreement for lease with anchor tenant
- Mixed use development, Taiwan – advised a private equity house on development and construction of a mixed use project including commercial, hotel and retail in Taipei including professional appointments and tender documents for construction contracts.

- Global brand retail outlet, Macau – advised the local franchisee of a global furniture store on construction and fitting out contracts.
- Office fit-out Hong Kong SAR – advised a global media outlet on fitting out contracts for offices and studio space in Hong Kong SAR.
- Office fit-out Hong Kong SAR – advised a US based financial institution on fit out of commercial office space in Hong Kong SAR.

RELATED INSIGHTS

Insights

Feb 14, 2025

Adjudication and insolvency: interface of two statutory regimes affecting the construction industry

Adjudication has become a key tool in the construction industry, helping employers and contractors resolve disputes quickly and keep cash flowing on projects. But when insolvency enters the picture, things can get tricky – especially when it comes to enforcing adjudication decisions or allowing insolvent parties to take part in the process. In this insight, we take a closer look at the legal approach to the interaction between adjudication and insolvency in England & Wales and Singapore, and what to look forward to in Hong Kong SAR as the Construction Industry Security of Payment Ordinance was gazetted on 27 December 2024 and will come to effect fully on 28 August 2025.

News

Jan 16, 2025

Chambers Greater China Region 2025 Edition

Insights

Dec 20, 2024

Hong Kong Security of Payment Ordinance passed; goes into operation on 28 August 2025

The second and third reading of the Construction Industry Security of Payment Bill concluded at the Legislative Council on 18 December 2024. As an important milestone of the security of payment regime in Hong Kong, the Construction Industry Security of Payment Ordinance (“Ordinance”) will be published in the Government Gazette on 27 December 2024. According to section 1(3), the provisions on power of Secretary for Development for registration and administration of Adjudicator Nominating Bodies (“ANBs”) will take effect on the gazettal date, i.e. 27 December 2024. The remaining provisions of the Ordinance will come into operation on 28 August 2025. Construction contracts entered into on or after this date will be governed by the Ordinance.

Awards

Nov 20, 2024

BCLP Recognised in Legal 500 Asia Pacific: Greater China 2025 for a second time

Insights

Nov 12, 2024

Powering up data centre development in SE Asia with new direct PPA frameworks

This insight highlights government initiatives in Southeast Asia that promote data centre development through Direct Power Purchase Agreements schemes. As jurisdictions compete to attract investment in the power intensive data centre and digital infrastructure sectors, they are also looking to do promote development in a way that is consistent with national decarbonisation commitments.

Insights

Jul 17, 2024

Confronting Corruption In The Construction Industry

Insights

May 29, 2024

Hong Kong Security of Payment Bill gazetted

The long-anticipated Construction Industry Security of Payment Bill ("Bill") was gazetted on 17 May 2024 and was introduced into LegCo for its first reading on 29 May 2024. The Bill aims to establish a legislative framework for addressing improper payment practices among contracting parties in the Hong Kong construction industry. Once in force, the Bill will replace the Development Bureau's pilot scheme for the introduction of security of payment provisions into public sector construction contracts which we discussed in our earlier Insights at Security of payment circular issued by the Development Bureau of Hong Kong – to take effect from 31 December 2021 and The new security of payment regime in Hong Kong – key issues to consider before its implementation.

Insights

Apr 10, 2024

Lining up Completion Obligations and Delay Damages in Project Documents

In this Insight, first published in PLC, Ilan Freiman, Wanjing Goh and Vivica Fu consider the judgment of the Singapore High Court in *Terrenus Energy SL2 Pte Ltd v Attika Interior + MEP Pte Ltd* [2023] SGHC 333 in relation to a solar energy project.

Insights

Mar 18, 2024

NEC ECC Hong Kong Edition: 5 Key Features