



麦建安

Partner

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BIOGRAPHY

作为房地产、酒店和项目领域的市场领军人物，麦建安律师在处理基础设施开发、混合用途酒店休闲项目方面拥有丰富经验。他在亚洲的25年中，曾为开发商、业主、机构投资者、政府和法定法人担任法律顾问。他的执业范围涉及亚洲各地项目，他在香港特别行政区、澳门、中国内地、越南和泰国各地的工作最为业界称道。

- 他为开发商、业主、机构投资者、政府和法定法人担任法律顾问。
- 他在处理基础设施开发和混合用途项目方面拥有丰富经验，包括起草和谈判此类项目所需的各种公司和商业协议（包括合资/特许权/开发商协议和租约）。

- 他经常就酒店管理和相关协议的起草和谈判提供法律服务，参与过的交易（主要是为业主担任法律顾问）涉及50多个酒店住宿品牌。其中包括四季、丽兹卡尔顿、万豪、洲际、索菲特、君悦、安缦、香格里拉、瑞吉、W、喜来登、丽晶、文华东方、六善、艾美、诺富特等酒店和酒店式公寓品牌。
- 他经常撰写酒店主题文章，经常主持酒店和房地产会议。
- 他是ULI（城市土地协会）亚洲酒店发展理事会联席主席。两年多来，他主持HICAP的年度最佳并购交易奖评选，是HICAP咨询委员会成员。
- 他是香港总商会房地产和基础设施委员会常务委员，现为英国商会房地产委员会及其商业政策部的活跃会员。
- 他还是香港特别行政区慈善机构“可爱忠实之家”受托人委员会的会长。

他将问题化繁为简的能力令客户印象深刻，一位客户表示：“他非常善于沟通，能向客户解释清楚潜在的挑战和解决方案。”

《钱伯斯与合伙人亚太》2020

他非常“坦率、明智、高效。”

《法律500强亚太》2020

He is a regular writer on hotel topics and frequent presenter and moderator at hotel and real estate investment conferences.

He has co-chaired the Asian Hospitality Development Council for ULI (Urban Land Institute). He has also chaired the M&A Deal of The Year Awards at HICAP for a number of years and sits on the advisory board of HICAP.

He has been a long-standing member of the HK General Chamber's RE & Infrastructure Committee, an active member of the HK British Chamber Real Estate Committee, its Business Policy Unit and a co-opted member on its GenCom.

He also chairs the Trustee Board of the Home of Loving Faithfulness, a Hong Kong SAR based charity which provides life-time care for the disabled (without any charge).

SPOKEN LANGUAGES

- English

ADMISSIONS

- England and Wales (non-practicing)
- Hong Kong

RELATED PRACTICE AREAS

- Real Estate Sector
- Redevelopment
- Hotels and Hospitality
- Data Center & Digital Infrastructure Team
- Real Estate
- Infrastructure
- Healthcare & Life Sciences
- Commercial Real Estate
- Betting & Gaming
- Corporate
- Regulation, Compliance & Advisory
- Licensing

EXPERIENCE

- Advising a Hong Kong SAR statutory body for an expansion project in Hong Kong SAR which includes advising on the terms of the draft land grant supplied by the Legal Advisory and Conveyancing Office.
- Advising an international manufacturer on its sale and leaseback transaction regarding a 20,725 square metre factory site in the PRC with a state-owned enterprise as buyer.
- Advising the client as a shareholder in a JVCO in relation to a proposed tender for the hotel operator of an existing luxury hotel property in Hong Kong SAR.
- Advised a prominent Hong Kong SAR property developer on various Hotel Management Agreement contracts and various COVID-related matters for a branded hotel in Shanghai.
- Represented a private equity fund on the hotel management agreements in connection with a resort in Asia, including a settlement agreement to mutually agree termination of the HMA.
- Advised hotel owners on the conversion and rebranding of hotels in Hong Kong SAR.

- Advised hotel owners in Macau on HMA force majeure clauses in the context of the COVID-19 pandemic.

RELATED INSIGHTS

Insights

Apr 10, 2024

The right-sizing of commercial leases in Hong Kong SAR and Mainland China

In Hong Kong SAR and in Mainland China, we have observed an increase in the relative bargaining power of office tenants to negotiate their leases. A variety of factors, including a stronger supply of new office buildings and more negative economic sentiment among office tenants, have contributed to the evolution of landlord-tenant dynamics.

Insights

Mar 13, 2024

GBA Standard Contract to Promote Cross-Border Data Flow

Insights

Feb 28, 2024

Hong Kong 2024-25 Budget - Real Estate Sector Highlights, Green Initiatives and Other Updates

Awards

Jan 24, 2024

Chambers Greater China Region 2024

Insights

Nov 01, 2023

The sustainable real estate imperative

Read our first report that reveals how the “green premium” is impacting commercial real estate values, with over 71% of investors expecting properties with strong energy performance standards to have a higher resale value than an equivalent property with lesser energy credentials. Sustainability is shaping the commercial real estate market.

Insights

Oct 25, 2023

Hong Kong SAR Policy Address 2023

The Policy Address 2023 was delivered by the Hong Kong SAR Chief Executive, John Lee (“CE”) on 25 October 2023. In addition to some expected initiatives to further promote the principle of “One Country, Two Systems” and further enhancements of National Security, the CE has introduced 73 new initiatives in what was probably one of the longest ever policy address speeches. Alongside the key initiatives to increase land and housing supply, the CE is also promoting various real estate, infrastructure and development projects to combat the slow-moving economy and a lacklustre property market. We set out a list of key takeaways which are relevant to our firm’s practice in the real estate and infrastructure space. There are also other key areas which others may focus on

such as the long awaited need to reform the GEM listing approach. A new listing route for R&D focussed companies will be created with new Listi...

Insights

Apr 17, 2023

Improving liquidity for Asian real estate investors - Part 3

A common route for property owners to effect divestiture of their real estate assets to de-risk their investments and to improve liquidity is to sell down part of the asset and form a joint venture with the buyer. Alternatively (or as a hybrid), an owner may sell the whole or part of its properties – but on the basis that it receives a lease back immediately on completion so that it can continue to use the property (or properties). In this third article in our “Improving Liquidity for Asian Real Estate Investors” series, we explore sale and leaseback arrangements and how these arrangements can help de-risk investments and provide liquidity for real estate investors in Asia. In case you missed them, you may be interested in Part 1 and Part 2 in the series which examined the key issues that Asian real estate investors should consider if they are contemplating a partial sale and entering into a joint venture with a new capital or op...

Insights

Apr 11, 2023

Improving liquidity for Asian real estate investors - Part 2

In this second article (in our three part series which explores joint venture and sale and leaseback arrangements for Asian real estate investors), we examine some of the key economic considerations that investors should bear in mind when considering selling down interests and forming a joint venture (JV) involving Asian real estate: (i) funding, (ii) distributions and waterfalls and (iii) exit mechanisms. In case you missed it, the first article in the series 'Improving liquidity for Asian real estate investors - Part 1' where we discussed some of the other key JV considerations for Asian real estate investors (e.g. structure, governance and control, conflict of interests and deadlock) is available for you to read.

Insights

Mar 23, 2023

Improving liquidity for Asian real estate investors - Part 1

Three years after the outbreak of COVID-19, restrictions have finally eased in Asia. However, investors in the region are still feeling its effects as well as headwinds caused by higher interest rates, rising inflation, supply chain constraints and tightening labour markets – not to mention the potential impact on the broader banking system of the recent failures of Silicon Valley Bank and Signature Bank in the US. These are challenging times and Asian real estate investors have certainly not been immune to these challenges. Investors in many locations (including Asia) are experiencing property market slumps partly driven by unfavourable revaluations by lenders and banks of mortgaged properties and the calling in of loans or the anticipated calling in of loans. This is a time when property owners may need to consider ways to de-risk their investments and to improve liquidity by divesting (wholly or partly) of their real estat...