



## Karen Ngan

Associate

Commercial Real Estate  
Private Company Mergers & Acquisitions  
General Business Law

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### Profile

"You miss 100% of the shots you don't take." -Wayne Gretzky

Karen is driven by opportunity to succeed. This is evident in her practice as she encourages our clients to pursue ideas and capitalize on business opportunities. She supports these pursuits with successful legal solutions that protect our clients' investments and achieve their goals.

### Work Highlights

#### Leveson, Coromandel Properties

> Prepared disclosure statement, amendments to disclosure statements and purchase agreements

#### Choklit Park Terraces, Coromandel Properties

> Prepared information summary and purchase agreements

#### Various developers and other companies

> Acquisition and financing of multiple properties totaling over \$250 million located throughout the Greater Vancouver Regional District in the past year

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Karen's approach is to provide advice that combines law and business, guiding clients through a solution that is intuitive and makes practical commercial sense.

### **Services**

- > Airspace parcel subdivisions
- > Disclosure statements and compliance with Real Estate Development Marketing Act
- > Real estate transactions
- > Commercial leases
- > Purchase and sale contracts
- > Financing and private mortgage loan agreements
- > Negotiation and drafting of a wide variety of corporate agreements
- > Corporate transactions

With fluency in Mandarin, Cantonese and English, Karen has the language skills to work with clients across the Pacific Rim. This cultural understanding allows her to bridge gaps and facilitate business within Vancouver and its ever-growing demographic.

Before law, Karen was a corporate banker in Hong Kong, China and London. This helps our clients because she has been exposed to many businesses from both a financial and operations perspective, giving her an intuition of what works and what does not. She has an understanding of the bigger picture of what businesses need to succeed along with a sensitivity to international and cultural nuances. Karen is able to apply global practices to local innovation and development.

People working towards a greater goal-seizing opportunities and daring to dream-is what inspires Karen. She views her job as helping our clients turn their goals into achievements by providing solutions that combine legal sense with commerciality.

## **Credentials**

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### **Awards & Distinctions**

- > Chief Judge Ernie Walter Award, Alberta Provincial Judges Association, 2011

### **Industry Involvement**

- > Urban Development Institute
- > Canadian Bar Association, Real Estate Section
- > Federation of Asian Canadian Lawyers

### **Community Commitments**

- > Director, Richmond Hospice Association

### **Education & Call to Bar**

- > Call to Bar: British Columbia, 2012
- > Juris Doctor, University of Calgary, 2011
- > Bachelor of Commerce (Honours), University of British Columbia, 2006

### **Languages**

- > Mandarin
- > Cantonese