

We provide fast, reliable and effective professional legal services

One Stop Service for all your Legal Requirements

Have legal inquiries or feedback?

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Our Lawyers

City Law LLC has four practicing lawyers, namely Mr. Teo Eng Thye, Gary, M. Director, Mr. Paul Lau Chee Seng, Director, Mr. Malcolm Tan, Consultant, and Ms. Cheong Wai Yin, Lawyer plus more than 20 experienced supporting staff, some of whom have more than 20 years of conveyancing experience and our secretaries are also well versed in litigation matters.



Mr. Teo Eng Thye, Gary
Managing Director

[VIEW PROFILE](#)



Mr. Paul Lau Chee Seng
Director

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Mr. Malcolm Tan
Consultant

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Ms. Cheong Wai Yin
Lawyer

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City Law LLC is incorporated with limited liabilities.

UEN: 201225324C

Give Us Your Feedback!

First name

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Our Company

One Stop Service for all your Legal Requirements

City Law LLC is a Law Corporation incorporated in Singapore since 2012 and duly approved and endorsed by Singapore Law Society/Ministry of Law. The law corporation has four practicing lawyers and more than 20 experienced supporting staff, some of whom have more than 20 years of experience.

OUR LAWYERS



Mr Teo Eng Thye, Gary – Managing Director

He is a senior category lawyer and has been practicing law for many years in general litigations and conveyancing, and has about 22 years of experience in conveyancing of private, HDB, JTC, residential, commercial, Industrial, properties and supporting banks in mortgaging, refinancing, redemption, and many related matters, which are now his main area of practice. He has a Master of Laws Degree from UK; an LL.B. (Hons) Degree from London University; and a Barrister-at-Law Degree of the Middle Temple Inns of Courts of London.

He is an Advocate and Solicitor of the Supreme Court of Singapore, and is also a Member of the Singapore Institute of Arbitrators. Mr. Teo has been a regular lecturer on conveyancing and other legal matters in real estate companies like: ERA, Coldwell Bankers, Knight Frank, Propnex, etc.

Gary Teo was a division one Singapore government officer before he joined the legal profession and he is committed to protect our clients' interest.



Mr Paul Lau Chee Seng – Director

Mr Paul Lau Chee Seng is a senior category lawyer with more than 36 years of legal exposure and litigation practice.

He is a Notary Public, Commissioner for Oaths and an Advocate and Solicitor of the Supreme Court of Singapore. Previously he worked as a claims manager in a general insurance company handling and settling all aspects of insurance claims including shipping, liability insurance, motor and workman compensation amongst others and also as a Compliance Manager in a life insurance company where he trained over 3500 life insurance agents on life insurance areas including money laundering. He attended a shipping claim training by Richard Hoggs in London.

He was admitted to the Singapore Bar in 1986 and he holds a Law Degree from University of London and qualified as a Barrister-at-Law of England and Wales after passing the examinations on the first attempt. He has since been involved in many areas of practice such as matrimonial, probate, motor accidents, general insurance liability claims, conveyancing amongst others. He has won and settled many cases especially matrimonial and accident cases.



Mr Malcolm Tan Ban Hoe – Consultant

Mr Malcolm Tan Ban Hoe is our Consultant and is a lawyer in the senior category with almost 30 years of legal experience. He was a Legal Service Officer with the Singapore Legal Service between 1993 to 2012, and was called to the Bar in 1995.

His previous experience include service as a Deputy Public Prosecutor and State Counsel in the Attorney General's Chambers from 1993 to 1999, as a District Judge, State Coroner, Deputy Registrar (Subordinate Courts) and Referee (Small Claims Tribunal) from 1999 to 2006, and as an Assistant Official Assignee/Public Trustee and Assistant Official Receiver from 2006 to 2012, before entering private practice in 2014. He holds an LL.B. (Hons) degree from the National University of Singapore.

In the course of his career, he has conducted numerous criminal prosecutions as well as defence, provided legal advice to various government agencies and clients on various aspects of criminal, civil and administrative/public law; presided over and acted in numerous trials, hearings, mentions, pre-trial conferences and applications covering areas as varied as criminal prosecutions, extradition hearings, bail applications, contractual disputes, construction matters, injunctions and other applications; and overseen the administration of, inter alia, bankruptcies, corporate insolvency matters and trusts.

He practices mainly in dispute resolution, in particular in criminal and civil litigation.



Ms Cheong Wai Yin – Lawyer on overseas Sabbatical Leave

Ms Cheong Wai Yin is a senior category lawyer who is admitted to practice law in both Singapore and Malaysia (Peninsular/West) and an Associate Member of the Singapore Institute of Arbitrators (SIArb).

She was awarded the Asean Scholarship by the Singapore Government and the Kuok Foundation Scholarship for her studies. In 1990 she graduated from the National University of Singapore with LLB 2nd Upper Honours and was admitted to the Singapore Bar in 1991 whereupon she was recruited into a leading Singapore law firm specialising in banking litigation and conveyancing.

After admission into the Malayan Bar in 1998, enabling her to advise on Singapore-Malaysia cross-border legal matters, Ms Cheong joined another leading Singapore law entity specialising in Corporate Law (Initial Public Offerings, corporate finance and mergers and acquisitions).

In 2023, Ms Cheong was awarded a Distinction in a course administered by STEP (Society of Trust and Estate Practitioners) in International Trust Management.

Ms Cheong is a Certified Family Therapeutic Justice Legal Practitioner, having undergone training in a programme specially developed by the Singapore Academy of Law in conjunction with the Singapore University of Social Sciences, and supported by a working group including Judicial Officers of the Family Justice Courts.

Certified Family Therapeutic Justice Legal Practitioners have specialised knowledge and skills in generating a positive long term outcome for their clients in both the legal and non-legal aspects of family matters which often involve psychological, behavioural, social, community and practical issues.

Ms Cheong is multilingual, being fluent in English, Chinese (Mandarin & Cantonese), Malay (Bahasa Malaysia / Bahasa Melayu) & Bahasa Indonesia.

FOREIGN REPRESENTATIVE



Ms VICTORIA MAI – Senior Business Manager (Vietnam)

Victoria Mai is a Vietnamese and a Master of Business Admin (MBA) degree graduate from PSB/Coventry University, UK, was a City Law LLC Senior Business Manager. She is now our Vietnamese representative and works closely with our lawyers after having acquired about 17 years of Singapore experience. With her dual country experience, she is able to advise you socially, on Registration Of Marriages, Divorces, Adoptions, Application for STP, LTVP, PR, and renewals, Citizenship application, all matters regarding your stay in Singapore.

She has arranged for low fees for Vietnamese people in Singapore for the above matters, which will include: writing agreements/contracts, letters of Appeal/Demand, business partnerships, etc.

You can contact our Vietnam Representative, Victoria Mai, anytime at 97207511.

She speaks English, Mandarin, and Vietnamese.

Victoria Mai là người Việt Nam và có bằng Thạc sĩ Quản trị Kinh doanh (MBA) tại Đại học PSB/Coventry, Vương quốc Anh, là Giám đốc Kinh doanh Cấp cao của City Law LLC. Cô hiện là đại diện tại Việt Nam của chúng tôi và làm việc cùng với các luật sư, và có khoảng 17 năm kinh nghiệm ở Singapore.

Với kinh nghiệm sống ở hai quốc gia, cô ấy có thể tư vấn cho bạn về mặt xã hội, về Đăng ký kết hôn, Ly hôn, Nhận con nuôi, Đơn xin STP, LTVP, PR và gia hạn, đơn xin quốc tịch, tất cả các vấn đề liên quan đến thời gian bạn ở Singapore.

Cô đã sắp xếp mức phí thấp cho người Việt Nam ở Singapore cho các vấn đề trên, bao gồm: viết thỏa thuận/hợp đồng, thư khiếu nại/yêu cầu, quan hệ đối tác kinh doanh, v.v.

Bạn có thể liên hệ với Đại diện tại Việt Nam của chúng tôi, Victoria Mai, bất cứ lúc nào theo số 97207511.

Cô ấy nói được tiếng Anh, tiếng Quan Thoại và tiếng Việt.

Mr. Gary Teo, Mr. Paul Lau and Ms Cheong Wai Yin, have represented many banks in conveyancing matters.

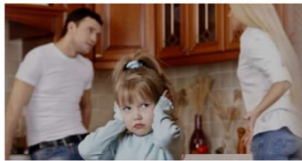
The following are some of the banks:

- | | | |
|-----------------------|----------------------------|----------------------------------|
| a. OCBC Bank | f. Maybank | k. Singapura Finance Ltd |
| b. DBS Bank | g. RHB Bank | l. Sing Investment & Finance Ltd |
| c. UOB Limited | h. Standard Chartered Bank | m. Bank of China |
| d. Hong Leong Finance | i. ABN AMRO Bank | n. CIMB Bank |
| e. HSBC Bank | j. Citibank | |

Areas of Practice

One Stop Service for all your Legal Requirements

We have many years of experience in these areas of practice ranging from very simple cases to complex high court matters. Please visit us or call us for free enquiries or discussions. We assist our clients to seek justice in what they deserve and to win wherever possible.



Divorce 离婚

When a marriage has irretrievably broken down, there are 5 ways to divorce:

- Adultery
- Unreasonable behaviour
- 2 years desertion
- 3 years separation & consent
- 4 years separation without consent.

You need the following documents for divorce:

- Marriage Certificate
- NRIC
- Birth Certificate of Children
- Addresses of properties
- List of assets
- Particulars of both parties



Sell and Buy Properties/ En Bloc Sales 买卖房子/屋子 集体销售

Sell your properties through us, and we will guarantee that you will receive all the sale proceeds that you are entitled to.

Just give our particulars to your purchaser or agent and inform us, and we will do the rest. And if you are purchasing any property, we will give you the best deal possible.

Contact for discussions. We also cater for EN Bloc sales and will give advise for EN Bloc procedures.



Power of Attorney 委任签名

If you are going overseas or are busy, you need someone to sign on your behalf. This someone is an Attorney.

You need the following documents to prepare a Power of Attorney:

- NRIC of Donor (giver) and Attorney (receiver)

Details of power to be given:

- Particulars of property address for purchaser, sale or rental, type of property like Condo, HDB direct or resale
- Who to receive any money involved, JT or TIC
- How many years of power.



Probate 遗嘱遗产管理

When someone closely related to you passes away, you need a letter of administration or a letter of probate (if there is a Will) from the Subordinate Court.

To get this letter, you need the following documents:

- Death Certificates, NRICs, Marriage Certificate/Divorce Documents or Birth Certs to prove relationship
- Name of a Trustee
- List of all beneficiaries
- List of assets/shares/bank accounts and properties
- Original Will (if any).



Wills 写遗嘱

If a person dies without a Will, his estate may be given away not according to what he wanted.

Therefore, if you want your properties or assets to be given to your loved ones make sure you write a Will.

The following documents are required:

- NRIC of Testator (person doing the Will)
- Name(s) of trustee
- Names of all beneficiaries
- List of assets & percentage to be given.



Deed Poll 换名

If you wish to change your name, then we can do it for you almost immediately.

Notary Public and Commissioner for Oaths 公正官和宣誓官

Endorsement of documents for use in foreign countries or for overseas use that requires Notarisation, Declaration, Certification, Witnessing, Attesting, or any other form of documentation not limiting to preparation of Notarial Certificates and in Authentication which are compulsory. We also assist in Verification, or Legalisation/Consularisation.

Statutory Declaration or any form of declaration may be done immediately.

Adoption / Citizenship 领养 / 公民

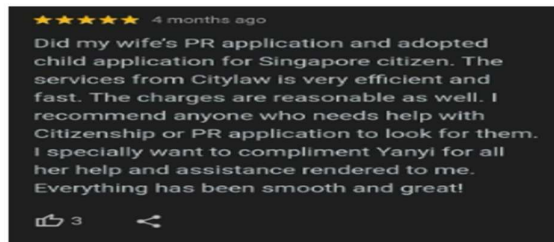
Permanent Residence/ Dependant Pass/ Long Term Visit Pass
永久居民/家属通行证/长期访问通行证



Adoption is a process where the natural parents lose their rights over their natural child while the adoptive parents acquire legal rights, obligations and responsibilities over the child.

We have successfully helped our clients obtain the adoption of their children born outside of Singapore and subsequently acquire Singapore Citizenship for the child.

Do not hesitate. Give your child an opportunity.



Areas of Practice

- Divorce
- Probate
- Buy and Sell Properties
- En Bloc Sale
- Power of Attorney
- MCST matters
- Defamation
- Trust Deeds
- Family Arrangements
- Adoption
- Bankruptcy
- Nullity
- IOU
- ROM
- ICA
- MOM
- LTVP
- PR
- Citizen
- Syariah matters
- Wills
- Deed-poll
- Civil/Commerical
- State Court & High Court Civil/Criminal Litigation
- Draft Contracts/Agreement
- Breach of Contracts
- Accidents and Injuries Claims
- Corporate services
- Certified True Copy
- Commissioners of Oaths; Notary Public
- 离婚
- 遗嘱遗产财政管
- 买卖房子/屋子
- 集体销售
- 委任签名
- 给受托人
- 诽谤
- 信托契约
- 家庭安排
- 领养
- 破产
- 退婚
- 借据
- 婚姻注册
- 移民厅
- 劳工部
- 永久居民
- 公民
- 穆斯林事务
- 写遗嘱
- 换名
- 诉讼
- 起诉
- 民事法院高等法院/犯罪刑事
- 写合同
- 毁约起诉
- 车祸
- 受伤
- 公司事件服务
- 认证过的副本
- 宣誓官
- 公证官