

Xin Gan

Lawyer

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Summary

Xin is a Lawyer at Construction Legal with a particular focus on property, commercial and construction law. She has excellent attention to detail and enjoys problem solving. She always strives to deal with matters in an efficient and pragmatic way.

Xin specialises in contract drafting and negotiations with a property law focus. Xin also conducts court proceedings in various areas of law, including Tribunals, Local Court and District Court. Xin also assists in preparing legal memorandums, drafting court documents and legal correspondences and organising counsel briefs. Legal research on relevant legislations and case laws is also part of her strong suit.



Qualifications

- » Bachelor of Laws (The University of Sydney)
- » Bachelor of Economics (The University of Sydney)



Expertise

- » Contract Review, Drafting, and Negotiations
- » Leasing and Property
- » Legal Research
- » Due Diligence Projects
- » Security of Payment Legislation and Adjudication



Experience

- » **Mar 2019 – Current**
Construction Legal (Lawyer)
- » **Jul 2016 – Mar 2019**
National Centre of Indigenous Excellence (Aquatics Supervisor and Swimming Instructor)
- » **Dec 2017 – Jan 2018**
Lincoln Legal Pty Ltd (Legal Intern)
- » **Dec 2016 – Jan 2017**
Reddi & Co Advocates (Legal Intern)



Highlights

- » **Kleve Pty Ltd (AFL, Lease, Ambassadorship Agreement):** Xin assisted the Principal, Jessica Rippon on this matter. The matter involved reviewing Heads of Agreement and ensuring that subsequent commercial amendments in the AFL and Lease properly reflected as such. She also reviewed the AFL and Lease, advised on required amendments, assisted in conferences to manage negotiations and advised on any necessary risks and changes.
- » **Burgess Rawson (lease review, lease variation, settlement deeds):** Xin assisted on various matters that Construction Legal is engaged in by Burgess Rawson. This involved reviewing legal documents and providing solutions to properly reflect the client's needs. Xin also assisted in managing conferences, proper execution of legal documents and subsequent registration of such documents.
- » **Starkey Group Pty Ltd (due diligence, conveyancing):** Xin assisted with the due diligence report in relation to the acquisition of a \$6.5 million shopping centre. This involved a detailed review of title for the properties, which included leases forming part of the acquisition, the contract for sale and subsequent amendments required as commercially agreed between parties. Xin also managed the conveyancing process of this acquisition, from obtaining the client's authorisation, to stamp duty payments, exchange and settlement.
- » **MRP Group Pty Ltd (adjudication under the security of payment legislation):** Under Construction Legal, Xin managed and assisted in various adjudication applications for this client. This involves providing advice on merits of the case, preparing legal submissions, drafting statutory declarations, and conferencing with clients to discuss technical aspects of the building and construction process
- » **Default Judgment in the Local Court and Bankruptcy Proceedings in the Federal Circuit Court:** Xin assisted on this matter in setting aside default judgment in the Local Court as a defence to the creditors petition in the Federal Circuit Court. Xin's involvement included preparation of the Notion of Motion, Defence, and Affidavit. Xin also conducted client interview and assisted counsel in preparing for court hearing.
- » **Personal Injury Claim in the District Court of NSW:** Currently before the court, Xin is assisting on this personal injury matter arising on a construction site due to breaches of work health and safety requirements. This involves advising clients on the prospects of success, and preparation of court documents.
- » **Other Highlights with Construction Legal:**
 - o Preparing legal memorandums, drafting court documents and legal correspondences under supervision
 - o Drafting and reviewing legal documents like agreement for lease, lease, ambassadorship agreement, deed of settlement and release.
 - o Organising, reviewing and compiling evidence for case preparation, counsel briefing and court hearing.
 - o Completing due diligence on conveyancing and takeovers.
 - o Conducting legal research on legislation and case laws.

