



Senior Associate | Advocate (Thailand)

## Sittichai Duangjumpa

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### KEY PRACTICES

Corporate & Commercial

Mergers & Acquisitions

Real Estate

### QUALIFICATIONS

Chulalongkorn University, LL.B

Barrister-at-Law, Institute of  
Legal Education, Thai Bar  
Association

Licensed Lawyer, Lawyers  
Council of Thailand

Sittichai is a Senior Associate in PDLegal's Bangkok office, where he focuses on corporate and commercial matters and M&A, as well as complex real estate transactions.

As part of his well-developed practice, he advises both local and international clients on a wide range of real estate projects in Thailand, including residential, hospitality, retail, factory and industrial estate developments. Sittichai advises on land acquisitions, lease and sublease arrangements, mortgage transfers and consolidations and land office registrations. He regularly assists clients with legal due diligence, drafting and reviewing sale and purchase and lease agreements, advising on title, regulatory, and occupancy-related risks and coordinating registrations with the relevant land offices.

Prior to joining PDLegal, Sittichai was an associate at a well-known regional law firm. He holds a Bachelor of Laws (LL.B.) from Chulalongkorn University and completed the Barrister-at-Law course from the Institute of Legal Education, Thai Bar Association.

Sittichai is fluent in Thai and English.

## WORK HIGHLIGHTS

- Advised Central Hua Hin Beach Resort Co., Ltd., a long-established Thai hospitality company associated with one of Hua Hin's most iconic beachfront resort locations, on the lease renewal of land and hotel buildings with a total deal value of more than THB3.5 billion / US\$109 million. The services included (1) negotiating the sublease agreement with representatives of the State Railway of Thailand, (2) reviewing and revising the sublease agreements, (3) preparing documents for the registration of the land and building sublease and (4) conducting the registration at the land office.
- Assisted the client in transferring mortgages over two real estate projects namely, a high-rise ultra-luxury condominium project on Langsuan Road, Bangkok, and a villa and sports club project in Hua Hin, Thailand, from a renowned financial institution, with a total mortgage value of more than THB16 billion / US\$496 million. Further assisted the client in consolidating multiple ranks of mortgage over the condominium project into one unified rank of mortgage to simplify the condominium registration process. The services included (1) conducting limited legal due diligence on the land and buildings of the two projects to verify the legal status of the properties and any encumbrances over them and (2) preparing registration documents for the registrations of mortgage transfer involving numerous mortgage ranks and mortgage consolidation and effecting such registrations at the relevant land offices.
- Assisted Sunrise Living Real Estate Co., Ltd., a Thai limited company based in Phuket, Thailand, engaged in real estate activities, including the leasing and operation of residential property in acquiring several plots of land and buildings in Sukhumvit 12 Road, Bangkok, for a hotel development with the total deal value of more than THB1.2 billion / US\$37 million. The services consisted of (1) drafting separate sets of agreement to sell and purchase of land and building (2) giving legal advice on condition and restriction of building's height under Building Control Law (3) preparing registration documents for the transfer of ownership and mortgage of all the land and buildings and affecting the registrations at the land office.
- Advised AIA Co., Ltd., a leading life insurance provider in Thailand and a member of the AIA Group with a longstanding presence in the Thai insurance market, in relation to a lease of land and warehouse with a total value of THB110 million. The scope of services included (1) preparing documents for the registrations of the lease of land and warehouse building and (2) conducting the registrations at the land office.
- Advised the client on the acquisition of land on Sukhumvit 39 Road, Bangkok, for a condominium development project with a total project value of more than THB1.2 billion / US\$37 million. The services included (1) giving legal advice on strategies and address potential risks relating to the previous lessee and to the client's risks and (2) preparing the agreement to sell and purchase the land.
- Advised TriMotive Asia Pacific Co., Ltd., a company based in Chonburi, Thailand, engaged in the manufacture and export of automotive parts, components, accessories and related vehicle equipment, on the lease of land and factory in an industrial estate with a total deal amount of THB166 million / US\$4.5 million. The scope of services included (1) reviewing the lease agreement, (2) preparing documents for the registration of the land and factory building lease and (3) conducting the lease registration at the land office.