

Zunsi LIU Partner

Dispute Resolution | Banking and Finance Real Estate and Infrastructure



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📍 Beijing

Zunsi Liu is a partner at Merits&Tree Law Offices. Before joining M&T, Mr. Liu worked at Beijing Hylands Law Firm and Tianlun Yida Law Firm.

Mr. Liu has extensive experience in the fields of corporate, investment and financing, real estate, construction and finance, trust, financial lease, commercial factoring, microloan, as well as civil litigation and arbitration, and administrative litigation related to the aforementioned areas. He serves a number of government agencies in Beijing, and has participated in the regulation-making like the Beijing Urban and Rural Planning Regulation. He has also provided legal services for large real estate companies, listed companies, financing leasing companies, and commercial factoring companies. His main practice areas include:

In the field of corporate investment and M&A, providing comprehensive legal services for investment companies investing in real estate, tourism, new energy cargo vehicles, etc..

In the field of real estate and construction, providing comprehensive legal services for real estate development companies engaged in primary and secondary development (including project evaluation, preliminary procedures, construction management, property sales), property leasing, etc.; and for construction companies and design companies.

in the fields of pre-bidding, construction management, and settlement collection.

In the field of financial lease, providing comprehensive legal services for financing leasing companies (including financial lease, domestic pilot, and foreign-invested financing leasing companies).

In the field of commercial factoring and microloan, providing comprehensive legal services for commercial factoring companies and microloan companies.

In the field of litigation and arbitration, representing hundreds of cases related to real estate development and transfer, construction, property leasing, financial lease, private lending, and equity transfer.

In addition, Mr. Liu is also committed to legal research in finance and administrative law, participating in the regulation-making and amendment of the *"Beijing Urban and Rural Planning Regulations"* and *"Beijing Municipal Regulations on the Planning Management of the Reconstruction and Expansion of Private Houses in Towns and Cities."* He has participated as a main author in the drafting of *"Comprehensive Research on the Administrative Litigation Review of Beijing City Planning," "Research on the Mechanism of Administrative Review and Litigation Work of Beijing City Planning," "Research on the Methods for Design Units to Participate in the Management of Illegal Constructions"*, etc.; and has written papers such as *"Research on the Civil Liability of False Statements in the Securities Market"*, *"Analysis of the Legal Status of the Debtor in Subrogation Litigation"*, *"Protection and Restriction of the Rights of Insurance Beneficiaries"*, *"On the Establishment of Life Insurance Contracts"*, etc.

Achievements



PE/VC, M&A

- Dongfang Xinyue Company's investment in a real estate project in Haikou
- For Jinruixiang Cheng Investment Company's investment in a real estate project in Songyuan
- For Shengfeng Tongda Company's investment in an industrial real estate project in Beijing
- For Jinrui Shengxin Investment Company's investment in a tourism project in Heilongjiang Province
- For Lizhe Chuangzhan Investment Company's investment in a new energy cargo vehicle project



Real Estate and Construction

- Provided legal services for the primary development of Beijing Future Science and Technology City Development Company
- Provided legal services for both primary and secondary development of Haikou Huixin Yuan Real Estate Company
- Provided legal services for legal disputes arising during the secondary development process for Beijing Sunshine City Real Estate Co., Ltd., Beijing Taihe Longmai Real Estate Development Co., Ltd., Beijing Yuquan Real Estate Development Center, Beijing Shangjing Real Estate Development Co., Ltd., and Beijing Xingrongji Real Estate Development Co., Ltd.
- Provided legal services for construction project management and legal disputes for DaHua Engineering Management (Group) Co., Ltd. and Beijing Urban Construction Shenzhen-Hong Kong Architectural Decoration Engineering Co., Ltd.



Financial Lease

- Provided comprehensive services for dozens of finance lease projects for Ruize International Finance Leasing Company (including due diligence, designing transaction structures, risk assessment, drafting legal documents, litigation, and enforcement)
- Provided comprehensive services for hundreds of finance lease projects for Jiyun Group Co., Ltd. (including due diligence, designing transaction structures, negotiations, risk assessment, drafting legal documents, litigation, and enforcement)
- Provided legal services for the establishment of Daziran Finance Leasing Company and Xinkai Finance Leasing Company,

including formulating transaction processes and drafting transaction documents, and also provided risk assessment and document drafting for several finance lease projects of the company

- Provided legal services for disputes involving Cinda Financial Leasing Company

Microloan

- Provided comprehensive legal services for dozens of lending operations for Lizhe Venture Microloan Company (including due diligence, designing transaction structures, risk assessment, litigation, and enforcement)

Commercial Factoring

- Provided legal services for the establishment of Jin Qiu Commercial Factoring Company, including the formulation of transaction processes and the drafting of transaction documents.

Civil Litigation

- Participated in litigation involving more than a dozen real estate development and transfer disputes
- Participated in litigation involving more than a dozen construction engineering disputes
- Participated in litigation involving dozens of housing lease disputes
- Participated in litigation involving dozens of financing lease disputes
- Participated in litigation involving dozens of private lending disputes
- Participated in litigation involving several company equity transfer disputes

Administrative Litigation

- Engaged in the trial of over a hundred administrative litigation cases involving various planning departments in Beijing, such as the Beijing Municipal Planning Commission, Xicheng Planning Bureau, Chaoyang Planning Bureau, Changping Planning Bureau, Yanqing Planning Bureau, and Fangshan Planning Bureau

Honors

- 🏆 2025 The Legal 500 Dispute Resolution: Litigation - Recommended Lawyer
- 🏆 2018、2022 China Business Law Journal The A-list Growth Drivers
- 🏆 2022 LEGALBAND Client Choice: Top 15 Versatile Practitioners

Social Positions

Member of the Corporate Law Committee, Beijing Lawyers Association, 12th Session

Education

LL.M., Dalian Maritime University

LL.B., Dalian Maritime University

Admissions

PRC Bar

Language

Chinese