



Eunice Lui

Barrister-at-law
Denis Chang's Chambers

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Biography

Eunice was called to the Bar in 2024. Eunice joined Denis Chang's Chambers upon completion of her pupillage with Mr. Hectar Pun SC, Ms. Priscilia Lam SC, Mr. Ross Yuen and Dr. Benny Lo.

Eunice is developing a broad practice, focusing on land, commercial, arbitration, as well as public and administrative law. Eunice is fluent in English, Cantonese and Mandarin, and accepts instructions in all areas of Chambers' work. For her land practice, Eunice has been led in trials, injunctions and summary judgment applications in areas spanning from landlord-tenant disputes, to building management cases. With a particular interest in the area, Eunice obtained a Diploma in Surveying (Building Surveying Stream) at HKU Space in 2026.

Eunice also has a strong interest in public and administrative law, and has done appeal board hearings and judicial review cases, both during pupillage and practice.

Eunice has appeared as sole advocate or led junior before various levels of courts in Hong Kong. Within her first year of practice, Eunice appeared as sole advocate for the appellant at the Court of Appeal.

During her studies at the University of Hong Kong, Eunice served as part of the Law Association, representing law students of her cohort. Eunice was also an enthusiastic mooter, as she represented the University of Hong Kong at the Twenty Second Annual International Maritime Law Arbitration Moot as oralist, in which her team was a quarter finalist. Prior to commencing pupillage, Eunice served as a Marshal to the Honourable Madam Justice Carlye Chu, Vice-President of the Court of Appeal.

Education

PCLL, The University of Hong Kong (2023)
LLB, The University of Hong Kong (2022)
Diploma in Surveying, HKU Space (2026)

Scholarships and Prizes

Quarterfinalist, International Maritime Law Arbitration Moot 2022
5th Place for Overall Best Memoranda, International maritime Law Arbitration Moot 2022
Finalist, Hong Kong Law Reform Commission Essay Competition 2021

Appointments

- Part-time Lecturer (Non-Clinical), Faculty of Law, University of Hong Kong
- List of Dual Qualified Tribunal Secretaries, South China International Arbitration Center (Hong Kong) (Eunice has administered 3 arbitration cases since her appointment in 2026)

Selected cases

Court of Appeal

- ***Fubon Bank (Hong Kong) Limited v Bright Idea Promotion Limited & Ors*** [2025] HKCA 1070 — acted for the appellant (as sole counsel) in an appeal against summary disposal of an Originating Summons taken to enforce 6 legal charges pursuant to default on 4 bank facilities.

Land Law

Compulsory Sale

- ***Precise Lucky Limited v Walkerfield Limited & Ors*** (LDCS 18000/2022) [2025] HKLdT 63 (with Mr. Ross Yuen) — acted for a minority owner of a building on Wong Nai Chung Road and successfully opposed the Developer's application for compulsory sale, as the Tribunal held that redevelopment was not justified on the age and state of repair of the building.
- ***Tai Chung Property Ltd v Chen Lan Sum Irene*** (LDCS 4000/2023) [2025] HKLdT 4 (with Mr. Ross Yuen) — acted for the minority owner in the compulsory sale of a building erected under the old Civil Servants' Cooperative Building Society Scheme.

Adverse Possession

- ***Wong Hoi Tung Tso v All Occupiers & Ors*** (HCMP 761/2015) (with Mr. Ross Yuen) — acted for the landlord and successfully opposed the squatters' application to set aside default judgment in recovery of possession of land belonging to the Wong Hoi Tung T'so, and the subsequent application for stay of execution.

Criminal Law

- **香港特別行政區 訴 梁鎮宗** [2025] HKCFI 5626 (led by Ms. Priscilia Lam SC) — acted for the appellant in an appeal against conviction of an indecent assault charge; the appeal was allowed and the conviction was quashed.