



WANG Yanling

Lawyer

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Professional expertise

Marriage and family affairs, inheritance, civil litigation, private attorney, perennial legal counsel

Personal Profile

Ms. WANG Yanling is a member of the Communist Party of China, holds a postgraduate degree at the Chinese Academy of Social Sciences Graduate School, and is now member of the All China Lawyers Association, member of the Civil Litigation Committee of the Beijing Lawyers Association, Secretary-General of the Marriage and Family Affairs Research Committee of the Haidian District Lawyers Association of Beijing, Director of the Department of Marriage and Family Affairs and Deputy Director of the Department of Litigation and Arbitration of Beijing Blossom & Credit Law Firm, mediator of Beijing People' s Mediation Committee, mediator of the Beijing Association for Alternative Dispute Resolution; she used to be a mediator of the Haidian District Pre-litigation Mediation Committee of Beijing and a specially invited people' s mediator of the Haidian District People' s Court of Beijing. Ms. WANG served as a judge at a grass-roots people' s court for over 10 years, mainly handling civil and commercial trials, and joined Beijing Blossom & Credit Law Firm in 2012.

Ms. WANG Yanling concentrates on abundant, complicated, and mutually influencing conflicts and disputes in marriage, inheritance, relocation, and other family affairs. She has established a "Legal Service Team for Worry-free Family" to provide a series of legal services on property agreement before and after marriage, wills, child support, division of properties, and inheritance, so as to customize legal service solutions depending on the person, the issue, and the needs.

Thanks to her profound legal knowledge and practical experience from trials at the grass-roots court, she combines the judge thinking with the lawyer thinking to arrive at unique insights in case analysis and reasoning, and turned defeat into victory in many litigation cases by "fact analysis and reasoning, evidence collection and sorting, and legislation understanding and application" .

Ms. WANG Yanling received many honors such as “Outstanding Lawyer” , “Advanced Individual in Legal Aid” , “Outstanding CPC Member” of Haidian District, Beijing in the years.

Representative performance

- As a private consultant for a WANG family for years, designed the agreement on pre-marital housing purchase for the child with the funds of the parents and the property agreement between the husband and wife before and after marriage, witnessed will establishment, performed risk analysis and prevention for investment and financial solutions, and made and implemented proposal on inheritance, which ensured both the wealth inheritance and harmony of the family.
- Represented a group and its subsidiaries in a series of cases of contract dispute. In these cases, with no direct evidence on the delivery under the purchase and sales contract, Ms. WANG fully took advantage of the proof standard of “high degree of probability” and evidence rules in civil litigation to eventually win the case.
- In the case of dispute over property after divorce, LIU and WANG divorced with each other through litigation and mediation at the court, for which the mediation decision stated that the apartment that was jointly owned by them but registered in the name of WANG shall be sold out, while the proceeds from such sale shall be distributed to LIU for 60% and to WANG for 40% after paying off the loan and release the apartment from mortgage. However, after the divorce, WANG, separately possessing the apartment, refused to sell it out, which resulted in a new conflict and dispute between LIU and WANG. Both LIU and WANG initiated lawsuits for three times to solve the dispute through litigation, but were rejected by the court. Being commissioned by LIU, Ms. WANG Yanling initiated a lawsuit for protection of property right in line with relevant provisions of the Property Law based on the case and fact, and skillfully designed and handled the pledge of the apartment, which achieved 60% ownership for LIU with respect to the apartment and completed change registration for ownership of real estate to solve the problem that the apartment was possessed by one person and could not be sold and registered in the name of LIU.
- The couple HUANG and ZHANG, after passing away, had no heir first or second in order but one apartment located in Dongcheng District,

Beijing, bank deposits, and collections, and relief payment to be distributed. HUANG' s two nieces fulfilled support obligations when the HUANG couple were alive; however, the two nieces were not heirs at law. After being commissioned, Ms. WANG Yanling overcame many difficulties and obstacles to collect and submit evidence on the kinship, collected and sorted out evidence on fulfillment of support obligations, and initiated a case of dispute over inheritance based on the provisions of the inheritance law that the persons who have fulfilled support obligations can participate in inheritance, which achieved fair and reasonable distribution of the deceased' s properties among relatives outside of the heirs at law.

- When they divorced, YAO and ZHANG agreed that the apartment registered in the name of ZHANG shall be owned by YAO, and ZHANG was responsible for paying off the loan and having the apartment registered in the name of YAO. However, after they divorced, ZHANG failed to pay off the loan in the agreed amount as scheduled, which resulted in the risk that the apartment may be sold by the bank, and ZHANG refused to cooperate with YAO to repay the loan and go through the change registration. YAO had no choice but to initiate a case of dispute over post-marriage property to the court, while ZHANG insisted on continuing performance in accordance with the divorce agreement and rejected YAO' s change request, but insisted on going through change registration when ZHANG paid off the loan after 15 years. After being commissioned, Ms. WANG Yanling found that the apartment was bought with loans from the housing fund instead of common commercial loans from banks, and designed the solution based on the provisions on change registration of such apartments for YAO to negotiate and settle with ZHANG, hence eventually completing the change registration for the ownership and loan of the apartment.
- In the case of dispute over inheritance between YANG and younger brothers and sisters, the key point was the validity of 2 wills submitted by the counterparty, which should be subject to handwriting authentication. YANG commissioned 3 lawyers in succession, but the handwriting authentication could not be completed due to the failure in providing qualified specimen for the content to be authenticated. After being commissioned, Ms. WANG Yanling skillfully designed the matters to be authenticated and completed handwriting authentication with only 2 wills without any specimen for comparison. Based on the

authentication results, the court decided that the wills were partially invalid, and YANG obtained the shares YANG deserved in accordance with law.

- In the case of dispute over guarantee contract for loans between CUI and a bank, which was concluded through mediation, Ms. WANG Yanling, after listening to the statement of the party and viewing the files, considered that the mediation procedure of this case was in violation of law, and skillfully designed the solution for retrial on the civil mediation decision of the original court that had taken effect, and eventually released the guarantor from guarantee liabilities.
- In the case of dispute over inheritance between YANG X and 10 persons including YANG XX, the YANG X family, living in the parents' property for years, renovated and expanded the property multiple times before and after the parents passed away. After the parents passed away for over 20 years, this property was planned for removal, while the 10 heirs including YANG XX claimed benefits in the property before the court. After being commissioned by YANG X, Ms. WANG Yanling collected and sorted out sufficient evidence on the renovation, expansion, and residence in this property, carefully studied laws, regulations, rules, judicial interpretation, trial guidance opinions of courts, and policies for compensations for removal, and actively answered in the defense. Eventually, the court rejected the claims of YANG XX, et al. which judgment was maintained despite the appeal raised by YANG XX, et al.
- In the case of dispute over removal and relocation between LIU, GONG, and GAO, KANG, after LIU and GONG conducted two lawsuits and gone through the trial of the first instance, trial of the second instance, retrial, and request to the procuratorate for appeal, Ms. WANG Yanling's analysis and opinions on the Pre-marital Agreement, nature of the removed property, removal and relocation policies, and the trial guidance opinions of Beijing High People's Court were accepted. Eventually, each of LIU and GONG were granted the areas of 30m² in the resettlement building although they were resettled objects in the removal; however they had no ownership or right to live in such building.
- When reviewing the share transfer agreement between company A and Party B, Ms. WANG Yanling detected the hidden trap included in the agreement by Party B, which saved immeasurable losses for company

A.