

Sladen drives
Legal results

Capability statement Property development

Our project based approach

Our clients are creative and innovative. Our clients build things. Our clients embody the entrepreneurial spirit.

Our clients are exceptional property developers and investors. They expect us to be exceptional too. We provide our services in a coherent and co-ordinated manner, which is critical to our clients' success. We are involved in clients' property transactions and developments from due diligence, through to completion and eventual delivery.

Our lawyers work with clients in all facets of the development process and manage dealings with multiple stakeholders. Our clients have access to real time information via on-line client portals, e-contract signing, regular financial and transaction reporting.

At the core of our work in the property sector is helping our clients to complete their projects on time and on budget.

A focussed approach

We work together with clients on technical and complex negotiations with other parties, bringing a problem solving and outcome driven approach to the table.

Our Services

Our areas of practice include:

- residential land developments;
- apartment and townhouse developments;
- commercial (business park) and industrial developments;
- master planned communities and mixed use developments;
- property acquisitions and disposals;
- subdivisions;
- development financing;
- leasing;
- property syndication, joint ventures and development agreements;
- bulk residential land sales;
- project management agreements;
- structuring advice and implementation for property developments and transactions;
- property management and owners corporation advice and agreements;
- planning agreements;
- option agreements, tenders and expressions of interest; and
- WGT, GST, stamp duty and GAIC advice.

If you would like assistance with any property and development related issues, please contact:



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Our key property developer clients

The clients we act for are a measure of our ability to provide result-driven advice. Our clients include Balcon Group, Newland Developers, Resi Ventures, Bamfa Properties, Metricon, Blue Earth Group, Lovely Banks Development Group, Ramsey Property Group, Grange Development, Casey Capital, Quest Serviced Apartments, Victoria Square Group, Verve Projects, Techne Group, Linfox and Southern Sustainable Developments.

Recent transactions

Sladen Legal is currently involved in transactions and developments across metropolitan Melbourne, Melbourne growth areas and regional Victoria.

Major site acquisitions and sales

- Acting for Blue Earth Group in relation to the purchase of its Hopkins Street, Footscray site for the future Boat House, Waterfront, River One and Riverfront projects.
- Acting on acquisitions and sales from \$20 million to \$195 million for future development land in Melbourne's eastern, northern and western growth corridors, as well as regional centres including Geelong, Ballarat, Bannockburn, Warrnambool and Warragul.
- Sale of town centre sites in locations including Clyde North, Kurunjang, Plumpton, Rockbank, Armstrong Creek and Ocean Grove.
- Acting on the \$40 million acquisition of future development land near Byron Bay, NSW.

Broad acre developments

- Warralily, Armstrong Creek, one of the largest broad acre developments in Australia comprising over 7,000 dwellings, schools, shopping centres and community facilities;
- Balcon Group on the Orana project, a 4,500+ lot development in Clyde including display villages, community centres and

retail town centre precincts;

- Resi Ventures on its developments including Monument Plumpton, Accolade Rockbank, Shearwater Paynesville, Watsons Reach Sunbury, McMahon's Place Echuca, Springwood Warragul South and Waters Edge Miners Rest, exceeding 3,500 lots;
- Southern Sustainable Developments in relation to Arbor Officer, The Rise at Lyndhurst, Kings Creek, Water Edge and Seagrove Philip Island;
- Elana Place Epping, including site acquisition, development matters and sales,
- Woolamai House, Phillip Island including development matters and construction contracts;
- Acting for the Lovely Banks Group on the land aggregation, strategy and development of the Lovely Banks project, north of Geelong;
- Ramsey Property Group with respect to its Bannockburn and Batesford projects.

Apartment developments

- Acting for Blue Earth Group on its Boat House, Waterfront, River One and Riverfront project, comprising 800+ apartments and retail space, over 4 towers along the Maribyrnong River;
- Acting in relation to the Fairway Club, Torquay townhouse development;
- Acting for Resi Ventures on its townhome projects Evoke South Morang and Mosaic Lalor.

Joint ventures and development agreements

- Acting for landowners and developers in joint venture and development agreement negotiations for projects in growth areas including Truganina (over 2,500 lots and commercial sites), Tarneit (over 2,000 lots and commercial sites), Bendigo (over 2,000 lots and commercial sites), Beveridge (over 500 lots) and Ravenswood.

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Hotel developments

- Advising Quest Hotel Apartments in relation to the acquisition, development and sale of serviced apartments and hotels, including sites at Docklands, Moonee Valley, Geelong and Mildura sites;
- Acting for the developer of the Torquay Resort (now Wyndham Resort Torquay);
- Acting for the hotel developer of Oceanic Sorrento and Whitehall, in relation to development and sale;
- Acting for the hotel developer of Bay View Lorne, in relation to development, sale and negotiation of operating and management agreements;
- Acting for the developer of Waterford Valley Resort, including acquisition, negotiations with adjoining owners and authorities and development.

Construction

- Acting for various builders in relation to construction of medium density sites;
- Advising VCON Builders in relation to various construction and development structuring matters;
- Acting for Icon Co in relation to the acquisition and redevelopment of the former Bullring Nightclub site in Fitzroy, including negotiations with the supermarket and commercial car park tenant;
- Acting for Icon Co in relation to its Hawkesburn Village retail redevelopment.

Commercial/Industrial property development and leasing

- Acting on the acquisition and disposal of various childcare sites, including for Nino Early Learning Adventures;
- Acting for the developer of Kingston Ocean Grove on the development and sale of its town centre and industrial project sites.
- Acting for Techne Group in relation to acquisition, development and leasing of premises to the Australian Taxation Office and Centrelink in Geelong;
- Acting for Techne Group in relation to acquisition, development and leasing of premises for the National Disability Insurance Agency headquarters and Department of Human Services premises, in Geelong;
- Acting in relation to Lara Town Centre Redevelopment Project (including acquisition of Crown Land and development of a supermarket and retail site);
- Acting in the redevelopment of Western Private Hospital (including negotiation with Council regarding airspace licence and land swap agreements, negotiation with authorities regarding relocation of electricity easements and preparing/negotiating agreements for lease, leases and disclosure statements).

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