



PROPERTY



Improve your station

Expert property-law assistance

Property has been a huge growth area for investment and development. However, the outcome of your deal can vary significantly given variables such as contractual terms, structuring, financing options, risk and tax implications.

The Donaldson Walsh (DW) Property team has advised on transactions ranging in value from the small and simple to the large and complex. We also have considerable experience advising on contract formation, due diligence, structuring and taxation issues regarding real property.

Whatever the scale of your project, it will carry significant risks and opportunities. That's why you need sound, commercially focused legal advice, including guidance on risk management and dispute avoidance.

If property disputes do occur, our litigation, arbitration and mediation experience allows us to deliver the best commercial solutions for you.

Construction

We understand you want to get the job done on time, on budget and to the required standard. After all, these are hallmarks of success in the construction industry.

We can work closely with you to provide high quality, practical and cost effective legal advice on all aspects of building, construction and engineering law, from construction contracts through to dispute resolution and construction adjudication.

Environment and Planning

Laws relating to the built and natural environment have been changing rapidly in recent years. By staying abreast of these changes, we can provide you with effective advice on environment and planning issues affecting timing, planning and the environmental management of a project.

SERVICES PROVIDED

In General Property:

- Buying and selling real property
- Commercial, industrial and retail leasing
- Construction
- Contract negotiation and preparation
- Conveyancing
- Dispute resolution
- Due diligence
- Environment and planning
- Structuring finance facilities
- Structuring property developments
- Taxation (income tax, capital gains tax, GST, land tax and stamp duty).

In Construction:

- Arbitration and mediation
- Claims resolution
- Construction litigation
- Contract administration
- Contract interpretation
- Debt recovery
- Facilities management
- Infrastructure agreements
- Insurance claims
- Joint ventures and consortium arrangements
- Tender preparation and advice.

In Environment and Planning:

- Town planning and property development
- Built, cultural and natural heritage
- Planning and environmental litigation
- Environmental licensing
- Native vegetation
- Water resources
- Land contamination
- Environmental impact statements
- Development and environmental policy
- Environmental contamination
- Groundwater contamination
- Waste and landfill
- Native title.

In Carbon Compliance:

- NOER Act compliance
- Transactional updating.

MEET THE TEAM

William Esau

direct +61 8 8229 0914
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William leads our Property practice. He advises major developers of shopping centres and commercial property assets, investors and businesses on a wide range of property related issues.

His expertise spans advising on buying and selling transactions and risk management through to resolving disputes.

Sandy Donaldson

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Sandy leads our Corporate & Commercial practice and advises on issues ranging from asset acquisitions to tax and the commercialisation of intellectual property. He also has particular expertise in the wine industry.

Richard Phillips

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Richard is a commercial solicitor with 26 years experience in negotiating and preparing contract documentation for property acquisitions, sales and joint ventures. He has a particular focus on commercial transactions and development work, as well as preparing and advising on commercial leases.

Christopher Bruce

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Chris specialises in franchising, intellectual property, wills & estates and property law. His work involves drafting, reviewing and providing advice on franchise documentation, including franchise agreements, disclosure documents, sale contracts and property leases.

Lisa Dowdy

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Lisa has a wealth of experience in property transactions, including the preparation of sale contracts for residential and commercial properties, conveyancing, the sale and purchase of businesses, commercial leasing and associated guarantees and indemnities, joint ventures, development plans, by laws and scheme descriptions.

Tim Duval

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Tim has combined his passion and experience in the wine industry with his skills in communication to develop a commercial law career. He practices in the areas of law most relevant to the wine and hospitality industry: property, intellectual property (IP), franchising, and general commercial law.



Left to right: Tim, Christopher, Lisa, Sandy, Richard and William.

OUR EXPERIENCE

The DW Property team advises developers, investors, owners, landlord, tenants and property managers on all aspects of property law, including arranging for land transfers and land developments, financing, leasing and licensing.

In complex property transactions, we regularly advise on issues such as structuring, taxation, acquisition, finance, development and disposal.

Our expertise in commercial leasing matters, for both landlords and tenants, extends beyond South Australia. It includes negotiating terms, preparing leases and agreements for lease, and advising on disputes and renewals.

Our capability also extends to all aspects of residential and commercial conveyancing.

Some highlights include advising:

- A major developer in many construction and redevelopment projects, including shopping centres in SA, NSW and QLD and high rise office buildings in Adelaide
- A major developer of a multi million dollar Adelaide CBD development, a 36 storey residential and retail property, including drafting community title documentation, land contracts and construction agreements
- A major developer of a significant entertainment complex, including negotiating ground leases and sublease arrangements
- Parties in a number of wind farm developments, including negotiating, advising on and preparing documents between landowners and wind farm developers
- A communications company regarding its Australian and overseas installation and service delivery of satellite systems, including drafting utilisation agreement and service agreements with participants in oil and gas production and exploration platforms
- An agricultural electronics equipment manufacturer in its acquisition and development of a purpose built, high security research and manufacturing premises, and
- A biotechnology organisation in its development of a purpose built research centre.

LIKE TO TALK?

If you would like to discuss a Property-related issue with any member of our Property team, please don't hesitate to contact them directly by phone or e-mail (see "Meet the team" section on the previous page).

Or, if you have a more general legal enquiry, simply contact us through any of the channels listed here and we'll put you in contact with the most appropriate Practitioner.

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