

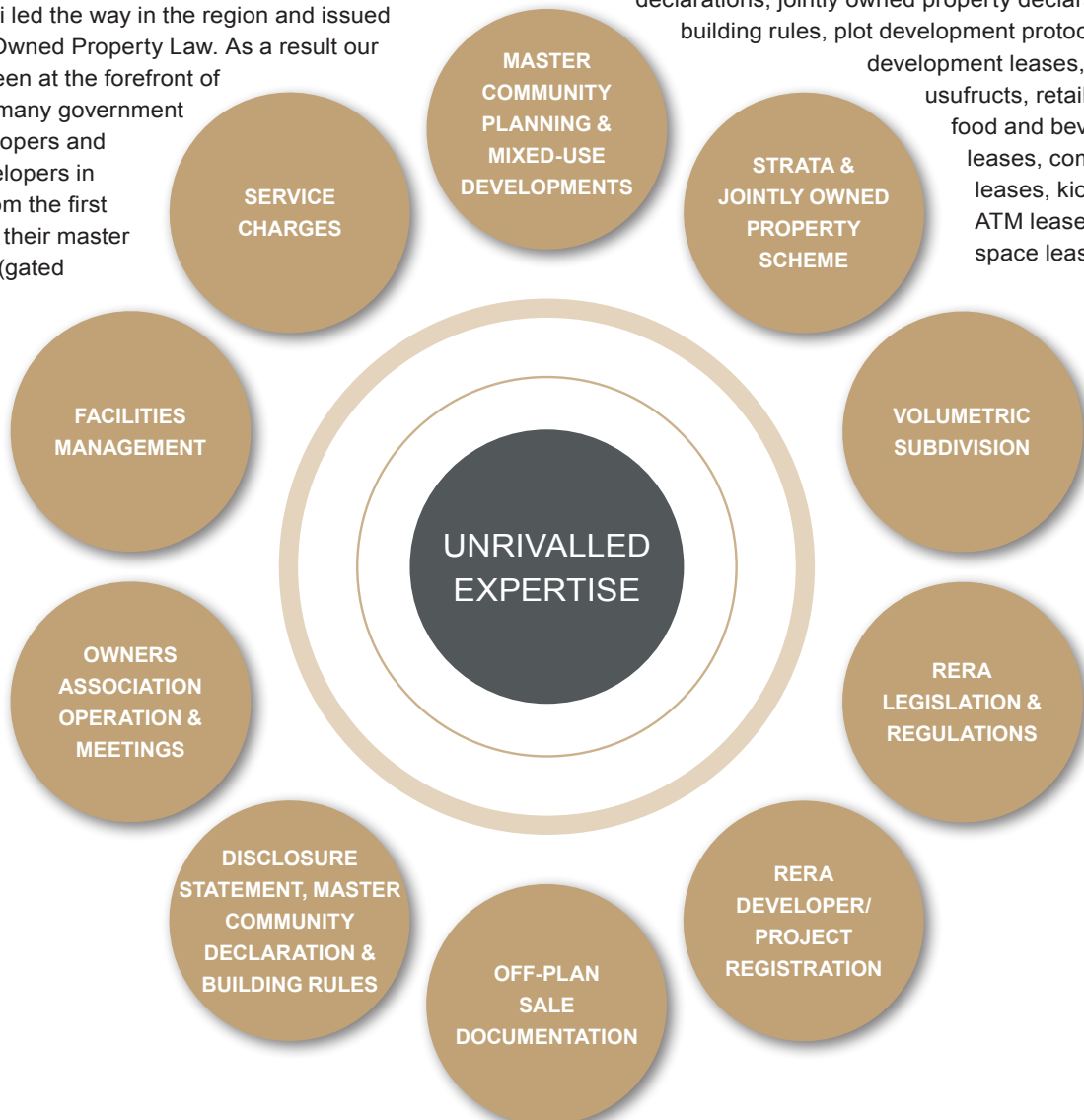


MASTER COMMUNITY, STRATA AND JOINTLY OWNED PROPERTY SCHEMES EXPERIENCE IN THE GCC

Our GCC real estate team has advised on the management and operation of master community, mixed-use developments, jointly owned property developments, gated communities and strata scheme developments for 15 years, having previously advised major Australian developers on their numerous complex mixed-use master community developments in Australia.

Our team has been in the GCC since 2007, the year in which Dubai led the way in the region and issued the Jointly Owned Property Law. As a result our team has been at the forefront of supporting many government linked developers and private developers in the GCC from the first inception of their master community (gated

community) scheme projects, such as providing strategic advice on how to best structure their master communities and preparing a wide range of agreements with respect to such communities including reservation forms, sale and purchase agreements for plots, buildings, residential units, villas, commercial units, retail units, and serviced apartment units (whether they are under construction or completed properties), disclosure statements, master community declarations, jointly owned property declarations, building rules, plot development protocols, plot development leases, musatahas, usufructs, retail leases, food and beverage leases, commercial leases, kiosk licences, ATM leases, parking space leases etc.



GCC coverage

We provide legal services to some of the region's most dynamic businesses. Our aim is to make our clients' working life productive, secure and simpler.

We operate as one practice across our offices in **Dubai, Doha and Muscat**. Our lawyers are permanently based in the GCC and have been practising in the region for a combined total of over 100 years. They offer international expertise gained by working on complex and ground breaking multi-jurisdictional transactions combined with deep-rooted local law experience.

There are very few law firms and lawyers who can be reached literally 24 hours a day, 7 days a week and deliver quality and output as good as Louise Vun, Partner at 'Addleshaw Goddard'. The insights from the firm are practical, commercially astute and legally strong while at the same time flexible to incorporate inputs from all parties to enable deal closures.

SOBHA ENGINEERING & CONTRACTING LLC

A solid, formidable, highly reliable and competent real estate team also savvy in multi-jurisdictional and high value complex structures. A further strength is the team's ability to converse in Mandarin which amply positions the team on the regional and global stage in terms of deliverables and value outcomes.

CHINA STATE CONSTRUCTION ENGINEERING CORPORATION (MIDDLE EAST) LLC

Our experience

Our team comprises of one of the few specialists in the region that has genuine regional hands-on experience of advising on master community developments, mixed-use developments, jointly owned property developments, gated communities and strata scheme developments.

- ▶ Government linked master developers and private master developers on their developments in Abu Dhabi, Doha, Dubai, Jeddah and Manama, on their standard form sale and purchase agreements, plot development leases, commercial, ATM, retail, kiosk, food and beverage leases, car park licences and mixed-use development regimes (including strata title structuring, master community declarations, jointly owned property declarations, community rules and building rules and regulations);
- ▶ Utmost Properties on its off-plan / strata titled development in Downtown Dubai (including drafting the off-plan sale documentation and advising on the strata titled regime);
- ▶ Jumeirah Golf Estates on the master community known as "Jumeirah Golf Estates – Fire & Earth";
- ▶ Dubai Multi Commodities Centre on the master community known as "Jumeirah Lakes Towers";
- ▶ A major developer on the master community planning and mixed-use scheme / development in Oman;
- ▶ A major Dubai developer on its joint venture with a landowner to develop a mixed-use building in Dubai;
- ▶ International hotel operators, lending banks, contractors, investors and long-term tenants on the jointly owned property / strata schemes in Abu Dhabi, Dubai (including the Dubai International Financial Centre), Jeddah and Muscat.

Key contacts



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