



BUGDEN
ALLEN
GRAHAM
LAWYERS

**Expert legal advice and project documentation
for residential and mixed use developments**

+

**Award-winning contract exchange
software and conveyancing services**

Brisbane: 07 3905 9260 | Sydney: 02 9199 1055 | Melbourne: 03 9086 5832 | Sunshine Coast: 07 5406 4075

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“WE HELP PEOPLE DESIGN,
CREATE AND LIVE IN TRULY
GREAT COMMUNITIES”

Bugden Allen Graham Lawyers are Australia's leading experts on strata and mixed use property development law.

Our firm is led by Australia's authoritative experts on mixed use property development and strata title law - Gary Bugden OAM, Michael Allen and Tim Graham - who have combined practice experience in this area for close to 100 years.

Our clients include property developers, financiers, listed and unlisted trusts, investors, asset owners and occupiers as well as national government authorities and international governments.

We support our clients with innovative title, subdivision and management structuring of mixed use property development projects which incorporate office, retail, residential and resort components.

Our project experience has seen us consult on some of the largest and most complex mixed use property developments here in Australia and overseas.



OUR DIFFERENCE

Our industry leading experience and expertise has resulted in us forming long standing relationships with clients built on trust and confidence.

We are committed to offering our clients:

- project documentation delivered on time and on budget that has been developed over years of experience working on market-shaping development projects
- comprehensive advisory expertise on all aspects of the life cycle of our clients mixed use property development projects
- proprietary technology that offers our clients cost savings, visibility and control over the legal aspects of their projects.





OUR TEAM

We have an unmatched track record of working on some of the most well-known and complex real estate developments both here in Australia and overseas.



Gary Bugden OAM DUniv
Partner

Gary Bugden has specialised in strata and community titles for over 40 years and is recognised internationally for his expertise in this area of the law. Gary is a former partner of Mallesons Stephen Jaques (now King & Wood Mallesons) and over the years has consulted to numerous Governments and major property developers both in Australia and internationally. He is a long-time strata author and he is currently Professor of Strata and Community Titles at Bond University.

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e: gary@bagl.com.au



Michael Allen
Partner

For over 35 years, Michael has acted for major developers, institutional, finance and government clients on the formation of land laws and the title, subdivision and management structuring of major real estate projects. He has helped develop innovative legal and management solutions for many of Australia's iconic developments. For 20 years Michael was a partner in the Sydney real estate team of Mallesons Stephen Jaques' and is also a published author and former associate lecturer in law at the University of Technology, Sydney.

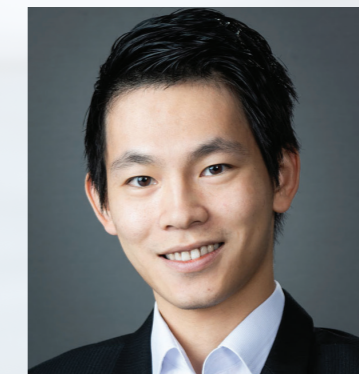
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Emma Smythies
Special Counsel

Emma has specialised in property development and all aspects of commercial and strata property law for most of her career advising a range of public and private sector clients on all types of commercial property matters.

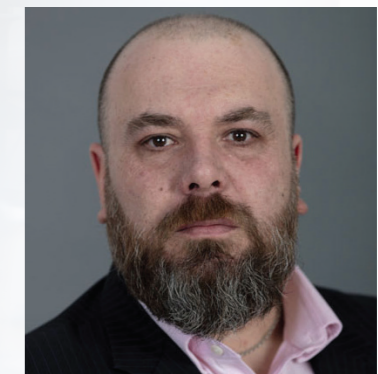
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Kevin Pai
Partner

Kevin works with developers on the governance and management structuring of projects with special expertise in volumetric subdivisions and management rights.

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Tim Graham
Partner

Tim has specialised in strata and property development law for over 22 years and is regarded as one of the leading property lawyers in Victoria. Tim is an ex-partner of HWL Ebsworth Lawyers Melbourne property team.

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DEVELOPMENT CONSULTING

From the initial site acquisition to disposal and all the way through our client's project life cycle, our team focuses on compliant and efficient processes supported by quality documentation and proprietary technology.

Our extensive experience and expertise achieves the best outcomes for our clients and their customers – thus enhancing the client's brand and reputation in the market place.

Marketing, financing and conveyancing processes are supported by our proprietary cloud based OPEX platform.

Our team can assist developers to:

- Acquire and dispose of sites
- Find the best titling and management structure for their most complex mixed use development projects
- Efficiently and professionally manage negotiation and settlement of off the plan residential sales
- Enhance the lifestyle and satisfaction levels of residents by building a genuine sense of community within their projects
- Differentiate their product and enhance their brand with market leading project structuring documentation
- Minimise the overall cost and complexity of project structuring documentation and streamline developer conveyancing

COMMERCIAL PROPERTY

Our team has advised numerous public and private sector clients including government authorities, property funds, listed and unlisted property developers and financial institutions on all types of commercial property matters.

Our broad-based practice sees us regularly involved in all types of commercial property transactions as part of our documentation and structuring of complex mixed use projects. Our team has advised on and assisted with:

- Project financing
- Property acquisitions and disposals
- Developer conveyancing (with special expertise in off-the-plan conveyancing)
- Disposal of integrated components of mixed use developments (such as shopping centres, serviced apartments and commercial office buildings)
- Leasing of integrated components of mixed use developments
- Property syndication, joint ventures and project development agreements





OPEX is a cloud-based platform that facilitates the electronic execution and exchange of off-the-plan and project-specific sales contracts. It is used by our law firm, developers, purchasers, purchasers solicitors, sales agents, financiers and all other stakeholders.



Innovation is at the heart of everything we do. We apply innovation to the way we provide legal services and with the tools we use to be smarter and more efficient.

Bugden Allen Graham Lawyers, through its tech company “Stratavine”, focus on the digitalisation of legal services to the strata and property development community.

OPEX is the first platform we have built to support our Development Consulting division.

KEY BENEFITS



Security

All project and contract documents secured in one centralised location in the cloud



Collaboration

Key stakeholders all have access to the platform



Efficiencies

Exchange contracts faster and improve cash flow



Integrity

Conformity and audit trail over the entire contract exchange process



Visibility

Real-time visibility over sales schedule



Integration

Can integrate to 3rd party systems like CRM and PEXA



CASE STUDIES

For over 35 years, our team has worked on some of the most well-known and complex real estate developments here in Australia and overseas. This includes mixed-use projects, commercial, infrastructure, tourism, industrial and urban development projects. Our senior partners, Gary Bugden OAM and Michael Allen and Tim Graham have also advised Governments around the world on the development of real estate and strata title laws. A small sample of our project experience is shown on the right, with a more comprehensive list available on our website.



The Ribbon

Client: Grocon

Engagement: Advised the builder, its principal lawyers and the project team on the title, subdivision and management structuring of this iconic leasehold mixed use project on Darling Harbour.



Bennelong Residences and Opera Quays

Client: Colonial Mutual Life

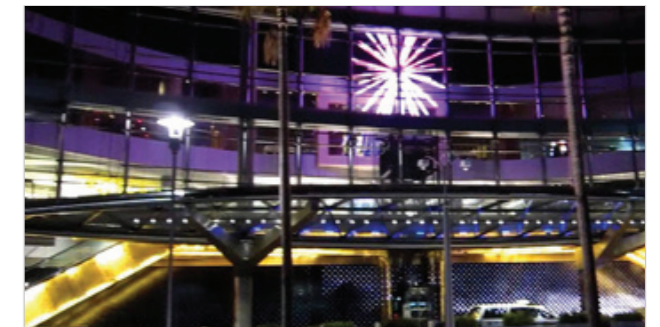
Engagement: Acted for the developer in this complex development including in negotiations with Federal and State governments and Sydney Council and the stratum and strata subdivision of the development envelope.



Barangaroo

Client: Lend Lease

Engagement: Acted for Lend Lease as a consultant to undertake a peer review of the structuring of the project and documentation for the entire project including negotiations for the modification of the structure.



Sydney Harbour Casino

Client: Sydney Harbour Foreshore Authority

Engagement: Developed the title and management structure for the site including the strata leasehold serviced apartment component.



Southbank, Melbourne

Client: Westpac

Engagement: Title subdivision and management structuring of a large, multi-use complex including negotiations of project-specific legislation.



King Street Wharf

Client: Walker Corporation & Multiplex

Engagement: On behalf of the developer, project structuring, documentation and developer (off-the-plan) conveyancing.



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