

SARAH BIRD

AJ&CO

CREATIVE. PROACTIVE. DYNAMIC

YEARS IN PRACTICE

11

BACHELOR OF LAWS

QUEENSLAND UNIVERSITY OF TECHNOLOGY

BACHELOR OF BUSINESS (HONS)

QUEENSLAND UNIVERSITY OF TECHNOLOGY

AREAS OF EXPERTISE

PROPERTY DEVELOPMENT, LEASING, REAL ESTATE DISPOSALS AND ACQUISITIONS
DUE DILIGENCE ENQUIRIES, MANAGEMENT RIGHTS AND BUSINESS ACQUISITIONS
AND DISPOSALS, COMMERCIAL FINANCE FACILITIES

INTRODUCTION

Sarah has expertise in a broad range of commercial transactions, including buying and selling businesses and property, establishing bodies corporate and subdivisions, due diligence issues, industrial, retail and commercial leasing arrangements and risk management. She works closely with clients on resolving disputes and negotiating entry into and termination of contracts and leases to achieve the desired commercial outcome while minimizing risk.

EXPERIENCE

Her key areas of experience are:

- Advising joint venture partners in respect of the structuring and development of a staged off the plan strata industrial development;
- Advising listed and unlisted clients and property funds on complex acquisitions and disposals of property;
- Advising and negotiating complex leases, agreements for lease and design and construct lease agreements for and against ASX top 50 landlords and tenants, listed and unlisted property funds and managers, private investors and various Commonwealth government departments in retail, commercial and industrial premises;
- Structuring of master planned community title projects
- Advising top 50 ASX companies and government departments on lease dispute issues;
- Advising on the purchase of mixed use and retail shopping centres by unlisted property funds.
- Advising on the acquisition and disposal of complex property sites, including development, agricultural and industrial sites;
- Advising on the sale and purchase of management rights businesses for residential towers;
- Advising on liquor licensing and gaming licensing issues in leasehold properties.
- Carrying out due diligence investigations for purchasers, vendors and financiers.
- Advising on finance facilities (including mezzanine finance facilities) and associated security documents for property developers

