



OVERVIEW

Appleby is a leading provider of property law services in Bermuda, the Cayman Islands, the Isle of Man and Jersey, with lawyers who are acknowledged as experts in their field. Our clients include developers, investors, business occupiers, banking institutions and private individuals—and we act for many of the principal players in the local property markets where we practice.

Property markets around the world have witnessed dramatic changes. After many years of steady growth, property markets declined sharply in the wake of the financial crisis, with a dramatic slow-down in new developments and financings. Despite these challenging economic conditions, we have continued to work on a wide range of sophisticated matters for our property clients across our jurisdictions.

Leading legal directories have long recognised our Property group's excellent reputation. Chambers and Partners, Legal 500 and PLC Which Lawyer? consistently rank us in the top and leading tiers in each of our jurisdictions for property work. One client, when asked by Chambers and Partners about the firm's capabilities, said *"If you look at the scale and complexity of its transactions, there are few who can match it"*.

OUR PRACTICE

Our work encompasses matters such as:

- Commercial, residential and mixed use development, including hotels, offices, shops, houses and apartments, from site acquisition to ultimate letting and/or sale, including advice on financing, construction documentation and planning, and other regulatory aspects.
- Property financing and security, acting for lenders and borrowers.

- Acting for owners and occupiers of commercial and residential property in relation to leases, tenancy agreements and licences.
- Acting in the sale and purchase of all forms of residential property and related mortgage transactions together with advice and assistance in relation to required governmental consents.
- Advising on rights and duties involving land and the rectification of title defects.
- Property transfers connected with the administration of estates.
- Working in conjunction with colleagues in the firm's Corporate and Commercial, and Litigation and Insolvency groups, where commercial transactions or contentious matters require property law input.

REPRESENTATIVE WORK

Examples of our work include:

Residential

- Providing the Bank of Bermuda Limited (a member of the HSBC Group) with security and loan advice in respect of the Tucker's Point development, one of the largest and most exclusive residential/hotel developments in Bermuda.
- Assisting in setting up the Pink Beach/Hidden Cove residential townhouse development in Smith's Parish, Bermuda, comprising 19 dwelling units and acting in respect of the sale of the dwelling units.
- Acting in Jersey for Dandara in the completion of its Fourteen Gloucester Street development, a mixed-use scheme including 72 apartments and medical and dentists' premises, and in its acquisition for residential development of the site of the existing Jersey Dairy.
- Negotiating and finalising lease extensions on behalf of the Strata Corporation for Villas of the Galleon in relation to its leasehold interest with the Crown in the Cayman Islands, the first extension of Crown lease for the Strata Corporation.

Commercial

- Acting on the acquisition of two major office developments in the Isle of Man, including the preparation of occupational leases for two institutional tenants, and the leasing of the prestigious new Court House development in the centre of the business district.
- Negotiating and finalising commercial leases for Dart Realty on the stratification of Camana Bay, the largest strata development in Grand Cayman.
- Acting for a private investor in the acquisition of the Jersey offices of a leading professional services firm.
- Acting for the developer of the largest single office building constructed to date in Jersey.

- Acted as Manx counsel to the lender on the sale and leaseback of a portfolio of properties owned by a major international bank.
- Provided Butterfield Bank with security and loan advice in respect of the Waterfront Development, Pitts Bay Road, Pembroke Parish, one of the largest and most prestigious commercial building developments in Bermuda.

Hospitality

- Representing the owner and developer of the Ritz-Carlton, Grand Cayman, the largest real estate financing transactions in the history of the Cayman Islands, in terms of both value and development area.
- Acting for the operators of the Isle of Man's main hotel and public house chains, including Heron and Brearley, Gala Hotel and Casino, the Empress Hotel and Sleepwell Hotels, on various disposals and acquisitions, including on the sale of the Castle Mona Hotel, one of the island's landmark buildings.
- Providing general ongoing legal advice to the Corporation of Hamilton in respect of leasehold and other property-related transactions in Bermuda, including providing advice in respect of the proposed Par-la-Ville hotel development.

Retail

- Acting on the sale and purchase of a number of retail units in the main shopping area of Douglas in the Isle of Man as well as continuing to act for other major national and local names on the island including Marks & Spencer, Shoprite and Boots.
- Acting for the joint administrators of collapsed retailer Woolworths plc (in administration) in the sale of the leases of its Jersey store to the New Look fashion group and advice in relation to other Jersey property interests.

KEY CONTACTS

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OUR ORGANISATION

Appleby is the leading provider of offshore legal, fiduciary and administration services. With an unparalleled presence in the key offshore jurisdictions of Bermuda, the British Virgin Islands, the Cayman Islands, Guernsey, Isle of Man, Jersey, Mauritius and the Seychelles, the group offers advice on offshore law. We also have offices in the international financial centres of London, Hong Kong and Zurich.

Over 800 lawyers and professional specialists deliver sophisticated, specialised services, primarily in the areas of Corporate and Commercial; Litigation and Insolvency; Private Client and Trusts; and Property. We advise global public and private companies, financial institutions, and high net worth individuals, working with them and their advisers to achieve practical solutions, whether in a single location or across multiple jurisdictions.

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British Virgin Islands
Cayman Islands

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Hong Kong
Isle of Man

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