



# Property

## 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 practise.

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."

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## REPRESENTATIVE CLIENTS

- Dandara
- Bank of NT Butterfield
- Barclays
- Scotia Bank & Trust
- Corporation of Hamilton



## 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 Dispute Resolution groups, where commercial transactions or contentious matters require property law input

## REPRESENTATIVE WORK

### Offices/Commercial

The Bank of Bermuda Limited	Pink Beach/Hidden Cove	Dandara
<p>Providing the <b>Bank of Bermuda Limited</b> (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.</p>	<p>Assisting in setting up the <b>Pink Beach/Hidden Cove</b> residential townhouse development in Smith's Parish, Bermuda, comprising 19 dwelling units and acting in respect of the sale of the dwelling units.</p>	<p>Acting in Jersey for the island's principal developer <b>Dandara</b> in relation to its flagship Castle Quay development in St. Helier waterfront, comprising 384 apartments together with commercial units.</p>

## REPRESENTATIVE WORK Cont'd

### Pokerstars

Advised **Pokerstars** on its multi-million pound acquisition of its corporate headquarters, Royal Skandia House, a landmark Douglas Bay Complex on Onchan head.

### Dart Realty

Negotiating and finalising commercial leases for **Dart Realty** on the stratification of Camana Bay, the largest strata development in Grand Cayman.

### Royal Bank of Canada

Acting in the development and letting of the new headquarters of **Royal Bank of Canada** in Jersey.

## Hospitality

### Owner and Developer of the Ritz-Carlton

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.

### Isle of Man's Main Hospitality Operator

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.

### Corporation of Hamilton

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

### Marks & Spencer, Shoprite and Boots

Acting on the sale and purchase of a number of retail units in the main shopping are 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**.

### Joint Administrators of Woolworth plc

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.

### Confidential

Acting for one of the leading UK banks in the refinancing of a UK retail chain including stores in Jersey.

## KEY CONTACTS



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## ABOUT APPLEBY

Appleby is one of the world's leading offshore law firms. The Group has offices in the key offshore jurisdictions of Bermuda, the British Virgin Islands, the Cayman Islands, Guernsey, Isle of Man, Jersey, Mauritius, and Seychelles, as well as a presence in the international financial centres of Hong Kong and Shanghai.

With over 470 people, including lawyers and professional specialists, across the Group, Appleby delivers sophisticated, specialised services, primarily in the areas of Corporate, Dispute Resolution, Private Client and Trusts, Regulatory and Property. The Group advises public and private companies, financial institutions, and high net worth individuals, working with these clients and their advisers to achieve practical solutions, whether in a single location or across multiple jurisdictions.