



Vapaa-ajan palvelut

Vapaa-ajan palvelut ovat miljardien arvoinen maailmanlaajuinen toimiala, johon kuuluvilla erilaisilla palveluilla on yhteisiä vaatimuksia. DLA Piperin poikkeuksellisen globaalien ulottuvuuden ja toimialakohtaisen kokemuksen ansiosta meillä on paikallisia lakimiehiä, joilla on alueellista ja maailmanlaajuisista kokemusta ja jotka tuntevat toimialan monimuotoisuuden.

Yrityksemme oli alallamme ensimmäisiä, joka perusti erillisen vapaa-ajan palvelujen ryhmän. Meillä on vuosien kokemus ja maine toimialalla, joten pystymme auttamaan sijoittajia, rakennuttajia, omistajia ja toimijoita heidän vapaa-ajan palvelujen liiketoiminnassaan.

DLA Piper tuntee vapaa-ajan palveluihin liittyvät oikeudelliset kysymykset, ja annamme neuvontaa rakennuttamiseen, yritysostoihin ja -myynteihin sekä sopimusjärjestelyihin liittyvissä asioissa, pelitoimintaan, franchising-toimintaan, toiminnan hallinnointiin ja ulkoistamiseen, sopimusten ja toimintojen hallinnointiin, yritystoimintaan, yhteisyritysten ja rahastojen perustamiseen liittyvissä asioissa sekä rahoitukseen ja uudelleenjärjestelyihin, franchising- ja ulkoistamissopimuksiin ja kaupallisiin sopimuksiin, tietoturvateknologiajärjestelyihin, mainontaan ja brändeihin sekä vedonlyöntiin ja suuriin urheilutapahtumiin liittyvissä asioissa.

Asiakkaisiimme kuuluu omistajia, johtajia, franchising-toimijoita, rakennuttajia ja luotonantajia, maailmanlaajuisia, alueellisia ja kansallisia hotelleja, lomakohdeyrityksiä, lomahuoneistoja sekä vapaa-ajan ja urheilun parissa työskenteleviä toimijoita (golf-kurssit, teema- ja huvipuistot, terveys- ja hyvinvointitilat, kylpylät, kuntosalit, vapaa-ajan tilat, elokuvateatterit, venesatamat, yökerhot, kasinot ja vedonlyöntiyritykset).

Lisäksi edustamme verkossa toimivia peli- ja vedonlyöntitoimijoita, matkailu- ja catering-alan toimijoita, kuten konferenssikeskuksia, sekä suurten urheilutapahtumien järjestäjiä ja kehittäjiä, kuten olympialaisia ja Kansainyhteisön kisoja.

Toimialakohtaisen kokemuksemme lisäksi vapaa-ajan palvelujen asiakkaamme saavat käyttöönsä ydinosaamisemme, olipa heidän investointinsa ja toimintansa paikallista tai maailmanlaajuisia.

We regularly sponsor, speak at and participate in sector-related conferences worldwide, including the International Hotel Investment Forum in Berlin, The Americas Lodging Investment Summit in California, the Hotel Investment Conference Asia Pacific in Hong Kong, and the Arabian Hotel Investment Conference in Dubai.

In the US, our hospitality and leisure sector group is highly ranked in the leisure and hospitality category of Chambers USA, the guide to America's leading lawyers for business.

In recent times, we have acted on more transactions within the sector than any other law firm, advising global, regional and national companies and high net worth individuals. Our experience includes:

- Advertising and brand: Our lawyers help the Savoy Hotel Group manage its global trade mark portfolio and infringement issues
- Corporate, joint ventures and funds: We represented InterContinental Hotels Group (IHG) in forming a joint venture with Brack Real

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PALVELUT

- Media, urheilu, pelit ja viihde
- Kiinteistöt

Estate Group to develop a mixed-use project on the Lower East Side of Manhattan in New York that will be anchored by IHG's Hotel Indigo

- Development, acquisition and disposal: We advised Public Investment Corporation (representing the Government Employees Pension Fund) in a joint venture on the acquisition of the iconic V&A Waterfront development in Cape Town. The deal has been valued at \$1.2 billion, the largest single asset real estate transaction to date in South Africa.
- Finance and restructuring: We represented Alternative Hotel Group in the restructuring of its portfolio as a consequence of the restructuring of the Group's £1.7 billion debt and equity arrangements with Lloyds Banking Group, which included one of the largest debt-for-equity swaps in British corporate history.
- Franchise, outsourcing and commercial agreements: Maxim's Caterers, Hong Kong's largest food services company, turned to us to represent it in merchandising agreements, co-branding and promotion agreements in Hong Kong, Macau and South China and also in obtaining new rights in Western China.
- Major sporting events: Our lawyers helped the Olympic Delivery Authority with its infrastructural arrangements for the London 2012 Olympics.
- Management agreements and operations: Capital Partners turned to us to help develop, negotiate and structure hotel and resort contracts under the Ritz Carlton (3), Canyon Ranch, Mandarin Oriental (2), Six Senses and Marriott Residences brands in Russia, Kazakhstan and Turkey

INSIGHTS

Publications

Hotels and hospitals may find new partnerships to solve for bed capacity issues and vacancies

25 March 2020

The impacts of COVID-19 upon the hospitality sector as well as hospital systems and the healthcare industry have been sudden and dramatic.

Coronavirus: Several state and local governments issue "shelter in place" orders (United States)

23 March 2020

Between March 17 and 22, state and local governments have promulgated at least a dozen "Stay-at-Home" / "Shelter-at-Home"-type Orders. This alert provides details on a number of state and local government orders.

Real Estate Gazette: Operational Real Estate

17 March 2020

[REAL ESTATE GAZETTE](#)

Operational real estate is a rising star in the real estate investment market. One element that makes this asset class so interesting is the various sub sectors it covers, each calling for specialist experience and practical know-how in both commercial and legal terms.

That diversity is reflected in this issue, we hope you enjoy it.

Coronavirus disease (COVID-19): Business interruptions and resulting effects in the global economy (Global)

16 March 2020

While the overall scope and duration of the economic impacts are difficult to forecast, there will undoubtedly be a significant increase in workouts, restructurings, rescue financings, forbearances, and other similar activities over the coming months.

Coronavirus (COVID-19): ten practical steps for global employers, right now (Global)

13 March 2020

These steps are not based on laws of any one jurisdiction but rather are designed to provide a global employer with themes to consider, understanding that what may be suitable for each employer may vary greatly depending on the employer's unique circumstances.

The age of growing viral outbreaks: key contract considerations in a world facing the latest outbreak – COVID-19 (Global)

13 March 2020

The effect of viral outbreaks on overall business continuity and performance as a priority in assessing operational, reputational and contract risks and their potential consequences and liabilities.

Coronavirus and hotel lockdowns: Who foots the bill when hotels are placed under quarantine? (Europe, Asia Pac)

12 March 2020

For hotel owners and operators already facing nosedives in revenue, the corresponding guest costs, whether over a daily, weekly or monthly basis, can be significant. So who's picking up the tab resulting from these quarantines, and what can hotel owners and operators do now to limit their possible economic exposure later?

Negotiations begin on legislation to mitigate economic impact of coronavirus outbreak: Congressional tax writers seek your input

10 March 2020

The Congressional tax writers are seeking private sector input in two different but equally important forms.

DLA Piper to provide tax relief input to Congress from businesses impacted by coronavirus

9 March 2020

Of particular concern is the travel and tourism sector, but the Committee staff is open to considering the impact on other economic sectors.

Eco-friendly practices and sustainability – a priority consideration in hotel operations

26 February 2020

DLA Piper recently co-hosted a roundtable lunch with PKF to discuss sustainability in the hospitality industry.

An update on the impact of the coronavirus on business in Singapore

12 February 2020

Due to the evolving 2019 novel coronavirus (the "2019-nCoV") situation, the Ministry of Health (the "MOH") and the Ministry of Manpower (the "MOM") have issued several advisories which employers will need to be aware of. Employers and employees should ensure that they work together to comply with the various obligations and advisories given the various penalties that may be imposed. Additionally, it is recommended that both employers and employees regularly check the MOM and the MOH websites for the latest updates and advisories and to adopt the recommended measures proposed therein.

Hong Kong Government introduces mandatory quarantine measures

11 February 2020

On 9 February 2020, the number of deaths due to the rapidly spreading coronavirus in Mainland China officially surpassed the figure seen during the 2002/2003 SARS epidemic.

Numerous governments have been implementing restrictions barring entry to those with recent travel history through Mainland China, including Singapore, Japan, Australia and the United States. Following pressure from public health workers, the Hong Kong Government has now followed suit and has begun a mandatory two-week quarantine for anyone arriving from Mainland China.

New obligations targeting human trafficking for employers in California – and across the US

11 February 2020

Employers across the United States should consider these new obligations and carefully determine what actions they may be required to take in the workplace.

APAC employment issues arising out of the Coronavirus (AsiaPac)

31 January 2020

On 29 January 2020, the number of confirmed cases of the rapidly spreading coronavirus in Mainland China officially surpassed the figure seen during the 2002/2003 SARS epidemic.

Multinationals with local operations around the APAC region have been significantly affected. As staff return to the office following the Chinese New Year holiday period, businesses are now considering what they can do to minimise any risk to health and safety and support staff through this challenging period where anxiety and uncertainty is rife, whilst at the same time complying with their employment obligations and maintaining business continuity. Putting in place detailed business and contingency plans and ensuring careful communications with staff to address key topics and concerns is key, as is keeping such plans and communications under frequent review given the fluidity of the current situation.

This alert considers some of the key issues that HR and business leaders should be considering across the APAC region.

Iran nuclear deal: the launch of the ‘Dispute Resolution Mechanism’ and the ‘potential snapback’ of UN and EU sanctions

17 January 2020

This week, France, Germany and Britain have triggered the Dispute Resolution Mechanism against Iran under the Joint Comprehensive Plan of Action (JCPOA). Will this process lead to the re-imposition of UN and EU sanctions on Iran?

EU launches preparatory work for a global sanctions regime for human rights violations

17 December 2019

On 9 December 2019, High Representative/Vice-President of the European Union Josep Borrell announced that the Foreign Affairs Council has agreed with strong consensus to start the preparatory work for a global sanctions regime to address serious human rights violations.

Is it time for Puerto Rico’s minimum wage to increase?

8 October 2019

Bill 2264 would increase the minimum wage for private sector employees in Puerto Rico to \$8.25 per hour.

Chicago's Fair Workweek Ordinance will bring predictive scheduling requirements to the city

9 September 2019

For employers with Chicago operations, the new law will mean increased cost, additional notification and communication requirements, and less flexibility to react to staffing needs.

Puerto Rico: New leave available for employees to deal with domestic violence, sexual abuse, sexual harassment, stalking and child abuse

14 August 2019

The act is now in effect.

EU Policy & Regulatory Alert - EU Publishes Artificial Intelligence Ethics Guidelines

12 APR 2019

On 8 April 2019, the EU's High-Level Expert Group ("AI HLEG") on Artificial Intelligence ("AI") published the much-anticipated "Ethics Guidelines for Trustworthy AI", setting out a horizontal framework for the development and deployment of ethical and robust AI systems across the EU

Hotel Management Agreements

19 MAR 2019

One cannot discuss the evolution of hotel management agreements (HMAs) without first talking about the separation of hotel ownership and hotel operations; a transformation of the major chains' business models, more commonly known as an "asset light" strategy. Today the form taken by hotel operators in HMAs is an important factor in the effective working of the market in hotel investment. DLA Piper's Hospitality and Leisure Sector Group has negotiated HMAs for a myriad of different clients across the H&L landscape (owners, investors, operators (both branded and white label) and lenders) in all of the world's key jurisdictions.

Hospitality market insights: key trends and 2019 forecasts from this year's ALIS conference

12 FEB 2019

Key observations and themes from ALIS 2019.

What does Brexit mean for the hospitality industry?

21 DEC 2018

UK hospitality and leisure companies rely on easy access to a pool of workers from the EU-27, particularly on casual zero-hours contracts. This access may be restricted by new immigration rules after Brexit (and after a transition period).

EU Policy & Regulatory Alert: New Regulation on Foreign Direct Investment Screening in the EU

22 NOV 2018

The European Union is moving fast towards establishing a joint regulatory and policy framework for Europeans to seize the opportunities provided by Artificial Intelligence (AI) and to reinforce Europe's competitiveness in this field.

CFIUS pilot program mandates declarations for certain non-controlling investments in critical technologies

17 OCT 2018

The pilot program covers critical technologies in 27 industries.

Sport Now: DLA Piper's Media, Sport and Entertainment sector magazine

10 MAY 2018

We've collated articles from a wide variety of countries to provide you with an overview of what's pertinent in the sector in your country and to show how this compares to sector in other parts of the world.

Tax incentives in Puerto Rico: a quick introduction

13 JUN 2017

Puerto Rico offers a spectrum of economic incentives aiming to promote many key industries. This handbook offers a quick look at ten of the most significant of these incentives.

Public-Private Partnerships in Puerto Rico

21 MAR 2017

For those considering participating in P3s in Puerto Rico, this handbook summarizes the applicable legal framework and discusses why Puerto Rico is a favorable jurisdiction for entering into P3s.

FTC updates Q&A on Endorsement Guides – changes affect all types of media and endorsement: 5 takeaways

3 JUN 2015

The Endorsement Guides apply equally to all types of media and forms of endorsement

FDA's new menu labeling and vending machine requirements: 10 key answers for food businesses

2 DEC 2014

The new requirements apply nationwide and preempt existing state laws

EVENTS

Previous

TechLaw

5 March 2020

TECHLAW EVENT SERIES

Sydney

TechLaw

3 March 2020

[TECHLAW EVENT SERIES](#)

Melbourne

Loyalty Land Mines: Legal Issues Related to Brand Loyalty Programs

25 October 2019

Washington

TopCo liability panel

25 JUN 2019

London

TechLaw Event - "M&A for the New Digital Economy"

7 MAR 2019

[TECHLAW EVENT SERIES](#)

Amsterdam

Negotiating Management Contracts

29 JAN 2019

[ALIS CONFERENCE AND ALIS LAW PROGRAM](#)

Los Angeles

Impacts of GDPR & Big Data

28 JAN 2019

[ALIS CONFERENCE AND ALIS LAW PROGRAM](#)

Los Angeles

TechLaw Event - Online platforms - beyond playing innocence?

17 JAN 2019

[TECHLAW EVENT SERIES](#)

Amsterdam

TechLaw London 2018

5 DEC 2018

[TECHLAW EVENT SERIES](#)

London

TechLaw Event - Virtual Competition

22 NOV 2018

[TECHLAW EVENT SERIES](#)

Amsterdam

Middle East Tech Summit 2018: The Digital Imperative

5 NOV 2018

[TECHLAW EVENT SERIES](#)

Dubai

TechLaw in Germany

14 JUN 2018

[TECHLAW EVENT SERIES](#)

Munich

[UUTISET](#)

DLA Piper advises Cloudbeds in its US\$82 million Series C financing

13 March 2020

DLA Piper represented Cloudbeds, a San Diego-based hospitality management solution provider, in its recent US\$82 million Series C financing.

DLA Piper lawyers named Acritas Stars

10 March 2020

Acritas has named over 200 DLA Piper lawyers as 2020 Acritas Stars. Now in its fourth year, Acritas Stars highlights the stand-out lawyers in private practice as nominated by clients around the world. More than 3,000 senior in-house counsel feed into the nomination process to give a comprehensive view of highly recommended lawyers across the globe.

DLA Piper's Hospitality and Leisure group honored again as a *Law360* Practice Group of the Year

13 January 2020

DLA Piper is pleased to announce that *Law360* has named the firm's Hospitality and Leisure group a Practice Group of the Year for 2019.

DLA Piper advises Harbert Growth Partners in its investment in WhyHotel

12 December 2019

DLA Piper is pleased to announce that the firm represented Harbert Growth Partners as lead investor in the US\$20 million Series B financing of WhyHotel.

Lynn Cadwalader named a *Law360* Hospitality MVP

2 December 2019

DLA Piper is pleased to announce that Lynn Cadwalader has been named a 2019 *Law360* Hospitality MVP.

DLA Piper advises OYO Hotels & Homes in its acquisition of Hooters Casino Hotel Las Vegas

4 September 2019

DLA Piper represented India-based OYO Hotels & Homes in its acquisition, along with hospitality investment firm Highgate, of the Hooters Casino Hotel Las Vegas.

DLA Piper advises BrewDog on acquisition of iconic Berlin brewery

6 MAY 2019

DLA Piper has advised BrewDog, a multinational craft brewery and pub chain based in Scotland, on the acquisition of World Bistro & Gardens in Berlin from Stone Brewing, one of the largest craft breweries in the US.

DLA Piper announces partnership promotions for 2019

1 APR 2019

DLA Piper is proud to announce that 77 lawyers have been promoted to its partnership. The promotions are effective as of April 1, 2019 in the United States and May 1, 2019 for EMEA and Asia Pacific. The promotions were made across many of the firm's practice areas in 43 different offices throughout 20 countries.

DLA Piper advises Haymaker Acquisition Corp. in closing of its business combination with OneSpaWorld

20 MAR 2019

DLA Piper represented Haymaker Acquisition Corp., a publicly traded special purpose acquisition company, in its US\$850 million business combination with OneSpaWorld, a global provider of health and wellness products and services on board cruise ships and in destination resorts around the world.

DLA Piper advises Merlin Entertainments on the A\$174 million sale of Australian ski resorts

13 MAR 2019

DLA Piper has advised Merlin Entertainments, a global leader in location based entertainment, on the A\$174 million sale of its Australian ski resorts, Hotham and Falls Creek, to US ski resort operator Vail Resorts, Inc.

DLA Piper's Hospitality and Leisure group again honored by *Law360*

1 FEB 2019

DLA Piper is pleased to announce that *Law360* has named our Hospitality and Leisure group a Practice Group of the Year for 2018. The Hospitality and Leisure group was also recognized with this award in 2016.

DLA Piper advises Haymaker Acquisition Corp. in its business combination with OneSpaWorld

1 NOV 2018

DLA Piper represented Haymaker Acquisition Corp., a publicly traded special purpose acquisition company, in its US\$948 million business combination with OneSpaWorld (OSW), a global provider of health and wellness products and services on board cruise ships and in destination resorts around the world.

DLA Piper advises LaSalle Hotel Properties in merger with Pebblebrook Hotel Trust for estimated US\$5.2 billion

14 SEP 2018

DLA Piper represented LaSalle Hotel Properties (NYSE: LHO) in a definitive merger agreement under which Pebblebrook Hotel Trust (NYSE: PEB) will acquire 100% of LaSalle's outstanding common shares.
