



Fast ejendom - Byggeri og planlægning

Development projects range from office buildings and mixed use facilities to large scale urban regeneration projects with complex negotiations between public and private stakeholders. Development has been adversely impacted by economic uncertainty over the past few years; however it continues to recover across real estate sectors and markets worldwide.

Our experience guiding commercial development projects gives our clients a competitive advantage. Clients seek us out because we deliver the full range of services necessary to conceive, implement and complete significant projects. Among the projects we have handled are city center and urban redevelopment projects, multi-party air rights developments, office towers with parking and retail components, multi-phased mixed-use projects, mixed use resort properties and lifestyle center developments.

Planning is key to successful real estate and project development. Our experienced planning team supports our clients through all phases of a development project, from planning appraisals, applications and agreements, to enforcement, appeals, inquiries and challenges.

We act on a wide range of projects, from major infrastructure projects to vast residential schemes. We work alongside public and private stakeholders and understand every element of the local planning systems, including complex applications, compulsory acquisition, environmental impact assessment and enforcement.

CAPABILITES

Planning, zoning and consents

Planning, zoning and land use approval processes can vary dramatically from country to country and we are experienced at advising clients across the globe in every stage of the planning process, working to their schedule and ensuring documents are forensically robust and withstand scrutiny from authorities and other stakeholders. We are well versed in managing issues that arise in the gamut of developments including the complex issues presented by major infrastructure projects, urban development and regeneration projects, and transit oriented development.

Government incentives, TIF and site selection

PRIMÆRE KONTAKTPERSONER

Theodore J. Novak

Partner

Chicago

Tlf.: +1 312 368 4037

Susheela Rivers

Partner

Hong Kong

Tlf.: +852 2103 0760

FAGOMRÅDER

- Entreprise og byggeri
- Entreprise og byggeri
- Retssager, voldgift og undersøgelser
- Offentlige-private partnerskaber (OPP) og Private Finance Initiative (PFI)
- Ejendomsfinansiering

BRANCHER

- Hotel, restauration og fritid
- Medier, sport og entertainment

We are a leader in assisting clients with tax increment financing (TIF) and other public incentives programs. Our experience enables us to assist private developers in identifying available public programs and leveraging the benefits of those programs for their development projects.

In addition to our work on behalf of developers, we assist companies evaluating whether to relocate or develop a new headquarters, manufacturing plant or other facility needs to examine the legal, regulatory, and business differences among competing jurisdictions and sites. We evaluate: the availability of relevant economic development incentives; site acquisition and development matters; and the potential impact of different regulatory and political environments.

Further, we confirm and assure the legal ability of the jurisdictions to deliver the proposed incentives after the site is selected. We also negotiate binding legal agreements with relevant governmental entities.

Environment

Among the environmental issues that a development project may need to address are impact assessments, permitting, site contaminating waste products and pollution. Our environmental team's practice covers all areas of environmental law; in addition, we can enlist our health and safety team as required to provide strategic advice in specialized fields such as construction and the responsibilities of senior management.

Joint ventures and other structures

The breadth of our tax, regulatory, corporate, and real estate experience enables us to effectively represent a broad array of clients in connection with the formation, structuring, acquisition and disposition of real estate joint ventures and other entity structures.

Leasing

We represent a broad range of building owners and property managers - from single-asset holders to international real estate funds - in negotiating leases, subleases, assignments, management agreements and all other lease-related transactions.

Dispute Resolution

Disputes can arise in even the most carefully managed development and we help clients avoid them by advising on potential issues at the earliest stages of projects. If a dispute does arise, we have skilled real estate litigation lawyers who can manage all of the litigation, arbitration, adjudication and alternative dispute resolution processes.

EXPERIENCE

- Advising the Atlanta Braves in all aspects of the development of a new Major League Baseball stadium in Cobb County, Georgia, and related entertainment district real estate development, including hotels, restaurants and retail
- Obtaining land use approvals and entitlements to implement the Centennial Plan strategic framework to redevelop Chicago's Navy Pier, the most popular tourist destination in the Midwestern US
- Advising a joint venture of the Fallon Company and Cornerstone Real Estate Advisers in connection with the development of Fan Pier, Boston's preeminent waterfront site. The project will involve over 3 million square feet of mixed-use development to include hotel, office, residential, retail and marine components.
- Advising Marriott Inc. in the City Centre development in Doha in which Marriott will operate a Renaissance Hotel, Marriott Executive Apartments and a Courtyard by Marriott Hotel
- Advising ING Real Estate Development on its project development portfolio, including the Waterloo Shopping, Halle, Tubize FOC, Genk Shopping 1 and Gent Overpoort projects
- Advising on a large-scale regeneration project in Halton, North-West England, centering on a proposed £500 million bridge across the River Mersey between Runcorn and Widnes, including applications relating to planning, listed buildings, highways, road user charging/tolling, railways, coast protection and the implementation of the suite of planning applications and variations that have been subsequently required
- Advising Risanamento S.p.A. on its 296 acre former industrial zone in Milan known as Santa Giulia that is being regenerated to

provide 60,000 residential units, retail, conference, hotel and leisure facilities and community infrastructure. Our assistance includes revising the town plan and managing all legal and administrative processes required to obtain its approval. We have also advised on environmental and public procurement matters

- Advising The Carlyle Group on its joint venture high rise mixed use development with Leighton Properties in Brisbane, comprising an 18-storey residential tower, more than 3,500sqm of retail and commercial space and a 48- room boutique hotel.
- Advising the National Pension Scheme of Korea and Heitman International on the AU\$1 billion industrial real estate portfolio acquisition and development joint venture in Australia with ASX listed real estate group DEXUS.

AKTUELLE SAGER

En grønnere fremtid uden nye biogasanlæg?

2. juli 2019

Siden 2012 har investering i biogasproduktionen været undergivet statsstøtte i forbindelse med ønsket om en grønnere omstilling. Et bredt politisk flertal har imidlertid bragt støtten til produktionen til ophør for nye anlæg tilsluttet distributionsnet efter 1. januar 2020. Energistyrelsen har dog indført to muligheder for at dispensere fra tilslutningsfristen.

DLA Piper har rådgivet Domis i forbindelse med indgåelse af aftale med NREP om Aarhus' nye bydel

2. november 2018

Ejendomsudviklingselskabet Domis, der særligt i Aarhus beskæftiger sig med investering og udvikling af boligejendomme, har indgået aftale med den nordiske kapitalforvalter NREP om udviklingen af 36.000 m² boligbyggeri i Risskov Brynet i Aarhus.

DLA Piper har rådgivet Partners Group ved salget af "Nordic Living" porteføljen til Heimstaden

2. november 2018

NREP og Partners Group har solgt en ejendomsportefølje kendt som "Nordic Living porteføljen" bestående af 8 boligejendomme med i alt 377 ejerlejligheder og 5 erhvervslejemål samt 135 parkeringspladser.

DLA Piper har bistået den italienske formueforvalter, Generali Real Estate, med sit første opkøb i Norden

2. oktober 2018

Generali Real Estate har erhvervet strøgejendommen Købmagergade 39 af en privat investor. Ejendommen omfatter 1.700 kvm. Transaktionen markerer virksomhedens første direkte ejendomserhvervelse på det nordiske ejendomsmarked.

DLA Piper rådgiver Colliers International om køb af Sadolin & Albæk

4. juli 2018

DLA Piper har bistået Colliers International og Colliers Danmark i forbindelse med opkøb af Sadolin & Albæk.

DLA Piper rådgiver By i Byen ved projektsalg til PFA

1. juni 2018

DLA Piper har rådgivet den lokale projektudvikler By i Byen ApS i forbindelse med overdragelsen af første etape ud af seks af et ejendomsprojekt på den tidligere kaserngrund i Randers til PFA Pension.
