

Expertise

Industries

Real Estate



MARIF advises investors, developers, owners, contractors and other stakeholders on a wide range of real estate matters across residential, commercial and industrial property segments.

Our experience covers the full lifecycle of real estate and construction projects, including due diligence, structuring, financing, development, implementation, completion and post-completion matters. We also represent clients in disputes arising from real estate, construction and infrastructure projects, with a strong focus on pragmatic strategies, alternative dispute resolution, arbitration and court proceedings.

Our work spans private sector developments such as housing, office, retail, hospitality and industrial projects, as well as major public infrastructure projects including highways, bridges, railways, tunnels, dams, airports, seaports, schools, hospitals and pipeline projects.

Services specific to construction industry

- Legal due diligence on title, cadastral and zoning records
- Acquisition and disposal of real estate (in particular, by foreign individuals and legal entities)
- Acquisition finance (developing, structuring and implementing alternative and innovative finance methods as well as more traditional funding modes)
- Advise on urban regeneration projects
- Representation on title transactions including the registration of transfer of title and restricted rights in rem such as mortgage and servitudes; the annotation of rights of pre-emption, purchase and resale, etc.
- Reviewing, drafting and negotiating contracts including the contracts in the form of a deed of covenant such as transfer of title and formation of restricted rights in rem; pre-emption, purchase, resale, promise to sell, lease, sub-let, sale and lease back, partition of ownership, property management, confidentiality and loan agreements as well as insurance policies, letters of intent, collateral warranties and bank letters of guarantee, etc.
- Real estate disputes including the annulment of title proceedings and registration claims; judicial registration claims originating from promise to sell and options to pre-emption, purchase and resale; partition of property ownership; prevention of trespass and recovery of property; expropriation and confiscation disputes; cadastre disputes; lease disputes (e.g. breach of lease, eviction, rent reviews, collection of rents in arrears) and mesne profit claims; disputes originating from condominium ownership; rectification of land registry, boundary or surface measurements of property and verification proceedings; disputes originating from inherited properties)

Key Contacts

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Founding

