

## Real Estate

Our firm's real estate department represents entities that conduct large-scale activities in real estate, including developers, large private investors, land and property owners, leading and veteran construction and contracting companies, national institutions, the property departments of various insurance companies and investment entities, contracting and infrastructure companies, and more.

The real estate department, whose team includes partners and associates with extensive experience, provides comprehensive legal advice and handles all aspects of real estate. It provides ongoing legal advice and support, advice on sale and acquisition transactions, construction projects, income-producing, rental and combination transactions, combination agreements, purchasing groups and building associations; National Outline Plan (NOP ת"מ TAMA 38) projects, and vacate and reconstruct projects; residential building extensions; industry and commerce in the agricultural sector; real estate tenders; handling and representation in real estate taxation issues, providing ongoing support and advice in zoning and building proceedings; project financing and representation in real estate-related litigation.

Our firm is ranked annually in Israeli and international directories as one of Israel's leading firms in the real estate field.

### URBAN RENEWAL - URBAN REDEVELOPMENT & TAMA 38

The department represents developers and tenants in dozens of urban renewal projects of all types. The legal handling of projects of this type includes full and comprehensive support as of the stage of assessing the project, the conduct of negotiations, handling of objections and legal proceedings (before the Supervisor of Condominiums, and in court), drafting of agreements between the rights-holders and the developer, legal advice over the course of implementation of the project, including on all aspects of zoning, licensing and taxation, and through to construction completion and delivery of the apartments.

### PURCHASING GROUPS and CONSTRUCTION ASSOCIATIONS

The real estate department advises purchasing groups and construction associations in various projects throughout the country. The advice and the legal services start as of formation of the group or association, and includes the drafting of the broad array of agreements between its members, support of the transaction for purchase of the real estate (including submission of bids in tenders), drawing up of agreements with finance providers, consultants, contractors and suppliers, ongoing support throughout the project planning phase vis-à-vis the planning authorities, handling of taxation aspects, and ongoing handling of issues that arise during the course of the project and through to its completion.

### INCOME-PRODUCING PROPERTY

The real estate department represents developers, property owners and investors, including insurance companies and investment entities, in the sale or lease of income-producing properties, such as commercial centers, offices and more, in Israel and around the world. The legal services for these transactions include all the contractual stages of the transaction, through to completion. Additionally, we provide an ongoing and full legal services package (on retainer basis) in all matters related to the holding and operation of income-producing properties, including the drawing up of co-ownership agreements, handling of tenants, legal proceedings, and more.

### TRANSACTIONS IN AND EXPANSION OF AGRICULTURAL COMMUNITIES ת"מ MOSHAVIM AND KIBBUTZIM

The real estate department advises on expansion projects in moshavim and kibbutzim, and represents both collective associations and developers in this field. There are various aspects to this legal work, many of which are unique to such transactions; including the acquisition of rights in the land, consolidation of the partnership between the parties, advising on implementation of the project, including vis-à-vis the Israel Land Authority, the local authority, and the Ministry of Construction and Housing, among others.

#### LITIGATION IN REAL ESTATE

Our firm represents its real estate clients in civil disputes and litigation in the various courts on matters relating to real estate; including, among others, disputes regarding transactions, dissolution of co-ownership of land, construction defects, eviction claims, contractor disputes, management of proceedings in vacate and reconstruct and TAMA 38 projects, and more.

#### ZONING AND CONSTRUCTION

Our attorneys have considerable experience in handling the various and wide-ranging aspects of zoning and construction. Legal services in this field include advice and ongoing support in the planning stages of the different types of projects, and the handling of zoning proceedings vis-à-vis the planning authorities, the Israel Land Authority, local authorities, and relevant government offices. We also provide representation in legal proceedings relating to this area, such as objection proceedings, appeals committees, administrative petitions, and petitions to the High Court of Justice.

The department was ranked by The Legal 500: "At Lipa Meir & Co, Yariv Shalom advises landowners and real estate companies on the development of major residential and commercial projects. The team is also active in urban renewals."

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### Leading Partners



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### Rankings

