



## Real Estate

**Our Real Estate practice is recognised as a leading practice in Belgium** and regularly involved in major transactions.

Our real estate lawyers have vast expertise and experience in all aspects of property related issues and are very well connected in the real estate market. This enables us to understand our clients' needs quickly and to offer sound and practical advice.

The Real Estate Practice works seamlessly with the firm's other practices to provide a complete approach to any real estate matter.

### OUR CLIENTS

Thanks to our extensive expertise we work with every category of player, Belgian and foreign, on the property market: investors (for example Belgian and foreign investment funds and closed-end real estate funds), developers, corporate users, retailers, contractors and consultants, high net worth individuals, public and governmental entities.

### OUR APPROACH

We emphasize **clear, practical but sound solutions regardless of the complexity of the matter**. Being cost-effective is essential to us. We make sure that we understand our clients' objectives and their internal decision processes, we anticipate the issues and tailor our services accordingly in order to achieve the best possible results.

### OUR TEAM

Our core real estate team is led by partner Yves Delacroix. The team works closely with the firm's other practices, in particular the tax department, the regulatory department (city planning and environment) and the corporate and finance department, each of which is likewise renowned as being among the best in the country.

Altogether, our real estate group counts **specialists in the real estate sector**, who are experts in all legal disciplines intrinsic to real estate.

### OUR EXPERIENCE

We cover all aspects of the sector: retail and leisure property, office property, industrial property (warehouses and industrial sites) and residential property (generally acting for professional companies or firms active in the residential property market). Clients often engage us for large property transactions within and outside Belgium. In international transactions, we regularly work in close collaboration with top foreign law firms.

Unlike some of our competitors, we still believe it is important for our lawyers to be skilled litigators. We act in many court proceedings.

## OUR SERVICES

We cover all aspects within the sector: retail and leisure property, office property, industrial property (warehouses and industrial sites) and residential property (generally acting for professional companies or firms active in the residential property market).

We assist Belgian and foreign clients at all stages of their property projects whether the need is for advice, drafting and negotiation of documentation, or dispute-resolution.

Our services include:

### Up-front audits

We carry out due diligence to enable our clients to assess the risks of a real estate project and advise how to exclude or mitigate them

### The structuring of real estate projects

In close collaboration with the specialized Real Estate Tax Group, we advise clients about possible structures (options, asset or share deals; acquisition or assignment of real rights, split-sales, sale & leaseback transactions, etc.). We also assist them with negotiating and drafting agreements and other documentation for their projects.

### Negotiation and drafting of occupancy contracts

This includes leases, long leases, financial leases, building rights, rights of use, etc.

### Tax aspects

We devote particular attention to tax aspects. Together with our specialized Real Estate Tax Group we also help clients apply for a tax ruling when necessary.

### Assistance in relation to permits and soil

Assistance in relation to permits and soil: our regular contacts with the relevant authorities enable us to assist clients efficiently in the process of obtaining the necessary permits for a project (town and planning and environmental permits, socio-economic permits).

### Finance

Together with our banking and finance department we advise clients about all aspects of financing a development or acquisition project (including the relevant securities).

### Negotiation and drafting of contracts with the parties involved in the construction or marketing process

Builders, architects, project managers, real estate brokers, etc.

### Litigation



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## PARTNERS

- Yves Delacroix
- Alexandre Emond

## WHAT OTHERS SAY ABOUT US

*Alexandre Emond is praised as a lawyer who "brings things back to what is reasonable" in discussions.*

*Liedekerke has an "excellent" real estate and regulatory department. Practice head Yves Delacroix has "outstanding negotiation skills"; Alexandre Emond is "reliable, pragmatic and composed."*

Legal 500 2017

*Liedekerke's Real Estate team is praised for its "excellent knowledge of the real estate market and legal landscape." (...) "impeccable advice, on time and in accordance with the agreed budget." The team has an "in-depth technical knowledge"*

Chambers Europe 2017

## CONTACT

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