



Representative Legal Matters

Rani Narulla

Property

Advice

- Advising property clients on issues arising from the legal and commercial challenges created by the COVID-19 pandemic, particularly for retail or other commercial leases.
- Advises an international supermarket chain extensively on commercial and retail leasing issues, including those arising from heads of agreement, outgoings, breach and termination of leases, market rent reviews, make good requirements and core landlord responsibilities such as occupier's liability.
- Advises a multinational technology company that specializes in internet-related services and products in relation to property issues, including disputes arising from leasing arrangements (such as claiming unpaid outgoings by tenants) and from negotiations to purchase properties.
- Advised an American luxury jeweller and special goods retailer on its rights in a tenancy in the Sydney International Airport which had been significantly affected by COVID-19.
- Advised a small bar owner in relation to its rights under the COVID-19 retail leasing regulations and National Code of Conduct.
- Advised a local property developer on complex inter party issues arising from a contract for sale of a large shopping centre.
- Advised a real estate investment manager on a range of retail leasing disputes, including failure to pay rent and other breaches of leases and termination of leases.
- Advised Home Consortium on a range of issues arising from the assignment of leases following the acquisition of Masters.

- Advised an international delivery services company on the resolution of a dispute as to the parties' make good obligations upon termination of a lease.
- Advised an international property developer regarding unauthorised promotion of their Melbourne property by a sales agent as being for sale.
- Advised an Australian investment group in relation to use and maintenance of a caveat over property to protect interest in a security.

Litigation

- Acted for a landlord in NSW Supreme Court proceedings against a former tenant dealing with breach of lease including non payment of rent and failure to maintain the premises, repudiation and damage to the premises.
- Acted for a multinational innovative technology company in NSW Supreme Court proceedings commenced by its landlord over a market rent review for a retail tenancy lease for the client's flagship Sydney store premises.
- Acted for an international hotel and property developer in relation to a dispute arising from a licence to use land during a hotel refurbishment, including NSW Local Court proceedings.
- Acted for an ASX listed investment and funds management group landlord in relation to a proceedings commenced by a tenant in NCAT over exercise of an option for renewal of a retail tenancy lease.

Misleading and deceptive conduct

- Acted for Oaks Hotels, a national provider of apartment accommodation, in proceedings in the Queensland Supreme Court in relation to misleading or deceptive conduct, breaches of fiduciary and directors' duties and contractual disputes.
- Acted for a multi-national consumer goods company in relation to misleading and deceptive advertising claims, including seeking urgent injunctive relief in the NSW Supreme Court.
- Acted for AECOM Australia in connection with the defence of largescale concurrent proceedings in the Federal Court of Australia concerning traffic forecasting issues and allegations of misleading and deceptive conduct.

Breach of contract

- Acted for an international fast food family restaurant company to defend proceedings in the NSW Supreme Court for breach of contract and repudiation, including associated proceedings, which called employees of our client for public examinations.

- Advised a national ASX listed real estate company in relation to a technology services dispute.

Foreign judgment enforcement

- Advised on cross border matters relating to the enforcement of foreign judgements in Australia, including enforcement proceedings in the NSW Supreme Court.
- Acted for an international hotel group in an application in the NSW Supreme Court to move personal injury proceedings brought in New South Wales, to Thailand where the injury occurred, which included the basis of forum non conveniens.