



Priala Legal is a boutique property law firm that provides “*top end of town expertise*” gained by Despina Priala during her 25 year legal career, in a highly personalised and accessible form to a select group of clients.



Despina’s wealth of experience includes overseeing the legal aspects of construction and settlement of the Q1 apartment tower while in the position of in-house counsel at Sunland Group, and

Liability limited by a scheme approved under professional standards legislation.

establishment, ongoing management and sales of numerous manufactured homes parks in QLD and NSW.

Despina Priala has practised in property and commercial law on the Gold Coast for over 25 years, and has substantial experience in this area with career highlights including her appointment as in-house counsel for Sunland Group where her responsibilities included overseeing legal work performed by Allens, Minter Ellison, Corrs Chambers Westgarth, Deacons and other top-tier firms, in the areas of construction and off-the-plan contracts for marquee projects such as Q1- The World's Tallest Residential Tower, Palazzo Versace, Circle On Cavill, Avalon, Sunkids Childcare Centres, and many other noteworthy projects.



Noteworthy Projects

In addition to the above, some of our other noteworthy property development work includes the following clients and projects:

- **Pradella Property Group** – one of Queensland's most awarded property groups as a developer and builder with specialist expertise and experience in manufactured home parks
- **Iliv Projects** – a development and construction company founded by Craig Treasure, former Director at Sunland and now CEO of Villaworld.
- **Morison Property Group and Constructions** – developer and builder with extensive experience in manufactured home parks, and townhouse and childcare developments and construction.
- **Mathiou Property Services** – a national construction and development firm specialising in providing a range of services from building & construction, through to maintenance and repairs ensuring compliance with national workplace health and safety laws.

We have a proven track record in the field of niche areas such as property development, manufactured homes parks and child care and we are totally committed to providing our clients with direct access to our undiluted legal expertise.

Despina's 25 year pedigree of working with some of the biggest names in the legal industry have taught her that the single biggest source of client disappointment is the realisation that the expert partners and senior lawyers who act as draw cards in the first place are often inaccessible due to being spread very thinly over the immense workloads required to carry the huge overheads of a "top end of town" law firm. Worse yet, much of the work is dealt out to junior levels in-house, which is where the mistakes start creeping in.

Philosophy

Priala Legal was established to provide high level legal expertise without the distractions and impositions of running a burgeoning practice, where sheer size has become the enemy of form and function. You will never experience crossed paths with one hand not knowing what the other is doing at Priala Legal, or have your items of importance being missed or lost in a swirling system of inadequate organisation.

We have stayed small on purpose, adding no other items or ingredients than what is crucial to give clients what they want and need – performance. Our overheads and budgets are small, but our experience and client focus are very high. A selective approach and our principal's direct management of the workload we take on ensures that there are no disappointed clients. We are prompt, accessible and supportive of your goals.

If you appoint us to look after your work, you will be **guaranteed** a maximum level of importance within our client list and your work will benefit from the attention and care of a legal professional with large firm senior level experience who possesses the specific expertise required by your company's growth path.

Qualifications/Accreditations/Memberships/Achievements

Despina holds a Bachelor of Laws (LLB) from Bond University since 1991.



She is an Inaugural Law Graduate of Bond University from the Class of 1989 and maintains ties with the Alumni Bond University Association. She was admitted to the Supreme Court of Queensland in 1994 and is also admitted to the High Court of Australia.

Despina has been a member of the Queensland Law Society since 1992 and is also a member of the Hellenic Australian Lawyers Association.

In 2016, 2017 and 2018 Despina became a finalist in the Lawyers Weekly Annual Awards for Sole Practitioner of the Year.



Despina has also been the author of many legal publications including Gold Coast Bulletin and Your Investment Property Magazine [www.yourinvestmentpropertymag.com.au]

Testimonials (below testimonials found <http://www.prialalegal.com.au/testimonials/index.php>)

<ul style="list-style-type: none"> Lifestyle Resorts Australia 	<ul style="list-style-type: none"> Iliv Group
<ul style="list-style-type: none"> Morrison Property Group 	<ul style="list-style-type: none"> DP Project Marketing Pty Ltd
<ul style="list-style-type: none"> Nathanvale Developments Pty Ltd 	<ul style="list-style-type: none"> Iliv Constructions

Detailed listing of Projects

Seachange Lifestyle Resorts, Toowoomba, Emerald Lakes, Coomera and Arundel - part of Pradella Property Ventures [2018 to current]	<p><i>Manufactured Home Parks (Qld). Seachange Lifestyle Resorts is the leading innovator of lifestyle communities designed for over 50s. Seachange is owned and operated by Pradella Property Ventures, a family company with over 50 years of history. Pradella is Queensland's most awarded private developer.</i></p> <p><i>We represent and assist Seachange Lifestyle Resorts in their various manufactured home parks in establishing, maintaining and operating such developments on a daily basis.</i></p>
Lifestyle Resorts Australia (LRA) [2007 to 2017]	<p><i>Manufactured Home Parks (Qld and NSW). LRA has been a client of the firm since its inception in 2007. Priala Legal has been an integral part of LRA's substantial MHP projects over the years from 2007 to date including Rockhampton, Coomera, Bargara, Eagleby, Banora Point, Tweed Heads, and Yamba, and has been at the coalface of LRA's security restructuring through both before, during and following the GFC in 2008.</i></p>
Frenchville Villas Pty Ltd [2013 to current]	<p><i>Frenchville Villas 19 lot townhouse development established over 4 stages at Frenchville, Rockhampton Qld and adjacent child care centre. This project has been managed by Priala Legal since 2013 and is still ongoing, currently selling state 4. Throughout the project Priala Legal has also managed financial restructures and releases of security, all paramount to the ongoing success of this project.</i></p>
Natural Wonders Early Learning Berserker Pty Ltd	<p><i>Currently under construction for the establishment of a child care centre at Berserker, Rockhampton Qld. Legal services from Priala Legal include the acquisition of the site, construction of the child care centre, security and</i></p>

[2015 to current]	<i>funding, compliance with child care licensing requirements for opening and operations.</i>
Iliv Constructions and Iliv Developments [2015-2016]	<i>Tanah Merah Terraces 16 lot townhouse development located at Tanah Merah, Qld. A successful townhouse project that spanned from 2014 to 2016. Priala Legal was instrumental in the establishment of all contract and disclosure documentation in selling off the plan lots and was involved with the strata titling structure formed.</i>
Nathanvale Developments Pty Ltd [2010 to current]	<i>72 rural residential acreage subdivision and sales (both unregistered and registered lots) within Nathanvale Estate, Mount Nathan, Qld. Nathanvale Estate is a current project managed by Priala Legal and has been a client of Priala Legal since 2010.</i>
IPA Developments Pty Ltd [2014-2016]	<i>Mixed use development at Coomera Qld, comprising residential townhouses, an aged care site and child care site. Priala Legal was involved in the acquisition of the site under a development application and approval, negotiation and sale of earmarked sites for child care, and negotiations and joint venture agreements with international interested parties.</i>
Corporate Downham Pty Ltd [2014-2015]	<i>Toolooa Central', Toolooa Qld 14 lot subdivision. Priala Legal was engaged to provide contract, disclosure and compliance documentation to sell lots off the plan.</i>
Anthony Tallant [2014-2015]	<i>Luxury Unit Complex comprising 6 Residential Lots at Moorooka, Qld all sold off the plan Priala Legal was engaged to provide contract, disclosure and compliance documentation to sell units off the plan and was heavily involved in the strata titling and body corporate structure.</i>
Owen Development Group [2012-2014]	<i>Owen Villas, North Mackay Qld 13 residential lot townhouse development sales off the plan. This project included legal services for contract and disclosure documentation for the project, as well as joint venture agreements and security restructuring.</i>
Yallaroi Road Developments [2009 -2010]	<i>Forest Green 20 lot residential subdivision project at Oxenford, Qld involving sales off the plan. Priala Legal prepared all contract and disclosure documentation and was involved in all lot sales.</i>
Urban Tide Projects [2009]	<i>Codrington Circuit 9 residential subdivision project at Pacific Pines, Qld sales off the plan. Priala Legal prepared all contract and disclosure documentation and was involved in all lot sales.</i>
Eagleby Childcare Centre, Red Leaf School of Early Learning, Natural Wonders Early Learning, Nova Star Child Care & Ors	<i>Priala Legal was involved in the acquisition and sale of various child care centres throughout Queensland. Despina was also instrumental in the establishment of the Sunkids Child Care Centres during her time at Sunland Group commencing from 2005 onwards, including substantial due diligence and compliance for existing child care centres and sites for acquisition and development.</i>
<i>Priala Legal has also acted for buyers, including foreign buyers, in many noteworthy residential high rise and town house projects on the Gold Coast including Soul, Rhapsody, Brooklyn on Varsity, Phoenix at Varsity, Halcyon Waters, Living Gems, Anchorage Apartments, The Address Sanctuary Cove (Sunland), The Circle Royal Pines (Sunland), Magnoli Residences Palm Beach (Sunland), Aqua Newstead, Boardwalk Burleigh, Quays Hope Island (Sunland), Lumiere (Sunland), H2O Apartments and many more.</i>	

Insurance

Priala Legal holds professional indemnity insurance pursuant to Lexon Insurance Pty Ltd ARBN 098 964 740 Queensland Law Society Incorporated Law Practice Professional Indemnity Insurance Master Policy. Priala Legal Pty Ltd has renewed its PI insurance cover for 2018/2019 and is properly approved and insured pursuant to the Legal Profession Act 2007 and the Indemnity Rule 2005.

Professional Conduct Rules - Legal Profession Australian Solicitors Conduct Rules

2015

The objective of these Rules is to assist solicitors to act ethically and in accordance with the principles of professional conduct established by the common law and these Rules. It provides a framework for ethical decision making about what Priala Legal do on a daily basis for clients. Priala Legal adheres to this set of rules of professional conduct and upholds the long-standing values of the legal profession.

Areas of Law

- Property Development (NSW and Qld)
- Manufactured Home Parks (Qld and NSW)
- Conveyancing (Qld and NSW)
- FIRB ownership/acquisitions
- Joint Ventures
- Trusts
- Commercial Transactions
- Wills and Powers of Attorney
- Child Care Acquisitions/Sales
- Estate Administration
- Leasing
- Estate Litigation

Location

Priala Legal is easily accessible and very central, ideally located at the northern end of the Gold Coast and within a short distance from Surfers Paradise and Southport, with street parking available for clients at no cost. We will apply our extensive experience and expertise to your individual needs at competitive rates. We look forward to assisting you with achieving your goals. Whether it's a big multi-storey development, a small townhouse project, the purchase of a new home or an investment property, we can service your needs.



Despina Priala is the Director of
PRIALA LEGAL

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