

COMPREHENSIVE LEGAL SUPPORT OF CONSTRUCTION PROJECTS

- Project management and implementation schemes
- Preparation of agreements, including FIDIC forms
- Legal support of construction
- Purchasing ownership title to real estate facilities
- Legalization of reconstruction
- Dispute settlement



Comprehensive legal support at all stages plays an important role in the success of any project related to construction. Specialists of Capital Legal Services, a leading Russian law firm, provide full-service support in constructing “turnkey” real estate facilities for companies from all industry branches in Russia and CIS countries.

Chambers & Partners and Legal 500 recommend Capital Legal Services as legal advisor for companies doing business in Russia. The priorities of Capital Legal Services such as immaculate quality of services, effectiveness, dynamics, pragmatism and proactive approach allow us to propose efficient comprehensive solutions.

OUR SERVICES

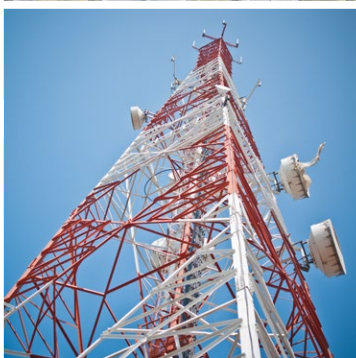
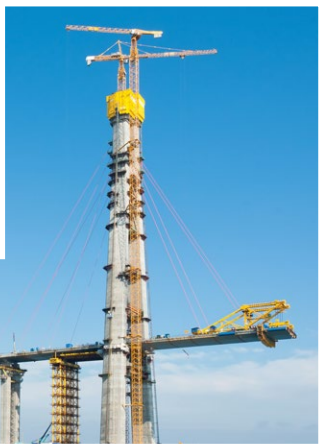
- Assisting in development of town-planning documentation, development and approval of design documentation and obtaining authorizing documents
- Development of legal schemes and support of transactions on purchasing rights to real estate facilities, including acquisition of ownership/leasehold title to land parcels, conducting due diligence of land parcels for construction purposes
- Legal support in the managing of investment and construction projects, advising on activity issues of clients, developers, general contractors, subcontractors, technical clients/engineers, building inspection and supervisory authorities
- Development of effective contractual schemes for implementing investment and construction projects, including structuring, development and approval of the general contractor agreements, subcontractor agreements, agreements on development of project documentation, agreements on acting as technical client/engineer, project management agreements, etc. Legal support of the control over performance of contractor agreements
- Advising on application and interpretation of international standard forms of contracts developed by the International Federation of Consulting Engineers (FIDIC). Development of special conditions of FIDIC contracts while taking into account regulations of the Russian legislation, construction rules and regulations, specific nature of the project and client’s goals
- Cooperation with public authorities performing functions of state control and supervision in construction
- Legal support of accepting works performed, connecting to utilities and commissioning built facilities, registration of ownership title to newly built real estate facilities, including incomplete construction facilities
- Legalization of unauthorized construction, reconstruction and redevelopment of capital construction facilities
- Negotiations, dispute settlement between construction participants, including assistance in pre-trial and court procedures, as well as legal support at the stage of enforcing court decisions

SUPPORT IN CONSTRUCTION:

- ✓ Development and approval of a contractor agreement based on the FIDIC Orange Book and legal support in design and construction of Russia's largest shopping and entertainment center in Moscow for a leading European developer
- ✓ Support of a project on financing and construction of the Central section of the Western High-Speed Diameter highway based on a PPP agreement with the City of St. Petersburg, including services on structuring relations with the general contractor based on the FIDIC Silver Book, with due account for provisions of the effective legislation, tender documentation, terms and conditions of the PPP agreement and direct agreement with the financing organizations, preparation and approval of the risk matrix allocating risks between the client and general contractor
- ✓ Comprehensive legal support of a project on building a hi-tech integrated pharmaceutical plant in Kaluga Region at the cost of over 1 billion Rubles performed under international standards, including development of contractual management and implementation scheme of the construction project based on FIDIC forms, participation in negotiations between the construction participants and advising on design, construction, security for the performance of obligations and commissioning of the facility
- ✓ Support of a project on building a golf club for a large European company focusing on implementation of development projects in residential and commercial real estate
- ✓ Legal support in design and construction of a plant based on the FIDIC Silver Book for a company manufacturing furniture and furniture components in Moscow Region
- ✓ Preparation and approval with all project participants of an agreement on design and construction of a plant in Tula Region based on the FIDIC Yellow Book for a major global manufacturer of personal hygiene products

REPRESENTING INTERESTS IN COURT DISPUTES ARISING FROM CONTRACTUAL RELATIONS:

- ✓ Representing interests of a major European construction concern (general contractor) as plaintiff and defendant within a framework of eight interrelated court disputes with its client, arising from agreements for design and construction of a hotel in St. Petersburg included in an international network of luxury class hotels and examined by arbitration court, international commercial arbitration court and commercial arbitration court for the total amount of approximately 20 million Euro
- ✓ Representing interests of a leading European company holding the ownership title to, and managing of, commercial real estate worldwide, engaged in a range of interrelated court disputes with the general contractor for a total amount of over 45 million Euro resulting from an agreement in the FIDIC form, providing for turnkey design and construction of a multifunctional shopping and entertainment complex in Volgograd, including support of pre-trial dispute settlement (mediation), representing the client in court disputes with support of conducting pre-trial and court construction and technical expert reports, conducting negotiations and concluding an amicable agreement within the court case and an agreement on settlement of all reciprocal claims
- ✓ Representing interests of a major manufacturer of stockbreeding products in Russia as a plaintiff and defendant in four interrelated court disputes with the general contractor, resulting from agreements on building a stockbreeding complex in Kaliningrad Region

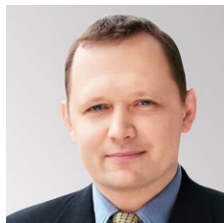


Capital Legal Services is a leading Russian full-service law firm, providing legal services since 1999. The firm has offices in Moscow, St. Petersburg and Helsinki.

Construction and construction dispute resolution is one of the key practices at Capital Legal Services, providing reliable legal grounds for implementing construction projects of any scale. The practice and its specialists were highly assessed by Chambers & Partners and Legal 500. Experience accumulated in over 15 years of successful work allows providing comprehensive support in construction and construction dispute settlement to companies of all branches of the economy. Associates of Capital Legal Services have deep knowledge of the specific nature of support in construction of facilities for various purposes – plants and factories, commercial and office centers, hotels, infrastructure facilities, sport structures, etc.



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