

Real Estate, Construction & Environment

Our practice

ALTIUS' real estate, construction & environment practice gives our clients a clear advantage by using its in-depth sector know-how to advise on issues concerning private law (property issues, rights in rem, construction disputes etc.) and environmental law (town planning and zoning rules, environmental, building and allotment permits and soil issues).

Our team assists in complex real estate transactions (asset and share deals) and (re-)structuring (divestitures, sale-and-leaseback and PPP), constructions structures and projects and is also specialised in drafting and negotiating of all types of lease agreements.

Due to the multidisciplinary character of our team, we can also assist and advise our clients with (re-)development projects. Such projects are often confronted with issues regarding environmental impact, soil clean-up and nuisance. As our team has experience in such matters in the three Belgian Regions, we are well-equipped to guide our clients throughout the entire course of such projects.

Our clients come to us from across industry sectors for advice on shopping centres, logistics parks, hotels, sports and leisure centres and senior citizens' or student housing. We seek – by listening carefully - to understand our clients' businesses and the market in which each operates. That focus on our clients' objectives means we propose solutions, rather than focusing on problems. This pragmatic and entrepreneurial approach makes us deal-makers instead of deal-breakers.

Our team brings a strategic perspective to help optimise deal benefits and to lead our clients through the entire property life-cycle. We make sure that legal and commercial interests are protected and that risks are limited. We combine our legal advice with practical transaction assistance throughout each complex and innovative structure.

While our first objective is to help our clients anticipate - and prevent – disputes, we also have extensive real estate-related and construction litigation experience on behalf of both developers, architects, general contractors and property owners. We also represent our clients before permitting authorities and administrative courts with respect to contestation of environmental and building permits.

Our team functions within a fully integrated law firm because we believe that this structure benefits our clients. ALTIUS' co-operation with tax firm, Tiberghien, has strengthened our ability to optimise real estate transactions and construction projects from both a tax and legal perspective.

ALTIUS invests continuously in building long-standing relations with governments, industry groups and business people.

For instance, through our active sponsorship of the Belgian Luxembourg Council of Retail and Shopping Centers, we have expanded a useful network that offers us the opportunity to team up with other industry members to offer innovative solutions.

How we can help

- Advising real estate transactions (share - asset - PPP)
- Assisting in set-up of joint-ventures and real estate structures
- Drafting and negotiating construction and turn-key contracts
- Advising (re-)developments
- Legal set-up of sale-and-leaseback, leasing, reconvertng split-sale
- Rendering pre- and post-transaction environmental advice
- Litigating real estate, construction and permits disputes
- Advising on issues regarding soil clean-up, waste disposal, nuisance
- Assisting (environmental) permit processes

Market recognition

"Having Lieven besides me during tough negotiations was in several cases a necessity to get the deal done and the contract signed." – Legal 500, 2022

"Lieven Peeters is the perfect and rare combination of an ace-lawyer with a commercial, entrepreneurial approach." – Legal 500, 2022

Market commentators describe the department as *"very strong in public real estate, construction and development matters."* – Chambers Europe, 2022

Lieven Peeters is able to assist with the acquisition of logistics assets, as well as with real estate redevelopment projects in the hospitality sector and lease agreement negotiations for retail properties. *"He is very responsive in his answers, pragmatic with the advice and straight to the point,"* enthuses a client. – Chambers Europe, 2022

"Lieven Peeters: very broad, good legal knowledge; knows how to deal easily with complex legal structures; quick mind; very to the point analysis; pragmatic; available at the right time; solution-oriented; and can counter problems with the appropriate ingenuity. A real pleasure and privilege to work with." – Legal 500, 2021

"To the point and practical advice." – Legal 500, 2021

"Recent work for the team at ALTIUS includes advising on redevelopment projects, high-profile acquisitions and market entry matters for clients drawn from the retail, hotels, banking, food and tourism sectors. Lieven Peeters shares leadership of the practice with real estate regulatory expert William Timmermans." – Legal 500, 2021

ALTIUS' *"very responsive"* team attracts praise for *"clearly understanding its clients' needs in depth, and coupled with its vast market knowledge, it helps clients get the best possible result in any endeavour"* – Legal 500, 2021

Lieven Peeters is *"accessible and willing to think out of the box"*; he jointly leads the department with William Timmermans, who has established expertise in real estate regulatory work. – Legal 500, 2021

One interviewee underlines that Lieven Peeters *"has definitely got high-level experience."* Peeters advises clients on transactions involving logistic and commercial assets. He also has experience in lease agreements, development projects and construction contracts. – Chambers Europe, 2021

Clients describe Lieven Peeters of ALTIUS as *"excellent,"* adding that he is *"very thoughtful, practical and responsive."* He offers clients experience in transactions in the hotel and retail sector, acting for domestic and international clients. – Chambers Europe, 2020

Contact



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