

### **Acquisition of Freehold Industrial Property for F&B Operations**

We represented our client in its purchase of a freehold factory in Shah Alam for its use in its F&B operations

#### **Our Scope**

- We structured and negotiated the term sheet / memorandum of intent, some elements of which were legally binding in order to protect our client's investment of time and money into the process, and to secure a level of certainty and commitment from the seller.
- We conducted due diligence on the property. This included ensuring the express conditions in title searches are fit for client's intended use, ensuring property related taxes are not outstanding, verifying that the certificate of completion and compliance is valid, that the seller and its directors are not insolvent. This process importantly helped us to identify at the very early stage, the potential issue of requiring a manufacturing licence which could be required during the later foreigner consent application stage. We advised on the scope and meaning of 'manufacturing activities' and whether it applied to the client's operations
- We liaised with the state authority to secure the foreigner consent without delay. Specifically, in this process, we liaised with multiple-government agencies that oversee the manufacturing and trade related areas, and ensured continuous communication and updates to keep momentum, and secured consent in a timely manner.
- Assisted with completion and ensuring that biometric verification by the client's representatives were done smoothly at the land office

#### **Impact on the client**

- This process importantly helped us to identify at the very early stage, the potential issue of requiring a manufacturing licence which could be required during the later foreigner consent application stage. We advised on the scope and meaning of 'manufacturing activities' and whether it applied to the client's operations
- Also, we liaised with multiple-government agencies that oversee the manufacturing and trade related areas, and ensured continuous communication and updates to keep momentum, and secured consent in a timely manner.

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#### **Key Contact**

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