

# Vince Mascolo

## Partner



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Adelaide

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## Overview

Vince is a partner in the Real Estate group in Adelaide. He has expertise in complex property transactions, commercial leasing, retirement villages, residential and commercial property enforcement, and liquor licensing.

Vince's broad experience and continuing involvement with major property developers, property managers, insolvency practitioners and bankers, has led to him being regarded by his clients as a leading and trusted advisor.

Vince has vast experience in all range of property related transactions, including retail properties, the sale of farming properties and the establishment of large residential developments. He has overseen and worked on the development on several major South Australian shopping centres, as well as undertaking similar development work interstate. Vince also acts for the major banks and insolvency practitioners in property enforcement work.

Vince's specialist knowledge of retail leasing arises out of continuing experience in drafting and negotiating all range of retail leases, including for several major shopping centres in South Australia, and interstate, and acting for several major tenants. He also practices in all other areas of leasing, including office and industrial leasing.

Vince also practices in the retirement villages space, acting for several major retirement village owners and operators, including in relation to the sale of Villages. He has advised clients on recent major legislative reform, and the updating of all resident documentation and internal procedures.

## Experience

- **Hotel Grand Chancellor:** Representing a hotel chain in the purchase of multiple property purchases in the Adelaide CBD, each in excess of AU\$40 million.
- **Major shopping centre owner and developer:** Acting in the establishment, development, and leasing of a number of shopping centres in South Australia and in the Northern Territory.
- **RSL Care (SA):** Acting in respect of the acquisition of a retirement village in South Australia, encompassing villas for over 200 residents.
- **Law firm:** Acting for an interstate firm and receiver on the sale and leasing of the Wirrina Cove Resort, Golf

Course, marina berths and surrounding residential developments – as well as providing advice on South Australian legislation and requirements.

- **Vicinity Centres:** Acting for one of Australia's largest shopping centre owners in drafting leasing documentation, attending to redevelopments, and general advice. Also acting in the sale of multiple major shopping centres in South Australia.
- **Moelis Australia:** Acting in the ongoing leasing and redevelopments of a number of South Australia's premiere shopping centres.
- **Major Australian Banks:** Acting for the major institutional lenders in respect of mortgagee in possession sales of residential, commercial, farming and industrial properties.
- **Major Liquidators, Receivers and Administrators:** Acting for various Liquidators, Receivers and Administrators in respect of the sale of various residential, commercial, industrial and farming properties.

## Insights

- Co-Author, Foreign Resident Capital Gains Withholding Payments Regime, July 2018
- Co-Author, "Timeframes that matter", *Retirement Villages Act 2016*, March 2018
- Co-Author, *Retirement Villages Act 2016* and *Retirement Villages Regulations 2017*, November 2017
- Co-Author, "Variations to the Retail and Commercial Leases Regulations", September 2010
- Co-Author, "Consequential Loss", July 2008
- "South Australian COVID-19 Emergency Response Act to regulate commercial leases during the COVID-19 pandemic," April 14, 2020

## Activities and Affiliations

### Community Involvement and Pro Bono

- Pro bono, Guide Dogs Services SA/NT
- Pro bono, Adelaide Central School of Art
- Pro bono, Contemporary SA Incorporated

### Presentations

- Foreign Resident Capital Gains Withholding Payments Regime and GST Withholding, 2018/19
- Electric conveyancing, client authorizations and verification of identity, 2018/19
- Presenter and Chair, Aged Care and Retirement Village Law: The New Regime , November 2017
- Presenter, Commonwealth Bank and Pepper Finance: Electronic Conveyancing, September 2015
- Presenter, ANZ Bank, Commonwealth Bank and Pepper Finance: Priority Notices and Recent Amendments to the *Real Property Act 1886*, July 2015

### Memberships

- Member, Law Society of South Australia

- Member, Property Council of Australia (SA Branch)

## Areas of focus

### Practices

- Real Estate
- Commercial Development
- Real Estate Leasing Occupation and Operation
- Residential and Condominium Development

### Industry sectors

- Financial Institutions
- Aged Care and Senior Living Communities (Australia)
- Hotels and Leisure

## Education

- University of Adelaide, 2007, Bachelor of Laws, (Honours)
- University of Adelaide, 2005, Bachelor of Commerce, (Corporate Finance)

## Admissions and qualifications

- Admitted as a solicitor, Supreme Court of South Australia, 2008

## Languages

- English
- Italian