Goodman Lawyers



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1. MANAGEMENT RIGHTS

Known for its relaxed lifestyle and pristine beaches, Queensland is a popular destination for living, tourism and retirement. Management right are an attractive business for retirees and new entrepreneurs

Three Basic Features:

- 1. Real Estate in the CTS
- 2. Caretaking Agreement
- 3. Letting Agreement



- Identifiable and recurring returns
- Regarded as safe investment
- Business asset/income for your children or Family Trust
- Lifestyle choice



1.2 Issues to be aware of – buying or selling a business

- Purchasing entity
 Company, partnership or trust?
- Guarantor

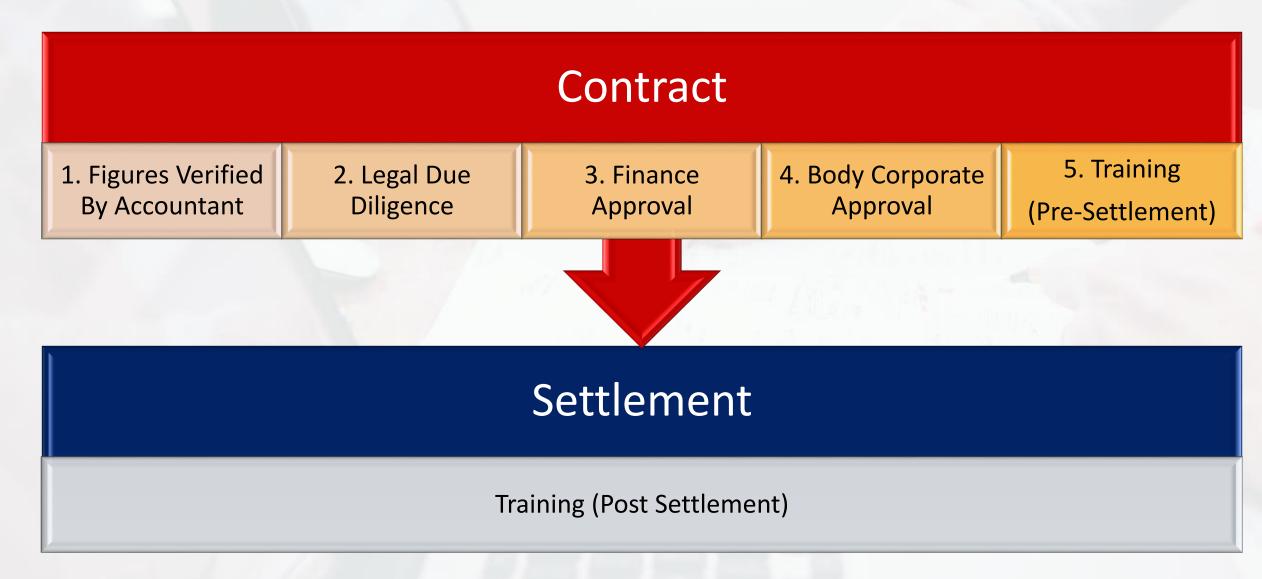
 Are there any personal guarantees required?
- Financial advice
 Is this a good financial decision for you?
- Due diligence
 Are you getting what you're paying for?

1.3 Issues to be aware of— Management Rights Business

- Licencing
- Body Corporate requirements
- Caretaking duties
- Letting duties

- Letting Pool
- Tax and Superannuation
- Other questions

1.4 What happens in a Management Rights purchase?



1.5 Your lawyer will...

- Check that you have the right structures
- Advise you on contract terms, your rights and your obligations
- Liaise with your accountant and your financier
- Conduct legal due diligence investigation of the business
- Ensure there are no problems or legal issues with the business
- Review by-laws and minutes of meetings
- Arrange transfer of management rights agreements and other associated property