

LEGAL SERVICES



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**Grindal** Legal

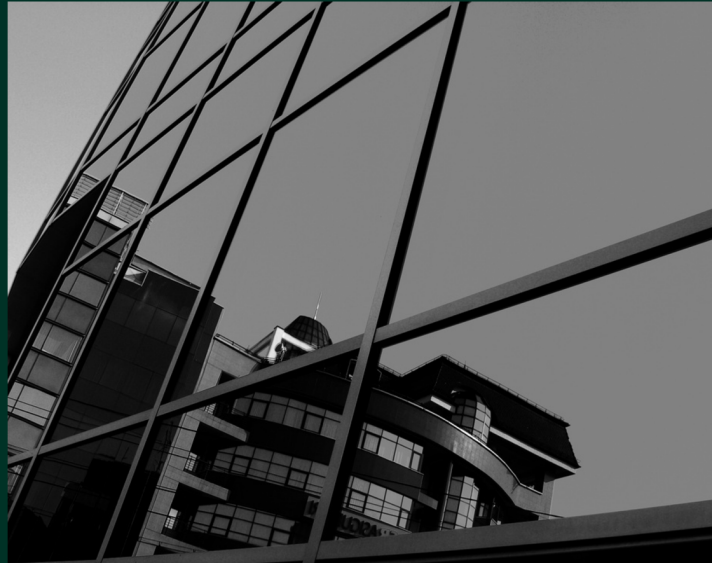
# ABOUT GRINDAL LEGAL

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## ► About Grindal Legal?

With a dynamic team of property and estate planning lawyers, Grindal Legal can help your clients navigate their most important transactions and challenges, no matter how large or complex.

The firm's expertise includes – Wills & Estates, Probate & Administration, Property Law, Conveyancing, Mortgage Lending Services, Commercial Services and Trusts.



Our innovative approach to the delivery of legal services across our specialised areas has led Grindal Legal to become a vibrant and dynamic boutique law firm. We encourage a supportive and inclusive working environment which drives a growth-focused culture.

We don't see ourselves as traditional lawyers. We are a highly specialised team of advisers who have built a solid reputation for providing measured and practical legal advice. But, what really sets us apart is our unwavering commitment to our clients, and our drive to exceed their expectations with every interaction.

When it comes to your legal matters, we don't cut corners. We understand the emotion and stress that often comes with legal matters and we are committed to give your matter the attention it deserves.

We get to know our clients. Through these relationships, we develop a comprehensive understanding of their objectives and strive to provide solutions that achieve the best possible outcome.

Grindal Legal has offices based in the Sunshine Coast and South Melbourne.

### MELBOURNE

Level 1  
274 Coventry Street  
South Melbourne, VIC 3205

### SUNSHINE COAST

Level 1, Tower 2  
Kon-Tiki Building, 55 Plaza Parade  
Maroochydore, QLD 4558

# THE LEADERSHIP TEAM AT GRINDAL LEGAL



**Sam Grindal**  
*Principal*



Property can present many complicated and sensitive legal issues, and Sam has built a reputation with his expertise, practical approach and friendly, personal service.

Sam's clients range from large-scale property developers and financiers, to first home buyers and experienced investors. While their needs vary, he appreciates that each client's matter represents something significant to each of them, be it a major investment or their first home.

From leasing and conveyancing transactions to development agreements and joint venture arrangements, Sam prides himself on providing thorough, reliable and effective advice. He is one of a small group of Victorian lawyers accredited by the Law Institute of Victoria as property law specialists.

**sg@grindal.legal**  
**(03) 9110 3999**



**Christine Crupi**  
*Principal*



As Principal, leading the firm's Wills and Estates practice, Christine has extensive experience in succession law. She takes pride in helping her clients navigate the estate planning process with tailored and thorough advice. Christine's practice includes preparing the client's Will in the context of their family circumstances, business, trust and superannuation structures to ensure their wishes are reflected appropriately. Christine is also committed to guiding Executors and Administrators seamlessly through all elements of the deceased estate administration process.

Irrespective of the brief, Christine is passionate about providing prompt and accessible service and achieving the desired results for her clients.

**cc@grindal.legal**  
**(03) 9910 3903**



**Kathy Zmijewski**  
*General Manager*



Kathy joined Grindal Legal in 2021 as the firm's General Manager. Kathy ensures the smooth-running of the firm so that the legal team can do what they do best; provide high quality legal services for their clients.

She heads the Operations team which looks after the firm's accounts, human resources and business development.

With a keen interest in succession law and property law, she is dedicated and passionate about ensuring the firm's clients' needs are the prime focus.

**kz@grindal.legal**  
**(03) 9910 3900**

# WHY GRINDAL LEGAL?

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## ► Benefits of using Grindal Legal

We take pride in being specialist advisors who have built a reputation with a broad commercial perspective and technical excellence. We create value and manage risk whilst always maintaining a practical, down to earth approach.

Grindal Legal can help add value by:

- Providing reassurance with sound legal advice coupled with extensive experience;
- Guidance through challenging times;
- Empowering clients on relevant legal services topics to address questions and concerns when they arise.



# OUR SERVICES



## Conveyancing

- Stamp Duty Exemptions
- Self-Managed Super Fund (SMSF) transactions
- Registration and Discharge of Mortgages
- Subdivisions
- Purchaser Caveats

<b>Sale &amp; Purchase of Residential, Commercial, Off the Plan and Primary Production Land</b>	<b>Title Transfers</b>
<ul style="list-style-type: none"> <li>• Pre-Purchase advice</li> <li>• Contract preparation (for private treaty, expressions of interest and auction)</li> <li>• S32 Vendor Statement preparation (including all title and property searches)</li> <li>• S27 Deposit Release</li> <li>• Owner Builder advice</li> </ul>	<ul style="list-style-type: none"> <li>• Related party transfers</li> <li>• Changes to beneficial ownership</li> <li>• Survivorship Applications</li> <li>• Legal Personal Representative Applications</li> </ul>



## Property

- Developments
- Mortgages & Borrowing
- Retirement Villages
- Adverse Possession
- Partition Agreements
- Caveats
- Water Rights



<b>Retail &amp; Commercial Leasing</b>	<b>Title Restrictions (advice, lodgement, removal)</b>
<ul style="list-style-type: none"> <li>• Drafting Commercial Leases</li> <li>• Pre-signing advice for tenant</li> <li>• Disclosure Statements</li> <li>• Option renewals</li> <li>• Subleases</li> <li>• Assignments</li> <li>• Variations</li> <li>• Disputes</li> </ul>	<ul style="list-style-type: none"> <li>• Easements</li> <li>• Covenants</li> <li>• Caveats</li> <li>• Charges</li> </ul>

# OUR SERVICES



## Wills and Estates

- Simple wills
- Complex wills including testamentary trusts and life interests
- Mutual wills and mutual will agreements
- Asset and wealth protection strategies
- International wills
- Discretionary trusts, trust variations and control review and succession planning
- Powers of attorney
- Business and succession planning
- Superannuation and death benefits



## Probate and Administration

Our deceased estate services include:

- Probate applications
- Letters of Administration applications
- Complex applications for Probate or Letters of Administration
- Securing estate assets
- Estate administration including related trusts and self-managed super funds
- Recovering debts owed to an estate
- Preparing administration accounts and records
- Transfer of deceased estate assets including real property
- Sale of deceased estate assets including real property
- Preparing Deeds of Family Arrangement to document the agreement of the parties (not in accordance with the Will)



## Mortgage Lending Services

- Loan and mortgage documents for residential and commercial properties
- SMSF (limited recourse borrowing)
- SME and Private Lending
- Related Party Lending
- Division 7A Loans
- Default, recovery and mortgagee in possession sale



# OUR SERVICES

## ► Commercial Services

Our team provides cost effective and strategic legal advice in the following areas:

- company law and governance;
- shareholder matters;
- joint ventures; and
- internal restructures.

We advise small and medium sized businesses on business succession and co-ownership issues and we work collaboratively with our clients' financial advisors to achieve the most appropriate outcome in respect of:

- general business succession advice and planning
- asset protection
- shareholder agreements, unitholder agreement and other forms of co-ownership agreements, and
- buy/sell agreements.



## ► Trusts

Trusts, stamp duty exemption applications and associated property transfers including but not limited to:

- Preparation of Deeds appointing and/or removing a Trustee or Appointor of a Trust
- Preparation of Deeds of Variation of Trust
- Advising on and effecting stamp duty exemption applications and transfers of land including but not limited to:
  - Change of Trustee of a discretionary trust or self-managed superfund
  - Transfer to a beneficiary of a discretionary trust
  - Transfer to a custodian of a self-managed super fund
  - Bare Trust transfer
  - Transfer from a self-managed superfund to a member of the fund
  - Property passing to a unitholder of a unit trust.

# ANY QUESTIONS?

If you have any questions in relation to our services please do not hesitate to contact us.

## **Sunshine Coast**

Level 1, Tower 2, Kon-Tiki Building,  
55 Plaza Parade,  
Maroochydore QLD 4558

## **Melbourne**

Level 1, 274 Coventry Street  
South Melbourne VIC 3205

+61 3 9110 3910  
[www.grindal.legal](http://www.grindal.legal)

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