



An **Australian law firm** with unique experience in property, strata and community titles.

**Brisbane** 07 3905 9260 **Sunshine Coast** 07 5406 1280  
**Sydney** 02 9199 1055 **Melbourne** 03 8582 8100 **Perth** 08 9254 6304

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# Bugden Allen Group Legal are Australia's leading experts on strata and community titles law and development

Our Queensland team, based out of our Brisbane and Sunshine Coast offices, provide a range of specialist legal advice to the property and development industry.

- Strata Development
- Body Corporate Advisory
- Management Rights
- Project Conveyancing
- Banking and Finance
- Insurance Disputes
- Litigation
- Levy Recovery
- Sustainability
- By-Law Reviews and Drafting
- Renewals and Restructuring
- Commercial Property

## Queensland's leading management rights specialist

Our Queensland partners and senior lawyers have more than 60 years of combined experience in the management rights industry, having advised developers, bodies corporate and caretakers in relation to a range of management rights issues.

Our practice involves:

- Managing the purchase or sale of management rights
- Drafting caretaking and letting agreements (both initial and replacement)
- Interpreting service contracts
- Advice on rights and obligations under contracts
- Working with parties to resolve disputes
- Drafting and service of remedial action/default notices
- Dealing with all types of service contract disputes
- Dealing with mortgagees on caretaker defaults
- Termination and renewal of contracts
- Applications for adjudication and/or Tribunal Orders

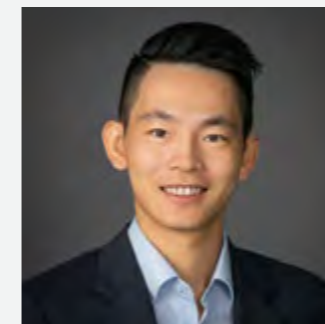
## Our Queensland Team



**Gary Bugden OAM**  
Partner

Gary Bugden OAM has specialised in strata and community titles law for over 40 years and is recognised internationally for his expertise in this area of the law. He is a former partner and Board Member of Mallesons Stephen Jaques (now King & Wood Mallesons) and over the years has consulted to numerous Governments and major property developers both in Australia and internationally. He is a long-time strata author and he is currently Professor of Strata and Community Titles at Bond University.

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**Kevin Pai**  
Partner

Kevin Pai practices in the strata and community title development area (including problem project restructuring), as well as general body corporate advice work (particularly management rights). He is one of only a handful of lawyers experienced in Queensland's historical body corporate legislation, such as the South Bank Corporation Act 1989, Mixed Use Development Act 1993, Integrated Resort Development Act 1987 and the Building Units and Group Titles Act 1980. Kevin is a member of the Legislative Sub-Committee of the Urban Development Institute of Australia, as well as a member of the Australian College of Strata Lawyers.

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**Michael Kleinschmidt**  
Partner

Michael Kleinschmidt has specialised in strata law for over 20 years. Prior to joining BAGL, Michael ran a successful strata law firm on the Sunshine Coast, Stratum Legal Pty Ltd. In 2023, he merged this firm with BAGL. Michael works with developers, bodies corporate, owners and committees on a range of body corporate matters, with a particular focus on management rights. He is a fellow of the Australian College of Strata Lawyers and is presently a member of the Council of the ACSL. He is also a member of the Legal Panel of the Australian Resident Accommodation Managers Association (Qld).

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**Stella Lee**  
Partner

Stella Lee has practiced predominantly in the strata and community titles law since beginning her career as a solicitor over 9 years ago. She specialises in the dispute resolution aspect of the strata title law, but also undertakes a range of litigation work for general property and commercial matters. She acts for clients across jurisdictions ranging from the Supreme Court, District Court, Magistrates Court, Queensland Civil and Administrative Tribunal to Adjudication at the Office of the Commissioner for Body Corporate and Community Management.

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**Michael Young**  
Associate

Michael joined Bugden Allen Graham Lawyers in February 2023 as part of our Sunshine Coast amalgamation with Stratum Legal. During his time in professional practice, Michael has worked on a variety of property and commercial matters, including dispute resolution/litigation, advisory, and transactional work. Michael is an associate member of the Australian College of Strata Lawyers.

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