

Option Agreements & Exchange with Delayed Completion

Agenda

5 mins.

Who is Tariq Mubarak?

5 mins.

Fundamentals of Option
Agreements

5 mins.

Options - Case Study

5 mins.

Fundamentals of
Exchange with Delayed
Completion

5 mins.

EDC - Case Study

5 mins.

Q & A - Q & A Box



TARIQ MUBARAK

Who is Tariq Mubarak?

- Kuala Lumpur, Malaysia
- 1998 - LLB (Hons), LLM (Lond), PgDip. (Legal Practice)
- 2003 - Solicitor
- 2007 - BTL Property Investor
- 2009 - Matrix Legal
- 2011 - 2014 - Property Trading
- 2014 - High volume conveyancing
- 2019 - Sold Matrix Legal

Properties Acted On



The Trocadero
- Bubba Gump Shrimp Co.

Properties Acted On



Lillywhites Building

Properties Acted On



Global Radio Building

Properties Acted On



Properties Acted On



Mini Cooper , Park Lane
Age UK HQ, Norbury

Properties Acted On



Tower Hamlets Civic Offices,
East India Dock

About Me

- ❑ Legal & consultancy services -
Gunnercooke Solicitors
- ❑ Joint ventures on property deals
- ❑ Property investment & planning uplift
trades
- ❑ Coaching, mentoring & speaking

Option Agreements

The Fundamentals of Option Agreements

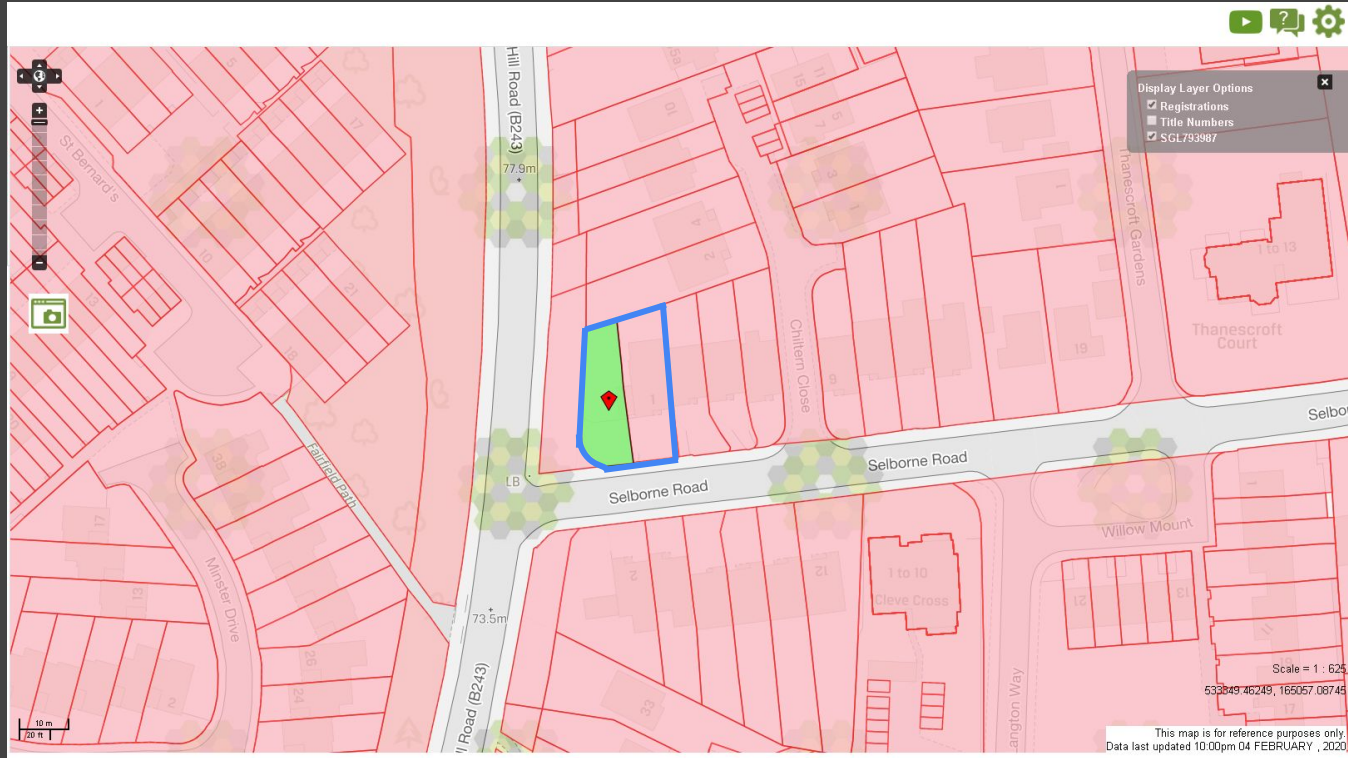
- ☐ “The Right but not the Obligation to Buy Land / Property”
- ☐ £1.00
- ☐ Subject to Planning or Other Condition
- ☐ Purchase Price - Fixed or Formula
- ☐ Overage Clause
- ☐ Assignable Contracts
- ☐ Can be traded / back to back
- ☐ Option Period - initial app. & appeal
- ☐ Security - restriction / agreed notice
- ☐ Landowner obliged to help / not hinder
- ☐ Control over planning app.
- ☐ Light touch conveyancing - owner's help
- ☐ Also use on HMO / prior approval projects
- ☐ Get the right lawyer

Option Agreements

Case Study

Planning Uplift Trade

1 Selborne Road, Croydon



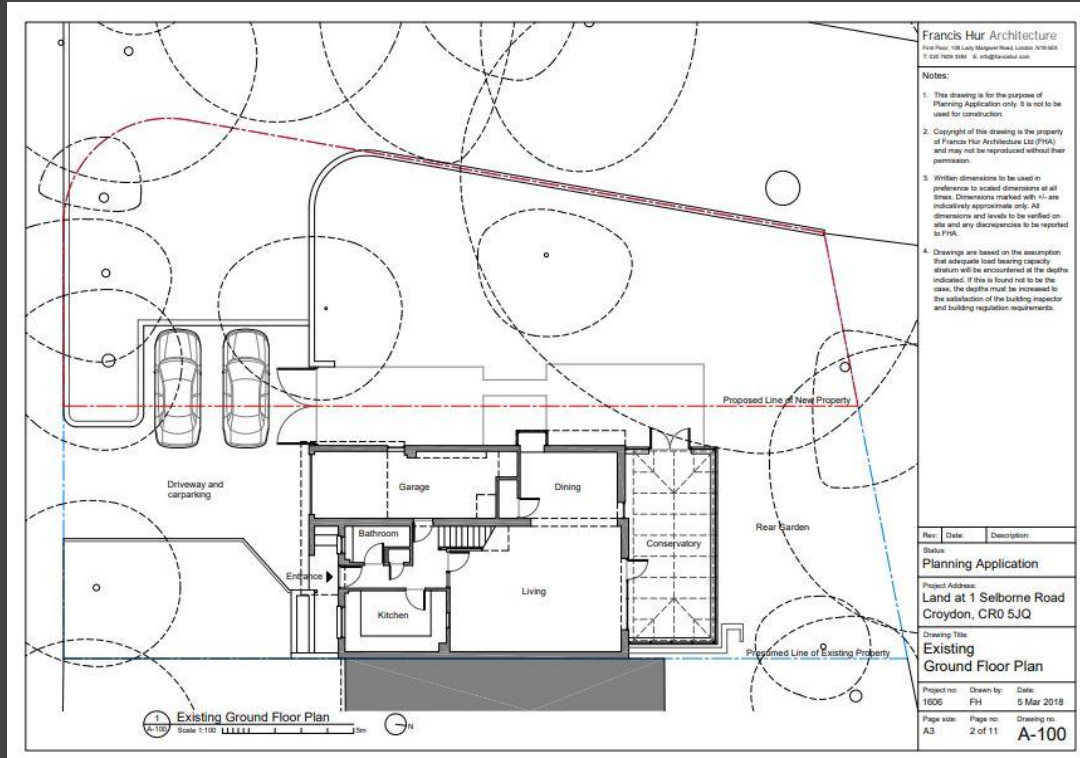
1 Selborne Road, Croydon



1 Selborne Road, Croydon



1 Selborne Road, Croydon



1 Selborne Road, Croydon

Grant of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby grant planning permission for the following development, in accordance with the terms of the above mentioned application (which shall include the drawings and other documents submitted therewith) :-

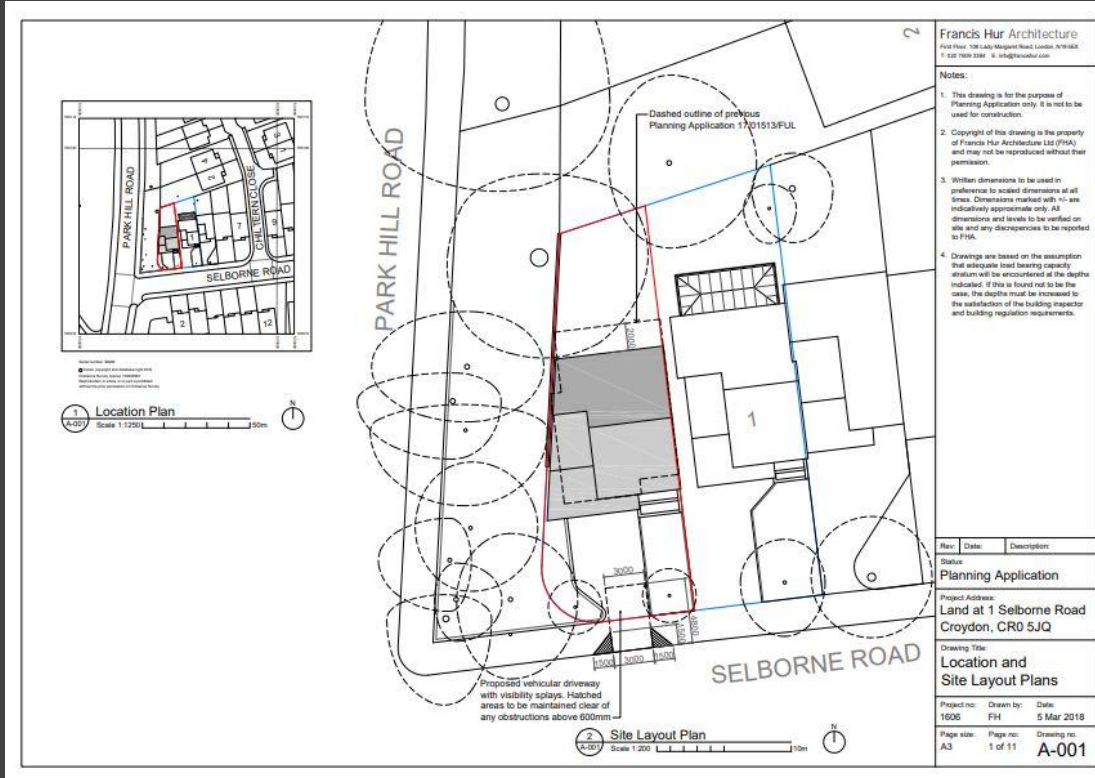
Erection of detached 5-bed dwelling; formation of vehicular access and associated parking with associated tree works.

at:

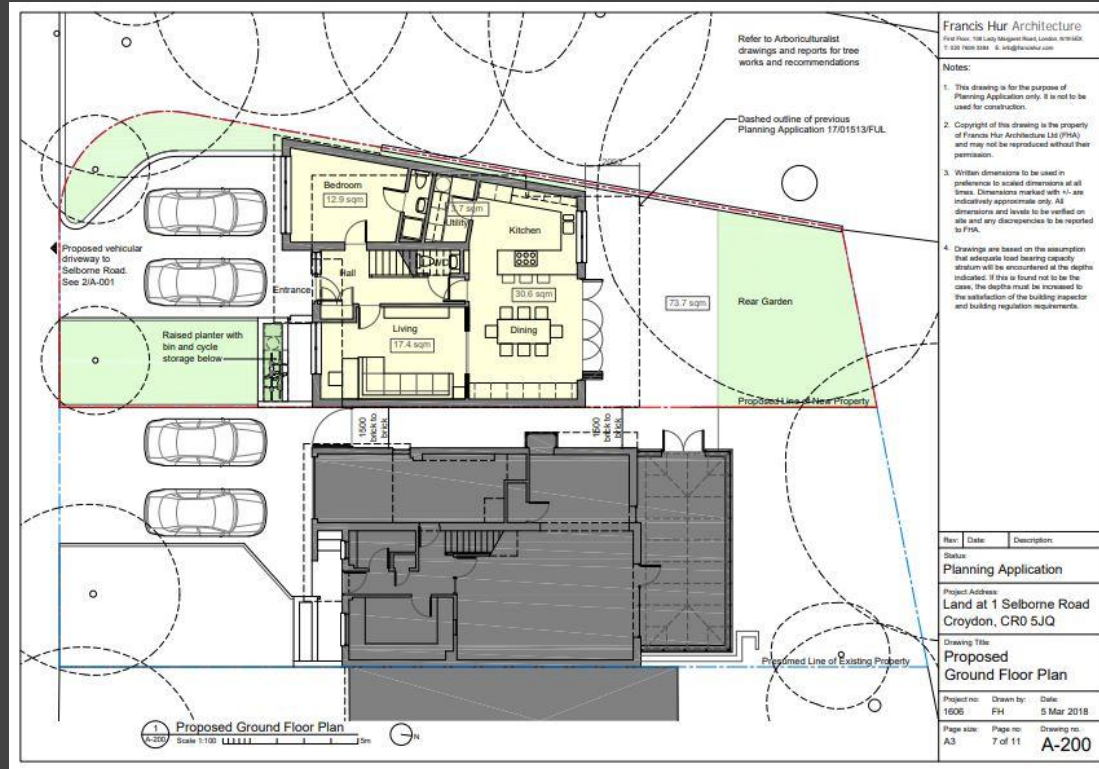
1 Selborne Road, Croydon, CR0 5JQ, ,

Subject to the following condition(s) and reason(s) for condition(s) :-

1 Selborne Road, Croydon



1 Selborne Road, Croydon



Gross Profit?

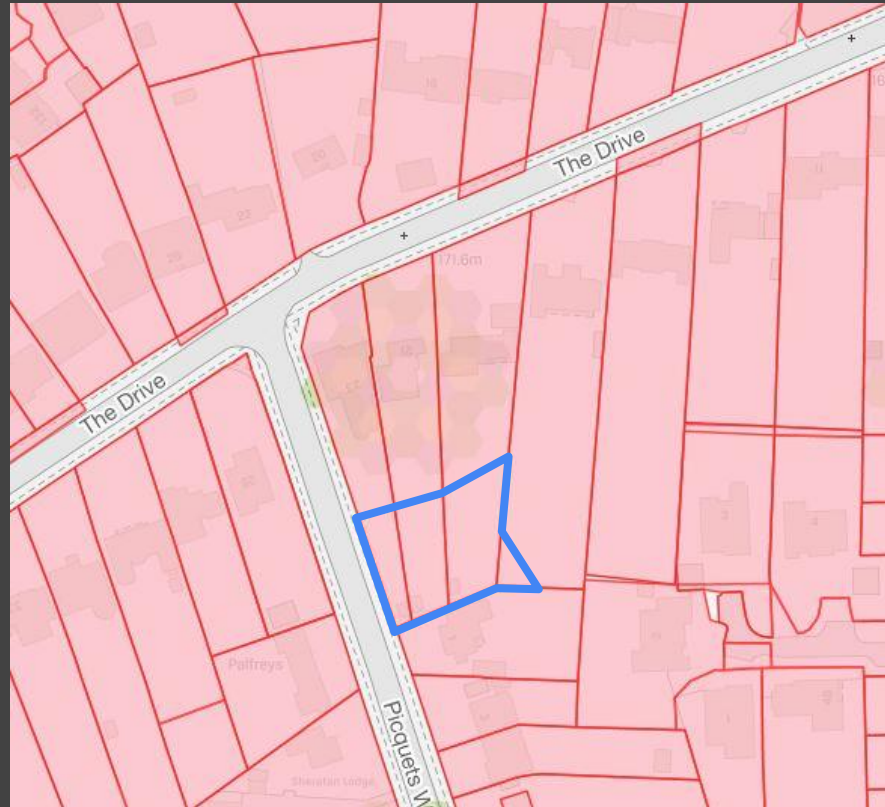
£100,000.00

* Remember *

Questions in Q & A Box

Land Assembly Case Study

The Drive, Banstead, Surrey



The Drive, Banstead, Surrey



Exchange with Delayed Completion ("EDC")

The Fundamentals of EDC

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TARIQ MUBARAK

EDC Case Study 1

Former AGE UK HQ, Norbury



EDC

Case Study 2

180 Wantage Road, Reading



180 Wantage Road, Reading



180 Wantage Road, Reading



Get In Touch

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Feedback please:
bit.ly/TMEventSurvey

Q & A



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