Cassels



Renita Swamy

Partner

Contact Information

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Office

Vancouver

Expertise

- Real Estate & Development

Biography

Renita Swamy* (she/her/hers) is a partner in the Real Estate & Development Group at Cassels. Renita's practice involves all aspects of commercial real estate, including acquisitions, dispositions, development and financing of development, and investment properties. Renita's practice has an emphasis on real-estate based financings and she has acted as counsel for lender and borrower clients on many lending transactions, including complex syndicated loans, construction financings, mezzanine loans, asset-based loans, and refinancings.

Renita frequently advises on ownership structuring for development projects and investment properties, including joint venture agreements, partnership agreements, shareholder agreements and development management agreements. She also has extensive experience in hotel transactions and has represented owners and operators with acquiring, financing, and selling hotel and resort properties and negotiating management and franchise agreements. Renita regularly advises developers on planning and development issues including matters related to subdivisions, rezonings, and issues related to the *Real Estate Development Marketing Act*. She acts for a wide array of clients including financial institutions, private lenders, public and private companies, and REITs.

Renita's experience includes:

- Acting as counsel for banks, private lenders and borrowers in all areas of lending, including acquisition & construction finance, real estate refinance, asset-based lending and mezzanine loans;
- Acting for clients in the purchase and sale of commercial properties, including shopping centres, residential apartment buildings, industrial buildings, development sites and office buildings;
- Acting for clients in the acquisition and disposition of major hotels, wineries and resort properties;
- Structuring joint venture, co-ownership and partnership arrangements for the acquisition of real estate;
- Advising clients on issues relating to local government

approval processes, such as subdivision (including air space and strata plan subdivisions), servicing requirements, rezoning and development cost charges; and
- Acting for clients in a wide array of corporate commercial matters, including asset and share purchase sales.

Renita also co-authored the chapter on purchase contracts for the *BC Real Estate Practice Manual*, published by the Continuing Legal Education Society of BC.

Prior to joining Cassels, Renita served as a director at a prominent boutique commercial real estate firm based in Vancouver. Before that, Renita practiced with the Financial Services Group of another leading national firm.

**Services provided through a Law Corporation*

Achievements

- *Best Lawyers in Canada* (Banking & Finance Law | Real Estate)

Education / Bar Admissions

- J.D., University of Saskatchewan, 2012
- University of British Columbia, 2004

- Alberta, 2013
- British Columbia, 2015

Associations

- Urban Development Institution (UDI)
- Commercial Real Estate Women (CREW)
- Canadian Bar Association
- South Asian Bar Association