



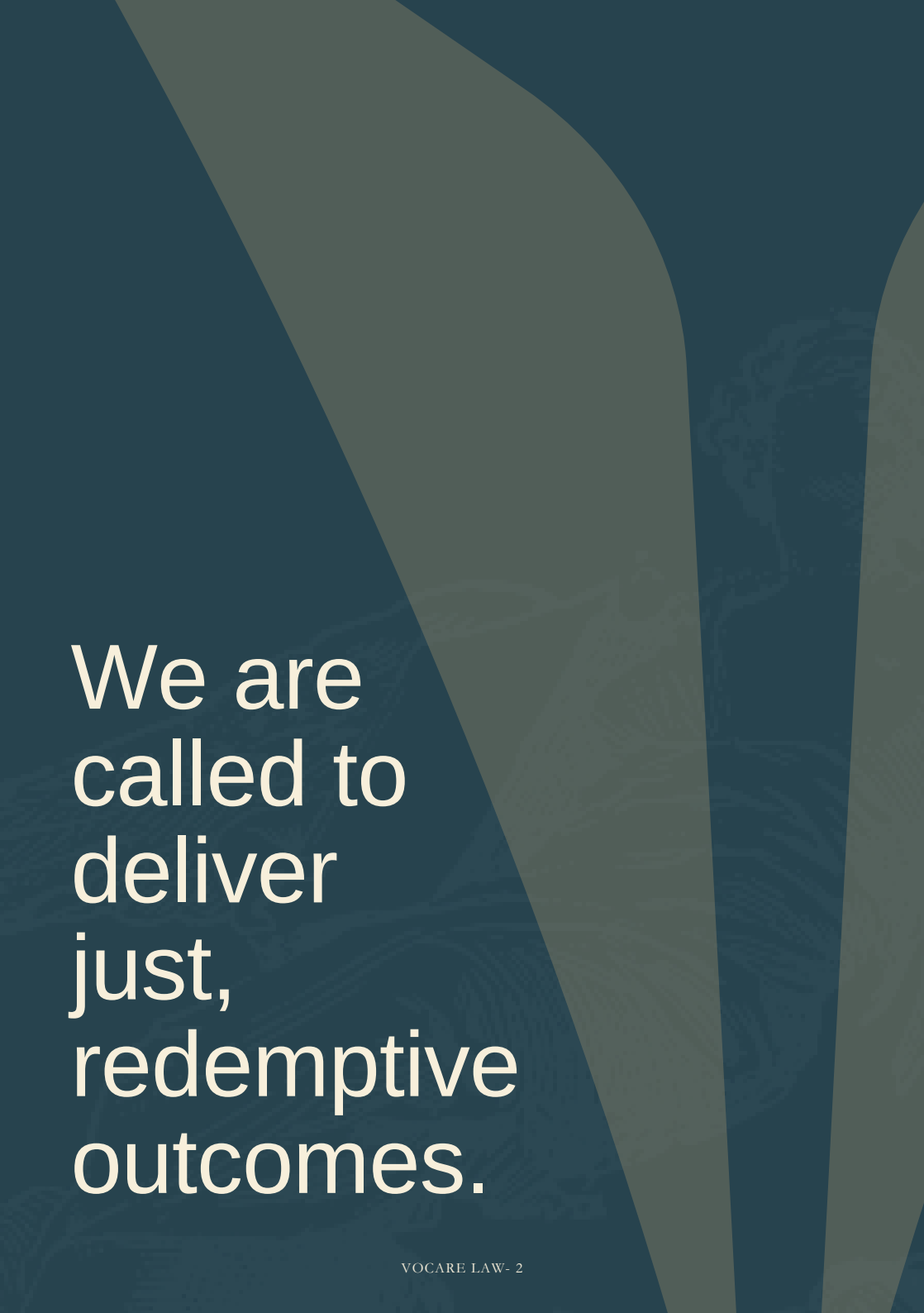
V O C A R E
L A W

Property, Leasing & Construction

Vocare Law

formerly Corney and Lind Lawyers





We are
called to
deliver
just,
redemptive
outcomes.



About Us

At our core, we believe law is more than rules — it is a tool to serve people and communities. Guided by faith and purpose, we work alongside charities, churches, schools, and not-for-profits to deliver just and redemptive outcomes.

We understand the weight of responsibility carried by mission-driven organisations, and we share your heart for service. With care, excellence, and integrity, our team is committed to supporting your work so you can focus on making a difference in the communities you serve.





Services

Property and Complex Leases

➤ Who we serve

- Charities,
- Faith-based organisations,
- Schools, Social enterprises,
- NFPs and Commercial enterprises.

Our work recognises the distinct governance, regulatory, mission and reputational drivers that shape property decisions in the various sectors.

➤ Our Proposition

We combine rigorous property law expertise with sector-specific charity/NFP knowledge to deliver mission-aligned, risk-aware leasing and property solutions. This integrates regulatory compliance (ACNC, state-based concessions), governance clarity, and practical business outcomes — consistent with Vocare Law's commitment to Just, Redemptive Outcomes®.

➤ Who we serve

We draft property and leasing documents that protect mission, ensure long-term organisational stability and embed regulatory and governance compliance. Our method integrates commercial clarity, pastoral awareness of organisational dynamics, and high-quality legal risk management. We can facilitate particular focus during construction projects where vacant land is leased for third party construction projects





Our Experience

- **Complex Commercial & Community Leases**
 - We advise on complex commercial and community leases, including institutional and multi-party arrangements involving schools, churches, incorporated associations, companies limited by guarantee, councils and philanthropic owners. Our team structures leases to protect charitable purposes, support eligibility for state and territory concessions, and embed social benefit obligations where required. We manage options, rent reviews, incentives, fit-out and refurbishment obligations in line with not-for-profit cashflow and donor-funded capital cycles, while ensuring compliance with leasing legislation, registration requirements, and mortgagee or landlord consent pathways across jurisdictions.
- **Leases Between Related Entities**
 - We assist with leases between related entities, formalising “informal” occupancies to secure tenure, clarify risk and insurance, and protect compensation or relocation rights in events such as compulsory acquisition. Our team ensures documentation aligns with governance obligations, ACNC requirements, and board duties, while transparently managing related-party transactions.
- **Site Acquisition, Disposals & Ground Leases**
 - We advise on site acquisitions, disposals and ground leases, conducting comprehensive due diligence on title, easements, planning and zoning, contamination, building compliance, and heritage or places-of-worship considerations. We structure long-term occupation models, including ground leases, strata arrangements, and head-tenant/sub-tenant frameworks, tailored to multi-use community and not-for-profit assets.
- **Shared-Use, Licence & Facilities**
 - We draft and advise on agreements for community and school precincts, covering scheduling of use, indemnities, maintenance responsibilities, insurance layers, safeguarding obligations, and child-safe design requirements, all aligned with relevant policy frameworks.
- **Risk, Insurance & Compliance**
 - We advise on risk allocation in property arrangements, including indemnities, liability caps, fit-for-purpose maintenance, and compliance with essential services. We also coordinate property structuring to optimise eligibility for charitable concessions and local rates relief where available under relevant state and local regimes.



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- **Dispute Resolution & Restructuring**

- We assist with dispute resolution and restructuring in property and leasing matters, including lease disputes over rent abatements, make-good, repairs, quiet enjoyment, options, holdover and termination. We also support renegotiations and restructuring following mergers, school consolidations, or governance changes within umbrella ministries and not-for-profit networks.

- **Australian Building Industry Contracts**

- Our team advises on the ABIC suite of contracts, guiding clients through preparation, negotiation and administration to ensure clear, balanced and industry-standard arrangements. We support projects of all sizes, including Major, Simple and Basic Works, ensuring efficient, compliant contract management and smooth project delivery.

- **AS 4902–2000 Contracts**

- AS 4902–2000 is a widely used standard-form contract for design and construct projects, providing a clear framework for risk allocation and project delivery. Our team helps clients navigate these contracts with a focus on practical, commercially sound outcomes. From negotiation to project completion, we ensure obligations are clear, risks are managed, and projects proceed smoothly, giving clients confidence that their initiatives are effectively protected.

- **Development Agreements**

- We guide clients through development agreements, structuring projects to manage risk, protect long-term interests, and ensure smooth delivery. Our approach balances commercial, regulatory and operational considerations, helping schools, religious organisations and not-for-profits achieve successful outcomes while meeting governance and community objectives.

Meet some of the Team

Our Directors



James Tan

James Tan is a Director at Vocare Law with broad experience in legal practice, including litigation, governance and strategic advisory work for organisations across the charity, not-for-profit, education and religious sectors. He has acted in complex commercial, governance and contractual matters and regularly supports clients through risk, compliance and dispute challenges. James holds a Bachelor of Laws (University of Queensland), a Graduate Diploma of Legal Practice (College of Law), a Bachelor of Biomedical Science and a Master of Business (Finance), bringing a strong analytical and commercial perspective to his legal work. He also contributes to the broader community through governance and advisory roles with education and faith-based organisations.



Tim Whincop

Tim Whincop is a Director at Vocare Law, bringing commercial and legal experience to support organisations across the education, not-for-profit, church and property sectors. With a background as an in-house legal practitioner for a global not-for-profit and as Principal Director of a commercial advisory firm, Tim has handled complex contractual, governance and business matters across multiple jurisdictions. He advises on a broad range of commercial and property issues, including contract negotiation and risk management for development and leasing projects, helping clients achieve practical, compliant and commercially sound outcomes. Tim is admitted to practice in the Supreme Court of NSW and the High Court of Australia and holds a Bachelor of Laws, Graduate Diploma in Legal Practice, Master of Laws (International Commercial Law and Dispute Resolution), Master of Business Administration and Bachelor of Music.

Contact Us

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