

e) **Commercial and Property Law Issues**

The work of our Unit in respect of commercial and property law issues can be divided roughly into two categories: real property work and other legal work of a general commercial nature.

Advice was given on the Crown law requirements imposed by the provisions of the Financial Administration Act ("FAA"), the Government Contract Regulations, the Vienna Conventions on Diplomatic and Consular Relations ("VCDRC"), the Public Lands Grant Act, the Surplus Crown Assets Act, the Public Lands Leasing and Licensing Regulations and the Government Land Purchase Regulations.

1. **Real Property Law** advice was provided in respect of:

- contracts for the construction or renovation of accommodations for missions outside Canada. A substantial amount of effort was expended in connection with the modification of an international construction contract form for use in the contractual arrangements for the building of the Canadian Diplomatic Complex in Algiers.
- contracts for architectural services relating to the fit up of premises in East Berlin and Guatemala and on the legal implications of the Prime Consultant Agreements in place with respect to the chanceries in Washington, Buenos Aires and Algiers.
- agreements for the acquisition, disposition or lease of accommodations for missions outside Canada including:
 - * an innovative acquisition scheme for the new chancery in Sydney, Australia under the Australian Strata Titles Act.
 - * unique property rights issues arising from the dramatic political developments in Eastern Europe with purchases in Warsaw, Berlin and Kiev
 - * the legal issues remaining in the Tokyo Redevelopment Project
 - * purchase of 3 staff quarters in Nairobi and a chancery in Lusaka
 - * a sale of Crown property in Chile
 - * 24 proposed property sales in 7 different jurisdictions
 - * numerous Crown leases including problems with a diplomatic break clause in respect of the residence of our representative at GATT, a renewal in Iraq and a renewal in Tel Aviv