



Oliver Sestakov

Senior Associate Construction Legal

Level 14,
111 Elizabeth Street,
Sydney NSW, 2000,
Australia

Qualifications

Bachelor of Arts (BA)
Juris Doctor (JD)

Expertise

Property and
Development Law
Transactions
Dispute Resolution and
Avoidance
Contract Negotiations and
Administration

Executive Summary

Oliver is a business-focused and experienced lawyer who specialises in front-end and property transactions. He has been involved in a wide range of property acquisitions, disposals and disputes within most Australian jurisdictions.

Oliver's experience in large and complex disputes has contributed to his exceptional attention to detail when reviewing contract and transaction documents.

Career History

2018 – 2021 Australian Centre for International
Commerical Arbitration (ACICA)
2021 – Current Construction Legal

Memberships

• Member of NSW Law Society

Project Finance Highlights

Negotiated various project finance documentation for complex mix use developments on behalf of landowners and developers including facility agreement, GSA, priority deeds, multiple subordination deeds, side deeds, guarantee and indemnity deeds and tripartite deeds.

Recent financing projects include the below:

- \$50M refinance for multi-title residential loan (inc. review and negotiation of facility agreement, general security agreement, specific security agreement, featherweight security agreement, priority and subordination deeds, resolution of trustee, special resolution amended Constitutions, special resolution of unitholder agreements, amending deed to unitholder agreements)
- \$52M refinance for multi-title residential loan with similar scope to the above transaction
- \$68M construction loan (inc. review and negotiation of facility agreement, general security agreement, specific security agreement, priority and subordination deeds, guarantee and indemnity deed)

Project Transactions Highlights

Advising on various infrastructure transactions and property acquisitions including development management agreements, project development agreements and suite of construction contracts. Managing contractual issues arising during roll-out of development.

Some examples of projects worked on (with head contract value) are listed below:

EnergyConnect Project (\$2.3B): advising electrical contractor

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on a high-voltage electricity interconnector project, including providing claims advice, dispute guidance and strategy

Sydney Metro Above Station Development (\$150M): advice on variation and delay claims

Eastwood Hospital Project (\$530M): review of contract transaction documents

University Village (120M): review of contract documentation for subcontractor

Melbourne Metro Project (\$13B): tender documentation for major contractor at Calder Park

Housing Infrastructure Project at Corrimal NSW (\$600M): contract documentation & negotiation

Aged Care Facility (\$200M): contract documentation and contract negotiation

Parramatta Light Rail (\$2.8B): advising a large subcontractor

Woolloomooloo Residential Building complex: \$26M Supreme court action relating to defect rectification

Unilodge Broadway Sydney: \$15M dispute involving SOPA, Supreme Court, contract administration and strategic advice

Oxford & Foley Project (\$200M): Contract review & administration, dispute resolution and contract novation advice

Toowoomba Hospital Queensland (\$1.3B): contract review for large subcontract works

Other Highlights

- Drafting and negotiating bespoke, amended industry standard, and alliance construction, remedial and infrastructure contracts.
- Contractor licensing advice, defective building disputes, and negligence claims against structural engineers and builders.
- Review of electrical and mechanical contracts for mining operations.
- Contract financing documentation for multi-million dollar purchases and construction projects.

Collective Sales

Facilitated, negotiated and secured numerous collective sales on behalf of an owners corporation with large developers. Work included advising the client on planning controls, negotiating commercial terms for the heads of agreement, negotiating the option deeds, negotiating the special conditions of the contracts for sale and attending annual general meetings to advise all owners.

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