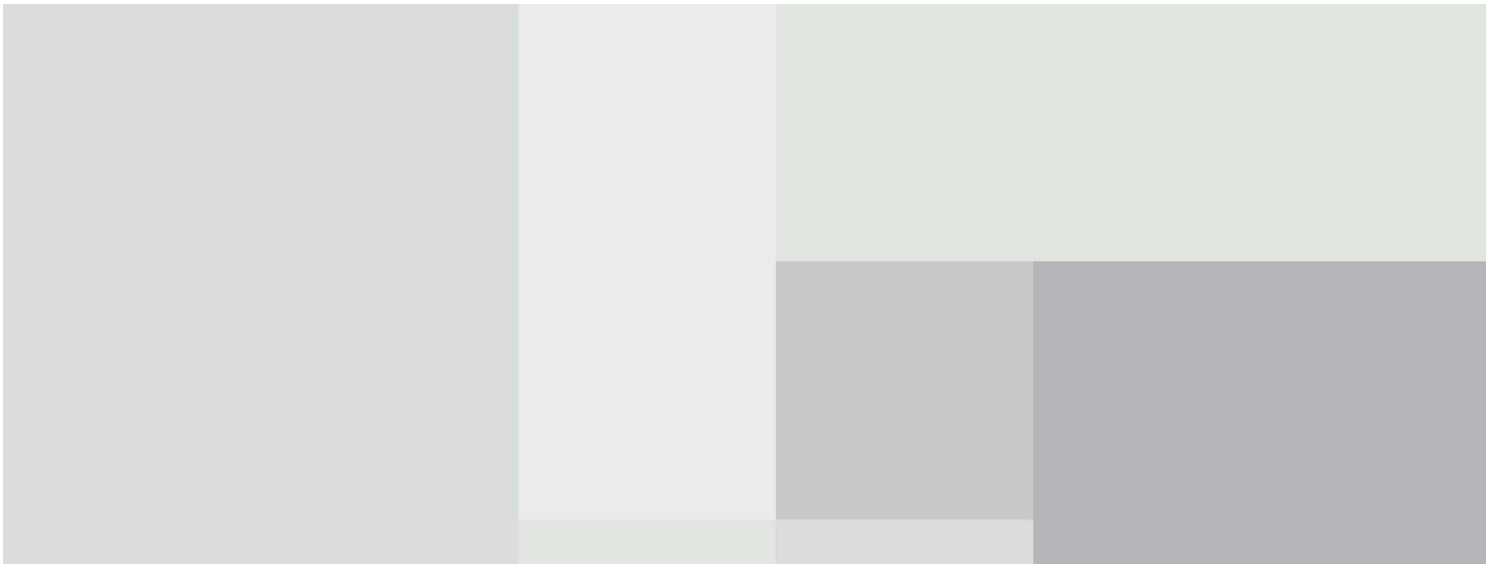
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# Glenn Bull

**Counsel**
**Dubai**

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## Biography

Glenn advises on real estate and construction matters across the lifecycle of an asset or project, from development and procurement through acquisitions and disposals to project delivery and dispute resolution. He combines front-end advisory and transactional work with contentious experience, helping owners, investors, developers and contractors structure agreements, manage delivery risks and resolve disputes.

An Australian-qualified lawyer who has practised in the GCC since 2014, Glenn has worked in private practice and in-house roles in Australia, Qatar and the UAE. His experience includes advising on substantial infrastructure projects and working alongside engineers and project managers at site offices to negotiate and resolve contractor issues. This background gives him a practical understanding of the decisions clients face during procurement and delivery, and the pressures on teams managing live projects.

On development and construction matters, Glenn advises on construction contracts, consultant appointments and related project documentation. His experience includes FIDIC-based

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procurement, groundworks and main-works contracts, branded-residence arrangements, off-plan sale documentation, disclosure statements and building regulations. He also advises on contractor termination, replacement contractors and the novation of existing subcontracts, connecting the initial allocation of risk with the options available when projects encounter difficulties.

His real estate practice includes institutional asset disposals, multi-tenanted commercial property, high-value residential acquisitions and cross-border property disposal programmes. He has led a significant commercial asset sale involving multiple buildings and a substantial tenant base, coordinated overseas property work with international offices and local counsel, and advised on off-plan acquisitions and their contractual and registration requirements.

Glenn also advises on construction and real estate disputes, including court proceedings and international arbitration. His experience spans pleadings, witness evidence, written submissions, trial preparation and quantum issues, as well as disputes following the replacement of a main contractor. His contentious background informs his drafting and risk assessment, while his transactional and project experience helps him evaluate disputes in their wider commercial setting.

He acts for institutional property owners, developers, contractors, government and sovereign-backed organisations, and high-net-worth investors. Drawing on UAE, regional and international experience, Glenn focuses on clear, commercially sensible advice that reflects both the contractual position and the client's objectives for the asset, investment or project.

### Professional affiliations

- Society of Construction Law (UAE)
- Australian Business Council (UAE)
- Council on Vertical Urbanisation (UAE Branch)

**Related capabilities**

- Real Estate
- Commercial Construction

## Experience

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**Infrastructure, procurement and development**

- Economic zone infrastructure, Qatar
  Advised a government-owned developer on the design and construction of major economic zone infrastructure. The work included negotiating contractual amendments addressing extensions of time, changes in scope and sectional completion, together with additional bridge works connecting development plots. Also advised on contractor delay claims, concurrent delay, contractual time bars and the settlement of disputes arising under the infrastructure contract.

- Port-related infrastructure, Qatar
  Advised a government-owned developer on a major port-related economic zone development. The work covered contracts for sewage treatment facilities, potable water and sewerage networks, ship-lift infrastructure, roads and ground treatment. Also advised on contractor disputes concerning delay, variations and unforeseeable sub-surface conditions, combining front-end procurement support with advice on issues arising during delivery.

- Bespoke construction contract suite, Qatar
  Drafted a comprehensive suite of bespoke project contracts for a government-owned economic zones developer, including build and engineer, design and build, EPC and design-build-operate contracts. The suite also covered professional services appointments, collateral warranties, performance bonds, parent company guarantees, letters of intent and award, variation orders, and default and termination notices. Subsequently instructed to review and refresh the suite.

- Logistics and warehousing concessions, Qatar
  Advised on the contractual framework for the development and operation of logistics and warehousing facilities through public-private partnership arrangements. Drafted concession lease agreements for multiple facilities on greenfield and brownfield sites procured through competitive tender, together with a lease and concession agreement for a further substantial warehousing development.

- Large-scale residential development, Bahrain
  Advised on a major residential development with associated infrastructure in Bahrain. The work included the principal development agreement, a sub-development agreement with another developer and an agreement for the provision of telecommunications infrastructure. The role involved advising on documentation governing both the development itself and arrangements with parties delivering supporting infrastructure and services.

- Urban rail infrastructure, Australia
  Advised an urban rail operator on infrastructure works supporting the introduction of a new

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tram fleet, including an EPC-procured power network upgrade, depot design and construction, and track and platform works. Also advised on network renewals, accessible stops and depot upgrades, and prepared tender documentation, standard-form consultancy appointments and a revised construction contract for mid-level works.

- Waste-to-energy procurement, Europe
  Advised a construction company on its joint bid with a technology partner for the construction of a major waste-to-energy power plant in Europe. The engagement formed part of the bidders' participation in the procurement process for the proposed facility.

- Building contracts and project delivery, UK
  Advised a developer on a contractor's suspension of works during the COVID-19 pandemic on a UK building project. Also drafted a JCT contract for substantial fit-out works, including critical mechanical, electrical and plumbing plant and equipment.

## Construction disputes

- Commercial fit-out litigation, Dubai
  Acted for an employer in DIFC Courts proceedings against a commercial fit-out contractor following its failure to complete the works. The client succeeded in full on liability and defeated the contractor's counterclaim. The Court found that the contractor's suspension constituted a repudiatory breach and awarded completion costs, delay-related staff costs, pre-judgment interest and costs.

- Contractor distress and suspension, Qatar
  Advised an employer on a substantial building contract involving a dispute over the set-off of liquidated damages and the contractor's subsequent suspension of works. The engagement also included advice on commercial assistance measures for the financially distressed contractor and the planned termination of its contract through negotiations involving the contractor's lenders.

- Contractor replacement and consultant termination, Dubai
  Assisted an in-house legal team on a substantial construction arbitration concerning a Dubai development. Also advised on the appointment of a completion contractor for a partially built project and the termination of a project consultant, addressing both contentious issues and the contractual arrangements required for the remaining works.

- Performance bond disputes, UAE and Bahrain
  Advised on disputes concerning the enforcement of construction performance bonds. The work included preparing urgent proceedings in Bahrain to restrain allegedly unlawful encashment by employers and acting in Abu Dhabi proceedings concerning the removal of a precautionary attachment affecting bonds that the employer was entitled to encash.

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- Defective façade dispute, UK
  Assisted a UK-based team on a major construction dispute arising from defective glass cladding in an occupied high-rise office building.

- Water infrastructure disputes, Bahrain
  Advised on disputes between a main contractor and a public utility authority concerning the construction of water storage infrastructure forming part of the national water supply.

- Offshore infrastructure disputes, Qatar
  Advised on construction disputes concerning the installation and replacement of oil storage tanks at an offshore facility in Qatar.

- Construction expert determinations, Bahrain
  Assisted multiple clients in construction expert determination proceedings in Bahrain, including proceedings concerning a delay claim arising from prolonged restrictions affecting access to a development site.

- Contractor arbitrations, Dubai
  Advised a leading international contractor on two DIAC arbitrations arising from construction projects in Dubai.

- Expedited arbitration, Dubai
  Brought expedited arbitration proceedings under the DIAC Rules on behalf of an international investment firm.

## Real Estate

- Institutional commercial property disposal, Dubai
  Led the sale of a substantial, multi-building commercial property for an institutional real estate investor in Dubai. The asset accommodated a significant number of tenants, and the transaction completed within six weeks.

- Cross-border property disposal programme
  Led the competitive tender process and coordinated a government client's programme for the disposal of surplus overseas properties across multiple jurisdictions. The engagement involved working with international offices and local counsel on former diplomatic and residential assets. The programme included completed transfers and further disposals at different stages of progress.

- High-value residential acquisitions, Dubai
  Acted for a private investor on the acquisition of two high-value residential properties in Dubai, comprising a substantial villa and a penthouse apartment. The transactions

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progressed to execution of the acquisition contracts and issuance of the relevant off-plan registration titles.

- Branded residential acquisition, Dubai
  Acted for private purchasers on the acquisition of a high-value penthouse in a branded residential development in Dubai. The transaction progressed to execution of the purchase contract and issuance of the relevant off-plan registration title.

**Development and mixed-use projects**

- Branded residential development, Dubai
  Advised a developer on the real estate and construction documentation for a branded residential scheme in Dubai. The work included negotiation of the branded-residence agreement, off-plan sale agreements, disclosure documentation and building regulations, alongside consultancy and construction contracts. The development plot was subsequently sold following completion of the groundworks.

- Residential and hotel developments, Australia
  Acted for developers on multiple city-centre real estate developments in Australia, including residential schemes and a hotel development.

- Logistics and warehousing concessions, Qatar
  Drafted lease and concession agreements for the construction and operation of logistics and warehousing facilities on greenfield and brownfield sites. The projects included multiple facilities procured through competitive tender and a further substantial warehousing development, combining real estate occupation arrangements with development and operational obligations.

## Investment and transactions

**Leasing and landlord–tenant matters**

- Restaurant leasing, DIFC
  Advised on commercial lease negotiations for a new restaurant project in the Dubai International Financial Centre.

- Commercial office lease renewal, DIFC
  Advised a corporate occupier on the renewal of its office lease in the Dubai International Financial Centre.

- Early lease termination, UAE
  Advised a property company on the early termination of a lease.

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- Retail leasing dispute, Dubai
  Advised a restaurant operator on a dispute with its landlord concerning the lease of its premises in Dubai.

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