



## Julie Brown

### Special Counsel

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## OVERVIEW

Julie is a senior lawyer in the Brisbane real estate and corporate teams. She has 20 years' property law experience acting in in due diligence investigations and the sale and acquisition of commercial and industrial sites and CBD buildings. Julie advises on property projects including tourism and leisure developments. She also acts in commercial, industrial and retail leasing matters and has extensive experience in negotiating major leasing deals.

She has a keen interest in airport development and has acted for the owners of various major and regional airports. She provides regulatory advice to clients in relation to the operation of airports and has acted on the regulatory and real estate aspects of airport privatisations and commercial partnerships.

Julie presents to Government, mining companies and other lawyers in relation to the commercial application of drones and the various regulatory and contract issues associated with them.

## ACHIEVEMENTS

- Recognised by *The Legal 500 Asia Pacific* for Transport: Aviation in Australia
  - Leading Associate, 2025-2026
  - Rising Star, 2021-2024

## PROFESSIONAL / CIVIC ACTIVITIES

- Queensland Law Society member

## SPEAKING ENGAGEMENTS

- "Issues for Drones Contracts", Drones: Risks, Regulations & Liability, LegalWise Webinar, 14 September 2021

- Presented a paper on "Drones on Regional Airports – Friend or Foe?", Regional Airports Symposium, Airlie Beach, Queensland, 9 May 2019
- Presented a paper on "Prescribed Airspace – Regulatory Regime & Development Issues", Australasian Airports Real Estate & Planning Conference, Kingscliff, Queensland, 6 September 2018
- "Issues for Commercial Drone Contracts: Procurement of RPAs and Engaging Contractors", Rise of the Drones: Liability for Government and Businesses, LegalWise seminars, Melbourne, 9 June 2017 and Brisbane, 14 June 2017

## EDUCATION

- LL.B., University of Queensland

## ADMISSIONS

- High Court of Australia
- Supreme Court of Queensland

## THOUGHT LEADERSHIP POWERED BY HUB

- 30 January 2026, Roadmap for Advanced Air Mobility Type Certification: Flying Towards a Collaborative Future
- 22 January 2025, Flying Taxis Brisbane 2032—Olympic Dream or Reality?
- 4 October 2024, The Olympics Will Turn Brisbane Into a 24-Hour City That (Almost) Never Sleeps
- 10 October 2023, Advanced Air Mobility: Busy Skies Ahead
- 22 June 2023, Supporting the Emerging Flying Taxis Sector
- February 2022, It's Not 'A Game of Drones' – The Regulatory and Contractual Matrix Governing Drone Operations

## OTHER PUBLICATIONS

Julie regularly writes on topics such as transport, airports, drones, leasing and tourism.

## NEWS & EVENTS

- 24 February 2026, K&L Gates Advises Blackbird Ventures in Gilmour Space Technologies' Series E Funding
- 14 January 2026, K&L Gates Recognised in *The Legal 500 Asia Pacific 2026*
- 15 January 2025, The Legal 500 Recognises K&L Gates In 2025 Asia Pacific Edition

- 17 January 2024, The Legal 500 Recognises K&L Gates in 2024 Asia Pacific Edition
- 16 January 2023, The Legal 500 Recognizes K&L Gates in 2023 Asia Pacific Edition
- 13 January 2022, Legal 500 Recognizes K&L Gates in 2022 Asia Pacific Guide
- 18 May 2021, K&L Gates Grows Corporate Practice With Brisbane Partner and Special Counsel Appointments

## AREAS OF FOCUS

- Mergers and Acquisitions
- Commercial Ownership, Leasing, and Management
- Healthcare and FDA
- Real Estate Acquisitions and Dispositions
- Real Estate Development and Construction

## INDUSTRIES

- Aviation
- Transportation and Logistics

## REPRESENTATIVE EXPERIENCE

- Acting for a regional aerodrome operator in providing advice in relation to the compliance by the aerodrome with the requirements of new Part 138 Manual of Standards.
- Acting for a major developer in respect of its large scale mixed development in making controlled activity applications for intrusion by cranes into prescribed airspace.
- Advising a consortium in relation to real estate and regulatory advice and due diligence in relation to the privatisation of an International Airport including drafting and negotiating the terms of the long term lease of the Airport. Also reviewed and drafted the terms of a sublease of part of the Airport to an operating company together with an associated management agreement.
- Advising an international mining company in relation to the use of its drone fleet as part of its business operations. This role included a consideration of the requirements of Part 101 of the Civil Aviation Safety Regulations 1998 (Cth) which govern the operation of drones, as well as other laws applicable to their use.
- Advising Savills, on behalf of Prince Hotels, Inc, in the AU\$50 million acquisition of the Staywell Hospitality Group international hotel chain in relation to the due diligence on management letting rights, management agreements, marketing agreements and joint ventures and advising in relation to liquor licensing and contract

issues. With assets in Australia, the UK, UAE, Singapore, China, Thailand and Indonesia, the acquisition was one of the largest Australian hotel M&A deals in 2017.

- Acting for the seller of a large industrial asset including vendor due diligence, drafting and negotiating put and call option and contract of sale.
- Acting for a national care provider in drafting, reviewing and negotiating leases, subleases, licences and deeds of assignment in relation to premises leased throughout Australia.
- Acting for a government owned entity in the sale and purchase of properties, including drafting tender documents, contracts and option agreements; advising in relation to boundary realignments; commercial and industrial leasing whether as landlord or tenant; extensions, variations and surrenders of leases; acting in relation to easements, licences and assignment agreements.