

Ravit Sinai Law Offices

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רֹיֵת סִינַי - מְשׁוֹרַד עוֹרְכֵי דִין



Ravit Sinai
Founder & owner

ESTABLISHED
1996

LINE OF BUSINESS
Tama 38 and Pinui-Binui

Ravit Sinai Law Offices is a boutique law firm specializing in Tama 38, Pinui-Binui and urban renewal transaction, while implementing a method that is unique for the firm, and which was conceived by its founder, Adv. Ravit Sinai. The firm's is guided by values of transparency, uniformity and fairness, while maximizing benefits for the residents through a review by a team of professionals on behalf of the residents. Adv. Sinai personally handles each project, and guarantees the residents a completion within one year. The firm's unique method leads to actual successes, and currently the first project, in two buildings in Givatayim, is already populated.

A Unique and Successful Method

The uniqueness of the firm's work method stems from a reversal of the system: the residents determine the contractual terms with the developer, including the agreement's terms and the technical specification, while being backed by the firm, which cooperates with leading professionals for its clients. The support includes legal representation in front of the developer and its representative, review of the rights in the apartments, and negotiation and preparation of Pinui-Binui and tama 38 agreements. After the agreement is signed, the firm handles the monitoring of the Tax Authorities reporting, and of the developer's progress and compliance with contractual obligations, with ongoing legal support throughout the construction. Furthermore, the firm follows up on the individual registration of the rights of the apartment owners.

The firm takes care to limit the identity of the developer, to predefine the new apartments, and to verify that guarantees for the rent, registration, taxes and quality check, as well as guarantees under the Apartment Sale Law in the value of the new apartments, are provided in advance.

The firm negotiates with the cooperation of the elected delegation of the apartment owners. The project is handled with full transparency, so that all of the apartment owners sign identical agreements with the developer, and receive an equivalent consideration. The firm is glad to be of service for the apartment owners at any time concerning

the agreement's draft or any other question; the support and counseling are provided until the new apartments are delivered.

Adv. Ravit Sinai

Adv. Ravit Sinai has been practicing in the real estate field for over 21 years, and is one of the leading attorneys in the various aspects of Tama 38, Pinui-Binui and urban renewal. In light of the extensive experience she accumulated in this field, she is working to promote this issue on a national level and is a member of a "round table" led by the Ministry of Housing on the topics of Pinui-Binui and tama 38. In addition, she is a known authority in her field and is regularly interviewed by various media outlets.

Adv. Sinai also has a spot in the "Secret of Real Estate" TV show, a radio show on Tama 38 and Pinui-Binui, and she shares her experience through various articles and guides. Adv. Sinai participated in writing two chapters from the book "How to make money from real estate?" on the topics of Tama and urban renewal.

Adv. Sinai lectures in the Israeli Bar and the Fishman Center on the topic of urban renewal.

Below are some selected projects

Populated project: demolition and construction in 6-8 HaMa'alot St., Givatayim: the residents started the process on their own and within 3 years, managed to receive several offers from unfamiliar developers. Eventually, with the help and counseling of the firm and other professionals, the residents executed a reverse tender process where they demanded, through our firm, an addition 25 sq.m, balcony, parking spaces and storage. All of the developers provided complying offers and the most generous offer was chosen. The firm's real estate assessor also helped the residents reach equality and balance in the future apartments' allocation.

Six months later, an agreement was signed between the residents and the development company.

Demolition and construction in 5 Szold St., Ramat Hasharon – the residents attempted unsuccessfully to progress to a Tama 38 project for 5 years. Adv. Sinai recommended the preparation of an

economic assessment. The assessment found that demolition and construction would pay off and a developer which agreed to provide an additional 20 sq.m, as the assessor determined, was found. Currently plans are submitted for the demolition of 12 apartments and the construction of 30 new apartments.

A demolition and construction project – demolition of 18 existing apartments and construction of 53 new apartments. The project is underway. The challenge in this case was to reach an agreement between expanded apartments and non-expanded apartments. Eventually the firm created an agreement between the residents which was followed by an agreement with a developer.

Pinui-Binui Sokolov St. Ramat Gan – Instead of the current 36 apartments, two 22-storey towers with a total of about 126 apartments would be built. At first developers offered the residents an addition of only 10 sq.m per apartment while claiming that more is impractical, our firm, with the support of an assessor and an architect proved that 25 sq.m are feasible and indeed the agreement was signed with the residents receiving two additional rooms, sun balconies, parking and high stories.

Pinui-Binui project in Bat-Yam Harav Kokis 27-29 Hertzal 78 – 33 apartments on a 1,700 sq.m lot.

The residents came to the firm which hired an architect with an expertise in Pinui-Binui in the Bat-Yam area. Following a meeting with the architect on behalf of the residents – the Bat-Yam municipality clarified that it would approve a Pinui-Binui project in the area. Accordingly, the firm conducted a tender process with the required considerations being: an additional 25 sq.m per existing apartment, 12 sq.m balcony, at least 6 floors higher than current floor, storage room and parking. Within a month a large construction company was selected and an agreement was signed by all of the residents (except one) within 3 months. The project is underway.

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