



AJ&CO

**Randima
Perera**

Senior Associate
Real Estate & Commercial



What motivates me? Connection. I love helping clients navigate commercial challenges with clarity, confidence and efficiency. I'm driven by problem-solving, precision and delivering outcomes that exceed expectations.

Randi is a skilled commercial and property lawyer with a career spanning franchising, mergers and acquisitions, retail and commercial leasing, and a wide variety of commercial transactions.

Introduction

With experience across respected commercial practices in both Queensland and Victoria, Randi brings a commercially grounded, practical and solutions-focused approach to every matter. Her work spans the acquisition and sale of businesses, the preparation and negotiation of complex commercial contracts, and the management of detailed due diligence for a wide range of commercial, residential, off-the-plan and rural property transactions. She also advises clients on franchising, leasing, corporate structuring, and intricate property and shareholder arrangements.

Randi's breadth of experience enables her to support clients across all stages of a transaction, providing clear, commercially informed advice that helps drive matters to completion. She is known for her strong attention to detail, clear communication and ability to manage a high-volume workload while consistently delivering accurate, timely and commercially effective outcomes.

Expertise

- Franchising (franchisors, franchisees and master franchisees)
- Franchise dispute resolution
- Mergers and acquisitions – small to large businesses
- Retail and commercial leasing (landlords and tenants)
- Commercial and residential property transactions
- Commercial contract drafting and negotiation
- Licensing and distribution agreements
- Software licensing and development agreements
- Shareholder and unitholder agreements, restructures and buyouts
- Due diligence for commercial, residential, off-the-plan and rural property
- Corporate structuring and establishment of local and foreign entities
- Adverse possession and complex property matters
- General commercial and corporate advisory

Experience

Recent transactions of note include:

- Acting for multiple franchisors and franchisees in the establishment, acquisition and sale of franchised businesses across Queensland and Victoria
- Acting for purchasers and vendors in the acquisition and sale of residential, commercial and rural properties
- Managing mergers and acquisitions for small to large enterprises, including due diligence, contract negotiation and completion
- Drafting and negotiating retail and commercial leases for national and international landlords and tenants
- Preparing and advising on complex shareholder and unitholder agreements, restructures and buyouts
- Establishing Australian entities for overseas-based companies entering the Australian market
- Advising on adverse possession applications and supporting clients through complex property issues
- Drafting and negotiating software licensing, development, distribution and commercial agreements
- Managing end-to-end conveyancing matters for developers, investors and owner-occupiers
- Supervising and mentoring junior staff and contributing to team capability development

Qualifications

- Graduate Diploma of Legal Practice – College of Law (2019)
- Bachelor of Laws (Honours) & Bachelor of Business (PR) – Queensland University of Technology (2019)

Memberships

- Property Council of Australia



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