

## **PRESENTERS**



### **Thomas Gibbons, Thomas Gibbons Law, Hamilton**

Thomas's practice focuses on land development and land governance issues. He has special interests in unit titles, subdivisions, land covenants, and local government property matters, and has given expert evidence in the High Court on land development and unit title issues. Thomas has qualifications in law and planning, and has written extensively on property law issues, including (recently) an update of the Laws of New Zealand title on Land Law, and articles for the *Resource Management Journal* and *Property Lawyer*.



### **James Mahuta-Coyle, Lambton Chambers, Wellington**

James is a member of Lambton Chambers in Wellington and has been at the independent bar since 2013. His practice primarily concerns commercial and property-related litigation although he maintains active judicial review and criminal law work streams. His most recent focus has been on resolving insolvency and unit-title related disputes.

# CONTENTS

<b>1. INTRODUCTION.....</b>	<b>1</b>
<b>2. SCOPE OF UNIT TITLE-SPECIFIC WARRANTIES: <i>MILES V GADD</i> .....</b>	<b>3</b>
INTRODUCTION .....	3
THE FACTS .....	3
THE CLAIM.....	4
WHAT DOES KNOWLEDGE OF FACTS GIVING RISE TO A LIABILITY MEAN? .....	5
ANALYSIS .....	6
COMMENTARY .....	7
<b>3. ASSESSING DAMAGES IN NEGLIGENCE: <i>PGG WRIGHTSON REAL ESTATE LIMITED V ROUTHAN</i> .....</b>	<b>9</b>
THE FACTS .....	9
POSSIBLE SOURCES OF LOSS.....	10
STATE OF THE EXISTING LAW.....	11
CONCLUSIONS AND COMMENT .....	13
<b>4. OIA CONDITION SOLELY FOR PURCHASER BENEFIT: <i>FUTURE SUSTAINABLE DEVELOPMENT LIMITED V LIU</i> .....</b>	<b>15</b>
THE FACTS .....	15
CONDITIONS AND WAIVER .....	15
THE COURT'S ANALYSIS .....	17
CONCLUSION AND COMMENT .....	18
<b>5. A CONDITIONAL AGREEMENT: <i>MELCO PROPERTY HOLDINGS (NZ) LIMITED V HALL</i> .....</b>	<b>19</b>
INTRODUCTION .....	19
THE BACKGROUND AND CLAUSE.....	19
DEALING WITH THE CONDITION .....	20
HIGH COURT.....	20
COURT OF APPEAL.....	21
SUPREME COURT .....	21
SUBSTANTIAL IMPEDIMENT VS DIRECT CAUSE .....	22
THE CASE FOR SUSTAINING THE CAVEAT .....	22
REMEDY .....	23
CONCLUSION AND COMMENT .....	23
<b>6. A DRIVEWAY: <i>FUGE V WIMAX</i> .....</b>	<b>25</b>
LEAVE TO APPEAL ARBITRAL DECISION .....	25
QUESTIONS OF LAW .....	25
HIGH COURT DECISION .....	26
PRINCIPLES OF EASEMENTS.....	26
<i>The extent of right of way rights</i> .....	27
THE LAND TRANSFER REGULATIONS 2018.....	28
WERE THE OBSTRUCTIONS SUBSTANTIAL?.....	28
REMEDY .....	29
FURTHER LEAVE TO APPEAL.....	29
CONCLUSION AND COMMENT .....	29
<b>7. A COVENANT OVER UNITS: <i>LANDMARK PROPERTY HOLDINGS LTD V SHEN EMPIRE LTD</i> .....</b>	<b>31</b>
INTRODUCTION .....	31
THE COVENANTS AND SUBSTITUTED RULES .....	31
DOCUMENTS OFF THE REGISTER.....	32
RECOGNITION OF RULES.....	32
NATURE OF COVENANTS .....	33
CONTRARY TO PUBLIC POLICY? .....	33
CONCLUSION AND COMMENT .....	34