

CHAIR



Carmen Franich, Legal Executives New Zealand, Auckland

After four years as vice-president of Legal Executives New Zealand (LENZ), Carmen was elected president at the 2022 AGM. She was the president of LENZ Auckland Waikato Branch between 2016 and 2019 and is a Fellow member of LENZ. Having spent many years working in law firms, Carmen is now employed as a Land Advisor at Kāinga Ora – Homes and Communities. She has a particular interest in all aspects of subdivisions.

SPEAKERS



Geraldine Biggs, Corcoran French, Christchurch

Geraldine is a senior associate on the litigation team at Corcoran French Lawyers in Christchurch. She is experienced in resolving insurance disputes and has assisted many clients in navigating insurance issues and claims in the aftermath of the Canterbury earthquakes. Geraldine also practises in construction and employment law, and previously worked as a criminal barrister in Dublin where she is originally from.



Sandy Donaldson, Simpson Grierson, Auckland

Sandy is in the firm's commercial property group. She specialises in property law and property development (from small scale residential subdivisions to complex commercial developments). Sandy's expertise also extends to property and due diligence advice in residential and commercial developments and commercial leasing.



Steph Dyhrberg, Barrister, Wellington

Steph (formerly partner at Dyhrberg Drayton Employment Law) is a senior Wellington lawyer. She has a wide variety of experience in all sectors. Steph has been championing safe, respectful employment practices for many years. She has been involved in the campaign for effective pay equity legislation, including appearing in the Bartlett & E tū case against Terranova. In 2018, Steph was awarded Wellingtonian of the Year in recognition of her efforts to tackle sexual harassment in the legal profession.



Emily Flaszynski, Mortlock McCormack Law, Christchurch

Emily leads the relationship property and family law team, specialising in separation and the division of relationship property, contracting out agreements and estate planning to protect assets, assisting trustees with their trustee duties, contentious relationship property, trust and estate disputes. She assists her clients to find constructive, pragmatic, sensible and beneficial outcomes. Emily is also a member of the Canterbury Earthquake Insurance Tribunal presiding over residential insurance claim disputes arising out of the Canterbury earthquake sequence.

SPEAKERS



Riaan Geldenhuys, Barrister, Auckland

Riaan practises as a barrister sole and advises a number of high-profile companies on income tax, GST and Customs issues. He has several clients in the property sector, including receivers, liquidators, accounting and law firms. Before joining the bar, Riaan was a tax disputes resolution specialist for PwC for more than 10 years, and worked in senior roles in Inland Revenue. Prior to immigrating from South Africa, he practised as a solicitor and was a litigation partner from 1999.



Thomas Gibbons, Thomas Gibbons Law, Hamilton

Thomas is a specialist property and resource management lawyer, dealing with complex issues in subdivisions, unit titles, land development and infrastructure. He is often called upon to provide expert opinions for other lawyers, and has given expert evidence in the High Court on a number of occasions. Thomas works with a range of clients, including developers, local authorities, landowners, body corporates, iwi groups, and many others. He is known for combining a high level of technical knowledge with practical and strategic advice. Thomas chaired the NZLS CLE Subdivisions Conferences in 2018 and 2022.



Ross Hurly, Toitū Te Whenua LINZ, Hamilton

Ross is a highly experienced solicitor supporting the property rights team at Toitū Te Whenua Land Information New Zealand, specialising in complex registration matters. He has previously presented at subdivision workshops and conferences for lawyers and surveyors throughout the country.



Kimberly Lawrence, Greg Kelly Trust Law, Wellington

Kimberly specialises in trust and estate disputes. She provides strategic advice to individuals, professionals, executors, and trustees, and acts in relation to trust and estate litigation of all kinds. Kimberly enjoys simplifying complex problems, and providing a clear path forward in every situation.



Colette Mackenzie, Greg Kelly Trust Law, Wellington

Colette has extensive experience in all aspects of trust and estate law, including advising clients on the use of trusts and wills in the context of asset planning, with particular expertise in dealing with attacks on trusts and estates following separation or death.

SPEAKERS



Fleur McDonald, Fleur McDonald Legal, Christchurch

Fleur is an elder law specialist and industry leader in elderly services and seniors law. She deals with all areas of property, asset protection and estate planning with a particular speciality in helping seniors and their families, especially with the use of specialist wills and Enduring Powers of Attorney. Fleur ensures smooth management of personal and property affairs for her senior clients to have ownership structures designed specifically as they move into retirement living.



Her Honour Judge Rachel Mullins (Ngāi Kahunungu ki Heretaunga, Kāi Tahu)

Appointed as Judge of the Māori Land Court for the Waikato Maniapoto rōhe in October 2021, prior to her appointment Judge Mullins practised in the areas of Māori Land Law and Education Law. She is currently the Presiding Officer for the Waitangi Tribunal Urgent Inquiry regarding Kura Kaupapa Māori Aho Matua. Judge Mullins studied law so she could become a voice for those who would otherwise not have one. She has worked for Ngāi Tahu Māori Law Centre, been an executive member of Te Hunga Roia Māori o Aotearoa (NZ Māori Law Society), and from 2014 to 2016 was the Tūmuaki Wahine/Co-President. Judge Mullins is currently the Māori Independent member on the Community Law Centres Aotearoa National Board.



Joel Murphy, Holland Beckett, Tauranga

Joel is a partner in Holland Beckett Law's property and commercial team. He advises clients on all aspects of property, including acquisitions and disposals, leasing, developments, financing, subdivisions and related transactions. Joel has particular expertise in kiwifruit orchards and residential development transactions. Having worked as an in-house lawyer at one of the world's largest solar developers, Lightsource BP, he also has specialist expertise in advising both land owners and solar developers on large scale solar farms throughout the country.



Laura Murphy, Holland Beckett, Tauranga

Laura is an associate in Holland Beckett Law's environmental law and resource management team advising clients in relation to all resource management matters, across a range of industry sectors. Prior to this she worked for the London Borough of Camden in their in house legal team, specialising in planning.



Mark Sherry, Harmans Lawyers, Christchurch

Mark is the managing partner at Harmans and leads a large commercial and property team. He specialises in a wide range of commercial matters with a focus on commercial property developments and transactions, as well as franchising. Mark is the chair of the Property Law Section and is an Accredited Property Specialist. He is also the convenor of the Canterbury committee of the Franchise Association of New Zealand, a member of the Institute of Directors and is the honorary solicitor for several charitable and community focussed trusts.

SPEAKERS



Claire Tyler, Rainey Collins, Wellington

Claire is a partner in the business, property and personal legal services team, focusing on assisting clients with opportunities and challenges in relation to commercial contracts and transactions, including joint ventures, limited partnerships, company advice and structuring, leases, shareholders' agreements and buying and selling businesses. She is also experienced in the areas of residential and commercial property and often advises bodies corporate regarding unit title issues.



Andrea Watson, Toitū Te Whenua LINZ, Christchurch

Andrea is the consulting solicitor in the team modernising Landonline. She previously worked at Toitū te Whenua LINZ in the legal and quality assurance teams supporting titles registration. In private practice, Andrea worked in boutique, mid-sized and large New Zealand law firms where she specialised in registration matters from single property transactions through to infrastructure projects and large developments.



Charlotte White, Anderson Lloyd, Dunedin

Charlotte is an associate in the property and private client team. She specialises in trusts, asset planning and general property matters. Charlotte also deals with non-litigious relationship property and complex estate administration matters.

CONTENTS

THE PROPERTY (RELATIONSHIPS) ACT	1
INTRODUCTION	3
PROVIDING ADVICE ON RELATIONSHIP PROPERTY AND FAMILY MATTERS.....	3
THE DIVISION OF ASSETS ON SEPARATION – THE BASIC RULES	4
WHAT HAPPENS TO RELATIONSHIP PROPERTY ON DEATH?	8
THE IMPACT OF CONTRIBUTIONS MADE TO THE PURCHASE OF THE FAMILY HOME	11
THE SUSTENANCE OF ASSETS BY USING RELATIONSHIP PROPERTY	13
CONTRACTING OUT AGREEMENTS.....	14
PROPERTY TAX FOR LEGAL EXECUTIVES	17
INTRODUCTION	19
PROPERTY TAX.....	19
A: BRIGHT-LINE TEST.....	20
B: RESIDENTIAL LAND WITHHOLDING TAX	25
C: GST – THE ZERO RATING OF LAND TRANSACTIONS REGIME	28
GOOD DRAFTING AND PRICING PRACTICE.....	30
WHEN IS CZR TESTED?.....	34
CONCLUDING COMMENTS	35
SUBDIVISIONS – CONVERTING CROSS-LEASES AND UNTANGLING UNIT TITLES.....	37
INTRODUCTION	39
CROSS-LEASES	39
UNIT TITLE UNTANGLING	44
CONCLUSION.....	48
LINZ UPDATE – MODERNISING LANDONLINE, AND COMMON REQUISITION ITEMS	49
MODERNISING LANDONLINE.....	51
DEALING WITH COMMON REGISTRATION ISSUES	55
CONVEYANCING	63
ADLS SPA AMENDMENTS	65
MORTGAGEE SALES	69
DUTY OF CARE	73
PRIVATE SALES PROCESS.....	74
REGISTRAR’S SALE.....	77
FIRST MORTGAGE OR SECOND MORTGAGE	78
CLEARING THE TITLE	78
ACCOUNTING FOR SALE PROCEEDS	80
MORTGAGEE IN POSSESSION	83
RESIDENTIAL TENANCIES	87
COMMERCIAL TENANCIES	88
ADOPTION.....	88
ISSUES WITH HOUSE AND LAND PACKAGES	89
DISASTER-RELATED CONTRACT BREACH AND CANCELLATION	93
UNTENANTABILITY	93
DISASTERS PRIOR TO THE DAY OF SETTLEMENT	94
DISASTERS ON THE DAY OF SETTLEMENT	96
APPENDIX A – GUIDE SHEET	98
APPENDIX A – NOTICE	101
APPENDIX B – DISCLOSURE STATEMENTS	105
INSURANCE CLAIMS AND PROPERTY SALES IN THE AFTERMATH OF THE CANTERBURY EARTHQUAKES	123
CANTERBURY EARTHQUAKES	125
RED ZONE	125
EQC COVER	126
LITIGATION.....	128

ASSIGNMENT.....	129
INSURANCE LAW REFORM ACT 1985.....	130
ON-SOLDS.....	131
BUYING AND SELLING PROPERTY AFTER A NATURAL DISASTER.....	131
MĀORI LAW.....	135
RURAL ISSUES AND OPPORTUNITIES.....	137
WELLNESS AT WORK — CONTEMPORARY ISSUES.....	151
INTRODUCTION.....	153
IMPROVING WORKPLACE MENTAL HEALTH.....	153
ADDRESSING SEXUAL HARASSMENT, DISCRIMINATION AND BULLYING.....	155
HYBRID WORKING AND THE MYTH OF WORK LIFE BALANCE.....	157
ENDURING POWERS OF ATTORNEY, OCCUPATION RIGHT AGREEMENTS AND CAPACITY.....	163
ENDURING POWERS OF ATTORNEY.....	165
ON-GOING ISSUES & CONCERNS.....	170
OCCUPATION RIGHT AGREEMENTS (ORA).....	170
CAPACITY.....	174
RENT ABATEMENT, UNTENANTABILITY AND NATURAL DISASTERS.....	177
INTRODUCTION.....	179
ASSESSING THE DAMAGE IN THE AFTERMATH OF A NATURAL DISASTER.....	179
CANCELLATION OF THE LEASE AND UNTENANTABLE PREMISES.....	183
WHAT IF THE LEASE DOESN'T PROVIDE FOR REDUCED RENT IN AN EMERGENCY?.....	185
OPTIONS FOR NEGOTIATING AND DOCUMENTING RENT RELIEF IN A NO ACCESS OR PARTIAL DESTRUCTION SITUATION.....	186
OPTIONS IF A TENANT CONTINUES TO DEFAULT ON RENT AFTER A DISASTER.....	186
CONCLUSION.....	187
WILLS/ESTATES.....	189
INTRODUCTION.....	191
TRUSTS ACT 2019.....	191
COMPLYING WITH THE OBLIGATION TO ADVISE CLIENTS BEFORE THEY SIGN THEIR WILLS.....	193
APPENDIX A – FILE NOTE OF MEETING TO SIGN WILLS.....	200
APPENDIX B – WILL INSTRUCTION FORM.....	201
APPENDIX C – LETTER TO GP RE TESTAMENTARY CAPACITY.....	208
APPENDIX D – MEDICAL CERTIFICATE OF COMPETENCE TO MAKE A WILL.....	209
NEW ZEALAND'S SUCCESSION LAW REVIEW.....	211
INTRODUCTION.....	213
THE REVIEW PROCESS.....	214
THE LAW COMMISSION'S RECOMMENDATIONS.....	215
RESTRUCTURE OF THE EXISTING LEGISLATION: A NEW INHERITANCE (CLAIMS AGAINST ESTATES) ACT AND A REVISION OF THE INTESACY RULES UNDER THE ADMINISTRATION ACT 1969.....	216