

CHAIR



Vicki Ammundsen, Vicki Ammundsen Trust Law, Auckland

Vicki is a trust practitioner. She has an appreciation of the issues that confront older clients in the context of and interaction between estate planning, residential care subsidy concerns, relationship, family and trust related issues.

SPEAKERS



Michelle Bowen, Associate, SBM Legal, Auckland

Michelle joined SBM in October 2017 as an Associate, after practising Employment Law in the UK for a number of years. She qualified and practised civil law (including employment) in Auckland, before moving to the UK. Michelle is an experienced employment lawyer, whose expertise includes advising and representing employers (both private and public sector eg. Government Departments / NHS / Local Authorities) and employees on a wide range of employment law issues.



Theresa Donnelly, Perpetual Guardian, Auckland

Theresa is the Legal Services Manager at Perpetual Guardian. She graduated from Auckland University in 1992 and has a wealth of experience in Elder Law and Wills related matters. Theresa was formerly from Public Trust (Senior Solicitor and Team Leader) and the Ministry of Social Development where she was lead Senior in the Public Law Team, working with Older People's Policy and the Office of Senior Citizens. She is a regular presenter to professional groups such as NZLS CLE, ADLS, STEPS, CCH, Legalwise and CAANZ.



Gareth Kayes, Kayes Fletcher Walker, Auckland

Gareth is an experienced criminal lawyer focusing on serious crime in both the High Court and District Court. His appellate experience includes both criminal and judicial review appeals to the Court of Appeal. Gareth has particular expertise in extradition, having dealt regularly with requests to and from Australia as well as China, Germany, Hungary, Latvia, Samoa and South Africa. He has appeared in the District and High Courts as well as the Court of Appeal in relation to extradition.



Andrew Knight, McVeagh Fleming, Auckland

After completing a BA in ancient history I ended up as a public servant rather than an Egyptologist, working for the Official Assignee and Companies Office from 1990-1999 in an enforcement/compliance quasi-legal role and obtained a law degree to further my knowledge. Upon graduating I joined Rudd Watts & Stone (which became Minter Ellison) and later Lowndes Associates undertaking specialised contract and corporate work including advising on related corporate compliance. I joined McVeagh Fleming in 2003 and became a partner in 2007. I have had the misfortune of being saddled with multiple compliance roles and continue to look for effective compliance solutions to save my sanity while also trying to work as a full time lawyer and run a legal team.

SPEAKERS



Stephen McCarthy, Barrister, Auckland

Stephen practises in family and civil litigation. He has a particular interest in property and estate disputes. Stephen has practised as a barrister since early 2006 and prior to that was a litigation partner in a Manukau City firm for over 20 years. He was convener of the ADLS Mental Health and Disability Law Committee 1991-1995 and Family Law Committee 2001-2003. Stephen has presented Law Society seminars and conference papers on mental health, family and property law topics..



Richard Monigatti, Kensington Swan, Auckland

Richard helps businesses respond to workplace incidents, including advising and representing clients in WorkSafe New Zealand investigations and prosecutions, and assisting clients with Coronial inquiries and inquests. He provides legal compliance advice to clients, helping them to devise best practice health and safety policies and procedures, both internally and in their relationships with other duty holders. Richard also works with clients in civil and commercial litigation matters. His cases include property disputes, insolvency and debt recovery matters, trust and estate litigation, breach of contract claims, and negligence cases. Richard has experience working with private-sector businesses, government agencies, non-profit organisations, and individuals. He has a particular interest in resolving disputes pragmatically, based on each client's business and legal needs.



Josh Muir, Lockhart Legal, Auckland

Josh has a strong background in advising clients on property developments, unit title developments, subdivisions and assisting body corporates with issues relating to unit titles. He is also experienced in general property conveyancing, commercial leasing, estate planning as well as trust formation and administration



Mary Joy Simpson, Hesketh Henry, Auckland

A specialist in trust and estate planning law, Mary Joy regularly reviews and provides advice on personal asset management plans. She is experienced in navigating issues arising for clients and families as they put in place, and act under, enduring powers of attorney. Mary Joy has previously presented for NZLS CLE on trust drafting and ADLS on enduring powers of attorney.

SPEAKERS



Penny Swarbrick, SBM Legal, Auckland

Penny is a partner at SBM Legal. She has over thirty years of broad legal experience. In the course of her career Penny has worked for the NZ Department of Labour as a solicitor, as an employers' representative and solicitor with the national employers' organisation, as a barrister sole before forming this specialist employment law firm. As a result she brings an extensive insight into the practical implications of employment relationship problems for her clients.



Matthew Tetley-Jones, McVeagh Fleming, Auckland

Matthew graduated from the University of Auckland and was admitted to the bar in 1988. He worked in civil, family and criminal litigation in his early days, first with McVeagh Fleming and then as a barrister in the 1990s. In 2000 he joined Tetley-Jones Thom Sexton, then under the leadership of his father Maurice Tetley-Jones. He continued as a general litigator and appeared as junior counsel in *Ladstone Holdings Limited v Leonora Holdings Limited* [2006] NZLR 211, a case dealing with alleged misrepresentation in relation to the sale of land. In 2006, he moved into transactional work and took over as principal at Tetley-Jones Thom Sexton. In 2011 he joined McVeagh Fleming as a partner. He now deals with sale and purchase of land, property law, trusts, wills, relationship property, elder law and occasionally a bit of intellectual property. He no longer appears in court as counsel but has been a defendant, in his capacity as executor in a Family Protection Act case - *Webb v Tetley-Jones* [2014] NZFC 1036.

CONTENTS

UPDATE ON RESIDENTIAL SALE AND PURCHASE	1
INTRODUCTION	3
LAND TRANSFER TAX STATEMENTS	3
DECEASED VENDOR OR PURCHASER	4
NEW AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE 10TH EDITION 2019 ADLS REINZ AGREEMENT	5
REPRESENTATIONS FROM A VENDOR ABOUT WEATHER TIGHTNESS	6
BUILDING REPORT CONDITION	7
DAMAGE TO PROPERTY BEFORE SETTLEMENT	8
RENTAL PROPERTIES	9
MANAGING COMPLIANCE AND LEGAL PRACTICE ISSUES EFFICIENTLY – SOME TIPS AND SUGGESTIONS	11
INTRODUCTION	13
BACKGROUND - THE AML/CFT ACT	14
WORKAROUND - DO YOU NEED TO COMPLY WITH THE AML/CFT ACT?	15
AML COMPLIANCE REQUIREMENTS GENERALLY	16
EXEMPTION FORMS	17
DESIGNATED BUSINESS GROUPS.....	17
AGENTS.....	18
TERMS OF ENGAGEMENT	20
APPENDIX 1: CAPTURED ACTIVITY	25
APPENDIX 2: BASIC COMPLIANCE OVERVIEW.....	27
APPENDIX 3: KEY STATUTORY PROVISIONS	28
APPENDIX 4: EXAMPLE CLAUSES	31
EMPLOYMENT LAW UPDATE	33
INTRODUCTION	35
CHANGES TO WORK VISA CATEGORIES	35
CORE ENTITLEMENTS FOR EMPLOYEES	39
ENSURING COMPLIANCE WITH MINIMUM WAGE ACT 1983	39
HOLIDAY PAY CALCULATIONS AND THINGS TO WATCH OUT FOR.....	43
CALCULATING ANNUAL HOLIDAYS – IMPORTANT DEFINITIONS.....	44
RECENT KEY CASES IN EMPLOYMENT JURISDICTION	49
PROPENSITY EVIDENCE	53
WHAT IS PROPENSITY EVIDENCE?	55
PROPENSITY EVIDENCE OFFERED BY PROSECUTION ABOUT DEFENDANTS	56
“RELATIONSHIP PROPENSITY”.....	58
PROPENSITY AND SEXUAL OFFENDING.....	59
“PRIOR ACQUITTAL EVIDENCE”	63
UNIT TITLES	67
INTRODUCTION	69
BODY CORPORATE BASICS	69
WHAT TO BE AWARE OF WHEN PURCHASING A UNIT TITLE PROPERTY	72
BODY CORPORATE GOVERNANCE	77
ALTERATIONS – WHAT NEEDS PERMISSION FROM THE BODY CORPORATE AND WHAT DOESN’T?	81
SHORT-TERMS RENTALS AND BODY CORPORATES	83
TRUSTS ACT 2019	87
THE TRUSTS ACT	89
DEFINITION OF EXPRESS TRUST	90
DEFINITION OF BENEFICIARY, DISCRETIONARY BENEFICIARY AND OTHER DEFINED TERMS.....	90
MAXIMUM DURATION	91
APPLICATION OF MAXIMUM DURATION RULE TO RESETTLEMENTS	92
AGE OF MAJORITY	95
MANDATORY DUTIES	95

DEFAULT DUTIES	96
WHO CAN, AND WHO CANNOT, BE A TRUSTEE?	96
SPECIAL TRUST ADVISER	98
DISCLOSURE	98
APPOINTMENT, REMOVAL OF TRUSTEES	103
TRUSTEE APPOINTMENT CONSIDERATIONS	105
JURISDICTION OF THE FAMILY COURT	108
APPENDIX 1	111
APPENDIX 2	112
WORK-RELATED HEALTH RISKS	115
WHAT IS WORK-RELATED HEALTH?	117
CASE LAW UPDATE – LIABILITY DECISIONS	118
CASE LAW UPDATE – SENTENCING DECISIONS	127
OLDER PEOPLE’S ISSUES.....	139
<i>BROADBENT</i> UPDATE	141
HIGH COURT.....	142
COURT OF APPEAL	143
<i>BROADBENT</i> INDICIA	146
GOING FORWARD	147
REVIEW	147
BUT WAIT... ..	148
EPAs AND SUCCESSOR ATTORNEYS	148
SUCCESSION – THE AGING TRUSTEE	149
ELDER FINANCIAL ABUSE AND LTRHC.....	150
ATTORNEY WOFs	151
OLDER CLIENT ISSUES.....	153
APPOINTMENT AND REMOVAL OF INCAPACITATED TRUSTEES	155
CAPACITY TO EXERCISE THE POWER TO APPOINT TRUSTEES AND REMOVE TRUSTEES	162
REMOVING AN UNWANTED TRUSTEE	163
DEATH OF A TRUSTEE	163
FORMAT OF REMOVAL – BY DEED?.....	164
EXERCISE OF OTHER TRUST POWERS BY A PROPERTY ATTORNEY	164
DRAFTING THE TERMS OF TRUST	166
WILLS AND ESTATES: FAMILY PROTECTION AND TESTAMENTARY PROMISES CLAIMS	167
INTRODUCTION	169
FAMILY PROTECTION CASES IN THE LAST 12 MONTHS	169
RELEVANCE OF AN INTER VIVOS TRUST	176
SURVIVING SPOUSE/PARTNER V ADULT CHILDREN OF PREVIOUS OR OTHER RELATIONSHIPS	177
TESTAMENTARY PROMISES CASES OVER THE PAST 12 MONTHS	178
LAW REFORM DEVELOPMENTS	179