CHAIR



Pam Harliwich, Ryman Healthcare Ltd, Christchurch

Pam is a Senior Registered Legal Executive and is the team leader responsible for administration and conveyancing of the sale and surrender of units at Ryman's retirement villages throughout New Zealand and Australia. She is a Fellow of NZILE and is a past president.

SPEAKERS



Henry Brandts-Giesen, Partner, Kensington Swan, Auckland

Henry is an experienced corporate and commercial lawyer. He has experience and expertise in the new reporting regimes (FATCA and the Common Reporting Standard) to which financial institutions are now subject.



John Collyns, Executive Director, Retirement Villages Assn, Wellington

John was appointed Executive Director in October 2008 and is responsible for policy, PR, and management. Prior to this, he was the Executive Director of the Bus and Coach Association, looking after the interests of the owners of bus services across NZ.



Sandy Donaldson Senior Associate, 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, Partner, Dyhrberg Drayton, Wellington

Steph has 27 years' legal experience. She is a Vice President of the Wellington Branch Council of the NZLS, Convenor of the Wellington Women Lawyers' Assn, and is a Trustee of Mary Potter Hospice. Steph is active in the pay equity movement and appeared in the Bartlett litigation. In December 2018, Steph was awarded Wellingtonian of the Year for her contribution to tackling sexual harassment in the workplace.

SPEAKERS



Registrar John Earles, High Court & Ministry of Justice, Wellington

John, Registrar and Sheriff of the High Court of New Zealand and Specialist Technical Advisor to the Ministry of Justice, is located at the High Court in Wellington. He is co-author of the 5th and 6th editions of *Dobbie's Probate and Administration Practice*.



Sandy Foster, Managing Director, Whitby Lakes Retirement Village, Whitby

Sandy has over 20 years' experience as a developer, owner and operator of retirement villages. He is an owner of two villages, and also provides business and development planning consultancy services in the area of property development, with a specific focus on retirement villages and aged care accommodation, as well as affordable and social housing.



Bernadette Forsdyke, NZ Sales and Community Relations Manager, Ryman Healthcare

Bernadette began her career at Ryman as a sales advisor at Charles Fleming Retirement Village in Waikanae. She now manages the sales and community relations teams across over 30 Ryman villages throughout the country.



Thomas Gibbons, Director, McCaw Lewis, Hamilton

Thomas works with all kinds of bodies corporate, and across a broad range of legal issues, with recent work including advising on management agreements, maintenance issues and body corporate governance; as well as on unit title cancellation, redevelopment and subdivision work.



Annette Gray, Partner, Buchanan Gray, Wellington

Annette has 25 years' broad experience, with a particular interest in rights based law. She has been counsel for subject person for many years and is currently a District Inspector of Mental Health.

SPEAKERS



Kerrin Humphrey, Culture Manager – NZLS Taskforce, NZLS, Wellington

Kerrin was appointed Culture Manager in October 2018. She has a strong interest in workplace culture and behaviour having been in similar roles with NZ Defence Force and NZ Police prior to joining NZLS.



Donna Hurley, Senior Associate, Simpson Grierson, Wellington

Donna is in the Resources and Infrastructure Department. She specialises in property development, leasing, subdivision, acquisitions, and disposals of commercial property. Donna also advises local government and public sector clients on a range of issues, with a focus on property work and public works.



Wendy Huston, Chief Executive Officer, Kapiti Retirement Trust, Paraparaumu

Wendy has has overall responsibility for all the activities of the Trust. The role encompasses the sales process of the Licences to Occupy and implementing the strategic direction and developments, as determined by the governing Trust Board.



Kim James, Legal Executive, Taylor Shaw, Christchurch

Kim is in the estates as part of the elder law team. She provides estate administration as well as management of associated trusts. In addition, Kim has over 25 years' experience in all aspects of property law including estates, residential conveyancing, and refinancing.



lan Jespersen, Senior Associate, Burton Partners, Auckland

Ian is a Fellow of NZILE and a Senior Associate at Burton Partners. He has over 35 years' experience dealing extensively with subdivisions (industrial, commercial and residential) including unit title developments and numerous complex canal and community based developments.

SPEAKERS



Greg Kelly, Principal, Greg Kelly Law, Wellington

Greg has 40 years' experience in the wills, trusts and estate area. He is a contributor to Butterworth's *Law of Trusts*, probate and administration author for *McGechan on Procedure*, co-author of *Garrow and Kelly Law of Trusts and Trustees* (6th and 7th editions) and *Dobbie's Probate and Administration Practice* (5th and 6th editions).



Kimberly Lawrence, Associate, Greg Kelly Law, Wellington

Kimberly advises clients dealing with difficult trust and estate problems, structures clients' affairs prior to death in order to minimise the risk of estate litigation, and acts in relation to trust and estate litigation of all kinds.



Josh Muir, Principal, 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.



Ingrid Taylor, Principal, Taylor Shaw, Christchurch

Ingrid leads the practice in trusts, commercial law, residential property, and elder law, including wills and estates. With over 25 years' experience, Ingrid has advised a wide range of clients across many industries including land development, engineering, manufacturing, building, architecture, fashion, farming, and technology.



Duncan Terris, Terris Legal, Christchurch

Duncan has practised in a wide variety of property work for almost 30 years. He was involved in the development of e-dealing and continues as NZLS e-dealing consultant. Duncan has served on the NZLS Property Law Section Executive for more than 10 years and is the current Chair.

CONTENTS

In session order

Bite-sized, Crunchy Topics
AML/CFT: The LAW, Process and practical issues relating to CDD
Henry Brandts-Giesen
Bite-sized, Crunchy Topics
Bright-line Rule – how it applies
Ian Jespersen
Bite-sized, Crunchy Topics
Overseas investment legislation
Duncan Terris
Commercial Leasing
Commercial leasing update
Donna Hurley (Tara Wylie author only)
Retirement Villages Panel
New Zealand's retirement village regulatory regime
John Collyns, Bernadette Forsdyke, Sandy Foster and Wendy Huston
Land Transfer Act 2017 – what's happening?
Land Transfer Act 2017 – what's happening?
Thomas Gibbons
EPAs and PPPR Act Applications
Troublesome forms and practical solutions
Annette Gray
Unit Titles
Unit Titles
Josh Muir

Wills Act
Estate administration – the challenges faced pre and post death
Kim James and Ingrid Taylor
The Changing Culture of the Legal Workplace
The changing culture of the legal workplace
Steph Dyhrberg and Kerrin Humphrey
General Issues with Residential Sales and Purchases
General issues with residential sales and purchases
Sandy Donaldson
Hot topics from Registrar Earles
Hot topics
Registrar John Earles
Winding Up Trusts and Other Trusts Issues
Variations, resettlements, and bringing trusts to an end
Greg Kelly and Kimberly Lawrence

APPENDICES

Appendix 1	
New Zealand's retirement village regulatory regime	385
John Collyns, Bernadette Forsdyke, Sandy Foster and Wendy Huston	
Appendix 2	
Land Transfer Act 2017 – what's happening?	397
Thomas Gibbons	

CONTENTS

Alphabetical by author/presenter

Author		Title	Page
Brandts- Giesen	Henry	AML/CFT: The LAW, Process and practical issues relating to CDD	1
Collyns	John	New Zealand's retirement village regulatory regime	177
Donaldson	Sandy	General issues with residential sales and purchases	255
Dyhrberg	Steph	The changing culture of the legal workplace Joint paper with Kerrin Humphrey	245
Earles	Registrar John	Hot topics	283
Forsdyke	Bernadette	No paper	177
Foster	Sandy	No paper	177
Gibbons	Thomas	Land Transfer Act 2017 – what's happening?	179
Gray	Annette	Troublesome forms and practical solutions	181
Humphrey	Kerrin	The changing culture of the legal workplace Joint paper with Steph Dyhrberg	245

Hurley	Donna	Commercial leasing update	127
		(Tara Wylie author only)	
Huston	Wendy	No paper	177
James	Kim	Estate administration – the challenges faced pre and post death	223
		Joint paper with Ingrid Taylor	
Jespersen	Ian	Bright-line Rule – how it applies	83
Kelly	Greg	Variations, resettlements, and bringing trusts to an end	365
		Joint paper with Kimberly Lawrence	
Lawrence	Kimberly	Variations, resettlements, and bringing trusts to an end	365
		Joint paper with Greg Kelly	
Muir	Josh	Unit Titles	201
Taylor	Ingrid	Estate administration – the challenges faced pre and post death	223
		Joint paper with Kim James	
Terris	Duncan	Overseas investment legislation	111
Wylie	Tara	Commercial leasing update	127
		Author only	

CONTENTS

AML/CFT: THE LAW, PROCESS AND PRACTICAL ISSUES RELATING TO CDD	
Introduction	
GLOBAL AML AND CFT INITIATIVES	
THE APPLICATION OF GLOBAL AML STANDARDS IN NEW ZEALAND	
AML/CFT ACT - Phase 1	
CAPTURED ACTIVITIES	
CUSTOMER DUE DILIGENCE	
TYPES OF CDD.	
STANDARD CDD.	
SIMPLIFIED CDD	
ENHANCED CDD	
IDENTITY VERIFICATION CODE OF PRACTICE	
POLITICALLY EXPOSED PERSONS	
SOURCE OF WEALTH OR FUNDS	
CDD AFTER ESTABLISHING A BUSINESS RELATIONSHIP	14
CDD REQUIRED ONLY FOR CAPTURED ACTIVITIES	14
ONGOING CDD MONITORING	1:
LOOK THROUGH TO BENEFICIAL OWNERS	1:
REGISTERS OF BENEFICIAL OWNERSHIP	1:
DESIGNATED BUSINESS GROUPS	1′
CONCLUSION	1′
APPENDIX A – FURTHER RESOURCES	
APPENDIX B – CAPTURED ACTIVITIES FLOWCHART	
APPENDIX C – CDD FLOWCHARTS	
APPENDIX D – AML IDENTITY REQUIREMENTS	
APPENDIX E – ENHANCED CUSTOMER DUE DILIGENCE GUIDELINE	
APPENDIX F – AMENDED IDENTITY VERIFICATION CODE OF PRACTICE 2013	
Appendix G – amended identity verification code of practice 2013 – explanatory N	ЮТЕ6;
A TT	7
APPENDIX H – BENEFICIAL OWNERSHIP GUIDELINE	73
BRIGHT-LINE RULE – HOW IT APPLIES	83
BRIGHT-LINE RULE – HOW IT APPLIES	8
BRIGHT-LINE RULE – HOW IT APPLIES	85 85
BRIGHT-LINE RULE – HOW IT APPLIES	83 86 87
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	83 86 87
BRIGHT-LINE RULE – HOW IT APPLIES	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION CONCLUSION.	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION CONCLUSION APPENDIX A – ADDENDUM TO PAPER OVERSEAS INVESTMENT LEGISLATION INTRODUCTION WHAT LAND IS AFFECTED? WHO IS EXEMPT FROM NEEDING TO APPLY? SPOUSE OR PARTNER EXEMPTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION CONCLUSION APPENDIX A – ADDENDUM TO PAPER OVERSEAS INVESTMENT LEGISLATION INTRODUCTION WHAT LAND IS AFFECTED? WHO IS EXEMPT FROM NEEDING TO APPLY? SPOUSE OR PARTNER EXEMPTION OTHER EXEMPTIONS	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS. WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION CONCLUSION. APPENDIX A – ADDENDUM TO PAPER OVERSEAS INVESTMENT LEGISLATION INTRODUCTION WHAT LAND IS AFFECTED? WHO IS EXEMPT FROM NEEDING TO APPLY? SPOUSE OR PARTNER EXEMPTION. OTHER EXEMPTIONS LEGISLATION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION CONCLUSION. APPENDIX A – ADDENDUM TO PAPER OVERSEAS INVESTMENT LEGISLATION INTRODUCTION WHAT LAND IS AFFECTED? WHO IS EXEMPT FROM NEEDING TO APPLY? SPOUSE OR PARTNER EXEMPTION. OTHER EXEMPTIONS LEGISLATION TIMING IS CRUCIAL	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION CONCLUSION. APPENDIX A – ADDENDUM TO PAPER OVERSEAS INVESTMENT LEGISLATION INTRODUCTION WHAT LAND IS AFFECTED? WHO IS EXEMPT FROM NEEDING TO APPLY? SPOUSE OR PARTNER EXEMPTION OTHER EXEMPTIONS LEGISLATION TIMING IS CRUCIAL PROCESS IF CONSENT IS REQUIRED CONSENT CONDITIONS	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION CONCLUSION. APPENDIX A – ADDENDUM TO PAPER OVERSEAS INVESTMENT LEGISLATION INTRODUCTION WHAT LAND IS AFFECTED? WHO IS EXEMPT FROM NEEDING TO APPLY? SPOUSE OR PARTNER EXEMPTION. OTHER EXEMPTIONS LEGISLATION TIMING IS CRUCIAL PROCESS IF CONSENT IS REQUIRED CONSENT CONDITIONS OVERSIGHT SCENARIO	
INTRODUCTION	
BRIGHT-LINE RULE – HOW IT APPLIES INTRODUCTION A BRIEF HISTORY OF BRIGHT-LINE (NOT OF TIME) EXEMPTIONS AND EXCEPTIONS ISSUES WITH THE MAIN HOME EXEMPTION SALES TO OR BY OVERSEAS PERSONS WHAT IS AN OFF-SHORE PERSON? RLWT – THE CONCISE VERSION CERTIFICATES OF EXEMPTION CONCLUSION. APPENDIX A – ADDENDUM TO PAPER OVERSEAS INVESTMENT LEGISLATION INTRODUCTION WHAT LAND IS AFFECTED? WHO IS EXEMPT FROM NEEDING TO APPLY? SPOUSE OR PARTNER EXEMPTION. OTHER EXEMPTIONS LEGISLATION TIMING IS CRUCIAL PROCESS IF CONSENT IS REQUIRED CONSENT CONDITIONS OVERSIGHT SCENARIO	

COMMERCIAL LEASING UPDATE	127
Introduction	129
NEGOTIATIONS	
FURTHER ISSUES TO BE AWARE OF DURING NEGOTIATIONS	
RENT AND GUARANTEES	134
RENT REVIEW	138
REPAIR COVENANTS AND REINSTATEMENT	142
DESTRUCTION AND UNTENANTABILITY	147
TERMINATION/CANCELLATION	
Renewal	158
Assignment	162
Indemnity	164
VARIATIONS	
NEW ZEALAND'S RETIREMENT VILLAGE REGULATORY REGIME	177
LAND TRANSFER ACT 2017 – WHAT'S HAPPENING	179
TROUBLESOME FORMS AND PRACTICAL SOLUTIONS	181
Introduction	
HISTORY OF PROVISIONS OF PPPR ACT IN RELATION TO EPOAS	
ENTERING INTO AN EPOA	
WHAT IS NEEDED FOR A VALID EPOA?	
OTHER POINTS TO CONSIDER	
HOW TO INVOKE AN EPOA	
WHAT BRINGS A POWER OF ATTORNEY TO AN END?	192
WHAT COURT REMEDIES ARE THERE AVAILABLE WHEN THERE ARE CONCERNS ABOUT AN ATTO	
BEHAVIOUR IN RELATION TO A DONOR	
WHAT HAPPENS WHEN A DONOR IS A TRUSTEE, HOLDS THE POWER OF APPOINTMENT OR HAS A	
ROLE IN A TRUST? WHAT CAN AN EPOA DO?	
HOW TO MAKE A PPPR APPLICATION AND WHAT KINDS OF ORDERS ARE AVAILABLE	
INTERIM ORDERS OR TEMPORARY ORDERS	
Welfare Guardianship	
PERSONAL ORDERS UNDER S 10	
ORDER TO ADMINISTER PROPERTY UNDER S 11	
ORDER APPOINTING A PROPERTY MANAGER	
WILLS	
SCENARIOS WHEN THINGS GO WRONG	
WHAT HAPPENS WHEN THE PREVIOUSLY INCAPACITATED DONOR REGAINS CAPACITY?	
SIBLING DISPUTE OVER EPOA BUT WHAT IF THE PARENT STILL HAS CAPACITY?	
CAN THE COURT DIRECT A WILL TO COVER A TESTAMENTARY PROMISE?	
CAN AN EPOA PREVENT FAMILY HAVE CONTACT WITH THE DONOR?	
UNIT TITLES	
INTRODUCTION	
BODY CORPORATE BASICS	
WHAT IS AN ACCESSORY UNIT?	
WHAT IS A FUTURE DEVELOPMENT UNIT?	
WHAT IS COMMON PROPERTY? WHO OWNS IT?	
HOW IS A BODY CORPORATE MANAGED?	
WHAT ARE BODY CORPORATE OPERATIONAL RULES?	
WHAT TO BE AWARE OF WHEN PURCHASING A UNIT TITLE PROPERTY	
TITLE AND SUPPLEMENTARY RECORD SHEET	
BODY CORPORATE RULES	
MINUTES AND FINANCIALS	
BUILDING REPORT	
LIM REPORTS.	
ALLOCATION OF LEVIES ON SETTLEMENT	
DEPOSIT RELEASE	
BODY CORPORATE GOVERNANCE	
BODY CORPORATE GENERAL MEETINGS	
VOTING PROCEDURES	212

BODY CORPORATE LEVIES	214
ALTERATIONS – WHAT NEEDS PERMISSION FROM THE BODY CORPORATE AND WHAT DOESN'T?	215
What does the case law suggest?	
What about commentary?	
WHAT IS OUR EXPERIENCE?	
+60 HOUSING COVENANTS	
WHAT IS A LAND COVENANT?	
What are +60 housing covenants?	
WHAT ARE THEY COMMONLY USED FOR?	
KEY ISSUES TO BE AWARE OF	
SHORT-TERMS RENTALS AND BODY CORPORATES	
WHY HAVE THEY BECOME AN ISSUE WITH BODY CORPORATES?	
WHAT DOES THE CASE LAW SAY?	
WHAT DOES THE LEGISLATION PROVIDE?	
HOW CAN BODY CORPORATES MANAGE SHORT-TERM ACCOMMODATION?	
${\bf ESTATE\ ADMINISTRATION-THE\ CHALLENGES\ FACED\ PRE\ AND\ POST\ DEATH}$	223
CLAIMS UNDER THE FAMILY PROTECTION ACT, TESTAMENTARY PROMISES ACT AND PROPERTY	
RELATIONSHIPS ACT	226
DURESS OR UNDUE INFLUENCE	230
THE DEATH OF THE CLIENT	230
COMPLEXITIES WITH OBTAINING PROBATE	232
LOSS OF CAPACITY OF AN EXECUTOR/TRUSTEE	232
CHECKLIST	237
FOR REVIEWING CAPACITY BASED ON THE STANDARD REQURIED FOR TESTAMENTARY CAPACITY	
APPENDIX A	241
THE CHANGING CULTURE OF THE LEGAL WORKPLACE	245
Introduction	
GENERAL ISSUES WITH RESIDENTIAL SALES AND PURCHASES	255
Introduction	2
INTRODUCTION	257
PRE-CONTRACTUAL REPRESENTATIONS	260
	260
PRE-CONTRACTUAL REPRESENTATIONS	260 261 262
PRE-CONTRACTUAL REPRESENTATIONS	260 261 262 263
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION	260 261 262 263 264
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION. COUNCIL RATES FOR AIRBNB/BOOKABACH	260 261 262 263 264 274
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION	260 261 262 263 264 274
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION. COUNCIL RATES FOR AIRBNB/BOOKABACH	260 261 262 263 264 274 278
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS	260 261 262 263 264 274 278
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION. COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS. HOT TOPICS	260 261 262 263 264 274 278
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS HOT TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON	260 261 262 263 264 274 278 283
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY. THE AFFIDAVIT	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION. COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS. LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY.	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY. THE AFFIDAVIT	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION. COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS. LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY. THE AFFIDAVIT STATUS OF CHILDREN ACT INQUIRIES	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY THE AFFIDAVIT STATUS OF CHILDREN ACT INQUIRIES APPENDICES FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX A – 27.25 CIRCUMSTANCES WHICH AFFECT THE APPOINTMENT OF THE NAMED EXECUTO APPENDIX B – IDEAL APPOINTMENT CLAUSE IN WILL	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS HOT TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY. THE AFFIDAVIT STATUS OF CHILDREN ACT INQUIRIES APPENDICES FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED. APPENDIX A – 27.25 CIRCUMSTANCES WHICH AFFECT THE APPOINTMENT OF THE NAMED EXECUTOR APPENDIX B – IDEAL APPOINTMENT CLAUSE IN WILL. APPENDIX C – 27.26 PRIORITY OF POTENTIAL ADMINISTRATORS FOR PURPOSE OF RULE 27.25	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS HOT TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY THE AFFIDAVIT STATUS OF CHILDREN ACT INQUIRIES APPENDICES FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX A – 27.25 CIRCUMSTANCES WHICH AFFECT THE APPOINTMENT OF THE NAMED EXECUTOR APPENDIX B – IDEAL APPOINTMENT CLAUSE IN WILL APPENDIX C – 27.26 PRIORITY OF POTENTIAL ADMINISTRATION WITH WILL ANNEXED APPENDIX D – APPLICATION FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY THE AFFIDAVIT STATUS OF CHILDREN ACT INQUIRIES APPENDICES FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX A – 27.25 CIRCUMSTANCES WHICH AFFECT THE APPOINTMENT OF THE NAMED EXECUTOR APPENDIX B – IDEAL APPOINTMENT CLAUSE IN WILL APPENDIX C – 27.26 PRIORITY OF POTENTIAL ADMINISTRATION WITH WILL ANNEXED APPENDIX D – APPLICATION FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX D – APPLICATION FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY. THE AFFIDAVIT STATUS OF CHILDREN ACT INQUIRIES APPENDICES FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED. APPENDIX A – 27.25 CIRCUMSTANCES WHICH AFFECT THE APPOINTMENT OF THE NAMED EXECUTE APPENDIX B – IDEAL APPOINTMENT CLAUSE IN WILL APPENDIX C – 27.26 PRIORITY OF POTENTIAL ADMINISTRATION WITH WILL ANNEXED APPENDIX D – APPLICATION FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX E – AFFIDAVIT FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX E – AFFIDAVIT FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX E – AFFIDAVIT FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION. COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS. HOT TOPICS. LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED. LETTERS OF ADMINISTRATION ON INTESTACY. THE AFFIDAVIT STATUS OF CHILDREN ACT INQUIRIES APPENDICES FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED. APPENDIX A – 27.25 CIRCUMSTANCES WHICH AFFECT THE APPOINTMENT OF THE NAMED EXECUTE APPENDIX B – IDEAL APPOINTMENT CLAUSE IN WILL APPENDIX C – 27.26 PRIORITY OF POTENTIAL ADMINISTRATION WITH WILL ANNEXED APPENDIX D – APPLICATION FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX E – AFFIDAVIT FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX F – EXHIBIT NOTE FOR WILL APPENDIX G – THE SEALED ORDER APPENDIX G – THE SEALED ORDER APPENDIX G – THE SEALED ORDER	
PRE-CONTRACTUAL REPRESENTATIONS INDUCEMENT REPRESENTATIONS MADE BY AN AGENT REMEDIES: CONTRACT AND COMMERCIAL LAW ACT 2017 CONCLUSION COUNCIL RATES FOR AIRBNB/BOOKABACH BONUS TOPICS HOT TOPICS LIFTING THE VEIL OF MYSTIC ON LETTERS OF ADMINISTRATION WITH THE WILL ANNEXED AND ON INTESTACY LETTERS OF ADMINISTRATION WITH WILL ANNEXED LETTERS OF ADMINISTRATION ON INTESTACY THE AFFIDAVIT STATUS OF CHILDREN ACT INQUIRIES APPENDICES FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX A – 27.25 CIRCUMSTANCES WHICH AFFECT THE APPOINTMENT OF THE NAMED EXECUTE APPENDIX B – IDEAL APPOINTMENT CLAUSE IN WILL APPENDIX C – 27.26 PRIORITY OF POTENTIAL ADMINISTRATION WITH WILL ANNEXED APPENDIX D – APPLICATION FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX D – APPLICATION FOR LETTERS OF ADMINISTRATION WITH WILL ANNEXED APPENDIX F – ESTIBLY NOTE FOR WILL APPENDIX G – THE SEALED ORDER APPENDIX G – THE SEALED ORDER APPENDICES FOR LETTERS OF ADMINISTRATION INTESTACY APPENDIX A – 77 SUCCESSION TO REAL AND PERSONAL ESTATE ON INTESTACY	
PRE-CONTRACTUAL REPRESENTATIONS	

APPENDIX G – AFFIDAVIT FOR GRANT OF LETTERS OF ADMINISTRATION TO BROTHER OR SISTER OF	F
DECEASED PR6	351
APPENDIX H – EXTRACT FROM <i>DOBBIE</i> EXPLAINING EFFECT OF SECTIONS	355
APPENDIX I – PARAGRAPH IN AFFIDAVIT SWEARING TO ADMINISTER ESTATE	357
APPENDIX J – NOTICE OF CHOICE OF OPTION	359
APPENDIX K – FORM OF CONSENT	363
VARIATIONS, RESETTLEMENTS, AND BRINGING TRUSTS TO AN END	365
Introduction	367
VARYING A TRUST	367
RESETTLEMENT	
NUPTIAL SETTLEMENTS	374
Bringing a trust to an end	
EXERCISE OF TRUSTEES' POWERS BY AN ATTORNEY	
CONCLUSION	
APPENDIX A – POWER TO ADVANCE CAPITAL AND INCOME	381
APPENDICES	383
APPENDIX 1: NEW ZEALAND'S RETIREMENT VILLAGE REGULATORY REGIME	385
APPENDIX 2: LAND TRANSFER ACT 2017 – WHAT'S HAPPENING	397