Real.

Property Law Developments | Winter 2025

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Inside this issue:

Welcome to our winter version of the Real magazine, we trust you will enjoy the varied content on matters that we hope are of interest to our many clients in the property sector.

As we move through 2025, the early signs of recovery are emerging across both the commercial and residential property markets in New Zealand. Our Anderson Lloyd team of seven partners and our highly skilled lawyers continue to work with our clients across a range of sectors and projects providing legal and strategic advice.

Following a challenging 2024 marked by high interest rates and economic uncertainty, commercial property sales and leasing activity slowed significantly. However, with interest rates beginning to ease, investor confidence appears to be gradually returning.

Anderson Lloyd has been involved in several significant deals in the last year, including the sale of an industrial property in Auckland to ESR Australia and New Zealand for NZD120 million, making it one of 2025's largest deals. We also acted on the sale of a logistics facility in Christchurch to Booster KiwiSaver for NZD63.5 million, which was one of the largest industrial property transactions ever recorded in the South Island.

In the residential sector, the outlook is beginning to look more optimistic. A quieter 2024 gave way to renewed momentum in 2025, with stronger sales activity and upward movement in property values in some areas — largely driven by lower interest rates and improved buyer sentiment. This improved confidence shows particularly in areas such as the Southern Lakes. Our work highlight focuses on the Kingston Village Development comprising 750 sections where the legal work was undertaken by our Queenstown team of development specialists.

We also comment on the Government's changes to the Public Works Act 1981. These changes have the stated focus on expediting the land acquisition process for critical infrastructure projects and are welcomed by the sector.

It is now six months since the introduction of the New Zealand Law Association of New Zealand Lease. We comment on some of the issues that we have identified with the Lease and are engaging with the Association on along with suggested amendments where acting for a landlord or tenant.

Our case highlights canvas a number of interesting cases including a breach of warranty claim where weathertightness issues were not disclosed on the sale of a unit title, a right of way dispute and a case on what can constitute a structural alteration for the purpose of a cross lease.

We remain proud of the work our team does to support our clients through both opportunity and challenge. If there is anything we can assist you with, please don't hesitate to get in touch.

Ngā mihi nui.

Sharon Knowles
Head of Department

Kingston Village

Anderson Lloyd is proud to be working with the developers of Kingston Village, in the development of about 750 additional homes in the quiet southern village which is set to become a bustling and vibrant town, with new amenities, facilities and infrastructure.

Kingston Village has been a longstanding project for our client whose shareholders are the Goodman family, with South Island origins and worldwide interests. Kingston Village Limited (KVL) purchased the land over 20 years ago with a long-term vision for the site, secured a plan change to permit further residential housing in 2009, with resource consent for the first 217 lots obtained in 2020. In 2019 KVL also secured a development agreement with Council to allow Kingston to be serviced with a Council water stormwater and wastewater solution with the Kingston Village site being the anchor to allow that to proceed. KVL's vision and its long-term commitment to the site was then 100% validated in 2025 with the extraordinary sales it has seen over the last 6 months, when they finally were able to go to market in early 2025. Over 100 lots have been sold to date, with each of the three releases selling out in a matter of minutes each time.

AL has long been legal advisers to developers in the fast growing region, with many of Queenstown-Lakes iconic developments being worked on by AL's development specialists over the past few decades. With KVL a broad range of specialists has been used from AL, including the development property team, resource management, litigation and construction experts. Led by Kerry O'Donnell as client partner, KVL and AL are excited to see the development progress, with civil works now well underway and the first titles due for issue in Winter 2026.

Kerry O'Donnell
Partner

Government's Proposal to amend the Public Works Act 1981: A strategic move to address infrastructure challenges

The New Zealand Government has proposed a suite of amendments to the Public Works Act 1981 to expedite the acquisition of land for critical infrastructure projects.

This initiative is stated to be driven by the need to address the nation's infrastructure deficit, enhance economic productivity, and streamline the land acquisition process.

What is the Public Works Act 1981?

The Public Works Act 1981 (**PWA**) provides powers to the Crown and local authorities (acquiring authorities) to acquire land for delivering public works, such as roads, schools, and water services. It sets out a process that must be followed to ensure the rights of private landowners are considered and protected, including the payment of compensation for any land acquired.

Rationale Behind the Proposed Amendments

The PWA has not undergone substantial amendments since 1988, leading to inefficiencies and delays in acquiring land for public works. Currently, the acquisition process can take up to a year on average, and if compulsory acquisition is required, the process generally extends up to two

years. Objections to the Environment Court can further prolong development timelines. These delays contribute to increased costs and hinder the timely delivery of essential infrastructure projects. Uncertainty for landowners who are potentially subject to the PWA is also an important consideration.

A targeted review by the New Zealand government identified unnecessary duplication in the system, outdated negotiation processes, and disjointed government agency practices. To address these issues, the government aims to modernise the PWA, making it more fit-for-purpose and capable of supporting critical infrastructure development.

Proposed Amendments to the PWA

The government has proposed a two-stage process to amend the PWA.

Stage 1: Public Works Act (Critical Infrastructure) Bill 2025

The Public Works Act (Critical Infrastructure) Bill 2025 (**Critical Infrastructure Bill**) was publicly released on 13 May 2025, had its first reading in Parliament on 15 May 2025, and represents stage one of a two-stage process to amend the PWA.

The Critical Infrastructure Bill represents a targeted amendment to the PWA and is intended to accelerate the acquisition of land needed for the public projects listed in Schedule 2 of the Fast-track Approvals Act 2024 and the Roads of National Significance identified in the 2024 Government Policy Statement on Land Transport.

The proposed amendments focus on several key areas to achieve this goal, while also focusing on improved fairness for landowners. The Critical Infrastructure Bill, if passed would introduce the following amendments:

(a) **Incentive and Recognition Payments:** Landowners who voluntarily agree to sell their land before receiving a formal notice of intention under section 23 of the PWA (the first step towards a compulsory acquisition) will receive an upfront incentive payment of 15% of the land's value, capped at $150,000. Additionally, all affected landowners will receive a recognition payment of up to $92,000 to acknowledge their contribution to public infrastructure development.

(b) **Streamlined Objection Process:** The Critical Infrastructure Bill proposes removing the Environment Court's involvement in land acquisition objections. Instead, disputes will be addressed by the original decision-making authority (i.e the Crown agency or local authority seeking to acquire the land for public works), with the option for landowners to seek judicial review in court.

(c) **Targeted Application:** The amendments in the Critical Infrastructure Bill apply solely to projects listed in Schedule 2 of the Fast-track Approvals Act and the Roads of National Significance identified in the 2024 Government Policy Statement on Land Transport.

(d) **Exclusions for Māori land:** protected for Māori land will be excluded from the accelerated process under the Critical Infrastructure Bill. However, owners of protected Māori land that is acquired for critical infrastructure projects through the standard PWA process will be eligible for the incentive and recognition payments.

Stage 2: General PWA Amendments

A second Bill is expected to be introduced into Parliament later this year, and will deal with general amendments such as:

(a) Streamlining land acquisition for public infrastructure by empowering the NZ Transport Agency Waka Kotahi (**NZTA**) to enter into land acquisitions agreements with owners direct. Currently, while NZTA and its advisors lead negotiations with landowners, agreements are entered into with the Crown (via Land Information New Zealand).

(b) Enhancing inter-agency collaboration by encouraging government agencies to work together under the PWA. One means of achieving this is by encouraging agencies to act in a coordinated manner to acquire land together, rather than separately.

(c) Requiring mandatory mediation for compensation disputes.

(d) Introducing new incentive payments and increasing existing home-loss and land-loss compensation payments.

(e) Establishing new emergency powers to allow faster land acquisition following natural disasters to support recovery.

Implementation Timeline

The Critical Infrastructure Bill is expected to come into force six months prior to the stage 2 PWA amendments, with Cabinet briefing papers proposing implementation of Bill in late 2025. If passed the Critical Infrastructure Bill will retrospectively apply to land acquisitions for critical infrastructure projects where a section 18 notice of desire has been served and negotiations have started before the enactment of the Bill.

Sharon Knowles,
Partner

Six Months On: The New TLANZ Deed of Lease (Seventh Edition)

It has been around six months since the Law Association of New Zealand (TLANZ) released the Seventh Edition of the deed of lease (Seventh Edition). It has been over a decade since the last major refresh of this template, and incorporated a number of developments in market practice over this period.

Since its release, we have seen broad uptake across the market, with both landlords and tenants adopting it as the new "starting point" for negotiations. While the updated form reflects modern commercial realities, such as clearer rules for rent reviews and emergencies, it also introduces new areas of risk and opportunity depending on which side of the table you are on.

In this article we have summarised how some of the new changes are being tackled by the market.

A refresher of key changes

The changes of the Seventh Edition were discussed in our article of last year here. The overall approach to the changes was one of fairness, balancing the rights of both the landlord and the tenant. As a refresher, we note the key changes were as follows:

- **Rent reviews:** Greater flexibility for rent reviews, including fixed rent increases and different "ratchet" options.
- **Outgoings:** Expanded definitions and clearer rules for budgeting and reconciliations.
- **No access in emergency:** New ability to agree a fixed rent abatement rate (rather than relying on "fair proportion").
- **Seismic ratings:** A new option for landlords to disclose whether a seismic assessment exists, but they do not have to provide one.
- **Security:** New options for rental bonds and bank guarantees.

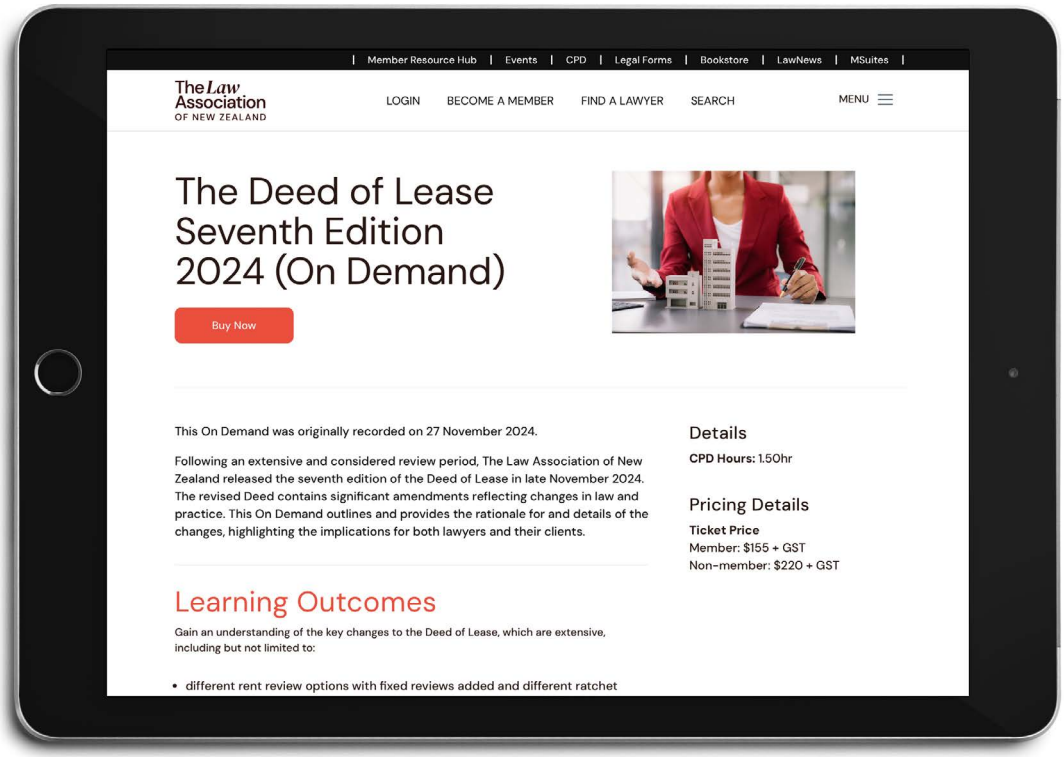
Issues identified to date

Since its implementation, a small number of issues have been identified with the Seventh Edition in regards to mortgagee consent to the lease, the optional seismic rating and the emergency provisions. In relation to mortgagee consent it has been noted that the wording in the item specifying if consent is required differs from the clause itself. Clause 46.1 states that the landlord must use "reasonable endeavours" to obtain the consent of any mortgagee, whereas item 29 simply states that the landlord must obtain the consent (no reasonable endeavours mentioned). In relation to the optional seismic rating, the clause refers to further provisions in the "Third Schedule" but there is no guidance on what these provisions should state or include. And finally, in relation to reviewing the proportion of rent abatement in no access scenarios, it is not clear when a new proportion will apply if the parties agree (or a determination is made) that it should change. We have enquired with TLANZ on these issues.

Landlord amendments

For landlords, we suggest some amendments be made to the Seventh Edition to strengthen rights and cost recovery, but which nevertheless preserve the flexibility of the Seventh Edition. Some of our suggestions are as follows:

- **Management expenses:** Remove the reference to "administration expenses" so all management expenses are recoverable, and delete the clause excluding landlord profit from being part of these expenses.
- **Tenant maintenance:** Add provisions requiring tenants to maintain plant and equipment they install, hold service contracts, meet Building Warrant of Fitness obligations and clean the premises.
- **Landlord maintenance:** Clarify that the landlord is not responsible for repairs to building services not originally supplied.
- **Reinstatement/make-good:** Make it explicit that if tenants do not reinstate, the landlord can do it and recover the costs.
- **Tenant insurance:** Require tenants to hold public liability, fixtures and fittings, and business interruption insurance.
- **Seismic rating:** Delete the default clause requiring disclosure of the premises' seismic rating.
- **Mortgagee consent:** Add wording that the landlord will "use reasonable endeavours" to obtain any required mortgagee consent.



Tenant amendments

Tenants, by contrast, should pay attention to the new default features in the Seventh Edition and negotiate protections accordingly. Some of our suggestions are as follows:

- **Rent reviews:** Watch for automatic increases or "ratchets" that only move rent upward. A tenant could consider negotiating CPI-only or capped market reviews.
- **Outgoings:** Ask for caps on outgoings, audit rights over budgets and timely reconciliations.
- **Insurance:** The default excess is now $5,000 plus GST. The tenant should check whether this aligns with the landlord's policy.
- **Emergency abatement:** The default percentage is 50%. A tenant should ensure that this is fair for its particular business.
- **Seismic disclosure:** Having a landlord select this option does not provide any guarantee or warrant from the landlord as to this rating. The tenant may wish to seek reports if there is any concern regarding the seismic rating.
- **Security:** Bonds or bank guarantees are set at three months' rent by default. The tenant may wish to explore whether alternatives or lower amounts are possible.

Final comments

The Seventh Edition will likely now be treated as the market standard, but it should not be treated as "one size fits all". Tailored amendments, particularly for landlords, remain critical. For tenants, careful review of the default positions and negotiating fairer terms upfront can save major costs later.

We regularly prepare leases using the Seventh Edition and advise both landlords and tenants on how best to adapt it to their needs. Whether you are granting or taking on a lease, our team can review and amend leases to reflect your interests and negotiate terms to reduce risk and protect your position.

Dan Williams, Partner

Danielle Bailey, Associate

Case Review:

Shared Driveways: Lessons from Wimax New Zealand Limited v Fuge

[2025] NZCA 31

A long-running dispute between neighbouring property owners in Glendowie, Auckland over a shared right of way easement (ROW) driveway has led to a key Court of Appeal decision. The case clarified how much control a property owner has over a right of way and what counts as "substantial interference". This ruling affects how shared driveways are managed, what is considered an actionable encroachment, and how to plan for future upgrades.

Key Facts and Court Findings

Several Glendowie properties relied on a 6.2 metre wide ROW to access their properties from the public road. The sealed driveway within the ROW however varied between 3.1 and 4.5 metres wide. Over a period of two years, Wimax (the owner of the burdened land) carried out alterations to its property, which included the erection of structures such as retaining walls, gates and entrance pillars on land adjacent to the sealed driveway, but within the ROW area. None of these structures blocked the sealed driveway. The Fuges (one of the owners of the benefiting land) discovered these encroachments and sought removal of them on the basis that it would restrict their ability to widen the sealed driveway in the future. Wimax refused, arguing that the structures did not impede movement and that the request was unreasonable given the estimated cost of removal was in excess of $1.3 million. Arbitration followed.

It is well established in law that an encroaching or intruding structure is only actionable if it creates a substantial interference with a grantee's reasonable use of a right of way. Therefore, the arbitrator found in favour of Wimax, concluding that Wimax only needed to keep the existing driveway clear and that structures in the wider ROW area were permitted if they did not obstruct present use. Leave was granted to the Fuges for appeal to the High Court, which overturned the arbitration, ruling that the entire ROW must remain unobstructed, even beyond the sealed driveway, to preserve future widening rights. Wimax appealed.

The Court of Appeal has now overturned the judgment of the High Court and restored the arbitrator's approach. In doing so, the Court undertook a detailed review of the law governing when an encroachment on a vehicular right of way constitutes a substantial interference. It confirmed that the correct legal test is whether the encroachment creates a substantial interference with a grantee's current reasonable use of the right of way, rejecting the High Court's approach that assessed interference across the entire easement area irrespective of present use. The Court examined both historical and modern common law authorities, including Hutton v Hamboro (1860) 2 F & F 218, 175 ER 1031 (Assizes), Clifford v Hoare (1874) LR 9 CP 362 (Comm Pleas), Pettey v Parsons [1914] 2 Ch 653 (CA) and Keefe v Amor [1965] 1 QB 334 (CA), reaffirming that an easement does not entitle the grantee to insist on the burdened land being entirely free of structures unless those structures substantially interfere with the grantee's present requirements. The Court also drew on comparable Australian and Canadian cases, concluding that the "substantial interference" test must be applied with reference to the purpose of the grant and the grantee's current needs, rather than speculative or future development possibilities.

The Court then analysed relevant New Zealand case law, finding that these did not depart from the settled common law principles. It also addressed the implied rights contained in the Property Law Act 2007 and Land Transfer Regulations 2002, concluding that these implied rights, such as the right to pass and repass and to have the easement kept clear of obstructions, remain subject to a reasonableness requirement and do not impose a blanket prohibition on all encroachments.

Ultimately the Court held that:

- the test is whether an encroachment creates a substantial interference with current use, not hypothetical future use;
- minor or decorative structures outside a sealed driveway are permissible if they do not block reasonable access; and
- the encroaching structures in question did not constitute a current actionable interference.

The Court did acknowledge that as a grantee's requirements evolve, what amounts to reasonable use may also change, leaving open the possibility of future claims if expansion or modification of a driveway becomes reasonably necessary. Each case will ultimately depend on fact and degree.

Key Takeaways for Property Owners

- A neighbour can encroach onto the easement area on which a shared driveway is located unless it significantly interferes with current access. Minor inconveniences or hypothetical future needs are not enough to demand removal.
- Structures likely to be considered an encroachment of "substantial interference" are fences blocking the driveway, locked gates preventing entry and parked vehicles or trailers obstructing the driveway. On the other hand, low walls, hedges, garden beds outside the sealed driveway, decorative entrance pillars, open gates or retaining walls that do not impede vehicle movement will not be sufficient to argue a "substantial interference".
- Check your own record of title and applicable right of way easement wording before undertaking any work within the easement area.
- Keep an eye on what is being built within a right of way easement area by any other neighbours, especially if you consider your future needs might change. If you anticipate needing a wider driveway than is currently sealed, for a potential subdivision or the like, then plan any upgrades early and discuss these with your neighbours. If necessary, document any agreed terms. Removing established structures later can be costly and contentious.

Recent Update

Notwithstanding the above, we note that as at 30 July 2025 the Fuge's have now been granted leave to appeal as to whether it is necessary in law to decide the issue of actionable interference by reference to the present requirements of the grantee, and not the reasonable possibility of future development. We await the judgment with interest.

Danielle Bailey,
Associate

Case Review:

Hall & Anor v Geary Ltd & Ors

[2023] NZHC 2074

What constitutes a 'structure' under a cross lease?

It is often assumed that what constitutes a 'structural alteration' under the terms of a cross lease is a permanent addition affixed to the ground or building, and if that addition can be easily removed, it would not be considered structural. However, this case, relating to a swim-spa pool, says not always.

A dispute between neighbours arose in a prime beachfront property, the title for which is a cross-lease. Ms Hall owned the ground floor apartment. The Whettons owned the first-floor apartment and Mr Geary owned the second-floor apartment. Ms Hall placed a swim-spa pool on the exclusive use area in front of her apartment, which was overlooked by the other two apartments. The Whettons and Mr Geary wanted the swim-spa removed, claiming that their consent was required for this structural alteration under the cross-lease. Under the terms of the cross-lease, as with almost all cross-leases, consent from the lessors was required before any structural alterations can be made to any of the apartments, and such consent cannot be unreasonably withheld. The Court had to consider whether the swim-spa was a 'structure' and if so, whether it was unreasonable for the other owners, as lessors, to withhold their consent.

The swim-spa required excavation and the laying of a concrete pad for the swim-spa to sit on, as well as a decking stairway and handrail. Ms Hall maintained the spa was portable, not affixed to the ground, not plumbed in, and was sited so as to not obstruct the views. The other owners disagreed maintaining the swim-spa was not portable or insubstantial, and obstructed the sweeping beachfront views, potentially impacting the property value.

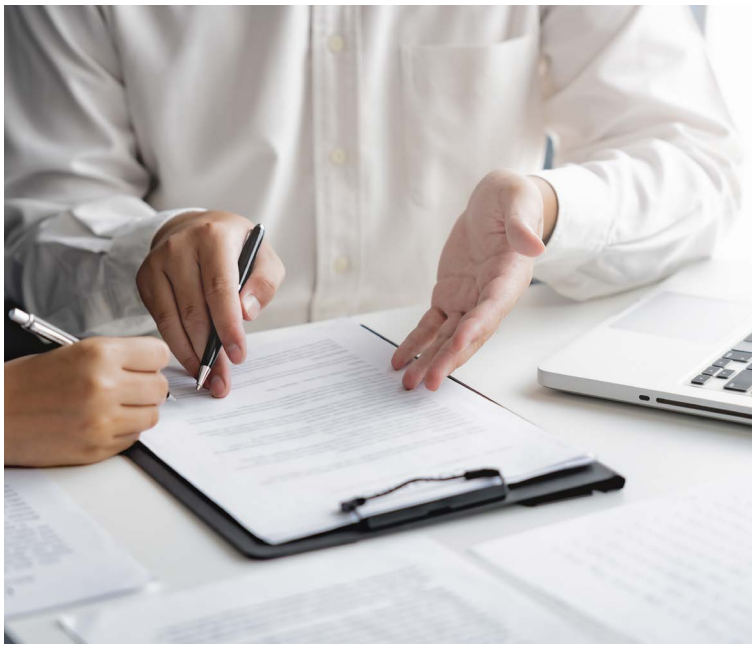
The Court held that the swim-spa was a structure as it was a "substantial object made up of composite elements" [48], and while it could be removed, removal of all the elements would take considerable effort.

Further, it was not unreasonable for the lessors to withhold their consent to its placement in front of the ground-floor apartment. The swim-spa caused a visual intrusion of the views from the apartments and the fact that Ms Hall claimed she required the swim-spa for health reasons did not outweigh the adverse impact on the amenity value of the other apartments. The purpose of the requirement for consent in the cross-lease was to protect the lessors from unreasonable intrusions. The Court ordered the removal of the swim-spa.

Key takeaway points:

- It is objective and fact-specific as to whether something is a 'structural alteration' and consent has been unreasonably withheld.
- A 'structure' does not need to be permanent to require consent under a cross-lease.

Lois Stone
Senior Associate



Case Review:

Reid v Laurelwood Vicki Ltd

[2025] NZHC 441

Reid v Laurelwood Vicki Ltd provides a warning over the implications of striking out the front page 'conditions box' of an Agreement.

The standard form Agreement for Sale and Purchase of Real Estate includes a conditions box on the front page confirming the purchaser's conditions associated with the Agreement. The details of these conditions are then fleshed out in the body of the Agreement at clause 9. The requirements for how these conditions must be fulfilled, and how the agreement can be cancelled if the conditions are not fulfilled, are specified in clause 9.10 of the agreement. Clause 9.10(4) provides that conditions will not be fulfilled until a notice of their fulfillment has been served by one party to the other.

In Reid v Laurelwood Vicki Ltd the purchaser cancelled an agreement to purchase two townhouses which were to be built in Northcote on the basis that the vendor had failed to provide formal notice (as required by clause 9.10(4)) that several of their conditions for the sale had been met. These conditions were related to resource consents and whether the development itself was feasible.

The vendors argued that putting a line through the conditions box on the front page of the agreement removed clause 9 entirely from the agreement. If this were to be accepted, the agreement would no longer provide guidance for how the conditions in the further terms were to operate. The potential implications of this would be significant and create a loophole in the agreement.

The judge confirmed that in this instance clause 9 still formed part of the agreement, despite the conditions box on the front page being struck out. While other clauses in the body of the Agreement had been crossed out, clause 9 had been left intact by the parties and the judge confirmed this demonstrated the intention that clause 9 should still apply. However, despite the lack of notice by the vendors required by clause 9.10(4), the actions of the purchaser convinced the court that they were aware that the conditions had been fulfilled.

The purchaser did not raise the lack of notice for nine months before eventually cancelling on that basis. The purchaser had also received several newsletters from the developer detailing the progress and had driven past the site on more than one occasion and seen the construction underway. The judge found that they had affirmed the contract despite the notice condition not being fulfilled. The judge ruled that the cancellation was in breach of the contract and the purchasers were liable to compensate the vendors.

The purchasers were ordered to pay the vendors the losses they suffered due to the cancellation of the agreement. That included losses on resale of $189,000, costs of relisting the units up for sale of $7,349 and for additional commission costs paid to the real estate agent of $46,000.

This case provides a warning to those preparing agreements for sale and purchase to be particularly diligent in completing the agreement. Something as simple as striking out the conditions box on the front page instead of crossing out the specific clauses not intended to form part of the agreement could lead to disputes between parties.

Helen Tolovae,
Associate

Case Review:

Sole v Hutton

[2023] NZHC 2874

This case relates to a breach of warranty and misrepresentation claim made by the purchasers of a unit of an apartment in Mount Manganui who, less than a year after settling the purchase, discovered that the property had weathertightness issues.

The Huttons sold their apartment to the Soles in 2018. Shortly after settlement of the purchase in 2019, the Soles discovered that the apartment block suffered from weathertightness issues, leading to the body corporate carrying out major repair work, with the Soles responsible for their share of the costs. They had purchased their unit for $1,495,000 and the Soles' share of the repair costs was assessed at approximately $1,166,000. The Soles also discovered that reports had been issued to the body corporate by a building surveyor in 2014 which identified water ingress and highlighted issues with the apartment building (Reports). The Reports had not been disclosed to the Soles prior to the purchase.

The Soles claimed that the Huttons were liable for breach of warranty and misrepresentation under the Contract and Commercial Law Act 2017.

The Court held that there was a breach of warranty under the sale and purchase agreement. The warranty (which was the standard warranty under clause 11.2(7) of the ADLS sale and purchase agreement at the time) provided that the vendor had no knowledge or notice of any fact which might give rise to the possibility of the owner incurring any liability under the Unit Titles Act or any proceedings being instituted by or against the body corporate.

While the Huttons were aware of the Reports, they claimed that their understanding was that there were no immediate issues except for some roof repairs being required. The Court noted that the subjective understanding of the Huttons was not relevant and that consideration of what a reasonable person would have taken the information to mean was required. The Court held that the Reports should have been disclosed to the Soles and failure to do so resulted in a breach of the warranty.

The Soles also claimed that there was a breach of the warranty relating to the pre-contract disclosure statement being incorrect and incomplete. However, this claim was not successful because at the time that the pre-contract disclosure was given, the Huttons were only required to disclose that there had not been any formal claims under the Weathertight Homes Resolution Services Act or other civil proceedings relating to water penetration. As the pre-contract disclosure statement met the requirements under the Unit Titles Regulations at the time, the Court held that this did not constitute a breach of warranty.

The misrepresentation claim was also held to be successful as the agent had made statements to induce the Soles to purchase the property, based on information provided by the Huttons which included their confirmation that there were no known issues with the property. The Court held that the Huttons would have known about the Reports (demonstrated by their active attendance at 2014 and 2015 AGMs where the Reports were discussed). The Reports should have been disclosed.

The Court awarded the Soles damages of $926,000 plus interest which took into account the betterment the Soles would receive (i.e. that the Soles would be in a better position following the remedial works being completed due to items at the end of their serviceable life being replaced with new ones).

Key takeaway points:

- Vendors should be careful to ensure that they disclose any watertightness issues to their real estate agent including providing copies of any relevant reports that have been commissioned by the Body Corporate.
- The scope of a disclosure statement is limited to the requirements of the Unit Titles Act and its associated Regulations and is not intended to replace a purchaser's due diligence.

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Anderson Lloyd has specialist expertise in all aspects of commercial property law. Our clients include commercial property investors, institutional landlords, financiers, local authorities, national franchises, Government and Crown-owned entities, local authorities and owners and developers of retail premises and retirement villages.

Our commercial property expertise includes:

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- acquisitions and divestments
- commercial leasing
- property syndication
- subdivisions
- Building Act and regulatory compliance
- Public Works Act matters
- advising on Overseas Investment Act applications

Anderson Lloyd also has a highly experienced residential property legal team that can expertly advise on all residential property matters.

Our residential property lawyers are experts in:

- buying and selling residential property including family homes, retirement village units and apartments
- leasing matters including contracts
- conveyancing law
- general property issues, including easements, covenants and subdivisions

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