

Commercial Property

APRIL 2007

Bell Gully



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Welcome to the April 2007 edition of Bell Gully's Commercial Property publication.

The increased talk of climate change and sustainability in New Zealand over recent times is stretching further into the property sphere. Environmental and "green" building issues are increasingly at the forefront of development. As advisors in the field, we are finding ourselves engaged in advising more tenants and developers on green building requirements. In this edition, Davida Dunphy looks at these issues in her article: *The greening of the building industry*.

The effect of waste on our environment is also a subject of growing debate, particularly around the proposed Waste Minimisation Bill before Parliament. Resource management legal specialist Marija Batistich discusses the impact of the proposed Bill on business operations and policies.

Green building and environmental sustainability also affects council operations and controls as well as infrastructure. Tom Bennett and Joanna van den Bergen examine local government initiatives in this area.

Finally, we are implementing the new online registration of land title documents through e-dealing and *Landonline*. Catherine Trengrove provides the detail in *Landonline – how does it affect me when I buy, sell, or mortgage property?*

We trust you will find these articles of value and we look forward to receiving your feedback and suggestions for future editions. Please feel free to contact us, other members of the team listed in this update, or publication editor Catherine Trengrove at: catherine.trengrove@bellgully.com.

Best regards

Tom Bennett and Jane Holland

Partners

The “greening” of the building industry

BY DAVIDA DUNPHY



Background

The New Zealand property industry has made a significant step forward in the last 12 months to embrace the international shift towards “green building”.

The concept of sustainability has been around for over a decade and has been included in various government initiatives since 1999. Most notably for the property industry, sustainability was introduced in the Building Act 2004 and will be incorporated in the new Building Code (currently being reviewed, with completion expected in November 2007). Sustainability is also encouraged in government operations and local authority programmes.

Importantly from a property development viewpoint, tenant and investor demand for sustainable building is increasing, particularly from overseas clients, many of whom have adopted internal sustainability strategies when it comes to their occupancy or portfolio requirements. This demand is not only affecting new build projects, but also requiring the upgrade of existing buildings.

Several studies, including the Ministry for the Environment’s article “*Value case for sustainable building in New Zealand*,” conclude that any additional development costs of green building are offset by the potential financial benefits including increased capital value, reduced operating costs, higher productivity and increased occupancy rates. In addition it is forecast that as the industry begins to accept green building as standard, professional costs and regulatory barriers should reduce. There seems to be a growing recognition that the value case for sustainable building is compelling and adopting green building design can significantly improve long-term returns on property investment, and to a degree, future-proof certain assets in a sometimes volatile market.

NZ initiatives

The New Zealand Green Building Council (NZGBC) was formed in 2005 and became the ninth member of the World Green Building Council in 2006. NZGBC has 98 company members, indicating that the industry is on board. NZGBC has launched its Green Star NZ office design pilot ratings tool, due for formal release in April 2007.

The Green Star NZ ratings tool should further encourage the adoption of sustainable development. It provides tenants and investors with a formalised benchmark while rewarding developers and landlords with certification which can be used for marketing advantage and recognition.

The Green Star NZ office design ratings tool is currently in its 90 day pilot period and can be downloaded from the NZGBC website: www.nzgbc.org.nz.

The ratings tool is based on the Australian Green Building Council’s Green Star system (with influence from the United Kingdom and American schemes) and adopts the same rating categories and criteria for certification. The pilot is in relation to office design only at this stage. However, no doubt other tools relating to interiors and “as-built” will follow.

As with the Australian model, commercial office premises will be evaluated against eight environmental impact categories – see separate table at the end of this article.

Points are awarded for each of the eight categories, which are then applied an environmental weighting. The pilot system adopts the Tasmania weightings which rank IEQ and energy the highest, both at 20% of the overall score, until such time as a further New Zealand based survey is completed. Finally, credits are separately awarded for innovation and the overall score calculated and stars awarded as follows:

Green Star NZ ratings	Score	Represents
One Star	10	Minimum practice
Two Stars	20	Average practice
Three Stars	30	Good practice
Four Stars	45	Best practice
Five Stars	60	NZ excellence
Six Stars	70	World excellence

Anyone can use these rating tools to assist due diligence or forecast upgrade priorities. However, following the introduction of the final scheme a project would need to be formally registered, assessed, and credited for it to promote a Green Star NZ rating.

How does this affect your legal documents?

A green building approach to a project typically involves Ecologically Sustainable Design (ESD) standards being adopted at the outset and incorporated into almost all project documentation from initial building contracts and development agreements, through to the warranties and occupational leases granted at practical completion.

These ESD standards not only affect the obligations of the developer and contractors, but must be passed onto occupiers to ensure compliance during the life cycle of the building – for example, a landlord cannot risk breaching air-conditioning standards because the tenant has installed an incompatible fit-out. Similarly, if an anchor tenant has insisted on specific ESD standards, the obligations will often also affect secondary tenants in the building to ensure that standards are maintained.

Increasingly, tenants are approaching developers and landlords with specific

design (or refurbishment) specifications which must be adhered to throughout design and construction, but also will be passed on to the owner to maintain during the term of the lease. It is therefore important to be aware of and balance the risk between developer, contractor, landlord and end user, and build in appropriate safeguards through the project and lease documentation.

The regulatory process also has significant potential to help or hinder sustainable building. Knowledge of the impact of the Building Act 2004, Resource Management Act 1991, relevant district and regional plans, together with the various incentives which may be on offer (such as subsidies for rainwater tanks and reductions in development contributions), all affect the success of a project.

New Zealand is catching up with Australia as local contractors and professionals are increasing their experience in what was previously a niche industry. More importantly, these professionals are also starting to stand behind their skills and therefore decrease the risk of innovation ultimately ending up with the end user. The Green Star NZ rating can only help provide a greater degree of certainty and incentive to continue in this direction.

Environmental impact categories

- **Management:** the adoption of sustainable development principles from project conception to operation, taking into account operational energy data and ongoing management practices, e.g. automatic control of plant and systems and energy monitoring.
- **IEQ: Indoor Environment Quality** (the environmental impact and occupant wellbeing and performance, e.g. HVAC systems, solar shading).
- **Energy:** the reduction of greenhouse emissions through a reduction in demand and alternative power sources, e.g. rooftop turbines, solar power, demand control heating, cooling and ventilation etc.
- **Transport:** the encouragement of public transport options, e.g. location, provision of bicycle storage, discouragement of private vehicle – by limiting carparks.
- **Water:** the reduction in potable water through design, re-use and substitution of alternative water sources, e.g. solar water heating, rainwater collection and recycling, water efficient sanitary ware.
- **Materials:** the use of environmentally preferable materials, e.g. sustainability sourced timber, zero ODP refrigerants and recycling waste storage.
- **Land use and ecology.**
- **Emissions.**
- **NZGBC is launching its Green Star office design ratings tool in April 2007.**
- **The Green Star rating is largely based on the Australian rating system.**
- **Sustainable building standards affect all aspects of the building: design, documentation, construction, ongoing maintenance and leasing.**

Cutting down on waste

BY MARIJA BATISTICH

Bell Gully



The Green Party's push to get our lawmakers to take a fresh tack on cutting the amount of waste we create could mean a new wheelie bin full of responsibility, regulation and cost for business.

The Waste Minimisation (Solids) Bill was introduced to Parliament by being drawn from the ballot in June 2006 and is now before a Select Committee. Rather than just recycling, it aims to cut waste at source – and this means greater onus on industry and consumers. While initially the Bill was touted as being an example of Labour's token support for the Green Party in reaching the Select Committee stage, the resignation of Taito Philip Field has changed the political landscape and Labour may need to consider its position (and the proposed Bill) more carefully if it needs the Green Party's votes to get other key legislation through.

What does the Bill mean for business?

The Bill makes businesses (as producers and consumers) responsible for reducing and disposing of waste. Councils and ratepayers are no longer responsible for the recycling focus of kerbside collections. Instead, a regime of multiple (and complex) **recycling facilities at points of sale**, including both supermarkets and smaller operators, or within 5km of each seller's premises is proposed. Building owners of both office and retail will need to consider where and how to install these recycling points in and nearby their buildings to satisfy their own and their tenants' product waste.

All businesses will have to prepare **compulsory plans for waste minimisation** – and review these plans from time to time. Building owners and tenants will need to co-ordinate their plans, and all retail tenants will be affected. Not only must they comply with the disposal requirements for every product they both sell and use, but they must investigate each product's production and packaging to ensure that it meets their own organisational waste minimisation plans.

A key element of the Bill is **mandatory product stewardship**. This requires all manufacturers, importers and retailers, to take responsibility for both their product and

its packaging throughout its life cycle. It is difficult to envisage support for anything other than a voluntary arrangement, as proposed by the current framework for product stewardship being considered by the Ministry for the Environment.

The concept of a **national waste levy** is required by the Bill. The impetus for this move arose after waste levies imposed by four local councils in the Auckland region were ruled illegal by the High Court in April 2006. The levy would not only seek to act as a disincentive to dump rubbish, it would also be used to fund waste minimisation activities. However, neither the current Bill nor the investigations around the proposed national levy have articulated in any clear terms the likely cost to business. While in financial terms it may be small (current suggestions of \$10 per tonne of waste, rising by \$10 per year until the three year review), the administrative and bureaucratic burden may generate paperwork the size of a landfill.

The Packaging Council of New Zealand, on its own website, considers that the Bill will increase the cost of recycling, make recycling less efficient and will not achieve the overall objective of reducing the amount of waste which goes to landfill.

The Bill fails to take into account current industry-led and voluntary approaches to product stewardship, such as the New Zealand Packaging Accord. The concept of a pre-payable fee on specified products which could be refunded to the purchaser on the return of the product at the end of its use or life, moves the cost to consumers at the first instance. This conjures memories of the 5c return for used Coke bottles in the 1970s, rather than images of a responsible and sustainable economy.

The starting point for the Bill however, appears virtually tantamount to a ban on imports of any products without full production histories. While the concept of investigating the production of overseas goods on an ethical basis has been around a long time, this could severely restrict imports from some overseas sources, such as South-East Asia.

It is difficult to identify the parts of the day-to-day operations of any business that would not

be affected. The cost to business imposed by the Bill needs to be carefully considered.

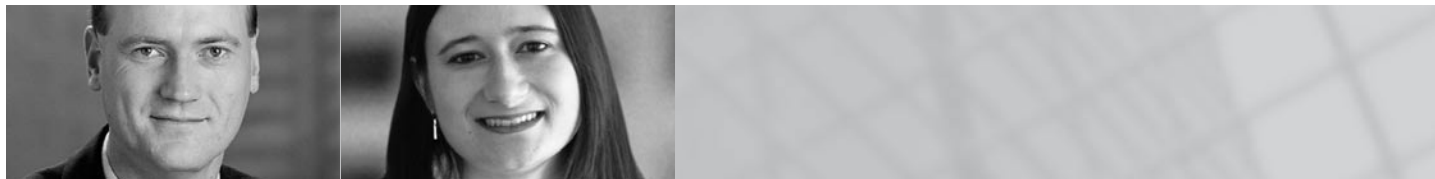
Written submissions on the Bill closed with the Local Government and Environment Select Committee on 1 September 2006. The Committee is still hearing submitters and is due to report in June 2007.

The Bill's key components include:

- ❑ Targets for reducing waste disposed of in landfills and cleanfills.
- ❑ Prohibiting the disposal of certain classes of material deemed recyclable, re-useable or compostable, potentially covering any materials such as paper, glass and plastic.
- ❑ A levy on residual waste.
- ❑ Stringent requirements for extended producer responsibility programmes.
- ❑ The implementation of compulsory waste minimisation plans for all organisations.
- ❑ Public procurement policies to help develop markets for products and services which result in waste reduction.
- ❑ The establishment of a new government agency, the Waste Minimisation Authority.
- ❑ The Waste Minimisation (Solids) Bill aims to cut waste at its source.
- ❑ Businesses will be responsible as both producers and consumers for reducing and disposing of waste.
- ❑ Businesses will need compulsory plans for waste minimisation.
- ❑ Businesses will be responsible for both product and packaging disposal.

Local government and sustainable building initiatives

BY TOM BENNETT AND JOANNA VAN DEN BERGEN



Councils can control and influence urban design and built form through Resource Management Act 1991 planning instruments, such as regional and district plans. In addition, councils are required to promote sustainable management in carrying out their activities under the Local Government Act 2002 (LGA 2002).

What are the guiding green principles for councils?

As part of principles for local authorities under the LGA 2002, local authorities are required to promote the present and future economic, social, environmental and cultural wellbeing of the communities they serve¹. In taking a sustainable development approach, local authorities must take into account the need to maintain and enhance the quality of the environment and the reasonably foreseeable needs of future generations².

How do councils put these green principles into practice for buildings?

In terms of sustainable buildings, local authorities have initiated research projects, are "greening" their own offices and properties and are providing residents and businesses with the information and resources to build more sustainable buildings.

Some examples of these initiatives are:

- In July 2006, Beacon Pathway Limited released its **Local Council Sustainable Building Barriers and Incentives Report** using Auckland City as a case study, which was partially funded by the Auckland City Council. The report found that barriers to sustainable building for Auckland City, and in the local government context more generally, are at the generic level (e.g. lack of information), rather than as a result of specific policies, plans or practices of individual local authorities.

The report recommends that local authorities provide dedicated support staff to provide sustainable building advice and information and that local authorities also show commitment to sustainable building in their own practice.

- The Auckland Regional Council has fully funded a **three year research project** investigating the design specifications for green roof systems for both new developments and retrofitting existing structures. In September 2006 researchers converted The University of Auckland's engineering building roof into a green roof.
- This year Hamilton City Council is running **sustainable urban design seminars**, which explore designs that improve comfort and health, reduce natural resource consumption and save money. Hamilton City Council is also **employing an eco-design advisor** on a trial basis who is available to provide free, easily accessible and independent information on a range of environmental design issues to both home owners and trades people.
- Waitakere City Council recently built a **new \$36 million civic centre** which includes a range of green elements that the council hopes will give a green lead to the business community, developers, and home owners. The building includes a green roof and connections to the nearby public transport interchange to encourage staff and visitors to reach the centre by public transport. The air-conditioning system relies on a mixture of air-conditioning and mechanical ventilation featuring air-to-air heat recovery that allows a lot of fresh air to be used without paying a big penalty in energy consumption. The council considers that the centre has given downtown Henderson's economy a boost - a number of existing shops have been refurbished since the complex opened in March 2006 and there are also plans for new high-rise buildings.

- Waitakere City Council, North Shore City Council and Rodney District Council have been involved in pilot programmes in the past two years providing **rooftop rainwater storage** collection tanks free of charge to homes in flood prone areas. Rainwater tanks control stormwater by providing temporary storage for roof runoff. Waitakere City Council, a self titled "eco-city", also works with home owners to **retrofit existing homes with energy efficient materials** such as insulation, building paper and hot water pipes lagging.

While there is much more work to be done in implementing these green principles into council operations, you can expect to hear more on the sustainable building requirements from local authorities.

(1) Section 10(b), Local Government Act 2002

(2) Section 14(h), Local Government Act 2002

- ❑ Local authorities must take into account the need to maintain and enhance the quality of the environment and the reasonably foreseeable needs of future generations.
- ❑ Local authorities have initiated research projects, run sustainable urban design seminars, employed eco-design advisors, and improved or built their own offices following sustainable building principles.

Landonline –how does it affect you?

BY CATHERINE TRENGROVE

Bell Gully



What is Landonline?

As you may be aware, Land Information New Zealand (LINZ) has introduced a new online electronic system for registering land title documents, including discharges of mortgage, transfers, and mortgages.

The system is called *Landonline*, and LINZ has set 1 May 2007 as the date from which all discharges of mortgage have to be registered electronically. All approved standard-form mortgages and transfers are to be registered electronically from 1 August 2007, with all other land title documents to follow from 1 July 2008.

In anticipation of this, we have been trialling electronic registrations of discharges of mortgage and have established appropriate procedures and protocols. Since 1 January 2007, we have been registering all discharges of mortgage electronically through *Landonline*. We are currently trialling transfers and mortgages and expect to be fully operational for these documents in April 2007.

How does Landonline affect you?

The main change is that you will no longer sign paper transfers or mortgages when you buy, sell or mortgage property. Instead we will be sending you an "Authority and Instruction" (A&I) form. You will need to sign the A&I form in front of a solicitor and also attach a copy of your current photo identification (e.g. driver's licence or passport). If you are selling a property, we will also need a copy of an insurance, rating or utilities invoice linking you to the property address.

For corporate clients, we now need photo identification of the authorised signatories – which will be attached to the A&I form. We may also ask for a copy of the board and/or shareholder resolutions authorising the transaction.

If the A&I is signed under power of attorney, we need a copy of that power of attorney and a certificate of non-revocation of power of attorney. We will also need a copy of the attorney's photo identification. Again, we will trial keeping a central register of these documents for clients who are frequently registering documents with LINZ.

At present, any transfer or mortgage which is not an approved standard form (e.g. it has additional clauses, such as a trustee liability limitation clause) is not registrable electronically. Registration of these paper documents will continue until July 2008.

Banks which have non-standard mortgages (e.g. overseas banks), may also insist that both the mortgage and the transfer are in paper to ensure first mortgagee status on registration. Again, this will continue until July 2008 when the non-standard mortgages can be electronically processed.

How does this affect corporate lawyers?

LINZ and the New Zealand Law Society have issued guidelines on the role of in-house lawyers. In-house lawyers can witness the signing of the A&I and certify the copies of photo identification of the corporate signatories. However, they cannot process the electronic registration unless they are themselves registered with LINZ for e-dealing.

Are paper leases also affected?

No. Paper documentation for leases need not change, even after July 2008. LINZ is introducing a scanning system of paper documents for electronic lodgement in *Landonline*. We expect LINZ to release further details of this procedure later this year.

These changes will affect our settlement procedures for any transaction that involves land. We are also liaising with other law firms to

work through the more complex issues which arise in large-scale transactions. Documents and settlement procedures for online registration of subdivisions and apartment developments will change considerably, both for banks, vendors and purchasers.

If you have any queries on how this may affect your business or want further information, please contact Catherine Trengrove: *catherine.trengrove@bellgully.com*.

- *Landonline* is an electronic system for registering land title documents.
- *Landonline* will be compulsory on the following dates:
 - 1 May 2007 for discharges of mortgages
 - 1 August 2007 for mortgages and transfers
 - 1 July 2008 for all other documents.
- You will sign an A&I form instead of paper mortgages and transfers.
- You will need to provide a copy of photo identification when you sign an A&I.

Useful websites to visit for further information on e-dealing are:

- New Zealand Law Society: www.nz-lawsoc.org.nz/hmedealing.asp
- *Landonline*: www.landonline.govt.nz
- Land Information New Zealand: www.linz.govt.nz

What actions make the sun go down on a "sunset clause"?

If you have taken positive and clear steps to affirm a contract after the sunset date has passed, you cannot use the sunset clause to end the contract. In *Jansen*¹, the vendor exercised its right to cancel an agreement for sale and purchase on 30 September 2003 under a simple sunset clause – if there was no settlement by that date, either party could cancel by written notice.

After 30 June 2003, the vendor had proceeded in vital ways as if the agreement was still on-foot. The vendor had issued invoices for additional building works, sent a letter advising title was due to issue from LINZ, advised the purchaser's solicitors that title had issued and asked for a transfer to be issued for the vendor's execution.

The vendor then tried to cancel the contract and returned the purchaser's deposit and cheque for the additional building works.

The courts ordered the vendor to sell the property to the purchaser under the original agreement. The vendor's actions were clear and positive acts of election which lost it the right to subsequently use the sunset clause to cancel the agreement.

(1) Jansen v Whangamata Homes Limited (CA 266/04; 15 August 2005)

An unregistered tenant and an unsigned deed of lease – are they grounds for forfeiture?

The wide discretion of the courts when granting relief to tenants from forfeiture action has been recently re-emphasised by the High Court in *Tiles & Tiles Limited*².

The tenant never signed the original deed of lease, mistakenly believing the signed agreement to lease was the only documentation required, although they did sign the deed of renewal. The tenant was also temporarily struck off the Companies

Register for three months at the time of renewal. During the term, the tenant had paid all rent, including the reviewed rent after renewal.

The court held that these breaches were inadvertent and that they had all now been remedied. The tenant was granted relief from forfeiture of their lease under section 118 of the Property Law Act 1952.

(2) Tiles and Tiles Limited v Howard and Anor (Andrews J, HC – Tauranga, CIV-2006-470-00650)

When is a café a tavern or a bar? – retail mall lease restrictions

The tenancy mix in shopping centres is often protected for a tenant by imposing a restrictive covenant in the lease preventing the landlord from leasing other premises to a tenant with the same business. The meaning of "tavern or free standing bar" was recently discussed in the *Styx Mill*³ case.

Coyote Café had supplied the landlord with a business plan indicating a café menu, table service, 8am to 11pm opening hours, a limited range of tap beers with an emphasis on bottled beer and wine. Eighty percent of the labour resources were for the restaurant operations and only 20% of the floor space was for a bar with a small number of bar seats. Food revenue was expected to exceed 50 % of turnover.

The landlord was therefore satisfied that Coyote Café was operating principally as a restaurant and it was only selling alcohol as part of the restaurant/food service.

The neighbouring tavern objected to the Coyote Café operations, especially when Coyote Café's liquor licence application described its business as a tavern with opening hours from 7am to 2am. The landlord was taken to court to defend its decision to lease the premises to Coyote Café. The neighbour claimed that it was a breach of the landlord's covenant in the neighbour's lease not to allow any other tavern to operate.

The court concluded that the café's operations did not breach the restrictive covenant but did warn the landlord to keep a close eye on the Coyote Café to ensure it did not breach its restaurant operations, which it had done on two previous occasions by serving alcohol without food and by staying open later than stated.

The landlord was able to clearly demonstrate the basis on which it had reached its decision by referring to business plans, correspondence, continuous monitoring programmes, active responses to alleged breaches and a review of the tenant's marketing materials. The court also upheld the landlord's decision that a liquor licence application as a "tavern" does not in itself determine the tenant's business as a tavern, especially when all other actual business operations were consistent with a restaurant.

(3) Styx Mill Holdings Limited v Sabina Limited (Chisholm J, HC Christchurch, CIV-2005-409-1224)



New 8th Edition Agreement for Sale and Purchase of Real Estate – ADLS/REINZ

A new standard agreement for sale and purchase of real estate was released by the Auckland District Law Society and the Real Estate Institute of New Zealand on 19 February 2007. The new form has been distributed electronically to law firms for immediate use. The old 7th Edition (3) July 1999, is still available as an obsolete form. Hard copies of the new 8th Edition have been distributed by REINZ to its agent members.

The main changes are updating the wording and clauses for the Building Act 2004 and e-dealing.

We have reviewed the changes incorporated into the new 8th Edition Agreement. Please contact us for further comments.

Property Law Bill

Submissions closed on this Bill on 28 February 2007. It is an extensive rewrite and partial codification of certain aspects of property law which are currently covered by case law. We have assisted in submissions on the Bill. Please contact Jane Holland: *jane.holland@bellgully.com* for further information on the wide ranging changes proposed.

Security guards and private investigators

Security guards may be subject to new professional standards following a review by the Ministry of Justice. Proposals include mandatory training for security staff as a condition of licensing, as well as tougher penalties and enforcement to exclude unlicensed firms and individuals from the industry. The net may also be widened to include crowd controllers, bodyguards and security staff who work in confidential document destruction firms. We expect consultation early this year with proposed legislation by mid-2007.

Compliance Document B1 Structure and Loading Design Standard - NZS 4203

NZS 4203 is being updated by the Department of Building and Housing and submissions closed on 16 March 2007. The new standard aims to better match design with updated understanding of risk. The proposals can be viewed on <http://www.dhb.govt.nz/b1-structure-consultation>.

The new standard will refer to joint Australia/New Zealand AS/NZS 1170, Structural Design Actions, in place of NZS 4203.

The proposals will affect buildings with a higher need for structural integrity, such as those required to continue working after a disaster, e.g. hospitals. The proposals also increase design load levels for buildings where people gather, revise loadings for wind and snow, and require stronger traffic barriers in buildings (e.g. parking buildings).

A chartered engineer will need to sign off the designs based on the new standard.

Submissions can be made online to comments@dhb.govt.nz with "Consultation Feedback – Compliance Document B1 Structure" in the subject line.

Residential Tenancy Tribunal decisions on line

Residential Tenancy Tribunal decisions are soon to be available online on the Department of Building and Housing website. The new system will give details of both offending landlords and tenants.

Updates on previously noted legislation

The **Building Consent Authority Accreditation Standards and Criteria Regulations 2006** were passed on 18 December 2006. They came into force on 1 February 2007. This is combined with a finding package of \$3 million from the Building Levy to help councils develop resources and prepare for accreditation under the Building Act 2004.

The Department of Building and Housing is running training courses during February and April 2007 for council staff to attend.

Shop trading hours for Easter and Anzac Day

were reviewed by the Commerce Committee on 13 December 2006. Amendments were made to both the Shop Trading Hours Act Repeal (Easter Trading) Amendment Bill, and the Easter Shop Trading Amendment Bill, for protection for workers and ensuring that leaseholders are not compelled to open on these as days. Each local authority is to decide if it will allow trading on these days in its district. We will keep you advised of final legislation when it is passed.

We are still waiting for draft legislation reforming the **Unit Titles Act 1972** which should be released later this year together with reforms to the **Residential Tenancies Act 1986**.

Submissions closed on the **proposed Building (Late Consent is a Free Consent) Amendment Bill** and a report is due in April 2007.

Useful website links

New Zealand Government

Department of Building and Housing

www.dbh.govt.nz

Local Government online

(for details of local councils and websites)

www.localgovt.co.nz

Landonline

www.landonline.govt.nz

Inland Revenue Department

www.ird.govt.nz

Ministry of Economic Development

www.med.govt.nz

NZ Government

www.govt.nz

www.beehive.govt.nz

Occupational Health and Safety, Department of Labour

www.osh.govt.nz

New Zealand organisations

The Companies Office

www.companies.govt.nz

Overseas Investment Office

www.oio.linz.govt.nz

Personal Property Securities Register

www.ppsr.govt.nz

Standards New Zealand

www.standards.co.nz

New Zealand commercial

BRANZ Limited

www.branz.co.nz

Building Officials Institute of New Zealand Inc

www.boinz.org.nz

Construction Industry Council

www.nzcic.co.nz

New Zealand Business Council for Sustainable Development

www.nzbcسد.org.nz

New Zealand Green Building Council

www.nzgbc.org.nz

Institute of Professional Engineers

www.ipenz.org.nz

Insurance Council of New Zealand

www.icnz.org.nz

New Zealand Fire Service

www.fire.org.nz

New Zealand Institute of Management

www.nzim.net.nz

Property Council of New Zealand

www.propertynz.co.nz

Property Institute of New Zealand

www.property.org.nz

Real Estate Institute of New Zealand

www.reinz.org.nz

New Zealand Institute of Economic Research

www.nzier.org.nz

Australian commercial

Green Building Council of Australia

www.gbcaus.org

Property Council of Australia

www.propertyoz.com.au

Real Estate Institute of Australia

www.reiaustralia.com



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