



# Godfreys Law

OCTOBER 2014

---

## Inside this issue:

- Firm Updates
  - New Area of Expertise for Godfreys Law- Immigration
  - Articles of Interest
  - Christmas Opening and Closing notice
- 

## Firm Updates



### **We welcome Kelli Lewis to Godfreys Law.**

Kelli is a registered legal executive with many years of experience working for large law firms in Christchurch and overseas. Kelli is working predominately in the area of residential and commercial property sales.



### **New Area of Expertise at Godfreys Law - Immigration**

Janelle has developed her own immigration practice. Being of Chinese heritage and a fluent Mandarin speaker adds another dimension to her practice.

Janelle can assist clients with immigration services by providing specialist support, technical advice and practical pathways that can be tailored to suit client goals and fit their circumstances.

If you or you know someone who wants to live in New Zealand who has the skills, experience or capital, Janelle can assist with formulating a plan to residence. Her technical expertise includes categories such as Skilled Migrant, Work to Residence, Entrepreneur, Family Reunion and Investment. In addition she can help with student visas and New Zealand descendants or those who wish to be granted New Zealand Citizenship. Janelle can be contacted at Godfreys Law at [janelle@godfreys-law.co.nz](mailto:janelle@godfreys-law.co.nz)

## Articles of Interest

---

### **Enduring Powers of Attorney – Avoid cost later**

“Mentally Incapable” is not a description we want applied to ourselves or to those who are close to us! However sometimes there are unexpected events which can lead to this, or misfortune early in life or sometimes the natural aging process.

Philip Sewell of our office undertakes assignments for the Family Court, where he acts for people who are “mentally incapable”. He does this work when relatives have to apply to become a “Property Manager” or “Welfare Guardian”. These appointments are required because the person concerned no longer has mental capacity and there may be assets (e.g. home, bank accounts) to deal with or decisions to be made.

Philip enjoys the work which involves meeting the families and the ‘subject person’. It gives him a variety of interesting challenges and situations to work through.

However the reality which strikes him all too often is that for many such people, there could have been Enduring Powers of Attorney signed while they were well. This would have avoided any Family Court applications and saved the family thousands of dollars.

Philip points out that everyone knows about having a will but fewer people give their Enduring Powers of Attorney such priority. Due to the work he does on these Family Court assignments, he sees the importance of this for most people. If you do not already have an Enduring Powers of Attorney or they need updating, please contact your usual advisor at Godfreys Law.

---

### **So you are thinking of selling your house privately? Get it right at the outset**

In the age of the internet and opportunities to advertise online many people are considering the possibility of selling their house privately. This can be quite tempting when one considers the commission an agent will charge for selling a property compared to the cost involved in advertising a house on a website such as Trademe.

The argument of course for a real estate agent is that he or she will get you the best price possible by marketing the property to the greatest number of people. In addition the agent will take over all the running around and hassle involved in selling the house. If you are not convinced by this argument and decide to sell your house privately there are a number of things to remember.

Compliance with the many legal requirements is essential and it is wise to get early legal advice on these requirements. Once an agreement is signed it is a binding contract and you cannot simply change your mind if you discover the terms of the agreement do not suit you.

At a practical level it is important to complete a due diligence investigation of your property so any issues are identified and resolved prior to the property being placed on the market. For example, obtaining a building report can identify any work that a purchaser may wish to be completed prior to settlement or use as a means of re-negotiating the purchase price.

To get a realistic understanding of the sale price prior to marketing the property you should consider obtaining a valuation from a registered valuer. Although this process will involve an upfront cost, such effort will ensure you get the price you want and avoid any issues that could enable a purchaser to cancel or re-negotiate the contract.

Getting it right prior to signing an agreement can save a lot of heartache and legal cost in the long run. You will find our input invaluable and we can assist with all aspects relating to selling your home privately as well as assisting you in negotiating the necessary steps. Please contact your usual advisor to discuss the process. *(Article written for the Central Canterbury News)*

---

#### Christmas Opening and Closing Information

We thought we would be organised this year and give you plenty of notice of the days we are closed over the Christmas period with the objective of prompting you to get hold of us in plenty of time before Christmas to avoid the rush and backlog at that time of the year.

**Closing: 23 December – 12pm**

**Opening: 12 January 2015**

**We will have a skeleton staff on from the 6<sup>th</sup> January 2015**

---

## STAFF DIRECTORY

**Philip Sewell**  
Partner  
philip@godfreys-law.co.nz

**Judith Walshe**  
Family/Criminal Court Lawyer  
judith@godfreys-law.co.nz

**Janelle Liu**  
Solicitor  
janelle@godfreys-law.co.nz

**Brad McDonald**  
Partner  
brad@godfreys-law.co.nz

**Alison Hankinson**  
Registered Legal Executive  
alison@godfreys-law.co.nz

**Charles Mullins**  
Senior Solicitor  
charles@godfreys-law.co.nz

**Julie Aitken**  
Business Development Manager  
julie@godfreys-law.co.nz

**Julie-Anne Gaskin**  
Reception/Word Processor  
Julie-Anne@godfreys-law.co.nz

**Jacqui Wiltshire**  
Trust Accountant  
jacqui@godfreys-law.co.nz

**Kelli Lewis**  
Registered Legal Exec  
kelli@godfreys-law.co.nz



---

## HAVE WE GOT YOUR NAME AND ADDRESS CORRECT?

If we have mis-spelt your name or have your address details incorrect, could you please amend them below? Then simply detach this form and return to us at PO Box 131, Christchurch 8140, or email [admin@godfreys-law.co.nz](mailto:admin@godfreys-law.co.nz)

Contact Name: Mr/Mrs/Miss/Ms \_\_\_\_\_  
Preferred First Name(s) \_\_\_\_\_ Last Name \_\_\_\_\_

Postal Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: (0 ) \_\_\_\_\_ Facsimile No: (0 ) \_\_\_\_\_

Email: \_\_\_\_\_

**Important:** This newsletter is not legal advice. Clients should not act solely on the basis of material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. As well, changes in legislation may occur quickly. We therefore recommend that our formal advice be sought before acting in any of the areas referred to. This newsletter is issued as a helpful guide to clients for their private information.