

# TurnerHopkins

Barristers, Solicitors  
& *Notary Public*

**YOUR GUIDE**

**2025 EDITION**



# ABOUT US



## OUR HISTORY

Turner Hopkins is a well-established New Zealand law firm with a history spanning over 100 years. Founded in 1923, we have built a reputation for delivering reliable and practical legal advice and impeccable service to our clients across a range of industries and in relation to a wide variety of legal matters. Our longevity is a testament to our strong client relationships, consistent commitment to legal excellence and respected position within the New Zealand legal community.

## OUR PEOPLE

Our diverse, multilingual team includes lawyers with bilingual capabilities in Mandarin and Cantonese. Several of our practitioners also hold dual practising certificates, allowing them to advise and represent clients in both New Zealand and China. This unique capability enables us to provide tailored legal support for clients with cross-border interests and international business operations.

## OUR APPROACH

We deliver practical, commercial legal solutions backed by deep expertise and a global outlook. With strong international connections and extensive experience in land development, overseas investment, and business operations, Turner Hopkins is well-positioned to navigate both local and international regulatory landscapes. We regularly represent our clients before local councils, public agencies, the Overseas Investment Office (OIO), and throughout the resource consent process.

### Celebrating *100 YEARS*

Our 100 year celebrations, including **Barrie Hopkins** and **Dame Sian Elias** (for Chief Justice of New Zealand who is an alumni of Turner Hopkins



# THE TEAM



## MICHAEL ROBINSON

### PARTNER

Michael Robinson is the firm's Managing Partner and Head of the Litigation/Dispute Resolution team at Turner Hopkins. Michael has been with the firm since 1996. Getting the best possible outcomes for individuals and businesses facing challenges is what motivates him.



## JOY YUAN

### PRINCIPAL

As a Principal Joy works predominantly with the Commercial team. She has extensive expertise in commercial and property law. 作为负责人，乔伊主要与商业团队合作。她在商业和房地产法方面有广泛的专业知识。



## JERRY YU

### CONSULTANT

Jerry holds practising certificates in both New Zealand and China. Jerry is an expert in cross-border legal matters. Jerry specialises in dispute resolution, civil and commercial litigation, and New Zealand-China cross-border matters.



## PAUL JANSSEN

### IMMIGRATION MANAGER (THIS)

Paul Janssen is one of New Zealand's most highly regarded and experienced immigration advisers and manages our immigration business - Turner Hopkins Immigration Specialists - a specialist division, offering individuals and NZ businesses, advice on all things relating to the NZ visa and immigration process.



## JACKIE QI

### LICENSED ADVISER (THIS)

Jackie is a licensed adviser within the Turner Hopkins Immigration Specialists team, fluent in Mandarin and working more specifically on skilled, family and temporary visa applications.





# THE FIRM



## OUR PEOPLE

Since the firm's establishment over **100 years ago**, Turner Hopkins has evolved into a close knit, enthusiastic team of talented and dedicated legal professionals. We have built a team of trusted advisors and support staff, across a range of subject areas, so we can help our clients navigate any legal requirement they may have.

Our leadership team comprises of **five partners** and **three principals**, all of whom have their specialty field of practice. They are in turn supported by a team of solicitors, legal executives and support staff with an incredible depth of experience and skill.

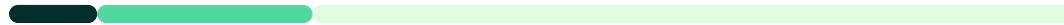
Our staff also bring a diverse range of skills to the business, enabling us to have one of the **largest teams of Chinese speaking lawyers and legal professionals** in New Zealand.



Turner Hopkins is a general legal practice, covering a wide range of service areas. Our teams work closely together, giving clients the comfort of knowing that we have all of their legal needs catered for, under one roof.

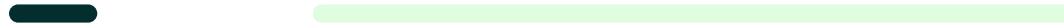
### **Estates, Trusts & Wills**

Turner Hopkins provides expert guidance on estate planning, trust management, and wills to ensure your assets are protected and your wishes are honored. We assist with drafting and administering wills, setting up and managing trusts, and resolving estate disputes.



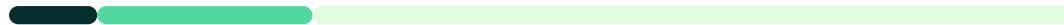
### **Family Law**

Compassionate and strategic support for all family law matters, including separation, child custody, relationship property, and guardianship disputes. Our team works to achieve practical, fair outcomes while minimizing stress during challenging times.



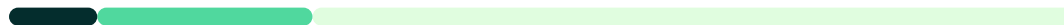
### **Residential Property**

From first-home purchases to complex property transactions, Turner Hopkins ensures seamless and secure residential property dealings. We provide end-to-end legal support, including due diligence, contract reviews, and settlement assistance.



### **Commercial Property**

Trusted advice on buying, leasing, and managing commercial property, ensuring legal security for your investments and business premises. We help clients navigate zoning laws, financing arrangements, and lease agreements with confidence.



### **Employee Relations**

Advocating for employees in disputes, contract negotiations, and workplace rights to ensure fair and just outcomes. Whether you're facing an unjust dismissal, workplace discrimination, or wage disputes, we'll provide expert legal representation.

# SERVICES

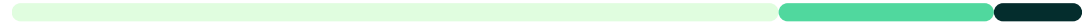


# SERVICES



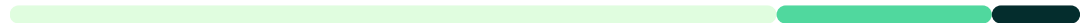
## Employer Relations

Helping employers navigate employment law, from contracts and compliance to dispute resolution and restructuring. We assist businesses in managing workplace risks, drafting employment agreements, and handling disciplinary or redundancy processes.



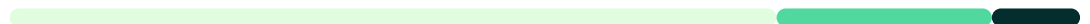
## Land Compensation

Assisting landowners in securing fair compensation for compulsory acquisitions and public infrastructure projects. We negotiate with government agencies to protect your rights and maximize your entitlement.



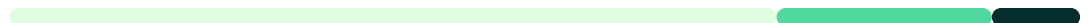
## Civil Litigation

Resolving disputes efficiently, whether through negotiation, mediation, or courtroom advocacy, to protect your legal interests. Our team handles a wide range of civil matters, including contract disputes, property issues, and tort claims.



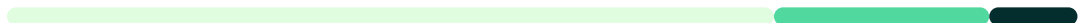
## Business Law

Supporting businesses with contracts, governance, structuring, and compliance to ensure legal and commercial success. From start-ups to established enterprises, we offer tailored legal solutions to help businesses grow and mitigate risks.



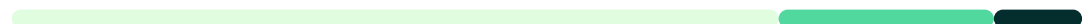
## Franchising

Expert guidance on franchise agreements, compliance, and disputes, helping franchisors and franchisees thrive. We assist with contract negotiations, regulatory compliance, and resolving franchise-related conflicts.



## Debt Collection

Effective strategies for recovering outstanding debts while protecting client relationships and legal interests. Our team pursues debt recovery through negotiation, legal proceedings, and enforcement actions when necessary.



## Immigration Services

Our specialist immigration team, Turner Hopkins Immigration Specialists, can provide advice, guidance and management across all New Zealand visa categories, including investment, family and skilled migration.

# DOING BUSINESS IN NEW ZEALAND

## Overview

New Zealand, with a population of over five million, is a modern, multicultural nation and a popular destination for both lifestyle and investment.

New Zealand consistently ranks in the top 5 of less corrupt countries in accordance with Transparency International's Annual Report and New Zealand's main cities (Auckland, Wellington and Christchurch) regularly top the global ease of livability index.

The country's increasingly diverse population includes a growing Asian community in Auckland - home to approximately one-third of New Zealanders - serving as the economic and cultural hub.

## Establishing a Business in New Zealand

New Zealand consistently ranks among the top countries in the world for ease of doing business, reflecting its transparent legal system, stable economy, and straightforward regulatory environment.

The New Zealand Companies Office maintains publicly accessible records of company structures, including shareholders, directors, and registered offices, ensuring clarity and accountability for all registered entities.

Foreign investors can choose from a range of business structures, including companies, partnerships, limited partnerships, and joint ventures. At Turner Hopkins, we regularly assist overseas clients with:

- Identifying the most appropriate business structure,
- Registering entities with the Companies Office,
- Advising on compliance with the Overseas Investment Act, and
- Preparing and lodging Overseas Investment Office (OIO) applications where required.

Foreign companies typically establish a presence in New Zealand by incorporating a local subsidiary or registering a branch office. The optimal structure will depend on a range of commercial and tax considerations. Our experienced commercial team can guide you through every step of the process to ensure your business is set up for success.

# BUSINESS



TurnerHopkins



## BUYING AND DEVELOPING REAL ESTATE IN NEW ZEALAND

### Types of Land Title

New Zealand's property law framework recognises several forms of land ownership, the most common being:

- Freehold – The most straightforward and preferred form of ownership, providing full and indefinite rights to the land and improvements.
- Leasehold – Ownership of the right to occupy land for a set period, under the terms of a lease. Leasehold titles are more common in waterfront or seabed areas, particularly in cities like Auckland. These arrangements can be complex and require careful legal review to understand the terms, obligations, and long-term implications.

### Overseas Investment Regime

The acquisition of sensitive assets by overseas investors is governed by the Overseas Investment Act 2005, which ensures that such investments are in New Zealand's national interest. The Overseas Investment Office (OIO) administers this regime, which is currently under review, with proposed changes aimed at streamlining the application process and reducing barriers to investment in certain sectors.

Due to these regulatory controls, not all land is readily available for overseas development. Properties classified as "sensitive" may require formal consent before acquisition. As the OIO operates under delegated ministerial authority, it is essential for overseas investors—particularly those involved in infrastructure, commercial development, or large-scale land acquisitions—to seek legal advice at an early stage. This helps ensure compliance, avoid delays, and manage risk effectively.

### Supporting Overseas Investors

At Turner Hopkins, we assist overseas investors throughout the real estate acquisition and development process. From conducting legal due diligence to preparing and submitting OIO applications, our experienced property and commercial teams provide comprehensive support to ensure transactions proceed smoothly and in full compliance with New Zealand law.



## COMMERCIAL PROPERTY INVESTMENT IN NEW ZEALAND

### Why Invest in New Zealand?

New Zealand offers a stable, transparent, and investor-friendly environment for commercial real estate investment.

With a resilient economy, a well-regulated legal system, and strategic positioning within the Asia-Pacific region, the country continues to attract long-term investors seeking security, growth, and access to a dynamic market.

### Commercial Property and Overseas Investment

Overseas investors can generally purchase commercial property in New Zealand without consent from the Overseas Investment Office (OIO), unless:

- The total purchase price exceeds NZ\$100 million (for a single transaction or a series of related transactions), or
- The property is classified as or adjoins sensitive land—such as foreshore, conservation land, lakes, or certain categories of rural land.

Leases of commercial property by overseas persons also typically do not require OIO consent unless:

- The property is situated on or adjacent to sensitive land, and
- The lease term (including rights of renewal) is three years or more.

Our team provides clear guidance to help investors assess whether OIO approval is required and ensure all regulatory requirements are met from the outset.

## PROPERTY INVESTMENT



# PROPERTY INVESTMENT



## COMMERCIAL PROPERTY INVESTMENT IN NEW ZEALAND - CONTINUED

### Investment Opportunities

New Zealand's commercial property market offers a wide range of opportunities across key sectors, including:

- Office buildings in central business districts
- Retail precincts and mixed-use developments
- Industrial logistics hubs and warehousing facilities
- Tourism and hospitality assets, such as hotels and serviced apartments
- Special-purpose facilities, including medical centers and aged-care developments

As the market continues to evolve, there is growing demand for sustainable and future-focused developments.

Energy-efficient buildings, green-certified assets, and flexible mixed-use spaces are increasingly sought after by both tenants and investors - particularly in urban centers like Auckland, Wellington, and Christchurch.

Investors who align with these trends not only benefit from stronger long-term returns and tenant interest but also contribute to New Zealand's broader commitment to sustainable growth.

### Investment Visa Options

New Zealand also offers investment visa options, allowing individuals to secure permanent residence, through investment, including residential and commercial property development. There are two separate pathways under our Active Investor Visa scheme, with amounts of NZD\$5 million and NZD\$10 million being required, and each pathway offering different investment options and timeframes.

## RECOGNITION AND ENFORCEMENT OF CHINESE JUDGMENTS

At Turner Hopkins, our team includes qualified lawyers with expertise in both Chinese and New Zealand legal systems. This dual legal capability allows us to offer informed, strategic advice on the recognition and enforcement of Chinese court judgments under New Zealand common law.

With extensive experience navigating the procedural and substantive complexities involved in cross-border enforcement matters, we provide clear, practical guidance tailored to protect and advance our clients' interests in both jurisdictions.

### Parallel Litigation Across Jurisdictions

Cross-border disputes often require coordinated legal strategies across multiple jurisdictions. With deep expertise in both New Zealand and Chinese litigation processes, our team is well-equipped to manage parallel proceedings and provide strategic advice on risk, timing, and forum selection.

We assist clients in navigating the nuances of multi-jurisdictional litigation, ensuring that every step is aligned with their commercial and legal objectives.

### Preserving Accuracy in Cross-Border Litigation

Turner Hopkins is uniquely positioned as one of the few New Zealand law firms able to directly handle Chinese-language evidence without reliance on external translation. Our bilingual legal team ensures that complex Chinese documentation is reviewed and interpreted with precision, preserving the integrity and context of the original material.

This approach not only avoids the significant costs and risks associated with translation errors but also enables us to deliver more accurate legal analysis and stronger case strategies. Clients benefit from a seamless, cost-effective service that protects the full evidentiary value of their materials.

## DISPUTE RESOLUTION



TurnerHopkins

# IMMIGRATION



## NEW ZEALAND IMMIGRATION SERVICES

New Zealand is one of the world's most sought-after destinations for migrants, known for its high quality of life, stunning natural landscapes, and welcoming, multicultural society. With a stable economy, excellent healthcare, a strong education system, and a reputation for safety and political stability, New Zealand offers a unique opportunity for individuals and families seeking a better life.

Whether you're looking to work, invest, study, or settle, New Zealand provides a range of immigration pathways that make it an attractive choice for migrants from around the globe. Turner Hopkins Immigration Specialists (THiS), which is our specialist immigration team, can provide expert, personalised immigration advice tailored to individuals, families, and businesses.

With decades of experience and a deep understanding of New Zealand's complex immigration landscape, our dedicated team supports clients across all visa categories - including skilled migrant, partnership, investor, employer accreditation, and residence applications.

### Our Services Include:

- **Skilled Migrant Visas:** Assistance with points-based applications and Green List pathways.
- **Family Visas:** Support for partners, dependent children, and parent category applications.
- **Investor and Entrepreneur Visas:** Guidance on investment-based residency options.
- **Employer Accreditation and Work Visas:** Comprehensive services for employers and employees.
- **Temporary Visas:** Help with visitor, student, and post-study work visas.
- **Complex Cases:** Expertise in Section 61 requests, appeals, and visa issue resolutions.

Our multilingual team includes licensed immigration advisers and immigration lawyers who work closely with Immigration New Zealand and other government agencies to deliver efficient, results-focused outcomes. We understand the stakes involved and are committed to achieving the best possible results for our clients.

Whether you're planning to visit, work, invest, or settle in New Zealand, Turner Hopkins Immigration Specialists are here to guide you every step of the way.





# TurnerHopkins



## Website

[www.turnerhopkins.co.nz](http://www.turnerhopkins.co.nz)



## Phone

+64 9 486 2169



## Office Location

Level 1, No.1, 1-7 The Strand,  
Takapuna, Auckland



## E-mail

[law@turnerhopkins.co.nz](mailto:law@turnerhopkins.co.nz)



VIEW ONLINE

Barristers, Solicitors  
& Notary Public