



Davida Dunphy

Partner

davida.dunphy@dlapiper.com

Auckland

T: +64 9 300 3835

M: +64 27 778 7345

Davida Dunphy advises on all areas of commercial property law and has advised on some of the largest and most transformational developments and transactions both in New Zealand and the UK. With over 18 years commercial property experience, both in private practice and as a member of the executive team of NZX25 listed Precinct Properties (PCT), she brings the direct commercial insight to best support clients and optimize outcomes.

She has particular experience in commercial and mixed use development, acquisitions/disposals, land ownership structures, all aspects of portfolio management and forestry matters, having advised some of New Zealand's best known businesses from initial strategy through the entire life cycle of a project.

EXPERIENCE

- Development projects from single assets to complex regeneration, precinct or town centre developments, including:
 - \$1B Commercial Bay CBD project (Auckland) 39 level office tower/100 shop laneway retail development integrating the city rail link and a hotel from original negotiation with Auckland Council and Auckland Transport;
 - 48,000m2 Wynyard Innovation Precinct development (Auckland) ground lease structured regeneration alongside Panuku Development and ATEED which includes Auckland's first 6 star green star commercial office and innovative co-working space with Generator @ GRID AKL;
 - Bowen Campus, Wellington;
 - Meridian Building, Wellington Waterfront;
 - Remarkables Park Shopping Centre, Queenstown;
 - Mitre 10 Mega, Hamilton;
 - Warehouse facilities and industrial logistics facilities in NZ and UK;
 - Healthcare facilities in NZ and UK; and
 - Town center regeneration projects including Dickens Heath Village, Solihull, UK (town center, including high street,

RELATED SERVICES

- Real Estate
- Projects, Energy and Infrastructure

RELATED SECTORS

- Real Estate
- Consumer Goods, Food and Retail
- Hospitality and Leisure
- Government Contracting

community facilities and 500+ houses).

- Flexible leasing including co-working membership and operating agreements, serviced suites, vertical campuses and wrap around service arrangements.
- Commercial office leasing negotiations and associated portfolio management for listed and private landlords and tenants from part floors to full portfolios. Deals include the development projects above; Precinct's 750,000m² WAP2 government accommodation project; 80 Queen Street, Auckland; One Fanshaw Street, Auckland; Millennium Centre Phase II, Auckland; multiple properties on Carlton Gore Road, Great South Road and Viaduct Harbour, Auckland.
- Retail leasing negotiations and associated portfolio management for listed and private landlords and tenants on their full portfolios from single shops to large format stores. Including: Johnsonville Shopping Centre, Wellington; the former Downtown Shopping Centre and the new Commercial Bay retail precinct, Auckland; The Base, Hamilton; International brand entry into NZ; and Signet Groups 500+ jewelry retail stores (UK – formerly Ratners).
- Commercial office acquisitions and disposals for private and publicly listed clients including OIO and ownership structure advice. Including: ANZ Centre, Auckland (50% share); SAP Building, Auckland; 171 Featherstone Street, Wellington; 80 The Terrace, Wellington; 125 The Terrace Wellington, Deloitte House, Wellington.
- Forestry advice including the grant, sale and disposal of cutting rights, forestry rights and forestry leases. Davida led the property side of the Carter Holt Harvey/Hancock 2006 transaction which remains the largest land transaction in New Zealand. She also acted in relation to the earlier Matariki forests sale and Global Forest Partners portfolio.
- Ground lease/long term title structuring advice.
- Earthquake advice pre and post event for owners and occupiers.

CREDENTIALS

Professional Qualifications

- Barrister and Solicitor of the High Court of New Zealand
- Solicitor of the Senior Courts of England and Wales

Prior Experience

Davida was General Counsel and Company Secretary of NZX25 listed Precinct Properties New Zealand Ltd (PCT) and its external manager AMP Haumi Management Limited where she was responsible for contributing to the strategic oversight of PCT's \$2B+ property portfolio and development projects, advising on all governance, risk, health and safety and compliance items and managing all legal matters.

Recognitions

Recognised by 2017 Legal500 GC Powerlist Teams, Davida is a "*proven business advisor with a track record of steering... business through uncharted waters*". Leading a team that "*made a huge difference to the company's bottom line*".

Education

- The University of Sheffield, UK - LLB (Hons), 1999
- De Montfort University, UK - Legal Practice Post Dip (Distinction) 2000

Memberships

- New Zealand Law Society
- Institute of Directors
- Property Council of New Zealand
- In-House Lawyers Association of New Zealand

- Governance New Zealand
- Trustee of Ponsonby Primary School

INSIGHTS

Publications

'More than' real estate? Workplace communities

22 November 2019

Uncertain business confidence, increased competition, fluctuating space requirements and a strained construction market mean real estate must work hard and operate at the highest and best use. This includes achieving the highest rental, ensuring it remains fit for purpose and stacking the odds in occupiers' favor so you can be "more than" real estate. It's also about adopting smart design and maximizing income streams.

NEWS

DLA Piper announces partnership promotions for 2019

1 APR 2019

DLA Piper is proud to announce that 77 lawyers have been promoted to its partnership. The promotions are effective as of April 1, 2019 in the United States and May 1, 2019 for EMEA and Asia Pacific. The promotions were made across many of the firm's practice areas in 43 different offices throughout 20 countries.
