

# Paula Ormandy

## Partner



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## Overview

Paula is a Partner in Dentons' Auckland office. Paula has over 13 years' experience with top tier firms, advising in all aspects of commercial property and construction including development, acquisitions, disposals, leasing, subdivisions and property syndications.

She focuses her practice on property development, complex leasing deals and high-value portfolio acquisitions and disposals. Paula also has a particular interest in infrastructure projects, including large-scale construction and procurement, and local government law.

She advises both developers and institutional landlords and major retail tenants. As a construction expert she has advised on many of New Zealand's iconic vertical build projects for a wide range of principals including large New Zealand and international corporates, Kiwi, the Crown and local government, as well as some of New Zealand's largest contractors.

## Experience

- **Tamaki Regeneration:** Advised on alternative housing solution projects, including the pilot shared equity housing scheme.
- **Fisher & Paykel Appliances:** Advised on the recent acquisition of its first New Zealand Experience Centre and distribution centres.
- **Stride Property:** Advised on the purchase of NorthWest, Silverdale Centre, Chartwell and Queensgate shopping centres, the acquisition of sites for the industrial fund and ongoing leasing arrangements.
- **Fletcher Building:** Advised on its acquisition of Higgins, as well as property acquisitions and disposals, including the recent sales of James Fletcher Drive and Wiri.
- **Fletcher Construction:** Advised on the Commercial Bay, Auckland Airport Terminal Phase 3, Wellington Airport Carpark and Christchurch Airport Hotel projects.
- **Tainui Group Holdings:** Advised on strategic projects, including the development, construction and leasing

of the Ruakura Inland Port, the sale of 50% of The Base to Kiwi Property and replacement ground lease arrangements, and the construction and leasing arrangements for The Base and both Auckland Airport hotels.

- **Downer New Zealand:** Advised on its acquisition of the construction infrastructure and project management business of Hawkins from the McConnell family.
- **H&M:** Advised on its flagship lease at Commercial Bay.
- **Emirates Team New Zealand:** Advised on the leasing arrangements for the team bases for the 2021 America's Cup.
- **New Zealand Transport Agency:** Advised on the Transmission Gully PPP project, roading, leasing and property management matters.

## Recognition

- *The Legal 500 Asia Pacific 2021:* Recommended Lawyer (Real Estate and Construction)
- *The Legal 500 Asia Pacific 2020 and 2021:* Next Generation Partner

## Insights

- Co-author, "Commerical leases – Registration of leases, caveats and obtaining mortgagee consent," Kensington Swan Newsflash, July 3, 2019

## Activities and Affiliations

### Memberships

- Corporate Members' Group of the Property Council

### Prior and Present Employment

- Dentons Kensington Swan (formerly Kensington Swan), 2019 – Present
- Bell Gully, 2010 – 2019
- Chapman Tripp, 2005 – 2010

## Areas of focus

### Practices

- Real Estate

### Industry sectors

- Transportation
- Financial Markets

## Education

- University of Auckland, 2006, Bachelor of Laws, LLB, Hons, Bachelor of Arts

# Admissions and qualifications

- New Zealand, 2007