

ADLS CPD



The Strata

Unit Titles Conference 2023



14
SEPT

4 CPD HOURS

12:30 - 5:00pm
In Person Auckland and Online

About The Conference

Join us at the Strata Unit Titles Conference, a gathering of the best minds that brings together legal experts, practitioners, and thought leaders from New Zealand and beyond. This year's conference is designed to explore the latest trends, insights, and best practices through engaging discussions and presentations. Our speakers will delve into the complexities of unit titles and help to clarify the issues.

Whether you're a seasoned professional or just starting your journey, the Strata Unit Titles Conference offers an unparalleled opportunity to network, learn, and develop your skills. Connect with like-minded peers, gain valuable insights from our experts, and enhance your knowledge in a supportive and intellectually stimulating environment.



Networking

Connect with peers and experts in the profession at The Strata Unit Titles Conference over the networking sessions at lunch and drinks after the event.

Registration	Price
Member	\$400 + GST
Non-Member	\$565 + GST

Agenda of the conference

11:45 am **Lunch | Networking**

12:30 pm **Opening Remarks**

Thomas Gibbons

SESSION 1

12:35 pm **AI: and you thought it was just chat!**

Lloyd Gallagher | Julie McLean

Artificial Intelligence (AI) provides a number of opportunities in the unit titles and bodies corporate context – from lead generation and best-price marketing for sales, to smart monitoring and predictive maintenance. However, it is not without its risks, both in terms of the technology and its usage. Careful considered approaches and policies are needed to understand and mitigate risk to stakeholders and prevent falling foul of regulators. This session will provide insights from a lawyer and a body corporate manager.

01:10 pm **Utility Interest Reassessments
- A love hate relationship**

Presentation Duo **Liza Fry-Irvine | Dakota Panetta**

Debate Teams **Ben Thomson | Vicki Toan | Dakota Panetta | Kyle O'Reilly**
Moderator - Liza Fry-Irvine

Reassessing utility interests may look straight forward on paper, but in reality various challenges arise. This session will cover the ins and outs of the reassessment process prescribed in the Unit Titles Act. Followed by a healthy debate on the pros and cons between experts in this area. Will the pros or the cons prevail?

B R E A K

SESSION 2

02:45 PM **Case Law Update and Review**

Thomas Gibbons

New case law on unit title issues continues to emerge at pace. This session will provide an overview of key recent cases and what they mean in practice

03:20 pm **Privacy and Redaction**

Joanna Pidgeon | Anita Reinecke

Recent Unit Title legislative amendments mention privacy considerations for the first time, reinforcing the interface with disclosure obligations and the need to comply with the Privacy Act 2020. Bodies Corporate and Body Corporate managers need to understand their obligations to ensure that they are not in breach of any legislative requirements.

03:50 pm **Service contracts entered into
during the control period**

David Powell | Paula Beaton

Paula Beaton and David Powell will discuss service contracts and signage agreements entered into during the control period, with a focus on the restricted duration of such agreements under the new s139(3) of the Unit Titles Act. This session will include discussion of the benefits of the new restriction and related provisions, and how it will work in practice.

04:15 PM **Case Law Update and Review**

Panel Discussion **Tim Jones | Liza Fry-Irvine | Joanna Pidgeon |
Clinton Baker | Anita Reinecke | Julie McLean**
Moderator - Thomas Gibbons

Our experienced panellists will address a range of "hot topics".

05:00 pm **Networking**

Presenters

the experts



Anita REINECKE

Anita has been involved in the Strata sector for over 25 years. Originally from South Africa, she worked as a body corporate manager and then immigrated to New Zealand, joining Oxygen in 2015 as a body corporate manager. She then took on the role of Division Manager in 2018 and was recently promoted to General Manager. Anita is passionate about the industry and hopes to assist in advocating for SCANZ in the Wellington region and beyond.



Ben THOMSON

Ben specialises in property and commercial law and has acted for vendors and purchasers in a variety of complex, high-value commercial property transactions, and all areas of commercial leasing. He regularly advises on body corporate operational rules, building management agreements, governance repairs and maintenance, boundary changes, redevelopments, ownership and utility interest reassessments, disputes, and compliance with the Unit Titles Act 2010.



Clinton BAKER

Belying his youthful demeanour, Clinton has been providing assistance to the Unit Titles sector for 25 years. He provides advice relating to governance, meetings, and powers and duties of bodies corporate. He also acts in matters relating to s.74 schemes, body corporate litigation, and intra-body corporate disputes such as rules enforcement and enforcement of powers or duties owed by bodies corporate, committees and individuals.



Dakota PANETTA

Dakota worked for 5 years in real estate before transitioning into the Solutions Group of Companies, he has a broad knowledge of body corporate development, governance, and maintenance obligations. As the national sales executive overseeing Asia-Pacific, Dakota spends much of his time public speaking and educating body corporate managers and unit owners on their maintenance obligations to meet legislative compliance.



David POWELL

David is a Partner at Grimshaw & Co. and has around 15 years experience in civil and commercial litigation, including 5 years in the UK. He has significant experience in building defect claims brought by bodies corporate and unit title owners. David's other experience includes representing clients in construction dispute adjudications, in negligence claims against professionals, and in a variety of property-related disputes.



Joanna PIDGEON

Joanna is a property law specialist, past President of ADLS, and current member of the ADLS Property Law Committee and NZLS' Land Titles Committee. She is the Chair of the Unit Titles Working Group and is a member of SCANZ, BCCG, and ACSL. Joanna provides expert advice on body corporate, incorporated society, and cross-lease issues, general property law, provides expert evidence, and expert determinations in disputes.

Presenters

the experts



Julie McLEAN

Julie has over 25 years' experience in the building construction industry. She operated her own successful strata management business for over 17 years with Ace Body Corporate Management, now a PICA Group company. She is considered a subject matter expert and presents at a number of state government, council and peak industry events on various areas of strata management. Julie serves on many SCA committees and is a current SCA (Vic) board member.



Kyle O'REILLY

Kyle is a Team Leader and Senior Body Corporate Manager at Strata Title Administration Ltd. He provides mentoring, guidance, and on-going training to his team of 4 Body Corporate Managers, and manages a complex portfolio comprising a number of large buildings including buildings with significant remedial projects.



Liza FRY-IRVINE

Liza is a Unit Title and Body Corporate specialist and is known in the industry for her technical expertise and passion for industry education. She advises Bodies Corporate, Committees, owners, and Body Corporate Managers, is SCA (NZ) Vice President, and was involved in all aspects of government submissions on the UT Amendment Act. Liza is a member of ADLS Property Law Committee and drafted the Model Operational Rules on commencement of the current UTA.



Lloyd GALLAGHER

Lloyd is actively involved around the world in Alternative Dispute Resolution where he acts as Arbitrator and Mediator. With a strong IT background, Lloyd works with law practitioners and policy makers to develop solutions that focus on access to justice and technology security. He is the convener of ADLS Technology & Law committee.



Paula BEATON

Paula is the general manager of Body Corporate Administration Ltd which manages multi-unit properties. She is a trainer for SCA (NZ) and has been involved with assisting clients with s 74 schemes, building remediation, earthquake strengthening, and general upgrades.



Thomas GIBBONS

Thomas is a specialist property and land development lawyer. His work traverses unit titles, expert opinions, technical easement and covenant advice, resource consent and plan change matters, the Public Works Act, infrastructure agreements, and local government issues. Thomas has presented seminars at academic and industry-based conferences, and wrote a series of articles on the 10th edition of the ADLS/REINZ ASPRE.

Presenters

the experts



Tim JONES

Tim was previously the head of Glaister Ennor's Land Development and Property team and a former President of NZLS Auckland Branch. He has been the Convenor of ADLS Documents and Precedents Committee. Tim has over 40 years' experience advising clients in residential and commercial property transactions and developments, including unit title developments. He is the National President of the Body Corporate Chairs Group Inc (BCCG) and a member of the executive of SCA (NZ) Inc.



Vicki TOAN

Vicki is a partner at Glaister Ennor specialising in resource management law. She has a particular interest in the relationships between land, buildings, and people. Vicki takes a solution-driven approach to provide her landowner, developer, unit owner, and body corporate clients with practical legal advice. She speaks regularly at conferences and seminars on topics relating to resource management and unit titles.

Joanna PIDGEON Director | Pidgeon Judd



The Strata Unit Titles Conference 2023 is more than a gathering of legal minds; it's a dynamic forum for innovation and collaboration. Join us to explore unit titles, connect with leaders in the profession, and shape the future of property law.

About ADLS

ADLS exists to represent and empower the legal profession to achieve excellence. We are a national organisation that supports all legal professionals, providing advice, advocacy, information, legal forms, learning activities, and collegial events.

We help to shape the future of the legal profession.

Our membership base of around 5,000 represents all ages, stages, and areas of practice in the profession. For the last 140 years, we have worked to empower the legal profession to achieve excellence. This vision is shared by our members.

We foster a thriving, connected, nationwide legal community.

Please contact membership@adls.org.nz with all inquiries.

Thank you for your support.



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