

The Annual Property Law Conference 2027

Building on Fundamentals for a Future Focus

Conference Programme for Tuesday, 23 February 2027

In Partnership with

By Lawyers

The *Law* Association OF NEW ZEALAND

In Person:	*Registration & Lunch*	11:30am – 12:30pm
	Conference	12:30pm – 5:00pm
	Networking	5:00pm – 6:00pm
Livestream:		12:30pm – 5:00pm

CPD Hours: 4
Venue: Level 18, Vero Centre, 48 Shortland St, Auckland, CBD

Join us at The Annual Property Law Conference 2027

The Annual Property Law Conference 2027 brings the legal profession together to examine legal and practical issues shaping property work, from emerging technology and off-the-plan purchases to possession, leasing and building-defect claims.

Tailored for property lawyers, conveyancers and advisors across residential and commercial matters, this half-day conference tackles the issues where deals and disputes can and do arise: plug-in solar and bodies corporate, recovering possession, enforcing leases, off-the-plan settlements, and clearing title for vendor sales.

Gain practical guidance on what proposed changes to building-defect liability, including proportionate liability and mandatory home warranties, could mean for your clients, and hear leading plaintiff and defendant practitioners debate the issue to close the day.

Whether you are acting for vendors and purchasers, advising landlords and tenants, or guiding clients through disputes and defects, this is your opportunity to stay informed, confident and ready for what's next.

Secure your spot today!

Networking Opportunities

Make the most of your time at The Annual Property Law Conference 2027. Meet fellow practitioners, speakers and our sponsor, By Lawyers over the networking break and post-event refreshments.

Swap ideas, share experiences and strengthen your professional network in a relaxed, welcoming setting.

Don't miss this chance to grow your connections!



The Annual Property Law Conference *Tickets*

Tuesday 23 February 2027
12:30 PM – 5:00 PM (4 CPD Hours)
TLANZ, Level 18, Vero Centre, 48 Shortland Street, Auckland CBD

Livestreamed and In Person
(Limited in-person spaces available)

	Member	Non-member
Early Bird pricing (until 4 February 2027)	$540 +GST	$675 +GST
Full pricing (from 5 February 2027)	$595 +GST	750 +GST
Early Bird pricing ends 4 February 2027		

Register for Auckland In Person

Register for the Livestream

Group bookings available by emailing
cpd@thelawassociation.nz

The *Programme*

Time	Mins	Session	Presenter/s
11:30am	**60**	**Registration and Lunch**	
12:30pm	5	**Opening by the Chair | Karakia**	**Tony Herring,** Partner, Gibson Sheat and TLANZ President
12:35pm	2	**A Word From Our Sponsor**	
12:37pm	38	**Power to the People – Plug-in Solar Panels, Risk and Reward for Bodies Corporate** Europe, and the UK, have implemented changes and Australia and now New Zealand are moving to legalise plug-in solar systems (balcony solar) to make renewable energy accessible for renters and apartment dwellers. Bodies corporate will need to look at a range of issues from engineering "uplift" wind force issues, aging infrastructure, and health and safety, as well as the tension between sustainability and aesthetics. Lower energy bills are appealing, and ideally New Zealand will look to have a safe standardised framework to enable ease of operation which looks to address these issues. This session aims to raise awareness of considerations in this area to ensure that bodies corporate have an informed voice when these legislative changes start to be introduced and frameworks are designed and established.	**Joanna Pidgeon,** Director, Pidgeon Judd
1:15pm	40	**From Signing to Settlement: Practical Lessons for Off-the-Plan Purchasers** A lot can change in the months or years between signing an off-the-plan agreement and settlement. Through practical examples and shared experiences, this session explores how consent compliance, updated LIM information, lending requirements, body corporate and residents' society obligations, and other issues can affect purchasers at handover. Learn what to look for, when to raise concerns and how to respond when problems emerge.	**Tina Hwang,** Director, Queen City Law **Thomas Gibbons,** Director, Thomas Gibbons Law

The *Programme* *(Cont'd)*

Time	Mins	Session	Presenter/s
1:55pm	35	**9/10ths of the Law? Tenants, Occupiers and Squatters** Getting a property back is not always as straightforward as it sounds. What happens when a tenancy has ended but the tenant does not leave? What if other occupants remain behind? And what can a landlord do when someone has simply moved into a property without permission? This session looks at the Residential Tenancies Act 1986 and the practical and legal issues that arise when recovering possession of residential premises. It will explore the distinction between tenants, occupants and squatters; when the Tenancy Tribunal has jurisdiction; the orders that may be available; and the process for obtaining and enforcing possession. Using practical examples, the session will look at what can be done to get the property back lawfully and efficiently.	**Rex Woodhouse,** Deputy Principal Tenancy Adjudicator, Tāhū o te Ture | Ministry of Justice
		Networking / Afternoon Tea Break	
3:00pm	2	**A Word From Our Sponsor**	
3:02pm	33	**Enforcing Leases Against Tenants** Conference attendees will come away from this session with an understanding of the steps involved in cancellation of leases, effecting cancellation, and the recovery of rent. The presenter will also touch on what it means for a landlord if a tenant enters receivership, administration, liquidation, or bankruptcy.	**James McMillan,** Partner, Dentons
3:35pm	25	**Caveats, Complications and Completion – Getting a Vendor's Sale Across the Line** A signed agreement does not always mean a straightforward settlement. Caveats, mortgages, notices of claim and other registered interests can quickly turn an otherwise routine sale into a problem that threatens completion. This session looks at the practical issues that arise when acting for a vendor whose title is not clear for settlement, including identifying registered interests early, understanding what is required to remove them, dealing with difficult or uncooperative interest holders, and managing the transaction when settlement is approaching. The focus is practical: how to identify the problem, work out who needs to do what, and get the sale across the line.	**Kate Chivers,** Partner, Turner Hopkins

The *Programme* *(Cont'd)*

Time	Mins	Session	Presenter/s
4:00pm	55	**Building Defect Claims: Debate on Joint & Several or Proportionate Liability** The conference will conclude with a fierce (but collegial) debate between Helen Chung & Sarah Zellman for the plaintiffs and Dave Barr & John Morrison for the defendants. It will cover the status quo (joint and several liability), the proposed changes (proportionate liability), and the potential issues these present for plaintiffs and defendants. Topics to be canvassed will include the proposed introduction of mandatory home warranties. Audience vote will decide the winners!	***For Plaintiffs:*** **Helen Chung,** Special Counsel, Lane Neave **Sarah Zellman,** Partner, Grimshaw & Co ***For Defendants:*** **Dave Barr,** Barrister & Mediator **John Morrison,** Partner, Heaneys ***Moderator:*** **Tony Herring**
4:55pm	2	**Closing remarks**	**Tony Herring**
4:57pm	1	**Evolving CPD Tailored by You** Take a moment to scan the Evaluation QR code and share your feedback to help us continue delivering leading CPD programmes.	Scan the QR code to access the Evaluation form.
4:58pm	2	Acknowledgements and closing of conference	**Tony Herring**
5:00pm	**60**	**Networking and Refreshments**	

Scan the QR Code to *find out more* about the The Annual Property Law Conference 2027.

Our *Presenters*



Chair of the Conference and Moderator

Tony Herring

Partner, Gibson Sheat | TLANZ President

Tony joined the Wellington office of Gibson Sheat as a partner in March 2021, after 24 years with Mortlock McCormack Law in Christchurch. He practises in the areas of commercial and property law, with an emphasis on Crown property work, commercial leasing, and employment law. Tony was appointed as a Notary Public in 2009. He is also the President of TLANZ, and Convenor of its Documents and Precedents Committee.



Dave Barr

Barrister and Mediator

Dave is a commercial mediator, construction litigator and academic who is completing his PhD at AUT. The topic of his research is "Are claims in negligence for pure economic loss an appropriate and effective mechanism to address defective buildings, or is there a better approach?". Dave has represented local councils, construction parties, building owners and bodies corporate on many building defect claims, and regularly advises parties on aspects of New Zealand's building regulation regime.



Kate Chivers

Partner, Turner Hopkins

Kate has more than 10 years' experience advising clients on property, commercial and business matters. Her practice includes complex property transactions, commercial acquisitions, subdivisions, leasing, shareholder arrangements and business structuring. Kate is known for her practical, solutions-focused approach and for helping clients navigate difficult transactions and disputes with clarity. She acts for a broad range of investors, developers, business owners and private clients throughout Auckland and across New Zealand.

Our *Presenters* *(Cont'd)*



Helen Chung
Special Counsel, Lane Neave

Helen has extensive experience in construction and property disputes. She began her career acting mostly for plaintiffs in leaky building claims and has since developed a broader practice spanning construction law, unit titles law and civil litigation. Helen is a key member of the Lane Neave team recognised in the Doyle's Guide in 2025 and 2026 for construction disputes. Her clients include property owners, principals, head contractors, sub-contractors and consultants. Helen is fluent in Mandarin and Cantonese.



Thomas Gibbons
Director, Thomas Gibbons Law

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 in New Zealand and overseas. He is the author of *Unit Titles Law & Practice* and *A Practical Guide to the Land Transfer Act,* co-author of *Subdivisions Law and Practice,* and has written various journal articles. He has provided expert evidence in the High Court on land development matters.



Tina Hwang
Director, Queen City Law

Tina leads Queen City Law's Property & Disputes Team. A former Convenor of TLANZ's Property Law Committee, she continues to serve on its Property Law, Property Disputes and Civil Litigation Committees. Tina's practice spans property, construction and litigation, supported by broad commercial and employment law experience. She regularly advises on some of New Zealand's largest property development projects, combining transactional expertise with practical insight into disputes that can arise throughout a project's lifecycle. Her construction practice encompasses both front-end contract advice and back-end dispute resolution, including adjudication, arbitration and litigation. Clients value her pragmatic, commercially focused approach and commitment to finding practical solutions that resolve disputes promptly and cost-effectively wherever possible.

Our *Presenters* *(Cont'd)*



James McMillan
Partner, Dentons

James is a litigation partner at Dentons and leads the firm's restructuring and insolvency team. He is ranked by Chambers Asia Pacific, Legal 500 and IFLR1000. James brings many years of experience to his work, and has been involved in some of New Zealand's highest-profile insolvency cases. James advises both finance and trade creditors, and insolvency practitioners who are appointed to help rescue a failing business. He works closely with bankers, legal counsel, CFOs and CEOs on a range of restructuring and insolvency issues.



John Morrison
Partner, Heaneys

John specialises in civil litigation, with a focus on professional liability, construction disputes, and defective building claims. He has extensive experience acting in High Court and District Court proceedings, as well as in various tribunals. John advises and represents developers, head contractors, subcontractors, consultants, bodies corporate, and local authorities in a broad range of construction disputes. He also acts in liability claims for insurers and a wide range of professionals, including real estate agents, engineers, architects, solicitors, property managers, business brokers and other professionals.



Joanna Pidgeon
Director, Pidgeon Judd

Joanna is a property law expert, Past President of ADLS (TLANZ), Convenor of TLANZ's Property Law Committee and a member (and former Convenor) of its Documents and Precedents Committee. She is also a member of NZLS' Land Titles Committee. She often makes determinations under the ASPRE when there are disputes, is a past Chair of the Property Disputes Committee and gives expert evidence in Courts and Tribunals on a wide range of property matters. Joanna is a member of SCA (NZ) and BCCG, chaired the Unit Titles Working Group, and provides expert advice in the unit titles area.

Our *Presenters* *(Cont'd)*



Rex Woodhouse

Deputy Principal Tenancy Adjudicator, Tāhū o te Ture | Ministry of Justice

Rex has held the role of Deputy Principal Tenancy Adjudicator since July 2020. He leads the Tribunal's unit titles jurisdiction. Rex has worked as a full-time adjudicator since 2007, having adjudicated or mediated disputes in the tenancy, unit titles, consumer, ACC and commercial jurisdictions. He holds qualifications in both law and healthcare. Rex holds a Master of Laws and a practising certificate as a barrister.



Sarah Zellman

Partner, Grimshaw & Co Lawyers

Sarah joined Grimshaw & Co in 2018 and is now a Partner. She has provided advice to bodies corporate, individuals, and companies in respect of various civil disputes including multi-million dollar building defects claims, insurance disputes, and unit titles disputes. Sarah also assists clients navigate public works acquisitions and dealings with local authorities in respect of property categorisation following significant weather events. She has appeared in the High Court, Weathertight Homes Tribunal, Waitangi Tribunal, Māori Land Court, and Māori Appellate Court and also assists clients in resolving disputes through negotiation and mediation.



For every lawyer, at every step.

Lawyers by nature thrive on doing their best work. Our aim is to help them achieve excellence through the solutions, tools, skills and connections we deliver every day. And by bringing a voice, an identity, and a sense of belonging to our community, we support the collective advancement of legal practices and laws. We're right here enabling New Zealand's lawyers to take their work, their career, and our profession, to the next level.

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