



Strata Unit Titles Conference 2026

Foundational Fundamentals for
Building Better Body Corporate Communities

Supported by



The *Law*
Association
OF NEW ZEALAND

Conference Programme for Thursday 23 April 2026
In person at The Law Association's premises and via Livestream

Join us at the Strata Unit Titles Conference 2026

Connect with leading legal and industry experts from across New Zealand at the **2026 Strata Unit Titles Conference**. With valued contributions from SCA (NZ), this industry-leading annual event brings together the best minds to deliver insightful, practical, and forward-focused discussions.

Designed to delve into the foundational fundamentals of the body corporate sphere, this year's conference features engaging presentations and thought-provoking discussions that unpack the complexities of unit titles and address the wide range of issues facing the sector today.

Whether you're a seasoned professional or just beginning your journey, the **2026 Strata Unit Titles Conference** offers an unparalleled opportunity to network, learn, and develop your expertise. Gain valuable insights from experienced practitioners, connect with like-minded peers, and expand your knowledge.

Secure your spot today!

Networking Opportunities

Build valuable connections at the **Strata Unit Titles Conference**. Engage with peers and industry experts during dedicated networking sessions over **lunch, afternoon tea** and **post-event drinks**.

Expand your professional network, exchange insights, and connect with like-minded professionals in a relaxed and engaging setting.

Don't miss this chance to grow your connections!



Strata Unit Titles Conference *Tickets*

Thursday, 23 April 2026
12:30 pm – 5:00 pm (4 CPD Hours)

In Person

TLANZ, Level 18, Vero Centre, 48 Shortland Street, Auckland
(Limited in-person spaces available)

Livestreamed

	Member	Non-member
Early Bird Pricing applied (until 30 March 2026)	\$515 _{+GST}	\$645 _{+GST}
Full Pricing (from 31 March 2026)	\$570 _{+GST}	\$715 _{+GST}
Early Bird Pricing ends 30 March 2026		



Register for
Auckland
In Person



Register
for the
Livestream

Group bookings
available by emailing
cpd@thelawassociation.nz

The Programme

Time	Mins	Session	Presenters
11:30am	60	Registration, Lunch and Networking	
12:30pm	5	Opening by the Chair	Thomas Gibbons, Director, Thomas Gibbons Law
12:35pm	5	A Word from SCA (NZ)	Garth Freeman, Committee Member, SCA (NZ)
12:40pm	45	Contracting with Bodies Corporate and Disclosure – Getting it Right When contracting with bodies corporate both pre-formation and subsequently, there are important essential elements to get right to prevent problems later on and to reduce the opportunity for challenge at a later date, such as method of execution, striving for balance within the contracts and reviews. Reference to these contracts in off-the-plans ASPRE can also be of assistance. This session will also look at contracts for the acquisition of unit title properties, including the special unit title conditions and warranties within ASPRE, and disclosure and consequences under the Unit Titles Act for non-compliance.	Joanna Pidgeon, Director, Pidgeon Judd
1:25pm	45	Title and Surveying Matters: Understanding Layered Tenure Documentation The nature and detail of the title is at the heart of strata ownership. Yet misunderstanding and challenges abound. With lawyer and surveyor insights, this session will cover how to read and understand unit titles (both in conveyancing and in disputes), boundary issues, and dealing with redevelopments; reading and understanding unit plans, including common property vs unit property; tricky title issues, especially in older developments; and how mixed-use fits into the mix.	Ben Thomson, Director, Pidgeon Judd Grant Wackrow, Licensed Cadastral Surveyor, Yeomans Survey Solutions Ltd

Time	Mins	Session	Presenters
2:10pm	50	<p>Lock-Up and Leave? Think Again – The Realities of Apartment Ownership within a Body Corporate</p> <p>Bodies corporate present a myriad of issues that owners and their advisors should be aware of. Forget about “lock up and leave”, and prepare for “dive in and engage”!</p> <p>From normal regular matters such as ongoing repair responsibilities and insurance cover, to cost allocation when it comes to remediation, or more irregular and significant matters such as the new earthquake-proof building seismic regime and major remediation repairs/leaky buildings, there is always something to keep owners, bodies corporate, managers, and lawyers busy. This practical session examines these issues from a range of perspectives, with a focus on funding, forward planning, risk identification, and how best to achieve a positive outcome. Attendees will gain clear insights into what owners, bodies corporate and their advisors really need to be mindful of before diving in to unit title ownership.</p>	<p>Julia Batchelor-Smith, Managing Director, Batchelor*Smith, Body Corporate Legal Specialists</p> <p>Garth Freeman, General Manager, Body Corporate Services Limited</p> <p>Scott Cracknell, Principal, Context Architects Limited</p>
3:00pm	30	Networking Break / Afternoon Tea	
3:30pm	45	<p>UTA Tenancy Tribunal Claims and Other Options for Resolving Disputes</p> <p>As with any other relationship, disputes in a unit title context are inevitable, with some being of greater magnitude than others. This session will focus on how to run a unit titles Tenancy Tribunal claim, from pre-claim considerations to post-claim enforcement. Other dispute avenues and ‘internal’ options will also be examined.</p>	<p>Clinton Baker, Partner, Price Baker Berridge</p> <p>Rex Woodhouse, Deputy Principal Tenancy Adjudicator, Tāhū o te Ture Ministry of Justice</p>
4:15pm	40	<p>Case Law Update – Practical Issues</p> <p>The last 12 months have seen important unit title decisions around cancellation, administration, and the accountabilities of a body corporate. In addition, a number of cases on vendor warranties have emerged, providing critical insights for those working on property transactions. This session will review these cases, with a focus on their practical implications.</p>	Thomas Gibbons , Director, Thomas Gibbons Law
4:55pm	5	Closing by the Chair & TLANZ President	Thomas Gibbons and Tony Herring
5:00pm	60	<p>Networking, Refreshments and Canapés</p> <p>Take the opportunity to further build connections with other professionals in the ‘strata-sphere’.</p>	

Our Presenters



Chair & presenter: Thomas Gibbons

Director, Thomas Gibbons Law

Thomas is a specialist property and land development lawyer, with a core concentration on unit titles. He is the author of *Unit Titles Law and Practice* (2 editions), and a co-author of *Subdivisions Law and Practice*. Thomas is a Fellow of the Australian College of Strata Lawyers, and has presented on unit title topics in New Zealand, Australia, Singapore, and Brunei. His unit title work includes specialist opinions, Tribunal hearings, development projects, and other matters. He also has a special interest in residents societies. Thomas has provided expert evidence in the High Court on unit title and land development matters.



Clinton Baker

Partner, Price Baker Berridge

Clinton graduated from the University of Auckland in 1990 and is one of New Zealand's leading specialists on unit titles. Clinton advises committees, owners and their managers on a wide range of issues and regularly appears in Tribunals and Courts on behalf of bodies corporate.



Julia Batchelor-Smith

Managing Director, Batchelor*Smith, Body Corporate Legal Specialists

Julia is a specialist Unit Titles Act lawyer with over 20 years of legal experience in New Zealand and internationally. In 2021, she founded Batchelor*Smith, a specialist practice offering Unit Titles Act advice to bodies corporate, developers, and property owners. Julia advises on the full spectrum of both contentious and non-contentious Unit Titles Act matters, delivering pragmatic outcomes required in the complex landscape of collective living.



Scott Cracknell

Principal, Context Architects Limited

Scott is Principal at Context Architects, bringing over 25 years' experience in housing development across New Zealand and the UK. He has a deep understanding of the importance of strong body corporate governance in ensuring apartment living remains a desirable and sustainable option.

Scott is highly experienced in both new apartment development and complex remediation, working collaboratively with a wide variety of stakeholder groups including clients, contractors, and regulatory authorities. His approach is grounded in partnership and clear communication, ensuring the needs of all parties are met. He is passionate about delivering high-quality, community-focused solutions that balance density, liveability, and long-term value.



Garth Freeman
General Manager, Body Corporate Services Limited

As a seasoned Chartered Accountant with over 15 years of body corporate management expertise, Garth provides a sophisticated and uniquely analytical perspective to the industry. His extensive background in the unit titles sector encompasses chairing hundreds of annual general meetings (AGMs), delivering strategic advisory to committees, and facilitating complex communications between stakeholders. Notably, Garth has a proven track record in overseeing significant, multi-year building remediation projects, where he ensures strict financial rigour around significant sums of owners' money. He is a dedicated proponent of ongoing professional development and actively supports key industry bodies and sector-wide initiatives.



Joanna Pidgeon
Director, Pidgeon Judd

Joanna is a property law expert, Past President of ADLS (TLANZ), Convenor of TLANZ's Documents & Precedents Committee and a member of its Property Law 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.



Ben Thomson
Director, Pidgeon Judd

Ben specialises in property and commercial law and has acted for vendors and purchasers in a variety of complex, high-value commercial property transactions, as well as being experienced in all areas of commercial leasing. He has considerable development/subdivision experience and undertakes all aspects of fee simple, unit title, leasehold and cross-lease subdivisions including complex e-dealing registrations. Ben regularly advises bodies corporate, owners and building managers in relation to operational rules, building management agreements, governance repairs and maintenance, boundary changes, redevelopments, ownership and utility interest reassessments, disputes and general compliance with the Unit Titles Act 2010. He is frequently instructed in relation to property disputes and undertakes arbitrations and hearings in the Tenancy Tribunal for his clients as well as supporting counsel in litigation in the higher courts.



Grant Wackrow
Licensed Cadastral Surveyor, Yeomans Survey Solutions Limited

Grant is a Licensed Cadastral Surveyor and a member of New Zealand Survey and Spatial. He has been a consultant for 20 years in the cadastral surveying, land development and construction fields. His recent work has involved the investigation and reporting of legally and spatially complex projects, often where disputes between parties, or conflicts in information, need to be resolved. Grant has provided evidence as an expert witness on cross-lease, unit title and other land tenure matters, and he frequently designs stratum subdivisions around new medium-and high-density developments.



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

Rex is the Deputy Principal Tenancy Adjudicator, having held that role 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.



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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