



The Annual Property Law Conference 2026

**Building on Fundamentals for a
Future Focus**

Conference Programme for Thursday, 26 February 2026

**The *Law*
Association**
OF NEW ZEALAND

Time:

In Person: *Lunch* 11:30 AM – 12:30 PM
Conference 12:30 PM – 5:00 PM
Networking 5:00 PM – 6:00 PM
Livestream: *Conference* 12:30 PM–5:00 PM

CPD Hours: 4

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

Join us at The Annual Property Law Conference 2026

Property law is no longer static – and as transactions become more complex, regulatory demands increase, and market conditions shift, the professional risks and practical challenges facing practitioners can be significant.

The Annual Property Law Conference 2026, *Building on Fundamentals for a Future Focus* brings together leading experts and industry professionals to examine the changing landscape of commercial and residential property practice.

Tailored for property lawyers, conveyancers, and advisors working across all areas of the sector, this conference explores the latest developments shaping the field – from emerging regulatory pressures and lending expectations to the growing influence of technology and evolving client needs.

Gain practical guidance on navigating increasingly complex market realities, mitigating legal and procedural risk, and refining your approach in the face of changing commercial, societal, and professional dynamics.

Whether you are acting on significant commercial transactions, guiding clients through construction and development projects, or supporting everyday conveyancing matters, this is your opportunity to stay informed, confident, and future-focused.

Secure your spot today!

Networking Opportunities

Build valuable connections at The Annual Property Law Conference 2026.

Engage with peers and industry experts during the networking break and post-event refreshments.

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!



Sponsored by



The Annual Property Law Conference *Tickets*

Thursday, 26 February 2026

12:30 PM – 5:00 PM (4 CPD Hours)

TLANZ, Level 18, Vero Centre, 48 Shortland Street, Auckland

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

	Member	Non-member
Early Bird pricing	\$515 _{+GST}	\$645 _{+GST}
Full pricing	\$570 _{+GST}	715 _{+GST}
Early Bird pricing ends 5 February 2026		



Register for
Auckland In Person



Register for
the Livestream

Group bookings available by emailing
cpd@thelawassociation.nz

The Programme

Time	Mins	Session	Presenter/s
11:30 AM	60	Registration, Lunch and Networking	
12:30 PM	5	Opening by the Chair	Joanna Pidgeon Director, Pidgeon Judd
12:35 PM	25	Leasing Trends What will commercial leasing look like in 2026? This interview-style session will explore variance across different commercial sectors, common incentives, key negotiation points, and other trends in the market.	Steve Rendall National Director, Occupier Strategy & Solutions – Office Industrial Retail, Bayleys Real Estate Interviewer: Joanna Pidgeon Director, Pidgeon Judd
1:00 PM	25	AML/CFT and Financial Crime Trends Affecting the Property Law Space While AML/CFT requirements may be considered bane or pain, they remain a fact of legal life and soon to become more complex in the property law space. Significant MoJ, DIA and Police changes are afoot. Critical reforms of AML law, and organised crime issues infiltrating property cases, will be highlighted, as well as regulatory changes here and in Australia canvassed, to help you stay abreast of the essentials.	Gary Hughes Barrister, Britomart Chambers Claudia Shan Partner, Avancier Legal
1:25 PM	25	Navigating the Impact of Construction Projects for Property Lawyers After the economic setback, many developers have recommenced construction projects previously on hold. What should property lawyers be mindful of when purchaser clients sign “off the plan” or turn-key contracts including construct and build? What are critical terms to be mindful of, and what common issues do developers face in obtaining titles for settlement?	Tina Hwang Director and Property Team Leader, Queen City Law

The Programme *(Cont'd)*

Time	Mins	Session	Presenter/s
1:50 PM	40	<p>Dealing with Banks: Tips and Traps</p> <p>This session will provide practical, process-focused guidance for property practitioners working with the major banks. In today's market the major lenders have varying requirements and procedures, creating challenges for practitioners. The session will share insights from both a lawyer and a legal executive on managing the different portals, communication pathways, and compliance expectations of banks – with practical tips for achieving smoother transactions and minimising delays.</p>	<p>Polina Boyarchenko Senior Legal Executive, MCIS, Queen City Law</p> <p>Richard Chen Senior Associate, Hesketh Henry</p>
2:30 PM	30	Networking / Afternoon Tea Break	
3:00 PM	45	<p>AI for Property Professionals: Perspectives and Prospectives</p> <p>AI and talk about AI – and even AI about AI – is everywhere. How can it help or harm property law practice? How can practitioners balance opportunity and responsibility? This session will address tools, concerns and risks in this dynamic, pervasive area.</p>	<p>Panellists: Belinda Moffat Chief Executive / Registrar, Real Estate Authority Te Mana Papawhenua</p> <p>Gerard Molloy Managing Partner, Molloy Batts and Co-founder of Lighthouse</p> <p>Moderator: Lloyd Gallagher Managing Partner/ Arbitrator/Mediator, Gallagher & Co.</p>
3:45 PM	25	<p>The Standard Agreement for Sale and Purchase – Recent Issues</p> <p>This session will focus on the REINZ / ADLS Agreement for Sale and Purchase of Real Estate, which is used in the vast majority of property transactions in New Zealand. A number of recent cases have highlighted matters around claims for compensation, warranties, and other topics. This session will also consider other practical issues for property lawyers arising from the Agreement.</p>	<p>Thomas Gibbons Director, Thomas Gibbons Law</p>

The Programme *(Cont'd)*

Time	Mins	Session	Presenter/s
4:10 PM	40	<p>Case Law Update</p> <p>The conference's annual case law session will capture developments from the courts in key property areas. Take advantage of this opportunity to become updated and garner practical insights.</p>	<p>Panellists: Todd Whitcombe Director, Whitcombe Law</p> <p>Thomas Gibbons Director, Thomas Gibbons Law</p> <p>Moderator: Tina Hwang Director and Property Team Leader, Queen City Law</p>
4:50 PM	10	<p>Closing by the Chair & TLANZ Representative</p>	<p>Joanna Pidgeon Director, Pidgeon Judd</p> <p>Dan Conway Head of Legal Services, TLANZ</p>
5:00 PM	60	<p>Networking, Refreshments and Canapés</p> <p>Take the opportunity to further build connections with other professionals in the legal field.</p>	



Our *Presenters*



Chair of the Conference (and interviewer)

Joanna Pidgeon

Director, Pidgeon Judd

Joanna is a property law expert, Past President of ADLS, 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.



Polina Boyarchenko

Senior Legal Executive, MCIS, Queen City Law

Polina is a Senior Legal Executive in the Property and Disputes Team at Queen City Law and a Member of the Institute of Chartered Shipbrokers. Polina began her career in 2010 as a receptionist at a general law firm and has since advanced through various roles, including PA in litigation, trust accountant, and legal assistant in commercial and property teams, completing her Legal Executive Studies in 2018. Polina specialises in residential conveyancing. Thanks to her meticulous attention to detail, she excels in reviewing titles, LIM reports, and auction documents.



Richard Chen

Senior Associate, Hesketh Henry

Richard advises clients on the acquisition and disposal of significant commercial property portfolios, land development, property financing, due diligence, and leasing. He has a particular focus on subdivisions, complex title issues, and cross-lease matters. Additionally, Richard has extensive experience in residential property transactions, offering practical guidance to a wide range of clients from first home buyers to experienced property investors and high net-worth individuals. This includes agreements for properties "off the plans" and occupation right agreements. Richard is actively involved in the New Zealand legal community, serving TLANZ's Property Law Committee and as a member of NZLS's Property Law Section.



Lloyd Gallagher

Managing Partner/Arbitrator/Mediator, Gallagher & Co.

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 convenor of TLANZ's Technology & Law Committee.

Our *Presenters* (Cont'd)



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.

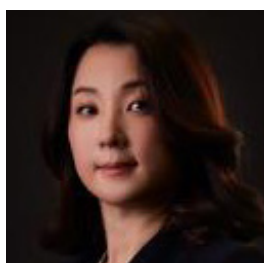
Thomas has presented seminars at academic and industry-based conferences in New Zealand and overseas, and wrote a series of articles on the 10th edition of the ADLS/REINZ Agreement for Sale and Purchase of Real Estate for LawTalk. He is the author of *Unit Titles Law & Practice*, *A Practical Guide to the Land Transfer Act* and 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, and also serves on a number of boards and committees.



Gary Hughes

Barrister, Britomart Chambers

Gary is a leading independent barrister working across regulatory investigations, enforcement & prosecutions, civil disputes, risk advisory & compliance work – with special focus on financial crime or anti-competitive conduct. He is widely regarded as New Zealand's foremost anti-money laundering lawyer. In 2021 he was appointed Chair of the International Bar Association's AML & Sanctions Experts committee, and in 2024 rejoined the TLANZ AML/CFT committee (which he co-founded in 2017 when the legislation arrived). He authors Westlaw NZ's leading online textbook *AML/CFT Workflows – Guidance for Lawyers* (2018) and is a founding member of the Ministry of Justice industry advisory group. Gary's expertise is internationally recognised, including as Advisory Director to ACAMS Australasia. Locally, he advises law firms and their clients on financial/business crime problems, delivers premium Board training sessions, and is often briefed as counsel or independent expert in complex cutting-edge cases. His practice specialises in business crime or regulatory cases including the Commerce Commission, Reserve Bank, Financial Markets Authority and Department of Internal Affairs.



Tina Hwang

Director and Property Team Leader, Queen City Law

Tina is a Director of Queen City Law and is the leader of its Property and Disputes Team. She is Convenor of TLANZ's Property Law Committee and sits on the Property Disputes and Civil Litigation Committees. She specialises in property, construction, and litigation and is frequently in court while advocating sensible settlement options for clients wherever possible.

Our *Presenters* (Cont'd)



Belinda Moffat

**Chief Executive/Registrar, Real Estate Authority |
Te Mana Papawhenua**

Belinda joined REA as Chief Executive in September 2020. Prior to joining REA she was Chief Executive of the Broadcasting Standards Authority and was previously Director of Enforcement and Investigations at the Financial Markets Authority. As a qualified lawyer, Belinda has broad experience in law and regulation across the public and private sector in New Zealand and overseas. Belinda is a strong advocate for consumer protection and supporting high levels of conduct and integrity across New Zealand industry. Outside work, Belinda is passionate about arts, culture and media and supporting tamariki and rangatahi to reach their potential. Before moving back to her hometown Wellington in 2016, she lived and worked in Auckland, and before that London.



Gerard Molloy

Managing Partner, Molloy Batts and Co-founder of Lighthouse

Gerard is the managing partner of an Auckland law firm. His background is in property and commercial law. He is the co-founder of Lighthouse, a digital conveyancing platform with advanced AI functionality. The platform is used by property practitioners across New Zealand.



Steve Rendall

**National Director, Occupier Strategy & Solutions –
Office | Industrial | Retail, Bayleys Real Estate**

Steve's team provides professional advice and transactional agency support to corporate and public sector occupants across the office, industrial and retail sectors. Prior to joining Bayleys, Steve was a Partner with Russell McVeagh, where he specialised in real estate and construction law. He has particular expertise in head office stay vs go decision-making processes and has completed a number of recent high-profile office lease transactions in Auckland's CBD.

Our *Presenters* (Cont'd)



Claudia Shan

Partner, Avancier Legal

Claudia is a Partner of Avancier Legal Limited. She navigates the intricate legal and non-legal challenges of personal and family business succession, wealth management including advising on appropriate structures, cross-border planning, regulatory and reporting implications of domestic and foreign structures. She works closely with local and international family businesses, family offices and their advisors on matters that include local and cross-border legal and tax planning and transactions, as well as pre-migration planning and residency-by-investment matters. She also guides clients by providing professional trustee, director and other fiduciary services. Claudia is a contributing author to international publications such as the Oxford Journal, Trusts & Trustees and the STEP Journal.



Todd Whitcombe


Director, Whitcombe Law

Todd is the sole Director of Whitcombe Law, and is a property law expert. He is a member of TLANZ's Property Law and Property Disputes Committees, a NZLS Accredited Property Law Specialist and a former member of the NZLS Property Law Section's Executive Committee. From time to time, Todd provides expert evidence in courts on various property-related matters, and also receives appointments to make determinations under the compensation provisions of the ASPRE.



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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