

ANNUAL GENERAL MEETING 2026 AGENDA

DATE Friday 25 September 2026
TIME 12.00 – 1.00pm
LOCATION Microsoft Teams Conference Call

1. Opening of the meeting by the National Chair
2. Welcome and apologies
3. Proxies received
4. Quorum established ^{1, 2}
5. Minutes of previous AGM (19 September 2025) ³
6. National Chair and Chief Executive's Report
 - a. Presentation of the Annual Report for the year ending 31 March 2026 ³
7. Audit letter and recommendations
8. Appointment of Auditors ³
9. Result of Election of members to National Board and National Committees
10. General Business

¹ Rule 5.8 states that "If a member fails to pay any subscription, fee or levy imposed against it by the relevant due date, they shall be deemed unfinancial for the purposes of clause 9.3 and 10 and 24.2 until such time as the relevant amount has been paid in full. Unfinancial Members shall have no voting rights and shall not be counted when determining a quorum at a General Meeting".

² A quorum is at least four Financial Members and one Industry Leader attending in person, by Members' Representative or Proxy.

³ Unfinancial Members are not eligible to vote.

5. MINUTES OF PREVIOUS ANNUAL GENERAL MEETING

OPENING

Property Council New Zealand's Annual General Meeting was called to order at 12.00pm on Friday 19 September 2025 by the National Chair, Mark Thomson. The meeting was hosted online as a video call using Microsoft Teams.

PRESENT

Mark Thomson	Auckland International Airport	Industry Leader (National Chair)
Barry Corrigan	AECOM	Industry Member
John McIntyre	Athfield Architects	Industry Member
Patrick Dougherty	Auckland Council	Industry Leader
Davina Henderson	Bayleys	Industry Leader
Adam Langsford	BCD Group	Industry Member
Peter Lischner	BNZ	Industry Member
Paula Ormandy	Buddle Findlay	Industry Leader
Andrew Stringer	CBRE	Industry Leader
Bruce Rendall	Christchurch City Council	Industry Member
Natasha Rivai	CivilPlan Consultants	Industry Member
Anthony Willard	DHC Consulting Group	Industry Member
James Spence	Goodman	Industry Leader
Chris Mackenzie	Holmes Group	Industry Leader
Jannie Greeff	Kāinga Ora	Industry Leader
Caroline McDowall	Kāinga Ora	Industry Leader
Jennifer Whittle	NZGBC	Industry Member
Jessica Watson	Oceania	Industry Member
Simon Woodhams	PFI	Industry Leader
Gemma James	Pragmatix	Industry Member
Lulu Meng	RDT Pacific	Industry Member
Melissa McGhie	Rolle Property	Industry Member
Simon Denny	Rubix	Industry Member
Anna Crosbie	Russell McVeagh	Industry Leader
Kerin Russell-Smith	Russell Property Group	Industry Member
Matt Silverton	Silverton Alexander	Industry Member
Anita Voisey	South Town Management	Industry Member
Edith Boettcher	The Woolstore Management	Industry Member
Ry Davies	TSA Riley	Industry Member

STAFF IN ATTENDANCE

Leonie Freeman	Property Council New Zealand	Chief Executive
Maryanne Sheehy	Property Council New Zealand	Head of Finance
Roger Grove	Property Council New Zealand	Consultant
Sara-Jane Evans	Property Council New Zealand	Head of Membership & Commercial Services
Kelly Taylor	Property Council New Zealand	Head of Communications
Denise Lee	Property Council New Zealand	Head of Advocacy
Rona Miller	Property Council New Zealand	Head of Operations/Secretary
Catie Harris	Property Council New Zealand	Events Manager

Tasch Dodson	Property Council New Zealand	Auckland Regional Manager
Sarah Rundstrom	Property Council New Zealand	Central Regional Manager
Nikki Livesey	Property Council New Zealand	Wellington Regional Manager
Danielle Brayne	Property Council New Zealand	South Island Regional Manager
Olivia Griffiths	Property Council New Zealand	Member Services Coordinator
Emma Porritt	Property Council New Zealand	Events Coordinator
Louise Cooksey	Property Council New Zealand	Events Coordinator
Naomi Wilson	Property Council New Zealand	Digital Communications Advisor
Bella Leddy	Property Council New Zealand	Advocacy Advisor

APOLOGIES

Morgan Jones	Veros	Industry Member
Peter Mence	Argosy Property	Industry Leader

Discussion	Action
<u>WELCOME AND APOLOGIES</u> Apologies, as above, were RECEIVED. National Chair, Mark Thomson welcomed all members to Property Council's 2025 Annual General Meeting, hosted virtually using Microsoft Teams.	
<u>PROXIES RECEIVED</u> Mark confirmed that no proxy votes were received.	
<u>QUORUM ESTABLISHED</u> A quorum was ESTABLISHED. Mark confirmed the current constitution eligibility for voting. Each member company is allocated ONE vote. If more than one attendee from each member company is present, these attendees must liaise with each other for voting purposes and cast one joint vote.	
<u>MINUTES OF PREVIOUS AGM</u> The previous Annual General Meeting was held on 27 September 2024. Paula Ormandy MOVED that the minutes be approved. Chris Mackenzie SECONDED. All members were in favour. The minutes were APPROVED.	
<u>NATIONAL CHAIR & CHIEF EXECUTIVE REPORT</u> The National Chair and Chief Executive's verbal reports were RECEIVED. Mark and Leonie gave a verbal update on Property Council's achievements during the last financial year, summarising the written report in the Annual Report for the year ending 31 March 2025.	
<u>ANNUAL REPORT FOR YEAR END 31 MARCH 2025</u> The Annual Report for year end 31 March 2025 was RECEIVED. This is available for download from Property Council's website.	

All were in favour of approving the Annual Report for the year ending 31 March 2025. No questions were asked. The Annual Report was APPROVED.	
<u>ANNUAL AUDIT AND RECOMMENDATIONS</u> The Financial Report for the year ending 31 March 2025 was RECEIVED. All were in favour of approving the Financial Report for the year ending 31 March 2025. No questions were asked. The Financial Report was APPROVED.	
<u>APPOINTMENT OF AUDITORS</u> The written report was RECEIVED. Mark noted that FYE2025 was the fifth year of audit with BDO, and the audit process ran smoothly. The National Board and staff have been impressed at the professionalism of BDO and thank them for their work. All were in favour of reappointing BDO as the auditor for Property Council New Zealand for the current financial year (31 March 2026). No questions were asked. The appointment of BDO was APPROVED.	
<u>Appointment of members to National Board and Committees</u> Leonie gave a verbal update and noted the process undertaken in Property Council's Constitution to elect and appoint members to the National Board and National and Regional Committees this year. All appointments are effective from 1 November 2025 for a two-year term. Mark offered his sincere thanks to Scott Pritchard (Precinct Properties) for his service to Property Council's National Board over the last 15 years, who is stepping down from 31 October 2025. Scott led with exceptional skill, especially during the challenging times of the pandemic, when the industry faced immense pressure. Scott will remain a key leader driving Property Council's Inclusion Alliance. Mark announced the following appointments to the National Board: 1. James Spence, Chief Executive Officer, Goodman is a new appointment to the National Board and will fill the Industry Leader – Owner/Developer seat vacated by Scott Pritchard. 2. Caroline McDowall, General Manager Housing Delivery, Kāinga Ora has been re-appointed to one of the Industry Leader – Owner/Developer seats. 3. Kerin Russell-Smith, Director, Russell Group has been re-appointed to the Industry Member seat. 4. Mark Thomson, Chief Commercial Officer, Auckland Airport has also been re-appointed to one of the Industry Leader – Owner/Developer seats and will continue his first term as Property Council's National Chair. Mark announced the following appointments to committees: Retail Committee: 1. Jarrod Reilly, Colliers	



2. Luciana Tarnoski, Foodstuffs North Island
3. Renee Buckingham, Kiwi Property
4. Hannes Nel, Mackersey Property
5. Jennifer Andrews, Oyster Property
6. Michael Sweetman, Precinct
7. Ken Moore, Retail Solutions

Diversity and Inclusion Committee:

1. Grant Austin, Beca
2. Sophie Bowden, Goodman
3. Amanda Spratt, MinterEllisonRuddWatts
4. Joanna den Hollander, Ngai Tahu Property
5. Jess Watson, Oceania
6. Rebecca Dobby, Oyster Property
7. Gemma James, Pragmatix
8. Lewis England, Pupuke Property Consultancy
9. Lizzi Whaley, Spaceworks
10. Kristen Neri, Taylors
11. Jonathan Manns, Te Toi Mahana
12. Natasha Linskill, Willis Bond

Auckland Regional Committee

1. Ian Wheeler, Auckland Council
2. Rachel Morgan, Barker & Associates
3. Andrew Lamb, Galaxy Property
4. Chris Mackenzie, Holmes Group
5. Anna Hill, Jasmax
6. Chris Dibble, JLL
7. Anthony Randell, Precinct
8. Helen O'Sullivan, Simplicity Living

Central Regional Committee:

1. Campbell Dawson, BCD Group
2. Scott Adams, Carrus Property
3. Bevan Houlbrooke, CKL NZ
4. Lisa Curtin, Colliers Project Leaders
5. Joel Murphy, Holland Beckett Law
6. Sarah Livingstone, Livingstone NZ
7. Matt Silverton, Silverton Alexander

Wellington Regional Committee:

1. Matthew Plummer, Beca
2. Peter Lischner, BNZ
3. Poul Israelson, Harrison Grierson
4. Holly Hill, MinterEllisonRuddWatts
5. Rachael Wise, Navigation Financial Partners
6. Kevin Pugh, Precinct
7. Melissa McGhie, Rolle Property

South Island Regional Committee:

1. James Riddoch, James Riddoch Commercial Barrister



2. Vanessa Carswell, Jasmax 3. Bruce Goodger, RCP 4. Tom Chatterton, Rider Levett Bucknall 5. James Gough, The Terrace Christchurch 6. Hayley Fisher, Warren and Mahoney	
<u>GENERAL BUSINESS</u> No items of general business were raised. Mark thanked members for attending the 2025 Annual General Meeting.	

Closure:

Meeting was closed at: 12.24pm by Mark Thomson

Minutes submitted by: Rona Miller – Secretary

Minutes approved:

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Mark Thomson, National Chair