



11 March 2016

Consumer Property Law Review  
Policy and Legislation Branch  
Consumer Affairs Victoria

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## ACSV Submission to Issues Paper 1

The Association of Consulting Surveyors Victoria (ACSV) currently represents 120 member firms that have as principals or employees the vast majority of Licensed Surveyors that produce, lodge for certification and manage the plans of subdivision that create the more than 30,000 new parcel titles (including both land and building parcels) that come into existence in Victoria each year. Our members' clients range from the largest of national and international development companies through to a 'mum and dad' individual 'developer', undertaking a once in a lifetime dual occupancy development of their family home.

Our members are the originators of plans of subdivision that create subdivisions involving owners corporations and also interact with estate agents, conveyancers and owners corporation managers throughout the state on a regular basis in dealings related to title dealings, subdivision, development and owners corporation management. On that basis the Association's members have a distinct interest in a number of particular aspects of the Consumer Property Acts Review

As an organisation ACSV does not wish to provide a submission on the majority of the questions within the 'Summary of Questions' in Issues Paper No.1.

We do however wish to specifically provide a response to:

*Q. 65 What are your views on whether owners corporation managers should be separately licensed or be part of an estate agent's licence?*

*ACSV believes that owners corporation managers should be separately licensed on the following basis:*

1. The complexity of many developments now occurring within Victoria require specialised management knowledge and experience, which is not necessarily contained within the estate agents licensing process.

2. Whilst the need for a trust account is well established relative to Estate Agents and this to some degree encourages the concept of directly linking of the two roles, we believe there are many other professionals that can equally or more efficiently and effectively perform the role of owners corporation manager. We are aware that at least one of our members has operated very successfully as an owners corporation manager in the past, with knowledge gained as a Licensed Surveyor enhancing this role. To require an appropriate professional to obtain a estate agents licence to be an Owners Corporation manager is undesirable in our view.

ACSV anticipates making a more significant and broad submission to each of the two following Issues Papers.

Yours faithfully,

A handwritten signature in black ink, appearing to read "AB", is positioned above the typed name.

Andrew Busse  
President