

16 December 2016

The Director
Consumer Property Law Review
Policy and Legislation Branch
Consumer Affairs Victoria

By Email: consumerpropertylawreview@justice.vic.gov.au

Dear Sir/Madam,

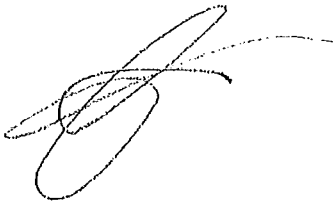
Re: Consumer Property Law Review- Options for Reform

I refer to the above and in particular to the Sale of Commercial Buildings and Part 5 of the Subdivision Act 1988.

I am strongly of the view that the existing provisions requiring unanimous resolutions for the sale of buildings must change, particularly for commercial buildings where the only relevant consideration should be whether the sale is economically beneficial for all lot owners.

I support option 21C-Tier 1, which requires an 80% majority for a sale based on lot entitlement. I note the VCAT supervision provided by this option and consider that this provides an appropriate balance.

In Summary, I consider that this would be a just and equitable outcome as the safeguards proposed provide the fairness required in these matters.



Yours faithfully,

Francis X. Bediaga

