

15 December 2016



The Director
Consumer Property Law Review
Policy and Legislation Branch
Consumer Affairs Victoria
consumerpropertylawreview@justice.vic.gov.au

Dear Sir/Madam,

Consumer Property Law Review
Options for Reform
Sale of Commercial Buildings
Part 5 of the Subdivision Act 1988

I am responding to the options for reform of the Owners Corporation Act 2006 but limiting my remarks to Part 5 of the Subdivision Act 1988, in particular to the sale and redevelopment of owners corporation commercial buildings.

I submit 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 make no submission in relation to the sale of residential buildings.

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. It provides balance and is quite reasonable.

All in all, this would be a just and equitable outcome with the safeguards providing fairness and transparency.

Yours faithfully,

A handwritten signature in black ink that reads "Kate Martin".

Kate Martin