

16 December 2016

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

Dear Sir/Madam,

**Re: 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 and refer in particular to Part 5 of the Subdivision Act 1988, specifically to the sale and redevelopment of **commercial buildings** governed by Owners' Corporations.

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,
Per: Graeme Efron
