


15 December 2016

Christine Yianoulatos


Melbourne 3000

The Director,
Consumer Property Law Review,
Policy and Legislation Branch,
Consumer Affairs Victoria,
GPO Box 123,
Melbourne, Vic., 3001.

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 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.

It is my sincere belief that this would be a just and equitable outcome with the safeguards providing fairness and transparency.

Yours faithfully,

Christine Yianoulatos

