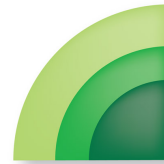




Cobram Courier
Wednesday 8/08/2007

Page: 14
Section: General News
Region: Cobram VIC, AU
Circulation: 3246
Type: Regional
Size: 104.31 sq.cms.



slice
slicemedia.com.au

press clip

Body corporate changes

Unit and apartment owners across Victoria are sitting on financial time bombs by failing to plan for current and future maintenance, according to the Institute of Body Corporate Managers Victoria.

In September last year, the Victorian Government passed the Owners Corporations Act and new regulations currently under review will replace the Subdivision (body corporate) Regulations by the end of 2007.

With 65 000 bodies corporate and 500 000 lots in Victoria, about 1 000 000 Victorians or one in four people are living in or affected by bodies corporate according to the institute's general manager Rob Beck.

In a major change, Owners Corporations, the term replacing bodies

corporate, which are deemed prescribed will be required to have a 10-year maintenance plan approved by the property owners and a maintenance fund to make provision for the plans implementation.

The proposed definition of a prescribed owners corporation, which will have much higher compliance burdens, will capture strata properties with annual fees in excess of \$200 000, or more than 100 lots and will affect about 27 per cent of all lots, and 1.2 per cent of all owners corporations.

Mr Beck said many of these prescribed owners corporations were newer and usually had professional managers well aware of the need for well-thought out maintenance plans and funds.