



institute of
BODY CORPORATE MANAGERS
victoria inc.

4 May 2007

GOODBYE BODY CORPORATE **Seminar to ease transition to new regulations**

New laws are set to significantly change the landscape for the one in four Victorians who own or occupy property in more than 65,000 bodies corporate in Victoria, according to the General Manager of the Institute of Body Corporate Managers Victoria, Rob Beck.

"The name change from bodies corporate to owners corporation is the least of the implications of the new Owners Corporations Act 2006, coming into force by the end of the year" Beck said. "The new regulatory regime aims to improve transparency and financial accountability in the management of owners corporations and we welcome new dispute resolution provisions, but more onerous regulatory compliance will result in higher costs to be borne by owners" according to Mr Beck.

The Institute of Body Corporate Managers Victoria (IBCMV), the peak body which represents more than 75% of all professional Body Corporate Managers, managing 200,000 lots, has been working with the Victorian Government on the preparation of the Regulatory Impact Statement (RIS), which will be released shortly for consultation and public comment.

"While the IBCMV is pleased that the Government has accepted many of its recommendations, we believe that in practice, compliance with some of the proposed regulations will disadvantage professional managers, members of owners corporations and committees alike" Beck said.

"For example, the new Act does not recognise the important role of professional managers in the smooth and consistent running of owners corporations. In practice, managers now perform the roles of secretary and chairperson at general meetings at the behest of owners, to ensure proper and effective conduct of meetings and proxies/ballots. The new Act prohibits this, which would result in much greater responsibility being foisted on individual committee members" according to Mr Beck.

A free public seminar, "*Turning your Body Corporate into an Owners Corporation*" is being presented by the IBCMV, the Law Institute of Victoria (LIV), the City of Melbourne, Consumer Affairs Victoria and the Building Commission at 12:00pm on Tuesday 15 May at Melbourne Town Hall.

"This seminar aims to improve awareness of the new laws and their implications and will cover the new regulatory framework, outline the role of a professional Owners Corporation Manager, changes to the building regulations and what to know when purchasing an apartment. I urge owners, tenants and existing body corporate managers to attend this seminar to ensure a smooth transition to the new laws." Beck concluded.

#####ENDS#####

MEDIA AND FURTHER INFORMATION

Maree Davenport, Hootville Communications 0400 584 388
Rob Beck 9416-4688 or 0400 624 590