

TO: THE MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT

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**Submission on MBIE's proposed amendments to the Unit Titles Act 2010
December 2016**

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I am happy to be contacted by MBIE officials about the content of my submission.
I wish to remain anonymous in any reporting or submission analysis.

This comment is made in relation to a small townhouse complex of three re:

3. Overarching reform Proposals

3.1 Potential size thresholds for more rigorous requirements

**We strongly support: The introduction of appropriate size thresholds.
Under 10 units (small)**

The definition of 'small' could be changed to 5 units or under when we are a body corporate of three townhouses.

**With Minimal requirements ie the Status Quo.
We strongly support the status quo.**

The present requirements enable us to be flexible with the ability to resolve against adopting certain requirements by special resolution.

If the status quo were not retained for us then we would be affected by the new rigorous legislative requirements with the additional compliance requirements which for three units would be unnecessarily very costly and onerous.

For example, proposals such as: Contracting a body corporate manager.
Requiring body corporate managers to be members of a professional group.
Long term management plans of 30 years with additional requirements..

In conclusion, while there may be a need for a change in requirements for medium and large complexes, we support this proposal in regard to Small complexes retaining the Status Quo.