



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI



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

December 2016

Name of submitter:

s 9(2)(a)

Organisation:

Contact address:

Contact phone number:

Contact email address:

MBIE officials can contact me if they have a question about the content of my submission ✓

I wish to remain anonymous in any reporting or submission analysis

Making a submission

To make a submission, please fill out the submission form below, and send to UTAreview2016@mbie.govt.nz. Both Word documents and PDFs will be accepted.

Alternately, you can download the submission form and post it to:

Unit Titles Act Review
Construction and Housing Markets, BRM
Ministry of Business, Innovation & Employment
PO Box 1473
Wellington 6140
New Zealand

Consultation on the Unit Titles Act finishes on **Friday 3 March 2017 at 5pm**. Thank you for your submission.

Body Corp s 9(2)(a) is a five Unit complex of identical units and owners make up the committee the complex has watertight issues and is dysfunctional.

The Body Corp management is run by a disbarred lawyer and his attitude is that majority rules regardless, without taking Property Law or the Unit Titles Act. into consideration.

This has lead to the Body Corp majority neglecting their responsibilities involving health and safety and maintenance issues in the complex.

Our submission suggestions are as follows:

- 1.The Body Corp Manager must be a fit and proper person and must not give legal advice unless they are entitled to.
2. All legal advice should be from an independent Lawyer.
3. Small Unit developments should have their own Bank Account.
The funds should be in their own Trust account this would eliminate an expensive annual Audit and become more transparent.