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**To:** <tradelicences@dpc.nsw.gov.au>  
**Date:** 28/11/2008 4:55 pm  
**Subject:** Review of the need for Licensing- Strata Manager

Dear Sirs,

We make the following observations in relation to the Strata and Community Management Industry only.

- 1.Licensing was introduced to properly protect consumers predominantly as a result of defalcations of Owners' Corporation funds by unscrupulous and or unethical persons and or companies.
- 2.Prior to Licensing there was defalcations by some persons or companies,and as a result Lic was introduced,and this provided a level of comfort to the consumer.
- 3.Subsequent to Lic there were also defalcations by some persons and or companies.

The Office of Fair Trading would have details of the offences both prior and after Licensing.

Hence it would appear that Licensing per se was not sufficient to achieve the outcomes the State Government was seeking.

Keep Licensing:

It is the writers view that Licensing should be continued to provide the community with peace of mind , knowing that the persons or companies they are dealing with are appropriately qualified and or Licensed.

If Licensing is discontinued:

Should Licensing be discontinued then an Australia wide alternative protection system should be introduced to properly protect the consumer to ensure that:

- 1.The persons or companies they are dealing with have the appropriate levels of qualification and in this regard a University course should be designed for this purpose (ie B.Com(Strata) and or a Tafe College degree, particularly having regard to the fact that Trust Funds are involved.
- 2.Prior to someone entering the field they must have worked for a Strata Management company for a number of years(to be determined). Have achieved an appropriate level of accounting expertise.In a similar way whereby, before becoming a Tax Agent ,you must firstly achieve a level of expertise working for someone in that filed.

I am happy to meet with you to discuss my views further.

Please note I have been personally involved in the Strata Industry since Feb 1973,both as a Strata Manager, managing a portfolio as well as running the offices of Jamesons.

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