

IAN McNAMEE & PARTNERS PTY LTD

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I Licensed Real Estate Agents I Auctioneers I Valuers I Strata Managers I Authorised Insurance Representatives

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28 November 2008

Occupational Licensing
c/-The Better Regulation Office
GPO Box 5431
SYDNEY NSW 2001

Dear Sir/Madam

Reference: NSW Trade Licensing Submission

Please find below a response to the above submission.

We are Strata and Community Association Managing Agents in both NSW and ACT and have been so for over 30 years. We have seen first hand the difference in education and qualification standards of managers in these states. I am also a member of the SMI ACT as well as the ISTM and the NCTI. The recent ACT Unit Title Amendment Bill is trying to address the shortcomings in the experience and qualification standards of the industry in the ACT. Basically you can walk in off the street and do Strata Management.

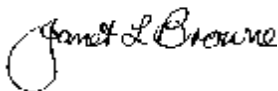
With the substantial increase in the amounts of monies now held in the various schemes' bank accounts there needs to be some governance in the administration of these funds. In the ACT they are not even classified as Trust Funds. There is no protection for the consumer. Would a similar thing happen in NSW?. Where is the protection ?. Owners look to the Strata Managing Agent for advice in the management of their homes and assets. The SMI ACT is trying to bring some standards to the industry off their own bat with the formation of the above Professional Body but there are managers who are not members and therefore not bound by the Code of Ethics or minimum administrative and education standards.

NSW is recognised as a leader in the field of Strata and Community Association Management and the removal of Licensing Requirements would place at jeopardy this persona.

The ACT body is also very keen to see a National Competency in Education as a member of the NCTI.

The recommendation from COAG should be that all states have a licensing requirement and CPD in this industry as we are trustees and managers for approximately one third of the population's, assets, homes and monies.

Yours faithfully



Jan Browne (Licensed Strata Manager & Director)

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