

From: "brendan" <bbilson@virginbroadband.com.au>
To: <tradelicences@dpc.nsw.gov.au>
Date: 25/11/2008 11:04 am
Subject: Strata Managers

Dear Sir,

Re Strata Managers

I was a strata manager for approximately 10 years and since 1990 I have been teaching strata management at University, TAFE and private RTO's

You state on page 16 that strata managers manages trust funds on behalf of an owners corporation. This is a very small part of been a strata manager.

Strata management requires an extensive knowledge of strata laws, management of large complexes, knowledge of building maintenance and repairs, knowledge of conducting meeting, knowledge of dispute resolution and knowledge of Tribunal hearing requirements.

There are over 60,000 registered strata schemes in NSW and the majority are managed by strata agents. It is a complex area and real estate agents would not have the knowledge or expertise to manage strata complexes. There may also be a conflict of interest with a real estate agent also acting as a strata agent.

I believe it would be a very serious mistake to de regulate strata agents as it is a specialised area of agency practice

Thank you

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