

1 May 2024

To All BGGC Members

Dear Members,

PRESIDENT'S UPDATE – VARIOUS CURRENT PROJECTS

I thought I would take this opportunity to update members on several events of critical concern that have occurred in the last couple of weeks or will occur in the next couple of weeks. In particular, the changes that will happen on the **9th of May 2024**. Current areas of concern are as follows:

- On the **9th of May** the third tranche sections of the UTA Amendment Act 2022 and associated regulations will come into force
- An opinion from Joanna Pidgeon on the new **LTMP provisions**
- There was an important meeting in Auckland about **Inner City Security and Safety**
- There was a large round table meeting held to discuss **Rebuttal to the 'A Living Hell – Apartment Disasters' mini-series** that was run in February/March this year.

Third Tranche of Provisions under the UTA Amendment Act 2022

The next series of sections of the Act will come into force on the 9th of May. There will also be regulations promulgated; however, the regulations have still not been finalised and MHUD has still not provided details of some regulations covering issues such as:

- Electronic voting
- Information to be retained by the body corporate
- Proxy voting
- Additions to the pre-settlement disclosure statement for off-the-plan sales of units
- LTMP requirements for a 30-year timeframe
- BC Manager agreement/contract requirements

Once those regulations have been passed into law (and MHUD say that we cannot expect them much before the 9th of May) we will provide all members with a full explanation of these

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new regulations. Naturally, BC managers will be educated on these regulations as well. But for those members who are self-managed they will need to come up to speed with all those issues as a matter of some urgency. This will be especially so for the electronic voting regulations if you are to hold a general meeting post the 9th of May 2024.

An Opinion on LTMP Concerns from Joanna Pidgeon

We have asked Joanna Pidgeon, of Pidgeon Judd Law to provide us with an opinion on the new LTMP provisions under the Act. We hope to have that issued to you all shortly.

Inner City Safety and Security

There was an important meeting in Auckland about Inner City Security and Safety; Viv Beck of Heart of the City (HoC) and Noelene Buckland of City Centre Resident's Group (CCRG) co-hosted the meeting. Noelene is a member of both our Auckland Committee and National Executive.

The major topic was the concerns over the growing number of rough sleepers on the streets of central Auckland, crime in the city, alcohol consumption in public places, drugs, and mental health concerns. There have been several instances of apartment owners affected and attacked by people in the central city under the influence of drugs or with mental health issues.

Auckland Council has met with various representatives of the inner-city community including CCRG and BCCG over the last several months. At the recent meeting there was a broader group of people including the NZ Police, the City Missioner, the elected Waitemata and Gulf Ward council member, Mr. Mike Lee, and Chair of the Waitemata Local Board, Genevieve Sage.

Council has agreed to review their Public Safety and Nuisance By-law which provides some mechanisms for Police and others to assist rough sleepers in central city areas. However, there is a very real need for support from mental health workers.

At the meeting Police were clear about certain actions that our members, and unit owners in general, can take to protect themselves from crime. These include such steps as:

- Maintaining security on the entry and exit points of apartments. Do not let anyone tailgate in the front door or the garage.
- Call police on 111 if there are instances in the street or your apartment building, as they need to be recorded in the Police system.
- If you have a building manager, then collaborate with the manager to maintain the security around the building wherever possible.
- Do not let people congregate in the street around your apartment, and if there are shops in the building (especially liquor or off licenses) consider obtaining additional security.

Whilst this may appear to be an Auckland problem, it is not. Those outside Auckland should take notice of the issues that are being dealt with in Auckland and note the points above. I Noelene Buckland and I are meeting with Chris Lawton, from Community Patrols New Zealand (www.cpnz.org.nz), this week to explore further options related to safety and security. We will be discussing various preventative issues with him. I will report further on this in due course.

Rebuttal: 'A Living Hell - Apartment Disasters'

SCA (NZ) organised a large round table meeting held by zoom with a group of experts and concerned people looking to discuss how we could rebut the negative and unbalanced aspect of these three programs. If members and their unit owners had not seen these programs, then they may want to do so as they are still available on Sky on Demand.

Because of the negativity of the program a large number of people have commented how there needs to be a rebalancing by way of rebuttal. The BCCG had three representatives at the meeting who all spoke up about the importance of expressing apartment living in a positive light, which it is.

Further the point was made that even where buildings need to be remediated there have been many successful outcomes. So, whilst the meeting produced some excellent suggestions for dealing with remediation and improving the statutory landscape around remediation of buildings it did not directly address the public relations issue of rebutting the negativity of the programs.

One point that did come out of the meeting was that if apartment committees are faced with remediation of their building, there are places to go for guidance and advice. Committees need to take ownership of the issue and not leave it all to the building manager or body corporate manager. For example, members could turn to the BCCG for guidance and directions on how to approach a remediation project. Many of our members have been through the process and are happy to share their experiences and there is a network of excellent people able to provide recommendations from experts who can help.

But we need to produce some positive examples and rebuttal public relations to rebalance apartment living and ownership in a positive light. If any members have ideas, then do not hesitate to let us know.

We are always open to contribution from members so do not hesitate to call one of us-either myself Tim Jones on 021 922 664 or our national secretary Karl Hutton on 021 847 544 if you have a positive story to tell, and an avenue we can tap into to get the positive message out. Negative messages about apartment remediations and living only detract from the benefits of apartment living, as we all know and in turn, those negative messages devalue our investment, whether it's our home or and investment property.

Finally, and most importantly I would ask all members that receive this update to pass it on to their unit owners. There is much in this that affects unit owners, and they will all have an interest in the information provided.

Many thanks,

Tim Jones
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