

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



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Tēnā koe Timothy

Thank you for your email dated 26 June 2026 to my colleague Hon Chris Penk suggesting amendments to the Unit Titles Act 2010 (the UTA). Your email was referred for my reply as it falls within my portfolio delegations as Associate Minister of Housing.

I appreciate feedback from the Body Corporate Communities Group on how the UTA could be improved. As a regime that is intended to enable owners and bodies corporate to operate and govern their own affairs, the government relies on input from groups like yours to raise issues and areas that need further work. I have also recently received correspondence from Strata Community Association NZ (SCANZ), that covers similar issues where UTA reform may be needed and encourage both groups to continue working together to refine reform proposals.

Regulation of body corporate managers was considered as part of the Unit Titles Amendment Act. Occupational registration or licencing proposals need to meet a set of tests before they can be established. This includes whether intervention is needed in an occupation to prevent irreversible harm, and whether government intervention is justified or if there are existing options that could be better used. Non-regulatory options also need to be considered, such as training and education.

The Amendment Act also considered whether to mandate long-term maintenance funds, which are required unless the body corporate passes a special resolution to not establish one. Requiring a 75 percent majority creates a high bar to opting out of this requirement, as does the requirement to confirm this decision annually. This setting was made in response to public submissions, noting that there needed to be a balance between improving the governance of unit titles, while also not constraining bodies corporate that have alternative ways of funding their long-term maintenance requirements. The UTA needs to also provide this flexibility as it covers large apartment buildings as well as small developments with less complex long-term needs.

As you note, emergencies affect the residents of unit titles differently to other dwellings and leave people who rely on the services and amenities of their building vulnerable if

those are not working during an emergency event. The Emergency Management Bill (No. 2) is currently well advanced through the House, and late in the process for policy work to determine whether it would be proportionate to incorporate unit title communities into the Bill. However, my officials would be interested to discuss how unit titles could better prepare and be better integrated into emergency management.

I also appreciate you highlighting the issue of body corporate rules, and whether model rules are needed to further guide bodies corporate to ensure their own rules are legal and enforceable, and to reduce disputes that require Tribunal decisions to resolve. As you note, body corporate committee recruitment and education are an area that many developments struggle with. These issues are likely to be interrelated. My officials would be keen to discuss whether regulatory and non-regulatory interventions could improve the performance of committees, and how this would flow on to wider system benefits.

Again, thank you for your ongoing engagement and constructive feedback on the UTA. I have passed your letter to officials at the Ministry for Cities, Environment, Regions and Transport. They are interested in discussing the details of your proposals and I understand they have reached out and are arranging a joint meeting with SCANZ soon. These discussions will be used to inform future policy work on the UTA.

Thank you for taking the time to write.

Mauriora



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Associate Minister of Housing