Focus of presentations

**Democracy or Dictatorship?: optimal governance options in strata titling** An inherent principle of Queensland's BCCM Act is to balance individual rights with self management responsibilities. However, the promotion of individual rights is inherently time-consuming, can impede effective problem-solving and can give rise to inefficiencies, particularly for layered and larger schemes. Should some (layered and large/mega) schemes operate under a 'corporate governance' module? How might such a model work? Why might it be a better option? How would the rights of individuals be best protected under such a model? What sort of economies of scale would be reaped with such a model? What skill set would a board of directors require? How might a governance market work (might it constitute a profession like professional secretaries)? What steps are necessary to give substance to a corporate governance option? Is this all too difficult?

**Strata manager licensing and the promotion of good strata management practice** Development and maintenance of a licensing regime for strata managers is not a costless activity. Would benefits deriving from licensing outweigh the costs and risks? Licensed strata managers might signify more expensive strata manager fees. Would the additional cost be matched by enhanced service quality certainty? What degree of protection can lot owners reasonably expect when engaging a strata manager? Would licensing of managers signify enhanced protection for lot owners?

**The challenge of ageing strata title schemes** After 50 years of strata titling in Australia, some of the structures are reaching the end of their physical and economic life. Technological advances, changing needs and physical deterioration can create a need for major renovations or signify that land occupied by a building can be better used. Problems associated with achieving sufficient owner support for major renovations or the termination of a strata titled complex often results in a ‘do nothing’ status quo. This can constitute a significant impediment to the capacity of urban centres to rejuvenate and grow. What policy should be developed to deal with this challenge? Consistent with all well-conceived policy, any policy change will need to be sensitive to the cultural values associated with home ownership in an Australian context.

**Current Overseas Policy Issues: Relevance for Australia** In this session, Gary Bugden will reflect on his on-going experiences as a strata title policy advisor to overseas governments to identify parallels as well as new challenges likely to arise in the Australian strata title government policy making context.

STRATA TITLE POLICY MAKERS FORUM 2011 SPEAKERS

David Ford
(Deputy Director-General, Department of Justice and Attorney-General, Queensland Government)

David Ford has been Deputy Director-General, Department of Justice and Attorney-General since February 2011 and Commissioner for Fair Trading since 2009. He has held a number of senior Queensland Government positions in a 30 year career including as Deputy Director-General in Treasury and other regulatory departments since 2005. His present responsibilities include the Office of Liquor and Gaming Regulation and the Office of Fair Trading.

David is a graduate of the University of Queensland, an Associate Fellow of the Australian Institute of Management and a member of the Institute of Public Administration of Australia.

The Honourable Max Trenorden MLC
(Chair, WA Legislative Council Standing Committee on Public Administration)

Max is one of the most recognised parliamentarians in regional Western Australia. He was elected to the 33rd Parliament as Member for Avon in February 1986, and re-elected in 1989, 1993, 1996, 2001, 2005 and 2008. He contested the 2008 State election as a candidate for the Agricultural Region, making the move from the Legislative Assembly to the Legislative Council where he currently serves as the Chairperson of the Standing Committee on Public Administration and of the Wheatbelt Aviation Strategy Ministerial Taskforce, as well as Deputy Chairperson for the Joint Standing Committee on the Review of the Racing and Wagering WA Acts. Max is currently chairing a committee focused on appraising the benefits of introducing strata title manager licensing in WA.

Leanne Hughes (Director of Legislation & Policy, Land & Property Information, NSW Government)

Leanne Hughes is a lawyer who has worked for more than 20 years for the NSW land title registry, predominantly in the area of legislation and policy. She is an expert in land law and is the current editor of Hallman: Legal Aspects of Boundary Surveying and Woodman and Nettle: The Torrens System in NSW.

Leanne has had wide experience in land development issues and has supplemented her law degree with a Masters degree in Urban and Regional Planning. She has a particular interest in strata and community development and has acted as a departmental representative on a number of strata industry committees.

Dr Gary Bugden OAM (Chairman, Mystrata)

The name Gary Bugden has been associated with strata titles since 1973. In the past 38 years he has actively participated in all sectors of the industry – as a strata manager, specialist lawyer, academic, development consultant, government consultant, author, commentator and law reformer. Gary has travelled extensively studying co-ownership laws and has consulted on land related laws for Governments in Australia and Europe, as well as the Pacific, Asia and Middle East Regions.

His historical experience with Australian strata titles and his public policy perspective on those laws is unique.