

29 April 2021

Committee Secretariat
Finance and Expenditure Committee
Parliament Buildings
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Christchurch City Council submission on the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Bill

Introduction

1. Christchurch City Council (the Council) thanks the Finance and Expenditure Select Committee for the opportunity to provide comment on the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Bill.
2. The Council wishes to be heard in support of this submission.

Submission

3. The Council welcomes reform of the Unit Titles Act 2010. The case for amending this Act has been repeatedly demonstrated in Christchurch following the earthquakes. Here, inadequate governance and management of unit titles led to protracted issues for the owners of some multi-unit dwellings – issues which endure to this day, ten years after the 2010-2011 earthquake sequence. In situations where owners of multi-unit dwellings have not worked effectively together, this has blocked repairs and led to years and years of costly disputes that have undermined the wellbeing of those caught up in the process.
4. The proposed legislation has helpful changes but we believe there may be opportunity to do something broader, given the issues experienced in Christchurch.
5. We welcome these reforms as a means to support the higher-density living needed in our growing cities. Urban form is a key factor in reducing emissions and encouraging change in travel choices. We need to plan our cities and regions so communities can live closer to the services and infrastructure they want to access. Having the right legislation which supports multi-dwelling living is an important part of this.
6. Housing is a key building block for individual and community wellbeing. Our cities need a housing supply that can meet the diverse needs of current and future residents, and this supply will need to include options such as multi-unit dwellings. Reform of this Act is an important step in enabling provision of different housing options.

Conclusion

7. In conclusion, we very much welcome reform of the Unit Titles Act 2010. We encourage consideration of all of the issues that need to be addressed in order to ensure this legislative change best meets the diverse needs of the community.
8. Thank you for the opportunity to provide this submission. For any clarification on points within this submission please contact Elizabeth Wilson, Strategic Policy Unit, at elizabeth.wilson@ccc.govt.nz.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Lianne Dalziel', with a long horizontal flourish underneath.

Hon Lianne Dalziel
Mayor of Christchurch

