WEBINAR

Are some bodies corporate unmanageable?

Seven types of difficult scheme, and what makes them hard

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Apathetic owners

Owners do not care about the scheme or are not interested in it. There is little pushback, so day-to-day management is often easy. Meanwhile the building declines. An apathetic or under-performing caretaker can add to the problem.

Lack of funds

Many owners do not understand their legal obligation to invest in their building. There is strong resistance to raising levies or carrying out works, and many older owners say they cannot pay more on a fixed pension.

Buildings in disrepair

Buildings that haven’t been maintained over the years and buildings never stop having problems. Owners become frustrated and the committee can spend excessive time on repairs. In large schemes, problems and disputes can get out of control.

Owners in conflict with the committee

Typically disputes about by-laws or maintenance responsibility. Some owners do not accept factual evidence or do not want to pay to look after their property. If an owner will not accept advice or a breach notice, disputes can become complicated and legal resolution is complicated.

Committee divided against itself

A split committee can find it almost impossible to deal with issues in a practical way. Members stop managing the issues and focus on beating the other side.

Out-of-control owners

Owners who send non-stop emails, make endless calls, are abusive or disruptive, or who dispute matters with an intensity far beyond their importance.

Coercive committees

Some committees try to control the body corporate beyond their powers under the legislation. Managers are appointed to assist committees, so what can be done when a committee is out of control?