

## Body corporate disputes: options for resolution

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If you have a dispute, always talk to the people involved first.

In some cases issues can be caused by a simple mistake or misunderstanding, so try to sort things out with each other first. If this doesn't work, there are other options you can try.

### Mediation

Mediation lets you discuss the problem with a mediator present. The mediator will aid the discussion and help those involved to reach an agreement. If agreement is reached it can be made formal in a mediator's order. This order is binding and will say what happens if someone breaks it.

Examples of issues that could be handled by mediation include:

- someone not following the body corporate rules
- disputes with neighbours on parking, noise or rubbish.

You can apply for mediation through the Tenancy Tribunal.

### Tenancy Tribunal

The Tenancy Tribunal also hears unit title disputes if the amount being disputed is less than \$50,000. They decide if a dispute should go to mediation or a hearing.

You may need to attend a hearing if your issue is about:

- unpaid levies
- body corporate decisions
- repairs and maintenance.

[Making a unit titles application to the Tenancy Tribunal \(http://www.tenancy.govt.nz/resolving-issues-and-disputes-in-unit-titles/tenancy-tribunal-for-unit-titles-how-to-apply/\)](http://www.tenancy.govt.nz/resolving-issues-and-disputes-in-unit-titles/tenancy-tribunal-for-unit-titles-how-to-apply/)

### The courts

The District Court can hear disputes about insurance money (up to \$50,000) and other issues between \$50,000 and \$350,000.

The High Court can hear disputes about the title of land, insurance money (over \$50,000) and issues over \$350,000.