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| OC Amendment Act – Financial administration |
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# Changes to the financial administration of OCs

## Reduce insurance and other inequities between lot owners

OCs may separately levy lot owners for:

* an excess amount, or increased premium, resulting from or attributable to an insurance claim (if the claim was caused by a culpable or wilful act or negligence of a lot owner, a lessee, or their guest)
* damage caused to the common property by a lot owner or lessee, if:
  + it is not covered by insurance
  + the cost is less than the excess amount, if the claim solely relates to an owner’s lot.

Fees levied must be based on lot entitlement. The OC may determine the times for payment.

VCAT will be able, on application, to make an order requiring a lot owner to pay the OC’s reasonable costs for recovering an unpaid amount from the lot owner (pre-litigation costs).