

From: [Mathilde Kingsley](#)
To: [Legal Affairs and Community Safety Committee](#)
Subject: BCCMA Amendment
Date: Monday, 1 October 2012 8:16:04 PM

The Research Director,
Legal Affairs & Community Safety Committee,
Parliament House,
George St,
Brisbane Qld 4000.

Dear Sir,

I am the owner of a unit in the Q1 Building on the Gold Coast and I wish to make a submission to the committee.

When I purchased my unit I paid a Strata levy based on the position of my unit in the building and its lot entitlement.

In 2010 my Strata levy was increased by approximately 30% following a submission of one owner to make all units pay an equal levy apparently based on the equal use of the building's amenities by the occupants of each unit, but not taking into consideration any other factors, e.g size, position etc..

This was reverted in 2012 back to the more equitable original levy, where unit levies are based on several factors, (size of the unit, position of the unit within the building and original cost of the unit relative to the other units at construction completion), rather than the number of persons on each floor using the building's amenities.

It is now proposed by the Attorney General to yet again change the rules back to those of 2010, such that those owners in smaller units on lower levels will again have to subsidise the owners of the more expensive units. I submit that this is neither fair nor equitable and indeed it would not apply to Council Rates, where the rates are based on a number of factors, likely to include size and location of the home.

When I purchased my unit at the time of construction I was aware of the levies to be paid and accepted them. I was not aware that they could be changed at the request of a single unit owner to his or her personal benefit but to the disadvantage of the majority of the other unit owners.

I believe that the proposed legislation in Queensland does not occur in the other states in Australia and I wish to register a strong objection to this ruling and the consequent subsidising of owners who can afford the more expensive units.

Yours Sincerely,

Mathilde Kingsley, [REDACTED]

[REDACTED]