

Gunter Berhart

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Body Corporate & Community  
Management & Other  
Legislation Amendment Bill 2012  
Submission 019

**RE: Body Corporate and Community Management and Other Legislation Amendment Bill 2012**

**To Dear Sir, Madam lacsc@parliament.qld.gov.au**

My family and I, we are very disappointed in regards to the newly introduced **Body Corporate and Community Management and Other Legislation Amendment Bill 2012** which we believe is unfair, unsocial, will bring lots of hardship to pensioners and financial disadvantaged people, and most important the harmony of unit owners to live side by side will vanish.

We supported and have been great believers that the new Newman-Government will be fair and here for all people of Queensland.

In regards to our matter we believe, better we know that this unjust Amendment Bill 2012, is only for a few and the majority of unit owners will be penalized.

Furthermore some of the big units (*2 and 3 bedrooms*) have been amalgamated to a four or six bedroom apartment with two kitchen and owners will only pay marginal more than owner's with one bedroom.

A further unjust would arise in the individual City Council Water charge in buildings without individual water meter (in our case), which are based on the lot contribution entitlements. (*Meaning: A one bed/bathroom unit with one or two occupiers versus an amalgamated unit with six bathroom and with six to eight occupiers, in some case with a spa pool in the penthouse, would have the similar lot entitlement and therefore similar water/wastewater charges*).

We are great believer in the square metre system (*proportional to square metre*) in which the lot sqm are the base for the equation to calculate the amount for Body Corporate contribution. If the purchased square meters are used or not used is up to the purchaser. But bigger sqm lots would have the opportunity to accommodate more occupiers and therefore for example would have more wear and tear on lift facilities. (*Which is one of the main expenditure in a high rise building*)?

We also would like to make it clear in our view that it is also unjust to charge different rates/contribution for units in higher floors since no one is OWNING A VIEW.

Myself, a Real Estate Agent, are witnessing that matured owner of smaller units are literally shaking, be unsure and insecure what will come towards them. Also smaller units in high rise building will be far more difficult to sell, since weekly outgoings will be again astronomic. The majority of owner in retirement age depend on a reasonable sales price to be able to afford to move into a retirement home.

Therefore we would ask to reconsider, and since the Attorney General stated to have an open mind, we trust for a fair outcome regarding this matter.

Thank you and kind regards

Faithfully

Gunter Berhart