

From: [Rod Spooner](#)
To: [Legal Affairs and Community Safety Committee](#)
Subject: Body Corporate and Community Management and other Legislation Amendment Bill 2012
Date: Tuesday, 2 October 2012 12:18:25 PM

Dear Sir,

I as an owner of a unit in "The Pinnacle" 2894 Gold Coast Hwy. Surfers Paradise are now aware of the above Bill being introduced into Parliament on the 14/9/12 which I have now had the opportunity and time to study in more detail the ramifications, and make the following comments.

This Bill clearly corrects a serious mistake made by the previous Government. It provides a clear, transparent and democratic way of dealing with Body Corporate Entitlement Schemes. Whilst the broad objectives of the Bill are sound, and certainly address the above, I would appreciate your committee taking on board the following.

Sec.403(4) is too loose in so far as it does not address a maximum time frame for submissions. This if left as is, could see a committee procrastinate for an unspecified time. May I suggest 45-60 days be considered to give a committee a definite time frame to work within. It is also my suggestion that the period of time the committee has to advise lot owners of a request is too vague and lengthy and again suggest a specific time frame of 30 days be included.

Sec.404(2) & (4) This also is a time frame matter. Currently the Bill does not address how long a committee can take to decide on any change to the last order entitlement. This could once again be drawn out by some committees who cannot agree. I suggest a specific time frame be included in Sec.404(2) of 2-3 weeks to avoid the above being unnecessarily drawn out. Again I suggest the 90 day period the Body Corp. have to lodge a request to record a new community management statement is too long, a realistic time frame of 60 days should be considered.

In conclusion I would like to congratulate the Minister on this initiative to correct previous ill conceived legislation. My comments only revolve around timeframes to give committees a clear direction. All too often matters such as these can be dragged out thru an unwillingness to address issues in a timely manner. Simply this Bill is all about Justice and Justice can be best served by keeping legislation simple and precise to avoid further unnecessary discussion over interpretations.

Thanking you for your time and efforts, I remain, Yours faithfully Rodney. B. Spooner.

PS. I would Appreciate your confirmation of receipt of my comments when convenient.