

Body Corporate & Community
Management & Other
Legislation Amendment Bill 2012
Submission 029

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To: Parliamentary Committees
Parliament House
George Street
BRISBANE QLD 4000

**RE: BODY CORPORATE AND COMMUNITY MANAGEMENT
AND OTHER LEGISLATION AMENDMENT BILL 2012**

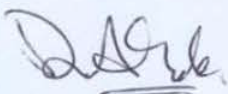
There is no justice in amending the 2011 Bill. The developer lodged our CMS in 1984 based on size and position of apartments. There is no reason why penthouses, sub-penthouses, units on high floors or amalgamated units should off load their levies on to lower floors and smaller units. Around 10 people can live in these enormous units where as only 2 can live in a one bedroom unit. The wealthy can afford to trade down in the future but what does someone in a one bedroom unit do when their levies have increased considerably because of the selfish people wanting change the original CMS?

The Attorney General wants to pass legislation to overturn legislation passed in April 2011. The Attorney General states that the 2011 legislation was odious because one person could apply to have levies revert to those set by the developer. He seems to have overlooked the fact that it was the BCCM 1997 Act that for the first time allowed one owner to turn over an entire building. Labor's 2011 Amendment just rectified this. This 2012 Amendment does exactly the same thing which allows one unit owner to force a body corporate to change levies. How then is his legislation less odious, than the previous legislation he so roundly criticises?

If you have any desire to operate in a government that is fair and balanced in its deliberations, then ask the Attorney General to withdraw this legislation. It will also be a disaster for future investment on the Gold Coast especially people from interstate who mainly invest in 1-2 bedroom units and are used to paying levies on the size of the unit. The value of these smaller units will be adversely affected.

It is therefore my opinion and also a vast majority of others that the 2011 legislation should remain as it is and not be interfered with. The original CMS was based on the size and position of the units and that is how it should remain.

Yours faithfully



Donald Taylor
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