

From: [Odile Guiller](#)
To: [Legal Affairs and Community Safety Committee](#)
Subject: Amendment to Lots Entitlement Legislation (Body Corporate Levies)
Date: Monday, 8 October 2012 12:10:19 PM

Dear Sirs,

The EQUALITY PRINCIPLE which should be reinstated states that contribution should be "equal except where it is just and equitable for them not to be equal".

The introduced 2011 legislation to reverse this accepted and just process made the contribution schedule again unfair and inequitable.

Body Corporate levies are set by the developer after completion of the building, often setting low lot entitlement contribution schedule for smaller apartments for marketing purposes to sell them quickly. As a consequence, larger units end up subsidizing smaller units.

All common area maintenance - pool cleaning, garden, reception and common ground area, floor cleaning, external painting, repairs to all common areas e.g. air conditioners, pumps, lift service, BMU maintenance, lights and windows - represents about 95% of levies.

Extra external window cleaning for larger units are already covered under the system in place.

Levies are not meant to be a wealth redistribution tool. They are meant exclusively to maintain the public area of a building and shared infrastructure cost regardless of the size of apartments or the wealth of their owners. I am dumbfounded to hear that the penthouse owner in our building is paying more than \$48,000 a year, yet he services his own pool, his own air conditioning unit, his own BBQ and his own gym.

Thank you for considering the fairness and justice of the Amended Legislation.

Yours Sincerely,

Odile Guiller
