

From: ian.hansen
To: [Legal Affairs and Community Safety Committee](#)
Subject: Community Management and Other Legislation Amendment Bill 2012
Date: Monday, 8 October 2012 5:52:42 PM

Dear Sir/Madam

I am writing in reference to the Community Management and Other Legislation Amendment Bill 2012 currently being referred to a Parliamentary Committee.

My body corporate (Macleay Towers and Villas CTS 24663) forwarded a copy of a recent press release in respect to proposed changes being made by the Newman Government.

As background, I purchased my Unit at Macleay Towers in December 2000. My body corporate fees at the time were based on the original lot entitlements as established at the time the building was constructed. At that time my body corporate fees on a 4 monthly basis were around \$1800 (approx. \$5400 per year). This was a large amount of money for me to pay but I budgeted accordingly to ensure that I could afford this amount of money.

Approximately 2 years after I moved in, and without any consultation by the Body Corporate, my lot entitlement was changed from what that originally stated and agreed when I brought the property. My body corporate went from \$1800 every 4 months to \$2800 (approx. \$8400 a year). Being on a single income this change caused me significant hardship to the point that I moved out of the property and have had to rent it out since this is the only way that I could afford the adjusted body corporate payments.

Around April of this year I was advised by my Body Corporate that there may be grounds for the original entitlements to be reinstated. My Body Corporate have been obtaining separate legal advice ever since to verify whether this is the case or not. There has been no changes to my body corporate fees during this period but I was hoping that the possible reduction of my body corporate as a result of reinstating the original lot entitlement would mean that I could possibly move back into the property.

If I understand from the media release of 14 September 2012, that the Newman Government is going to stop the reversal of Body Corporate entitlements to the original entitlements because 'The amendments turned the system on its head and upped the stakes particularly for owners on low and fixed incomes who heavily criticised the move'. I am extremely confused about this approach. Specifically, I would argue strongly that when I purchased my property that the lot entitlement was agreed and I was able to budget sufficiently to cover the proportion of body corporate fees associated with my unit. By my Body Corporate then changing my lot entitlement a couple of years after purchasing the property significantly impacted my ability to meet my body corporate payments. I fail to understand and would welcome the opportunity to have explained how this legislation could be possibly fair to someone that has been adversely impacted by the ability of their Body Corporate to change lot entitlements.

Regards

Ian Hansen