

**From:** [Fred Sorensen](#)  
**To:** [Legal Affairs and Community Safety Committee](#)  
**Cc:** [Fred Sorensen](#)  
**Subject:** Re: Body Corp. and community management and other Legislation Amendment Bill 2012.  
**Date:** Wednesday, 10 October 2012 10:43:03 AM

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Research Director  
Legal Affairs and Community Safety Committee  
Parliament House  
George Street  
Brisbane Qld. 4000

Re: Body Corp. and community management and other Legislation Amendment Bill 2012.  
**LIDO DEAUVILLE** [REDACTED]

Dear Sir,

We are unfortunately, two of the people who have been severely affected by the Reversal of the B.C. fees in 2011. Our yearly contributions have DOUBLED from approx. **\$7,500 to over \$15,000 P.A.**

This was done at the request of **ONE Unit owner ONLY** ( INVESTOR ) and then the new CMS was introduced in November 2011.

We bought our Unit in November 2004 when we retired (and well after the Specialist's ruling) and we had no idea that the ruling set by the appointed **SPECIALIST ADJUDICATOR ( who thoroughly calculated the Maintenance cost to each individual Unit and hence came up with FAIR and EQUITABLE contributions for all Unit Owners) could be overturned.....**

We were aware that our unit fees were HIGHER than the other unit's fees and we accepted that, as that is FAIR.....

**but to suddenly be faced with DOUBLE the FEES is NOT RIGHT and NOT affordable for us.**

Below is a link to that ruling in early 2004:

**SPECIALIST ADJUDICATOR'S RULING: KRISTOFFERSEN vs LIDO DEAUVILLE B.C. 2004.**

<http://www.adrs.com.au/BCCM%20Orders/Kristoffersen%20v%20Lido%20Deauville.pdf>

It has obviously put a lot of strain on our finances and a lot of stress on our every day living - as we had not budgeted for this, when we bought the Unit and retired.

Selling the Unit is NOT an option either, as our Unit Value has dropped considerably - about 35% - partly due to the huge increase in B.C. contributions.

We are now facing a continuing uphill battle - finding the extra Money..... and we have had

to cut out many of our retirement plans.....

Perhaps "Life Wasn't Meant To Be Easy" is right - **but it should at least be FAIR.**

This is all because, ONE Unit INVESTOR - who can save \$350 P.A. of her and 19 other Unit Owners B.C. fees - which we then have to pay

(20 x \$350 = \$7,500 P.A.)

On top of that, any further Levies and Increases in General Maintenance - Garden Maintenance - Pool Maintenance etc. - will cost us more than DOUBLE the amount other Unit owners are paying.

We sincerely hope and pray the previous cost structure set by the Adjudicator will be re-applied.....

Yours sincerely

Fred Sorensen and Lyn Weight

[Redacted signature block]