

Attorney-General Jarrod Bleijie

R.J Stewart

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Body Corporate & Community
Management & Other
Legislation Amendment Bill 2012
Submission 065

Dear Sir,

Re: Body Corporate and Community Management Amendment Bill 2012

I own and occupy a Resort Unit in a Building that contains 63 'Resort Suite' that can only accommodate a maximum of 2 people.

There are approximately another 70 units in the Building which are a combination of 1, 2, and 3 Bedroom Units.

Also, there are 12 Retail/Commercial Lots.

Prior to your Amendment Bill, the Lot Entitlements changes back to the original were approved by the Body Corporate and in the process of being documented.

The reasons for the request for change were:

1. The Lot Entitlements were changed by a Specialist Adjudicator commissioned by the original Developer who sold all the Units but kept the Retail component of the Development. This is totally unfair as the Developer set the original Lot Entitlements and has now benefited by the new Lot Entitlement changes that increased the 63 Resort Units Body Corp fees by 34% and reduced all the Retail component Body Corp fees by up to 60%.
2. These changes reduced the 'Resort Unit' owners return on their investment significantly and therefore the value of the Units and has drastically reduced the opportunity to sell the Units.
3. The Building is predominately 'Holiday Let' with few Permanent Occupiers and the changes made by the Specialist Adjudicator resulted in all the Building Units Lot Entitlements becoming nearly the same. Again this is unfair as the 2 and 3 Bedroom Units can accommodate at least double the occupancy of a small 'Resort' suit and therefore use the common areas significantly more.

I look forward to your response and consideration in this matter and how your Amendment Bill 2012 can make the Lot Entitlements in this situation fairer and more equitable.

Yours Sincerely

R.J. Stewart

