

12th Oct,2012

SUBMISSION TO PARLIAMENT COMMITTEE. (lacsc@parliament.qld.gov.au)

SUBJECT: BODY CORPORATE AND COMMUNITY MANAGEMENT AND OTHER LEGISLATION

AMENDMENT BILL 2012

Body Corporate & Community
Management & Other
Legislation Amendment Bill 2012
Submission 077

Campbell NEWMAN - Queensland Premier
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Office of Fair Trading - (BrisbaneOFT@deedi.qld.gov.au)

Myself & my Wife reside in our Unit on the [REDACTED] floor of Atlantis West situated in Surfers Paradise. We are members of the hitherto silent majority which will be adversely effected should the proposed amendments to the above Bill be passed by Parliament. When deciding to purchase a unit , ourselves together with all like purchasers, take into account the cost of Body Corporate Fees. These substantial costs can be the deciding factor when choosing between a unit or a house.

If faced with a large increase, finely tuned household budgets will be the catalyst to force low income owners such as ourselves, to seek cheaper accommodation thus flooding the market with unsalable units. Just as wealthy owners consider the rates payable on large mansions in places like sovereign islands, the purchasers of expensive penthouses and double units (**since amalgamated to reduce rates**) would have taken the fees into consideration when making their purchase. I am sure that all owners of multimillion dollar residences would also like their council rates reduced and to be subsidized by owners of small houses in the outer suburbs.

Body Corporates are responsible for maintenance of all services to units, electricity & TV cabling and outlet points, water & sewerage plumbing, fire service sprinklers, window repairs, balustrade, insurance premiums, power for airconditioner compressor Etc, all these are affected by the size of the unit . Penthouses and amalgamated units (this building has 14 that were previously 28 units) These generally have 4-5 bedrooms, 4 bathrooms, 2 kitchens, 3-5 car spaces, huge expanse of painted exterior walls, windows Etc.

Unlimited funds and business acumen has assisted the vocal minority in their efforts have their views given precedence in Parliament. Please do not forget the silent majority (many elderly people on limited incomes in smaller units)

Yours sincerely,

Graeme W .Armstrong and Robyn L .Armstrong [REDACTED]