

From: janice_briggs
To: [Legal Affairs and Community Safety Committee](#)
Subject: Body Corporate and Community Management and Other Legislation Amendment Bill 2012
Date: Saturday, 13 October 2012 9:22:08 AM

SUBMISSION:

I am sending you my submission to request that this legislation not be granted.

I bought a one bedroom unit in the Pinnacle Apartments in Surfers Paradise approximately three years ago. In good faith I signed a contract to purchase this unit agreeing to the purchase price of \$415,000.00 and levies of approximately \$70 per week. I am a war widow, receiving a war widow pension, and at the time of purchase my budget allowed me to purchase the unit and have sufficient funds left over to provide a medium lifestyle. My unit is approximately 92 sqm. I now find that the sub penthouse and penthouse owners, who also agreed to the purchase price and levies of their units, want to renege on their contracts and change the levies. Their units are approximately 402 sqm. The maintenance of the larger units is far greater than the maintenance of my much smaller unit. This will mean to me that my levies increase by approximately 60% which will make my financial situation extremely compromised.

I am stuck in a very unfortunately position, along with 90% of the unit owners on the Gold Coast. The property market is depressed so that if I am forced to sell my unit I will immediately lose approximately \$40,000.00 Then there are the selling fees on top of that. Who would buy a one bedroom unit for \$380,000.00 with levies of approximately \$150.00 per week? To put a tenant in the unit at a rent of approximately \$400.00 per week, take out levies of \$150.00, rates, water, electricity etc and I would be lucky to have \$150.00 per week. Where I do I live for \$150.00 per week? I am sure that the sub penthouse and penthouse owners are not faced with this dire situation.

Why do the poor have to subsidise the wealthy?

Given that this legislation was put to Parliament on a Friday with no public consultation and it was published in the Gold Coast Bulletin on page 110 where very few people read. The information has not reached most of the owners of units and they will not get the message until they get their next levies bill and will wonder what the hell is going on. I and others ask that we be given a reasonable timeframe to prepare submissions and obtain advice. Can you have this legislation deferred for say 3-6 months? I have had a couple of owners in their 80's who are at a loss at submitting submissions i.e they do not have computer skills to email and they are quite frail in their handwriting. There are a large number of these elderly people occupying small units on the Gold Coast. They need help and no one is offering them any. They have not been able to contact their local MP's as they are doing other work for Campbell Newman and not available for their own constituents.

I do not think morally and ethically that these levies should be equal.

I recommend you establish a review panel to recommend sensible legislation that is fair and equitable.

This legislation was rushed through without public consultation and without any thought of the fall out it would cause the small unit owners, pensions and elderly.

Yours sincerely,

Jan Briggs.