



Ms Mabel Hall

Body Corporate & Community
Management & Other
Legislation Amendment Bill 2012
Submission 091

Legal Affairs and Community Safety Committee
Parliament House, George Street
Brisbane, QLD. 4000

Dear Sirs

Body Corporate and Community Management and Other Legislation Amendment Bill 2012

I wish to voice my strong objection to the proposed Body Corporate and Community Management and Other Legislation Amendment Bill 2012. I am a resident of a small, 2-bedroom apartment in Admiralty Towers II. I am also a self-funded retiree with rapidly decreasing income due to the recent economic downturn and increasing cost of living costs. I am concerned and anxious that I and many other people in a similar predicament will be severely, adversely affected by the proposed amendment.

I purchased my apartment in Admiralty Towers II in the late 1990's, with similar body corporate fees (with CPI adjustment) to those prevailing today. Most long term apartment owners in Brisbane purchased their homes based on the body corporate fees prevailing at that time. To revert back to the previous legislation is a grave injustice to the small unit owners and renters.

The proposed amendment will seriously increase the cost of living for me and for thousands of small apartment owners throughout Queensland. In most cases, our body corporate fees will increase by 70-100%. In addition, our property values and rents will be adversely affected. The outcome of the proposed amendment would be a devastating blow to those people who are least able to afford the resultant cost increases.

As a long term LNP member, I need the party to listen to me and to the other people who have supported them over many years. I and most others who are affected by this proposed amendment do not have the finances to employ legal representation or lobbyists to help fight this injustice. I met Carl Judge at a Yeronga Village luncheon recently, and he seemed to understand my concerns and anxieties over this issue. I sincerely have no option but to trust this committee to treat us fairly and do the right thing by the majority of apartment owners. There is no way we can afford for our body corporate fees to double, and to make it worse, if they do increase markedly, our sale price if forced from our apartments will drop considerably. We are in a very precarious situation of not being able to afford to pay the large increase in body corporate fees and not being able to afford to sell up without making large financial losses in the current depressed housing market.

Surely, the proposed amendments should be rejected or modified to have a less drastic impact on small apartment owners.

Sincerely

Mabel Hall

P.S. I fully support the attached newspaper cutting on this issue

Strata unit law changes will deliver a blow to the battlers

THE current Bill to amend laws relating to lot entitlements for strata-titled complexes appears to be promoted by fewer than 200 owners of large apartments.

These owners, who want to significantly reduce their level of contribution, can access the best legal and political support.

In most cases these are longstanding

owners who would have been very aware of their ongoing contribution obligations at the time of purchase. If their promotion is successful, the resulting loss of contributions can only be made up by increasing the contributions of the many thousands of, mostly, longstanding owners of smaller apartments.

They will be unlikely to have

comparable financial, legal or political capacity to promote their interests. Many of the owners of the smaller apartments are on fixed or rapidly declining retirement incomes. Unexpected increases in their contributions can cause tremendous financial hardship.

James Catterall, Carindale