

From: margaret.park
To: [Legal Affairs and Community Safety Committee](#)
Subject: FW: Re: Submission: Body Corporate and Community Management Act (BCCMA) Amendment 2012
Date: Tuesday, 16 October 2012 12:25:59 AM

Ms Brook Hastie,
Research Director,
Legal Affairs and Community Safety Committee,

Dear Ms Hastie,

Thank you for your email of 15th October, advising of the correct procedure to submit the submission. I request that you bring the following submission to the attention of the Committee. Also I request that you have my email to the Attorney-General, dated the 14th October, 2012, directed to his department for perusal. The submission below is an abridged version of the one contained in the email to the Attorney-General.

Thanking you,
Margaret Park.

Members of the Legal Affairs and Community Safety Committee,
Parliament House,
Brisbane.

Dear Sirs and Mesdames,

I offer the following submission for your consideration:-

“ Re: Body Corporate and Community Management Act (BCCMA) Amendment 2012

In 2007 I purchased a one bedroom unit in Q1, Surfers Paradise. Being a widow I drew up a budget and factored in the contribution levies which I would be required to pay annually. Several years ago the levy contribution was changed – those owning a two or three bedroom unit on the higher floors and the penthouse owner were required to pay only the same levy as the smaller one bedroom unit owners. In April 2011, the Labor Government forced Bodies Corporate to adjust the contribution levies to those that were set when I purchased my unit in 2007.

It is quite unreasonable to expect that an owner of a one bedroom unit should pay a similar levy as an individual who owns a penthouse or a larger unit on the higher levels. Common sense dictates that this proposed amendment is illogical and irrational and should not be accepted in this our fair minded society.

If this proposed amendment is passed, those smaller unit owners on the lower floors will be making the greater contribution to the total levies – in other words, contributing more to annual maintenance: cleaning windows, common property areas, pools; servicing lifts, tending gardens, etc. Quite frankly, the proposal to reverse the

amendment passed by the Labor Government in April 2011 is an unjust act.

Before the April 2011 reversal of contribution levies to that of the 2007 level, I, and I am sure, many other smaller unit owners found it a financial strain to meet the much increased levy payments, especially when I had budgeted carefully before the purchase of the unit as many others would have done likewise.

For many years in Central Queensland my late husband and I were chairman and secretary of a body corporate of a heritage listed building housing sixteen units and the formula for the contributions were levied as levies are set at this present time. Smaller unit owners are not seeking an unfair advantage over the larger unit owners but are desirous of a just and fair outcome in the determination of the LNP Government.

I implore you, Members of this Committee, to give careful consideration to the submissions which will be made by many aggrieved small unit owners throughout Queensland and beyond.”

Margaret Park (Mrs.).

Phone:

