

**CONCERNED OWNERS GROUP
THE PINNACLE APARTMENTS
2898 GOLD COAST HIGHWAY
SURFERS PARADISE QLD 4217**

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Date:

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We are the Concerned Owners Group from the Pinnacle Building in Surfers Paradise. The Pinnacle is a large residential high rise building comprising of 20 one bedroom units, 41 two bedroom units, 13 sub-penthouses and one penthouse.

The Pinnacle apartment building was the centre piece in the media leading up to the changes by the previous government regarding the lot entitlements laws. The reasons why are clear; the Pinnacle displayed the obvious flaws with the Fisher case law arrangement.

The Pinnacle Building due to its large number of sub penthouses provides an example of the distortion of the previous lot entitlement arrangement.

The magnitude of the distortion stands where a one bedroom unit on the ground floor of 90 square meters could attract the similar body corporate fees as a sub penthouse with over 450 square meters on the thirteen floor. Common sense would certainly state that this arrangement is very unfair.

Common sense would state that body corporate fees should be allocated based on the size and height of the unit. This is a universal law that applies to all rates and levies.

The previous arrangement forced Pinnacle one bedroom owners to pay up to an additional 70% above their current fees, forcing many into financial hardship.

Most buildings would probably slip through the radar where one or two penthouses only adjusted the fees of the smaller units by lesser amounts than the Pinnacle. However the Pinnacle stands as an example as to how unfair the proposed reversal to the previous body corporate arrangement will be.

The Concerned Owners Group disagrees with the reversal to the Fisher case law arrangement and will always be vigilantly opposed to its introduction.

Yours sincerely

Ericka Dickinson

Concerned Owners Group