

16th October 2012

Lyn & Paul Skews

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Dear Sirs

We have heard that the Government had introduced the Body Corporate and Community Management and other Legislation Amendment Bill 2012 into the Qld Parliament on 14th September 2012.

The current legislation allowing a single party the ability to overturn a court's decision is ridiculous to say the least. This new bill will remove this ability and provide a process for previous adjustment orders to be reinstated and common sense to prevail.

Our lot entitlements are crippling with the annual levies nearly doubling to (over \$13,000). This is also making our units almost impossible to sell. We are now set in a catch 22 situation.

The argument that larger units have more maintenance, this is not the case in our units. Outside walls are a minimum and the same in each unit as we have glass doors set back under the roof line. Balustrades are washed and looked after by the owner or tenant in the unit.

Everyone has equal rights to use the common areas.

We would like to see a process for contribution schedule lot entitlements that were adjusted pursuant to the 2011 reversion to be changed to reflect the lot entitlements that applied to the scheme prior to the application of the reversion process; and

remove unnecessary disclosure requirements imposed on sellers of lots in community titles schemes; and

provide jurisdictional consistency for the resolution of disputes about contribution schedule lot entitlementment adjustments.

We do have some concerns with the time frames which apply to the reinstatement process.

It would not be prudent to allow an obstructive body corporate committee to draw-out the reinstatement process of in excess of 6 months after receiving the Reinstatement Request. All time frames for Sections 403(3) 403(4) 404(2) 404(4) be considered carefully and we would submit that a 60 day time period in which the committee is to lodge a new community management statement is sufficient.

Yours faithfully

Lyn & Paul Skews Unit owner Bridgeport Apartments