

From: [REDACTED]
To: [Legal Affairs and Community Safety Committee](mailto:lacsc@parliament.qld.gov.au)
Subject: Body Corporate and Community Management Amendment Bill 2012.
Date: Wednesday, 17 October 2012 3:06:02 PM

Wendy Gao
[REDACTED]

15th October 2012

via email: lacsc@parliament.qld.gov.au

The Research Director
Legal Affairs and Community Safety Committee
Parliament House

Subject: Body Corporate and Community Management Amendment Bill 2012.

Dear Sir/Madam,

We wish to lodge a submission against this bill for the following reasons:

1) We have lived in our Building (Rivage Royale) since 1996. We signed a contract clearly outlining our Lot Entitlements.

In 2009 we suffered the first financial blow after a Penthouse Owner lodged an application with the

Commissioner to have our Lot Entitlements changed.

Changed in such a way that the people living on upper floors had their Body Corporate Fees substantially

reduced and passed on to unit owners at lower levels. In our case we found ourself suddenly faced with a \$2500 increase in Fees.

How can such a injustice occur ? It was the 1997 legislation which allowed that to happen. We have

always been conservative in our political believes, but it was the Labour Government who rectified this

injustice by introducing the CMA Bill 2010.

2) It would be an injustice of the worst kind to once again inflict on us a reversal of the CMA Bill 2010.

We are Pensioners and live on a fixed income, if this Bill passes as it stands it will increase our Fees by over \$3000 per annum.

We would have to sell up, if we can find a buyer that is, with such high Body Corporate fees little chance.

One thing is for sure, if this bill is passed as it stands we and most of our friends will never vote for the LNP again.

3) It is our firm believe that Lot Entitlement Plans as registered by the Builder/Developer of a Unit Block

should never be changed unless ALL LOT OWNERS agree at an AGM with out dissent.

It is fundamentally wrong to change the goal posts halfway through the game

4) To emphasize the point – The Penthouse Owner who changed our Lot Entitlements had his Fees reduced by over \$5000 – ours went up \$ 2500.

Our Unit is valued at around \$ 500,000 – the Penthouse around \$ 5 million.

Yours faithfully,
Wendy Gao