

From: [REDACTED]
To: [Legal Affairs and Community Safety Committee](#)
Subject: Submission in support of the proposed new BODY CORPORATE AND COMMUNITY MANAGEMENT & OTHER LEGISLATION AMENDMENT BILL 2012
Date: Wednesday, 17 October 2012 5:22:05 PM

The Research Director,

Parliamentary Legal Affairs and Community Safety Committee,

Re. Body Corporate and Community Management and other legislation
Amendment Bill 2012

My wife and I own 2 Units in a large complex that has had the lot entitlements changed twice. 2 Independent reports from opposing sides in the argument about Lot Entitlements were obtained and they were extremely close in their analysis of the entitlements. In brief they found that lot entitlements should have been close to equal and not as they are now - Grossly unfair.

The present situation in our building is absolutely unfair. I challenge anyone to say otherwise.

You need to look at and decide if the following is fair:-

1. Our building in Brisbane is repainting the front doors to each apartment. They are part of common property and each apartment has 1 door. Is it fair for some to pay nearly \$300 while others only pay \$65? Almost the same door,

same paint, same everything.

2. Most of us use a lift to ascend to our apartment. Is it fair that some pay over 4 times as much for exactly the same privilege? Even if you live on exactly the same floor you can pay more than double.

Compare 1 floor to another floor. Use 2 people per apartment. Is it fair that 12 people pay 26% less in total to what 6 people pay in total?

3. The Gym and Pool can be used by anyone in the building. Is it fair that some pay 4 times as much for the same facilities.

4. Gardens. They are there for the benefit of all residents. Why should some pay 4 times as much for the same benefit.

I could quote many more examples. All of them will show how unfair the CLEs can be. I am a Valuer and have dealt in data most of my life. I can substantiate any of the above and would be happy to do so.

Very Important. The legislation needs to spell out exactly the time frame a Body Corporate Committee has to implement the change. Some Committees will put self-interests first and that could cause delay. Most members of a Committee will know the issues involved. They have been on the table for a long time now. Swift action is required and that needs to be stated in the Act.

Sincerely,

Peter and Jennifer Smith

[Redacted signature]

[Redacted signature]

Peter Smith
Registered Valuer 1971
Registration Number 959
Property Consultant