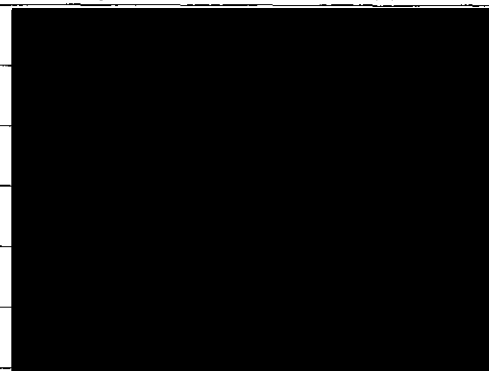




Body Corporate & Community  
Management & Other  
Legislation Amendment Bill 2012  
Submission 171

Tillian Brauer



14-10-12.

Submission on Body Corporate and Community Management  
and Other Legislation

Amendment Bill 2012.

I am a resident-owner living in unit [redacted] (hot [redacted])  
Peninsula Apartments, Surfers Paradise. There are 246 units in the  
building, I live on the [redacted] floor.

A few years ago the contributions were rearranged,  
so that all units contributed more or less equally, I was  
very pleased because for years, I had been paying far  
more than an equal share of running costs.

An owner on a lower floor had the contributions  
reverted to the old unequal proportion, that division of  
expenses is very unfair because I pay more contribution  
to running expenses of Security, Maintenance of Garden,  
Pools and Tennis courts, than a unit owner on a lower  
floor.

This does not make sense for communal usage.

The following figures compare my share of some  
costs with the share paid by (hot 7) on the 1<sup>ST</sup> floor.

Current year cost of Security \$80,000. My share  
under the equalized proportions \$352, hot 7 share \$307. Under

the unequal apportionment, my share \$559, lot 7 \$207.

Current year cost of Gardening \$30,000. My share under the equalized proportions \$158, lot 7 share \$138. Under the unequal appointment my share \$251, while lot 7 is \$93.

Why?

I believe lot 7 is a letting unit, as such Body Corporate Levies are a business expense and Tax deductible. Therefore I am subsidising the business expenses of lot 7, and also many other apartments.

Why?

likewise, I am subsidising the living expenses of people on lower floors, who reside in their units and owners who do not rent their units, but casually use the unit for their holidays.

I expect to pay a larger share of expenses that are related to size and position of my unit, such as maintenance of the balustrades and windows and painting of the building. This is why my share of costs on the equalisation apportionment is higher than lot 7's,

Mine .4410% as against .3840% lot 7.

But under the old unequal apportionment, the shares are Mine .6995% and .2593% for lot 7, this is unfair.

Yours Sincerely

Tillian Brown.