

Body Corporate & Community
Management & Other
Legislation Amendment Bill 2012
Submission 210

From: [REDACTED]
To: [Legal Affairs and Community Safety Committee](#)
Subject: Body Corporate and Community Management and Other Legislation Amendment Bill 2012
Date: Thursday, 18 October 2012 10:17:07 PM

To: The Legal Affairs and Community Safety Committee

We strongly object to the proposed Body Corporate and Community Management and Other Legislation Amendment Bill 2012 legislation that intends to undo any prior reversal of lot entitlements to their original scheme's values. We are residents of Admiralty Towers 2 where the lot entitlements were reversed back to their original scheme's values under the 2011 legislation.

We believe the proposed 2012 legislation is grossly unfair to smaller unit holders who will see their body corporate costs rise substantially (some up 40% or 50%) to offset the larger units/penthouses reduction in body corporate costs.

A lot of the owners of smaller units are seniors that will find the cost increase will hit them hard financially. The larger unit owners were fully aware of their costs when they bought their expensive units and to now try and reduce their costs at the expense of smaller (and most likely less wealthy) unit owners is reprehensible. Smaller unit owners who bought their units knowing their body corporate costs at the time will now be financially disadvantaged.

The larger unit owners argument that they should only pay a smaller amount based on the expenses their unit incurs is just not applicable socially here in Australia - otherwise why are larger salaries taxed at a higher taxation rate, why is land tax higher for more expensive houses/units, transfer duty and so on. These are examples where costs are related to wealth and not directly to expenses incurred by people or property.

Also the number of people in favour of this legislation would be easily outnumbered by those against it as there are a lot more smaller units than larger units that would be disadvantaged by it.

We believe this Bill is grossly unfair to smaller unit holders and urge the committee to recommend that it is not passed

Regards,
David & Bernadette Van Hoof

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