

From: [Sue Bale](#)
To: [Ashgrove Electorate Office; Legal Affairs and Community Safety Committee](#)
Subject: AMENDMENT TO LOT ENTITLEMENTS LEGISLATION (Body Corporate Levies)
Date: Thursday, 18 October 2012 10:20:52 PM

I would like to oppose the change to the legislation regarding Body Corporate Levies.

We purchased our small apartment (1 bedroom) on a lower floor with the 10 apartments to a floor, when the body corporate levies were calculated on the developer schedule. The larger apartments on higher floors have been 3 and 5 per floor taking up the small floor space as the lower floors.

Why should the floor with 10 apartments cover the cost of the floors with 3 apartments. HOW DO YOU CALL THAT FAIR. The lower floors are paying over 7 times more than the higher floor with 3 apartments. We had a large increase in levies with the change when an owner of a sub penthouse lodged an application with QCAT to change the levies.

Our levies, when we purchased the apartment were \$4824 then they increased to \$6555 per year and now back to \$4824, yet some of the apartments on the higher floors will ended up paying around \$10,000 less per apartment if this legislation goes through. That means that the lower and smaller apartments are subsidising the larger and higher floor apartments.

What difference does it make as to whether someone purchases an apartment for private use or as an investment. People earn their income from various different methods and some chose to investment in rental properties. IT SHOULD NOT BE HELD AGAINST SMALL APARTMENT OWNERS ON LOWER FLOORS. I earn my income from rental properties (including this apartment), this will guarantee my income for the rest of my life.

Queensland is the only state that has such changeable levies. Why is Queensland punishing the owners of smaller apartments to benefit the owners of larger apartments on high floors. Perhaps you should investigate the methods of calculating levies in other States.

The owners of the larger apartments on high floors say that they are using less facilities than the lower floors but they do have the ability to use more, for example a 1 bedroom that would have 2 people on the lower floor compared to a 3 or 4 bedroom apartment on a higher that would have 6 to 8 people residing there. IS THAT EQUAL.

At least make all floors equal and that way the levy for each level can be divided amongst the number of apartment on each floor.

Please explain to me why does the lower,smaller apartment owners and usually poorer people have to subsidise the richer, higher and larger apartment owners.

Sue Bale
Small Apartment Owner