

18th October 2012

Justin & Monika Mistry

Re: Queensland Government Body Corporate Levy Changes

Ray Hopper- LACSC
Honourable Campbell Newman MP
John-Paul Lanbroek MP
The Attorney General

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To whom it may concern:

We write in reference to the proposed changes to Body Corporate Levies. We believe that the reversal of the levies is unfair and will result in undue hardship and a stressful financial future for our family and other small unit owners like us.

At the time of purchase of our unit, Body Corporate Levies were \$89/week, which were and still are reasonable and affordable for us. However, to increase to up to \$140/week (**↑57.3%**) and with additional water and council rates etc, please see the consequences of the following scenarios:

- **In selling the unit**, we would lose approximately \$40-100,000 on the sale price.
- **In renting the unit** (estimated \$400/week for a 92m² unit), we will be left with a mere \$100-150/week in our pockets (**approx. 50% less than with the current Body Corporate Levy**).

These same scenarios for Sub/Penthouse owners:

- **If sold**, the sale price of Sub/Penthouses in the same building will increase due to reducing levies.
- **To rent** a 540m² unit for \$900-\$1500/week, paying similar Body Corporate Levies to us hardly seems fair or equitable.

In any event, the logic behind these amendments is mind-boggling and defies commonsense. Our unit has capacity for two adults where as Sub/Penthouses up to 6-8+ people, this need to be taken into consideration when it comes to maintaining common areas and maintenance in the building (i.e. number of people using lifts, pool, entertaining areas, cinema, more car parks etc). Moreover, the notion of a one bedroom unit owner being able to afford the same or similar Body Corporate Levies as a penthouse owner is an outrageous suggestion.

Changing the rules yet again is very unfair and makes us suspicious of some form corruption to benefit those with greater incomes who are in positions of power. It is unfair for owners of smaller units to subsidise the Levies of and living costs of higher-earning Sub/Penthouse owners.

No doubt, you have received many submissions such as this one expressing genuine concern for the consequences of possible changes to Body Corporate Levies. We are two newly married, hard-working, people, making a start in life and contributing to the community as healthcare professionals. Increasing Levies by more than 36% would cause us genuine financial and emotional stress and likely postpone our life dreams which include starting a family.

We are writing to advocate for a **Fair and Equitable** outcome for all Queensland Apartment Owners.

Yours sincerely and in health,

Justin & Monika Mistry