

18th October 2012

[REDACTED]

The Research Director
Legal Affairs and Community safety Committee
Parliament House Brisbane Qld 4000
lasc@parliament.qld.gov.au

RE: COMMUNITY MANAGEMENT AND OTHER LEGISLATION BILL 2012

It is my duty bound conscience that has prompted me to write this submission which does not support this Community Management and Other Legislation Bill 2012.

Postponement

Firstly I would like to request a postponement of this Bill for twelve months. This is to allow for proper consultation from the Attorney General's Office, adequate time to prepare submissions and adequate notification to unit owners and or questioners by post to every Unit Owner.

Postponement is required because most unit owners do not know about the new legislation. Proven by the fact, that as at 17th October records showed that there were only 49 submissions on this legislation. Keep in mind that there are approximately 320,000 units in Queensland.

Unit owners do not understand why the fair legislation is being amended to one that will cause hardships and a devaluation of their unit and or a loss of income on their investment.

Legislation Bill 2012

This legislation is a very unfair amendment to the Act and should not proceed. Many unit owners will be called upon to subsidise penthouse and Amalgamated unit owners. Unit owners would be forced to pay higher \$ fees, many units would be devalued, investor owners would have a reduced income because of additional cost, Banks may reconsider investment loans, Buyers would be less likely to buy investment units, Would buyers be made aware of

the effect of changes due to this Legislation. Will there be disclosure outlining issues resulting from the Legislation Bill 2012?

If this Bill is passed there would be immediate monetary losses. Apartment buyers may lose interest because of disputes within a building.

I recommend that this new Legislation be discussed further and should be amended to satisfy the needs of a greater majority of unit owners.

Thank you for your time on this submission

Ray Asher