

19 October 2012

The Research Director  
Legal Affairs and Community Safety Committee  
Parliament House  
George Street  
BRISBANE QLD 4000

RE: Body Corporate and Community Management and  
Other Legislation Amendment Bill 2012

As a retired Real Estate Agent of 32 years and past president of the REIQ southern suburbs.

I offer this option as a means of negotiation.

" Do not make the legislation retrospective."

Move on from the date of acceptance of your Bill for a better outcome

For example Pre 2013

Body corp. fees remain determined at development.

1. All developers and purchasers to date will have given consideration to saleability, return on their investment, affordability and BC fees and acted accordingly.
2. When these properties change hands, as their BC fees remain retrospective, they will offer a level playing field of like properties . Ensuring a competitive market for home buyers and investors.

There should be no provision for BC fee change by an individual.

Example Post 2013

Body corp. fees will be determined by your direction in line with previous changes or improved.

1. Developers can achieve greater profitability of approx. 75% of their best stock and create investment opportunities for the remainder. Giving them incentives for future development
2. Buyers will choose from their pockets but have a choice of new or newer units with a stated BC fee at what should be a more competitive price.

There should be no provision for BC fee change by an individual.

Both options will afford progressive price increases, continued exchange of property for a moving economy.

Remember property Pre Capital Gains Tax ?. We have moved on yet owners prior to that change were not disadvantaged.

I remain open to questions should you feel it helpful.

Yours Sincerely,

Margaret White.