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18 October 2012

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I write in reference to the proposed changes to Body Corporate Levies. I believe that the reversal of the levies is very unfair, and will result in undue hardship and an extremely stressful financial future for myself and many other small unit owners. When I purchased my apartment the levies were worked out so that I was able to afford to sustain it and worked out a budget for myself to include any normal levy rises as would any penthouse owner, so why are they crying poor now.

My unit will potentially decrease in value and this change will increase the sub/penthouse dramatically due to the low levies. If I did decide to sell I am sure it would be difficult as any pending buyer would balk at the cost of the levies and such a small apartment. My unit has the capacity to accommodate 3-4 people and the sub penthouse and penthouse has the capacity to house 6-8+ people, don't tell me that should not be taken into consideration in regards to common areas and maintenance in the building.

Changing the rules yet again is extremely unfair considering many buildings were constructed with a levy philosophy based on the "size and location" of the apartment. In addition to this is there such a divergence with the law and the current council rating philosophy? Council rates are based on the size and height of the apartment.

In conclusion I understand, as stated in previous documentation, that the Queensland Government is attempting to have a system of body corporate regulations that allows for harmonious living. This reversal has the potential to create hardship for approximately 95% of gold coasters living in small apartments in hi rises (compared to 5% of larger unit holders), grave divisions in buildings and turn people away from a community type environment. How about a fair and equitable outcome.

I would like to hear your comments.

Yours faithfully

Carla Lack