

## Body Corporate and Community Management and Other Legislation Amendment Bill 2023

**Submission No:** 1  
**Submitted by:** [REDACTED]  
**Publication:** making the submission public but withholding your name  
**Attachments:** No attachment

### Submitter Comments:

I agree with most of the amendments, with one condition below.

Parking and towing is absolutely required and future dated contravention notices to stop good people being taken advantage of by the few.

However, one thing was missing!

There is no ability for a body corp to restrict air bnb and other short term rentals (ie less than 3 months).

To elaborate:

You should include that body corporates should be able to make a decision on behalf of the whole community (if voted majority favour) to not allow short term accomodation.

It makes sense both economically and for safety and security.

There is a housing/rental crisis and there's enough studies and research to show that air bnb has greatly influenced this. Further, impacting the hotel industry. Some units it may work, but a community must be able to decide majority and it be binding for all. Our community forbids it except for "special events" as it allows people to provide more accomodation to tourists during large scale events (ie Brisbane Riverfire, olympics, etc) as determined by the body corporate. It also allows us to employ extra security.

However, to have it Willy-nilly means that these short term tenants (Airbnb, stayz, etc) have access to floors and other secure areas like package rooms. They frequently hold parties and issuing nuisance notices means nothing. They generally do not use facilities properly and costs to manage the issues mainly from them should not be borne by the whole community.

If I was elderly, a single person, someone escaping DV, et. looking for a secured complex, I would want to not have that encroached. I would not feel comfortable with continually strangers in my hallway or while I'm sleeping.

A body Corp should be able to have a majority day that is binding on all to exclude short term rentals.

This was a massive oversight.

[REDACTED]  
[REDACTED]