

Body Corporate and Community Management and Other Legislation Amendment Bill 2023

Submission No: 3
Submitted by: Michael Werts
Publication: Making the submission and your name public
Attachments: No attachment

Submitter Comments:

Thank you for the opportunity to comment on the proposed legislation. I am responding as the Secretary of our Body Corporate Committee.

- The termination process for basic community titles schemes

NO COMMENT

- The towing of vehicles by bodies corporate without the need to follow the prescribed by-law process. Our CTS has underground parking and limited driveway access room and tight parking arrangements in the basement parking venue. There have been a number of times when visitors or persons not related to the CTS have parked to the inconvenience and detriment of residents and owner. I FULLY SUPPORT THIS LEGISLATIVE CHANGE.

- Allowing by-laws to prohibit smoking on the common property or part of the lot
Second hand smoke travelling from other units or Common Property is both unhealthy and inconvenient/uncomfortable. I FULLY SUPPORT THIS LEGISLATIVE CHANGE.

- Proposed timeframe for bodies corporate to approve animals and setting out reasons a body corporate may refuse an animal.

Clarification and promulgation of the time frames is an absolute positive as is the clarification of refusal rights for body corporates. I FULLY SUPPORT THIS LEGISLATIVE CHANGE>

- Accessing records in layered scheme arrangements as well as changes to the by-law enforcement process for principal bodies corporate.

I have no comment in respect of Accessing Records in Layered Scheme arrangements but any clarification and simplification of the by-law enforcement process would be a definite improvement and one that I would lend my FULL SUPPORT to.

- Alternative insurance decisions to be made by adjudicators of our office.

NO COMMENT

- Bodies corporate being able to change the financial year without applying for an adjudicators order once every 5 years.

FULLY SUPPORT.

Once again, thank you for the opportunity to comment.

With best regards,
Michael

Michael Werts

[REDACTED]
[REDACTED]