

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

**Submission No:** 11  
**Submitted by:** [REDACTED]  
**Publication:** Making the submission public but withholding your name  
**Attachments:** No attachment

### Submitter Comments:

This Bill is totally inappropriate for the following reasons-

- A. It reduces considerations with respect to an owner's home to economics alone
- B.Places an already over-bearing economically powerful group (developers) into even greater ascendancy in any negotiations against the interests of individuals (everyday Queenslanders and their families)
- C.Places at risk their rightful peaceful occupation of their home with incessant haggling with Body Corporates and Developers
- D. Individuals with special circumstances should not have the potential threat of having Courts decide their fate while thrust into a very threatening environment
- E. In many circumstances while the net sum via the termination may seem reasonable from an economic point of view, the owner will be driven out of their chosen surrounds (amenities, neighbors, friendships, clubs etc) because appropriate replacement properties nearby are beyond their means.
- F. No Democratic government should cause the homes of its people to be reduced to a chattel by such unbalanced legislation. Crush the community, family memories, religious and club affiliations for a handful of silver (so called "economic sense").
- G. 75% Benchmark enables developers to wreak fear through the owners of desired targeted properties and cause untold unrest and damage to the lives of individuals and their communities.
- H. The Corporations Act only allows "compulsory acquisition" over 90%. It arrives at 90% dealing with shares and securities which are merely economic value.
- I. A much greater than 90% benchmark should apply to the care and consideration of our people, their home, family and broader interests.
- J.81C (2) (d) "A report by an appropriately qualified person on whether the lots can be used for an economically viable purpose". WHERE is the requirement for a report by an appropriately qualified person whereby having made the necessary repairs to the property, its fit for purpose life is extended by X years.
- K.81C (2)(d) The range of opinions and underlying assumptions across "the appropriately qualified person" for this section will be vast. It will lead to expert shopping by developers.
- LA considerable portion of the high-rise development on the Sunshine and Gold Coast are for the privileged few. With no focus on the housing challenges which is said to be the catalyst for this Bill. Much of the development will be rarely occupied but it is sucking resources away from development for the many. To say the least it deserves no encouragement.