

Body Corporate and Community Management and Other Legislation Amendment Bill 2023

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Submitter Comments:

As an owner of units in the Accommodation module the most important change totally necessary has not been made. This change involves the abolition of life of building contracts (yes they are initially 25 years but they go on in perpetuity). It is a joke to suggest that the majority of owners are going to fight their letting agent for up to 25 years to eventually terminate the contract, put into place by the developer that invariably favors the future caretaker sometimes by several hundred thousand dollars per year or even millions. When your letting agent says top up my contract for 5 years making it 25 years again it's impossible to argue. Owners have no recourse but it's inevitable that they will finish up with letting agents with no letting skills or experience or no handyman skills to do basic maintenance, or the equivalent of DIY skills. Then it's inevitable they'll get someone who is lazy, incompetent or dishonest. Gradually these contracts are so profitable that they are bought up by corporations who merely sublet to third parties and pocket hundreds of thousands, sometimes millions of dollars per year. Owners would never enter into such contracts if they weren't imposed before anyone buys. There is an increasing number of buildings/complexes that owners are locked into permanent losses where the holder of the caretaking contract is making mega bucks. I'm concerned about the lobbying power of developers and banks in this issue as well as the managers association versus individuals.