

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

**Submission No:** 38  
**Submitted by:** Norman Locke  
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**Attachments:** No attachment

### Submitter Comments:

I know that the proposed changes to the legislation is to prohibit smoking on balconies, because of the danger to health of adjacent lot owners from side stream smoke. I think this change is way overdue. However, there is in my opinion another hazard which not only causes nuisance to adjacent lot adjacent owners and that is portable BBQ and their associated LPG gas bottles. I believe it is just a matter of time before there a serious incident with a fire or explosion on a balcony on high rise building involving one of these bottles, through misuse, poor maintenance or both and even an unforeseen accident. I am surprised that the Insurance industry is still providing cover to Body corporates and person content with this risk in plain sight. Usually, these gas bottles are reasonably small physically, domestic use bottles, they still contain a humongous amount of stored energy. Yes, every camper and domestic house has one, but in that case if there is an incident only the people or person directly involved suffers loss or injury. The same can't be said for strata complexes, and in particular multi-level ones. Unaddressed this issue i believe can only end in tears.