

Body Corporate and Community Management and Other Legislation Amendment Bill 2023

Submission No: 42

Submitted by: [REDACTED]

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Submitter Comments:

We oppose to the changes of the Bill from the following reasons:-

If unwilling owners are forced out of their homes, most of them will not be able to replace their dwelling in the same area. The cost of living in older buildings is just a fraction of the fees and cost of living in the new – mainly very luxurious – building in the area.

These changes favour developers and also would enable some unscrupulous body corporate committees to deliberately allow their building to deteriorate with the view of getting a payout from a developer.

The owners trying to prevent termination of their Scheme will be able to go to the court to seek an order against a termination of their scheme but in reality most will not have the resources to pay for expensive legal costs or the expertise to fight a body corporate committee most likely being financed by a developer.

The replacement of old buildings with new ones will hardly provide more accommodation as the older buildings have smaller units and the new ones will have much larger and luxurious units, therefore the number of units will most likely not increase meaningfully.

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