

Body Corporate and Community Management and Other Legislation Amendment Bill 2023

Submission No: 51
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Submitter Comments:

Dear Committee,

Thank you for this opportunity, 2 points to raise and I will be brief and to the point;

1) Reduce the time frame for Body Corporates to make a decision; currently it is 6 weeks - please reduce this to 2 weeks
RATIONALE: We have been at the end of this 6 week law and it has cost us thousands of dollars in missed appointment of builders/trades and cost increases - surely today with internet/e mails etc that an out of office meeting can make decisions that do not unnecessary delay the unit owner adding cost to their project
2) Body Corporate Decisions Versus Council Approvals; Remove the need for Body Corporates to refer minor unit changes (where they only impact on the cosmetic appearances of the building to Council - structural changes MUST be sent to Council for approval) - RATIONALE: We have experienced Body Corporate approval for external roll up/down blinds that reduces the solar load on our apartment, only to be told that we should also seek Council Approval - this we did and Council advised that we need to pay an application fee of \$3,005. (extortion!) We queried this and was told that Council had to go back through the archives to the original DA, to ensure that the installation did not breach that original DA - here's the point - 1) the Body Corporate manages the "appearance" of the building, not council - we will never go forward if we keep going backwards, 2) 20 years back, reducing the solar load on ones living environment was not necessarily front and center of developers back then and 3) by reducing our solar load, we are also making a positive contribution to improving the environment thru the reduction in the time we need to air condition our living environment

Thanking you and kind regards
Fred Douglas