

Body Corporate and Community Management and Other Legislation Amendment Bill 2023

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Dear sir,

I am writing to you to express my deepest concerns over some areas in the proposed Body Corporate and Community Management Bill 2023. Although there are some very valid issues covered (viz: pet control, smoking control, etc.), I am horrified at the short-sighted nature of some of the reforms.

I am in my 70's, as are many of my friends, and I am fortunate to reside in Main Beach (post code 4217). Unfortunately, this location is one that will be particularly hard hit by the "75%" clauses as Main Beach includes a significant number of 2 or 3 story walk-up apartments on desirable parcels of land. These properties, with no lifts (and therefore reasonable body corp fees) are about the only apartments many of us older folks can afford. If we are forced out of our current apartments by the mis-use of the 75% bill there will be ABSOLUTELY NO WAY WE COULD FIND AFFORDABLE ACCOMODATION IN OUR MAIN BEACH. I have many friends who currently own/live in the kind of apartment buildings which will be vulnerable to targeting by unscrupulous developers and/or owners' corporations. They are horrified with the thought of being forced out, not only of their homes, but also the area in which they have lived for many years.

Why are no public hearings to be held on the Gold Coast where we can voice our concerns?

Why is this legislation being rushed through?

The 'reforms' proposed by the developers will do absolutely nothing to help my friends buy back into their beloved Main Beach. This is just unfair. There is no way many of my friends could even contemplate an apartment in the new developments as they could not possibly afford the exorbitant body corp fees that are part and parcel of the new high rise developments.

Please reconsider this unfair bill. Consider the effects this bill will have on the ordinary residents already living in these target areas. Please let me know why the developers always win?

Yours faithfully,

[REDACTED]

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