From: ████████████████████████

Sent: Friday, 1 July 2022 9:46 AM

To: Legal Affairs and Safety Committee

Subject: BUGT Act recommendations

Categories: Submission

Some years back, I participated in a Review being undertaken that was looking at various aspects of Body Corporate living which, in part, was aimed at introducing a fairer distribution of costs e.g., that, say, where there were two buildings in a complex..... but only one had a lift...... the lift costs would be borne by the owners in that block. That made sense to me, even though my own costs would increase.

For whatever reason the Review "stalled".

One potential problem of that change, is that yearly maintenance/future sinking fund costs could increase considerably for certain owners. Those owners may well have looked at historical levies in making their decision to buy. If a change is to be introduced, it would seem appropriate to introduce a **phased** higher costs approach, rather than a sudden 'hit'.

There are a number of "issues" with Body Corporate Living. It is frequently 'difficult' to instigate change/action even where "the Rules" are written in black and white - By-Laws are a classic point. Whilst everybody should be aware of them.....in practice few owners .....and even less guests are!! Unless the committee and OSM are proactive, breaches occur on a regular basis and a blind eye approach is taken. Pressing for implementation, is like hitting your head against a brick wall.

It is also annoying that under current legislation owners don't have greater rights than **short term** guests. As things currently stand, guests can, in turn, invite other friends over to use a Resort's facilities. That is not equitable, particularly as it could be at the expense of other paying guests. While friends should have the right to visit the Resort accommodation...... that is as far as it should go.

A simpler and more effective way needs to be in place to deal with "unsatisfactory" OSM's.

A clear-cut route to terminating the Management Agreement, without penalty.

Regards Bob Lee

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