

Property Law Bill 2023

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Submitter Comments:

Property law Bill 2023 Referencing Body Corporate Certificate and 75% of owners to reflect sale. The Legislation must include sellers' disclosure statement wording that addresses the use of freehold land and lawful use of that land and the strata building to lawfully incorporate the Developers Approval criteria. The legislation allowing 75% of owners wishing to dispose of a complex is flawed and strongly reflects developers' ambitions. The present situation when the District Court is satisfied the request to terminate is just and equitable is more than adequate to address any unviable repair situation. A Body Corporate can finance action in the District Court where the complex is unviable to repair. To place the financial burden of court costs on an individual owner is irresponsible, reflect that the developers wishes/lobby has been paramount over an owner's rights. While several complexes are ageing very few are in such a state they cannot be repaired, the developers lobby is to procure location which present the best resale locations/value. The support for the 75% legislation is led predominately by investors who will react to monetary gain with little regard for other owners. The fact Other States adopt these changes are no reason for Queensland to follow suit. Regards