



Speech by

**JO-ANN MILLER**

**MEMBER FOR BUNDAMBA**

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Hansard 27 February 2003

**BODY CORPORATE AND COMMUNITY MANAGEMENT AND OTHER LEGISLATION AMENDMENT  
BILL**

**Mrs MILLER** (Bundamba—ALP) (4.25 p.m.): On behalf of the people of Bundamba I support the Body Corporate and Community Management and Other Legislation Amendment Bill 2002. There are not that many units and apartments in the Bundamba electorate. The majority of units are in the suburbs of Redbank Plains, Goodna, Collingwood Park, Redbank and Bundamba. There are small unit blocks in Dinmore and Springfield. People in my electorate usually rent units because they are cheaper to rent than detached houses. Units can range in price from \$115 per week to about \$170 per week on average. The majority of units are managed through real estate agents, not by resident managers, although it is my view that resident managers may assist when disputes arise amongst residents.

The Beattie government reviewed the Body Corporate and Community Management Act passed in 1997 by consulting with industry stakeholders and community members. Management rights generated the most interest in that review. Resident managers provide a caretaking service for a scheme and also act as a letting agent for owners who choose to use that service. The complex relationship between resident managers, the owners of units and the body corporate is important to the success of any scheme.

There are two distinct owner types which can cause tension: those who own and live in their own properties, and those who use them as investments and rent them out. The majority of units in my electorate are in the latter category. The bill proposes new codes of conduct to govern the activities of resident managers, and this is a welcome initiative. Where the code of conduct is breached, the body corporate has the power to require the transfer of management rights business within a set period, that is, a maximum of 11 months. Bodies corporate under these amendments will be allowed to buy areas as common property for caretaking and letting duties. This includes the unit occupied by the resident manager. This common property would be leased for conducting the letting business.

Most of the unit dwellers in my electorate are not what we would call holidaymakers, although tourists are welcome at any time. They are people on pensions, people trying to find employment and the elderly who cannot look after gardens and lawns. They are good people, but they are battlers who often look forward to one day renting or buying their own homes. This legislation is good legislation. It finds a balance between the development industry, the management industry and unit owners. I congratulate the minister and officers of his department on this fine legislation and I commend the bill to the House.