




Speech By  
**Hon. Grace Grace**

**MEMBER FOR MCCONNEL**

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Record of Proceedings, 8 November 2022

**BUILDING UNITS AND GROUP TITLES AND OTHER LEGISLATION  
AMENDMENT BILL**

 **Hon. G GRACE** (McConnel—ALP) (Minister for Education, Minister for Industrial Relations and Minister for Racing) (3.09 pm): I rise to support the bill. We went to the election in 2020 with a commitment that we would establish a Community Titles Legislation Working Group with peak stakeholder representation and that they would work through the issues that need to be addressed. In my electorate, I have Cathedral Place which is under a MUD Act. It is an act that happened quite a few years ago. My understanding is that the government at the time put it together to allow this mixed use development that was Cathedral Place. As others in the House have said, we want the right behaviour and we want people to get along in these places. It is very difficult to legislate for that, particularly when we see some of the terrible things that have happened in Couran Cove.

I just cannot believe that any development like that would do some of the things they are doing to residents. It is really easy to blame the government—it is all our fault—but, honestly, developments that would go to the extent of the examples which have been given in here is the path that we are trying to fix here. Unfortunately, I feel very sorry for the victims of that. We are all in here trying to work through it to do the right thing to make it better; there is no doubt about it. These pieces of legislation are clearly not working. They were cobbled together to make do for some of these developments. I do not know who owns Couran Cove. I know there are a lot of residents at Cathedral Place. There have been issues there, as there are often issues with the Body Corporate and Community Management Act covered organisations as well.

Like the member for Surfers Paradise, I have a lot of these big towers in my constituency, and there are often complex issues with varying views, but one thing that I think this legislative working group is doing very well is looking at ensuring that body corporate governance is fair and transparent for proprietors and unit owners and seeking the remedies that we need under the legislation.

I commend the Attorney-General and the committee for looking at this and those who made submissions. With this working group, there was targeted consultation on the bill. An exposure draft of the bill was released on 29 April 2022, so they did a pretty good job. They did it with a number of complex issues coming to them and produced an exposure draft of the bill. Remember, they did the consultation, the drafters had to put the bill together, and it went ahead. I think it was as timely as it could be with what we were facing back in 2020 and 2021; I think they did a pretty good job to have that ready. There were three weeks of public consultation. I want to thank all the submitters.

The most pressing of the deficiencies in MUD and the BUGTA, those that are not consistent with the BCCM, is what this bill is all about. We have some pressing issues that we need to get through quickly without looking at the gamut of all the other things that I would like to see in MUD as well. There are issues here that we want to address for people—and I acknowledge those in the gallery—that we want to get done, and I think that this bill is targeting those in line with the working group and the recommendations that came out of the committee. We can grandstand and talk about timing and whatever, but we need to get this through. I am very happy to stand in this place today to support them.

The bill is targeted at critical deficiencies in the MUD and BUGT acts. It will support provision of information and education on dispute resolution options and requires bodies corporate to act reasonably in carrying out their functions. If some of these stories that are coming in here today are deemed to be a reasonable way that a body corporate should act, I will walk backwards and eat my hat. It is quite concerning that that is actually occurring—very concerning. Who are these people, I might ask? It addresses eligibility requirements for subsidiary bodies corporate, conflicts of interest, bad debt recovery time frames, preserving rights to vote, increasing transparency and accountability in body corporate governance, and just makes sure that they are operating in the interests of the unit owners, in the interests of those living there, and that we all treat each other as human beings in the long run.

It is a great step forward. Of course we would like to see more. Some urgent amendments to this legislation are required, and what the government is targeting is a priority, so I support that. There are many issues in my electorate that we can look at down the track, things like seller disclosure, by-laws—my goodness, how many do I get about pets—car parking, smoking on balconies, debt recovery, management rights, regulation of body corporate managers—well and good, but they are very complex. People have entered under a set of rules. We have to move diligently and with full consultation. This is a great step today. I commend the Attorney-General and the committee, and I commend the bill to the House.