




Speech By  
**Lance McCallum**

**MEMBER FOR BUNDAMBA**

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Record of Proceedings, 8 November 2022

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

 **Mr McCALLUM** (Bundamba—ALP) (3.43 pm): I rise to support the Building Units and Group Titles and Other Legislation Amendment Bill. This bill proposes amendments, in a fair few cases, modelled on existing body corporate and community management provisions to address the gap and the manifest inefficiencies of the BUGTA and Mixed Use Development Act and to bring forward reforms that will increase the transparency of the process and the fairness and equity of governance for unit owners in developments that are subject to this legislation. The bill includes unique measures that are not in the body corporate and community management legislation and expands the scope of how particular measures are adopted from the BCCM legislation and are applied under the BUGTA and MUD Act. It facilitates body corporate access to dispute resolution services. That is achieved by relaxing the current really prescriptive, overly complex and, frankly, unfair current requirements and it will make it much easier for people to be able to resolve a dispute, which is sorely needed.

So many speakers in their contributions to this bill have noted or spoken about the application of the BUGTA to the Couran Cove resort development on South Stradbroke Island. When one takes the time to look at the incredibly complex and layered arrangement of the bodies corporate, which includes the overarching community body corporate with four subsidiaries that had been established for parts of the physical site that had been further subdivided, it is incredibly opaque and incredibly complex. I want to acknowledge the horrible outcomes that the residents and former residents of Couran Cove have been subjected to. These are just truly horrible and heart-wrenching stories. It is good to see that there will be substantial progress as part of the reforms in this bill which will restore fairness and equity to these kinds of developments. Indeed, there is support from many stakeholders for the reforms that are contained in this bill. It has been acknowledged that this is part of an ongoing reform process that the government is committed to in order to ensure that there is fairness and equity when it comes to these kinds of developments.

I was particularly pleased that these reforms are going to empower people through better information and education services where there will be education and information services that are comparable to those that are already provided under the Body Corporate and Community Management Act. That is empowering people to be able to represent themselves or to make informed decisions when it comes to the matters that fall under the purview of this regulation, and that is absolutely essential, particularly when we consider that the BUGTA arrangements are very complex and that the gap between the body corporate management legislation and BUGTA has become wider and wider over time. That has led to a situation where it has been quite uneven and unequal when we consider ownership under either the body corporate act as compared to the BUGT Act. Fundamentally, it is not fair. It is not fair for the owners who are hardworking people who have made a significant investment into their property. I think that this is very worthwhile reform. I commend the bill to the House.