




Speech By  
**Christopher Whiting**

**MEMBER FOR BANCROFT**

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

 **Mr WHITING** (Bancroft—ALP) (12.51 pm): I rise to speak in favour of the bill before us that is unamended. As I said during the recent debate of the Property Law Act, this is probably one of the only acts with which many Queenslanders have direct contact. For many Queenslanders, these laws affect their everyday life. As the member for Surfers Paradise said, there are a great number of places in Queensland where people live in strata titles and from which many issues arise.

I am clearly in favour of the provisions around the termination of community titles schemes. As the member for Sandgate said, there seems to be some division in the Liberal ranks around this. Certainly, he pointed out that new federal Gold Coast member, Cameron Caldwell, called for this exact change in 2016. My experience at a function in my patch recently where I saw a LNP party member I know was that they asked, 'What is happening in parliament?' I said, 'We are debating body corporate. Did you know that your side is actually opposing the termination of the community titles scheme provision?' This person was quite taken aback by the fact that their party was opposing something that they thought was clearly a commonsense provision. Even though the LNP has decided to oppose this particular clause, I do not think there is a clear mandate or consensus among them to do that.

I point out that there has been a lot of talk from those on the other side: 'What about the poor little old ladies when it comes to this?' Can I look at the reverse of that? Without this clause in relation to the community titles scheme, older Queenslanders may well be trapped in their own homes. They may well be denied the chance to sell or redevelop their ageing homes. They may end up in a really old community titles scheme because the old bloke down the end of the units does not want to sell up—he has his four cars down in his yard or something like that. They may be prevented from ending those old schemes. They will have no chance to rebuild. They may well be trapped in aged, unsafe residences—ageing flats—and prevented from redeveloping because all owners in a sixpack except one may want to redevelop. They may want to have the chance to get a safe, new home on the ground floor of a new development on that land. That is the reverse of what would happen if the LNP were successful in opposing this proposal. We need to make sure older Queenslanders have the chance to move on from those aged sixpack units or from those aged community titles schemes dotted throughout Queensland.

One of the things I am also in favour of in this bill—and this is something that the member for Mount Ommaney talked about—is the benefit of protecting residents from second-hand smoke. It is absolutely crucial that we do this. We are making sure people cannot smoke on balconies or in common areas. We know that second-hand smoke is a risk. It is more than a nuisance—it is clearly a nuisance—it is also a risk. I think about an older gentleman who used to be a Labor Party member in my area—now deceased—who worked in the entertainment industry. He was a pianist. He did not smoke, but he died from lung cancer because he had to work in unsafe environments where people smoked all the time.

Thirdly, I welcome the commonsense provisions around pet by-laws in community and strata titles schemes. It is correct that the bill point out that we cannot issue blanket bans across all those title schemes for all pets. There needs to be common sense. We cannot have that prohibition. There needs to be consideration of reasonable requests. Each request needs to be assessed on its merit. It is very clear that Queenslanders love their pets and want the opportunity, within reason, to live with their pet on an ongoing basis. Previously there were blanket bans and deadset prohibitions. If we move to a situation where there is a lot more flexibility that will make the lifestyle choices of Queenslanders a lot easier to bear.

I do not want to speak much more on this bill, but point out that there is much in this bill that is common sense. It has been developed over many years. I used to work as a real estate agent. I was not the best but I certainly was not the worst—I was just a middling one. There were so many issues dealing with community strata titles that it was clear that we had to move into the 21st century. This bill is a great step forward in making sure Queenslanders have some great and viable choices to move on or to move into when they need to make their next housing choice. I commend this bill to the House.