



Speech By
Mark Boothman

MEMBER FOR THEODORE


Record of Proceedings, 14 November 2023

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

Second Reading

Resumed from 26 October (see p. 3366), on motion of Mrs D'Ath—

That the bill be now read a second time.

 **Mr BOOTHMAN** (Theodore—LNP) (11.29 am), continuing: I rise to resume my contribution on the Body Corporate and Community Management and Other Legislation Amendment Bill. Whilst I have spoken in detail about the sunset clauses and especially the changes to buying off the plan, there is another aspect of this legislation that definitely needs to be debated. I know that the member for Mermaid Beach is very passionate about this issue—that is, the termination of community titles schemes.

On the one hand, this legislation helps those in need—vulnerable people, especially first home buyers. On the other hand, this legislation takes powers away from and throws to the wolves some of the most vulnerable people in our society. That is a disgrace and it is an abomination that we are debating that in this chamber today. I know that the member for Mermaid Beach is very passionate about this and the LNP members are very passionate about this.

Property rights are critically important for everybody. When it comes to the 75 per cent rule for bodies corporate, let's think of a family member—say, a disability pensioner living in an aged unit. This individual has lived there for decades. They have spent a lot of their life living in this unit. For government to legislate that a developer can come in and acquire their property is a disgrace. When we think about the value of such a property compared to a new property in the region, especially on the Gold Coast, how are these people going to be able to afford to buy another property on the Gold Coast? They will be taken away from the communities they know and the centres where they have lived for many years. It is abhorrent that a government would do this to innocent people, so I ask the government to address this situation and take this out of the bill.

I welcome the rest of the bill, especially when it comes to sunset clauses and buying off the plan, because that will make a huge difference. It will protect the rights of the vulnerable, especially our first home buyers. This other aspect of the legislation needs to be removed. We need to protect these people. On the one hand, we are doing everything we can to protect the rights of home owners and help them get into the property market; on the other hand, we are destroying it for people at the other end. Therefore, I cannot support that part of the legislation whatsoever. It is wrong and it needs to be removed.