




Speech By
Ray Stevens

MEMBER FOR MERMAID BEACH

Record of Proceedings, 28 March 2023

ADJOURNMENT

Body Corporate Legislation

 **Mr STEVENS** (Mermaid Beach—LNP) (7.24 pm): Another week, another thought bubble by Premier Palaszczuk trying to put media spin on a problem she has no idea how to solve. The proposal to allow bodies corporate with 75 per cent of resident agreement to compulsorily sell the other unit owners defies belief, if it was not so tragically possible. The Premier's answer to the housing and homelessness problem is a gratuity to the greedy real estate and development industry who, by this stealth legislation, will have the amalgamation of development sites done by the government. Already we have evidence of the real estate coercion displayed by predatory agents on the Gold Coast who are using the Premier's ill-advised public statement as law already to force unit owners to sell. I table that evidence.

Tabled paper: Email, dated 15 March 2023, from Sales, Marketing and Acquisitions Consultant, Ray White, Mr Alex Day, to Professionals John Henderson Real Estate, Mr Luke Henderson, regarding Yallabee Lodge Unit Holders [382](#).

I cannot believe that the Premier would condone the forced removal of an aged widow who has lived in the same unit for 40 years. Her husband passed away 10 years ago.

Your home is your castle. To have ownership of your unit ripped away from you to satisfy a greedy developer's profit-making foray beggars belief. What was the Premier thinking? The sanctity of private home ownership is the aspiration people work their whole lives for, and to turn that belief into a dodgy, unstable real estate gamble is plain un-Australian. I have always been known as a development supporter, and I am proud to wear that moniker, but I respect and revere the rights of private ownership. That right should only be divested from the owner by any government when it is for the greater and wider community good and definitely not by seriously rich, greedy developers forcing acquisitions of sites from people who just do not want to sell.

To open the can of worms of private entities compulsorily acquiring other privately owned homes is a floodgate to uncertainty in real estate ownership and a body blow to community title protection. To say that the little old widow will have legal recourse to prevent the sale of her home by the body corporate is absolute nonsense when many of these residents are asset rich by owning their own home but live solely on the pension and have no spare money to pay exorbitant legal and court costs.

This proposed legislation is another example of a tired, fourth-term Labor government out of ideas making ridiculous media-grab inspired solutions when they have no idea what the ramifications will be. It is reminiscent of the Treasurer's new land tax on interstate investors that the Premier had to kick into touch. I hope that the Labor government has the good sense to kick the Premier's ill-founded thought bubble on private compulsory acquisition of people's homes into touch as well. If there are obstructionist owners holding out for reasons such as land banking, views or extortionate demands, that can be addressed by other legislation.