

Media Release

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Attention Editors/Property Editors/Chiefs of Staff

QUEENSLAND GOVERNMENT CALLED ON TO BREATHE LIFE BACK INTO LOCAL CONSTRUCTION

\$100 BILLION STRATA PROPERTY SAYS REFORM MEASURES MUST BE FAST TRACKED TO SEE JOBS & PROPERTY DEVELOPMENTS GROW

Queensland's \$100 billion strata property sector says it holds one of the keys to kick-starting the State's construction – but it needs urgent support from the State Government.

The sector is urging the State Government to usher in sweeping property reforms in 2016, in the hope of stimulating local construction.

If the reforms are implemented, they will lead to major urban renewal in Brisbane and throughout the state. The reforms have effectively been endorsed by the Government, but the strata sector is frustrated that no legislative program is in place to push forward with the reforms.

The call for strata sector reform comes on the back of recent reports from the latest ANZ/Property Council survey that cite a drop in confidence in the construction sector. (Editors – see attached article)

By 2030, it's estimated that 50% of Queenslanders will be living in apartments, units and townhouses which form the strata sector.

The Queensland property law review has been underway for two years without any legislation to firm up the Review recommendations.

The peak industry body for strata, Strata Community Australia (Qld) says years of stalled State Government action has left Queensland well behind the eight ball in terms of having access to "21st century laws".

"The vast progress and growth that we've achieved in these last few years amid a development boom has been polarized by the existence of outdated legislation," SCA (Qld) President Simon Barnard said today.

“The change we seek will transform the legal landscape for owners, residents, developers, business owners and more in what is now our fastest growing property sector, so there's no doubting the urgency that this carries.”

Under current strata laws, 100% unanimous approval is required by owners for properties in need of redevelopment due to age or deterioration. The Review reforms will replace this with a clear majority voting approval.

“What we're looking at here is a potential facelift for the state property market, with older, redundant properties expected to make way for bigger, better communities, if that is what the clear majority of owners want, which is what is recommended in the Review.”

“The careful implementation of this urban renewal will kick-start construction activity and this will create thousands of jobs throughout the state, but nothing can happen until the Review reforms are legislated.”

Mr Barnard says SCA (Qld) has met with the State Government as recently as December 2015 to discuss the need for urgent action and he says these most recent reports really just add to the reasons why action must be taken.

“Cutting red tape is one of the surest ways to create more business activity and that's a big part of what this review aims to achieve.”

“Strata stakeholders in New South Wales now respond to a set of laws amended in 2015, which embrace modern property, and we want Queenslanders to experience that same thing.”

Mr Barnard says in regions like _____ which is heavily populated with strata buildings, the number of people who will benefit from modernised legislation and these cost savings goes well into the hundreds of thousands.

“26% of the national population now calls the strata sector home, and if we apply that to the _____ population, you're looking at _____ people at the very minimum, currently held back by outdated laws.”

“There are over _____ strata schemes in _____ who seek to govern their communities better, and we'll continue to push until they can do exactly that.”

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