

Media Release – **INTERVIEW OPPORTUNITY AVAILABLE**

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QUEENSLAND'S BIGGEST PROPERTY INDUSTRY SHAKEUP IN 20 YEARS

POTENTIALLY BILLIONS IN NEW PROJECTS

OWNERS IN _____ URGED TO HAVE THEIR SAY

The lives of 1.1 million Queenslanders who own or live in apartments and units are set for massive changes and in regions like _____; the changes could kick start multi-billion dollar development growth.

The changes, if implemented, represent the biggest shake up the property sector has seen in two decades.

A report outlining 29 recommendations in relation to strata community living has been published by the State Government, with apartment and unit owners in _____ invited to comment.

"We want the thousands of people who own or live in apartments and units in _____ to study this report carefully and have their say on its recommendations," Strata Community Australia (QLD) President Simon Barnard, said today.

Central to the report is a key recommendation that individual body corporate entities can make decisions to demolish and rebuild a scheme based on a minimal 75% approval, as opposed to the current resolution without dissent approval process.

That means that ageing apartment blocks or those affected by potentially expensive maintenance issues such as concrete cancer can have their future determined by 75% of owners.

"Queensland has for some time been the epicentre of Australia's concrete cancer problems, and there are hundreds of affected buildings along the Queensland coast that will benefit from more flexible laws on sale of property."

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“Some of these buildings face multi-million dollar repair bills and the sensible thing is to redevelop these sites and give the owners some relief from buildings that have been slowly decaying.”

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“We are pleased to see some sensible safeguards built in if there are owners opposing to the plan. The proposed new way to do this is to provide a structural engineer’s report, a quantity surveyor’s report, and a valuation.”

“Under current laws as an example, one single owner in say a block of 100 apartments can halt the wishes of 99 other owners who may support a redevelopment option.”

“Too many apartment owners in Queensland are watching their property investments lose value because sensible options are being derailed by the minority, often due to lack of funding or willingness to fund.”

Industry leaders say new laws will bring ‘choices’ back into strata communities that are struggling to upkeep their buildings.

Other critical issues like the keeping of pets, smoking on strata title property, unauthorised parking and many more are up for public review, and that’s exactly what Strata Community Australia (Qld) wants owners in _____ to do, before May 5th.

“We’re encouraging all apartment and unit owners in _____ to have their say on new laws, so that we create a no excuse environment for the State to deliver the best possible laws for Queenslanders.”

“It’s been close to 20 years since property laws have been reformed in Queensland, and that’s made us eager to ensure we get these reforms right for the next 20 years.”

SCA (Qld) is the peak industry body for Body Corporate and Community Title Management in Queensland and Mr Barnard says the next few months of consultation will heavily influence the state’s property future.

"It has taken us several years to get this property law review near completion, and we are asking unit owners and residents to advise government of the implications those by-law issues that have been raised have."

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Mr Barnard says the recommendations made have real potential to remove inequities that currently exist for strata owners and residents and from a consumer perspective there are big opportunities to reduce costs for owners.

"For too long, there has been a very rigid set of laws governing body corporate title properties in Queensland, and we are excited at the prospect of seeing more choice at a community level for issues like the sale of property, the keeping of pets, and smoking in common areas."

"But beyond more choice, the recommendations' focus on giving communities greater power against issues like overcrowding and illegal street parking will come as a great relief to many owners and residents.

"Statewide, issues like overcrowding have become front of mind for strata owners and residents, thanks to 'party apartments' and the explosion of short stay rentals and it's pleasing to see the recommendations address this growing concern."

"Likewise, greater powers for bodies corporate to tow illegally parked cars on their property will come as a big relief to owners and residents in the state's most built up areas, whose visitor bays continue to be targeted by commuters."

Bottom line, Mr Barnard says it is important owners and residents understand that what has been released is not law, but they can have a big impact on what eventually will become law.

"The recommendations paper released will be the State Government's number one resource when drafting new laws, so it's important that Queenslanders speak their mind on the paper before May 5th to create a 'no excuse environment' by letting key policy makers know how they feel."

"By 2030, it is estimated that 50% of Queenslanders will be living in apartments, units and townhouses, so we urge owners and residents in _____ to welcome their newfound power, and play a role in shaping the state's property future."

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The full recommendations can be accessed here: [Government Property Law Review: Options Paper Recommendations Body corporate governance issues: By-laws, debt recovery and scheme termination](#)

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