

Media Release

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Growth Projections demand Body Corporate Reform

Property peak body Strata Community Association Qld (“SCAQ”) has today called on the State Government to act immediately on body corporate reform given the enormous growth projections for South-East Queensland which were revealed over the weekend. SCAQ General Manager Laura Bos said Queenslanders need body corporate reform to ensure they can live happily in medium and high-density development.

“The South-East Queensland Regional Plan prioritises in-fill development and it is likely that the majority of the 2.2 million new South-East Queenslanders arriving by 2046 will live in body corporate,” said Ms Bos.

“The amount of useable land in South-East Queensland is limited, we must build up, not out and having appropriate provision of medium and high-density properties in areas close to jobs and services is critical.”

“We cannot leave Queenslanders with 20th century legislation which does not meet the expectations of the community and doesn’t make allowances for changes in technology and society.”

Ms Bos maintains urgent reform is needed to ensure Queensland could address the current housing crisis and priority must be given to making unit living palatable to more Queenslanders.

“There needs to be significant law reform and a real focus on ensuring the livability of body corporate properties,” said Ms Bos

“Reform to management rights, how by-laws are enforced, and the dispute resolution processes are needed to make strata living more harmonious and affordable.”

Ms Bos believes that an appropriate regulatory barrier to becoming a body corporate manager was perhaps the most critical reform the Government could put in place.

“The inevitable growth in lot numbers will likely be seen as a money for jam scenario by bad actors. The fact you can be a baker on Sunday and a body corporate manager on Monday is untenable,” said Ms Bos.

“Anyone can hang up a shingle and call themselves a body corporate manager- in the 21st century this is totally inappropriate. Appropriate education and professional standards requirements must be brought in before significant problems emerge.”

Ms Bos is also calling for reform to the construction sector in the wake of several high-profile insolvencies.

“Data obtained by our organisation from Deakin University indicates that about 85% of residential unit blocks on the East Coast of Australia have at least one building defect and the average number of defects is 14- this costs the Australian economy \$1.3 billion a year,” said Ms Bos.

“Given the QBCC will not issue a direction to rectify to an insolvent builder, thousands of apartment owners face the prospect of self-funding defect rectification given the current crisis.”

“The Government must ensure that appropriate defect insurance is rolled out for properties over 3 storeys.”

Ms Bos says reform is all about ensuring that families can have confidence to raise their children in an apartment or townhouse.

“As a society, we are expecting an increasing number of people, including families to embrace body corporate living,” said Ms Bos.

“Without appropriate reform to ensure equity and autonomy, we are leaving the estimated 1.5 million Queenslanders who are impacted by these laws today behind, as well as the millions to come.”

Ends.

Media inquiries:

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About Strata Community Association (Qld)

SCA (Qld) is the peak association supporting the state's strata sector, with more than 1,200 individual and corporate members who help oversee, advise, and manage hundreds of thousands of lots across Queensland. The association brings together people who manage strata schemes, own units or live in strata communities, and those who provide products and services for schemes. We also provide education, advice, and advocacy to enable better understanding of the regulations, obligations and owner's rights.