

## Media Release

2 December 2022

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### Housing Report Message Clear – Time for Body Corporate Reform

Peak property body Strata Community Association Qld (“SCA (Qld)”) has urged the State Government to act quickly on recommendations emerging from the Housing Summit Outcomes Report (“the Report”) to ensure that housing supply keeps up with demand. SCA (Qld) General Manager Laura Bos said that there was low hanging fruit in strata reform that could unlock housing supply in the short and medium term with strong community support.

“ SCA (Qld) welcomes the emphasis on strata property as a solution to the ongoing housing crisis in the report, there is some easy and quick action the Government clearly has a mandate to take here,” said Ms Bos.

“ Whilst the Report noted the ongoing review into short-term rentals, the Government ought to pick off the low hanging fruit in the sector by changing the law to allow bodies corporate to ban the practice where appropriate. This will unlock more housing supply overnight, save councils significant costs in compliance and ensure the lifestyle of fed up residents is protected.”

“ We have no exact figures on the scale of this problem but given the amount of anecdotal complaints and reporting, we would expect it would put several hundred, even thousands of properties back on the rental market within a matter of weeks if laws were changed.”

Ms Bos also said she was pleased to see the embrace of a reduced threshold for body corporate schemes to be redeveloped.

“ I am pleased to see a recommendation in the report to make it easier to terminate and redevelop body corporate schemes. The current threshold of 100 % of owners is a significant handbrake on urban renewal, “ said Ms Bos.

“ The fact that 49 out of 50 owners in a scheme can vote to terminate or sell to a developer and one person can exercise a veto over their overarching will is undemocratic and undermines both the rights of the other 49 owners, and the public at large who are crying out for new development.”

“ A sensible, equitable compromise is an 80% threshold, this balances the individual and property rights of a super majority of owners in a scheme appropriately with the interests of the public at large.”

“Appropriate drafting to pay out owners who do not wish to sell but are in a small minority must also be included. This is all about balancing the rights of all with the overarching public interest of the creation of increased housing supply.

Ends.

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### Media inquiries:

Contact SCA Queensland Policy Officer, Kristian Marlow on 0437 176 366 or [advocacy.qld@strata.community](mailto:advocacy.qld@strata.community)

### 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.