

Media Release

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Peak Body Welcomes New Draft Regional Plan and Calls for Strata Reform

Property Peak Body Strata Community Association Qld (“SCAQ”) has praised the State Government for its moves to enhance the growth of density in South-East Queensland as it releases the draft update to the South-East Queensland Regional Plan. SCAQ General Manager Laura Bos believes the draft update shows forward thinking from the State Government, whilst highlighting the need for other reforms.

“The State Government has listened to what a majority of experts have been telling us for a while - South-East Queensland needs to grow up and not out,” said Ms Bos.

“Strengthening the emphasis on consolidation (infill) development over time shows the Government is taking a mature and decisive approach to planning policy.”

“We are pleased as a sector to see a new change to promote “gentle density” in our suburbs. For too long medium density options like small unit blocks and townhouses have been ignored and this “missing middle” is vital to help ensure choice, affordability and housing diversity.”

Ms Bos hopes this plan will spark a renewed focus on density living across the region.

“For too long, reactionary NIMBY campaigns playing to people’s fears have put a straitjacket on Councils and the State Government who are trying to efficiently deliver on our housing needs,” said Ms Bos.

“The fact is this plan will allow a much greater number of the 2.2 million new Queenslanders who we will welcome over the next 20 years to walk to work, enjoy suburbs with great amenity and green spaces and own their own home.”

Ms Bos believes the draft plan necessitates significant and urgent reform to Queensland’s body corporate laws.

“This Plan rightly focuses on the development and building of apartments which is around five years of a building’s life cycle depending on the construction. Protecting the amenity of the people living in those apartments is for an entire lifetime and we must not lose sight of that,” said Ms Bos.

“Queensland’s body corporate laws have been on the books for more than two and a half decades relatively unaltered. Issues like short-term letting, the corrosive effect of long term management rights and shifting societal attitudes to smoking simply weren’t comprehended in the mid 1990’s.”

“Reforms are urgently needed to these laws to ensure they help protect the rights of all Queenslanders for the next twenty years.”

“It is critical that appropriate defect insurance is rolled out to ensure all these new body corporate owners are protected from shoddy construction, whilst such a huge increase in new body corporate communities means the Government must introduce a regulatory barrier to body corporate management to prevent bad actors from exploiting the opportunities that an unregulated, monied sector presents.”

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.