

Community Autonomy

SCA (Qld) wants to enhance the freedom and autonomy of strata communities across Queensland. The ability to create and enforce community consensus in the form of by-laws is critical to this ideal.

Communities should be run in a fashion which reflects the values and lifestyle preferences of owners and occupiers. To this end, it should be easier to make by-laws, enforce them, and budget to make the lives of strata residents better.

1. SCA (Qld) supports empowering adjudicators to fine parties for breaches of a contravention notice.
2. SCA (Qld) supports legislative change so that bodies corporate be empowered to pass as part of their budget a “rainy day” or “unexpected expenses” fund levy to prepare for the eventuality in lieu of charging a special levy as required; with a justifiable or foreseeable expense being on the horizon.
3. SCA (Qld) supports changes to legislation to allow for the certification of private adjudicators to engage in binding adjudications to expedite the dispute resolution process by their hiring by the body corporate.
4. SCA (Qld) supports bodies corporate being able to suspend the voting rights of a particular lot owner for breaches of by-laws via a resolution without dissent.
5. SCA (Qld) supports alternatives to Part 5 arrangements be created.
6. SCA(Qld) supports that all service providers contracted with a body corporate be required to hold professional indemnity insurance.
7. SCA (Qld) supports the review provisions in sections 130-135 of the BCCMA being expanded and strengthened to guarantee the property rights of owners.
8. SCA (Qld) supports a regulatory barrier being created for entry into body corporate management.
9. SCA (Qld) supports that there be a mandatory motion at the second AGM after a scheme has been created to vote on whether to review under s130 all service contracts that the original owner entered into.
10. SCA (Qld) supports that the Accommodation Module be strictly defined to be only schemes used predominantly for short term or holiday letting .
11. SCA (Qld) supports all schemes defaulting to the Standard Module upon registration if they do not provide valid reason, they should be governed by another.
- 12.** SCA (Qld) supports that the module chosen for a new scheme be vetted for justification by the Titles Office or Commissioners Office.