

Media Release

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Strata Community urges State Government to continue ambitious body corporate reforms

Peak property body Strata Community Association (Qld) (“SCA (Qld)”) has welcomed the passage of the most significant reforms to Queensland body corporate law in decades, and urged the State Government to keep going with its reform agenda.

SCA (Qld) General Manager Laura Bos said the reforms to the Building Units and Group Titles Act (“BUGTA”) that passed Parliament today were positive and very welcome and would pave the way for even more ambitious reforms to secure the rights of unit owners.

The Queensland Government is currently considering reforms to management rights arrangements, under which a body corporate in a new development could be saddled with service contracts for up to 25 years, with no way of even ensuring services were performed adequately.

Ms Bos said the proposed reforms to Management Rights should follow hard on the heels of the BUGTA amendments.

“I first off want to congratulate the Attorney-General and her Department for working very closely with industry to prepare a really positive suite of reforms. This is exciting and the most significant change in Queensland body corporate law for a very long time,” Ms Bos said.

“I am also pleased to see support for the residents of Couran Cove from the Opposition Leader David Crisafulli and the engagement members of the cross-bench have done in their own communities. The passage of this bill was a great example of the Parliament working for the common good.

“I really hope these reforms can be a tangible step in the right direction for affected communities, particularly those at Couran Cove whose stories in recent weeks have been particularly harrowing. My thoughts are with them.”

Ms Bos said whilst this was an important first step, Management Rights and other body corporate issues affected far more people and now required urgent attention.

“The BUGTA only affects around 1 per cent of bodies corporate in Queensland. Urgent changes are needed to the legislation that affects the other 99 per cent to help ensure community living keeps up with modern expectations,” Ms Bos said.

“The Government believe in reform, and after 25 years of little change this is well overdue. In the midst of the housing crisis, creating confidence and certainty for our medium and high-density housing sectors is crucial.

“Reforms to end the sale of contracts binding residents for decades by developers and making it easier to re-develop a community titles scheme are at the top of the list.

“Binding strata communities to long term, expensive contracts for things like caretaking and waste management is a significant impost on lot owners at a time when cost of living is becoming extreme. This practice must be stopped as soon as possible.

“We look forward to working collaboratively with the Government to ensure meaningful reform to body corporate law helps solve the ongoing housing crisis.”

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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.