

LONG OVERDUE STRATA CHANGES A GOOD START, BUT JUST THE TIP OF THE REFORM ICEBERG

Thursday 1 October 2020: Queensland's peak body for strata management has welcomed the long overdue changes to the [Body Corporate and Community Management Act \(BCCM\)](#) released today as a good start but warned that they are just the tip of the iceberg for strata reform in Queensland.

The reform process to the [BCCM Regulations](#) commenced seven years ago and affects that legislation specifically over a series of changes to modules of the Act.

James Nickless, SCA (Qld) President outlined the changes made and the implications for the future.

"SCA (Qld) has pushed hard for the last seven years to get these changes through by providing submissions, attending briefings and lobbying for progress on finalising the regulations when the cogs of government appeared to be stalled," said Mr Nickless.

"The BCCM modules that have been released closely reflect our work with government, in particular our feedback on particular issues in the draft regulation relating to lot owners' ability to submit motions for committee meetings to ensure that sensible limitations were put in place to balance the interests of all owners.

"We welcome the changes to the BCCM regulations as a good start, but much more work is needed to keep pace with the advancements in New South Wales, Western Australia and Victoria, who have all started and finished in their reform processes," he said.

Mr Nickless said that there were wider issues that still need to be addressed and called on all political parties to commit to deep reform ahead of the 31 October election.

"Given that it has taken seven years just for the regulation modules to be completed, we have concerns about the timeframe to implement broader legislative changes that the industry really needs," said Mr Nickless.

"There are critical issues that affect the 1.2 million Queenslanders who live in strata titled properties such as apartments and townhouses that need to be urgently addressed.

"In North Queensland, many strata lot owners are paying incredibly high premiums or are unable to even get coverage. This is a crisis and the issue needs urgent government support, attention and intervention.

"Lot owners have inherited flawed buildings where serious defects have emerged

over time. Unlike much cheaper products such as cars and appliances, there is no effective statutory warranty on buildings and apartments over three storeys. In contrast, NSW has just passed legislation creating a statutory duty of care that retrospectively protects existing buildings.

“Greater self-regulation and the ability to take control and make lifestyle choices that best suit them should be a fundamental right for people living in strata in Queensland.

“We want to see a commitment by all the major parties ahead of the 2020 election to fast-track the reform process, address many of the issues we have outlined in our [2020 Election Priorities](#) and see new laws delivered in the first half of 2021,” he said.

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Read the full SCA (Qld) [2020 Election Priorities](#).

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 a collective sinking fund balance of \$1.02 billion.

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.

Strata Community Association (Qld) members represent 312,000 of the 500,000 lots in Queensland. SCA (Qld) was founded in 1984 as the Body Corporate Manager's Institute Queensland (BCMIQ), subsequently joining the other leading state and territory strata institutes in creating a national organisation. Aligning branding since 2002 we now are known as Strata Community Association (Qld).