

FURTHER RESPONSE

The attached document dated 6 February 2013, by Brian Ashe came to light April 5 as the UOAQ response to the ABCB discussion paper was being finalised.

This statement served as a reminder as to how imbedded in the Australian psyche building codes, particularly classifications were, and for how long they have existed.

The current ABCB discussion paper raises concerning issues as it suggests that building classifications for Class 2 and Class 3 be amalgamated.

This suggestion seems to be made to address the failure of local government to enforce regulations that would have addressed the unlawful commercial usage of short term accommodation in Class 2 buildings, which have been highlighted by the advent of Airbnb and Stayz.

The outcome of such an amalgamation would be to permit the unfettered commercial usage of short term accommodation in Class 2 buildings that have existed for over 50 years without this threat.

There is nothing in the discussion paper that goes to the protection of the interests of owners that could be caught up in such an outcome.

There are some 3 million units in Australia, and the majority of those units (estimated at over 80%) would be in Class 2 buildings.

With so many units and owners affected in such a consideration, it would be disastrous for these owners, if any move by the ABCB was made that would affect the usage of these buildings without the widest consultation to the entire Australian community.



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5 April 2018