

Office of the Commissioner for Body Corporate and Community Management

Practice Direction 29

Legal and other assistance

This Practice Direction is issued pursuant to *section 233* of the *Body Corporate and Community Management Act 1997*. Its purpose is to provide further information on the procedures and content requirements for dispute resolution applications lodged with the Commissioner's Office. Nothing in this Practice Direction supersedes or overrides the requirements of the legislation. The Commissioner retains the discretion to make decisions about the case management of individual dispute resolution applications as provided under Chapter 6 of the Act.

1. The Commissioner's Office provides a quasi-judicial dispute resolution service and is impartial in its dealings between the parties.
2. Information about the dispute resolution processes and the body corporate legislation is available on the Commissioner's Office website [www.qld.gov.au/bodycorporate]. Case management staff [(07) 3227 7654] can provide information about the procedures and requirements for current dispute resolution applications. Information Service staff can provide general information about the body corporate legislation [1800 060 119].
3. While the Commissioner's staff may provide legislative or procedural information, the Commissioner's Office is **not** able to:
 - a. give legal advice to a party about what steps they should take in relation to the dispute or the conduct of the application;
 - b. guide a person in how to construct their application or submission (including the wording of the application or submission); or
 - c. comment or speculate on the strength of the person's case or the likelihood of success.
4. Parties seeking legal advice should direct their enquiries to an appropriately qualified person, such as a legal practitioner.
5. The following are some possible sources of information, advice and assistance. The Commissioner's Office does not endorse or recommend any particular organization or service.

Community titles industry organisations

Unit Owners Association of Queensland

GPO Box 2359, Brisbane Q 4001; (07) 3220 0959; www.uoaq.org.au

Body Corporate Owners Network

PO Box 59, The Gap Q 4061; (07) 3300 5858; www.bodycorporatematters.com.au



Strata Community Australia (QLD) Limited
PO Box 1280, Spring Hill Q 4004; (07) 3839 3011; www.stratacommunityqld.org.au

Australian Resident Accommodation Managers Association Queensland Inc
PO Box 2477, Fortitude Valley Q 4006; (07) 3257 3927; www.arama.com.au

Courts and tribunals

Queensland Civil and Administrative Tribunal
GPO Box 1639, Brisbane 4001; 1300 753 228; www.qcat.qld.gov.au

Magistrates Courts
Contact details are provided at:
www.courts.qld.gov.au/contact-us/courthouses

District & Supreme Courts
QEII Courts of Law Complex, 415 George Street, Brisbane; (07) 3247 4313
For regional courthouses see: www.courts.qld.gov.au/contact-us/courthouses

Alternative dispute resolution

Dispute Resolution Centres
GPO Box 149, Brisbane 4001; (07) 3239 2518 and 1800 017 288
For your nearest Dispute Resolution Centre see: www.qld.gov.au/law/legal-mediation-and-justice-of-the-peace/setting-disputes-out-of-court/dispute-resolution-centres

Institute of Arbitrators and Mediators Australia (Incorporating LEADR Association of Dispute Resolvers)
Freecall 1800 651 650; www.iama.org.au

Legal information and referrals

Queensland Law Society
GPO Box 1785, Brisbane Q 4001; 1300 367 757; www.qls.com.au

Legal Aid Queensland
GPO Box 2449, Brisbane Q 4001; 1300 651 188; www.legalaid.qld.gov.au

LawRight
Facilitates referrals to solicitors who may provide free or reduced fee legal assistance for individuals and community groups in civil law cases
PO Box 3631, South Brisbane Q 4141; (07) 3846 6317; www.lawright.org.au

Community Legal Centres Queensland
PO Box 119, Stones Corner Q 4120; (07) 3392 0092
For details of over 30 community legal centres around Queensland see:
www.communitylegalaid.org.au

Australian College of Community Association Lawyers
PO Box 182 Moorooka Qld 4105, (07) 3848 2328; www.accal.org.au

Other information and assistance

Justices of the Peace

Find a Justice of the Peace or Commissioner for Declarations at

www.qld.gov.au/law/legal-mediation-and-justice-of-the-peace/about-justice-of-the-peace/find-a-justice-of-the-peace/search-for-your-nearest-jp-or-cdec/

or 1300 301 147

Department of Natural Resources and Mines – Titles Registry

13 74 68; www.dnrm.qld.gov.au/land/titles-valuations/titles-public/titles-registry-contacts

Residential Tenancies Authority

GPO Box 390, Brisbane QLD 4001; 1300 366 311; www.rta.qld.gov.au

Office of Fair Trading

GPO Box 149, Brisbane QLD 4001; 13 74 68; www.fairtrading.qld.gov.au



Chris Irons
COMMISSIONER

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