

Gold Coast **Bulletin**

TIME FOR CHANGE

THE Gold Coast is home to about 50,000 units; another 60,000 properties are classified medium density.

A large portion of those home owners are living under strata title and collectively pouring millions of dollars into body corporate fees every year for general maintenance, grounds work and sinking funds.

And, as a series of reports by the *Gold Coast Bulletin* has highlighted, it is causing problems. Apartment buildings are becoming toxic communities as warring neighbours hijack agendas and complex managers hang on to lengthy contracts. All the while, committee members – many of whom are unqualified to handle the sort of money being thrown at them – are largely doing their best to juggle the chaos.

It is time for change. The Body Corporate Act is archaic and needs to be reviewed as the population boom pushes more people into apartment buildings.

Two major unit associations, the Unit Owners Association of Queensland and the Strata Owners Speak Out group, say modifying the legislation would allow disputes to be settled faster and with less upheaval; restrict the length and power of management rights contracts; and provide better education and safe guards for committee members who are not trained lawyers or accountants to confidently run body corporates.

Thousands of people are migrating to paradise every year for our weather, clean lifestyle and pristine beaches. In reality, what some of them are walking into is a living hell.

We need to turn on the light and have a mature debate to help end that nightmare.

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