

# MHL Presentation

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**Presentation at Strata Sphere Management &  
Aquila BCM Seminar**

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**Proposed Body Corporate  
Legislation Amendments**



# Queensland Housing Summit

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- Convened by Premier on 20 October 2022
- Individuals, housing industry experts, local government associations and professional peak bodies attended
- Discussed challenges and actions required to improve housing in Queensland



# Overview of Proposed Changes

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- **Two packages** of reform are planned for delivery this year
- **First package** includes reform in the following areas:
  - Scheme termination
  - Smoking
  - Pets
  - Towing
  - Disputes



# Scheme Termination

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**Major outcome** of Housing Summit

**Aims** to make it easier to:

- Redevelop; or
- Release capital from ageing schemes



# Scheme Termination (continued)

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## Currently:

- Resolution without dissent required; or
- District Court finds it just and equitable

## Proposed:

- Ok if more than 75% of owners vote for motion, where BC has agreed that it is more financially viable to terminate than maintain or remediate



# Smoking

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## Currently:

- Prohibited in enclosed Common Property areas
- By-laws cannot prohibit lawful domestic activities

## Proposed:

- Bodies Corporate can make by-laws prohibiting smoking in outdoor and communal areas of Scheme



# Pets

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## Currently:

- Most pet by-laws are permissive
- Where they operate, requests to keep pets cannot be unreasonably refused

## Proposed:

- Pets can only be banned in specific circumstances



# Towing Vehicles

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## Currently:

- Limited right to tow strangers' vehicles
- Need adjudicator order to tow non-trespassing vehicles

## Proposed:

- Able to tow any vehicle preventing access or causing a hazard





# Governance & Management

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## Proposed:

- Will be easier for residents to lodge disputes
- Expanding adjudicators' powers

## Other areas of reform may include:

- Management rights
- Bullying
- Harassment



# Where to from here?

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**Consultation** on the draft legislation for these reforms will occur this year

**Second package** of reforms should be introduced before the end of the year



# Any questions?

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