1. A body corporate, comprising all lot owners in a community titles scheme, is responsible for the ownership and management of the body corporate assets and the scheme’s common property. Under the *Body Corporate and Community Management Act 1997*  most costs associated with the administration of the body corporate and the management of the assets and common property are proportioned by each lot owner’s allocated contribution schedule lot entitlements.
2. In 2011, the former government amended the Act to introduce a new system for setting and adjusting lot entitlements. Elements of the 2011 amendments have come under significant criticism by lot owners and peak stakeholder and legal bodies.
3. The Body Corporate and Community Management and Other Legislation Amendment Bill 2012 addresses criticisms of the 2011 amendments by immediately removing the requirement for bodies corporate to change their contribution schedule lot entitlements back to the original setting prior to any, and all, lot entitlement adjustment orders of a court, tribunal or specialist adjudicator following receipt of a motion from a single lot owner proposing the change. It also provides a new process, to take affect upon the Bill receiving assent, enabling any changes to lot entitlements made under this requirement to be reversed.
4. The Bill also removes the unnecessary regulatory burden imposed on sellers of lots by the 2011 amendments in relation to disclosure information, and provides jurisdictional clarity and consistency for disputes about adjustments of contribution schedule lot entitlements by defining the disputes as complex disputes which are to be dealt with by the Queensland Civil and Administrative Tribunal or a specialist adjudicator.
5. Cabinet approved the introduction of the Body Corporate and Community Management and Other Legislation Amendment Bill 2012 into the Legislative Assembly.
6. *Attachments*
* [Body Corporate and Community Management and Other Legislation Amendment Bill 2012](Attachments/BCCM%20Bill.PDF)
* [Explanatory Notes](Attachments/BCCM%20ExNotes.PDF)