



Attorney-General and Minister for Justice
Minister for Women and Minister for the Prevention of
Domestic and Family Violence

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Our ref: 572306/7; 6481675; 2145970

08 DEC 2022

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
George Street
BRISBANE QLD 4000

Dear Mr Laurie

I refer to e-Petition 3743-22 tabled in the Legislative Assembly on 8 November 2022 titled '*To amend the body corporate regulation for caretaker agreements to a maximum 5 years*'.

As Queensland's Minister responsible for the *Body Corporate and Community Management Act 1997* (BCCM Act), I appreciate that caretaking agreements (typically a component of what are commonly known as 'management rights' in Queensland) are an issue on which there are strongly held and competing views.

As is evident from the concerns of the petitioners and other stakeholders in the community titles sector, the current legislative framework for management rights does not always work as intended. In that regard, I note some other jurisdictions place significant limits on the capacity of developers to enter into long-term management rights arrangements.

The Queensland Government has established a Community Titles Legislation Working Group (Working Group), which has been tasked with providing advice to the Department of Justice and Attorney-General about a range of important issues impacting on community titles schemes, including management rights and the enforcement of caretaking duties. The Working Group includes organisations representing the views and interests of stakeholders in the sector, including organisations representing unit owners.

I am looking forward to considering the views of the Working Group about management rights issues, including potential improvements to management rights arrangements, after it has completed its consideration of this matter.

Should the Government determine to make changes in relation to management rights arrangements following consideration of the Working Group's views, this may involve legislative change. Careful consideration and scrutiny of policy and legislation is important, to ensure that any changes are appropriate, balanced and meet the needs of the community. Accordingly, the processes surrounding the development and passage of a possible Bill would include an opportunity for members of the public to provide their views.

(2)

I thank the petitioners for bringing their concerns to the attention of the House.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Shannon Fentiman', with a stylized flourish at the end.

Shannon Fentiman MP

Attorney-General and Minister for Justice

Minister for Women and Minister for the Prevention of Domestic and Family Violence

Member for Waterford