

3 July 2025

Community Titles Legislation Working Group
Department of Justice and Attorney-General
Level 17, 50 Ann Street
BRISBANE QLD 4000

Email: ctlwgsecretariat@justice.qld.gov.au

Dear Sir/Madam,

**RE: CONSULTATION MEETING PAPERS
TENANT PARTICIPATION IN COMMUNITY TITLES SCHEMES
MANDATORY TRAINING FOR VOTING COMMITTEE MEMBERS**

The Real Estate Institute of Queensland (**REIQ**) welcomes the opportunity to provide our views on the Meeting Papers issued by the Department on Justice to the Community Titles Legislation Working Group on 30 May 2025.

In this Submission, our feedback will be limited to two of the Meeting Papers:

1. Tenant participation in community titles schemes; and
2. Mandatory training for voting committee members.

Although we appreciate the opportunity to provide feedback in relation to the other Meeting Papers issued, the REIQ understands that other stakeholders in the working group are better placed to provide substantial feedback on matters that more directly impact those stakeholders.

Tenant Participation in Community Titles Schemes

The REIQ acknowledges the concerns raised by tenants regarding their limited engagement with body corporate committees and understands the rationale behind their desire for greater participation in community titles schemes. Tenants are often directly affected by the decisions made within these schemes, particularly in relation to property maintenance, amenity use, and community conduct. As such, we do not object to tenants being allowed to attend body corporate meetings as observers, provided this does not interfere with the rights of lot owners or the efficient conduct of meetings.

The REIQ does not however, support granting tenants voting rights or decision-making powers within community titles schemes. Unlike lot owners, tenants do not have a financial stake in the property or the scheme as a whole. Owners bear the financial responsibility for body corporate levies, maintenance contributions, and long-term capital planning. Allowing tenants to influence decisions without this financial accountability risks undermining the integrity of ownership rights and the equitable operation of the scheme.

Similarly, we do not support the introduction of statutory rights for tenants to submit motions or compel committee responses. While tenant concerns should be acknowledged, the appropriate channel for raising issues remains through the lot owner or managing agent. Introducing a parallel process for tenant motions could create administrative burdens and confusion, particularly where tenant and owner interests diverge. The current framework, which allows tenants to act through proxies or as representatives of owners, already provides a mechanism for participation without compromising governance structures.

Finally, while the NSW model of tenant representatives on strata committees may offer insights, the REIQ does not support replicating this in Queensland. A tenant representative, even without voting rights, could exert undue influence or create conflicts of interest, particularly in schemes with high tenant turnover. The focus should remain on empowering owners to manage their investments effectively, while ensuring tenants have appropriate avenues for communication and feedback through their lessors or property managers.

Mandatory Training for Voting Committee Members

The REIQ recognises the critical role that voting committee members play in the effective governance of community titles schemes. We agree that education and training are essential to ensure committee members understand their responsibilities under the *Body Corporate and Community Management Act* and can contribute constructively to the management of their schemes. That said, we also acknowledge the practical challenge many schemes face in attracting sufficient volunteers to serve on committees. Introducing a mandatory training requirement could further discourage participation, particularly in smaller or regional schemes where volunteerism is already limited.

While we support the intent behind the Deloitte recommendation to improve professionalism and reduce conflict through education, we believe a non-regulatory approach is more appropriate at this stage. The Queensland Government already provides a free, accessible training course through the Office of the Commissioner for Body Corporate and Community Management. Rather than mandating training, we recommend that the Government focus on promoting this existing resource more effectively. This could include awareness campaigns, integration into nomination processes, and encouraging best practice by highlighting the benefits of training to prospective committee members.

We are concerned that making training mandatory could lead to unintended consequences, such as invalidating committee decisions if a member fails to complete the training within a prescribed timeframe. This could create legal uncertainty and administrative burdens for bodies corporate. Additionally, requiring disclosure of training may deter capable individuals from nominating due to perceived complexity or fear of scrutiny, further shrinking the pool of willing participants.

In summary, the REIQ supports initiatives that raise the standard of committee governance but supports a balanced approach. We recommend enhancing the visibility and accessibility of existing training resources and encouraging voluntary uptake as a best practice. This approach respects the voluntary nature of committee service while still promoting informed and effective participation. Should future evidence suggest that voluntary measures are insufficient, further regulatory options could be reconsidered with appropriate safeguards.

We would be pleased to discuss any of the matters raised further and invite you to contact Ms Katrina Beavon, General Counsel and Company Secretary of the REIQ at kbeavon@reiq.com.au.

We confirm no aspect of this Submission is confidential and we consent to its publication.

Yours Sincerely



Antonia Mercorella
Chief Executive Officer