

From: MacPherson/Dufour
To: [Legislation Committee](#)
Subject: No Retrospective changes to the property rights of individual citizens
Date: Friday, 21 September 2018 9:28:06 AM

Hello,

I am writing to convey my deep concern about the proposed retroactive changes to the laws governing strata property titles. While I understand the need for review and reassessment of the rules governing strata property titles I am concerned by two aspects of the current changes recommended:

1) the retroactivity of the changes. Surely the proposed changes, if any are passed into law, should only apply for the date the legislation is passed. In other words, apply to new strata titles with existing strata title holders provided with a grandfather clause until the sale of the property. This would seem much fairer as it would protect the property rights currently held by all of the citizens who own strata titled property while at the same time allow for gradual change to a new system. At the time a property with a stray title is sold in the future all potential buyers would be aware of the new laws and could at that time make a decision on whether this type of property ownership suits their needs. Applying a principle like this would protect the existing rights of all citizens rather than privileging a small number of property developers.

2) should any laws affecting strata property titles be passed then when a compulsory sale of a property is triggered the developed should be required to provide the individual(s) affected with the opportunity to transition on a like for like square metre basis to one of the units in any new development at cost. It is my understanding that such legislation exists in Singapore and its application has not impeded development.

The principle that I feel should be paramount is the protection of the rights of every citizen who currently owns a strata titled property. They purchased their property fully understanding the current legislation. Retrospectively changing the goalposts of property ownership, particularly for senior citizens is in my opinion grossly unfair and undemocratic. A Labor government need to defend the individual ahead of the aspirations of business.

Thank you

Gary Dufour