

Legislation Committee

From: Chilla Bulbeck
Sent: Saturday, 22 September 2018 6:03 PM
To: Legislation Committee
Subject: SUBMISSION in relation to Strata Titles Amendment Bill 2018

BALANCING GREATER DENSITY WITH THE RIGHTS OF OWNERS

It is important that derelict strata title properties can be sold or otherwise refurbished, especially when the outcome will be more affordable housing in more convenient locations (e.g. especially convenient to good public transport).

It is also important to protect owners' rights over those of developers. And retrospectivity should not apply – purchasers would probably have paid less for their units in a situation where they could be compulsorily acquired by a developer.

We need very strong protections for owner occupiers, including but not limited to:

- Guarantee of a unit of commensurate size in the new block of apartments built by the property developer OR if the owner is willing to move out ensuring that financial compensation allows the owner to buy a property of similar value and amenity elsewhere;
- Costs of renting while the new apartment block is being built covered by the developer
- a 2 year interval (not the current 6 months) between new proposals to dissolve a strata scheme as is the case with similar legislation in Singapore, otherwise this enables bullying of vulnerable people;
- SAT should be required to consider Ontological Security and disruption (i.e. concern as to disharmony that arises from a lack of continuity in regards to the events in your life), in particular, for children and older people in accordance with the UK legal precedent;
- SAT should also be required to provide an Advocate for vulnerable people to help them through the process;
- Amendments should also be made so an individual strata unit owner can seek a remedy directly with the SAT to prevent bullying by repeated requirements to vote and defend proposals for compulsory acquisition. Contrary to Labor's legislation, this remedy shouldn't be limited to the scheme owner or the strata company;

CARE WITH INTRODUCING LEASEHOLD STRATA TITLE SCHEMES

There is no evidence that these reduce the cost of housing. The best way to reduce housing costs is to build more social housing which puts a floor on housing prices as well as giving access to affordable housing to more people. (also enforcing the social housing % in developments on developers would be a good idea).

- Leasehold strata title must be restricted to Government land. The examples given in Labor's explanatory memorandum refer only to Government land; and
- The compulsory acquisition powers of the State which are for the social good of necessary Public Works should not instead be used, in effect, for the benefit of private purchasers as is proposed by Labor's Bill.

Chilla Bulbeck