

From: Barrie Clarke
To: [Legislation Committee](#)
Subject: Strata titles act
Date: Friday, 21 September 2018 12:07:55 AM

Dear Sir/Madam,

As a retired real estate agent of over 30 years standing, I was horrified to read of the proposal to bring in a law where the majority of owners in a strata company can force a unit owner to sell his / her property.

Where is the protection a property owner currently has?

Previously anyone wishing to redevelop a strata block had to get the approval of all owners to go ahead . Should someone choose not to sell the development would not be able proceed. In order to advance their ideas they had to negotiate with the unwilling sellers. Failure to reach an agreement meant the development would fail. This is fair and just. In order to progress their plan they had to buy the reluctant seller out .

If this meant they had to raise their price then that was the cost of the development.

Being able to force a person from their home by a simple majority of numbers is unjust and immoral.

If this act is passed what protection is there for any person purchasing a strata titled property that they will not in turn be forced out of their home at some later stage without adequate compensation?

The act is totally wrong and should never have reached the first reading.

For as long as I have known, if a person has title to a property, his/her right to live in that property is sacrosanct.

Any attempt to remove that right by weight of numbers should be vehemently opposed.

The law of supply and demand should remain. If the developers want the property they should be forced to negotiate the purchase of all units within the strata company.

This proposed law must never be passed,

Yours Faithfully,

Barrie Clarke