



LEGISLATIVE ASSEMBLY  
ALBERTA

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October 5, 2017

The Honourable Stephanie McLean  
Minister of Service Alberta  
103 Legislature Building  
10800 - 97 Avenue  
Edmonton, Alberta T5K 2B6

**Dr. David Swann, MLA**  
Calgary-Mountain View Constituency

Dear Minister McLean:

As you are aware, Dr. June Donaldson and her Alberta Condo Act Team have been tireless advocates on the condominium legislation revamp.

Like Dr. Donaldson, I was somewhat surprised that the NDP government chose to proceed with developing regulations for the unproclaimed condominium legislation it inherited from the previous administration instead of introducing its own bill. After all, this is what the government recently suggested it was planning to do relative to the Education Act, another piece of unproclaimed PC legislation of similar size and complexity.

Dr. Donaldson recently shared with all MLAs a package of twenty-five very practical and thoughtful recommendations to help strengthen and inform the regulations currently under development. These proposals were borne out of the personal experiences that she and her team have encountered with the deficiencies that exist in Alberta's condominium rules, and which the province is now attempting to remedy.

I respectfully submit that every effort should be made to incorporate the intent or wording of these recommendations into the regulations, and encourage you to do so. I also see value in Dr. Donaldson and key members of her team being given an opportunity to personally meet with you and department officials to discuss the proposals and other ways of ensuring that the regulations are effective and truly reflect the realities of condominium living. My office can be reached at 780-422-1582 to help facilitate such a meeting in either Edmonton or Calgary.

In closing, let me say that I view the development of the condominium regulations as an extension of Service Alberta's laudable efforts to enhance consumer protection. With this being the case, I would like to formally request that you agree to circulate any final draft of the regulations and allow a minimum of 30 days for stakeholders to review the material and offer their concluding thoughts. Given how long the regulations have been in development and the impact they'll have, I think stakeholders deserve such an opportunity to provide feedback and hopefully ensure that the new rules are as strong and workable as they can be.

Yours truly,

Dr. David Swann  
MLA, Calgary-Mountain View  
Alberta Liberal Opposition Leader