



New South Wales

Strata Schemes Legislation Amendment Bill 2001

Explanatory note

This explanatory note relates to this Bill as introduced into Parliament.

Overview of Bill

The object of this Bill is to amend the *Strata Schemes (Freehold Development) Act 1973* and the *Strata Schemes (Leasehold Development) Act 1986* so as:

- (a) to allow a part strata scheme to be a component of a staged strata development, and
- (b) to omit a provision that currently prevents a surveyor from endorsing the location plan that must be included with a strata plan lodged for registration when a second or subsequent part strata scheme is part of a development that is being built in stages, and
- (c) to make certain initial period restrictions inapplicable if the developer still owns all of the lots in the strata scheme at the relevant time, and
- (d) to allow a revised schedule of unit entitlements to be lodged by the owners corporation at the conclusion of a staged strata development, and

- (e) to provide for the transfer of common property and certain other dealings by special, rather than unanimous, resolution, and
- (f) to make consequential and other minor changes, including changes by way of statute law revision.

The Bill also makes a consequential amendment to the *Strata Schemes Management Act 1996*.

Outline of provisions

Clause 1 sets out the name (also called the short title) of the proposed Act.

Clause 2 provides for the commencement of the proposed Act on a day or days to be appointed by proclamation.

Clause 3 is a formal provision giving effect to the amendments to the *Strata Schemes (Freehold Development) Act 1973*, *Strata Schemes (Leasehold Development) Act 1986* and *Strata Management Act 1996* set out in Schedules 1–3.

Schedule 1 Amendment of Strata Schemes (Freehold Development) Act 1973

Staged development of part strata schemes

Division 2A of Part 2 of the *Strata Schemes (Freehold Development) Act 1973* sets out a scheme for the development by stages of land (called “development lots”) reserved under a strata scheme for future development and subdivision. Currently, staged development of a stratum parcel (that is, a parcel created by the subdivision of part only of a building) is not permitted. Schedule 1 [1] and [8] contain amendments to permit staged development of stratum parcels.

Schedule 1 [22] and [23] contain amendments so that, if such staged development is contemplated, the strata development contract (that is, the instrument that describes the development that is permitted to be carried out within a development lot) will disclose that fact and that the strata management statement (if any) for the building or site concerned will govern both the strata and non-strata parts.

Schedule 1 [35]–[39] ensure that the covenants implied in the strata development contract for such staged development will apply to the non-strata parts of stratum parcels.

Surveyors certificates

Section 9 of the Act requires a plan intended to be registered as a strata plan to include a location plan. That plan must be endorsed with a certificate given by a registered surveyor in the approved form certifying that each applicable requirement of Schedule 1A to the Act has been met. Clause 5 of Schedule 1A currently prevents the endorsement of such a certificate if a proposed stratum parcel in a building was added after an earlier stratum parcel was created for a part of the building. This prevents a part strata development from being built in stages. Schedule 1 [33] amends Schedule 1A to omit clause 5.

Strata management statements

Section 28R of the Act prevents the creation of a stratum parcel unless a strata management statement is registered for the building and site concerned. Particulars of the statement are required to be recorded in the relevant folios of the Register kept under the *Real Property Act 1900*. The particulars cover the stratum scheme for the part of the building concerned and each part of the building or site that does not form part of the stratum parcel. Schedule 1 [28] amends the section so that, when a strata development that includes stratum parcels is developed in stages and a strata management statement relating to all parts of the development is registered on completion of one stage, it will not be necessary to register further strata management statements when, on completion of further stages, it is sought to create additional stratum parcels.

Dealings during the initial period

The initial period in relation to a strata scheme is the period that commences on the day on which the owners corporation is constituted and ends on the day on which the developer owns less than two-thirds of the unit entitlements. During the initial period the developer owns enough unit entitlements to control the owners corporation. At present, the Act includes a number of restrictions on dealings during the initial period that are designed to ensure that the interests of minority owners are not prejudiced by the developer by requiring a unanimous resolution at a meeting of the owners corporation before such dealings are undertaken. However, the restrictions are superfluous if, during the initial period, the developer owns all the lots.

Schedule 1 [9]–[12] and [18] remove the applicable restrictions concerning registration of a strata plan of subdivision (Schedule 1 [9] and [10]), registration of a notice converting a lot to common property (Schedule 1 [11] and [12]) and registration of any dealing (for example, a transfer, lease or creation of an easement) that affects common property (Schedule 1 [18]) when a developer owns all the lots during the initial period.

Resolution requirements for certain dealings

Schedule 1 [13]–[17] replace the requirement for a unanimous resolution with a requirement for a special resolution (that is, a resolution at a meeting against which not more than one-quarter in value of votes are cast) in relation to certain dealings. The provisions concern, for example, the acquisition of additional common property, the transfer or sublease of common property and the creation or variation of easements, restrictions and positive covenants.

Revised schedule of unit entitlements

Unit entitlements that are allocated to lots represent the comparative value of the lots in a strata scheme. A plan intended to be registered as a strata plan must include a schedule of unit entitlements. At the conclusion of a staged development of a strata scheme the schedule of unit entitlements registered on completion of initial stages of the development may no longer accurately reflect the comparative values of all the lots. Schedule 1 [27] provides for the substitution of the initial schedule with a revised schedule in which units are allocated entitlements on the basis of their market values on completion of the staged development.

Schedule 1 [4], [5], [7], [30] and [31] contain consequential amendments.

Miscellaneous

Schedule 1 [34] inserts an implied covenant into a strata development contract relating to the amounts the developer agrees to pay for reasonable expenses incurred by the body corporate in relation to development expenses.

Schedule 1 [40] contains savings and transitional provisions.

Schedule 1 [3] and [32] contain amendments by way of statute law revision. Schedule 1 [3] amends the definition of *public place* in section 5 of the Act to make it clear that that expression includes land that is a public road. Schedule 1 [32] amends section 158 of the Act (the general regulation-making power) to make it clear that a charge may be imposed for the supply by the Registrar-General of plans and documents under the Act.

Schedule 2 Amendment of Strata Schemes (Leasehold Development) Act 1986

Schedule 2 contains amendments to the provisions of the *Strata Titles (Leasehold Development) Act 1986* that mirror the amendments made in Schedule 1 to the corresponding provisions of the *Strata Titles (Freehold Development) Act 1973* described above.

Strata Schemes Legislation Amendment Bill 2001

Explanatory note

Schedule 3 Amendment of Strata Management Act 1996

Schedule 3 contains an amendment to the *Strata Schemes Management Act 1996* that is consequential on the amendments in Schedules 1 and 2 relating to revised schedules of unit entitlement.



New South Wales

Strata Schemes Legislation Amendment Bill 2001

Contents

	Page
1 Name of Act	2
2 Commencement	2
3 Amendment of Acts	2
Schedules	
1 Amendment of Strata Schemes (Freehold Development) Act 1973	3
2 Amendment of Strata Schemes (Leasehold Development) Act 1986	12
3 Amendment of Strata Schemes Management Act 1996	21



New South Wales

Strata Schemes Legislation Amendment Bill 2001

No. , 2001

A Bill for

An Act to amend the *Strata Schemes (Freehold Development) Act 1973* and *Strata Schemes (Leasehold Development) Act 1986* to make further provision with respect to staged development of strata schemes; to make a consequential amendment to the *Strata Schemes Management Act 1996*; and for other purposes.

The Legislature of New South Wales enacts:	1
1 Name of Act	2
This Act is the <i>Strata Schemes Legislation Amendment Act 2001</i> .	3
2 Commencement	4
This Act commences on a day or days to be appointed by proclamation.	5 6
3 Amendment of Acts	7
Each Act set out in Schedules 1–3 is amended as set out in those Schedules.	8 9

Schedule 1	Amendment of Strata Schemes (Freehold Development) Act 1973	1
		2
	(Section 3)	3
[1]	Section 5 Definitions	4
	Omit “(not being a lot in a stratum parcel)” from the definition of <i>development lot</i> in section 5 (1).	5 6
[2]	Section 5 (1), definition of “non-strata land”	7
	Insert in alphabetical order:	8
	<i>non-strata land</i> means land that is not subject to a strata scheme.	9 10
[3]	Section 5 (1), definition of “public place”	11
	Insert “, or land that is a public road (within the meaning of the <i>Roads Act 1993</i>)” after “ <i>Local Government Act 1993</i> ”.	12 13
[4]	Section 5 (1), definition of “schedule of unit entitlement”	14
	Omit “paragraph (b)” from paragraph (a) of the definition. Insert instead “paragraph (b) and (c)”.	15 16
[5]	Section 5(1), definition of “schedule of unit entitlement”	17
	Insert at the end of the definition:	18
	, or	19
	(c) if a revised schedule of unit entitlement has been recorded under section 28Q (5) as the schedule of unit entitlement in substitution for a schedule of unit entitlement referred to in paragraph (a) or (b), the schedule so recorded.	20 21 22 23 24
[6]	Section 7 Subdivision	25
	Insert at the end of section 7 (2B):	26
	Note. See section 8A for subdivision of land that is a development lot.	27

[7] Section 8 Registration of strata plans	1
Insert after section 8 (4A):	2
(4AA) The schedule of unit entitlement for a strata scheme that includes a development lot must indicate that the schedule may, on conclusion of the development scheme, be revised under section 28QAA.	3 4 5 6
[8] Section 8A Subdivision of development lot	7
Omit “(which cannot be land within a stratum parcel)” from section 8A (1).	8
[9] Section 9 Subdivision of lots and common property	9
Omit “except where the land comprised in the plan is held otherwise than by the original proprietor or a certificate under this paragraph or section 13 (2) (b) or 28 (4) (b) has been previously lodged in the office of the Registrar-General,” from section 9 (3) (d).	10 11 12 13
Insert instead “in the circumstances set out in subsection (3A)—”.	14
[10] Section 9 (3A)	15
Insert after section 9 (3):	16
(3A) A floor plan is required to be accompanied by a certificate or certified or office copy if:	17 18
(a) the land comprised in the plan is held by the original proprietor (not being an original proprietor who holds all lots forming part of the parcel to which the strata scheme concerned relates), and	19 20 21 22
(b) a certificate under subsection (3) (d) or section 13 (2) (b) or 28 (4) (b) has not previously been lodged in the office of the Registrar-General.	23 24 25
[11] Section 13 Conversion of lots into common property	26
Omit “except where the land to which the notice of conversion relates is held otherwise than by the original proprietor or a certificate under this paragraph or section 9 (3) (d) or 28 (4) (b) has been previously lodged in the office of the Registrar-General,” from section 13 (2) (b).	27 28 29 30
Insert instead “in the circumstances set out in subsection (3A)—”.	31

[12] Section 13 (3A)	1
Insert after section 13 (3):	2
(3A) A notice is required to be accompanied by a certificate or certified or office copy if:	3
(a) the land to which the notice relates is held by the original proprietor (not being an original proprietor who holds all lots in the strata scheme concerned), and	4
(b) a certificate under subsection (2) (b) or section 9 (3) (d) or 28 (4) (b) has not previously been lodged in the office of the Registrar-General.	5
	6
	7
	8
	9
	10
[13] Section 19 Acquisition of additional common property	11
Omit “unanimous” wherever occurring from section 19 (2), (3) (b) and (6).	12
Insert instead “special”.	13
[14] Section 25 Transfer or lease of common property	14
Omit “unanimous” wherever occurring. Insert instead “special”.	15
[15] Section 26 Creation or variation of easements, restrictions and positive covenants	16
	17
Omit “unanimous” wherever occurring. Insert instead “special”.	18
[16] Section 27 Dedication of common property	19
Omit “unanimous” wherever occurring from section 27 (2) and (3) (b).	20
Insert instead “special”.	21
[17] Section 28 Effect of dealings under this Division	22
Omit “unanimous” from section 28 (4) (a). Insert instead “special”.	23
[18] Section 28 (4) (b)	24
Insert “where all lots concerned are held by the original proprietor or” after “except”.	25
	26

[19] Section 28A Explanation of staged development	1
Insert “(whether or not the parcel is developed together with development of non-strata land adjoining or adjacent to the parcel)” after “scheme” in section 28A (1).	2 3 4
[20] Section 28A (2)	5
Insert “of the parcel” after “development” where firstly occurring.	6
[21] Section 28A (2), second dot point	7
Omit “such lot”. Insert instead “development lot”.	8
[22] Section 28C Form and content of strata development contract	9
Insert “and any non-strata land adjoining or adjacent to the parcel that is proposed to be developed together with the parcel” after “development lot or lots” in section 28C (2) (a).	10 11 12
[23] Section 28C (2A)	13
Insert after section 28C (2):	14
(2A) If a strata development contract relates to development of a parcel together with any non-strata land adjoining or adjacent to the parcel, it must:	15
(a) include a description of the non-strata land, and	16 17 18
(b) indicate that a strata management statement will (unless the requirement for a statement is dispensed with under section 28R) govern both the non-strata land and the parcel, and	19 20 21 22
(c) indicate that, if the strata management statement is registered in accordance with Division 2B, a copy of it may be obtained from the Registrar-General.	23 24 25
[24] Section 28I Effect of strata development contract	26
Insert at the end of the section:	27
Note. A strata development contract has no effect to the extent that it is inconsistent with a strata management statement for the strata scheme concerned—see section 28W (6A).	28 29 30

[25] Section 28J Amendment of strata development contract	1
Insert at the end of section 28J (1):	2
, and	3
(c) the amendment is not inconsistent with a strata management statement for the strata scheme concerned.	4 5
[26] Section 28Q Conclusion of development scheme	6
Insert after section 28Q (4):	7
(5) If, after the conclusion of a development scheme, a revised schedule of unit entitlement for a strata scheme is lodged with the Registrar-General in accordance with section 28QAA, the Registrar-General must record it as the schedule of unit entitlement in substitution for the existing schedule of unit entitlement for the scheme.	8 9 10 11 12 13
[27] Section 28QAA	14
Insert after section 28Q:	15
28QAA Revised schedule of unit entitlements	16
(1) If, at the conclusion of a development scheme, a body corporate considers that the schedule of unit entitlement in force for the strata scheme concerned does not apportion the unit entitlements so as to reflect the market value of the lots in the strata scheme, the body corporate may lodge a revised schedule of unit entitlement for the strata scheme with the Registrar-General.	17 18 19 20 21 22 23
(2) The revised schedule of unit entitlement must be lodged within the period of 2 years after the conclusion of the development scheme.	24 25 26
(3) A revised schedule of unit entitlement that is lodged with the Registrar-General must:	27 28
(a) be in a form approved by the Registrar-General, and	29
(b) be clearly identified as a revised schedule, and	30
(c) show, as a whole number apportioned on a market value basis and so as to total the unit entitlements, the unit entitlement of each lot, and	31 32 33

(d)	be accompanied by a certificate signed by a registered valuer certifying that the unit entitlements of the lots are apportioned on a market value basis, and	1 2 3
(e)	be accompanied by a certificate under the seal of the body corporate concerned certifying that it has, by special resolution, agreed to the substitution of the existing schedule of unit entitlements with the revised schedule.	4 5 6 7 8
(4)	In this section: <i>registered valuer</i> means a practising real estate valuer registered under the <i>Valuers Registration Act 1975</i> .	9 10 11
[28]	Section 28R Requirement for strata management statement	12
	Insert after section 28R (2) (a):	13
(ab)	if:	14
(i)	the plan relates to part of a building that includes one or more stratum parcels, and	15 16
(ii)	a strata management statement has already been registered for the building and the site concerned, or	17 18 19
[29]	Section 28W Effect of strata management statement	20
	Insert after section 28W (6):	21
(6A)	Without limiting subsection (6), a provision of a strata development contract relating to a strata scheme is void to the extent (if any) that it is inconsistent with any provision of a strata management statement relating to that scheme.	22 23 24 25
[30]	Section 43 Registrar-General's power to adjust unit entitlements	26
	Insert "or on a revised schedule of unit entitlements lodged under section 28QAA" after "for registration" in section 43 (1).	27 28
[31]	Section 43 (2)	29
	Insert "or revised schedule of unit entitlements recorded under section 28QAA" after "common property".	30 31

[32] Section 158 Regulations—general	1
Insert “and the supply by that office of copies of registered or other plans and documents” after “documents” in section 158 (1) (d).	2 3
[33] Schedule 1A Requirements for strata plans	4
Omit clause 5.	5
[34] Schedule 1BA Covenants implied in strata development contracts	6
Insert at the end of clause 3:	7
, and	8
• for any amounts due under the strata management statement that are connected with the carrying out of the permitted development.	9 10 11
[35] Schedule 1BA, clause 6	12
Insert “or any part of the building and its site that is not subject to the strata scheme” after “common property”.	13 14
[36] Schedule 1BA, clause 7	15
Insert “or any part of the building and its site that is not subject to the strata scheme” after “development lot”.	16 17
[37] Schedule 1BA, clause 8	18
Insert “, or the building or site,” after “parcel” where firstly occurring.	19
[38] Schedule 1BA, clause 8, first dot point	20
Insert “or other occupiers of a building of which the development lot forms part” after “parcel”.	21 22
[39] Schedule 1BA, clause 8, second dot point	23
Insert “, or such other parts of the building and its site,” after “parcel”.	24

[40] Schedule 4 Transitional and savings provisions	1
Insert after Part 4:	2
Part 5 Transitional provisions relating to the Strata Schemes Legislation Amendment Act 2001	3
	4
1 Definition	5
In this Part:	6
<i>amending Act</i> means the <i>Strata Schemes Legislation Amendment Act 2001</i> .	7
	8
2 Regulations	9
(1) The regulations may contain provisions of a savings or transitional nature consequent on the enactment of the amending Act, but only in relation to amendments made to this Act.	10
	11
	12
	13
(2) Any such provision may, if the regulations so provide, take effect from the date of assent to the amending Act or a later date.	14
	15
	16
(3) To the extent to which any such provision takes effect from a date that is earlier than the date of its publication in the Gazette, the provision does not operate so as:	17
	18
	19
(a) to affect, in a manner prejudicial to any person (other than the State or an authority of the State), the rights of that person existing before the date of its publication, or	20
	21
	22
(b) to impose liabilities on any person (other than the State or an authority of the State) in respect of anything done or omitted to be done before the date of its publication.	23
	24
	25
3 Surveyors certificates	26
A certificate duly given by a registered surveyor under section 8 (2) (c), 8A (3) (b) or 9 (3) (c) before the amendment of Schedule 1A by the amending Act is taken to have been duly given under that provision despite that amendment.	27
	28
	29
	30

4	Transitional arrangements for certain staged development	1
	The amendments made to this Act by the amending Act do not	2
	apply to a strata development contract or strata management	3
	statement registered before the commencement of this clause.	4
5	Transfer or lease of common property and creation of variation of easements, restrictions and positive covenants	5
	A transfer or other dealing pursuant to a unanimous resolution	7
	passed before the commencement of an amendment made by	8
	the amending Act to section 19, 25, 26, 27 or 28 is authorised	9
	to be carried out after the commencement as if that section had	10
	not been amended.	11

Schedule 2	Amendment of Strata Schemes (Leasehold Development) Act 1986	1
		2
	(Section 3)	3
[1]	Section 4 Definitions	4
	Omit “(not being a lot in a stratum parcel)” from the definition of <i>development lot</i> in section 4 (1).	5 6
[2]	Section 4 (1), definition of “non-strata land”	7
	Insert in alphabetical order:	8
	<i>non-strata land</i> means land that is not subject to a strata scheme.	9 10
[3]	Section 4 (1), definition of “public place”	11
	Insert “, or land that is a public road (within the meaning of the <i>Roads Act 1993</i>)” after “ <i>Local Government Act 1993</i> ”.	12 13
[4]	Section 4 (1), definition of “schedule of unit entitlement”	14
	Omit “paragraph (b)” from paragraph (a) of the definition. Insert instead “paragraph (b) and (c)”.	15 16
[5]	Section 4(1), definition of “schedule of unit entitlement”	17
	Insert at the end of the definition:	18
	, or	19
	(c) if a revised schedule of unit entitlement has been recorded under section 57 (5) as the schedule of unit entitlement in substitution for a schedule of unit entitlement referred to in paragraph (a) or (b), the schedule so recorded.	20 21 22 23 24
[6]	Section 6 Subdivision	25
	Insert at the end of section 6 (3A):	26
	Note. See section 10 for subdivision of land that is a development lot.	27

[7] Section 7 Registration of strata plans	1
Insert after section 7 (2CA):	2
(2CAA) The schedule of unit entitlement for a strata scheme that includes a development lot must indicate that the schedule may, on conclusion of the development scheme, be revised under section 57AAA.	6
[8] Section 10 Subdivision of development lot	7
Omit “(which cannot be land within a stratum parcel)” from section 10 (1).	8
[9] Section 11 Subdivision of lots and common property	9
Omit “except where the land comprised in the plan is held otherwise than by the original lessee (if any) or a certificate under this paragraph or section 16 (2) (b) or 32 (4) (b) has been previously lodged in the office of the Registrar-General,” from section 11 (2) (d).	13
Insert instead “in the circumstances set out in subsection (2A)—”.	14
[10] Section 11 (2A)	15
Insert after section 11 (2):	16
(2A) A floor plan is required to be accompanied by a certificate or certified or office copy if:	17
(a) the land comprised in the plan is held by the original lessee (not being an original lessee who holds all lots forming part of the parcel to which the strata scheme concerned relates), and	22
(b) a certificate under subsection (2) (d) or section 16 (2) (b) or 32 (4) (b) has not previously been lodged in the office of the Registrar-General.	25
[11] Section 16 Conversion of lots into common property	26
Omit “except where the land to which the notice of conversion relates is held otherwise than by the original lessee (if any) or a certificate under this paragraph or section 11 (2) (d) or 32 (4) (b) has been previously lodged in the office of the Registrar-General,” from section 16 (2) (b).	30
Insert instead “in the circumstances set out in subsection (2A)—”.	31

[12] Section 16 (2A)	1
Insert after section 16 (2):	2
(2A) A notice is required to be accompanied by a certificate or certified or office copy if:	3
(a) the land to which the notice relates is held by the original lessee (not being an original lessee who holds all lots in the strata scheme concerned), and	4
(b) a certificate under subsection (2) (b) or section 11 (2) (d) or 32 (4) (b) has not previously been lodged in the office of the Registrar-General.	5
	6
	7
	8
	9
	10
[13] Section 22 Acquisition of additional common property	11
Omit “unanimous” wherever occurring from section 22 (2), (5) (b) and (7).	12
Insert instead “special”.	13
[14] Section 29 Transfer or sublease of common property	14
Omit “unanimous” wherever occurring. Insert instead “special”.	15
[15] Section 30 Creation or variation of easements, restrictions and positive covenants	16
	17
Omit “unanimous” wherever occurring. Insert instead “special”.	18
[16] Section 31 Dedication of common property	19
Omit “unanimous” wherever occurring from section 31 (2) and (3) (b).	20
Insert instead “special”.	21
[17] Section 32 Effect of dealings under this Division	22
Omit “unanimous” from section 32 (4) (a). Insert instead “special”.	23
[18] Section 32 (4) (b)	24
Insert “where all the lots concerned are held by the original lessee or” after “except”.	25
	26

[19] Section 41 Explanation of staged development	1
Insert “(whether or not the parcel is developed together with development of non-strata land adjoining or adjacent to the parcel)” after “scheme” in section 41 (1).	2 3 4
[20] Section 41 (2)	5
Insert “of the parcel” after “development” where firstly occurring.	6
[21] Section 41 (2), second dot point	7
Omit “such lot”. Insert instead “development lot”.	8
[22] Section 43 Form and content of strata development contract	9
Insert “and any non-strata land adjoining or adjacent to the parcel that is proposed to be developed together with the parcel” after “development lot or lots” in section 43 (2) (a).	10 11 12
[23] Section 43 (2A)	13
Insert after section 43 (2):	14
(2A) If a strata development contract relates to development of a parcel together with any non-strata land adjoining or adjacent to the parcel, it must:	15
(a) include a description of the non-strata land, and	16 17 18
(b) indicate that a strata management statement will (unless the requirement for a statement is dispensed with under section 57A) govern both the non-strata land and the parcel, and	19 20 21 22
(c) indicate that, if the strata management statement is registered in accordance with Division 5A, a copy of it may be obtained from the Registrar-General.	23 24 25
[24] Section 49 Effect of strata development contract	26
Insert at the end of the section:	27
Note. A strata development contract has no effect to the extent that it is inconsistent with a strata management statement for the strata scheme concerned—see section 57F (6A).	28 29 30

[25] Section 50 Amendment of strata development contract	1
Insert at the end of section 50 (1):	2
, and	3
(c) the amendment is not inconsistent with a strata management statement for the strata scheme concerned.	4 5
[26] Section 57 Conclusion of development scheme	6
Insert after section 57 (4):	7
(5) If, after the conclusion of a development scheme, a revised schedule of unit entitlement for a strata scheme is lodged with the Registrar-General in accordance with section 57AAA, the Registrar-General must record it as the schedule of unit entitlement in substitution for the existing schedule of unit entitlement for the scheme.	8 9 10 11 12 13
[27] Section 57AAA	14
Insert after section 57:	15
57AAA Revised schedule of unit entitlements	16
(1) If, at the conclusion of a development scheme, a body corporate considers that the schedule of unit entitlement in force for the scheme concerned does not apportion the unit entitlements so as to reflect the market value of the lots in the strata scheme, the body corporate may lodge a revised schedule of unit entitlement for the strata scheme with the Registrar-General.	17 18 19 20 21 22 23
(2) The revised schedule of unit entitlement must be lodged within the period of 2 years after the conclusion of the development scheme.	24 25 26
(3) A revised schedule of unit entitlement that is lodged with the Registrar-General must:	27 28
(a) be in a form approved by the Registrar-General, and	29
(b) be clearly identified as a revised schedule, and	30
(c) show, as a whole number apportioned on a market value basis and so as to total the unit entitlements, the unit entitlement of each lot, and	31 32 33

(d)	be accompanied by a certificate signed by a registered valuer certifying that the unit entitlements of the lots are apportioned on a market value basis, and	1 2 3
(e)	be accompanied by a certificate under the seal of the body corporate concerned certifying that it has, by special resolution, agreed to the substitution of the existing schedule of unit entitlements with the revised schedule.	4 5 6 7 8
(4)	In this section: <i>registered valuer</i> means a practising real estate valuer registered under the <i>Valuers Registration Act 1975</i> .	9 10 11
[28]	Section 57A Requirement for strata management statement	12
	Omit section 57A (2). Insert instead:	13
(2)	The Registrar-General may waive the requirement for a strata management statement:	14
(a)	if:	15
(i)	the plan relates to part of a building that includes one or more stratum parcels, and	16 17 18
(ii)	a strata management statement has already been registered for the building and the site concerned, or	19 20 21
(b)	on the direction of the Minister given on such grounds as the Minister considers sufficient.	22 23
[29]	Section 57F Effect of strata management statement	24
	Insert after section 57F (6):	25
(6A)	Without limiting subsection (6), a provision of a strata development contract relating to a strata scheme is void to the extent (if any) that it is inconsistent with any provision of a strata management statement relating to that scheme.	26 27 28 29
[30]	Section 72 Registrar-General's power to adjust unit entitlements	30
	Insert "or on a revised schedule of unit entitlements lodged under section 57AAA" after "for registration" in section 72 (1).	31 32

Strata Schemes Legislation Amendment Bill 2001

Schedule 2 Amendment of Strata Schemes (Leasehold Development) Act 1986

[31] Section 72 (2)	1
Insert “or revised schedule of unit entitlements recorded under section 57AAA” after “common property”.	2 3
[32] Section 196 Regulations—general	4
Insert “and the supply by that office of copies of registered or other plans and documents” after “documents” in section 196 (1) (d).	5 6
[33] Schedule 1A Requirements for strata plans	7
Omit clause 5.	8
[34] Schedule 2AA Covenants implied in strata development contracts	9
Insert at the end of clause 3:	10
, and	11
• for any amounts due under the strata management statement that are connected with the carrying out of the permitted development.	12 13 14
[35] Schedule 2AA, clause 6	15
Insert “or part of the building and its site that is not subject to the strata scheme” after “common property”.	16 17
[36] Schedule 2AA, clause 8	18
Insert “, or the building or site,” after “parcel” where firstly occurring.	19
[37] Schedule 2AA, clause 8, first dot point	20
Insert “or other occupiers of a building of which the development forms part” after “parcel”.	21 22
[38] Schedule 2AA, clause 8, second dot point	23
Insert “, or such other parts of the building and its site,” after “parcel”.	24

[39] Schedule 5 Transitional and savings provisions	1
Insert after Part 3:	2
Part 4 Transitional provisions relating to the Strata Schemes Legislation Amendment Act 2001	3
	4
1 Definition	5
In this Part:	6
<i>amending Act</i> means the <i>Strata Schemes Legislation Amendment Act 2001</i> .	7
	8
2 Regulations	9
(1) The regulations may contain provisions of a savings or transitional nature consequent on the enactment of the amending Act, but only in relation to amendments made to this Act.	10
	11
	12
	13
(2) Any such provision may, if the regulations so provide, take effect from the date of assent to the amending Act or a later date.	14
	15
	16
(3) To the extent to which any such provision takes effect from a date that is earlier than the date of its publication in the Gazette, the provision does not operate so as:	17
	18
	19
(a) to affect, in a manner prejudicial to any person (other than the State or an authority of the State), the rights of that person existing before the date of its publication, or	20
	21
	22
(b) to impose liabilities on any person (other than the State or an authority of the State) in respect of anything done or omitted to be done before the date of its publication.	23
	24
	25
3 Surveyors certificates	26
A certificate duly given by a registered surveyor under section 7 (2A) (c), 10 (3) (b) or 11 (2) (c) before the commencement of Schedule 1A is taken to have been duly given under that provision despite that amendment.	27
	28
	29
	30

4	Transitional arrangements for certain staged development	1
	The amendments made to this Act by the amending Act do not	2
	apply to a strata development contract or strata management	3
	statement registered before the commencement of this clause.	4
5	Transfer or lease of common property and creation of variation	5
	of easements, restrictions and positive covenants	6
	A transfer or other dealing pursuant to a unanimous resolution	7
	passed before the commencement of an amendment made by	8
	the amending Act to section 22, 29, 30, 31 or 32 is authorised	9
	to be carried out after the commencement as if that section had	10
	not been amended.	11

Schedule 3	Amendment of Strata Schemes Management Act 1996	1
		2
	(Section 3)	3
Section 183	Order for reallocation of unit entitlements	4
	Insert after section 183 (2) (a):	5
	(a1) was unreasonable when a revised schedule of unit entitlements was lodged at the conclusion of a development scheme, or	6
		7
		8