

LEGISLATIVE COUNCIL

Strata Schemes Management Bill 2015

First print

Proposed amendments

- No. 1 **Owners corporation duty to maintain and repair**
Page 43, clause 106 (4), line 16. Omit “the common property”. Insert instead “, or a defect in, the common property or personal property of the owners corporation”.
- No. 2 **Owners corporation duty to maintain and repair**
Page 43, clause 106 (4), line 17. Insert “, or defect in,” after “damage to”.
- No. 3 **Building defects**
Page 77, clause 189, lines 7 and 8. Omit all words on those lines. Insert instead:
contract price has the same meaning as it has in the *Home Building Act 1989*, except that the total amount payable (including any amounts already paid) under the contract is to be determined on the date of issue of an occupation certificate that authorises the occupation and use of the whole of the building concerned.
- No. 4 **Building defects**
Page 77, clause 189, line 10. Insert “, and includes the original owner of land comprised in the parcel of the strata scheme or proposed strata scheme in respect of which building work is carried out, whether or not the building work was carried out by or on behalf of the original owner (in addition to any person on whose behalf the work was actually done)” after “carried out”.
- No. 5 **Building defects**
Page 78, clause 191 (3), lines 7–10. Omit all words on those lines.
- No. 6 **Building defects**
Page 78, clause 191 (5), lines 13–16. Omit all words on those lines.
- No. 7 **Building defects**
Page 78, Part 11, Division 1. Insert after line 22:
193 Application of Part to developers
(1) This section applies if an original owner who is a developer for the purposes of this Part is not a person by whom or on whose behalf the building work concerned was carried out.

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- (2) The original owner is not required to comply with any provisions of this Part that apply to a developer in connection with that building work if another person who is also the developer for the purposes of this Part in respect of the building work complies with those provisions.