

2008

THE LEGISLATIVE ASSEMBLY  
FOR THE AUSTRALIAN CAPITAL TERRITORY

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(As presented)

(Minister for Planning)

## Unit Titles Amendment Bill 2008

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(As presented)

(Minister for Planning)

## Unit Titles Amendment Bill 2008

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### A Bill for

An Act to amend the *Unit Titles Act 2001*, and for other purposes

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The Legislative Assembly for the Australian Capital Territory enacts as follows:

1 **1 Name of Act**

2 This Act is the *Unit Titles Amendment Act 2008*.

3 **2 Commencement**

4 (1) This Act, other than the following provisions, commences on a day  
5 fixed by the Minister by written notice:

6 (a) section 7;

7 (b) section 16;

8 (c) section 39;

9 (d) section 42;

10 (e) section 45;

11 (f) section 46;

12 (g) section 49;

13 (h) section 50;

14 (i) section 53;

15 (j) schedule 1, amendment 1.3.

16 *Note 1* The naming and commencement provisions automatically commence on  
17 the notification day (see Legislation Act, s 75 (1)).

18 *Note 2* A single day or time may be fixed, or different days or times may be  
19 fixed, for the commencement of different provisions (see Legislation  
20 Act, s 77 (1)).

21 (2) The provisions mentioned in subsection (1) commence on the later  
22 of—

23 (a) the commencement of the *ACT Civil and Administrative*  
24 *Tribunal Act 2008*, section 6; and

25 (b) the commencement of this Act, section 3.

1 (3) If this Act has not commenced within 1 year beginning on its  
2 notification day, it automatically commences on the first day after  
3 that period.

4 (4) The Legislation Act, section 79 (Automatic commencement of  
5 postponed law) does not apply to this Act.

### 6 **3 Legislation amended**

7 This Act amends the *Unit Titles Act 2001*.

8 *Note* This Act also amends the following legislation (see sch 1):

- 9 • *Agents Act 2003*
- 10 • *Planning and Development Act 2007*
- 11 • *Unit Titles Regulation 2001*.

### 12 **4 Unit title applications—general requirements** 13 **Section 17 (2) (a)**

14 *substitute*

15 (a) no fewer than—

16 (i) if 1 unit is wholly or partly superimposed on another  
17 unit—2 units; or

18 (ii) in any other case—3 units; and

### 19 **5 Amendment of development statements after registration** 20 **Section 30 (4) (a)**

21 *substitute*

22 (a) the application is authorised by a special resolution of the  
23 owners corporation made within 3 months before the day the  
24 application is given to the authority; and

1 **6 New division 3.4**

2 *insert*

3 **Division 3.4 Developer disclosure**

4 **31A Contract for sale of unit before registration of units plan**

- 5 (1) This section applies to a contract for the sale of a unit in a units plan  
6 before the units plan is registered.
- 7 (2) The contract must include the following:
- 8 (a) the proposed articles of the owners corporation of the units  
9 plan;
- 10 (b) details of any contract the developer intends the owners  
11 corporation to enter, including—
- 12 (i) the amount of the buyer's contribution to the  
13 corporation's general funds that will be used to service  
14 the contract; and
- 15 (ii) any personal or business relationship between the  
16 developer and another party to the contract;
- 17 (c) the developer's estimate, based on reasonable grounds, of the  
18 buyer's contribution to the corporation's general funds for  
19 2 years after the units plan is registered;
- 20 (d) if a right to approve the keeping of animals during the  
21 developer control period is reserved—details of the  
22 reservation, including the kind and number of animals;
- 23 (e) if a staged development of the units is proposed—the proposed  
24 development statement and any amendment to the statement.



- 1 (3) By entering into the contract, the developer warrants that the  
2 information disclosed under subsection (2) (a) to (e) is accurate.
- 3 *Note* If a developer is appointed as a proxy under the contract, a proxy  
4 disclosure statement must be included in the contract (see s 115A  
5 (Proxy votes—limit on developer)).
- 6 (4) The buyer of a unit may, by written notice given to the developer,  
7 cancel the contract of sale before the contract is completed if—
- 8 (a) the developer’s disclosure under subsection (2) is incomplete  
9 or inaccurate; and
- 10 (b) the buyer is significantly prejudiced because the disclosure is  
11 incomplete or inaccurate.

## 12 **7 New section 46A**

13 *insert*

### 14 **46A Restriction on owners corporation during developer** 15 **control period**

- 16 (1) An owners corporation for a units plan must not, during the  
17 developer control period, do any of the following:
- 18 (a) enter into a contract unless—
- 19 (i) the contract is disclosed in each contract to sell a unit in  
20 the units plan; and
- 21 (ii) either—
- 22 (A) the contract is for a period not longer than 2 years;  
23 or
- 24 (B) the ACAT authorises the corporation entering into  
25 the contract;
- 26 (b) change the articles of the corporation;

- 1 (c) approve the keeping of an animal by a member of the units  
2 plan in the member's unit unless the right to keep an animal  
3 was reserved in each contract to sell a unit in the units plan.
- 4 (2) A developer or, if an owners corporation is established for the units  
5 plan, the owners corporation may apply to the ACAT for the  
6 authority to enter a contract during the developer control period.
- 7 (3) The ACAT may authorise the owners corporation entering into the  
8 contract if satisfied that the terms of the contract are reasonable in  
9 all the circumstances.

10 **8 Dealings in property**  
11 **Section 48 (1)**

12 *omit everything before paragraph (a), substitute*

- 13 (1) An owners corporation may, if authorised by an ordinary  
14 resolution—

15 **9 Section 48 (2)**

16 *omit everything before paragraph (a), substitute*

- 17 (2) An owners corporation may, if authorised by a special resolution, on  
18 conditions and for purposes stated in the resolution—

19 **10 Exemptions for units plans with 4 or fewer units**  
20 **Section 50 (1)**

21 *substitute*

- 22 (1) An owners corporation for a units plan with 4 or fewer units may,  
23 by special resolution, exempt itself from the requirements of this  
24 Act prescribed by regulation.

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1 **11 General duties**  
2 **Section 51 (6)**

3 *omit everything before paragraph (a), substitute*

- 4 (6) An owners corporation may, by special resolution, exempt itself  
5 from any (or all) maintenance requirements under subsection (3) if  
6 the exemption is not reasonably likely to affect adversely (to a  
7 significant extent)—

8 **12 New sections 51A to 51C**

9 *insert*

10 **51A Animals—owners corporation’s consent**

- 11 (1) A unit owner may keep an animal, or allow an animal to be kept,  
12 within the unit or the common property only with the consent of the  
13 owners corporation.
- 14 (2) The owners corporation may give consent under this section with or  
15 without conditions.
- 16 (3) However, the owners corporation’s consent must not be  
17 unreasonably withheld.

18 *Note* An owner or occupier of a unit may apply to the ACAT to resolve a  
19 dispute with the owners corporation about keeping an animal, or  
20 allowing an animal to be kept (see s 123).

- 21 (4) In this section:

22 *animal* includes—

- 23 (a) an amphibian; and  
24 (b) a bird; and  
25 (c) a fish; and  
26 (d) a mammal (other than a human being); and  
27 (e) a reptile.

- 1     **51B       Structural defects—owners corporation may represent**  
2     **members**
- 3           (1) This section applies if a building, or the site of a building, that is  
4           part of the units or common property of a units plan, has a structural  
5           defect that affects, or is likely to affect, the support or shelter  
6           provided by that part of the building or site to another part of the  
7           building or site.
- 8           (2) The owners corporation may, by ordinary resolution, take legal  
9           action for the rectification of the structural defects if—
- 10           (a) the legal action could be taken by a member of the corporation;  
11           and
- 12           (b) the member does not take the legal action within a reasonable  
13           time after the defect becomes known.
- 14           (3) To remove any doubt, if the owners corporation takes legal action  
15           under this section—
- 16           (a) the corporation and not the member who could have taken the  
17           action is liable for the costs incurred by the corporation in  
18           taking the legal action; and
- 19           (b) the corporation and not the member may take the benefit of  
20           any order for costs in the corporation’s favour in the legal  
21           action.
- 22           (4) For this section, the owners corporation *takes legal action* if the  
23           corporation—
- 24           (a) begins a proceeding; or
- 25           (b) continues a proceeding.

1 **51C Owners corporation—entry to units**

2 (1) An owners corporation for a units plan does not have a right to enter  
3 a unit in the units plan without the consent of the owner or occupier,  
4 except in accordance with this section.

5 (2) The owners corporation may enter the unit without notice to the  
6 owner or occupier of the unit if the access is required in an  
7 emergency.

8 **Examples—emergencies**

9 1 water flowing from 1 unit into another unit that is causing damage

10 2 an external glass window in the unit is dislodged and is likely to fall

11 *Note* An example is part of the Act, is not exhaustive and may extend, but  
12 does not limit, the meaning of the provision in which it appears (see  
13 Legislation Act, s 126 and s 132).

14 (3) If entry to the unit is required to inspect or maintain the common  
15 property of the units plan, a person may enter the unit on behalf of  
16 the owners corporation if—

17 (a) the executive committee authorises the entry, and the person to  
18 enter, by resolution; and

19 (b) the executive committee gives the owner or occupier written  
20 notice that the entry must be allowed on a stated day.

21 (4) A notice under subsection (3) (b) must be given to the owner or  
22 occupier not less than 7 days before the entry it relates to.

23 **13 Section 52**

24 *omit everything before paragraph (a), substitute*

25 **52 Work on behalf of particular unit owners or occupiers**

26 An owners corporation may, if authorised by an ordinary resolution,  
27 enter into and carry out an agreement with an owner or occupier of a  
28 unit for—

1 **14 Section 55**

2 *omit*

3 **15 New division 5.3A**

4 *insert*

5 **Division 5.3A People appointed by owners**  
6 **corporation to help run owners**  
7 **corporation**

8 **55 Manager—appointment**

9 An owners corporation may, by ordinary resolution, appoint any of  
10 the following as owners corporation manager:

- 11 (a) a person holding a licence as a real estate agent under the  
12 *Agents Act 2003*;

13 *Note* The commissioner for fair trading may issue a conditional real  
14 estate licence to a person who acts, or intends to act, only as the  
15 manager of an owners corporation (see *Agents Act 2003*, s 34).

- 16 (b) a member of the corporation;

- 17 (c) someone else who is not a manager of another owners  
18 corporation, and whose income as manager of the corporation  
19 will not be the person's primary source of income.

20 *Note* For the making of appointments (including acting appointments), see  
21 the Legislation Act, pt 19.3.

22 **55A Manager—conditions of appointment**

- 23 (1) A manager must be appointed for a term of not longer than 3 years.

24 *Note* A person may be reappointed to a position if the person is eligible to be  
25 appointed to the position (see Legislation Act, s 208 and dict, pt 1,  
26 def *appoint*).

- 
- 1           (2) The conditions of appointment of the manager—  
2           (a) must include—  
3               (i) the remuneration of the manager; and  
4               (ii) the functions of the owners corporation that the manager  
5               is to exercise; and  
6           (b) may include other conditions agreed between the owners  
7           corporation and the manager.

8   **55B       Manager—functions**

- 9           A manager has—  
10          (a) the functions stated in the manager’s conditions of  
11          appointment; and  
12          (b) any other function delegated to the manager under section 55G.

13   **55C       Manager—ending appointment**

- 14          (1) The owners corporation may end a person’s appointment as  
15          manager—  
16          (a) for a remedial breach if notice has been given under  
17          section 55D; or  
18          (b) for misbehaviour; or  
19          (c) if the person becomes bankrupt or executes a personal  
20          insolvency agreement or otherwise applies to take the benefit  
21          of any law for the relief of bankrupt or insolvent debtors; or  
22          (d) if the person is convicted in the ACT of an offence punishable  
23          by imprisonment for at least 1 year; or  
24          (e) if the person is convicted outside the ACT, in Australia or  
25          elsewhere, of an offence that, if it had been committed in the  
26          ACT, would be punishable by imprisonment for at least 1 year.

- 1           (2) However, before ending a person's appointment as manager under  
2           subsection (1) (d) or (e) the owners corporation must be satisfied  
3           that the conviction affects the person's suitability as a manager of  
4           the corporation.
- 5           (3) The owners corporation must end a person's appointment as  
6           manager—
- 7                 (a) if the person is absent for any period not allowed under the  
8                 person's conditions of appointment; or
- 9                 (b) for physical or mental incapacity, if the incapacity substantially  
10                affects the exercise of the manager's functions.

*Note*        A person's appointment also ends if the person resigns (see Legislation  
                  Act, s 210).

- 11           (4) In this section:
- 12                 *remedial breach* means a remedial breach under section 55D.

13       **55D        Manager—remedial breaches**

- 14           (1) A manager commits a remedial breach if the manager—
- 15                 (a) fails to exercise the manager's functions; or
- 16                 (b) contravenes the code of conduct; or
- 17                 (c) while exercising the manager's functions, is grossly negligent  
18                 or engages in misconduct.
- 19           (2) If the owner's corporation believes on reasonable grounds that a  
20           manager has committed a remedial breach, the corporation may give  
21           the manager written notice stating—
- 22                 (a) that the corporation believes the manager has committed a  
23                 remedial breach; and
- 24                 (b) details of the remedial breach committed, sufficient to allow  
25                 the manager to identify—
- 26                         (i) the function the manager failed to exercise; or



- 1 (ii) the provision of the code of conduct the corporation  
2 reasonably believes the manager contravened; or
- 3 (iii) the gross negligence or misconduct; and
- 4 (c) that the manager must, within 14 days after the day the notice  
5 is given to the manager—
- 6 (i) give the corporation a written representation explaining  
7 why the manager's actions do not amount to a remedial  
8 breach; or
- 9 (ii) remedy the breach; and
- 10 (d) that the owners corporation may end the manager's  
11 appointment if—
- 12 (i) the manager does not comply with the notice; or
- 13 (ii) if the manager gives a written representation explaining  
14 why the manager's actions do not amount to a remedial  
15 breach—the corporation does not accept the manager's  
16 representation.

17 **55E Manager—code of conduct**

18 A manager must comply with the code of conduct prescribed by  
19 regulation.

20 **55F Manager—public liability insurance**

- 21 (1) A manager must take out and maintain public liability insurance in  
22 relation to all of the following events happening because of any act  
23 or omission in the management of the owners corporation by the  
24 manager:
- 25 (a) death, bodily injury or illness to anyone;
- 26 (b) loss of, or damage to, the property of anyone.

- 1           (2) Public liability insurance under this section must be for a total  
2           amount of liability of at least the amount prescribed by regulation.
- 3           (3) A manager appointed to manage 2 or more owners corporations may  
4           take out and maintain a single insurance policy for this section only  
5           if—
- 6               (a) the manager’s insurer has been told that the manager manages  
7               2 or more owners corporations; and
- 8               (b) the insurance policy covers the risk in relation to each owners  
9               corporation managed by the manager.

10       **55G           Manager—delegated functions**

- 11           (1) The owners corporation may, in writing given to the manager,  
12           delegate to the manager any of its functions under this Act or  
13           another territory law.

14           *Note*       For the making of delegations and the exercise of delegated functions,  
15                       see the Legislation Act, pt 19.4.

- 16           (2) The executive committee may, in writing given to the manager,  
17           delegate to the manager any of its functions under this Act or  
18           another territory law.

19           *Note*       For the making of delegations and the exercise of delegated functions,  
20                       see the Legislation Act, pt 19.4.

21       **55H           Communications officer—appointment**

- 22           (1) This section applies to an owners corporation if the units plan has  
23           7 or more units.

- 24           (2) The owners corporation may, by ordinary resolution, appoint an  
25           owners corporation communications officer.

26           *Note*       For the making of appointments (including acting appointments), see  
27                       the Legislation Act, pt 19.3.

- 1 (3) To remove any doubt—
- 2 (a) a person may be appointed as a communications officer
- 3 whether or not the person is a member of the owners
- 4 corporation; and
- 5 (b) the corporation may appoint the officer as a volunteer or may
- 6 pay the officer.
- 7 **55I Communications officer—function**
- 8 (1) A communications officer assists the owners corporation by
- 9 improving communication so that conflict within the units plan is
- 10 avoided, minimised or resolved.
- 11 (2) To improve communication, the communications officer may do
- 12 1 or more of the following:
- 13 (a) monitor communication techniques and procedures adopted by
- 14 the owners corporation for communication (*internal*
- 15 *communication*) between the corporation, the executive
- 16 committee, unit owners and residents;
- 17 (b) identify for the executive committee ways in which internal
- 18 communication can be improved;
- 19 (c) alert the executive committee, or committee members, if the
- 20 officer becomes aware of potential conflict;
- 21 (d) advise the executive committee about ways in which the risk of
- 22 conflict in the units plan can be minimised;
- 23 (e) be available to the executive committee, or committee
- 24 members, to be consulted about any internal communication
- 25 matter.
- 26 (3) However, the communications officer must not mediate or directly
- 27 resolve a dispute.

1 **16 New division 5.3B**

2 *insert*

3 **Division 5.3B Service contractors**

4 **Subdivision 5.3B.1 Service contractor—contract and**  
5 **functions**

6 **55J Definitions—div 5.3B**

7 In this division:

8 *service contract* means a contract to provide service contractor  
9 services to an owners corporation.

10 *service contractor* means a person—

- 11 (a) contracted under section 55K; or  
12 (b) with whom an owners corporation has a service contract.

13 *service contractor services* means services provided by a service  
14 contractor in exercising the contractor's functions.

15 **55K Service contractor—contract**

- 16 (1) An owners corporation may, by ordinary resolution, enter into a  
17 service contract with a person.
- 18 (2) To remove any doubt, an owners corporation also enters into a  
19 service contract if the corporation appoints a person to carry out  
20 service contractor services.
- 21 (3) However, the owners corporation must not enter into a service  
22 contract with a service contractor for a period longer than 3 years  
23 (including any period for which the service contractor may renew or  
24 extend the contract) unless—
- 25 (a) the contract is made by special resolution after the end of the  
26 developer control period for the units plan; or

- 1 (b) each of the following applies:
- 2 (i) the ACAT is satisfied that the contract is reasonably  
3 required for the purpose for which the units plan is  
4 intended and authorises the contract before any unit in the  
5 units plan is sold, or any agreement for sale has been  
6 entered into;
- 7 (ii) the contract is disclosed by the developer in each sale  
8 contract entered into after the contract is made.
- 9 (4) A service contract entered into in breach of subsection (3) is void.
- 10 (5) In deciding whether a service contract is reasonably required for the  
11 purpose for which the units plan is intended, the ACAT must  
12 consider the following:
- 13 (a) the layout of each building making up the units plan;
- 14 (b) whether the units plan is to be used for residential, commercial  
15 or other purposes;
- 16 (c) the kind of people likely to purchase units in the units plan;
- 17 (d) how management of the units plan is intended to operate.
- 18 (6) In this section:
- 19 *units plan* includes part of a units plan.
- 20 **55L Service contractor not to be contracted for longer than**  
21 **25 years**
- 22 (1) An owners corporation must not enter into a service contract with a  
23 service contractor for longer than 25 years.
- 24 (2) If an owners corporation enters into a service contract with a service  
25 contractor for longer than 25 years, the contract is taken, for all  
26 purposes, to be a contract for 25 years.
- 27 (3) To remove any doubt, this section does not apply to a service  
28 contract entered into before the commencement of this section.

1     **55M       Service contractor—functions**

2             A service contractor for an owners corporation assists the  
3             corporation to exercise 1 or more of the following functions in  
4             relation to the common property, or part of the common property, of  
5             the units plan:

- 6             (a) managing the common property or part of the common  
7                 property;
- 8             (b) supervising use of the common property or part of the common  
9                 property;
- 10            (c) maintaining and repairing the common property or part of the  
11                common property.

12     **55N       Service contractor—transfer**

13            (1) A service contractor's rights under a service contract may be  
14            transferred only if the transfer is approved by the owners  
15            corporation by ordinary resolution.

16            (2) In deciding whether to approve the proposed transfer, the owners  
17            corporation may consider the following:

- 18            (a) the character of the proposed transferee and associates of the  
19                proposed transferee;
- 20            (b) the proposed transferee's financial standing;
- 21            (c) the terms of the proposed transfer;
- 22            (d) the competence, qualifications and experience of the proposed  
23                transferee and associates of the proposed transferee;
- 24            (e) whether the proposed transferee or associates of the proposed  
25                transferee have received, or are likely to receive, training;
- 26            (f) anything else relevant to the service contract.

- 1 (3) The owners corporation must decide whether to approve a proposed  
2 transfer not later than 30 days after the day the corporation receives  
3 the application for transfer.
- 4 (4) However, the owners corporation must not—
- 5 (a) unreasonably withhold the approval to transfer; or
- 6 (b) require or receive a fee or other consideration for approving the  
7 transfer, other than reimbursement of legal or administrative  
8 expenses reasonably incurred by the corporation for the  
9 approval.
- 10 (5) In this section:
- 11 *associates of the proposed transferee* means—
- 12 (a) if the proposed transferee is a corporation—the corporation’s  
13 directors, substantial shareholders and principal staff; or
- 14 (b) if the proposed transferee is in partnership—the partners and  
15 principal staff of the partnership.
- 16 **550 Service contractor—ending contract**
- 17 (1) The owners corporation may end a service contract—
- 18 (a) for a remedial breach if notice has been given under  
19 section 55P; or
- 20 (b) for misbehaviour; or
- 21 (c) if the service contractor becomes bankrupt or executes a  
22 personal insolvency agreement or otherwise applies to take the  
23 benefit of any law for the relief of bankrupt or insolvent  
24 debtors; or
- 25 (d) if the service contractor is convicted in the ACT of an offence  
26 punishable by imprisonment for at least 1 year; or

- 1 (e) if the service contractor is convicted outside the ACT, in  
2 Australia or elsewhere, of an offence that, if it had been  
3 committed in the ACT, would be punishable by imprisonment  
4 for at least 1 year.
- 5 (2) However, before ending a service contract under subsection (1) (d)  
6 or (e) the owners corporation must be satisfied that the conviction  
7 affects the service contractor's suitability to exercise the  
8 contractor's functions.
- 9 (3) The owners corporation must end a service contract—
- 10 (a) if the service contractor is absent, other than on approved  
11 leave, for 14 consecutive days or for 28 days in any 12-month  
12 period; or
- 13 (b) for physical or mental incapacity, if the incapacity substantially  
14 affects the exercise of the service contractor's functions.
- 15 (4) In this section:
- 16 *remedial breach* means a remedial breach under section 55P.

17 **55P Service contractor—remedial breaches**

- 18 (1) A service contractor commits a remedial breach if the service  
19 contractor—
- 20 (a) fails to exercise the service contractor's functions; or
- 21 (b) contravenes the code of conduct; or
- 22 (c) while exercising the service contractor's functions, is grossly  
23 negligent or engages in misconduct.
- 24 (2) If the owner's corporation believes on reasonable grounds that a  
25 service contractor has committed a remedial breach, the corporation  
26 may give the service contractor written notice stating—
- 27 (a) that the corporation believes the service contractor has  
28 committed a remedial breach; and



- 1 (b) details of the remedial breach committed, sufficient to allow  
2 the service contractor to identify—
- 3 (i) the function the service contractor failed to exercise; or  
4 (ii) the provision of the code of conduct the corporation  
5 reasonably believes the service contractor contravened;  
6 or  
7 (iii) the gross negligence or misconduct; and
- 8 (c) that the service contractor must, within 14 days after the day  
9 the notice is given to the service contractor —
- 10 (i) give the corporation a written representation explaining  
11 why the service contractor's actions do not amount to a  
12 remedial breach; or  
13 (ii) remedy the breach; and
- 14 (d) that the owners corporation may end the service contract if—
- 15 (i) the service contractor does not comply with the notice; or  
16 (ii) if the service contractor gives a written representation  
17 explaining why the service contractor's actions do not  
18 amount to a remedial breach—the corporation does not  
19 accept the service contractor's representation.

20 **Subdivision 5.3B.2 Service contractor—protection of**  
21 **contract financier**

22 **55Q Meaning of *financed service contract* and *financier*—**  
23 **subdiv 5.3B.2**

24 In this subdivision:

25 *financed service contract* means a service contract financed by a  
26 financier under section 55R.

27 *financier*—see section 55R.

1     **55R       Who is a *financier* for a service contract?**

- 2             (1) A person is a *financier* for a service contract if—
- 3                 (a) the person—
- 4                     (i) is a financial institution; or
- 5                     (ii) in the ordinary course of the person’s business, supplies,
- 6                         or might reasonably be expected to supply, finance for
- 7                         business acquisitions, using charges over contracts for
- 8                         security; or
- 9                     (iii) if the contract exists immediately before the
- 10                         commencement of this subdivision—at the time the
- 11                         finance was supplied for a business acquisition using a
- 12                         charge over the contract for security, was a person
- 13                         mentioned in subparagraph (ii); and
- 14                 (b) a service contractor for the contract and the person give written
- 15                         notice signed by each of them to the owners corporation that
- 16                         the person is a financier for the contract.
- 17             (2) A person stops being a financier for a service contract if the person
- 18                         gives the owners corporation written notice withdrawing the notice
- 19                         given under subsection (1).
- 20             (3) A notice under subsection (2) may be given without the service
- 21                         contractor’s agreement.

22     **55S       Financed service contract—notice of change**

- 23             The owners corporation must give the financier of a financed
- 24             service contract written notice of—
- 25                 (a) any change made to the contract by the corporation and the
- 26                         service contractor; or
- 27                 (b) any arrangement entered into by the corporation and the
- 28                         service contractor that affects the contract.

- 
- 1     **55T        Financed service contract—limitation on ending**
- 2           (1) The owners corporation may end a financed service contract only
- 3           if—
- 4           (a) the corporation gives the financier written notice that the
- 5           corporation has the right to end the contract; and
- 6           (b) when the notice is given to the financier, the corporation has
- 7           the right to end the contract; and
- 8           (c) the corporation gives the notice to the financier not less than
- 9           21 days before the day the contract is ended.
- 10          (2) However, the owners corporation may not end the financed service
- 11          contract if, under an arrangement between the financier and the
- 12          service contractor, the financier has given the corporation notice
- 13          under section 55U.
- 14          (3) Subsection (2) does not stop the owners corporation ending a
- 15          service contract for something done or not done after the financier
- 16          started to act under the contract.
- 17          (4) This section does not stop a financed service contract ending by
- 18          agreement between the owners corporation, service contractor and
- 19          financier.
- 20     **55U        Financed service contract—person authorised to act for**
- 21     **financier**
- 22           (1) The financier for a financed service contract may take the following
- 23           action:
- 24           (a) act under the contract in place of the contractor;
- 25           (b) appoint a receiver, or a receiver and manager, for the contract.

- 1           (2) However, the financier may only take action under subsection (1)  
2           if—
- 3           (a) the financier has given written notice to the owners corporation  
4           of the financier’s intention to take the action; and
- 5           (b) at the time the notice is given to the owners corporation, the  
6           corporation—
- 7                 (i) has not given the financier notice under  
8                 section 55T (1) (c); or
- 9                 (ii) has given and withdrawn the notice to the financier.
- 10          (3) The financier may authorise a person to act for the financier for  
11          subsection (1) (a) if—
- 12          (a) the person is not the service contractor or an associate of the  
13          contractor; and
- 14          (b) the owners corporation approves the person.
- 15          (4) In deciding whether to approve a person under subsection (3), the  
16          owners corporation—
- 17          (a) must act reasonably in the circumstances and decide as soon as  
18          practicable; and
- 19          (b) may only consider—
- 20                 (i) the person’s character; and
- 21                 (ii) the person’s competence, qualifications and experience.
- 22          (5) However, the owners corporation must not—
- 23          (a) unreasonably withhold the person’s approval; or
- 24          (b) require or receive a fee or other consideration for approving the  
25          person, other than reimbursement of legal or administrative  
26          expenses reasonably incurred by the corporation for the  
27          approval.

- 1 **55V** **Financed service contract—agreement between owners**  
2 **corporation and financier prohibited**
- 3 (1) A financier for a financed service contract must not enter into an  
4 agreement or other arrangement with the owners corporation under  
5 the contract for a matter relating to—
- 6 (a) the financier’s role for the contract; or  
7 (b) arrangements between the financier and service contractor  
8 under which the financier is acting, or may act, under the  
9 contract in the contractor’s place; or  
10 (c) the operation of this subdivision in relation to the contract.
- 11 (2) An agreement or arrangement to which this section applies is void to  
12 the extent it contravenes this section.

13 **17** **New section 55W**

14 *in division 5.4, insert*

15 **55W** **Definitions—div 5.4**

16 In this division:

17 *initial sinking fund plan*—see section 62.

18 *sinking fund expenditure* means payments allowed to be made from  
19 the sinking fund under section 61 (3).

20 *sinking fund plan*—see section 63A.

1 **18 Section 58**

2 *omit everything before paragraph (a), substitute*

3 **58 Borrowing powers**

4 An owners corporation may, if authorised by a special resolution, do  
5 either or both of the following:

6 **19 Sinking funds**  
7 **Section 61 (1) and (2)**

8 *substitute*

9 (1) An owners corporation must establish and maintain a fund (the  
10 *sinking fund*) under this section if there are 4 or more units in the  
11 units plan.

12 (2) Payments into the sinking fund may only be made—

13 (a) directly from sinking fund contributions; or

14 (b) by transfer from the administrative fund in accordance with an  
15 ordinary resolution; or

16 (c) by transfer from a special purpose fund, in accordance with the  
17 purpose of the fund or a special resolution.

18 **20 Section 61 (4)**

19 *omit*

---

**21 Sections 62 and 63**

*substitute*

**62 Sinking funds—owners corporation to prepare initial 10-year plan**

- (1) This section applies to an owners corporation if the corporation—
  - (a) is required to establish and maintain a sinking fund; and
  - (b) has not had its 2nd annual general meeting.
- (2) The owners corporation must prepare a plan (the *initial sinking fund plan*) of anticipated sinking fund expenditure for the 10 years starting on the day of the 1st annual general meeting of the corporation after the corporation is registered.
- (3) The owners corporation must, by ordinary resolution, approve the initial sinking fund plan not later than the day of the 2nd annual general meeting of the corporation after the corporation is registered.
- (4) This section applies to an owners corporation that had its 2nd annual general meeting before the commencement of this section as if the 1st and 2nd annual general meetings of the corporation after the commencement were the 1st and 2nd annual general meetings of the corporation.
- (5) Subsection (4) is a law to which the Legislation Act section 88 (Repeal does not end effect of transitional laws etc) applies.
- (6) Subsections (4) and (5) and this subsection expire 2 years after the day this section commences.

**63 Sinking funds—review of initial sinking fund plan**

An owners corporation with an initial sinking fund plan must review and, if necessary, amend the plan not later than 4 years after the plan is approved.

- 1     **63A       Sinking funds—owners corporation to prepare**  
2     **subsequent 10-year plans**
- 3           (1) This section applies if an owners corporation has, or has had, an  
4           initial sinking fund plan.
- 5           (2) The owners corporation must prepare a plan (the *sinking fund plan*)  
6           of anticipated sinking fund expenditure every 10 years (the *10-year*  
7           *period*) following the period mentioned in section 62 (2).
- 8           (3) The owners corporation must, by ordinary resolution, approve the  
9           sinking fund plan not later than the 1st annual general meeting after  
10          the start of each 10-year period.

- 11    **63B       Sinking funds—review of sinking fund plan**
- 12           An owners corporation with a sinking fund plan must review and, if  
13           necessary, amend the plan not later than 5 years after the plan is  
14           approved.

- 15    **22       Discounts and interest—amounts owing**  
16    **Section 65 (1)**
- 17           *omit everything before paragraph (a), substitute*
- 18           (1) An owners corporation may, by ordinary resolution, decide that a  
19           stated discount applies to an amount owing to the corporation by a  
20           unit owner if—

- 21    **23       Section 65 (2)**
- 22           *omit everything before paragraph (a), substitute*
- 23           (2) If an amount owing to an owners corporation by a unit owner is not  
24           paid on or before the date it becomes payable, unless otherwise  
25           decided by ordinary resolution, the amount bears simple interest  
26           until paid—



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**24 Section 75**

*substitute*

**75 Unit title certificate and access to owners corporation records**

(1) On request by an eligible person for a unit or the common property for a certificate (the *unit title certificate*), the owners corporation must, within 14 days after the day the request is received, give the person the certificate under the seal of the corporation giving the following information about the unit or common property:

(a) the name and contact details of each member of the corporation's executive committee;

(b) the name and contact details of the corporation's manager;

(c) the place where the corporation's records can be inspected, and the name and contact details of the person to be contacted to arrange inspection;

(d) for each insurance policy held by the corporation—

(i) the type of insurance policy; and

(ii) the name of the insurer that issued the policy; and

(iii) the amount of the liability covered by the policy;

(e) for the general fund and the sinking fund, at the date the certificate is signed—

(i) the amount of the current contribution to the fund; and

*Note* The contribution to the general fund is determined under s 60, and the contribution to the sinking fund is determined under s 64.

(ii) the date the contribution is due; and

(iii) the period the contribution is for; and

- 1 (iv) whether the contribution is paid or unpaid; and  
2 (v) the balance of the fund.
- 3 (2) On request by an eligible person for a unit or the common property  
4 to inspect the records of an owners corporation, the corporation  
5 must, within 14 days after the day the request is received, allow the  
6 person—
- 7 (a) to inspect—
- 8 (i) the information on the corporate register; and  
9 (ii) any other records held by the corporation; and
- 10 (b) to take copies of any document inspected.
- 11 (3) If a dispute exists, the owners corporation may withhold from  
12 inspection documents subject to legal professional privilege in  
13 relation to the dispute.
- 14 (4) A request under this section must be in writing accompanied by a  
15 fee fixed by the owners corporation of not more than an amount  
16 prescribed by regulation (plus any GST payable in relation to the  
17 amount).
- 18 (5) If a request is made under both subsections (1) and (2), only a single  
19 fee is payable.

20 **25 Executive committee—functions**  
21 **Section 82 (1)**

22 *substitute*

- 23 (1) The executive committee of an owners corporation exercises the  
24 functions of the corporation.

- 1 (1A) Without limiting subsection (1), the executive committee's  
2 functions include the following:
- 3 (a) developing matters in relation to—  
4 (i) the common property; and  
5 (ii) the strategic affairs of the owners corporation;  
6 (b) submitting matters developed under paragraph (a) to the  
7 owners corporation for consideration;  
8 (c) monitoring the financial performance of the owners  
9 corporation;  
10 (d) approving the annual financial statements and budget for  
11 presentation to the owners corporation at the corporation's  
12 annual general meeting;  
13 (e) supervising the treasurer, secretary, manager, communications  
14 officer and caretaker;  
15 (f) carrying out decisions made by the owners corporation.

16 **26 Executive committee—before the first annual general**  
17 **meeting**  
18 **Section 83 (2)**

19 *substitute*

- 20 (2) Until the first annual general meeting, the executive committee may  
21 exercise a function of the owners corporation only if authorised to  
22 do so by a special resolution.

1 **27 Executive committee—after the first annual general**  
2 **meeting**  
3 **Section 84 (4) (b)**

4 *substitute*

5 (b) hold office until the earlier of—

6 (i) the next annual general meeting; and

7 (ii) the member ceasing to be a member of the owners  
8 corporation.

9 **28 Section 84 (5)**

10 *substitute*

11 (5) An executive member (the *removed member*) of an owners  
12 corporation may be removed by ordinary resolution that appoints  
13 another member of the corporation to replace the removed member  
14 until the next annual general meeting.

15 **29 Section 87**

16 *substitute*

17 **87 Executive committee—office-holders**

18 (1) At the first meeting of the executive committee, the committee must  
19 elect—

20 (a) a chairperson; and

21 (b) a secretary; and

22 (c) a treasurer.

23 (2) The committee may elect a person to 2 or more positions.

---

1     **87A       Executive committee—chairperson’s functions**

- 2           (1) The functions of the chairperson are—
- 3               (a) to chair general meetings of the owners corporation and
- 4               meetings of the executive committee; and
- 5               (b) to set the agenda for general meetings and executive meetings,
- 6               in consultation with the secretary and owners corporation
- 7               manager; and
- 8               (c) to liaise with the secretary, treasurer and manager about the
- 9               performance of their functions.
- 10          (2) At a meeting of the executive committee, the chairperson may leave
- 11          the chair during the meeting for any reason.
- 12          (3) If the chairperson leaves the chair during a meeting, the executive
- 13          members present must elect another executive member present to
- 14          chair the meeting.
- 15          (4) At a meeting of the executive committee, the chairperson—
- 16               (a) may vote as an executive member; and
- 17               (b) if the votes on a question are equal—may exercise a
- 18               2nd (casting) vote, unless there are only 2 executive members.
- 19          *Note*     If there are only 2 executive members, all matters must be decided by
- 20          unanimous vote (see s 88 (2)).

21     **87B       Executive committee—secretary’s functions**

- 22           The functions of the secretary are—
- 23               (a) on behalf of the executive committee—
- 24                   (i) to give notice of meetings of the executive committee and
- 25                   general meetings; and
- 26                   (ii) to prepare and distribute to executive members minutes
- 27                   of executive meetings; and

- 1 (iii) to prepare and distribute to members of the owners  
2 corporation minutes of general meetings; and
- 3 (iv) to keep the records of the owners corporation, other than  
4 the records mentioned in section 91 (1) (e) (which are  
5 financial records); and
- 6 (b) on behalf of the executive committee, and the owners  
7 corporation, to give notices under the Act; and
- 8 (c) on behalf of the owners corporation—
- 9 (i) to give certificates required under the Act; and
- 10 (ii) to prepare and answer correspondence; and
- 11 (d) to give any other administrative support to the executive  
12 committee or owners corporation.

13 **87C Executive committee—treasurer’s functions**

14 The functions of the treasurer are—

- 15 (a) on behalf of the owners corporation, to give to each unit owner  
16 notice of—
- 17 (i) a determination of general funds contributions under  
18 section 60 (5) (Contributions to general funds); and
- 19 (ii) a determination of sinking fund contributions under  
20 section 64 (4) (Sinking funds—contributions); and
- 21 (b) on behalf of the owners corporation—
- 22 (i) to pay all amounts the corporation receives into the  
23 corporation’s account in accordance with  
24 section 56 (1) (b) (Banking and investment of money of  
25 corporation); or
- 26 (ii) if the owners corporation is exempt from section 56 (1)—  
27 to receive, acknowledge receipt of, and account for  
28 amounts paid to the corporation; and

- 1 (c) on behalf of the owners corporation, pay amounts the  
2 corporation spends out of the corporation's account, in  
3 accordance with section 56 (1) (c), as authorised by the  
4 executive committee; and
- 5 (d) on behalf of the executive committee, to keep the records  
6 mentioned in section 91 (1) (e) (Minutes, records and  
7 accounts); and
- 8 (e) if the owners corporation requires the records mentioned in  
9 section 91 (1) (e) to be audited—to arrange for the records to  
10 be audited by a qualified auditor; and
- 11 (f) to give financial reports to meetings of the executive  
12 committee to allow the committee to monitor the financial  
13 performance of the owners corporation; and
- 14 (g) to prepare and certify the annual financial statements  
15 mentioned in section 91 (3).

16 **30 New sections 88B to 88D**

17 *insert*

18 **88B Decisions about use of common property**

19 The executive committee of an owners corporation may consent to  
20 an application by a member of the corporation to use the common  
21 property if—

- 22 (a) the use applied for is minor; and

- 1 (b) the use will not unreasonably interfere with the reasonable use  
2 and enjoyment of the common property by other members of  
3 the corporation.

4 **Example—minor use**

5 installation of airconditioner or awning on unit that extends over common  
6 property

7 *Note* An example is part of the Act, is not exhaustive and may extend, but  
8 does not limit, the meaning of the provision in which it appears (see  
9 Legislation Act, s 126 and s 132).

10 **88C Decisions about taking legal action**

11 (1) This section applies if the executive committee proposes to take  
12 legal action.

13 (2) The executive committee of an owners corporation must not take  
14 legal action on behalf of the owners corporation unless—

15 (a) the legal action relates to the payment of a contribution under  
16 the Act by a member of the corporation to the corporation; or

17 (b) the costs of taking the legal action are reasonably estimated by  
18 the corporation's legal representative to be not more than the  
19 amount prescribed by regulation; or

20 (c) the corporation approves taking the legal action by ordinary  
21 resolution.

22 *Note* Section 88D allows urgent legal action to be taken.

23 (3) For this section, the executive committee of an owners corporation  
24 **takes legal action** if the committee—

25 (a) begins a proceeding; or

26 (b) begins to defend a proceeding; or

27 (c) continues, or continues to defend, a proceeding.



- 
- 1           (4) In this section:
- 2            *costs*, of taking legal action, means the legal costs and
- 3            disbursements incurred by the owners corporation for its legal
- 4            representation for the legal action.
- 5   **88D       Taking urgent legal action**
- 6           (1) This section applies if—
- 7            (a) the executive committee of an owners corporation is satisfied
- 8            on reasonable grounds that it is necessary to take legal action
- 9            urgently on behalf of the corporation; and
- 10           (b) the executive committee cannot reasonably get the
- 11           corporation’s approval before taking the legal action.
- 12           (2) The executive committee may take the legal action.
- 13           (3) However, the executive committee must—
- 14            (a) seek the approval of the owners corporation as soon as
- 15            practicable after beginning the legal action; and
- 16            (b) if the owners corporation does not approve taking the legal
- 17            action, the executive committee must discontinue the
- 18            proceeding or withdraw the defence.
- 19           (4) For this section, the executive committee of an owners corporation
- 20            *takes legal action* if the committee—
- 21            (a) begins a proceeding; or
- 22            (b) begins to defend a proceeding.

1 **31 Section 90**

2 *substitute*

3 **90 Contractors and employees**

- 4 (1) An executive committee of an owners corporation may engage or  
5 employ people on the terms it considers appropriate to assist in the  
6 exercise of the corporation's functions.

7 *Note* An owners corporation may appoint a manager (see div 5.3A) and  
8 service contractors (see div 5.3B).

- 9 (2) An owners corporation may, by ordinary resolution, impose  
10 conditions or restrictions on its executive committee's power to  
11 engage or employ people.

12 **32 First annual general meeting**  
13 **Section 95 (1)**

14 *omit*

15 6 months

16 *substitute*

17 3 months

18 **33 New section 95 (3) to (5)**

19 *insert*

- 20 (3) However, if a units plan is registered not more than 6 months before  
21 the commencement of the *Unit Titles Amendment Act 2008*,  
22 section 32, the 1st annual general meeting of the owners corporation  
23 must be held within 6 months after the registration of the units plan.

- 24 (4) Subsection (3) is a law to which the Legislation Act, section 88  
25 (Repeal does not end effect of transitional laws etc) applies.

- 26 (5) Subsections (3) and (4) and this subsection expire 6 months after the  
27 day they commence.

- 1 **34 New section 95A**
- 2 *insert*
- 3 **95A First annual general meeting—developer to deliver**  
4 **records**
- 5 At the first annual general meeting of an owners corporation, the  
6 developer must give the following records to the corporation:
- 7 (a) the statutory books and records of the corporation, up to the  
8 date of the meeting;
- 9 (b) any insurance policy issued in the name of the corporation;
- 10 (c) any plans, specifications, diagrams or drawings that relate to  
11 the design or service of the units or common property of the  
12 units plan for which the corporation is established;
- 13 (d) a copy of any contract entered into by the corporation that  
14 relate to the common property of the units plan;
- 15 (e) any warranty that relates to the common property of the units  
16 plan;
- 17 (f) the corporation’s seal;
- 18 (g) any other document that relates to the units or common  
19 property of the units plan.
- 20 **35 Quorum at a general meeting—owners corporation with**  
21 **2 members**  
22 **Section 102 (3)**
- 23 *omit*

1 **36 Proxy votes**  
2 **New section 115 (3)**

3 *after the note, insert*

- 4 (3) A person entitled to vote at a general meeting of an owners  
5 corporation must not—  
6 (a) appoint a proxy for more than 1 year after the day the  
7 appointment is made; or  
8 (b) appoint a person as a proxy if the person is—  
9 (i) the manager; or  
10 (ii) a service contractor.

11 **37 New section 115A**

12 *insert*

13 **115A Proxy votes—limit on developer**

- 14 (1) This section applies to a developer of a units plan who is appointed  
15 as the proxy under a contract for the sale of a unit in the units plan.  
16 (2) The developer must not exercise 3 or more proxy votes in a vote on  
17 a matter at a general meeting of the owners corporation for the units  
18 plan unless—  
19 (a) each contract for the sale of a unit in the units plan contains a  
20 proxy disclosure statement; and  
21 (b) the use of each proxy vote is consistent with the statement; and  
22 (c) the matter being voted on relates to development (the  
23 *development matter*) rather than the ordinary operation of the  
24 owners corporation.  
25 (3) If the developer exercises a proxy vote in contravention of this  
26 section, the proxy vote is void.

- 1 (4) A *proxy disclosure statement* is a statement that includes the  
2 following:
- 3 (a) if a person is appointed as a proxy—the name of the person;
- 4 (b) if the proxy is appointed by naming the occupant of a  
5 position—the name of the position;
- 6 (c) the length of time of the appointment;
- 7 (d) a sufficient description of the development matter for the buyer  
8 of a unit to easily identify the matter.

9 **38 Section 119**

10 *omit*

11 **39 Division 6.5**

12 *substitute*

13 **Division 6.5 Dispute resolution**

14 **123 What is an ACAT dispute?**

15 An *ACAT dispute* is a dispute between someone mentioned in  
16 table 123, column 2 and someone mentioned in column 3, if the  
17 dispute relates to—

- 18 (a) an owners corporation; or
- 19 (b) if something is stated in column 4 in relation to the dispute, the  
20 matter mentioned in column 4.

**Table 123 ACAT disputes**

<b>column 1 item</b>	<b>column 2 person</b>	<b>column 3 person</b>	<b>column 4 matter</b>
1	an owner or occupier of a unit	an owner or occupier of another unit in the same units plan	
2	an owner or occupier of a unit	an owners corporation	keeping an animal or allowing an animal to be kept
3	an owners corporation	an owner or occupier of a unit in the units plan	
4	an owners corporation	the manager for the owners corporation	
5	an owners corporation	a service contractor for the owners corporation	
6	an owners corporation	a member of the executive committee of the owners corporation	
7	the executive committee	a member of the executive committee	
8	the owners corporation	a person (the <i>former manager</i> ) who was the manager for the owners corporation	the return by the former manager of owners corporation property

---

1    **124       Who may apply to the ACAT?**

- 2           (1) A person mentioned in table 123, column 2 of an item may apply to  
3           the ACAT for an order in relation to a person mentioned in  
4           column 3 of the item if the application relates to an ACAT dispute.
- 5           (2) A person mentioned in table 123, column 3 of an item may apply to  
6           the ACAT for an order in relation to a person mentioned in  
7           column 2 of the item if the application relates to an ACAT dispute.
- 8           (3) A person mentioned in table 123, column 2 or 3 may apply to the  
9           ACAT for a declaration in relation to the owners corporation.

10           *Note*     Under s 46A, pt 9 and div 10.3, other people may apply to the ACAT.

11    **125       Kinds of ACAT orders**

- 12           (1) The ACAT may make the following orders:
- 13           (a) an order requiring a party to do, or refrain from doing, a stated  
14           thing;
- 15           (b) an order requiring a party to exercise a function under this Act;
- 16           (c) an order requiring an owners corporation to do a stated thing  
17           that is ancillary to a function of the corporation under this Act;
- 18           (d) an order requiring a person to pay to the Territory or someone  
19           else an amount of not more than \$1 000;
- 20           (e) a declaration—
- 21               (i) that a general meeting or executive committee meeting is  
22               void for irregularity; or
- 23               (ii) that a resolution of a general meeting or executive  
24               committee meeting is void for irregularity; or
- 25               (iii) that an article of the owners corporation is invalid for  
26               irregularity;

- 1 (f) an order repealing or amending a resolution of a general  
2 meeting or executive committee based on a merits review of  
3 the resolution by the ACAT;
- 4 (g) an order giving effect to an unsuccessful motion for a  
5 resolution of a general meeting (either as originally proposed  
6 or as amended by the ACAT) if the ACAT is satisfied after a  
7 merits review of the motion that opposition to the motion was  
8 unreasonable;
- 9 (h) an order requiring stated accounts of an owners corporation to  
10 be audited, whether by a stated person or a person of a stated  
11 kind;
- 12 (i) an order allowing an applicant to examine records of the  
13 owners corporation;
- 14 (j) an order requiring an owners corporation to make or repeal an  
15 article and register a copy of the resolution making or repealing  
16 the article;
- 17 (k) an order appointing an administrator to exercise all or stated  
18 functions of the owners corporation, the executive committee  
19 or an executive officer;
- 20 (l) if the dispute relates to a matter mentioned in table 123,  
21 item 2—an order to remove the animal from the unit if—
- 22 (i) a condition requiring the owners corporation's consent to  
23 keeping the animal is not complied with; or
- 24 (ii) the animal is causing a nuisance.
- 25 (2) The ACAT may make any other order it considers reasonably  
26 necessary or convenient to resolve an ACAT dispute.
- 27 (3) This section does not limit the orders the ACAT may make in  
28 relation to an ACAT dispute.



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1 **40 Section 126**

2 *substitute*

3 **126 What are the articles of an owners corporation?**

4 The articles of an owners corporation consist of the articles (the  
5 *default articles*) prescribed by regulation, as amended by the  
6 corporation under section 128.

7 *Note 1* The default articles are in the *Unit Titles Regulation 2001*, sch 1.

8 *Note 2* If the owners corporation was established under the *Unit Titles Act 1970*  
9 (which was repealed by this Act), the articles of the corporation as in  
10 force immediately before the day this section commenced continue to  
11 apply to the corporation, but may be amended in accordance with this  
12 Act (eg to adopt any or all of the new default articles)—see s 192  
13 (expired).

14 **41 Amendment of articles**  
15 **Section 128 (2)**

16 *omit*

17 **42 Section 129**

18 *substitute*

19 **129 Breach of articles—article infringement notice**

20 (1) This section applies if the executive committee of an owners  
21 corporation reasonably believes that—

22 (a) the owner or occupier (the *person*) of a unit has contravened a  
23 provision of the corporation's articles; and

24 (b) the circumstances of the contravention make it likely that the  
25 contravention will continue or be repeated.

- 1           (2) The owners corporation may, if authorised by an ordinary resolution  
2           of the executive committee, give the person a notice (an *article*  
3           *infringement notice*) requiring the person to remedy the  
4           contravention.
- 5           *Note*     If a form is approved under s 180 for this provision, the form must be  
6           used.
- 7           (3) An article infringement notice must state the following:
- 8           (a) that the owners corporation believes the person is  
9           contravening, or has contravened, a provision of the articles;
- 10          (b) the provision of the articles the owners corporation believes is,  
11          or was, contravened;
- 12          (c) details sufficient to identify the contravention;
- 13          (d) if the owners corporation believes the contravention is  
14          continuing—the period (which must be reasonable in the  
15          circumstances) within which the person must remedy the  
16          contravention;
- 17          (e) if the owners corporation believes the contravention is likely to  
18          be repeated—that the person must not repeat the contravention;
- 19          (f) if the person does not comply with the notice—
- 20              (i) the person commits an offence; and
- 21              (ii) the owners corporation may, without further notice, apply  
22              to the ACAT for an order in relation to the failure to  
23              comply with the notice.
- 24          (4) If an article infringement notice is given to a person following a  
25          request under section 129B, the owners corporation must, not later  
26          than 14 days after the day the request was received, tell the person  
27          who made the request that the notice has been given.

- 1     **129A     Breach of articles—failure to comply with article**  
2     **infringement notice**
- 3             (1) A person commits an offence if the person—  
4                 (a) is given an article infringement notice under section 129; and  
5                 (b) does not comply with the notice.
- 6             Maximum penalty: 5 penalty units.
- 7             (2) However, the person does not commit an offence under this section  
8             if, when the article infringement notice is given to the person, the  
9             person is not contravening, or has not contravened, the provision  
10            mentioned in the notice in the way detailed for section 129 (3) (c).
- 11    **129B     Breach of articles—request for article infringement notice**
- 12            (1) This section applies if—  
13               (a) a dispute exists between the owner or occupier of a unit in a  
14               units plan (the *complainant*) and the owner or occupier of  
15               another unit in the units plan (the *accused person*); and  
16               (b) the dispute arises because the complainant reasonably believes  
17               that—  
18                   (i) the accused person has contravened a provision of the  
19                   corporation’s articles; and  
20                   (ii) the circumstances of the contravention make it likely that  
21                   contravention will continue or be repeated.
- 22            (2) The complainant may ask the owners corporation to give the  
23            accused person an article infringement notice for the contravention.

1 **43 New part 7A**

2 *insert*

3 **Part 7A Implied warranties**

4 **130A Meaning of *implied warranties*—pt 7A**

5 In this part:

6 *implied warranties*—see section 130D.

7 **130B Purpose—pt 7A**

8 This part—

9 (a) sets out warranties that are taken to be part of a contract for the  
10 sale of a unit; and

11 (b) provides a right to cancel a contract for the sale of a unit.

12 **130C Implied warranties and right to cancel—effect**

13 (1) The implied warranties and the right to cancel a contract for sale  
14 under this part have effect despite anything in the contract or in any  
15 other contract or arrangement.

16 (2) The right to cancel a contract for sale under this part is in addition  
17 to, and does not limit, any other remedy available to the buyer of a  
18 unit for a breach of warranty established under this part.

19 **130D Implied warranties**

20 (1) The warranties (the *implied warranties*) in this section are taken to  
21 be part of a contract for the sale of a unit.

- 
- 1           (2) The seller of a unit warrants that, at the date of the contract—
- 2               (a) to the seller’s knowledge, there are no unfunded latent or
- 3               patent defects in the common property or owners corporation
- 4               assets, other than the following:
- 5                     (i) defects arising through fair wear and tear;
- 6                     (ii) defects disclosed in the contract; and
- 7               (b) the owners corporation records do not disclose any defects to
- 8               which the warranty in paragraph (a) applies; and
- 9               (c) to the seller’s knowledge, there are no actual, contingent or
- 10              expected unfunded liabilities of the owners corporation that are
- 11              not part of the corporation’s normal operating expenses, other
- 12              than liabilities disclosed in the contract; and
- 13              (d) the owners corporation records do not disclose any liabilities of
- 14              the corporation to which the warranty in paragraph (c) applies.
- 15           (3) The seller warrants that, at the completion of the contract, to the
- 16           seller’s knowledge, there are no circumstances (other than
- 17           circumstances disclosed in the contract) in relation to the affairs of
- 18           the owners corporation likely to materially prejudice the buyer.
- 19           (4) For subsection (2), a seller is taken to have knowledge of a thing if
- 20           the seller has actual knowledge, or ought reasonably to have
- 21           knowledge, of the thing.

22   **130E    Cancellation of contract**

- 23           (1) The buyer of a unit may, by written notice given to the seller, cancel
- 24           the contract for the sale of the unit if there would be a breach of an
- 25           implied warranty were the contract completed at the time it is
- 26           cancelled.

- 1           (2) A notice under this section must be given—
- 2                 (a) if the contract for the unit is entered before the units plan for
- 3                 the unit is registered—not later than 3 days before the buyer is
- 4                 required to complete the contract; or
- 5                 (b) in any other case—not later than 14 days after the later of the
- 6                 following happens:
- 7                         (i) the buyer and seller exchange contracts;
- 8                         (ii) another period agreed between the buyer and seller ends.
- 9           (3) If the buyer cancels the contract, the seller must repay any amount
- 10           paid to the seller towards the purchase of the unit.

11   **130F    Claim for compensation**

- 12           (1) This section applies if, before completion of a contract for the sale
- 13           of a unit, the buyer reasonably believes there would be a breach of a
- 14           warranty established under this part were the contract to be
- 15           completed.
- 16           (2) The buyer may, by written notice given to the seller—
- 17                 (a) tell the seller—
- 18                         (i) about the breach; and
- 19                         (ii) that the buyer will complete the contract; and
- 20                 (b) claim compensation for the breach.
- 21           (3) A notice under this section must be given—
- 22                 (a) if the contract for the unit is entered before the units plan for
- 23                 the unit is registered—not later than 3 days before the buyer is
- 24                 required to complete the contract; or

1 (b) in any other case—not later than 14 days after the later of the  
2 following happens:

3 (i) the buyer’s copy of the contract is received by the buyer;

4 (ii) another period agreed between the buyer and seller ends.

5 **44 Unit entitlement authority—grant**  
6 **Section 146 (2) (a)**

7 *substitute*

8 (a) the application is authorised by a special resolution of the  
9 owners corporation made within 3 months before the day the  
10 application is made; and

11 **45 Provisional building damage order—period of effect**  
12 **Section 156 (b)**

13 *omit*

14 a Magistrates Court

15 *substitute*

16 an ACAT

17 **46 Final building damage order—period of effect**  
18 **Section 158 (b)**

19 *omit*

20 a Magistrates Court

21 *substitute*

22 an ACAT

1 **47 New part 11A**

2 *insert*

3 **Part 11A Changing 2-unit units plans to**  
4 **subdivisions**

5 **165A Application—pt 11A**

6 This part applies to a units plan with only 2 units.

7 **165B Subdivision of units plan—application**

8 (1) An owners corporation to which this part applies may, on behalf of  
9 the members of the corporation, apply for development approval  
10 under the *Planning and Development Act 2007* to subdivide the  
11 parcel of land covered by the leases of the units and common  
12 property into 2 parcels in accordance with a subdivision plan.

13 (2) The *Planning and Development Act 2007*, chapter 11 applies to the  
14 owners corporation as if the corporation were the lessee of the  
15 parcel of land.

16 *Note* A development approval for the subdivision of a units plan must be  
17 conditional on the units plan being cancelled (see *Planning and*  
18 *Development Act 2007*, s 165 (2) (aa)).



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**48**      **New part 20***insert***Part 20**                      **Transitional—Unit Titles  
Amendment Act 2008****250**      **Definitions—pt 20**

In this part:

*commencement day* means the day the *Unit Titles Amendment Act 2008*, section 4 commences.*pre-amendment Act* means the *Unit Titles Act 2001* as in force immediately before the commencement day.**251**      **Transitional—unit title application for 2-unit units plan**

(1) This section applies if—

- (a) a lessee applied under the pre-amendment Act, section 17 for the subdivision of a parcel into 2 units; and
- (b) immediately before the commencement day, the application had not been decided; and
- (c) if the application were approved, 1 unit would not be wholly or partly superimposed on the other unit.

(2) The pre-amendment Act applies in relation to the application.

**252**      **Transitional regulations**

- (1) A regulation may prescribe transitional matters necessary or convenient to be prescribed because of the enactment of the *Unit Titles Amendment Act 2008*.

1 (2) A regulation may modify this part (including in relation to another  
2 territory law) to make provision in relation to anything that, in the  
3 Executive's opinion, is not, or is not adequately or appropriately,  
4 dealt with in this part.

5 (3) A regulation under subsection (2) has effect despite anything  
6 elsewhere in this Act or in another territory law.

7 **253 Transitional effect—Legislation Act, s 88**

8 This part is a law to which the Legislation Act, section 88 (Repeal  
9 does not end effect of transitional laws etc) applies.

10 **254 Expiry—pt 20**

11 This part expires 5 years after the day it commences.

12 **49 Dictionary, note 2, new dot point**

13 *insert*

- 14 • ACAT

15 **50 Dictionary, new definitions**

16 *insert*

17 *ACAT dispute*—see section 123.

18 *appoint* includes engage.

19 *communications officer*, for an owners corporation, means the  
20 owners corporation communications officer appointed by the  
21 owners corporation under section 55H.

22 **51 Dictionary, definition of *default articles***

23 *substitute*

24 *default articles*—see section 126.

---

**52 Dictionary, new definitions**

*insert*

***developer*** means the lessee of a parcel who applies for the approval of the subdivision of the parcel under section 17 (Unit title applications—general requirements).

***developer control period***, for a units plan, means the period that—

(a) starts on the day the owners corporation for the units plan is established; and

(b) ends on the day people other than the developer hold  $\frac{1}{3}$  or more of the unit entitlements for the units plan.

***financier***, for a service contract—see section 55R.

***implied warranties***, for part 7A (Implied warranties)—see section 130D.

***initial sinking fund plan***, for division 5.4 (Finances of owners corporation)—see section 62.

***manager***, for an owners corporation, means the owners corporation manager appointed by the owners corporation under section 55.

***secretary***, for an owners corporation, means the secretary of the corporation elected under section 87.

***service contract***, for an owners corporation, means a contract entered into by the owners corporation with a service contractor to provide service contractor services under section 55J.

***service contractor***, for an owners corporation, means the owners corporation service contractor contracted by the owners corporation under section 55J.

***sinking fund expenditure***, for division 5.4 (Finances of owners corporation)—see section 55W.

1            *sinking fund plan*, for division 5.4 (Finances of owners  
2            corporation)—see section 63A.

3            *treasurer*, for an owners corporation, means the treasurer of the  
4            corporation elected under section 87.

5            **53 Further amendments, mentions of *Magistrates Court***

6            *omit*

7            Magistrates Court

8            *substitute*

9            ACAT

10          *in*

- 11          • section 137 (2), example  
12          • sections 140 to 144  
13          • section 153 (4)  
14          • section 154 (2)  
15          • section 155  
16          • section 157  
17          • section 178

1 **Schedule 1 Consequential amendments**

2 (see s 3)

3 **Part 1.1 Agents Act 2003**

4 **[1.1] New section 8 (2) (da)**

5 *insert*

6 (da) acting as manager of an owners corporation for a units plan;

7 **[1.2] New section 8A**

8 *insert*

9 **8A People not taken to carry on business as real estate agent**

10  
11 The following people do not carry on business as a real estate agent,  
12 and need not be licensed, only because they act as manager of an  
13 owners corporation for a units plan:

- 14 (a) a member of the owners corporation appointed as treasurer of  
15 the corporation;
- 16 (b) a member of the owners corporation appointed as manager of  
17 the corporation;
- 18 (c) a person who manages only 1 owners corporation and whose  
19 income from the owners corporation is not the person's  
20 primary source of income.

21 **[1.3] Section 43 (2), except note**

22 *substitute*

23 (2) The ACAT may—

- 24 (a) cancel or suspend any other licence held by the agent; or

- 1 (b) prohibit the agent administering an administrative or special  
2 purpose fund under the *Unit Titles Act 2001*.

3 **[1.4] New section 109A**

4 *in division 7.2, insert*

5 **109A Change of owners corporation managing agent—former**  
6 **agent to give statement and records**

- 7 (1) This section applies if a person stops being the owners corporation  
8 managing agent for an owners corporation.
- 9 (2) The person must, not later than 14 days after the person stops being  
10 the managing agent, give the owners corporation—
- 11 (a) a certified copy of the owners corporation's accounts; and  
12 (b) the records about the management of the owners corporation.

13 **[1.5] New section 149 (2A) and (2B)**

14 *insert*

- 15 (2A) However, if the claim is in relation to a licensed real estate agent  
16 acting as manager of an owners corporation for a units plan, the  
17 amount that the claimant is entitled to claim is limited to \$50 000 for  
18 a single claim.
- 19 (2B) Subsection (2A) does not apply to a claim if the cause of action on  
20 which the claim is based arose before the commencement of  
21 subsection (2A).

1 **[1.6] New part 20**

2 *insert*

3 **Part 20 Transitional—Unit Titles**  
4 **Amendment Act 2008**

5 **220 Transitional regulations**

6 (1) A regulation may prescribe transitional matters necessary or  
7 convenient to be prescribed because of the enactment of the *Unit*  
8 *Titles Amendment Act 2008*.

9 (2) A regulation may modify this part (including in relation to another  
10 territory law) to make provision in relation to anything that, in the  
11 Executive's opinion, is not, or is not adequately or appropriately,  
12 dealt with in this part.

13 (3) A regulation under subsection (2) has effect despite anything  
14 elsewhere in this Act or in another territory law.

15 **221 Transitional effect—Legislation Act, s 88**

16 This part is a law to which the Legislation Act, section 88 (Repeal  
17 does not end effect of transitional laws etc) applies.

18 **222 Expiry—pt 20**

19 This part expires 1 year after the day it commences.

20 **[1.7] Dictionary, new definition of *owners corporation***  
21 ***managing agent***

22 *insert*

23 *owners corporation managing agent* means a person appointed as  
24 manager of an owners corporation for a units plan under the *Unit*  
25 *Titles Act 2001*.

1 **Part 1.2 Planning and Development Act**  
2 **2007**

3 **[1.8] New section 139 (2) (l)**

4 *before the notes, insert*

- 5 (l) if the application is for the subdivision of a units plan under the  
6 *Unit Titles Act 2001*, section 165B (Subdivision of units plan—  
7 application)—be accompanied by the resolution of the owners  
8 corporation under the *Unit Titles Act 2001*, section 160 (3) to  
9 cancel the units plan.

10 **[1.9] New section 165 (2) (aa)**

11 *insert*

- 12 (aa) if the application is for the subdivision of a units plan under the  
13 *Unit Titles Act 2001*, section 165B (Subdivision of units plan—  
14 application)—must include a condition that the units plan is  
15 cancelled; and

16 **Part 1.3 Unit Titles Regulation 2001**

17 **[1.10] Section 10**

18 *substitute*

19 **10 Code of conduct for managers—Act, s 55E**

20 The code of conduct in schedule 2 is prescribed.

21 **10A Manager insurance—Act, s 55F (2)**

22 The manager of an owners corporation must take out and maintain  
23 public liability insurance for a total amount of liability of not less  
24 than \$10 000 000.



- 1 **[1.11] Section 12**
- 2 *substitute*
- 3 **12 Fees for requests for unit title certificates and access to**
- 4 **owners corporation records—Act, s 75 (4)**
- 5 (1) The fee fixed by the owners corporation for a request for a unit title
- 6 certificate must not be more than \$80 (plus any GST payable in
- 7 relation to that amount).
- 8 (2) The fee fixed by the owners corporation for a request for access to
- 9 owners corporation information, records and documents in relation
- 10 to a unit or common property must not be more than—
- 11 (a) if the person making the request has requested a unit title
- 12 certificate in relation to the unit or the common property—\$0;
- 13 or
- 14 (b) in any other case—\$80 (plus any GST payable in relation to
- 15 that amount).
- 16 **[1.12] Section 13**
- 17 *substitute*
- 18 **13 Costs of taking legal action—Act, s 88C (2) (b)**
- 19 The amount prescribed is the lesser of—
- 20 (a) \$750 for each unit in the units plan; and
- 21 (b) \$10 000.
- 22 **[1.13] Divisions 4.2 and 4.3**
- 23 *omit*
- 24 **[1.14] Schedule 1, section 9**
- 25 *omit*
-

1 **[1.15] Schedules 2 and 3**

2 *substitute*

3 **Schedule 2 Code of conduct**

4 (see s 10)

5 **2.1 Knowledge of Act and code**

6 A manager must have a good working knowledge and understanding  
7 of the Act, including this code, as relevant to the manager's  
8 functions.

9 **2.2 Honesty, fairness and professionalism**

10 (1) A manager must act honestly, fairly and professionally in exercising  
11 the manager's functions.

12 (2) A manager must not try to unfairly influence the outcome of an  
13 election for the owners corporation executive committee.

14 **2.3 Skill, care and diligence**

15 A manager must exercise reasonable skill, care and diligence in  
16 exercising the manager's functions.

17 **2.4 Acting in owners corporation's best interests**

18 A manager must act in the best interests of the owners corporation  
19 unless it is unlawful to do so.

20 **2.5 Keeping owners corporation informed of developments**

21 A manager must keep the owners corporation informed of any  
22 significant development or issue about an activity carried out for the  
23 owners corporation.

1    **2.6           Ensuring employees comply with Act and code**

2           A manager must take reasonable steps to ensure that the manager's  
3           employees comply with the Act, including this code, when  
4           exercising the manager's functions.

5    **2.7           Fraudulent or misleading conduct**

6           A manager must not engage in fraudulent or misleading conduct in  
7           exercising the manager's functions.

8    **2.8           Unconscionable conduct**

9           A manager must not engage in unconscionable conduct in carrying  
10          out the manager's functions.

11          **Examples**

- 12          1    taking unfair advantage of the manager's superior knowledge relative to the  
13              owners corporation  
14          2    requiring the owners corporation to comply with conditions that are unlawful  
15              or not reasonably necessary  
16          3    exerting undue influence on, or using unfair tactics against, the owners  
17              corporation or the owner of a unit in the units plan

18          *Note*    An example is part of the regulation, is not exhaustive and may extend,  
19                   but does not limit, the meaning of the provision in which it appears (see  
20                   Legislation Act, s 126 and s 132).

21    **2.9           Conflict of duty or interest**

22          A manager for an owners corporation (the *first corporation*) must  
23          not accept an engagement for another owners corporation if  
24          accepting the engagement may place the manager's duty to, or the  
25          interests of, the first corporation in conflict with the manager's duty  
26          to, or the interests of, the other owners corporation.

27    **2.10          Goods and services to be supplied at competitive prices**

28          A manager must take reasonable steps to ensure the goods and  
29          services the manager gets for, or supplies to, the owners corporation  
30          are obtained or supplied at competitive prices.

- 1 **2.11 Manager to demonstrate keeping of particular records**  
2 If an owners corporation or its executive committee asks the  
3 manager, in writing, to show that the manager has kept the owners  
4 corporation's records as required under the Act, the manager must  
5 comply with the request within a reasonable time.
- 

## Endnotes

- 1 **Presentation speech**  
Presentation speech made in the Legislative Assembly on 2008.
- 2 **Notification**  
Notified under the Legislation Act on 2008.
- 3 **Republications of amended laws**  
For the latest republication of amended laws, see [www.legislation.act.gov.au](http://www.legislation.act.gov.au).
-