

Annex B

STRATA TITLE REGULATIONS [•]

CONTENTS

| Section | Page |
|--|-------------|
| PART 1 – STRATA SCHEMES..... | 1 |
| 1. Division of real property by strata plan | 1 |
| 2. Requirements for strata plan | 1 |
| 3. Lodgment and registration of plan | 3 |
| 4. Mortgages | 4 |
| 5. Effect of registration | 4 |
| 6. Common property | 5 |
| 7. Limited common property | 5 |
| 8. Ownership of common property | 6 |
| 9. Rights and responsibilities for common property | 6 |
| 10. Disposal of interest in common property | 6 |
| 11. Statutory easements | 8 |
| 12. Creation by body corporate of easements and covenants | 9 |
| 13. Commencement of easements and covenants | 9 |
| 14. Unit entitlements | 9 |
| 15. Change of unit entitlements | 10 |
| 16. Amendment of plan..... | 11 |
| 17. Application for amendment | 11 |
| 18. Acquisition of real property by body corporate | 12 |
| 19. Divesting of real property designated for public purposes | 12 |
| 20. Consolidation of plans | 13 |
| 21. Application for consolidation | 13 |
| 22. How consolidation is effected..... | 14 |
| 23. Effect of consolidation | 14 |
| 24. Termination by resolution of body corporate | 14 |
| 25. Termination by Court..... | 15 |
| 26. Registrar’s termination of plan on application of body corporate | 15 |
| 27. Termination of plan following order of Court | 15 |
| 28. Effect of termination | 16 |
| 29. Registration of termination | 16 |

GLOBAL MARKET STRATA TITLE REGULATIONS

| | | |
|--|---|-----------|
| 30. | Reinstatement of buildings | 16 |
| 31. | Apportionment of statutory charge | 17 |
| PART 2 – STAGED DEVELOPMENT SCHEMES | | 18 |
| 32. | Staged development schemes | 18 |
| 33. | Form and contents of scheme | 18 |
| 34. | Application for planning approval | 19 |
| 35. | Approval of scheme in principle..... | 20 |
| 36. | Lodgment of staged development scheme | 20 |
| 37. | Commencement of scheme | 20 |
| 38. | Development rights..... | 21 |
| 39. | Progressive development | 21 |
| 40. | Application for variation of scheme | 21 |
| 41. | Registration of variation | 22 |
| 42. | Variation of scheme by Court..... | 23 |
| 43. | Court order | 24 |
| 44. | Implied term in contract for sale of lot or proposed lot in staged development scheme ... | 24 |
| 45. | Acquisition of real property subject to registered scheme | 24 |
| PART 3 – SUBDIVISIONS | | 26 |
| 46. | Subdivision approval before dealing with part of lot..... | 26 |
| 47. | Subdivision of buildings | 26 |
| PART 4 – BODIES CORPORATE | | 28 |
| 48. | Establishment, regulation and register of bodies corporate | 28 |
| 49. | Division and merger of bodies corporate..... | 28 |
| 50. | Common seal | 29 |
| 51. | Membership of body corporate..... | 30 |
| 52. | General meetings of body corporate, including first annual general meeting | 30 |
| 53. | Strata developer control of body corporate..... | 31 |
| 54. | Voting at general meeting..... | 32 |
| 55. | Voting on behalf of persons under disability | 32 |
| 56. | Committee of management..... | 32 |
| 57. | Fiduciary duty of committee members | 33 |
| 58. | Appointment of manager | 33 |

GLOBAL MARKET STRATA TITLE REGULATIONS

| | |
|--|-----------|
| 59. Functions of body corporate | 34 |
| 60. Certificates by body corporate | 35 |
| 61. Administrative fund | 36 |
| 62. Lot Assessments..... | 36 |
| 63. Limitations on Lot Assessments: | 37 |
| 64. Proceedings on behalf of owners | 38 |
| 65. Subrogation of contractual rights..... | 38 |
| 66. Roll to be kept by body corporate..... | 38 |
| 67. Postbox and noticeboard..... | 39 |
| 68. Appointment of administrator..... | 39 |
| PART 5 – BY-LAWS | 41 |
| 69. Power to make by-laws..... | 41 |
| 70. Content of by-laws..... | 41 |
| 71. Limitations on by-law making power | 41 |
| 72. Registration and commencement of changes to by-laws..... | 42 |
| 73. Legal effect of by-laws | 42 |
| 74. Designation of limited common property..... | 43 |
| 75. Compliance notices..... | 44 |
| 76. Enforcement by Board | 44 |
| 77. When copies of by-laws must be provided..... | 44 |
| PART 6 – INSURANCE..... | 45 |
| 78. Body corporate taken to have insurable interest in certain property | 45 |
| 79. Insurance of buildings, etc., by body corporate | 45 |
| 80. Owner or occupier may be required to comply with requirement to ensure that insurance may be obtained on reasonable terms..... | 45 |
| 81. Other insurance | 46 |
| 82. Insurance by owner of lot | 46 |
| 83. Default by body corporate in relation to insurance..... | 47 |
| 84. Production of policies of insurance for inspection | 47 |
| PART 7 – MANDATORY ESCROW REQUIREMENT | 48 |
| 85. Mandatory escrow requirement | 48 |

GLOBAL MARKET STRATA TITLE REGULATIONS

| | |
|--|-----------|
| PART 8 – DISPUTE RESOLUTION AND APPEALS..... | 49 |
| 86. All powers reside in the Courts..... | 49 |
| PART 9 – MISCELLANEOUS | 50 |
| 87. Powers and protection of the Registrar..... | 50 |
| 88. Certificates issued by body corporate..... | 50 |
| 89. Action to be taken by the Registrar for registration, etc., of documents | 50 |
| 90. Creation of folio on primary application: units in buildings..... | 51 |
| 91. Use of lots and accessory lots | 52 |
| 92. Easements not affected by unity of ownership | 52 |
| 93. Service, etc., of notices | 52 |
| 94. Service on body corporate | 53 |
| 95. Service on owners of lots..... | 53 |
| 96. Powers of entry in certain cases..... | 53 |
| 97. Power of entry by authority | 54 |
| 98. Registrar’s directives | 54 |
| 99. Offences against these Regulations | 55 |
| 100. Authority to make Regulations | 55 |
| 101. Fees | 55 |
| PART 10 – INTERPRETATION | 56 |
| 102. Principals of Interpretation | 56 |
| 103. Defined Terms | 56 |
| PART 11 – SHORT TITLE; COMMENCEMENT; EXTENT..... | 63 |
| 104. Short Title | 63 |
| 105. Legislative authority | 63 |
| 106. Application of the Regulations | 63 |
| 107. Purpose of these Regulations | 63 |
| 108. Date of enactment | 63 |
| 109. Date of commencement | 63 |
| 110. Applicability of certain statutes | 63 |

**REGULATIONS TO PROVIDE FOR THE CREATION, ADMINISTRATION AND
MANAGEMENT OF STRATA TITLE**

PART 1 – STRATA SCHEMES

Chapter 1 – Strata plans generally

1. Division of real property by strata plan

- (1) Real property for which one or more folios of the Register have been created by the Registrar under the Global Market Real Property Regulations may be divided into lots, or into lots and common property, by registering a strata plan as provided in this Part.
- (2) If the real property to be divided by a strata plan is comprised in 2 or more folios of the Register, the registration of the strata plan effects any necessary consolidation of the real property.
- (3) Real property may be divided both vertically and horizontally under these Regulations, but vertical division into more than one stratum is not a necessary feature of a strata plan.
- (4) If real property is divided vertically, a lot may be created entirely on one level, or partially on one level and partially on another or others.
- (5) Subject to planning controls, different areas within a strata plan may be designated for different uses (for example, one area may be designated for residential use, another for commercial use, and another for retail use).

2. Requirements for strata plan

- (1) A strata plan must:
 - (a) state the name of the freehold title owner of the site and any ground lessee thereof;
 - (b) identify the strata developer and its ownership interest in the site for purposes of the plan if the strata developer is not the ground lessee of the site;
 - (c) state the name of the strata scheme;
 - (d) delineate the external surface boundaries of the site (vertical and horizontal) and the location of the buildings or proposed buildings in relation to those boundaries;
 - (e) state the folio or folios of the Register for the site and the location of the site;
 - (f) include a drawing illustrating the lots and distinguishing them by numbers or other symbols;

GLOBAL MARKET STRATA TITLE REGULATIONS

- (g) define the boundaries of each lot;
 - (h) show the approximate area of each lot;
 - (i) state the unit entitlement of each lot;
 - (j) indicate (if it is the case) that a lot is an accessory lot and identify the principal lot with which it is associated;
 - (k) if parking easements are to be created on registration of the strata plan:
 - (i) delineate the parking bays;
 - (ii) define or describe the rights of access to be conferred by the easements; and
 - (iii) define other easements and covenants (other than statutory easements) that are to be created on registration of the strata plan and to which any part of the site is to be subject;
 - (l) state the name of the body corporate to be formed on registration of the plan and its address for service;
 - (m) be accompanied by the proposed first by-laws of the body corporate, or else indicate that the first by-laws are to be those set out in Schedule 1;
 - (n) state the maximum number of lots that the strata developer reserves the right to create;
 - (o) include a description of any special strata developer rights;
 - (p) set forth any restrictions on use, occupancy or alienation of the lots;
 - (q) if the real property subject to the strata plan includes multiple uses, include a statement of the maximum percentage of the floor area of all lots that may be created under each proposed use;
 - (r) describe the proposed allocation of Lot Assessments to individual lots in reasonable detail; and
 - (s) contain other information and features required by the Registrar.
- (2) If a lot is separated from another lot, or from common property, by a boundary structure, the boundary is, unless otherwise stipulated in the strata plan, the centre of the boundary structure.

GLOBAL MARKET STRATA TITLE REGULATIONS

- (3) A strata plan must be endorsed with or accompanied by a certificate of a duly qualified surveyor, in a form approved by the Registrar, certifying that the building or buildings shown on the plan are within the boundaries of the site or that any encroachment beyond those boundaries is legally permitted.
- (4) Where a strata plan shows, expressly or by necessary implication, the use for which a lot is designated, the registered owner must not use the lot for another use, or permit it to be so used.
- (5) In this Section, “lot” includes a lot within a building or other improvements that is yet to be constructed or completed.

3. Lodgment and registration of plan

- (1) A strata plan may be lodged with the Registrar for registration.
- (2) A strata plan has no legal effect unless and until it is registered.
- (3) The plan must be accompanied by:
 - (a) subject to subsection (4), a certificate issued by the Relevant Authority stating that the development of the site has been approved;
 - (b) any other documents that may be required by the Registrar, including any certificate required by Section 2(4); and
 - (c) the prescribed fee.
- (4) Where the Relevant Authority has assented through a notification to the Registrar that strata subdivision of a building or a class of buildings does not require planning approval, the building plans as approved by the Relevant Authority may constitute the strata plan for the purposes of Section 2, if they are accompanied by a certificate from a duly qualified surveyor:
 - (a) setting out the information required by Section 2; and
 - (b) certifying that the plans depict the areas that the strata developer of the real property on which the building stands has sold or agreed to sell or subject to strata ownership.
- (5) Name of strata scheme
 - (a) The name of a strata scheme is the name shown on the registered plan.
 - (b) The name must be a name approved by the Registrar.

GLOBAL MARKET STRATA TITLE REGULATIONS

- (6) If satisfied that the requirements for registration have been complied with, the Registrar must register the plan.

4. Mortgages

- (1) If, immediately before registration of a strata plan, a mortgage was registered in the folio or folios of the Register for all or a portion of a lot covered by the strata plan, then on registration of the plan the Registrar must register the mortgage in the folio for each such lot created on registration of the plan.
- (2) Unless otherwise expressly provided in the relevant mortgage instrument, the prior written approval of the mortgagee with respect to any mortgage referred to in the foregoing clause (1) shall be required prior to registration of the plan.
- (3) When acting under subsection (1), the Registrar may register the mortgage in the folio of the Register for the common property; provided that, upon or prior to the sale or transfer of a lot, such registration shall be terminated (and the mortgage will be released) as to that lot's respective proportionate share of the common property.

5. Effect of registration

- (1) A registered strata plan forms part of the Register.
- (2) On registration of the strata plan, the Registrar must create folios of the Register for:
 - (a) each lot created by the plan; and
 - (b) the common property.
- (3) When creating a folio of the Register for a lot, the Registrar must:
 - (a) register as the strata developer the person who, at the time of the creation of the Strata Development, had registered for the Strata Development originally under Section 4; and
 - (b) register that ownership of the lot may:
 - (i) be subject to the benefits and burdens created under the Strata Development Documents; and
 - (ii) include a proportionate interest in any common property associated with the development of which the building forms part, subject to the terms of the Strata Development Documents.
- (4) When creating a folio of the Register for the common property, the Registrar must register the common property as owned by the owners as tenants in common.

- (5) The following provisions apply to the folio of the Register for the common property:
- (a) easements (other than statutory easements), covenants and caveats affecting the site are to be registered in the folio;
 - (b) dealings with the common property by the body corporate of a kind authorised under these Regulations are to be registered in the folio;
 - (c) the initial by-laws of the body corporate, and any subsequent amendments or modifications to such by-laws, are all to be registered in the folio; and
 - (d) any amendments to the plan are to be registered in the folio.

Chapter 2 – The common property

6. Common property

- (1) Subject to subsection (2) and the provisions of the Strata Development Documents, the common property shall consist of all parts of the site (including buildings or parts of buildings and improvements) that are not within a lot, including the following:
- (a) structural elements of the site, including, as to any building or buildings located on the site, the main supports, foundations, columns, beams, structural walls, steps, joists, and roofs
 - (b) the land surrounding any building or buildings located on the site, and all roadway improvements, landscaping, and other appurtenances thereto; and
 - (c) the service infrastructure of the site (including any service infrastructure located in buildings or parts of buildings and improvements).
- (2) Despite subsection (1):
- (a) any windows (whether fixed or sliding), shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios, and all exterior doors and windows or other fixtures designed to serve a single lot, but located all or in part outside the boundaries of that lot, are part of the lot; and
 - (b) any windows that are on the exterior wall of a lot or other appurtenances described in the foregoing clause (a) that are not designated for the exclusive use of a lot are common property.

7. Limited common property

- (1) The Strata Development Documents may designate portions of the property as “limited common property” designated for the exclusive use of one of more lot owners.

GLOBAL MARKET STRATA TITLE REGULATIONS

- (2) Any amendment to the Strata Development Documents after the date a lot owner acquires his or her lot which purports to designate portions of such lot owner's lot as "limited common property" shall require the written approval of such lot owner.
- (3) For avoidance of any doubt, references herein to "common property" should not be deemed to include any limited common property.

8. Ownership of common property

- (1) The owners of the lots are, in equity, tenants in common of the common property in shares proportionate to the unit entitlements of their respective lots.
- (2) An owner's interest in a lot is inseparable from the owner's interest in the common property, so that:
 - (a) a dealing with the lot affects, without express mention, such owner's proportionate interest in the common property; and
 - (b) an owner cannot separately deal with or dispose of the owner's interest in the common property.
- (3) The body corporate may deal with the common property on behalf of the owners of the lots as authorised under these Regulations.

9. Rights and responsibilities for common property

- (1) The body corporate may sue and be sued for rights and liabilities related to the common property as if the body corporate were the beneficial owner and occupier of the common property.

10. Disposal of interest in common property

- (1) If authorised by extraordinary resolution, a body corporate may:
 - (a) sell or otherwise dispose of part of the common property;
 - (b) grant or amend a lease over part of the common property; or
 - (c) incur debt on behalf of the lot owners and in connection with such debt assign the rights to receive future income and common charges as security and encumber any real or personal property it holds and agree that at the lender's direction it shall make special assessments for purposes of making any payments due lender; provided, however, that the body corporate shall not have the right to grant a mortgage or lien on the common property itself.
- (2) An instrument to give effect to a transaction under this Section may be registered only if accompanied by:

GLOBAL MARKET STRATA TITLE REGULATIONS

- (a) a copy of the resolution authorising the transaction certified under the body corporate's common seal;
- (b) if planning or subdivision approval is required by the Relevant Authority, a certificate from the Relevant Authority certifying that it has approved the transaction; and
- (c) if the transaction is for the sale or disposal of part of the common property, an amendment to the plan showing the new boundaries.

Chapter 3 – Special strata developer rights

- (1) No special strata developer right may be transferred except by an instrument evidencing the transfer registered with the Registrar against all of the lots affected by the relevant strata plan.
- (3) Upon transfer of any special strata developer right, the liability of a transferor strata developer is as follows:
 - (a) A transferor is not relieved of any obligation or liability arising before the transfer and remains liable for any applicable warranty obligations. Lack of privity does not deprive any lot owner of standing to maintain an action to enforce any obligation of the transferor.
 - (b) If a successor to any special strata developer right is an affiliate of a strata developer, the transferor is jointly and severally liable with the successor for any obligations or liabilities of the successor relating to the strata development.
 - (c) If a transferor retains any special strata developer right, but transfers other special strata developer rights to a successor who is not an affiliate of the strata developer, the transferor is liable for any obligations or liabilities relating to the retained special strata developer rights and arising after the transfer.
 - (d) A transferor has no liability for any act or omission or any breach of a contractual or warranty obligation arising from the exercise of a special strata developer right by a strata developer or successor who is not an affiliate of the transferor.
- (4) Unless otherwise provided in a mortgage, in case of foreclosure of a mortgage of any lots owned by an strata developer of real estate in a strata development subject to development rights, a person acquiring title to all the real estate being foreclosed or sold, but only upon his request, succeeds to all special strata developer rights related to that real estate held by that strata developer.
- (5) The liabilities and obligations of a person who succeeds to special strata developer rights are as follows:

GLOBAL MARKET STRATA TITLE REGULATIONS

- (a) A successor to any special strata developer right who is an affiliate of a strata developer is subject to all obligations and liabilities imposed on the transferor by these Regulations.
- (b) A successor to any special strata developer right, other than a successor described in subsection (3), who is not an affiliate of a strata developer, is subject to all obligations and liabilities imposed by these Regulations:
 - (i) on a strata developer which relate to his exercise or non-exercise of special strata developer rights; or
 - (ii) on his transferor, other than:
 - (A) misrepresentations by any previous strata developer;
 - (B) warranty obligations on improvements made by any previous strata developer, or made before the strata development was created; or
 - (C) breach of any fiduciary obligation by any previous strata developer or his appointees to the body corporate.

Chapter 4 – Easements

11. Statutory easements

- (1) Easements of lateral and subjacent support exist between lots or parts of the common property for which the support is necessary and lots or parts of the common property capable of providing the support.
- (2) Easements exist over the lots and common property in favour of the body corporate and the owners of lots to the extent reasonably necessary for the installation, maintenance, operation, repair and replacement of service infrastructure.
- (3) Easements exist for encroachment to the extent that any lot or common property encroaches on any other lot or common property, which easement shall not relieve the owner of a lot of liability in the case of his willful misconduct nor relieve the original developer or any other person for failure to adhere to the strata plan.
- (4) The easements in subsections (1), (2), and (3) confer and impose all ancillary rights and obligations reasonably necessary to make them effective, including the right to enter real property burdened by the easements in order to ensure continued enjoyment of the easements.
- (5) The rights conferred by the easements in subsections (1), (2), and (3) cannot be exercised in a way that unreasonably interferes with the enjoyment of a lot or the common property.

12. Creation by body corporate of easements and covenants

- (1) If authorised by extraordinary resolution, a body corporate may:
 - (a) grant an easement burdening the common property, or accept the grant of an easement for the benefit of the common property;
 - (b) enter into a covenant burdening the common property or for the benefit of the common property; or
 - (c) surrender an easement or covenant for the benefit of the common property, or accept the surrender of an easement or covenant burdening the common property.
- (2) An instrument to give effect to a transaction under this Section may only be registered if accompanied by:
 - (a) a copy of the resolution authorising the transaction certified under the body corporate's common seal;
 - (b) if planning approval is required by the Relevant Authority, a certificate from the Relevant Authority certifying that it has approved the transaction;
 - (c) if the Registrar considers necessary, a plan of the property depicting the locations and dimensions of the easement; and
 - (d) any other documents required by the Registrar.

13. Commencement of easements and covenants

- (1) Statutory easements come into force on the registration of the plan.
- (2) Easements and covenants that are included in the plan and that burden real property comprised in the site come into force on the registration of the plan.
- (3) An easement or covenant created by a transaction authorised under this Chapter comes into force on registration of the instrument under which the easement or covenant is created.

Chapter 5 – Unit entitlements

14. Unit entitlements

- (1) Each lot created by a plan has a unit entitlement, expressed as a percentage or fraction of the aggregate unit entitlement of all lots in the plan.

GLOBAL MARKET STRATA TITLE REGULATIONS

- (2) A unit entitlement:
 - (a) may be a general unit entitlement operating for all the purposes of these Regulations; or
 - (b) may be a special unit entitlement operating for any one or more specific purposes, such as (but not limited to) the following:
 - (i) for fixing the proportionate contribution to be made by the owner of the lot to the body corporate in the form of a Lot Assessment;
 - (ii) for fixing the owner's proportionate interest in the common property;
 - (iii) for fixing the number of votes to be exercisable by the owner of the lot at a general meeting of the body corporate;
 - (iv) for fixing the proportion of the body corporate's income to be apportioned to the owner of the lot.
- (3) If a lot has a special unit entitlement for a particular purpose, it must also have a general unit entitlement for other purposes. Where the context requires, a reference in these Regulations to the unit entitlement of the lot is to be taken as a reference to the special unit entitlement, but otherwise is to be taken to be a reference to the general unit entitlement of the lot.
- (4) The unit entitlement, or a particular class of unit entitlement, may be the same for each lot or may vary from lot to lot.
- (5) Unit entitlements must be fixed on a fair and equitable basis, and, in the case of Lot Assessments, subject to Section 62, and the formula for fixing the same must be explained with a reasonable level of detail, whether it be by lot size, lot value or some other formula.

15. Change of unit entitlements

- (1) The unit entitlements of the lots created by a plan may be changed:
 - (a) by extraordinary resolution of the body corporate;
 - (b) by order under Part 6; or
 - (c) if the total unit entitlements of the lots subject to the change are not affected, by agreement between the owners of the lots and with the consent of the registered mortgagees and lessees of the lots.

- (2) The Registrar may dispense with a lessee's consent under subsection (1)(c) if satisfied that the lessee's interests would not be prejudiced by the change of unit entitlement or if the lessee has unreasonably withheld consent.
- (3) A change of unit entitlements under subsection (1) does not take effect until the plan is changed by registration of an amendment including the change.
- (4) If lots may be added or withdrawn from the strata development the plan must state the formulas to be used to reallocate the allocated interests among all lots included in the strata development after the addition or withdrawal.

Chapter 6 – Amendment of strata plan

16. Amendment of plan

A strata plan may be amended by registration of an amendment under this Chapter.

17. Application for amendment

- (1) An application for registration of an amendment to a strata plan may be made:
 - (a) if the body corporate is authorised by special resolution to make the application, by the body corporate; or
 - (b) jointly by the owners of lots affected by the amendment.
- (2) The application must be accompanied by the following:
 - (a) if the application is made by the body corporate, a copy of the resolution authorising the application certified under the body corporate's common seal;
 - (b) if the amendment affects the boundaries of lots or common property:
 - (i) a plan showing the amendment certified, in a form approved by the Registrar, by a duly qualified surveyor;
 - (ii) a certificate of approval from any authority whose approval to the amendment is required; and
 - (iii) evidence that the registered mortgagees and/or lessees of any lots affected by the amendment consent to the amendment;
 - (c) if the amendment affects unit entitlements, a revised schedule of unit entitlements; and
 - (d) the prescribed fee.

- (3) The Registrar may dispense with a registered mortgagee's and/or lessee's consent under subsection (2)(b)(iii) if satisfied that the mortgagee's and/or lessee's interests would not be prejudiced by registration of the amendment or that the mortgagee and/or lessee has unreasonably withheld consent.
- (4) Notwithstanding the foregoing, any amendment which changes the common property, limited common property or the boundaries of any lot shall additionally be subject to the affirmative vote of any unit owners adversely affected thereby.

18. Acquisition of real property by body corporate

- (1) If authorised by extraordinary resolution, a body corporate may acquire real property to incorporate it in the site.
- (2) A transfer to give effect to an acquisition under this Section may be registered only if accompanied by:
 - (a) The instrument of transfer in the form approved by the Registrar;
 - (b) a copy of the resolution authorising the acquisition, certified under the body corporate's common seal; and
 - (c) an application for amendment to the plan in accordance with this Chapter incorporating the real property in the site.
- (3) On registration of the transfer, the real property merges with the site to form common property or common property and lots in accordance with the amendment to the plan.

Chapter 7 – Divesting of real property for public purposes

19. Divesting of real property designated for public purposes

- (1) This Section applies where, in a plan approved by the Relevant Authority, part of common property is designated for roads, streets, road reserves, road- widening, drainage reserves, or for any other public use.
- (2) The Relevant Authorities may lodge with the Registrar a request in the approved form to be registered as owner of that part of the common property.
- (3) If satisfied that the request relates to the part of the real property shown in the plan, and that any compensation required to be paid for the common property so divested pursuant to Global Market Regulations has been paid, the Registrar must register the Relevant Authorities as registered freehold owner of that part of the common property and make an appropriate registration in the folio of the Register for the common property.

- (4) On registration:
 - (a) that part of the common property vests in the Relevant Authorities free from all interests affecting it;
 - (b) where any of those interests are registered, the Registrar must cancel their registration; and
 - (c) if the Registrar considers it appropriate, the Registrar must create a new folio of the Register for the balance of the common property.

Chapter 8 – Consolidation of plans

20. Consolidation of plans

Two or more strata plans may be consolidated under this Chapter.

21. Application for consolidation

- (1) An application for the consolidation of two or more strata plans may be made to the Registrar by the bodies corporate for the relevant strata schemes.
- (2) The application must be accompanied by the following:
 - (a) copies of the resolutions authorising the application, each certified under the common seal of the body corporate by which it was passed to be an extraordinary resolution of the body corporate;
 - (b) a consolidated plan to be substituted for the existing registered plans certified, in a form approved by the Registrar, by a duly qualified surveyor;
 - (c) the written consents of all owners and registered mortgagees and lessees of lots;
 - (d) a certificate of approval issued by any authority whose consent to the consolidation is required;
 - (e) a revised schedule of unit entitlements; and
 - (f) the prescribed fee.
- (3) The consolidated plan must show the name of the strata scheme to be formed by the consolidation and the address of the body corporate to be formed by the consolidation.
- (4) The Registrar may dispense with a registered mortgagee's and/or lessee's consent under subsection (2)(c) if satisfied that the mortgagee's and/or lessee's interests would not be

prejudiced by the consolidation or that the mortgagee and/or lessee has unreasonably withheld consent.

22. How consolidation is effected

- (1) The Registrar may consolidate the strata plans by:
 - (a) cancelling the existing plans and the existing folios in the Register for the strata schemes; and
 - (b) registering the new plan and creating new folios in the Register for the consolidated scheme.
- (2) The issue of new folios of the Register does not affect mortgages over the lots in the strata scheme, and those registered on the previous folios are to be transferred to the new folios.

23. Effect of consolidation

On consolidation of the plans, the bodies corporate that applied for the consolidation are dissolved and their assets and liabilities vest in the body corporate formed on registration of the new plan.

Chapter 10 – Termination of plan

24. Termination by resolution of body corporate

- (1) A body corporate may, by extraordinary resolution, resolve to terminate the strata plan.
- (2) The body corporate gives effect to its resolution by applying to the Registrar for termination of the plan under Section 27.
- (3) If it resolves to terminate the plan, the body corporate must also appoint as liquidator a person who is qualified under applicable Global Market Regulations.
- (4) The liquidator must do whatever is reasonably possible to ensure that the following events occur, to the optimum lawful advantage of the body corporate:
 - (a) the sale or disposition of the body corporate's property;
 - (b) the discharge of the body corporate's liabilities;
 - (c) the identification of persons liable for discharging the body corporate's liabilities and their proportionate liability; and
 - (d) the distribution of the body corporate's assets and the proportionate entitlement of each person under that distribution.

25. Termination by Court

- (1) The Court may order that a strata plan be terminated, on grounds the Court considers appropriate.
- (2) An application for an order under subsection (1) may be made by an owner of a lot, a registered mortgagee of a lot, or the body corporate.
- (3) The Court may require persons to be served with notice of the application.
- (4) The Court may, from time to time, vary any order it makes under this Section, on the application of any person entitled to be heard on the application for the original order.
- (5) No application may be made under this Section where the only reason for the application is that the owners wish to sell all the lots and common property in the plan and:
 - (a) they have been able to obtain a unanimous resolution approving the sale, but the Board of Directors has refused an order for sale.

26. Registrar's termination of plan on application of body corporate

- (1) The Registrar may terminate a strata plan on application by the body corporate, following a resolution under Section 24.
- (2) The application must be accompanied by the following:
 - (a) a copy of the resolution, certified under the common seal of the relevant body corporate to be an extraordinary resolution of the body corporate;
 - (b) the written consents of all registered mortgagees of lots affected by the application;
 - (c) a certificate from any authority whose consent is required for the application; and
 - (d) the prescribed fee.
- (3) The Registrar may dispense with a registered mortgagee's consent under subsection (2)(b) if satisfied that the mortgagee's interests would not be prejudiced by termination of the plan or that the mortgagee has unreasonably withheld consent.

27. Termination of plan following order of Court

- (1) Where the Court orders that a strata plan be terminated, the order must include the steps that are to be taken to have the termination lodged with the Registrar for registration, and the action to be taken by the Registrar to give effect to the order.
- (2) The Registrar must take any action the Court directs.

28. Effect of termination

On termination of a strata plan:

- (a) the site vests in the former owners of the lots, as tenants in common, in shares proportionate to the respective unit entitlements of their lots;
- (b) the body corporate is dissolved, and any outstanding rights and liabilities of the body corporate attach to the owners in shares proportionate to the respective unit entitlements of their lots;
- (c) any mortgage or other encumbrance registered over a lot attaches to the interest of the former owner of the lot in the site;
- (d) any net proceeds shall be divided among the former owners in proportion to their respective unit entitlements of their lots, provided that no payment shall be made to any unit owner until all mortgages or other encumbrances registered over the relevant lot shall be paid off in their order of priority; and
- (e) unless otherwise provided in the Strata Development Documents, as long as the former owners of lots hold title as tenants in common, each unit owner and his successors in interest shall have the exclusive right of occupancy to that portion of the real estate that formerly constituted his respective unit.

29. Registration of termination

On terminating a strata plan, the Registrar must:

- (a) terminate existing folios related to the former plan; and
- (b) create a new folio in the Register to give effect to this Chapter.

Chapter 11 – Miscellaneous

30. Reinstatement of buildings

- (1) If a building on the site is damaged or destroyed, a scheme for reinstating the building in whole or in part shall be required under this Section unless lot owners owning not less than 75% of the interests in the body corporate shall elect not to proceed with the repair or restoration, in which case, the property shall be made subject to an action for partition and the net proceeds of the sale are to be divided amongst the interested parties in proportion with their respective common interests (after payment of any owner's share of unpaid liens on his respective lot).
- (2) The interested parties are:

- (a) the body corporate; and
- (b) the insurer;
- (c) the owners and registered mortgagees and lessees of lots affected by the scheme;
- (d) any planning authority with jurisdiction over the site; and
- (e) all other persons who appear from the Register to have an interest in the scheme.

31. Apportionment of statutory charge

If a liability to an authority exists, and the liability is a charge on the whole or part of the site, then the charge is apportioned among the lots (or the lots in that part of the site) in the same proportions as the unit entitlement of each lot bears to the total unit entitlement of all the lots in the site or that part of the site.

PART 2 – STAGED DEVELOPMENT SCHEMES

Chapter 1 – Nature of staged development scheme

32. Staged development schemes

- (1) This Part provides for staged development schemes.

33. Form and contents of scheme

- (1) A staged development scheme consists of:
- (a) a master plan for developing real property in stages by a series of strata plans; and
 - (b) a disclosure statement that conforms with the requirements of this Part.
- (2) The master plan forming part of a staged development scheme must:
- (a) identify the site by reference to the relevant folio of the Register and delineate the site;
 - (b) contain a plan for each proposed stage of the development (identifying its location by reference to the site) that:
 - (i) shows the location of existing and proposed buildings;
 - (ii) identifies the boundaries of the proposed lots and common property; and
 - (iii) indicates proposed construction zones, access zones and the nature of the use that may be made of them; and
 - (c) contain any other information or material required by the Registrar.
- (3) A disclosure statement that forms part of a staged development scheme must include:
- (a) a warning in the form and terms required by the Registrar, including a warning as to the risks attendant to staged developments in general, including the risks of non-completion;
 - (b) the name and address of the developer;
 - (c) a description of the proposed development and the stages in which it is to be carried out;
 - (d) a statement of estimated times for commencing and completing each stage of the proposed development (which may be fixed by reference to the calendar, by

reference to the completion of a previous stage of the development, by reference to progress in the sale of lots, or on any other reasonable basis);

- (e) a schedule of the working hours during which work is to proceed on the second and any subsequent stage of the proposed development;
- (f) a description of any amenities to be provided as part of the proposed development, and a statement of:
 - (i) the purposes for which the amenities are to be provided;
 - (ii) the extent to which the amenities are to be available for use by the owners and occupiers of lots and their invitees; and
 - (iii) the arrangements for providing and maintaining the amenities and defraying the cost of their provision or maintenance;
- (g) a schedule of material and finishes to be used in the building work involved in carrying out proposed development work;
- (h) a schedule of the proposed unit entitlements for each proposed lot as at the completion of each stage of the proposed development; and
- (i) any other information or materials required by the Registrar.

Chapter 2 – Approval of scheme in principle

34. Application for planning approval

- (1) Before a staged development scheme may be commenced, the developer under the proposed staged development scheme must apply for, and receive, approval of the scheme in principle from the Relevant Authority.
- (2) The application must be accompanied by:
 - (a) the proposed staged development scheme;
 - (b) any other document required by the Registrar or the Relevant Authority; and
 - (c) the prescribed fee.
- (3) An application may be made whether the site is wholly undeveloped or partially developed.

35. Approval of scheme in principle

- (1) Before approving a proposed staged development scheme in principle, the Registrar and the Relevant Authority may exercise either or both of the following powers:
 - (a) it may require changes to the proposed scheme;
 - (b) it may require the demolition or alteration of buildings on the site of the proposed scheme.
- (2) The Registrar and the Relevant Authority may:
 - (a) approve the staged development scheme unconditionally;
 - (b) approve the scheme subject to specified conditions, which may include a condition requiring the developer to proceed with the proposed development work in accordance with specified time limits; or
 - (c) refuse to approve the scheme in whole or in part.
- (3) If the Registrar and the Building and Relevant Authority approve the proposed staged development scheme, it must issue a certificate of approval.

Chapter 3 – Registration of scheme

36. Lodgment of staged development scheme

- (1) The Registrar may, on application by the developer, register a staged development scheme.
- (2) An application for registration of a staged development scheme must be accompanied by:
 - (a) the staged development scheme;
 - (b) a certificate from the Relevant Authority certifying that the Board of Directors has approved the scheme in principle and stating any conditions to which the approval is subject; and
 - (c) the prescribed fee.

37. Commencement of scheme

A staged development scheme comes into force on registration.

Chapter 4 – Development rights

38. Development rights

- (1) The developer under a staged development scheme is entitled to reasonable access to, and use of, the site for:
 - (a) the purposes of carrying out the proposed development; and
 - (b) for other purposes related to development stated in the disclosure statement.
- (2) Any provision in the by-laws or other Strata Development Documents which purport to limit the rights of the developer under this Section shall be void and unenforceable.

Chapter 5 - Progressive development of real property subject to scheme

39. Progressive development

- (1) The real property subject to a staged development scheme is to be progressively developed in stages, in accordance with the master plan.
- (2) The Relevant Authority may refuse to approve a particular stage in a staged development scheme if an earlier stage of the scheme has not been completed as required under the terms of the registered scheme.
- (3) As real property is progressively developed in accordance with a staged development scheme:
 - (a) a strata scheme created at an earlier stage of the development expands to incorporate lots and common property created at later stages of the development; or
 - (b) if the master plan so provides, a new strata scheme that remains separate and independent from the strata scheme or schemes created at earlier stages of the development is established, incorporating the lots and common property created on registration of the strata plan for a later stage of the development.

Chapter 6 – Variation of scheme

40. Application for variation of scheme

- (1) The developer under a registered staged development scheme may apply for the scheme to be varied.
- (2) The application is to be made in the first instance to the Relevant Authority.

GLOBAL MARKET STRATA TITLE REGULATIONS

- (3) The application must indicate how the scheme is to be varied.
- (4) The application must be accompanied by:
 - (a) the written consents of all owners and prospective owners of lots in the scheme; and
 - (b) the prescribed fee.
- (5) The Registrar may dispense with the consent of an owner or prospective owner:
 - (a) if the Registrar is satisfied that the owner or prospective owner would not be adversely affected by the variation;
 - (b) if the Registrar is satisfied that the whereabouts of the owner or prospective owner is unknown to, and not reasonably ascertainable by, the applicant; or
 - (c) if less than 25% of the owners and prospective owners have refused or failed to consent, and the Registrar is satisfied that consent has been unreasonably withheld.
- (6) The Registrar may:
 - (a) approve the variation unconditionally;
 - (b) approve the variation subject to specified conditions; or
 - (c) refuse to approve the variation in whole or in part.
- (7) If the Registrar approves the variation, a person whose consent was dispensed with may, within 30 days of the approval, apply to the Court for an order revoking the approval. The Court may make the order it considers appropriate, and the Registrar must comply with the order.

41. Registration of variation

- (1) The Registrar may, on application by the developer under a staged development scheme, register a variation that has been approved under Section 40.
- (2) An application for registration of a variation of a staged development scheme must be accompanied by:
 - (a) the proposed scheme as varied, indicating the variations;
 - (b) a certificate issued by the Registrar approving the proposed variation and stating any conditions subject to which the approval has been granted; and
 - (c) the prescribed fee.

- (3) The variation comes into force on registration.

42. Variation of scheme by Court

- (1) The Court may, on application by an interested person, make an order for variation of a staged development scheme if satisfied that it is impossible or impracticable to complete the scheme as proposed in the master plan.
- (2) Each of the following is an interested person:
- (a) the developer;
 - (b) each owner and each prospective owner of a lot;
 - (c) the Registrar;
 - (d) any registered mortgagee or lessee of a lot;
 - (e) any other person who has, in the Court's opinion, a proper interest in the matter.
- (3) The applicant must give notice of an application under this Section to all interested persons.
- (4) A person entitled to notice under this Section may appear and be heard in the proceedings.
- (5) The Court may make an order:
- (a) deferring the time for completion of a particular stage or stages of the scheme;
 - (b) changing the order in which the various stages of the scheme are to be completed;
or
 - (c) varying the scheme in other ways to ensure (as far as practicable) its successful completion.
- (6) An order under this Section may also:
- (a) provide for the payment of compensation in addition to, or instead of, damages or compensation to which a person would be otherwise entitled;
 - (b) vary rights and obligations arising under these Regulations in relation to the scheme; and
 - (c) make any other provision the Court considers just and equitable.
- (7) The Court may, on application by an interested person, vary or revoke an order under this Section.

- (8) A copy of an order under this Section (including an order varying or revoking an earlier order) must be served on the Registrar.
- (9) The Registrar must register the order, and on registration the order becomes part of the scheme.

Chapter 7 – Enforcement of scheme

43. Court order

- (1) The Court may, on application by an interested person, make an order (including, if appropriate, a mandatory injunction) requiring the developer under a staged development scheme to complete the scheme in accordance with the terms of the scheme.
- (2) The following are interested persons:
 - (a) an owner or prospective owner of a lot;
 - (b) a body corporate for a strata scheme within the staged development scheme;
 - (c) the Relevant Authority;
 - (d) any registered mortgagee or lessee of a lot;
 - (e) any other person who has, in the Court’s opinion, a proper interest in the matter.

44. Implied term in contract for sale of lot or proposed lot in staged development scheme

- (1) The developer under a staged development scheme warrants to any person who enters into a contract to purchase a lot or a proposed lot in the scheme that the development will be carried out in substantial accordance with the scheme.
- (2) A warranty under subsection (1):
 - (a) is enforceable in the same way as a contractual warranty; but
 - (b) cannot be limited or excluded by contract.

Chapter 8 – Transfer of title to real property subject to registered scheme

45. Acquisition of real property subject to registered scheme

- (1) This Section applies where a person acquires real property subject to a registered staged development scheme from the developer under the scheme, or from a person who acquired real property from the developer under the scheme, and the real property is yet to be fully developed in accordance with the scheme.

GLOBAL MARKET STRATA TITLE REGULATIONS

- (2) The person who acquires the real property becomes bound to develop the real property in accordance with the scheme, and the rights and obligations of the developer under the scheme, so far as they relate to real property subject to the acquisition, pass to the person who acquires the real property.
- (3) The foregoing subsection (2) shall not apply to a person who acquires one or more (but less than all) of the individual lots in a strata development.

PART 3 – SUBDIVISIONS

46. Subdivision approval before dealing with part of lot

- (1) Subject to Section 47, the Registrar shall not register an instrument affecting part only of a lot unless the Registrar is satisfied that in relation to the part:
- (a) the Relevant Authority has certified that its requirements relating to subdivision have been met; and
 - (b) the boundaries and dimensions of the part accord with the boundaries and dimensions shown in a plan for that part lodged with and approved by the Registrar.

47. Subdivision of buildings

- (1) Subject to subsection (4), where the Relevant Authority has approved building plans which provide for the division of a building into 2 or more units adapted for separate occupation or use, the Registrar may, instead of creating a folio of the Register for the real property on which the building is erected or proposed to be erected, create folios of the Register for each unit in the building as if it were a separate lot, but only if the requirements of subsection (2) are satisfied.
- (2) The requirements referred to in subsection (1) are that:
- (a) under Global Market law, the approval by the Relevant Authority of a subdivision plan is not required for the building or class of buildings;
 - (b) the Relevant Authority has assented through a notification authorising the subdivision of the building or the class of buildings to which it belongs; and
 - (c) the approved building plans:
 - (i) bear a certificate by the Registrar that the boundaries of all the units delineated on the approved building plans have been endorsed by the owner of the development as correct and in accordance with what the owner has sold or agreed to sell; and
 - (ii) contain all other certifications and information required by the Registrar.
- (3) Where the Registrar acts under subsection (1) and creates a folio of the Register for each unit, the Registrar shall:
- (a) create a folio of the Register for any one or more common areas created under any building sales agreement, co-owners association constitution, master community declaration, or similar document;

GLOBAL MARKET STRATA TITLE REGULATIONS

- (b) register as the freehold owner of those common areas the person or persons the Registrar considers to be the freehold owner of those areas; and
- (c) record in the folio for that unit that:
 - (i) ownership of the unit may be subject to the benefits and burdens created under any building sales agreement, co-owners association constitution, master community declaration, or similar document applying to the unit;
 - (ii) ownership of the unit may include a proportionate interest in any common property associated with the development of which the building forms part; and
 - (iii) an official survey of the unit may not have been carried out.

PART 4 – BODIES CORPORATE

Chapter 1 – Establishment of body corporate

48. Establishment, regulation and register of bodies corporate

- (1) On registration of a strata plan, a body corporate is established under the name Strata Corporation No. with the addition of the name of the strata scheme.
- (2) A body corporate established under this Section:
 - (a) has perpetual existence and a common seal; and
 - (b) may sue or be sued in its corporate name.
- (3) The Registrar may regulate the activities of bodies corporate, in all cases consistent with the provisions of Global Market Regulations.
- (4) The Registrar is to establish and maintain a register of bodies corporate established under these Regulations.
- (5) A body corporate must provide the Registrar with any information the Registrar considers appropriate to form part of the register.
- (6) The Registrar is to make the register available for public inspection at reasonable times and on payment of a reasonable fee as set forth in the Global Market Real Property Regulations.

49. Division and merger of bodies corporate

- (1) A body corporate may be divided into 2 or more separate bodies corporate by extraordinary resolution.
- (2) Any rights and liabilities that had accrued to the body corporate before the division attach jointly and severally to the bodies corporate formed by the division.
- (3) Two or more bodies corporate established in relation to the same scheme may merge to form a single body corporate.
- (4) Any rights and liabilities that had accrued to the bodies corporate subject to the merger before the merger attach to the body corporate formed by the merger.
- (5) The division of a body corporate, or the merger of bodies corporate, does not take effect until the division or merger is registered in the folio or folios of the common property.
- (6) If 2 or more bodies corporate are established in relation to the same scheme, Strata Development Documents relating to the body corporate must be lodged with the Registrar.

- (7) The Strata Development Documents:
- (a) must define the functions and responsibilities of each body corporate and, in doing so, may create an administrative hierarchy with one or more bodies corporate at each level of the hierarchy;
 - (b) must provide for the resolution of disputes between the bodies corporate; and
 - (c) must ensure that the powers of a body corporate under these Regulations insofar as they relate to a lot within the scheme are directly exercisable in relation to each lot within the scheme by one, and only one, body corporate.

Chapter 2 – Common seal

50. Common seal

- (1) A body corporate's common seal must include the body corporate's name.
- (2) The seal is not to be affixed to a document unless its use has been authorised by an ordinary resolution (or where, under these Regulations, another kind of resolution is required, then that kind of resolution) of the body corporate or its committee of management.
- (3) The affixing of the seal must be attested by at least 2 members of the body corporate (unless there is only one member, in which case the affixing must be attested by that member).
- (4) The body corporate must take reasonable steps to prevent unauthorised use of the seal.
- (5) If a document appears to bear the common seal of a body corporate and the affixing of the seal appears to have been attested as required by this Section:
 - (a) a person dealing with the body corporate without notice of irregularity is entitled to assume that the seal was duly affixed; and
 - (b) in any legal proceedings, it is to be presumed, in the absence of evidence to the contrary, that the seal was duly affixed.
- (6) This Section is not to be taken to imply that a body corporate cannot act through agents and without the use of its seal.

Chapter 3 – Membership and general meetings

51. Membership of body corporate

- (1) In the case of a strata scheme for which a single body corporate is constituted, each owner of a lot is a member of the body corporate and entitled to vote personally or by proxy at general meetings of the members of the body corporate.
- (2) In the case of a strata scheme for which 2 or more bodies corporate are constituted, the membership and the voting rights of the members of a body corporate are determined in accordance with the Strata Development Documents relating to the body corporate.

52. General meetings of body corporate, including first annual general meeting

- (1) The strata developer must arrange for the first annual general meeting of the body corporate to be held:
 - (a) within 90 days after the formation of the body corporate; or
 - (b) promptly after registration of the transfer of lots totaling at least 50% of the unit entitlements,whichever is the earlier.
- (2) At the first annual general meeting, the strata developer must hand to the body corporate:
 - (a) all plans, specifications, consents, certificates, diagrams and other documents (including policies of insurance) obtained or received by the owner relating to the strata scheme;
 - (b) without limiting subsection (2)(a), all certificates and warranties obtained or received by the owner and relating to scheme or any building, plant or equipment forming part of the strata scheme;
 - (c) the strata plan and any notices or other records relating to the strata scheme, if they are in the owner's possession or under the owner's control;
 - (d) all accounting records and financial statements; and
 - (e) any other document or item relating to the strata scheme or any building, plant or equipment on the strata scheme that is prescribed by the Regulations.
- (3) A strata developer who fails to comply with the obligations under subsection (1) or (2) commits an offence against these Regulations.
- (4) At the first annual general meeting, and at each annual general meeting thereafter, the body corporate must elect from its members the following office bearers:

GLOBAL MARKET STRATA TITLE REGULATIONS

- (a) chairperson;
 - (b) secretary; and
 - (c) treasurer.
- (5) Subject to Section 52(10), the same person cannot be:
- (a) both chairperson and secretary; or
 - (b) both chairperson and treasurer.
- (6) The body corporate may allocate to the office bearers the duties and responsibilities appropriate to their position, but those duties and responsibilities must not conflict with the duties and responsibilities under these Regulations.
- (7) An annual general meeting of the body corporate (other than the first annual general meeting) must be held not later than the first (1st) anniversary of the previous annual general meeting.
- (8) The committee of management or the secretary to a body corporate may call a special general meeting of the body corporate at any time and must do so if required by not less than one-third of the total number of members of the body corporate.
- (9) The secretary to the body corporate must, at least 21 days before a general meeting of the body corporate, give to each member of the body corporate written notice:
- (a) setting out the date, time and place of the meeting;
 - (b) stating the nature of the business to be transacted; and
 - (c) if a special or extraordinary resolution is to be put before the meeting, setting out the terms of the proposed resolution.
- (10) In a case where a lot is owned jointly or in common by 2 or more persons, the notice may be addressed to the co-owners together and given or sent to any one of them.
- (11) The strata developer is to be regarded as the secretary to the body corporate until the body corporate appoints a person to that position.

53. Strata developer control of body corporate

- (1) The Strata Development Documents for a body corporate may provide for a time period during which a strata developer, or persons designated by him, may appoint and remove the chairperson, secretary and/or treasurer of the body corporate and members of the committee of management of the body corporate.

- (2) Regardless of the period provided in the Strata Development Documents, a period of strata developer control terminates no later than the earlier of: (i) promptly after registration of the transfer of lots totaling at least 25% of the unit entitlements to persons other than the strata developer or affiliates thereof or (ii) one (1) year after all strata developers have ceased to offer lots for sale in the ordinary course of business.
- (3) Not later than 60 days after the occurrence of the earlier of the events described in clauses (i) or (ii) of the foregoing subsection (2), not less than 50% of the members of the executive committee, and at least one of the chairperson, secretary and/or treasurer of the body corporate must be elected by lot owners other than the strata developer.

54. Voting at general meeting

- (1) A member of the body corporate may vote personally or by proxy on matters arising for decision at a general meeting.
- (2) Subject to subsection (3), voting may be by show of hands, by email or by fax.
- (3) Voting is proportionate to the unit entitlement of the member's lot.
- (4) Co-owners may vote by proxy appointed by them jointly. The proxy may be one of themselves.

55. Voting on behalf of persons under disability

If a member of a body corporate is a minor or is under some other legal disability, the member's voting rights may be exercised by:

- (a) a guardian; or
- (b) a person who is duly authorised to administer the member's property.

Chapter 4 – Management

56. Committee of management

- (1) A body corporate may, by ordinary resolution:
 - (a) appoint from its members a committee of management to transact business on behalf of the body corporate;
 - (b) change the membership of a committee of management;
 - (c) overrule a decision of the committee of management (to the extent it has not been acted on); or

GLOBAL MARKET STRATA TITLE REGULATIONS

- (d) remove a committee of management from office.
- (2) Subject to subsection (3), a committee of management may exercise any powers of the body corporate.
- (3) However, a committee of management cannot exercise powers:
 - (a) in excess of any limitations and directions imposed by the body corporate in general meeting or in the Strata Development Documents;
 - (b) that may only be exercised by special, extraordinary or unanimous resolution of the body corporate, in the absence of such a resolution having been duly passed; or
 - (c) that are prohibited by the Regulations.
- (4) A committee of management:
 - (a) must consist of at least 7 persons (unless there are less than 10 members of the body corporate, in which case it must consist of at least 3 persons); and
 - (b) may consist of members representing sectional interests in the scheme.
- (5) The chairperson, secretary and treasurer elected under Section 52(4) are ex officio members of the committee of management.
- (6) Subject to any rules to the contrary determined by the body corporate in general meeting:
 - (a) a majority of the total number of the members of the committee of management constitutes a quorum of the committee; and
 - (b) a decision in which a majority of the members present at a meeting of the committee agree is a decision of the committee.
- (7) The committee must keep proper minutes of its proceedings and must make them available on request for inspection by any member of the body corporate.

57. Fiduciary duty of committee members

Members of the committee of management owe the same fiduciary duty to the body corporate and its members as they would if they were directors of companies licensed under the Global Markets Companies Regulations.

58. Appointment of manager

- (1) The body corporate may appoint a manager and may delegate to the manager functions related to the administration, management and control of the common property.

- (2) A manager is subject to control and direction by the body corporate acting in general meeting or through a committee of management.
- (3) The body corporate shall lodge for registration with the Registrar a building management statement against any affected units in the strata plan. Such statement shall specify (i) the term of the management agreement, (ii) the responsibilities of the manager under such agreement, (iii) the circumstances under which, and by whom, the manager may be terminated, and (iv) disclose whether or not the manager is an affiliate of the strata developer or developer. A copy of the management agreement itself shall be made available by the body corporate to a unit owner promptly after a request for the same.

Chapter 5 – Functions and duties

59. Functions of body corporate

- (1) A body corporate established for a strata scheme has the following functions:
 - (a) to enforce the by-laws;
 - (b) to administer, manage and control the common property;
 - (c) to maintain in good condition and serviceable repair:
 - (i) the common property;
 - (ii) all installations, facilities and service infrastructure, regardless of whether they are on common property or lots;
 - (d) to establish and maintain (where appropriate) suitable lawns, gardens and other landscaping on the common property;
 - (e) to maintain the insurance required under these Regulations and any further insurance that may be required by special resolution of the owners;
 - (f) to hire and discharge managers and other employees, agents and independent contractors with respect to the common property and all related installations, facilities and service infrastructure;
 - (g) to institute, defend or intervene in any litigation or administrative proceeding in its own name on behalf of itself or two or more lot owners on matters affecting the strata development;
 - (h) to cause additional improvements to be made as part of the common property and all related installations, facilities and service infrastructure;

GLOBAL MARKET STRATA TITLE REGULATIONS

- (i) to grant easements, licenses or concessions through and over the common property and all related installations, facilities and service infrastructure;
 - (j) to impose and receive any assessments, fees or charges for the use, rental or operation of the common property and for services provided to lot owners;
 - (k) to impose charges for the late payment of Lot Assessments and, after notice and opportunity to be heard, levy reasonable fines for violations of the by-laws; and
 - (l) to carry out any other functions ancillary to its functions under these Regulations, including functions that benefit the owners and occupiers.
- (2) If 2 or more bodies corporate are established for a strata scheme, the functions referred to in subsection (1) are to be divided between them in accordance with the Strata Development Documents relating to the body corporate. If those documents fail adequately to divide the functions, then each body corporate is to be jointly and severally liable to carry out all the functions, but with the right to recover financial expenditure from each other according to each body corporate's proportion of the aggregate unit entitlement.

60. Certificates by body corporate

- (a) The body corporate must, on application by an owner or a person authorised in writing by an owner, certify:
 - (i) the amount of any Lot Assessment payable by the owner;
 - (ii) the due date for payment of the Lot Assessment;
 - (iii) any amount by way of unpaid Lot Assessment that remains outstanding;
 - (iv) the amount of any other monetary liability to the body corporate that remains outstanding from the owner;
 - (v) details of:
 - (A) insurances maintained by the body corporate;
 - (B) proposed works by the body corporate;
 - (C) notices served on the body corporate requiring work to be done on the common property or any related installations, facilities and service infrastructure;
 - (D) contingent liabilities of the body corporate; and

- (E) legal proceedings pending against the body corporate or threatened and of which the signatory to the certificate has knowledge; and
 - (vi) any information required by the Regulations.
- (b) A certificate under subsection (a) is, in favour of a person dealing with the owner, conclusive evidence of the matters certified.

Chapter 6 – Administrative Fund and Lot Assessments

61. Administrative fund

- (1) A body corporate must maintain a fund for the purpose of meeting its financial obligations under these Regulations.
- (2) All income must be paid into the fund and all expenditure must be made from the fund.
- (3) The body corporate must maintain the fund at a level sufficient to meet reasonably foreseeable expenditure, including expenditure to maintain the building, its facilities, and the service infrastructure in the short and long term.
- (4) If required by ordinary resolution or by the Regulations, the body corporate must subdivide the fund into separate parts, one related to recurrent expenditure and the other related to capital expenditure.

62. Lot Assessments

- (1) The body corporate may from time to time levy on the owners Lot Assessments in respect of the lots to raise amounts that the body corporate decides are necessary to meet anticipated expenditure.
- (2) The Lot Assessments are to be proportionate to the unit entitlements of the lots.
- (3) A Lot Assessment falls due for payment on a date fixed by the body corporate. The body corporate must give the owners at least 30 days' notice of the amount and when it is due.
- (4) The owner of the lot as at the due date for payment is liable for the Lot Assessment, and any person who later becomes an owner before the contribution is paid becomes jointly and severally liable for payment of the Lot Assessment.
- (5) If a Lot Assessment for which an owner or other person is liable under subsection (4) is not paid, the owner or other person is taken to have failed to comply with a requirement of these Regulations for as long as the Lot Assessment remains unpaid.
- (6) Interest accrues on overdue Lot Assessments at a rate fixed by ordinary resolution of the body corporate.

GLOBAL MARKET STRATA TITLE REGULATIONS

- (7) The rate of interest must be fixed on a fair and reasonable basis. The body corporate may impose a “sliding scale” or similar charge with substantially the same economic effect as a rate of interest as reasonably necessary to address compliance with principles of Shari’a.
- (8) The body corporate has a lien on a lot for any Lot Assessment levied against that lot, including any interest thereon or other increases thereto, and any fines imposed against a lot owner from the time the assessment or other amount becomes due. The body corporate's lien may be foreclosed in like manner as a mortgage on real estate. A lien under this Section is prior to all other liens and encumbrances on a lot except (i) liens and encumbrances registered before the registration of the strata plan, (ii) a first mortgage on the lot registered before the date on which the assessment sought to be enforced became delinquent, and (iii) statutory liens in respect of assessments or fines levied by any Relevant Authority.

63. Limitations on Lot Assessments:

- (1) Any body corporate expenditures associated with the maintenance, repair or replacement of a common property designated for the exclusive use of one or more lot owners pursuant to designation of limited common property must be assessed against the lots to which that exclusive use common property is assigned, equally or in any other proportion that the strata plan provides.
- (2) Any body corporate expenditures or portion thereof benefitting fewer than all of the lots must be assessed exclusively against the lots benefitted.
- (3) The costs of insurance must be assessed in proportion to the unit entitlements of the lots (unless the cost of insurance is increased due to the usage of one or more lots, in which case the lot or lots with such usage shall be assessed an increased share of the insurance cost), and costs of utilities must be assessed in proportion to usage, in each case, as equitably determined by the body corporate.
- (4) If any common expenses are caused by the misconduct of any lot owner, the association may assess that expense exclusively against his lot.
- (5) If any common expense liabilities are reallocated, common expense assessments and any installment thereof not yet due shall be recalculated in accordance with the reallocated common expense liabilities.
- (6) The foregoing requirements in this Section 63 are subject to variation, but only if expressly disclosed in the strata plan or varied by extraordinary resolution.

Chapter 8 – Miscellaneous

64. Proceedings on behalf of owners

The body corporate may take proceedings as agent for the owners of any one or more lots in the strata scheme for damages in relation to, or for rectification of, any building work done in relation to the strata scheme, whether the work was done before or after registration of the strata scheme.

65. Subrogation of contractual rights

- (1) Without affecting the generality of Section 64, if:
 - (a) building work was carried out on behalf of the developer; and
 - (b) the building work proves defective,

the body corporate is subrogated to the developer's contractual rights to damages in respect of those defects.
- (2) The body corporate may recover damages under this Section on its own behalf (so far as the defects relate to common property) or on behalf of owners of lots affected by the defects in accordance with applicable law.
- (3) The body corporate's right of subrogation under this Section does not operate to the exclusion of the developer's rights and, if both the body corporate and the developer take action to recover damages for breach of contract, the damages must be apportioned between them in appropriate proportions.

66. Roll to be kept by body corporate

- (1) The body corporate must maintain a roll containing the following particulars:
 - (a) the plan number allocated by the Registrar;
 - (b) the name and address of the owner of each lot;
 - (c) the name and address of any agent appointed by the body corporate to carry out any of its functions in relation to the scheme;
 - (d) the name and address of any lessee of a lot notified to the body corporate.
- (2) The body corporate must base the roll on the best information reasonably available to it, acting diligently.
- (3) The roll must be kept in the form of a written record or a computer record from which a written record may be reproduced.

67. Postbox and noticeboard

- (1) A body corporate must:
 - (a) maintain a postbox; or
 - (b) make suitable alternative arrangements for the receipt of mail.
- (2) The body corporate must maintain a noticeboard for the display of notices and other material of interest to the owners or occupiers of lots, which noticeboard may be made available in any suitable manner (including electronically by way of a website or similar means), as determined by the body corporate.

Chapter 7 – Appointment of administrator

68. Appointment of administrator

- (1) The Court may, on application by an interested person, appoint an administrator of the body corporate's affairs, for a fixed period or until further Court order.
- (2) The Court may make the appointment on terms and conditions that it considers appropriate.
- (3) The administrator is to be remunerated on a basis determined by the Court, and the administrator's remuneration and expenses are payable from the body corporate's administrative fund.
- (4) During the appointment, the administrator is exclusively entitled to exercise the powers and functions of the body corporate (or such of those powers and functions as the Court may determine).
- (5) The administrator may delegate to any person any powers and functions conferred under this Section, except that the administrator may not delegate any powers and function to the body corporate, unless the body corporate was the applicant for the administration.
- (6) The Court may, on the application of an interested person, remove or replace the administrator.
- (7) If a person is appointed, removed or replaced as an administrator, the person must, within 7 days, give the Registrar written notice of the appointment, removal or replacement.
- (8) In this Section, "interested person" means:
 - (a) the body corporate;
 - (b) a creditor of the body corporate; or

GLOBAL MARKET STRATA TITLE REGULATIONS

- (c) the owner or a registered mortgagee or lessee of a lot.

PART 5 – BY-LAWS

Chapter 1 – Making of by-laws

69. Power to make by-laws

- (1) Subject to this Part, the body corporate may, by ordinary resolution, make by-laws about:
 - (a) the administration, management and control of the common property; and
 - (b) the use and enjoyment of lots, the common property, the body corporate's assets, and facilities and amenities provided by the body corporate, subject to the limitation regarding the designation of limited common property.

70. Content of by-laws

- (1) A by-law may:
 - (a) adopt with or without modification the by-laws set out in Schedule 1; or
 - (b) amend or revoke a by-law.
- (2) The first by-laws of the body corporate are:
 - (a) the by-laws lodged with the relevant plan or scheme; or
 - (b) if no such by-laws are lodged with the plan or scheme, the by-laws set out in Schedule 1.
- (3) The by-laws lodged with a plan or scheme may include the designation of limited common property.
- (4) If the by-laws of a body corporate do not deal with a subject required under these Regulations to be dealt with in the by-laws, the body corporate is taken to have adopted any relevant by-law in Schedule 1 on the subject.
- (5) If a by-law adopted under subsection (4) is inconsistent with one or more by-laws made by the body corporate, then to the extent of the inconsistency the adopted by-law prevails.
- (6) The first by-laws of the body corporate come into operation on the registration of the plan or scheme.

71. Limitations on by-law making power

- (1) Subject to subsection (2), a by-law cannot:

GLOBAL MARKET STRATA TITLE REGULATIONS

- (a) modify a statutory easement or prohibit or restrict the enjoyment of a statutory easement; or
 - (b) restrict an owner's right to use, deal with or dispose of a lot, unless the restriction:
 - (i) is necessary to preserve the character of the scheme; and
 - (ii) is made in accordance with a disclosure statement included in the scheme.
- (2) A by-law may impose a minimum term for the leasing of lots.
- (3) A by-law is void if:
- (a) it materially adversely and unfairly discriminates against any owner, mortgagee or occupier of a lot;
 - (b) it materially adversely affects the health, welfare or safety of any owner or occupier of a lot; or
 - (c) it is materially inconsistent with the provisions of a scheme or other Strata Development Documents duly approved by a Relevant Authority.

72. Registration and commencement of changes to by-laws

- (1) If a body corporate makes a by-law, the body corporate must, within 90 days after passing the resolution for making the by-law, lodge an application for registration of the by-law with the Registrar:
- (a) attaching a copy of the resolution (including the text of the by-law); and
 - (b) stating the date of the resolution, if not clear on its face.
- (2) If the application is not lodged within 90 days, the resolution lapses.
- (3) A by-law comes into force on the day the Registrar registers the by-law in the Register or a later date stated in the by-law.

73. Legal effect of by-laws

A by-law binds each of the following:

- (a) the body corporate;
- (b) the owner of a lot;
- (c) the occupier of a lot;

- (d) an invitee of the owner or occupier of a lot;
- (e) a mortgagee of a lot.

Chapter 2 – Designation of limited common property

74. Designation of limited common property

- (1) The body corporate may, by extraordinary resolution, make (and later amend or rescind) a designation giving the owner of a lot exclusive rights to the use and enjoyment of, or other special rights in relation to, the common property or part of the common property.
- (2) The designation of limited common property:
 - (a) must unambiguously identify the part of the common property to which the designation applies; and
 - (b) may impose conditions (which may include conditions requiring the owner to make a payment or periodic payments to the body corporate, or to the owners of other lots, or both).
- (3) A designation of limited common property may give rights to and impose obligations on the owner of a lot only if the owner agrees in writing before the designation is made.
- (4) The designation of limited common property is taken, in the absence of other specific provisions in the designation for maintenance, to make the owner of the lot responsible for maintenance of the part of the common property over which the rights are conferred by the designation
- (5) A designation of limited common property may authorise or require the owner who has the benefit of the designation to make specific improvements to part of the common property. The improvements may consist of or include installing particular fixtures or making particular changes to the relevant part of the common property. Unless it expressly provides otherwise, a designation of limited common property does not authorise the owner to make improvements or changes to the balance of the common property.
- (6) If a designation of limited common property imposes a monetary liability:
 - (a) the liability may be recovered as a Lot Assessment; and
 - (b) the liability is enforceable jointly and severally against the person who was the owner of the lot when the liability arose and a successor in title.

Chapter 3 – Enforcement of by-laws

75. Compliance notices

- (1) If the owner or occupier of a lot contravenes a by-law, the body corporate may give notice (which must be in writing) requiring the person:
 - (a) in the case of a continuing contravention, to refrain from further contravention; and
 - (b) in any case, to take specified action to remedy the contravention within a specified period (which must be at least 30 days) stated in the notice.
- (2) The body corporate may, in addition to or instead of taking action under subsection (1), apply for relief under Part 6.

76. Enforcement by Board

- (1) If the owner or occupier of a lot fails to comply with a notice under this Chapter, the body corporate may apply to the Courts for an order enforcing the relevant by-law.
- (2) In proceedings taken under subsection (1), the Courts may exercise either or both of the following powers:
 - (a) impose a fine on the person in default;
 - (b) make other orders the Courts considers appropriate to enforce the by-law.
- (3) A fine imposed by the Courts under this Section is recoverable by the body corporate as a debt.
- (4) The Courts may adjourn proceedings under this Section and refer the matter to be dealt with in proceedings under Part 6.

Chapter 4 – Copies of by-laws to be provided

77. When copies of by-laws must be provided

- (1) The body corporate must, at the written request of the owner or occupier of a lot or a person authorised by the owner or occupier to make the request, provide a copy of the current by-laws.

PART 6 – INSURANCE

78. Body corporate taken to have insurable interest in certain property

The body corporate has an insurable interest in property that it is required by or under these Regulations to insure.

79. Insurance of buildings, etc., by body corporate

(1) The body corporate for a strata scheme must insure:

- (a) the buildings and any other improvements on the common property; and
- (b) any building divided by the plan.

(2) The policy of insurance:

(a) must cover:

(i) damage from fire (whether deliberate or accidental), storm, tempest, explosion, equipment malfunction, or other risks prescribed by the Regulations; and

(ii) costs incidental to the reinstatement or replacement of the buildings, including the cost of removing debris and the fees of architects and other professional advisers; and

(b) must provide for “replacement cost coverage”.

(3) A body corporate that breaches subsection (1) or (2) commits an offence against these Regulations.

(4) Despite any provision of the insurance policy, the body corporate (and not the owner of a lot) is liable to pay:

- (a) for any costs of insurance the body corporate elects to purchase which is not required by this subsection or the Strata Development Documents; and
- (b) any contribution that has to be made to the cost of reinstatement or repair because the insurance was not adequate.

80. Owner or occupier may be required to comply with requirement to ensure that insurance may be obtained on reasonable terms

(1) If the body corporate is unable to obtain insurance for a building or part of it on reasonable terms because:

GLOBAL MARKET STRATA TITLE REGULATIONS

- (a) the owner or occupier of a lot is carrying on a particular activity on the lot; or
- (b) work is required in relation to the lot to reduce the insurance risk to a reasonable level,

then the body corporate may, by written notice given to the owner, require the owner to ensure that the activity ceases or to have the work carried out (as the case requires) as expeditiously as necessary to allow insurance to be obtained without undue further risk.

- (2) A notice under this Section must give the owner the option of paying any additional insurance premium payable in the event of the continuance of the activity or the non-performance of the work.

81. Other insurance

- (1) A body corporate must maintain public risk insurance (covering accidental death, personal injury and property damage) over the common property for an amount at least equal to a minimum prescribed by Regulation.
- (2) A body corporate may insure against:
 - (a) loss from dishonesty, negligence or other wrongful conduct; or
 - (b) other risks.

82. Insurance by owner of lot

- (1) The owner of a mortgaged lot may insure the lot for its full insurable value, including the amount secured (at the date of any future loss) by the mortgages over the lot.
- (2) When paying a claim under such a policy, the insurer:
 - (a) must make any payments under the policy to the mortgagees whose interests are noted in the policy in the order of their respective priorities; and
 - (b) is liable to pay the least of:
 - (i) the amount stated in the policy; or
 - (ii) the amount of the loss; or
 - (iii) an amount sufficient, at the date of the payment, to discharge the mortgages.
- (3) If the amount so paid by the insurer equals the amount necessary to discharge a mortgage over the lot, the insurer is entitled to an assignment of the mortgage. If the amount is only

a proportion of the amount necessary to discharge a mortgage over the lot, the insurer is entitled to a transfer of that proportion of the mortgagee's interest.

- (4) Money received under such a policy of insurance is not liable to be brought into contribution with any other money received under another policy of insurance, unless the other policy is in respect of damage to the same lot and relates to the same mortgage debt.

83. Default by body corporate in relation to insurance

- (1) If a body corporate is in breach of its obligation to take out and maintain insurance, the owner or mortgagee of any lot may take out and maintain the required insurance on reasonable terms and conditions.
- (2) The insurance may be taken out in the body corporate's name or in the owner's or mortgagee's name.
- (3) The owner or mortgagee may recover the costs incurred under this Section from the body corporate as a debt (and, in the case of the owner, may set off the amount against any liabilities of the owner to the body corporate).

84. Production of policies of insurance for inspection

- (1) At the request of the owner of a lot, the body corporate must allow the owner to inspect the policies of insurance currently maintained by the body corporate under these Regulations.

PART 7 – MANDATORY ESCROW REQUIREMENT

85. Mandatory escrow requirement

- (1) A developer filing a strata plan for registration from or after the effective date of these Regulations shall be required to establish a monetary escrow account as security for its obligations to complete the development in substantial accordance with such strata plan.
- (2) Unless otherwise approved by the Registrar or Board of Directors, the developer is required to post cash or other security acceptable to the Registrar in connection with any pre-sales in an amount between 10-25% of the total deposits received by the developer from the purchasers with respect to such pre-sales. The amount of the escrow shall be subject to the discretion of the Registrar and the Board of Directors in light of all relevant factors.
- (3) Such escrow is to be maintained with a financial institution licensed under the Global Market or otherwise approved by the Board of Directors, and such escrow may be drawn upon by the Registrar or the Board of Directors unilaterally or at the request of a prospective lot owner to the extent necessary to satisfy developer obligations which are outstanding and in default in connection with the development.

PART 8 – DISPUTE RESOLUTION AND APPEALS

86. All powers reside in the Courts

- (1) Any disputes pursuant to these Regulations shall be resolved in the Courts in accordance with the relevant Global Market Court Regulations.
- (2) Courts shall have all legal and equivalent powers provided for under Global Market Court Regulations, including, without limitation, the following powers:
 - (a) the right to order mediation;
 - (b) the right to appoint agents possessing the power of entry;
 - (c) the right to issue permits and orders with respect to the strata development;
 - (d) the right to dismiss proceedings;
 - (e) the right to order the supply of information or documents;
 - (f) the right to declare by-laws invalid or to repeal or reinstate a by-law; and
 - (g) any other right contemplated by these Regulations or otherwise legally permissible.

PART 9 – MISCELLANEOUS

87. Powers and protection of the Registrar

- (1) The Registrar has the power to do whatever the Registrar considers necessary to carry out his or her functions under these Regulations.
- (2) Neither the Registrar, nor any person acting under the Registrar's authority, is personally liable for any act done or omission made in good faith and in the exercise or purported exercise of powers under these Regulations.
- (3) This Section 87 shall not limit any exculpatory or similar provisions pursuant to the Founding Law.

88. Certificates issued by body corporate

If a certificate is issued under the body corporate's common seal:

- (a) certifying that a particular resolution was passed by the body corporate on a date specified in the certificate; and
- (b) certifying the nature of the resolution,

the Registrar is entitled to rely on the certificate and is not bound to inquire whether the resolution has been duly passed.

89. Action to be taken by the Registrar for registration, etc., of documents

- (1) When the Registrar registers a plan or scheme, an amendment or variation to a plan or scheme, or termination of a plan or scheme, the Registrar must take action to ensure that persons searching relevant folios of the Register receive notice of the plan, scheme, amendment, variation or termination.
- (2) When the Registrar receives an application, notice or other document relating to a particular scheme, the Registrar must take action to ensure that a person searching the folio of the Register relating to the common property of the scheme receives notice of the application, notice or other document.
- (3) The obligations of the Registrar pursuant to this Section shall be performed in compliance with the Global Market Real Property Regulations.

90. Creation of folio on primary application: units in buildings

- (1) The obligation to lodge a primary application under Section 4 applies also in respect of real property on which a building is erected or is proposed to be erected, where:
 - (a) the building is designed or intended to be divided into 2 or more units adapted for separate occupation or use;
 - (b) at the time of making the application, agreements exist for the sale or lease of one or more of the units;
 - (c) the Relevant Authority has assented through a notification authorising the subdivision of the building or the class of buildings to which it belongs; and
 - (d) the approved building plans:
 - (i) bear a certificate by the Registrar that the boundaries of all the units delineated on the approved building plans have been endorsed by the owner of the development as correct and in accordance with what that owner has sold or agreed to sell; and
 - (ii) contain all other certifications and information required by the Registrar.
- (2) Where the requirements of subsection (1) are satisfied, the Registrar may, instead of creating a single folio of the Register for the real property on which the building is erected or proposed to be erected, create a folio of the Register for each unit in the building as if it were a separate lot.
- (3) Where the Registrar creates a folio of the Register for each unit, the Registrar shall:
 - (a) create a folio of the Register for any one or more common areas created under any building sales agreement, co-owners association constitution, master community declaration, or similar document;
 - (b) register as the freehold owner of those common areas the person or person the Registrar considers to be the freehold owner of those areas and their respective percentage ownership interest therein; and
 - (c) record in the folio for that unit that:
 - (i) ownership of the unit may be subject to the benefits and burdens created under any building sales agreement, co-owners association constitution, master community declaration, or similar document applying to the unit;

GLOBAL MARKET STRATA TITLE REGULATIONS

- (ii) ownership of the unit may include a proportionate interest in any common property associated with the development of which the building forms part; and
 - (iii) an official survey of the unit may not have been carried out.
- (4) The provisions of Section 4, varied as the circumstances may require, apply to an application under this Section.

91. Use of lots and accessory lots

- (1) The owner or occupier of a lot established by a scheme under these Regulations must not use the lot or permit its use:
 - (a) for a purpose other than a purpose for which the lot is established as indicated in the relevant registered plan or scheme; or
 - (b) contrary to a restriction indicated in the relevant registered plan or scheme.
- (2) A lot that is designated on the strata plan as an accessory lot cannot be dealt with separately from the principal lot with which it is associated, and a dealing with the principal lot necessarily effects (without express mention) a corresponding dealing with the accessory lot.

92. Easements not affected by unity of ownership

Unity of ownership does not destroy an easement created or implied in relation to lots, or lots and common property, under these Regulations.

93. Service, etc., of notices

- (1) A notice or document may be served on, or given to, a person by delivering it to:
 - (a) the person's address for service;
 - (b) in the case of an individual, the person's place of residence; or
 - (c) in the case of a business entity, the entity's registered office or principal place of business.
- (2) A person's address shown in any instrument by which the person became the registered owner, or in any caveat lodged by the person, may be treated as the person's address for service.
- (3) Despite the foregoing subsections, the Registrar may direct that a notice be given or served in a specified manner, either in addition to, or in substitution for, the methods under those provisions.

- (4) Where a notice or document is served or given in accordance with this Section, on a day that is not a business day, or after 5 pm on any day in the place of service, then it is to be treated as being served or given on the next business day.

94. Service on body corporate

- (1) The address for service of a body corporate is the body corporate's address for service as shown on the strata plan.
- (2) The Registrar may, on application by the body corporate, change the address for service of the body corporate. If the Registrar changes the address for service, the Registrar must register the new address on the strata plan.
- (3) In addition to any other method of service, a notice or document may be served on, or given to, the body corporate by serving it on or giving it to a member of the committee of management.
- (4) This Section does not limit the way in which notices may be served in court proceedings.

95. Service on owners of lots

- (1) If a notice or document is to be served on or given to the owners of lots generally, it may be served on or given to the body corporate as representative of all the owners. In that case:
- (a) the body corporate must take reasonable steps to bring the notice or document to the attention of all the owners; and
- (b) the notice or document is taken to have been served on or given to each owner.
- (2) This Section does not limit the way in which notices may be served in court proceedings.

96. Powers of entry in certain cases

- (1) If the Registrar or a person authorised by the Registrar (called collectively in this Section "an authorised person") believes on reasonable grounds that an offence against these Regulations or a breach of the by-laws has been, or is being, committed on any part of the site, the authorised person may at any reasonable time after giving reasonable notice to the occupier, enter the relevant part of the site to ascertain whether the offence or breach has been or is being committed.
- (2) The authorised person may, when exercising a power under subsection (1), be accompanied by:
- (a) a member of the body corporate's committee of management;
- (b) the administrator, if any, of the scheme; or

- (c) any other person the authorised person considers appropriate.
- (3) A person who obstructs or hinders an authorised person (or a person accompanying the authorised person) acting under this Section, commits an offence against these Regulations.

97. Power of entry by authority

If a governmental authority, or a person authorised by it, has a power to enter on any part of a site, the Board of Directors or person is entitled to enter on any other part of the site to the extent necessary to exercise the power.

98. Registrar's directives

- (1) The Registrar may issue directives, not inconsistent with these Regulations, relating to the requirements to be followed in lodging, registering, recording, or serving instruments, plans and other documents under these Regulations.
- (2) In issuing the directives, the Registrar must have regard to:
 - (a) the purpose of these Regulations; and
 - (b) the principle that a person's registered interest is not to be adversely affected except with the person's consent.
- (3) Without limiting subsection (1), the Registrar's directives may provide for any of the following:
 - (a) the form and content of and the requirements for instruments, documents and plans;
 - (b) the number of copies of instruments, documents and plans to be lodged;
 - (c) the need for lodging consents, certificates and other documents;
 - (d) the signing of instruments (including in electronic form and by codes);
 - (e) the practice of carrying forward registered interests onto new folios of the Register;
 - (f) the time and method of paying fees and charges, which may, in the discretion of the Registrar, include alternative methods of calculation of fees and charges to accommodate owners and other interested parties with respect to the principles of Shari'a.
- (4) The Registrar's directives must be complied with unless the Registrar dispenses with compliance.

99. Offences against these Regulations

A person who commits an offence against these Regulations is liable to the penalty specified under Regulations made under Section 87.

100. Authority to make Regulations

- (1) The Board of Directors may make Regulations, not inconsistent with these Regulations, prescribing matters that are necessary or convenient to be prescribed for carrying out or giving effect to these Regulations.
- (2) Without limiting the generality of subsection (1), the Board of Directors may make Regulations:
 - (a) requiring the provision of a minimum number of parking spaces or provision for the exclusive use of owners or occupiers of lots used for commercial, retail or residential purposes;
 - (b) imposing limitations on the powers of the committee of management;
 - (c) prescribing fees to be charged by the Registrar;
 - (d) regulating the Registrar's practice in relation to matters arising under these Regulations;
 - (e) providing that a contravention of, or failure to comply with, these Regulations or any of the Regulations is an offence; and
 - (f) providing for the imposition of a fine for an offence, and fixing the amount.
- (3) If there is an inconsistency between Regulations made by the Board of Directors and directives made by the Registrar, the Regulations prevail.

101. Fees

- (1) The current schedule of Registrar fees is appended to these Regulations as Schedule 3. Schedule 3 may be amended by the Registrar from time to time.
- (2) Notwithstanding the provisions of Schedule 3, the Registrar shall make reasonable efforts to assure the equitable treatment of Shari'a-compliant real property owners. This may include, without limitation, the provision to Shari'a-compliant real property owners of (a) an alternate "fixed fee" schedule with an equivalent economic impact to any fees or charges requiring the payment of interest, and (b) a single fee or charge most closely approximating the fee or charge that would have applied in the absence of Shari'a-compliant structuring in the case of real estate transactions otherwise subject to multiple fees or charges by reason of Shari'a-compliant structuring or documentation.

PART 10 – INTERPRETATION

102. Principals of Interpretation

- (1) Terms used in these Regulations that are defined in the Global Market Real Property Regulations have the same meaning in these Regulations as they have in those regulations, except to the extent any such terms are defined on Schedule 2 hereof.
- (2) The Rules of Interpretation set forth in the Global Market Real Property Regulations shall apply to these Regulations as well.
- (3) Schedule 1 contains a set of Model by-laws for a body corporate.
- (4) Schedule 2 contains a list of defined terms used in these Regulations.

103. Defined Terms

In these Regulations, unless the context indicates otherwise:

| Term | Definition |
|---------------------|--|
| accessory lot | means a lot that is intended to be used in association with another lot (the “principal lot”), for purposes such as storage or parking but not for human occupation as a residence, shop, or the like; |
| administrative fund | means a fund established by a body corporate to meet recurrent and capital expenditure by the body corporate; |
| affiliate | means, in relation to any person or legal entity, (a) any other person that controls, is controlled by, or is under common control with such person, (b) in the case of a natural person, any individual who is a member of the immediate family (whether by birth or marriage) of such person, or (c) any person who directly or indirectly owns a ten percent (10%) or more equity interest in the subject person or in whom the subject person directly or indirectly owns a ten percent (10%) or more equity interest. For purposes of this definition “control” means the right to direct the management or policies of a legal entity through voting control, contract or otherwise; |

GLOBAL MARKET STRATA TITLE REGULATIONS

| Term | Definition |
|-------------------------|--|
| Board of Directors | means the board of directors of the Abu Dhabi Global Market established pursuant to Article (4) of the Global Market Regulations; |
| body corporate | means a body corporate formed under these Regulations or under any other Global Market Regulations; |
| boundary structure | means a wall, floor, ceiling or fence separating a lot from another lot or common property; |
| Building | includes a building that is to be erected or that is partially completed; |
| by-laws | means the by-laws made under these Regulations; |
| Chairman | means the Chairman of the Board of Directors appointed under the Abu Dhabi Global Market Law, and includes any delegate of the Chairman authorised to act in the Chairman's name or place; |
| committee of management | means a committee of management of a body corporate formed under these Regulations; |
| common property | for a strata scheme means: (i) the areas designated under Section 6; and (ii) all other property administered by the body corporate for the relevant scheme, but does not include real property designated for future development in the master plan for a staged development scheme; |
| Court | means the Global Markets Courts, established pursuant to Article (10) of the Abu Dhabi Global Market Law; |
| developer | means the person by or on whose behalf a plan or scheme is lodged for registration; |

GLOBAL MARKET STRATA TITLE REGULATIONS

| Term | Definition |
|---|--|
| extraordinary resolution | means a resolution passed at a duly convened meeting of the members of the body corporate by at least 90% of the votes of the members present and entitled to vote at the meeting, or, in the absence of a meeting, a written consent duly executed by 90% of the votes of all of the members; |
| Founding Law | means Abu Dhabi Law No. 4 of 2013 concerning the Global Market. |
| Global Market | means the Abu Dhabi Global Market, the Financial Free Zone established pursuant to Federal Decree No. (15) of 2013 concerning the Establishment of a Financial Free Zone in the Emirate of Abu Dhabi; |
| Global Market Area | means the land situated on Al Maryah Island (formerly Al Sowwah Island), and further bounded as described in the Cabinet of Ministers Resolution No. (4) of 2013 concerning the Determination of the Geographical Boundaries of the Abu Dhabi Global Market, as the same may be further adjusted or modified in accordance with Abu Dhabi Law, and which land is as of the effective date of this Regulation comprised of all of the Municipality Owned Land and the Third Party Owned Land; |
| Global Market Real Property Regulations | means the Abu Dhabi Global Market Regulations No. [●] of 2014 (Real Property Registrations), issued by the Board of Directors of the Global Market; |
| Global Market Regulations | means the regulations passed by resolution of the Board of Directors as authorised by the Abu Dhabi Global Market Law, Section (6), including these Regulations and the Global Market Real Property Regulations; |
| Global Markets Companies Regulations | means the Abu Dhabi Global Market Companies Regulations. |
| Global Markets Court Regulations | means any law contained in Articles (10) and (13) of the Abu Dhabi Global Markets Basic Law. |

GLOBAL MARKET STRATA TITLE REGULATIONS

| Term | Definition |
|-------------------------|---|
| ground lessee | means the person that is registered as the lessee of a site pursuant to a ground lease with the freehold landowner; |
| Law | means any enacted law or regulations made under it; |
| Limited common property | means any property designated for the exclusive use of one of more lot owners; |
| lot | in respect of a site, means any part of the site allocated for separate occupation or use by the owner of the lot or by a person deriving rights of occupation from the owner; |
| Lot Assessment | means the assessments on individual lots within a strata development that may be levied by a body corporate from time to time to meet anticipated expenditures and as permitted under these Regulations; |
| lot owner | means an owner of a lot in a strata development; |
| Mortgage | includes a charge on a lot or an interest in a lot for securing a debt or any other obligation; |
| ordinary resolution | of a body corporate means a resolution passed at a duly convened meeting of the members of the body corporate by a majority of the votes of members present and voting at the meeting, or, in the absence of a meeting, a written consent duly executed by a majority of the votes of all of the members; |
| owner | means, in relation to a lot, the person registered as freehold owner under the Global Market Real Property Regulations; |

GLOBAL MARKET STRATA TITLE REGULATIONS

| Term | Definition |
|---------------------------------|--|
| plan | means: (i) a strata plan; or (ii) the master plan for a staged development scheme; |
| principal lot | means the lot with which an accessory lot is associated; |
| prospective owner | of a lot in a scheme means a person who has entered into a contract to purchase an existing or future lot in the scheme; |
| real property | a leasehold interest in land in the Global Market Area on which a building is erected by the lessee thereof or proposed to be erected, including lots within a strata development. |
| Registrar | means the Registrar of Real Property appointed under the Global Market Real Property Regulations; |
| Registration Bureau | means the Global Markets Registration Bureau established pursuant to Article (11) of the Abu Dhabi Global Market Law; |
| Regulations | means these Abu Dhabi Global Market Regulations No. [●] of 2014 (Strata Title Registrations), issued by the Board of Directors of the Global Market; |
| Relevant Authority | means the authority within Abu Dhabi (including the Global Market) charged with the duty of implementing the policies of Abu Dhabi whose subject matter falls within its authority. Relevant Authority includes, without limitation, the Registration Bureau and any other authorities established under the Founding Law; |
| special strata developer rights | means rights reserved for the benefit of an strata developer to, among other things, as part of the approved strata scheme, (i) complete improvements; (ii) exercise any development rights; (iii) maintain sales offices, management |

GLOBAL MARKET STRATA TITLE REGULATIONS

| Term | Definition |
|------------------------|--|
| | offices, signs advertising the strata development, and models; (iv) use easements through the common property for the purpose of making improvements within the strata development; or (v) appoint or remove any officer or member of a committee of management; |
| scheme | means: (i) a strata scheme; or (ii) a staged development scheme; |
| service infrastructure | means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which: (i) water, gas, electricity, heating, or conditioned or unconditioned air is supplied to a lot or the common property; (ii) a lot or part of the common property is connected to a telephone, fax, cable television or other telecommunication service; (iii) a lot or part of the common property is connected to a sewerage or drainage system; (iv) a system for the removal or disposal of waste is provided; (v) a system designed for fire safety for more than one lot or for the common property is provided; or (vi) other systems or services designed to improve the safety, security or amenity, or enhance the enjoyment, of the lots or common property are provided; |
| site | means the whole of the real property included in a plan (including lots and common property); |
| special resolution | of a body corporate means a resolution passed at a duly convened meeting of the members of the body corporate by at least 75% of the votes of the |

GLOBAL MARKET STRATA TITLE REGULATIONS

| Term | Definition |
|------------------------------|--|
| | members present and entitled to vote at the meeting, or, in the absence of a meeting, a written consent duly executed by 75% of the votes of all of the members; |
| staged development scheme | means the scheme for the development of real property by the registration of a series of strata plans; |
| statutory easement | means an easement under Section 11; |
| strata developer | means the person registered as the developer of the site upon registration of a plan relating to the site and any assignees thereof prior to the sale or transfer of the first lot to a non-affiliated person or entity; |
| strata development | means a strata development pursuant to a strata plan completed or to be completed pursuant to these Regulations; |
| Strata Development Documents | means the by-laws of the body corporate with respect to a strata scheme, as well as any applicable building sales agreement, co-owners association constitution, master community declaration, or similar document applying to the strata scheme and registered against the applicable lots; |
| strata scheme | means the complex of lots and common property (together with the system of administration and management) created on the registration of a strata plan; |
| unanimous resolution | means a resolution passed at a duly convened meeting of the members of the body corporate by 100% of the members present and entitled to vote at the meeting, or, in the absence of a meeting, a written consent duly executed by 100% of the members; |
| unit entitlement | has the meaning given in Section 14. |

PART 11 – SHORT TITLE; COMMENCEMENT; EXTENT

104. Short Title

These Regulations may be cited as the “Strata Title Regulations 2015”.

105. Legislative authority

These Regulations are made by the Board of Directors of the Global Market.

106. Application of the Regulations

These Regulations apply to real property within the Global Market Area.

107. Purpose of these Regulations

The purpose of these Regulations is to extend the benefits of registration under the Global Market Real Property Regulations to lots in strata developments, and in particular:

- (a) to provide for the registration of strata developments;
- (b) to provide assurances as to title to lots in strata developments in the same way that ownership is assured under the Global Market Real Property Regulations;
- (c) to facilitate dealings with lots in strata developments;
- (d) to facilitate the day-to-day administration of strata developments;
- (e) to help resolve disputes between owners of lots in strata developments; and
- (f) to allow strata development to occur in orderly stages.

108. Date of enactment

These Regulations are enacted on the date specified by the Board of Directors in the resolution approving the adoption of these Regulations.

109. Date of commencement

These Regulations come into force on the date specified by the Board of Directors in the resolution approving the adoption of these Regulations.

110. Applicability of certain statutes

- (1) These Regulations are to be construed with the Global Market Real Property Regulations, with the intent that the provisions of those regulations apply to real property in strata plans registered under these Regulations.

GLOBAL MARKET STRATA TITLE REGULATIONS

- (2) Notwithstanding anything to the contrary contained herein, all transactions relating to the transfer of land in the Emirate of Abu Dhabi and located within the Global Market Area shall be governed by the laws of the Emirate of Abu Dhabi all of their implementing resolutions.

SCHEDULE 1 – MODEL BY-LAWS

1. Duty to keep lot in good order and repair

- (1) Each owner shall keep his lot in a good state or preservation, condition, repair and cleanliness in accordance with the terms of the strata development documents.
- (2) Each owner shall:
 - (a) carry out any work in relation to the owner's lot that the owner is required to carry out by a governmental authority or the strata development documents; and
 - (b) comply with all security procedures and directives implemented and issued by the body corporate or any person acting on behalf of the body corporate.
- (3) Each owner shall be responsible to make repairs to the exterior windows in its lot and to replace same in accordance with design and maintenance criteria established by the body corporate. The body corporate shall not have the authority to require an owner to replace the existing exterior windows in its lot unless required by applicable law or the applicable strata development documents.
- (4) Each owner shall obtain extermination services for its lot at such times as shall be necessary to maintain its lot free of rats, mice, roaches and other vermin.
- (5) Each owner shall give the body corporate prompt notice of any repairs that are needed in the building or other portions of the common property after such owner has actual notice thereof.

2. Duty to pay for certain work

- (1) Any reprogramming of and/or hook-up costs to any building system, and any other costs of the body corporate, incurred in connection with any work performed by an owner, shall be paid by such owner or, if paid by the body corporate, shall be assessed as a lot assessment against such owner's lot and shall be payable by such owner.
- (2) If any work is necessitated by the negligence of or misuse by any owner or its guests, contractors or agents, whether structural or nonstructural, ordinary or extraordinary, then the entire cost thereof shall be borne solely by such owner or, if paid by the body corporate, shall be assessed as a lot assessment against such owner's lot and shall be payable by such owner.

3. Prohibited conduct

The owner or occupier of a lot must not, without the body corporate's prior written permission, do any of the following:

- (1) use the lot, or permit its use, in a way that causes a nuisance to the owner or occupier of any other lot;

GLOBAL MARKET STRATA TITLE REGULATIONS

- (2) make any improvements or alterations that (a) impair the structural integrity of the building or lessen the support of any portion of the building or (b) affect the exterior of the building or any of the common property;
- (3) place any radio or television aerials or satellite dishes on the exterior of the building;
- (4) place or hang any washing or laundry or any other items on any part of the lot or common property where it is visible from the outside of the building;
- (5) allow anything whatever to fall from the windows or doors of its lot or sweep or throw from its lot any dirt or other substance into any of the common property;
- (6) use any window guards or other window decorations, except those approved in writing by the body corporate or managing agent, which approval shall not be unreasonably delayed or withheld; however, in no event shall any exterior glass of any windows on the building be colored or painted;
- (7) inscribe or expose any sign, notice, advertisement or illumination (including, without limitation, "For Sale", "For Lease", or "For Rent" signs) on or at any window, door, or other part of the building or common property, except as such are permitted pursuant to the terms of the strata development documents or shall have been approved in writing by the body corporate;
- (8) obstruct or encumber, by refuse or otherwise, the common property, including sidewalks, entrances, corridors and exits by placing or storing any article (including, but not limited to, garbage cans, bottles or mats) in any of the passages, halls, vestibules, elevators, corridors, or on any of the staircases or fire stair landings, or fire exits of the building;
- (9) allow any bicycles, scooters, baby carriages, or similar vehicles to stand in the public halls, passageways or other public areas of the building;
- (10) permit any of authorized invitees to congregate or loiter in any of the common property or any other part of the building used in common by other occupants of the building; or
- (11) cause or permit any hazardous materials to be used, stored, transported, released, handled, produced or installed in, on or from its lot, or do or permit to be done any dangerous act on the lot or on the common property that may increase the body corporate's insurance premiums.

4. Duty to allow access for maintenance and repair of common property

- (1) The body corporate is entitled to reasonable access to a lot for the purpose of maintaining, repairing or replacing the common property and service infrastructure.
- (2) A person authorised by the body corporate may enter the lot for that purpose:

- (a) after giving to the occupier of the lot reasonable notice of the intention to exercise the rights of access; or
- (b) in an emergency, without notice.

5. Duty to pay lot assessments

The owner of a lot must promptly pay all lot assessments levied by the body corporate.

6. Security

Each owner of a lot shall be responsible for providing security for its lot in accordance with rules established by the body corporate from time to time.

7. Use of service elevators and entrances

To the extent that the body corporate designates an elevator to be used exclusively as a service elevator or an entrance to be used exclusively as a service entrance, trunks and heavy baggage and other bulky materials shall be taken in or out of the building only by use of such elevator and/or such entrance, as applicable.

8. Refuse

All refuse from lots shall be deposited by lot owners in those areas of the building provided for that purpose at such times and in such manner as the body corporate may direct.

9. Corridors

Corridor doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

10. Vehicles

- (1) The owner of a lot must observe and ensure that their visitors and guests:
 - (a) observe any road signs on the common property;
 - (b) do not drive their vehicles in a manner which is unsafe, creates a nuisance, or obstructs the flow of traffic or access to or ingress from parking bays;
 - (c) park vehicles only in designated parking areas;
 - (d) do not permit one vehicle to occupy more than one parking bay; and
 - (e) do not park trucks, trailers, boats or heavy vehicles on the common property without the prior written consent of the body corporate or a person authorised by it.

- (2) The body corporate may authorise any vehicle parked or used in contravention of subsection (1) to be removed or towed away, at the risk and expense of the owner of the lot which such guest is visiting.
- (3) The parking of vehicles on the common property is entirely at the risk of the owner of the vehicle.

11. Reasonable behaviour

- (1) The occupier of a lot must not behave in a way likely to interfere with the reasonable use and enjoyment of another lot or the common property.
- (2) An owner or occupier of a lot must take reasonable steps to ensure that invitees do not behave in a way likely to interfere with the reasonable use and enjoyment of another lot or the common property.

12. Duty to provide information

The owner of a lot must promptly give the body corporate written notice of any change in the ownership of the lot or any mortgagee of the lot.

13. Keeping animals

- (1) Subject to subclause (2), the occupier of a lot must not, without the body corporate's written approval:
 - (a) bring an animal onto, or keep an animal on, the lot or the common property; or
 - (b) permit an invitee to bring an animal onto, or keep an animal on, the lot or the common property.
- (2) Subclause (1) does not apply to assistance dogs for disabled persons.

14. Temporary waivers

A lot owner may apply to the body corporate for a temporary waiver of one or more by-laws or rules and regulations. Such temporary waiver may be granted by the body corporate in its sole discretion. No rescission, alteration, waiver, or addition of any by-law or rule or regulation in respect of one lot own or other occupant shall operate as a rescission, alternation or waiver in respect of any other lot owner or other occupant.

SCHEDULE 2 – INITIAL REGISTRAR FEE SCHEDULE

The initial fee schedule set forth below is subject to amendment or modification by the Registrar from time to time in accordance with the Regulations to which this Schedule 3 is appended.

| Service | Fee |
|---|------------|
| Lodgment of Strata Plan | TBD |
| Amendment of Strata Plan | TBD |
| Consolidation of Strata Plan | TBD |
| Termination of Strata Plan | TBD |
| Lodgment of Staged Development Scheme | TBD |
| Variation of Staged Development Scheme | TBD |
| Application for Relief to the Registrar | TBD |
| Registration of an Order | TBD |
| Appeal Lodgment with Registrar | TBD |