



Australian Capital Territory

# Land Titles (Unit Titles) Act 1970

A1970-32

**Republication No 15**

**Effective: 20 May 2021 – 30 June 2023**

Republication date: 20 May 2021

Last amendment made by [A2021-10](#)

## About this republication

### The republished law

This is a republication of the *Land Titles (Unit Titles) Act 1970* (including any amendment made under the [Legislation Act 2001](#), part 11.3 (Editorial changes)) as in force on 20 May 2021. It also includes any commencement, amendment, repeal or expiry affecting this republished law to 20 May 2021.

The legislation history and amendment history of the republished law are set out in endnotes 3 and 4.

### Kinds of republications

The Parliamentary Counsel's Office prepares 2 kinds of republications of ACT laws (see the ACT legislation register at [www.legislation.act.gov.au](http://www.legislation.act.gov.au)):

- authorised republications to which the [Legislation Act 2001](#) applies
- unauthorised republications.

The status of this republication appears on the bottom of each page.

### Editorial changes

The [Legislation Act 2001](#), part 11.3 authorises the Parliamentary Counsel to make editorial amendments and other changes of a formal nature when preparing a law for republication. Editorial changes do not change the effect of the law, but have effect as if they had been made by an Act commencing on the republication date (see [Legislation Act 2001](#), s 115 and s 117). The changes are made if the Parliamentary Counsel considers they are desirable to bring the law into line, or more closely into line, with current legislative drafting practice.

This republication includes amendments made under part 11.3 (see endnote 1).

### Uncommenced provisions and amendments

If a provision of the republished law has not commenced, the symbol **U** appears immediately before the provision heading. Any uncommenced amendments that affect this republished law are accessible on the ACT legislation register ([www.legislation.act.gov.au](http://www.legislation.act.gov.au)). For more information, see the home page for this law on the register.

### Modifications

If a provision of the republished law is affected by a current modification, the symbol **M** appears immediately before the provision heading. The text of the modifying provision appears in the endnotes. For the legal status of modifications, see the [Legislation Act 2001](#), section 95.

### Penalties

At the republication date, the value of a penalty unit for an offence against this law is \$160 for an individual and \$810 for a corporation (see [Legislation Act 2001](#), s 133).



Australian Capital Territory

# Land Titles (Unit Titles) Act 1970

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Australian Capital Territory

# Land Titles (Unit Titles) Act 1970

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An Act to provide for the registration of unit titles, and for other purposes

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## Part 1 Preliminary

### 1 Name of Act

This Act is the *Land Titles (Unit Titles) Act 1970*.

### 2 Dictionary

The dictionary at the end of this Act is part of this Act.

*Note 1* The dictionary at the end of this Act defines certain terms used in this Act.

*Note 2* A definition in the dictionary applies to the entire Act unless the definition, or another provision of the Act, provides otherwise or the contrary intention otherwise appears (see [Legislation Act](#), s 155 and s 156 (1)).

### 3 Notes

A note included in this Act is explanatory and is not part of this Act.

*Note* See the [Legislation Act](#), s 127 (1), (4) and (5) for the legal status of notes.

### 3A Terms used in Unit Titles Act and Unit Titles (Management) Act

A term defined in the [Unit Titles Act 2001](#) or the [Unit Titles \(Management\) Act 2011](#) has the same meaning in this Act.

### 4 Relationship with Land Titles Act

- (1) This Act is incorporated with the [Land Titles Act](#), and must be read as one with that Act.
- (2) A units plan and any other document lodged with the registrar-general under this Act is an instrument affecting land for the [Land Titles Act](#).



- (3) The following documents lodged with the registrar-general under this Act or the *Unit Titles Act 2001* need not be attested by a witness (despite the *Land Titles Act*, section 48 (3)):

- (a) a document signed by the Minister;
- (b) an office copy of a court order.

*Note 1* Fees may be determined under the *Land Titles Act*, s 139 for this Act.

*Note 2* Forms may be approved under the *Land Titles Act*, s 140 for this Act.

## **5 Time of registration**

- (1) For the *Land Titles Act* and this Act, a units plan is registered when the registrar-general endorses on it the date of registration and the number allotted to it.
- (2) For the *Land Titles Act* and this Act, a document (other than a units plan) lodged with the registrar-general under this Act is registered when a memorial relating to the document is endorsed on or annexed to—
  - (a) the units plan; and
  - (b) for a document relating to the cancellation or amendment of the units plan—each affected lease.

## Part 2 Registration of units plans

### 6 Lodging units plan for registration

- (1) The lessee of a parcel may make an application to the registrar-general to register a units plan.
- (2) A units plan under subsection (1) must be—
  - (a) prepared in accordance with the requirements set out in schedule 1; and
  - (b) endorsed by the planning and land authority under the *Unit Titles Act 2001*, section 27.

### 7 Registration of units plan

- (1) The registrar-general must register a units plan on the lodgment of all of the following documents within 3 months after the day the plan is endorsed under the *Unit Titles Act 2001*, section 27:
  - (a) an application;
  - (b) the number of copies of the endorsed units plan (prepared in accordance with section 6) required by the registrar-general;
  - (c) the written consent to the registration of the units plan of everyone with a registered estate or interest in the lease of the parcel;.
  - (d) a certificate issued by the commissioner for revenue certifying that—
    - (i) no rates or other amounts assessed as payable under the *Rates Act 2004* are outstanding for the financial year in which the units plan is to be registered; and
    - (ii) no land tax or other amounts assessed as payable under the *Land Tax Act 2004* are outstanding for the quarter in which the units plan is to be registered; and

- (iii) no duty or other amounts assessed as payable under the *Duties Act 1999* are outstanding at the time the units plan is to be registered; and
- (iv) no lease variation charges, payable or deferred under a deferral arrangement under the *Planning and Development Act 2007*, division 9.6.3 (Variation of nominal rent leases), are outstanding at the time the units plan is to be registered;

*Note 1* The units plan may only be registered if the certification or verification requirements under the *Land Titles Act 1925*, s 48BA, s 48BB or s 48BC are met.

*Note 2* A person may apply for a certificate of duty, land tax, rates and other charges under the *Duties Act 1999*, s 244, *Land Tax Act 2004*, s 41, *Rates Act 2004*, s 76 and *Planning and Development Act 2007*, s 279AE.

- (e) if the proposed rules of the owners corporation for the units plan include any alternative rules—the alternative rules.
- (2) On the registration of the units plan, the registrar-general must give 1 copy to the person on whose behalf the documents were lodged and 1 copy to the planning and land authority.
  - (3) In this section:

*deferral arrangement*, for a lease variation charge—see the *Planning and Development Act 2007*, section 279AB (2).

*lease variation charge*—see the *Planning and Development Act 2007*, dictionary.

**8 Effect of registration of units plan on interests in parcel**

- (1) If, immediately before the registration of a units plan, a person was the registered proprietor of a mortgage of the lease of the parcel, the person is taken to be, on the registration of the units plan, the registered proprietor of a mortgage of the lease of each unit, as if—
  - (a) on the date when the memorandum creating the firstmentioned mortgage was executed, the mortgagor had been the lessee of all the units and that memorandum had been executed by the mortgagor accordingly; and
  - (b) the firstmentioned mortgage had been a mortgage of all the leases of the units and not of the lease of the parcel.
- (2) If, immediately before the registration of a units plan, a person was the registered proprietor of an easement over part of the parcel, the person is taken to be, on the registration of the units plan, the registered proprietor of an easement over so much of the land comprised in the common property and each unit as was affected by the firstmentioned easement, as if—
  - (a) on the date when the memorandum creating the firstmentioned easement was executed, the lessee of the parcel on that date had been the lessee of the common property and the unit or units and that memorandum had been executed by the lessee accordingly; and
  - (b) the firstmentioned easement had been an easement over the common property or the unit or units and not over that part of the parcel.
- (3) On and after the registration of a units plan, a memorandum of mortgage mentioned in subsection (1), a memorandum of easement mentioned in subsection (2) and any other document relating to the lease of the parcel, or to such a mortgage or easement, are taken to be modified to the extent necessary to give effect to those subsections.

**9 Easements—subdivision of dominant tenement**

- (1) This section applies if—
  - (a) a units plan is registered in relation to a parcel of land; and
  - (b) immediately before the registration, an easement subsisted for the benefit of the parcel.
- (2) On and after the registration, the easement continues to subsist, as far as it is capable of doing so, for the benefit of each unit in the units plan.

**10 Duties of registrar-general after units plan registration**

- (1) Immediately after registration of a units plan, the registrar-general must—
  - (a) cancel the lease of the parcel and the duplicate lease; and
  - (b) for each lessee of a unit under the *Unit Titles Act 2001*, section 33—register the lessee under the *Land Titles Act 1925* as the registered proprietor of the unit; and
  - (c) register the owners corporation under the *Land Titles Act 1925* as the registered proprietor of the common property; and
  - (d) enter on the folio of the land titles register for each unit a memorial of any mortgage or easement to which the lease is subject under section 8; and
  - (e) enter on the folio of the land titles register for the common property a memorial of any easement to which the lease is subject under section 8; and
  - (f) if the units plan subdivides a parcel of land under a declared land sublease—enter on the folio of the land titles register for each unit a memorial of—
    - (i) the Crown lease; and

- (ii) if the Crown lessee has mortgaged the land under the Crown lease—the Crown lessee’s mortgage.
- (2) If there are 2 or more mortgages under subsection (1) (d), or 2 or more easements under subsection (1) (d) or (e), the memorials of the mortgages or easements must be entered so as to preserve their priority.

## **Part 3                      Registration of interests declared by owners corporations**

### **Division 3.1              Owners corporation easements**

#### **11                      Registration of easement declared by owners corporation**

- (1) The [Land Titles Act](#), section 103B applies to the registration of an easement declared by an owners corporation under the [Unit Titles Act 2001](#), section 36, subject to this section.
- (2) The lodgment of the following documents is required for the registration of the easement:
  - (a) a memorandum of easement in registrable form;
  - (b) a certificate under the [Unit Titles \(Management\) Act 2011](#), schedule 3, section 3.19 about the resolution of the corporation declaring the easement;
  - (c) a document giving evidence of the consent to the resolution of the owners of the affected benefited and burdened estates.
- (3) If the certificate mentioned in subsection (2) (b) is endorsed by the owners of the affected benefited and burdened estates, there is no need to lodge a separate document evidencing consent (under subsection (2) (c)).

#### **12                      Extinguishment of easement declared by owners corporation**

- (1) The [Land Titles Act](#), section 103E applies to the extinguishment of an easement following the revocation (under the [Unit Titles Act 2001](#), section 36 (5)) by an owners corporation of the declaration of the easement, subject to this section.

- (2) The lodgment of the following documents is required for the extinguishment of the easement:
  - (a) a memorandum of extinguishment of easement in registrable form;
  - (b) a certificate under the *Unit Titles (Management) Act 2011*, schedule 3, section 3.19 about the resolution of the corporation revoking the easement;
  - (c) a document giving evidence of the consent to the resolution of the owners of the affected benefited and burdened estates.
- (3) If the certificate mentioned in subsection (2) (b) is endorsed by the owners of the affected benefited and burdened estates, there is no need to lodge a separate document evidencing consent (under subsection (2) (c)).

## **Division 3.2                      Owners corporation charges**

### **13                      Registration of charge to secure unpaid amounts**

The lodgment of the following documents is required for the registration (under the *Land Titles Act*, section 92) of a charge declared by an owners corporation under the *Unit Titles (Management) Act 2011*, section 96:

- (a) a memorandum of charge in registrable form;
- (b) a copy of the declaration, certified by the executive committee to be a true copy.



## **14 Registration of discharge**

The lodgment of the following documents is required for the registration (under the [Land Titles Act](#), section 101 (1)) of a discharge in relation to a charge the declaration of which is revoked under the [Unit Titles \(Management\) Act 2011](#), section 97:

- (a) a discharge in registrable form;
- (b) a copy of the revocation, certified by the executive committee to be a true copy.

## **15 Application of Land Titles Act, div 10.3**

- (1) The following provisions of the [Land Titles Act](#), division 10.3 apply in relation to a charge declared under the [Unit Titles \(Management\) Act 2011](#), section 96:
  - section 92 (1) and (3) (Land—how mortgaged or encumbered) (subject to section 11C of this Act)
  - section 92A (Mortgage or encumbrance—postponement of priority)
  - section 93 (1) (Mortgage or encumbrance—effect)
  - section 101 (Discharge of mortgages and encumbrances) (subject to this Act, section 11D)
  - section 101A (Variation of mortgages).
- (2) The [Land Titles Act](#), division 10.3 does not otherwise apply in relation to the charge.

*Note* Because of this Act, s 13, s 14 and s 15, a charge over a unit declared under the [Unit Titles \(Management\) Act 2011](#), s 96 is registrable in much the same way as a mortgage under the [Land Titles Act 1925](#). However, unlike other mortgages, this registered charge does not give rise to any power of sale over the unit (see s (2) and [Unit Titles \(Management\) Act 2011](#), s 96 (5)).

The registrar-general must register a cancellation authority or cancellation order on the lodgment of the authority or order while it is stated to remain in force.

## 17 Effect of cancellation of units plan

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- (b) if the unit is in a units plan that subdivides a parcel of land under a declared land sublease—
  - (i) the Crown lease; or
  - (ii) if the Crown lessee has mortgaged the land under the Crown lease—the Crown lessee’s mortgage.

## **18 Duties of registrar-general on registration of order**

- (1) Immediately after the registration of a cancellation authority or cancellation order, the registrar-general must—
  - (a) cancel the units plan; and
  - (b) issue to a person who holds a share in the estate, or the entire estate, under the *Unit Titles Act 2001*, section 163 (1) (a) a certificate of title for that share or estate, subject to subsection (2); and
  - (c) enter on each folio of the land titles register for each unit, a memorial of any easement or relevant interest in the lease of the unit which applies to the lease under section 17 and, if the lease is subject to 2 or more relevant interests, enter the memorials in a way that preserves their priority.
- (2) In this section:  
*relevant interest*, in a lease of a unit—see section 17 (4).

## **19 Amendment of units plans—registration of authorities**

- (1) The registrar-general must register any of the following authorities for the amendment of a units plan on the lodgment of the authority while it is stated to remain in force:
  - (a) an authority under the *Unit Titles Act 2001*, section 30 (Amendment of development statements after registration);
  - (b) a unit entitlement authority;

(c) a boundary authority.

*Note 1* A **unit entitlement authority** is an authority for the amendment of a schedule of unit entitlement (see [Unit Titles Act 2001](#), s 146).

*Note 2* A **boundary authority** is an authority for a minor boundary change (see [Unit Titles Act 2001](#), s 149 (boundary authority) and s 16 (minor boundary change)).

- (2) On the lodgment of an authority authorising the amendment of a units plan, the registrar-general may—
- (a) if the boundaries are changed—require, in addition, the lodgment of any stated document or diagram showing the boundaries as so changed; and
  - (b) if the schedule of unit entitlement is amended—require, in addition, the lodgment of a copy of the schedule of unit entitlement as so amended; and
  - (c) register any such document, diagram or schedule accordingly.

## 20 Registration of final building damage orders

- (1) The registrar-general must register a final building damage order of the Magistrates Court for the amendment of a units plan on lodgment of an office copy of the order.

*Note* A **final building damage order** is an order of the Magistrates Court approving the amendment of a units plan as a result of building damage or destruction (see [Unit Titles Act 2001](#), s 157).

- (2) On the lodgment of an office copy of the order, the registrar-general may—
- (a) if the boundaries are changed—require, in addition, the lodgment of any stated document or diagram showing the boundaries as so changed; and
  - (b) if the schedule of unit entitlement is amended—require, in addition, the lodgment of a copy of the schedule of unit entitlement as so amended; and

- (c) register any such document, diagram or schedule accordingly.
- (3) On registration of the order, the registrar-general must make any entries on the land titles register necessary to give effect to the order.

## **21 Notice of cancellation or amendment to planning and land authority**

Immediately after the registration of an authority or order for the cancellation or amendment of a units plan, the registrar-general must give written notice of registration to the planning and land authority.

## **Part 5                      Reissue of units plans**

### **22              Reissue of units plans**

- (1) If the registrar-general considers it desirable, the registrar-general may reissue a registered units plan in substantively identical terms.
- (2) A reissued units plan for a parcel is taken for all purposes to be the registered units plan for the parcel.
- (3) The reissue of a units plan does not have the effect of cancelling the previous registration of the plan.

## Part 6 Termination and expiry of leases

### 23 Registration of termination of unit lease

- (1) The registrar-general, on proof to his or her satisfaction of the termination of the lease of a unit, must—
  - (a) enter on the relevant units plan a memorial of the termination; and
  - (b) enter on the schedule of unit entitlement a memorial stating that it has effect in accordance with the [Unit Titles Act 2001](#), section 170 (Effect of termination of unit lease).
- (2) The termination does not release the lessee from any liability in relation to the breach of any covenant expressed or implied in the lease.

### 24 Cancellation of memorials made under s 23

On lodgment of a notice under the [Unit Titles Act 2001](#), section 171 (New unit lease), the registrar-general must—

- (a) register the notice; and
- (b) enter on the units plan and the schedule of unit entitlement further memorials cancelling the memorials entered under section 23.

*Note* A new certificate of title must be given to the lodging party (see [Land Titles Act 1925](#), s 52).

### 25 Registrar-general to enter expiry of lease in register

On the expiry of the terms of the leases of the units and the lease of the common property, the registrar-general must cancel the units plan for the units and the common property.

## Part 7 Miscellaneous

### 26 Change of address for service

The registrar-general must register a change of address for service of an owners corporation on lodgment of a notice of the change under the *Unit Titles (Management) Act 2011*, section 122 (3).

### 27 Owners corporation rules—registration

- (1) This section applies if—
  - (a) a lessee—
    - (i) makes an application to register a units plan under section 6 (Lodging units plan for registration); and
    - (ii) lodges with the application proposed rules for the owners corporation mentioned in section 7 (1) (e); or
  - (b) an owners corporation or the ACAT makes an alternative rule for the owners corporation.
- (2) The registrar-general must register the alternative rules in relation to the owners corporation for the units plan.
- (3) The registrar-general may only register an alternative rule for an owners corporation—
  - (a) on lodgment of a certificate under the *Unit Titles (Management) Act 2011*, schedule 3, section 3.19 about the special resolution authorising the rule; or
  - (b) on lodgment of a declaration of the ACAT under the *Unit Titles (Management) Act 2011*, section 129 (3).



## 28 Appointment of administrator—registration

The registrar-general must register an administration order of the Magistrates Court under the *Unit Titles (Management) Act 2011*, division 10.2 on the lodgment of an office copy of the order.

*Note* An **administration order** is an order of the Magistrates Court approving the appointment or removal of an administrator of an owners corporation, or about the exercise of the functions of the administrator (see *Unit Titles (Management) Act 2011*, ss 138 to 140).

## 29 Registration of instruments granting further leases

- (1) This section applies if—
  - (a) the planning and land authority grants further leases under the *Planning and Development Act 2007*, section 254 (Grant of further leases) of the units and the common property forming part of the registered units plan; or
  - (b) for a lease of a unit on a parcel of land under a declared land sublease—the Crown lessee grants further leases under the *Unit Titles Act 2001*, section 167AA of the units and the common property forming part of the registered units plan.
- (2) On lodgment of the instruments granting the leases, the registrar-general must—
  - (a) register the instruments; and
  - (b) write on the units plan the memorials necessary to show that the further leases have been granted, and the date of the end of their terms.

## 30 Withdrawal of units plan

- (1) At any time after the lodgment with the registrar-general of an application for the registration of a units plan and before the units plan is registered, the applicant may apply in writing to the registrar-general for the withdrawal of the application for registration.

- (2) The registrar-general must, on the receipt of an application under subsection (1), endorse the application for the registration of the units plan as being withdrawn and give the applicant the documents lodged under section 7.

### 31 Trusts

- (1) If, immediately before the registration of a units plan, the lessee of the parcel (the *former lessee*) held the lease as trustee, on registration of the units plan the former lessee holds the leases of the units in trust for the people for whom, and the purposes for which, the lease of the parcel was held.
- (2) If, immediately before the registration of a cancellation authority or cancellation order, a unit owner (the *former owner*) held the lease of the unit as trustee, on registration of the authority or order the former owner holds the share of the estate (or the entire estate) held under the *Unit Titles Act 2001*, section 163 (1) (a) (Cancellation of units plan—new lease over parcel) in trust for the people for whom, and the purposes for which, the lease of the unit was held.

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## **Schedule 1      Formal requirements for units plans**

(see s 6)

### **Part 1.1      General**

- 1 One copy of each hard copy sheet, electronic image or data set containing a diagram must be of good quality and in accordance with format requirements approved by the registrar-general.
- 2 The approved format requirements may include requirements about—
  - (a) the following matters in relation to a hard copy sheet:
    - (i) the size of a page;
    - (ii) margin standards;
    - (iii) alteration standards;
    - (iv) the number of copies required;
    - (v) the page numbering standards; and
  - (b) the following matters in relation to an electronic image:
    - (i) the size of the image;
    - (ii) electronic formatting standards;
    - (iii) alteration standards;
    - (iv) page numbering standards; and
  - (c) in relation to a data set—page numbering standards.
- 3 An approved format requirement is a notifiable instrument.

*Note*      A notifiable instrument must be notified under the [Legislation Act](#).

## **Part 1.2**

### **Requirements in relation to diagrams**

- 1 Each diagram must be drawn to a scale sufficient to enable all details and notations to be clearly shown.
- 2 The scale to which a diagram is drawn must be expressed as a ratio combined with a graphic bar scale.
- 3 Each diagram must indicate, by an arrow or other appropriate means, the direction of North.
- 4 All linear measurements must be shown in metres and decimal fractions of a metre.
- 5 If necessary, a diagram may be started on 1 sheet and continued on a subsequent sheet and, in such a case, the diagrams must be so drawn that the complementary parts or lines on the several sheets show, when placed side by side, the complete diagram.

## **Part 1.3                      Numbering of units and unit subsidiaries**

- 1 Units must be numbered consecutively, starting with the figure 1.
- 2 A unit subsidiary must be shown as having the same number as the unit to which it is appurtenant prefixed with the letter S.
- 3 If there are 2 or more unit subsidiaries appurtenant to a unit, each of those unit subsidiaries must be distinguished by the addition of a consecutive number in brackets starting with the figure (1), thus SI (1), SI (2) and so on.

## Dictionary

(see s 2)

*Note 1* The [Legislation Act](#) contains definitions and other provisions relevant to this Act.

*Note 2* For example, the [Legislation Act](#), dict, pt 1, defines the following terms:

- document
- land
- land titles register
- Magistrates Court
- Minister (see s 162)
- planning and land authority
- registrar-general.

*Note 3* Terms defined in the [Unit Titles Act 2001](#) have the same meaning in this Act (see s 3). For example, the following terms are defined in the [Unit Titles Act 2001](#), dict:

- boundary authority (see s 149)
- cancellation authority (see s 160)
- common property (see s 13)
- declared land sublease
- lease
- mortgage
- parcel (see s 5)
- registered
- termination
- unit (see s 9).

*Note 4* Terms defined in the [Unit Titles \(Management\) Act 2011](#) have the same meaning in this Act (see s 3A). For example, the following terms are defined in the [Unit Titles \(Management\) Act 2011](#), dict:

- alternative rule
- owners corporation
- rule.

***graphic bar scale*** means a set of marks on a plan, at measured distances on a line, that indicates the scale to which the plan is drawn.

***Land Titles Act*** means the [\*Land Titles Act 1925\*](#).

## Endnotes

1 About the endnotes

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## Endnotes

### 1 About the endnotes

Amending and modifying laws are annotated in the legislation history and the amendment history. Current modifications are not included in the republished law but are set out in the endnotes.

Not all editorial amendments made under the [Legislation Act 2001](#), part 11.3 are annotated in the amendment history. Full details of any amendments can be obtained from the Parliamentary Counsel's Office.

Uncommenced amending laws are not included in the republished law. The details of these laws are underlined in the legislation history. Uncommenced expiries are underlined in the legislation history and amendment history.

If all the provisions of the law have been renumbered, a table of renumbered provisions gives details of previous and current numbering.

The endnotes also include a table of earlier republications.

### 2 Abbreviation key

A = Act	NI = Notifiable instrument
AF = Approved form	o = order
am = amended	om = omitted/repealed
amdt = amendment	ord = ordinance
AR = Assembly resolution	orig = original
ch = chapter	par = paragraph/subparagraph
CN = Commencement notice	pres = present
def = definition	prev = previous
DI = Disallowable instrument	(prev...) = previously
dict = dictionary	pt = part
disallowed = disallowed by the Legislative Assembly	r = rule/subrule
div = division	reloc = relocated
exp = expires/expired	renum = renumbered
Gaz = gazette	R[X] = Republication No
hdg = heading	RI = reissue
IA = Interpretation Act 1967	s = section/subsection
ins = inserted/added	sch = schedule
LA = Legislation Act 2001	sdiv = subdivision
LR = legislation register	SL = Subordinate law
LRA = Legislation (Republication) Act 1996	sub = substituted
mod = modified/modification	<u>underlining</u> = whole or part not commenced or to be expired



### 3 Legislation history

This Act was originally a Commonwealth ordinance—the *Real Property (Unit Titles) Ordinance 1970* No 32 (Cwlth).

The *Australian Capital Territory (Self-Government) Act 1988* (Cwlth), s 34 (4) converted most former Commonwealth ordinances in force in the ACT into ACT enactments. This allowed the ACT Legislative Assembly to amend and repeal the laws. This Act was converted into an ACT enactment on 11 May 1989 (self-government day).

As with most ordinances in force in the ACT, the name was changed from *Ordinance* to *Act* by the *Self-Government (Citation of Laws) Act 1989* A1989-21, s 5 on 11 May 1989 (self-government day).

This Act was later renamed by the *Land Titles (Consequential Amendments) Act 1995-54*.

Before 11 May 1989, ordinances commenced on their notification day unless otherwise stated (see *Seat of Government (Administration) Act 1910* (Cwlth), s 12).

#### Legislation before becoming Territory enactment

##### Land Titles (Unit Titles) Act 1970 A1970-32

notified 11 September 1970

commenced 1 February 1971 (Cwlth Gaz 1976 p 788)

as amended by

##### Real Property (Unit Titles) Ordinance 1975 Ord1975-34

notified 7 October 1975

commenced 27 January 1976 (Cwlth Gaz 1976 No S13)

##### Real Property (Unit Titles) Ordinance 1976 Ord1976-19

notified 13 May 1976

commenced 13 May 1976

##### Ordinances Revision (Administrative Arrangements) Ordinance 1977 Ord1977-18

notified 21 June 1977

commenced 21 June 1977

##### Real Property (Unit Titles) (Amendment) Ordinance 1982 Ord1982-7

notified 19 March 1982

commenced 19 March 1982

## Endnotes

3 Legislation history

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### **Self-Government (Consequential Amendments) Ordinance 1989 Ord1989-38 sch 1**

notified 10 May 1989 (Cwlth Gaz 1989 No S160)  
s 1, s 2 commenced 10 May 1989 (s 2 (1))  
sch 1 commenced 11 May 1989 (s 2 (2) and see Cwlth Gaz 1989  
No S164)

### **Legislation after becoming Territory enactment**

#### **Registrar-General (Consequential Provisions) Act 1993 A1993-64**

notified 6 September 1993  
s 1, s 2 commenced 6 September 2001  
remainder commenced 1 October 1993 (s 2 (2) and Gaz 1993  
No S207)

#### **Real Property (Consequential Provisions) Act 1993 A1993-90**

notified 17 December 1993  
s 1, s 2 commenced 17 December 1993  
remainder commenced 1 January 1994 (s 2 (2) and Gaz 1993  
No S270)

#### **Land Titles (Consequential Amendments) Act 1995 A1995-54**

notified 20 December 1995 (Gaz 1995 No S313)  
commenced 20 December 1996 (s 2)

#### **Land (Planning and Environment) (Amendment) Act (No. 3) 1996 A1996-85**

notified 24 December 1996  
s 1, s 2 commenced 24 December 1996  
remainder commenced 24 June 1997

#### **Statute Law Revision (Penalties) Act 1998 A1998-54 sch**

notified 27 November 1998 (Gaz 1998 No S207)  
s 1, s 2 commenced 27 November 1998 (s 2 (1))  
sch commenced 9 December 1998 (s 2 (2) and Gaz 1998 No 49)

#### **Land Titles Legislation Amendment Act 2000 A2000-82 pt 3**

notified 21 December 2000 (Gaz 2000 No S69)  
pt 3 commenced 21 December 2000 (s 2)

**Surveyors (Consequential Amendments) Act 2001 A2001-3 sch 1**

notified 8 March 2001 (Gaz 2001 No 10)  
s 1, s 2 commenced 8 March 2001 (IA s 10B)  
sch 1 commenced 26 July 2001 (s 2 and Gaz 2001 No 30)

**Unit Titles Consequential Amendments Act 2001 A2001-17 pt 2, sch 1**

notified 5 April 2001 (Gaz 2001 No 14)  
s 1, s 2 commenced 5 April 2001 (IA s 10B)  
pt 2, sch 1 commenced 5 October 2001 (s 2)

**Legislation (Consequential Amendments) Act 2001 A2001-44 pt 213**

notified 26 July 2001 (Gaz 2001 No 30)  
s 1, s 2 commenced 26 July 2001 (IA s 10B)  
amds 1.2600-1.2607 commenced 5 October 2001 immediately after  
[A2001-17](#)(s2 (2) and amds 1.2600-1.2607)  
pt 213 remainder (amdt 1.2599 ) commenced 12 September 2001  
(s 2 (1) and see Gaz 2001 No S65)

**Planning and Land (Consequential Amendments) Act 2002 A2002-56  
sch 3 pt 3.12**

notified LR 20 December 2002  
s 1, s 2 commenced 20 December 2002 (LA s 75 (1))  
sch 3 pt 3.12 commenced 1 July 2003 (s 2 and see [Planning and Land  
Act 2002](#) A2002-55, s 2)

**Planning and Land Legislation Amendment Act 2003 A2003-30 sch 1  
pt 1.2**

notified LR 30 June 2003  
s 1, s 2 commenced 30 June 2003 (LA s 75 (1))  
sch 1 pt 1.2 commenced 1 July 2003 (s 2 and see [Planning and Land  
Act 2002](#) A2002-55, s 2)

**Unit Titles Amendment Act 2005 A2005-25 sch 1**

notified LR 11 May 2005  
s 1, s 2 commenced 11 May 2005 (LA s 75 (1))  
sch 1 commenced 12 May 2005 (s 2)

**Statute Law Amendment Act 2005 (No 2) A2005-62 sch 3 pt 3.14**

notified LR 21 December 2005  
s 1, s 2 commenced 21 December 2005 (LA s 75 (1))  
sch 3 pt 3.14 commenced 11 January 2006 (s 2 (1))

## Endnotes

**Planning and Development (Consequential Amendments) Act 2007  
A2007-25 sch 1 pt 1.20**

notified LR 13 September 2007  
s 1, s 2 commenced 13 September 2007 (LA s 75 (1))  
sch 1 pt 1.20 commenced 31 March 2008 (s 2 and see [Planning and Development Act 2007](#) A2007-24, s 2 and [CN2008-1](#))

**Rates and Land Tax Legislation Amendment Act 2009 A2009-52 pt 3**

notified LR 18 December 2009  
s 1, s 2 commenced 18 December 2009 (LA s 75 (1))  
pt 3 commenced 1 January 2010 (s 2)

**Justice and Community Safety Legislation Amendment Act 2011  
(No 2) A2011-27 sch 1 pt 1.6**

notified LR 30 August 2011  
s 1, s 2 taken to have commenced 29 July 2008 (LA s 75 (2))  
sch 1 pt 1.6 commenced 13 September 2011 (s 2 (1))

**Unit Titles (Management) Act 2011 A2011-41 sch 5 pt 5.6**

notified LR 3 November 2011  
s 1, s 2 commenced 3 November 2011 (LA s 75 (1))  
sch 5 pt 5.6 commenced 30 March 2012 (s 2 and [CN2012-6](#))

**Planning and Development (University of Canberra and Other  
Leases) Legislation Amendment Act 2015 A2015-19 pt 12**

notified LR 11 June 2015  
s 1, s 2 commenced 11 June 2015 (LA s 75 (1))  
pt 12 commenced 1 July 2015 (s 2 and [CN2015-9](#))

**Revenue Legislation Amendment Act 2017 A2017-1 sch 1 pt 1.6**

notified LR 22 February 2017  
s 1, s 2 commenced 22 February 2017 (LA s 75 (1))  
sch 1 pt 1.6 commenced 18 September 2017 (s 2 (1) and [CN2017-5](#))

**Unit Titles Legislation Amendment Act 2020 A2020-4 pt 7**

notified LR 27 February 2020  
s 1, s 2 commenced 27 February 2020 (LA s 75 (1))  
pt 7 commenced 1 November 2020 (s 2 (1) and [CN2020-11](#))

**Land Titles (Electronic Conveyancing) Legislation Amendment Act 2020 A2020-16 pt 3**

notified LR 13 May 2020

s 1, s 2 commenced 13 May 2020 (LA s 75 (1))

pt 3 commenced 1 June 2020 (s 2 and see [Electronic Conveyancing National Law \(ACT\) Act 2020 A2020-15 s 2](#))

**Revenue Legislation Amendment Act 2021 A2021-10 sch 1 pt 1.3**

notified LR 19 May 2021

s 1, s 2 commenced 19 May 2021 (LA s 75 (1))

sch 1 pt 1.3 commenced 20 May 2021 (s 2 (1))

## Endnotes

4 Amendment history

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### 4 Amendment history

#### Name of Act

s 1 am [A1995-54](#)  
sub [A2001-17](#) amdt 1.1

#### Dictionary

s 2 ins [A2001-17](#) amdt 1.1  
sub [A2005-62](#) amdt 3.140

#### Notes

s 3 orig s 3 om [Ord1977-18](#)  
(prev s 5) am [Ord1975-34](#); [A1993-64](#); [A1995-54](#); [A2001-17](#) s 4  
renum R3 LA (see [A2001-17](#) s 10)  
sub [A2005-62](#) amdt 3.140  
def **the Principal Act** om [A2001-17](#) s 4  
def **Land Titles Act** ins [A2001-17](#) s 4  
om [A2005-62](#) amdt 3.140

#### Terms used in Unit Titles Act and Unit Titles (Management) Act

s 3A ins [A2005-62](#) amdt 3.140  
sub [A2011-41](#) amdt 5.10

#### Relationship with Land Titles Act

s 4 orig s 4 om [Ord1975-34](#)  
(prev s 6) am [A1993-64](#); [A2001-44](#) amdt 1.2599  
sub [A2001-17](#) s 5  
renum R3 LA (see [A2001-17](#) s 10)

#### Time of registration

s 5 (prev s 7) am [A1993-64](#)  
sub [A2001-17](#) s 5  
renum R3 LA (see [A2001-17](#) s 10)

#### Registration of units plans

pt 2 hdg sub [A2001-17](#) s 5

#### Lodging units plan for registration

s 6 (prev s 8) sub [A1993-90](#); [A2001-17](#) s 5; [A2001-44](#)  
amdt 1.2600  
renum R3 LA (see [A2001-17](#) s 10)  
sub [A2020-4](#) s 37

**Registration of units plan**

s 7 (prev s 9) am [Ord1976-19](#); [Ord1989-38](#); [A1993-64](#)  
 sub [A2001-17](#) s 5  
 am [A2001-44](#) amdt 1.2601, amdt 1.2602  
 renum R3 LA (see [A2001-17](#) s 10)  
 am [A2002-56](#) amdt 3.42; [A2009-52](#) s 8; [A2017-1](#) amdt 1.108,  
 amdt 1.109; [A2020-16](#) s 82, s 83; pars renum R13 LA;  
[A2020-4](#) s 38; pars renum R14 LA; [A2021-10](#)  
 amdts 1.12-1.14

**Effect of registration of units plan on interests in parcel**

s 8 (prev s 10) am [A2001-17](#) amdts 1.2-1.6  
 renum R3 LA (see [A2001-17](#) s 10)

**Easements—subdivision of dominant tenement**

s 9 (prev s 10A) ins [A2000-82](#) s 21  
 renum R3 LA (see [A2001-17](#) s 10)

**Duties of registrar-general after units plan registration**

s 10 (prev 11) am [A1993-64](#); [A1993-90](#)  
 sub [A2001-17](#) s 6  
 am [A2001-44](#) amdt 1.2603, amdt 1.2604  
 renum R3 LA (see [A2001-17](#) s 10)  
 am [A2015-19](#) s 64; [A2020-16](#) ss 84-88

**Registration of interests declared by owners corporations**

pt 3 hdg (prev pt 2A hdg) ins [A2001-17](#) s 6  
 renum R3 LA (see [A2001-17](#) s 10)

**Owners corporation easements**

div 3.1 hdg (prev pt 2A div 1 hdg) ins [A2001-17](#) s 6  
 renum R3 LA (see [A2001-17](#) s 10)

**Registration of easement declared by owners corporation**

s 11 (prev s 11A) ins [A2001-17](#) s 6  
 renum R3 LA (see [A2001-17](#) s 10)  
 am [A2011-41](#) amdt 5.11

**Extinguishment of easement declared by owners corporation**

s 12 (prev s 11B) ins [A2001-17](#) s 6  
 renum R3 LA (see [A2001-17](#) s 10)  
 am [A2011-41](#) amdt 5.12

**Owners corporation charges**

div 3.2 hdg (prev pt 2A div 2 hdg) ins [A2001-17](#) s 6  
 renum R3 LA (see [A2001-17](#) s 10)

## Endnotes

### 4 Amendment history

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#### **Registration of charge to secure unpaid amounts**

s 13 (prev s 11C) ins [A2001-17](#) s 6  
am [A2001-44](#) amdt 1.2605, amdt 1.2606  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2011-41](#) amdt 5.13; [A2020-4](#) s 39

#### **Registration of discharge**

s 14 (prev s 11D) ins [A2001-17](#) s 6  
am [A2001-44](#) amdt 1.2605, amdt 1.2606  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2011-41](#) amdt 5.14; [A2020-4](#) s 40

#### **Application of Land Titles Act, div 10.3**

s 15 (prev s 11E) ins [A2001-17](#)  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2011-41](#) amdt 5.15, amdt 5.16

#### **Cancellation and amendment of units plans**

pt 4 hdg (prev pt 3 hdg) sub [A2001-17](#) s 6  
renum R3 LA (see [A2001-17](#) s 10)

#### **Cancellation of units plans—registration**

s 16 (prev s 12) am [A1993-64](#)  
sub [A2001-17](#) s 6  
renum R3 LA (see [A2001-17](#) s 10)  
sub [A2005-25](#) amdt 1.1

#### **Effect of cancellation of units plan**

s 17 (prev s 13) am [A1996-85](#); [A2001-17](#) amdts 1.7-1.11  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2005-25](#) amdt 1.2, amdt 1.3; [A2015-19](#) ss 65-67

#### **Duties of registrar-general on registration of order**

s 18 (prev s 14) am [A1993-64](#); [A1993-90](#); [A1996-85](#); [A2001-17](#)  
amdts 1.12-1.14  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2005-25](#) amdt 1.4; [A2015-19](#) s 68, s 69; [A2020-16](#) ss 89-91; ss, pars renum R13 LA

#### **Amendment of units plans—registration of authorities**

s 19 hdg sub [A2005-25](#) amdt 1.5  
s 19 (prev s 15) am [A1993-64](#)  
sub [A2001-17](#) s 7  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2005-25](#) amdts 1.6-1.8

#### **Registration of final building damage orders**

s 20 (prev s 16) am [A1993-64](#)  
sub [A2001-17](#) s 7  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2020-16](#) s 92



**Notice of cancellation or amendment to planning and land authority**

s 21 (prev s 17) am [Ord1976-19](#); [Ord1989-38](#); [A1993-64](#)  
 sub [A2001-17](#) s 7  
 renum R3 LA (see [A2001-17](#) s 10)  
 am [A2003-30](#) amdt 1.9

**Reissue of units plans**

pt 5 hdg (prev pt 3A hdg) ins [A2001-17](#) s 7  
 renum R3 LA (see [A2001-17](#) s 10)

**Reissue of units plans**

s 22 (prev s 17A) ins [A2001-17](#) s 7  
 renum R3 LA (see [A2001-17](#) s 10)

**Termination and expiry of leases**

pt 6 hdg (prev pt 4 hdg) sub [A2001-17](#) amdt 1.15  
 renum R3 LA (see [A2001-17](#) s 10)

**Registration of termination of unit lease**

s 23 hdg (prev s 18 hdg) sub [A2001-17](#) amdt 1.15  
 s 23 (prev s 18) am [A1993-64](#); [A2001-17](#) amdt 1.16, amdt 1.17  
 renum R3 LA (see [A2001-17](#) s 10)  
 am [A2005-62](#) amdt 3.141; [A2020-16](#) s 93; pars renum R13 LA

**Cancellation of memorials made under s 23**

s 24 orig s 24 am [A1993-64](#)  
 om [A2001-17](#) s 8  
 (prev s 19) am [A1993-64](#); [A2001-17](#) amdt 1.18  
 renum R3 LA (see [A2001-17](#) s 10)  
 sub [A2020-16](#) s 94

**Registrar-general to enter expiry of lease in register**

s 25 (prev s 20) am [A1993-64](#)  
 renum R3 LA (see [A2001-17](#) s 10)  
 am [A2020-16](#) s 95

**Miscellaneous**

pt 7 hdg (prev pt 5 hdg) renum R3 LA (see [A2001-17](#) s 10)

**Change of address for service**

s 26 (prev s 21) am [A1993-64](#); [A1998-54](#)  
 sub [A2001-17](#) s 8  
 am [A2001-44](#) amdt 1.2607  
 renum R3 LA (see [A2001-17](#) s 10)  
 am [A2011-41](#) amdt 5.17

**Owners corporation rules—registration**

s 27 (prev s 22) am [A1993-64](#)  
 sub [A2001-17](#) s 8  
 renum R3 LA (see [A2001-17](#) s 10)  
 sub [A2011-41](#) amdt 5.18; [A2020-4](#) s 41

## Endnotes

4 Amendment history

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### **Appointment of administrator—registration**

s 28 (prev s 23) am [A1993-64](#)  
sub [A2001-17](#) s 8  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2011-41](#) amdt 5.19, amdt 5.20

### **Registration of instruments granting further leases**

s 29 (prev s 25) am [A1993-64](#)  
sub [A1996-85](#)  
am [A2001-17](#) amdt 1.19  
renum R3 LA (see [A2001-17](#) s 10)  
sub [A2002-56](#) amdt 3.43  
am [A2007-25](#) amdt 1.93; [A2015-19](#) s 70

### **Withdrawal of units plan**

s 30 (prev s 26) am [A1993-64](#); [A2001-17](#) amdt 1.20  
renum R3 LA (see [A2001-17](#) s 10)

### **Trusts**

s 31 (prev s 27) sub [A2001-17](#) amdt 1.21  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2005-25](#) amdt 1.9, amdt 1.10

### **Delivery to registrar-general of certificates of title**

s 32 (prev s 28) am [A1993-64](#); [A1993-90](#); [A1998-54](#); [A2001-17](#)  
amdt 1.22  
renum R3 LA (see [A2001-17](#) s 10)  
am [A2005-62](#) amdt 3.142  
om [A2020-16](#) s 96

### **Formal requirements for units plans**

sch 1 hdg am [A2011-27](#) amdt 1.11  
sch 1 orig sch 1 am [Ord1975-34](#); [Ord1976-19](#); [Ord1982-7](#);  
[Ord1989-38](#); [A1993-64](#); [A1993-90](#); [A1995-54](#); [A2001-3](#) sch 1  
om [A2001-17](#) s 9  
(prev sch 2) am [Ord1975-34](#); [A1993-64](#);  
renum as sch 1 [A2001-17](#) amdt 1.23

### **General**

sch 1 pt 1.1 hdg (prev pt 1 hdg) renum R3 LA (see [A2001-17](#) s 10)  
sch 1 pt 1.1 sub [A2011-27](#) amdt 1.12

### **Requirements in relation to diagrams**

sch 1 pt 1.2 hdg (prev pt 2 hdg) renum R3 LA (see [A2001-17](#) s 10)  
sch 1 pt 1.2 clauses renum R3 LA (see [A2001-17](#) s 10)  
am [A2011-27](#) amdt 1.13; clauses renum R9 LA

### **Numbering of units and unit subsidiaries**

sch 1 pt 1.3 hdg (prev pt 3 hdg) renum R3 LA (see [A2001-17](#) s 10)

**Dictionary**

dict

ins [A2005-62](#) amdt 3.143  
am [A2011-41](#) amdt 5.21; [A2015-19](#) s 71; [A2020-16](#) s 97;  
[A2020-4](#) s 42  
def **graphic bar scale** ins [A2005-62](#) amdt 3.143  
def **Land Titles Act** ins [A2005-62](#) amdt 3.143  
def **owners corporation** ins [A2011-41](#) amdt 5.22  
om [A2020-4](#) s 43

## Endnotes

### 5 Earlier republishings

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#### 5 Earlier republishings

Some earlier republishings were not numbered. The number in column 1 refers to the publication order.

Since 12 September 2001 every authorised republication has been published in electronic pdf format on the ACT legislation register. A selection of authorised republishings have also been published in printed format. These republishings are marked with an asterisk (\*) in column 1. Electronic and printed versions of an authorised republication are identical.

Republication No	Amendments to	Republication date
1	<a href="#">A1995-54</a>	31 July 1996
2	<a href="#">A1998-54</a>	31 July 1999
3	<a href="#">A2001-44</a>	5 October 2001
4	<a href="#">A2003-30</a>	1 July 2003
5	<a href="#">A2005-25</a>	12 May 2005
6	<a href="#">A2005-62</a>	11 January 2006
7	<a href="#">A2007-25</a>	31 March 2008
8	<a href="#">A2009-52</a>	1 January 2010
9	<a href="#">A2011-27</a>	13 September 2011
10	<a href="#">A2011-41</a>	30 March 2012
11	<a href="#">A2015-19</a>	1 July 2015
12	<a href="#">A2017-1</a>	18 September 2017
13	<a href="#">A2020-16</a>	1 June 2020
14	<a href="#">A2020-16</a>	1 November 2020

#### 6 Renumbered provisions

This Act was renumbered by *Unit Titles Consequential Amendments Act 2001* A2001-17 s 10 and under the *Legislation Act 2001* in R3. Details of renumbered provisions are shown in endnote 4 (Amendment history). For a table showing the renumbered provisions, see R3.

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