



CONSULTATION ARRANGEMENTS

Unit Titles Amendment Bill 2008

Public comment is sought on the *Unit Title Amendment Bill 2008*.

The amendments propose to introduce processes for the resolution of disputes between parties, introduce processes to regulate owner's corporation managers and address a range of consumer protection issues.

Key points:

- introduce processes for the resolution of disputes between parties including for example, disputes between unit owners and disputes between unit owners and an owners corporation;
- introduce processes to regulate owners corporation managers; and
- address a range of consumer protection issues.

Primary amendments:

- inserting a new definition for a Caretaker as the person appointed by the owners corporation to assist in exercising one of more of the functions of the owners corporation;
- creating an obligation on the owners corporation with 6 or more units to appoint a Communications Officer with a clearly defined statutory role;
- creation of a the ACT Civil and Administrative Tribunal ("ACAT") to deal with disputes and make a range of orders;
- removal of the "deadlock" provisions in the current unit titles legislation;
- removal of the current conciliation provisions relating to 2 or 3 member owners corporations;
- in specific circumstances, the ACAT is substituted for the Magistrates Court;
- introduction of a new "article infringement notice";
- creation of new provisions relating to meetings;
- creation of new obligations on owners corporations' managers to be licensed under the *Agents Act 2003* and comply with a Code of Conduct;
- creation of new provisions relating to developer disclosure; and
- creation of new provisions relating to the old section 75 certificates.

Interested members of the community are invited to comment on the Bill on or before close of business **Friday 13 June 2008**.

Information about the changes and a copy of the Bill are available from ACT Planning and Land Authority's website at www.actpla.act.gov.au. Follow the prompts on ACTPLA's home page. Hard copies are available on request.

Submissions can be made in one of the following ways:

- online feedback form at www.actpla.act.gov.au, follow prompts on ACTPLA's home page
- email: actpla.feedback@act.gov.au
- hand deliver to the Authority's Customer Service Centre, 16 Challis Street, Dickson
- post to:
 - Leasing Team
 - Development Services Branch
 - ACT Planning and Land Authority
 - GPO Box 1908
 - Canberra ACT 2601

For inquiries, telephone (02) 6207 1923.