

2000

LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN
CAPITAL TERRITORY

UNIT TITLES BILL 2000

EXPLANATORY MEMORANDUM

Circulated by authority of the
Minister for Urban Services
Mr Brendan Smyth MLA

UNIT TITLES BILL 2000

Outline

The *Unit Titles Act 1970* (the Act) governs the arrangements under which land may be sub-divided into units, unit subsidiaries and common property. The *Unit Titles Bill 2000* (the Bill) replaces the current *Unit Titles Act 1970*.

The Bill clarifies the rights, liabilities and obligations of owners, the owners corporation, executive committee and agents. In addition, the Bill provides for alterations to boundaries in a units plan and requires owners corporations to maintain a budget, sinking fund and corporate register.

Financial Implications

Nil.

Clause Notes

Clauses 1 and 2 – Name of Act and commencement – are machinery provisions that specify the name of the amending Act and provide for the commencement of its provisions.

Clauses 3 – Dictionary – provides that the dictionary is part of the Act and is located at the end of the Act.

Clause 4 – Notes – specifies that any note in the Act is explanatory and does not form part of the Act.

Clause 5 – Parcels – defines the word 'parcel'.

Clause 6 – Unit title application – defines the phrase 'unit title application' as when an application is made under section 17.

Clause 7 – Units plan – defines the term 'units plan' and states the documents that a units plan consists of.

Clause 8 – Unit entitlement – defines the term 'schedule of unit entitlement' and states that the aggregate unit entitlement must be 10, 100, 1,000, 10,000 or 100,000.

Clause 9 – Units – defines the word 'unit' as a part of a parcel shown as a unit on the units plan.

Clause 10 – Class A units – defines the term 'class A unit' as any unit identified as such on a registered or unregistered units plan.

Clause 11 – Class B units – defines the term 'class B unit' as any unit identified as such on a registered or unregistered units plan.

Clause 12 – Unit subsidiaries – defines the term 'unit subsidiary' as a part of the parcel that is annexed to a unit.

Clause 13 – Common property – defines the term 'common property' as a part of the parcel identified as such on a units plan.

Clause 14 – Common boundaries – internal – states how the internal boundaries of class A units or unit subsidiaries are to be ascertained.

Clause 15 – Common boundaries – external – states how the external boundaries of class A units or unit subsidiaries are to be ascertained.

Clause 16 – Minor boundary changes – defines the term 'minor boundary change' as a change that does not involve changes to the boundaries of the parcel, would not substantially alter the units plan, doesn't cause inconsistencies in the provisions of the leases and approval would have been given to the units plan.

Clause 17 – Unit title applications – general requirements – provides that the lessee of a parcel may apply to the Minister for approval of subdivision of the parcel by unit title.

Clause 18 – Unit title applications – class A units and class B units – provides that class A units are defined by reference to the floors, walls and ceilings of the building and that class B units are defined by reference to boundaries unlimited in height.

Clause 19 – Unit title applications – unit subsidiaries – provides that unit subsidiaries must be annexed to a unit and must be of a kind prescribed under the regulations.

Clause 20 – Unit title applications – approval – sets out the situations in which the Minister may approve a unit title application.

Clause 21 – Unit title applications – reasonable rent – provides that the Minister may determine the rent payable under a unit title application if the current rent is not reasonable in the circumstances.

Clause 22 – Unit title applications – Ministerial amendment of development statement – provides that the Minister may vary a development statement on any application for unit title that contains staged development.

Clause 23 – Notice of approval of unit title applications – provides that if a unit title application is approved written notice must be given to the lessee of the parcel.

Clause 24 – Security for staged developments and unfinished work – provides that the Minister may require a lessee to give a bond to the Territory to provide security for the completion of staged development and the completion of landscaping, roadworks and driveways.

Clause 25 – Territory rent for common property lease – provides that the reserved rent under a lease of common property is five cents per annum, which is payable if and when demanded.

Clause 26 – Territory rent for unit leases – unit title proposals approved before 1 October 1975 – provides that for units plans approved before 1 October 1975 the reserved rent for all units is five cents per annum, which is payable if and when demanded.

Clause 27 – Endorsement of units plan for registration – lists the documents that must be endorsed by the Minister if a units plan is approved.

Clause 28 – lapse of endorsement after 3 months – provides that the endorsement of documents by the Minister lapses if the documents are not lodged with the Registrar-General within three months.

Clause 29 – Amendment of development statements before registration – provides that a lessee may apply to the Minister, prior to registration of the units plan, to amend the development statement and specifies the circumstances when the Minister will agree to amend a development statement.

Clause 30 – Amendment of development statements after registration – provides that a lessee may apply to the Minister to amend the development statements after registration of a units plan and specifies the circumstances when the Minister will agree to amend a development statement, after it has been registered.

Clause 31 – Effect of registration of amendment – provides that an amendment to a development statement has affect on registration of the alteration.

Clause 32 – Subdivision of parcel made by registration – provides that on registration of a units plan the parcel is subdivided according to the registered plan.

Clause 33 – Leases of units and common property – provides that on registration of a units plan the lease of the parcel is determined and the former lessee has an estate in leasehold in each unit. On registration the owners corporation has an estate in leasehold in the common property.

Clause 34 – Unit title easement rights – provides that the division applies to easements of support, shelter, protection, utility services and all ancillary rights necessary for these easements.

Clause 35 – Easements given by this Act – provides that on registration of a units plan the easements necessary for the reasonable use and enjoyment are created.

Clause 36 – Easements declared by owners corporations – provides that new easements may be declared by the owners corporation following an ordinary resolution.

Clause 37 – Registration – easements declared by owners corporations – provides that any easements declared or revoked by an owners corporation have effect on registration.

Clause 38 – Establishment of owners corporations – provides that an owners corporation is established on registration of a units plan.

Clause 39 – Legal status of owners corporation – provides that an owners corporation has perpetual succession, has a common seal and may sue and be sued in its corporate name.

Clause 40 – Members of owners corporation – states that the members of an owners corporation are the people who own the units, as they change from time to time.

Clause 41 – Multiple owners of units – authorisation of representatives – provides that units that have more than one owner must appoint a person to represent it at meetings and for correspondence.

Clause 42 – Multiple owners of units – functions of representatives – provides that where units are owned by more than one person then documents are served on the unit representative and the unit representative carries out voting.

Clause 43 – Company owned units – authorisation of representatives – provides that units that are owned or partly owned by a company must appoint a company officer or employee to represent it at meetings and for correspondence.

Clause 44 – Company owned units – functions of representatives – provides that where units are owned or partly owned by a company then documents are served on the company representative and voting is carried out by the company representative.

Clause 45 – Evidence of representative status – provides that an owners corporation may give a certificate stating who the unit or company representative is and their address for correspondence.

Clause 46 – General functions – states the general functions of owners corporations.

Clause 47 – Common property ownership – provides that the owners corporation holds the common property as an agent for the members of the owners corporation and must provide all members with opportunity for the reasonable use and enjoyment of the common property.

Clause 48 – Dealings in property – provides for the possession and disposal of certain forms of property, the granting of easements and states that the common property cannot be transferred, assigned, sublet or mortgaged.

Clause 49 – Special privileges relating to common property – provides that the owners corporation may grant or terminate a special privilege over the common property to anyone with an interest in a unit, but may not grant a sublease.

Clause 50 – Exemptions for units plans with 4 or fewer units – provides that some requirements in the Act can be excluded from applying to units plans with four or fewer units.

Clause 51 – General duties – states the general duties of the owners corporation, which include the enforcement of its articles and the control, management and administration of the common property.

Clause 52 – Work on behalf of particular unit owners or occupiers – provides that an owners corporation may, if authorised, carry out work for the maintenance or provision of services for any unit.

Clause 53 – Recovery of costs – agreements under s 52 – provides that if work is conducted by the owners corporation as authorised under the previous clause, then the cost of the work may be recovered from the unit owner.

Clause 54 – Recovery of expenditure resulting from member or unit occupier's fault – the owners corporation may recover money from a unit owner or occupier for any expenses incurred as a result of any wilful or negligent act or omission or a breach of the articles.

Clause 55 – Magistrates Court orders against executive committee or owners corporation – provides that an owner or mortgagee of a unit may apply to the Magistrates Court for an order requiring the owners corporation or executive committee to perform a function.

Clause 56 – Banking and investment of moneys of corporation – provides that an owners corporation must open and maintain an account, where all money received must be paid in to and expenditure is paid out of.

Clause 57 – Prohibition on business – provides that it is an offence for an owners corporation to carry on a business except in the exercise of its functions.

Clause 58 – Borrowing powers – provides that an owners corporation may borrow amounts to exercise its functions and may secure the repayment of amounts borrowed.

Clause 59 – General funds (administrative or special purpose funds) – provides that owners corporations must establish a fund for the general administration of the corporation and may establish special purpose funds and that the budget for the administrative fund must be approved at an annual general meeting.

Clause 60 – Contributions to general funds – provides that an owners corporation may determine the amount of contributions required from its members.

Clause 61 – Sinking funds – provides that an owners corporation must establish a sinking fund for future maintenance.

Clause 62 – Sinking funds – opting out by small owners corporations – provides that owners corporations with 2 or 3 units and owners corporations with common property valued at less than \$5,000 may opt out of the requirement to maintain a sinking fund.

Clause 63 – Sinking funds – annual payments – specifies the percentage of the budget that each member should pay into the sinking fund.

Clause 64 – Sinking funds – contributions – specifies the contributions payable for each unit for the sinking fund and requires the owners corporation to give members notice of their contributions to the sinking fund.

Clause 65 – Discounts and interest – amounts owing – provides that the owners corporation may charge interest or give discounts in relation to any amount owing to an owners corporation.

Clause 66 – Recovery of amounts owing– provides for the recovery of amounts owing from an owner to the owners corporation.

Clause 67 – Security for unpaid amounts – declaration of charge – provides that an owners corporation may impose a charge on the lease of a unit to secure an unpaid amount owing to the owners corporation.

Clause 68 – Security for unpaid amounts – discharge – provides for the discharge of a charge, following payment of the amount owing or if the owners corporation considers that the charge is no longer required.

Clause 69 – Liability of co-owners – specifies the liabilities of owners where a unit has more than one owner.

Clause 70 – Corporate register – establishment – provides that owners corporations must maintain a corporate register and specifies the information that must be kept.

Clause 71 – Corporate register – information for inclusion – specifies the information that must be given by an owner to the owners corporation and information that may be given to the owners corporation by someone other than a unit owner.

Clause 72 – Corporate register – access – allows the corporate register to be inspected by owners, part owners, persons with an interest in a unit, representatives, authorised persons and the Minister on payment of the prescribed fee.

Clause 73 – Names and addresses of executive members – requires the owners corporation to provide the names and addresses of its executive members, to owners, part owners, persons with an interest in a unit, representatives, authorised persons and the Minister.

Clause 74 – Insurance information – requires the owners corporation to provide insurance information to owners, part owners, persons with an interest in a unit, representatives, authorised persons and the Minister.

Clause 75 – Unit title certificate and access to owners corporation records – requires the owners corporation to provide a certificate containing information in regard to a particular unit or access to the owners corporations records. This information may only be accessed by owners, part owners, persons with an

interest in a unit, representatives, authorised persons and the Minister and a fee must be paid.

Clause 76 – Acting on information in unit title certificate – provides that the owners corporation cannot deny the truth of any matter stated in a certificate, where any person has acted on the certificate in good faith.

Clause 77 – Failure to provide information (or certificate) – offence – provides that it is an offence to fail to provide a certificate or information requested and lists defences to this offence.

Clause 78 – Notice of name and address; on-site letterbox – provides that the name and address of the owners corporation must be shown on the parcel and that if the address of the owners corporation is the parcel, then a letterbox for the owners corporation must be kept on the parcel.

Clause 79 – Service of documents on owners corporation – specifies how documents may be served on the owners corporation.

Clause 80 – Service of documents on members, interested people and occupiers – states how documents can be served on members, interested people and occupiers.

Clause 81 – Executive committee – establishment – states that on constitution of an owners corporation, an executive committee is constituted.

Clause 82 – Executive committee – functions – states the functions of an executive committee.

Clause 83 – Executive committee – before the first annual general meeting – states who are the members of an executive committee and the functions of the committee prior to the first annual general meeting.

Clause 84 – Executive committee – after the first annual general meeting – provides for the constitution of executive committees following the first annual general meeting.

Clause 85 – Meetings of executive committee – specifies when executive committees may meet.

Clause 86 – Quorum of executive committee – specifies how a quorum of an executive committee is to be ascertained and provides that no business may be transacted unless a quorum is present.

Clause 87 – Chairperson of executive committee – provides that each executive committee must have a chairperson and states the role of the chairperson.

Clause 88 – Voting of executive committee – provides that all votes in an executive committee must be passed by a majority vote or if the executive committee has two members, a unanimous vote.

Clause 89 – Delegation by executive committee – provides that the functions of an executive committee may be delegated.

Clause 90 – Agents, employees and contractors – provides that an executive committee may hire persons or agents to assist in performance of the owners corporation's functions. The clause also provides that managing agents must have insurance against all losses or injuries that may result from any act or omission in the course of the management by an agent.

Clause 91 – Minutes, records and accounts – provides that it is an offence for an executive committee to fail to keep minutes, records and accounts for five years.

Clause 92 – Validity of acts of executive committee – provides that acts in good faith by an executive committee are not invalidated by reason of a defect in appointment.

Clause 93 – Conduct of general meetings – provides that an owners corporation may regulate the holding of general meetings, as it considers appropriate.

Clause 94 – Annual general meetings – provides that owners corporations must hold an annual general meeting each year.

Clause 95 – First annual general meeting – provides that the first annual general meeting must be held within six months of registration of the units plan.

Clause 96 – General meetings other than annual general meetings – provides that other general meetings may be convened by notice.

Clause 97 – Notice of general meetings – provides that notice of a general meeting must be given to all members of the units plan and states the form of the notice.

Clause 98 – Defective notice of meetings – specifies the procedures for a meeting where the notice of the meeting was defective.

Clause 99 – Quorum at a general meeting – owners corporation with 3 or more members – provides that for owners corporations with three or more members, business cannot be transacted at a general meeting unless a standard or reduced quorum is present.

Clause 100 – Notice of reduced quorum decisions and adjournments – provides that if decisions are made at a reduced quorum meeting then a notice must be sent to all persons entitled to vote listing all of the decisions made.

Clause 101 – Reduced quorum decisions – effects – states the effect of making a decision at a reduced-quorum general meeting.

Clause 102 – Quorum at a general meeting – owners corporation with 2 members – provides that business cannot be conducted at a meeting of an owners corporation with two members, unless both members are present.

Clause 103 – Chairperson at a general meeting – provides that every general meeting must have a chairperson and states the method of appointing a chairperson.

Clause 104 – Decision-making at general meetings – specifies the decisions that are necessary to pass a resolution at a general meeting.

Clause 105 – Ordinary resolutions – defines the term 'ordinary resolution' as when the votes cast in favour of the resolution exceed the votes cast against it.

Clause 106 – Special resolutions – defines the term 'special resolution' as when the number of votes cast in favour of the resolution exceeds the votes cast against it and the votes cast against the resolution is less than one third of the total number of votes able to be cast at the meeting.

Clause 107 – Unopposed resolutions – defines the term 'unopposed resolution' as when no votes are cast against a resolution and atleast one vote is cast in its favour.

Clause 108 – Unanimous resolutions – defines the term 'unanimous resolution' as when each person entitled to vote at the meeting is present or has given a proxy or absentee vote and no votes are cast against the resolution and atleast one vote is cast in its favour.

Clause 109 – Evidence of resolutions of owners corporation – provides that evidence on a resolution may be given by a certificate bearing the owners corporation seal.

Clause 110 – Who is entitled to vote? – specifies who is entitled to vote on a motion at a general meeting.

Clause 111 – One vote – one unit – provides that each unit has one vote at a general meeting.

Clause 112 – Voting by mortgagees – provides that a mortgagee for a unit may give the owners corporation a mortgagee voting notice which allows the mortgagee to exercise the voting rights for a unit.

Clause 113 – Mortgagee voting notice – amendment and revocation – provides that the mortgagee voting notices may be varied and revoked.

Clause 114 – Evidence of mortgagee's entitlement to vote – provides that evidence of a mortgagee's entitlement to vote may be given by a certificate bearing the owners corporation's seal.

Clause 115 – Proxy votes – provides for voting by proxy.

Clause 116 – Value of votes – provides that every vote is of equal value unless a poll is taken and then the value of the vote is dependent on the unit entitlement.

Clause 117 – Polls – provides that a poll may be requested at a general meeting.

Clause 118 – Voting by chairperson – provides that the chairperson at a general meeting may vote and have a casting vote, unless the owners corporation has only two members.

Clause 119 – Owners corporations with only 2 members – votes divided – provides that the conciliation articles under clause 126(c) apply to the resolution of any matter, where the votes are divided, in a units plan with only two members.

Clause 120 – Absentee votes – unopposed and unanimous resolutions – provides for absentee voting.

Clause 121 – People under 18 or under other legal disabilities – provides that the right to vote may not be exercised by a person who is under the age of 18 or is under a legal disability.

Clause 122 – Declaration by chairperson of result of voting – provides that a declaration by a chairperson that a resolution has passed is conclusive evidence of the fact that the resolution is passed.

Clause 123 – What is a deadlock order? – defines the term 'deadlock order' as an order by a court about a resolution.

Clause 124 – Deadlock orders – application – specifies the occasions when a deadlock order can be applied for and who can apply.

Clause 125 – Deadlock orders – making – specifies when the court may make a deadlock order.

Clause 126 – What are the articles of an owners corporation? – specifies what the articles of an owners corporation consist of.

Clause 127 – Effect of articles – states the effect of the articles.

Clause 128 – Amendment of articles – provides that the articles may be amended and how they are to be amended.

Clause 129 – Breaches of articles – remedy – specifies how a breach of the articles is to be remedied.

Clause 130 – Application of Interpretation Act – provides that the *Interpretation Act 1967* applies to the articles as if the articles were an Act and that terms used in the articles have the same meaning as in the Act.

Clause 131 – Public liability insurance by owners corporation – provides that owners corporations must have public liability insurance for not less than an amount prescribed in the Regulations.

Clause 132 – Building insurance by owners corporation – provides that owners corporations must have building insurance.

Clause 133 – Exemptions from building insurance requirements – provides exemptions from the requirement of the owners corporation to have building insurance.

Clause 134 – Mortgage insurance of unit – provides that an owner of a unit may take out mortgage insurance.

Clause 135 – Payment under mortgage insurance policies – specifies how payments under mortgagee insurance policies are to be handled.

Clause 136 – Transfer of mortgagee's interest to insurer – provides that a payment by the insurer to a mortgagee under a mortgage insurance policy does not discharge the liability of the unit owner to the mortgagee.

Clause 137 – Application of insurance money by owners corporation – provides that any insurance money received by the owners corporation must be applied to reinstating the insured building.

Clause 138 – Additional insurance – owners corporation – provides that the owners corporation may take out additional insurance.

Clause 139 – Additional insurance – unit owners – provides that unit owners may take out additional insurance.

Clause 140 – Who may apply under this Part? – lists the people who may apply to the Magistrates Court in relation to the administration of an owners corporation.

Clause 141 – Magistrates Court appearances and service of applications – specifies the people who have a right to appear in the Magistrates Court for an administration order and provides for the service of applications for an administration order.

Clause 142 – Appointment of administrator – provides for the appointment of administrators by the Magistrates Court.

Clause 143 – Removal or replacement of administrator – provides that an administrator may be removed or replaced by the Magistrates Court.

Clause 144 – Functions of administrator – specifies the functions of an administrator.

Clause 145 – Delegation by administrator – provides that an administrator may delegate their functions.

Clause 146 – Unit entitlement authority – grant – provides that an owners corporation may apply to the Minister for an alteration to the schedule of unit entitlement.

Clause 147 – Unit entitlement authorities – period of effect – specifies that a unit entitlement authority remains in force for three months or a period specified by the Minister.

Clause 148 – Unit entitlement authorities – registration – specifies that the units plan is altered on registration of a unit entitlement authority.

Clause 149 – Boundary authority – grant – provides that an owners corporation may apply to the Minister to vary the boundaries in the units plan.

Clause 150 – Boundary authority – period of effect – provides that a boundary authority remains in force for three months or a period specified by the Minister.

Clause 151 – Boundary authorities – registration – specifies that the units plan is altered on registration of the boundary authority.

Clause 152 – What is a building damage scheme? – defines the term 'building damage scheme'.

Clause 153 – Building damage orders – right of appearance – specifies who has a right to appear on an application for a building damage order and provides for service of applications for orders.

Clause 154 – Provisional building damage order – application – specifies when a provisional building damage order may be applied for.

Clause 155 – Provisional building damage order – approval of scheme – specifies the circumstances where the Magistrates Court may make a provisional building damage order.

Clause 156 – Provisional building damage order – period of effect – states that a provisional building damage order remains in force for the period stated in the order.

Clause 157 – Final building damage order – amendment of units plan – provides that the Magistrates Court may issue a final building damage order.

Clause 158 – Final building damage order – period of effect – provides that a final building damage order remains in force for the period stated in the order.

Clause 159 – Final building damage order – registration – specifies that the units plan is altered on registration of the final building damage order.

Clause 160 – Cancellation authority – grant – provides that the Minister may grant an authority for the cancellation of a units plan.

Clause 161 – Cancellation of units plan – period of effect of authority – provides that the cancellation authority remains in force for three months or an extended period if allowed by the Minister.

Clause 162 – Cancellation of units plan – effects – provides that on registration of a cancellation authority the units plan is cancelled, the owners corporation is dissolved and a new lease is given for the whole parcel.

Clause 163 – Cancellation of units plan – new lease over parcel – specifies the ownership in the new lease over the parcel, following cancellation of the units plan.

Clause 164 – Dissolution of owners corporation – specifies the rights and liabilities that each member has on dissolution of an owners corporation.

Clause 165 – Dissolution of owners corporation – variation of effects by Magistrates Court order – provides that the Magistrates Court may vary the rights and liabilities of each member on dissolution of an owners corporation.

Clause 166 – Lease variation applications under Land Act – provides for the variation of a lease of a unit or common property.

Clause 167 – Lease variation – amendment of schedule of unit entitlement – provides that the Minister may give the registrar-general notice that as a result of a lease variation the schedule of unit entitlement must be altered.

Clause 168 – Effects of lease expiry – provides that on the expiry of the leases of the units and common property, the units plan is cancelled.

Clause 169 – Dissolution of owners corporation on lease expiry – variation of effects by Magistrates Court order – provides that the provisions on the lease expiry of a units plan may be varied by the Magistrates Court.

Clause 170 – Effect of termination of unit lease – specifies the effect of the termination of a unit lease.

Clause 171 – New unit lease – provides for the grant of a new lease for a unit.

Clause 172 – New unit lease – schedule of unit entitlement – provides that on registration of a new lease for a unit, the schedule of unit entitlement is the same as immediately before the termination of the previous lease.

Clause 173 – Decisions subject to review – provides that Schedule 1 lists the decisions of the Minister that are reviewable.

Clause 174 – Objections – provides that a person listed in column 3 of Schedule 1 may object to the corresponding reviewable decision.

Clause 175 – Notice of decisions on objection – provides that a notice of decision must be in accordance with the code of practice in force under subsection 25B(1) of the *Administrative Appeals Tribunal Act 1989*.

Clause 176 – Effect of decision to allow objection – provides that if an objection is allowed, then the new decision is substituted from the date of the notice.

Clause 177 – AAT review – provides that an application may be made to the Administrative Appeals Tribunal for review of a decision on an objection.

Clause 178 – Removal of matters from Magistrates Court to Supreme Court – provides that a matter may be removed to the Supreme Court.

Clause 179 – Ministerial applications – approved forms etc – provides that any application to the Minister must be in a form approved by the Minister and be accompanied by the determined fee.

Clause 180 – Determined fees – provides that the Minister may determine fees for the purposes of the Act.

Clause 181 – Regulation-making power – provides that the Executive may make regulations for the purposes of the Act.

Clause 182 – Definitions for pt 16 – provides definitions for part 16 of the Act dealing with repeals and transitional provisions.

Clause 183 – Repeal of Unit Titles Act 1970 – lists Acts that are repealed by this Act.

Clause 184 – Units plans, corporations and committees – provides that units plans existing before this Act commences are taken to be registered units plans for the purposes of the Act.

Clause 185 – Mixed class A and class B unit title proposals – provides that between Gazettal of this Act and commencement the Minister must not approve unit title proposals that have both class A and class B units.

Clause 186 – Transitional unit title proposals – provides that unit title proposals that are received before the commencement day of this Act, but a decision is not made until after the commencement day, may be approved by the Minister under this Act.

Clause 187 – Transitional unit title approvals – provides for the registration of units plans approved before the commencement day and registered after the commencement day.

Clause 188 – Representatives (multiply-owned units and company-owned units) – provides that representatives must be appointed by existing units plans, within 14 days of commencement of the Act.

Clause 189 – General meetings notified before commencement day – clarifies the obligations of owners corporations that issue a notice of a general meeting before the commencement day for a meeting to be held after the commencement day.

Clause 190 – Finances of transitional corporations – states the finance provisions that apply to existing units plans.

Clause 191 – Work on behalf of unit owners – provides that where a transitional corporation enters into an agreement, before the commencement day, under sections 45 or 47 of the *Unit Titles Act 1970*, then those provisions continue to apply to recovery of money spent, even after the commencement day.

Clause 192 – Articles – provides that the articles of existing units plans continue in force after the commencement of this Act.

Clause 193 – Insurance – specifies the provisions relating to insurance that apply to units plans in existence before the commencement date.

Clause 194 – Expiry of pt 16 – provides that part 16 of the Act expires 18 months after the commencement date.

Schedule 1 – Administrative review – lists the decisions by the Minister that may be reviewed and the persons that must be notified of a decision.

Dictionary – defines terms for the purposes of this Act.