

2001

**THE LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY**

**UNIT TITLES REGULATIONS 2001**

**SUBORDINATE LAW NO. 15 OF 2001**

**EXPLANATORY STATEMENT**

Circulated by Authority of  
Brendan Smyth MLA  
Minister for Urban Services

## **Outline**

The *Unit Titles Regulations 2001* replaces the *Unit Titles Regulations 1994*.

The *Unit Titles Regulations 1994* operate under the *Unit Titles Act 1970* and provide for the appointment of a conciliator by the Minister for a corporation with less than 4 members.

The *Unit Titles Act 1970* is to be replaced by the *Unit Titles Act 2001*, which further clarifies the obligations of owners, owners corporations and committees.

The *Unit Titles Act 2001* has been enacted and may commence by Ministerial Notice or will automatically commence on 5 October 2001.

The *Unit Titles Regulation 2001* provides the articles for owners corporations, conciliation articles and provides detailed requirements for diagrams, schedules of entitlement, development statements and financial amounts.

## **Financial Implications**

Nil.

## NOTES

**Regulation 1 – Name of regulations** – provides that the regulations are the *Unit Titles Regulations 2001*.

**Regulation 2 – Commencement** – is a machinery provision that specifies the manner of commencement of the amending Regulations.

**Regulation 3 – Permissible unit subsidiaries** – lists the types of unit subsidiaries permissible in a Units Plan.

**Regulation 4 – Uncovered balconies and stairways** – provides for a uncovered balcony or stairway to be a unit subsidiary or common property.

**Regulation 5 – Diagrams-manner of subdivision** – lists the diagrams by showing how the parcel is to be subdivided.

**Regulation 6 – Boundary diagrams** – lists the diagrams by showing what is being subdivided.

**Regulation 7 – Schedule of unit entitlement and rent** – provides for a schedule to accompany an application.

**Regulation 8 – Staged developments-development statements** – lists the requirements for a staged development.

**Regulation 9 – Endorsement of units plans** – provides for the Minister to approve applications.

**Regulation 10 – Sinking funds-opting out by small owners corporations** – provides the value of the common property.

**Regulation 11 – Corporate register-access** – provides the amount for inspecting and/or taking a copy of information on the Corporate register.

**Regulation 12 – Unit title certificate and access to owners corporation records** – provides the amount for a request for a unit title certificate.

**Regulation 13 – Agent insurance** – provides the amount for an agent engaged by an owners corporation to take out and maintain public liability insurance.

**Regulation 14 – Public liability insurance for owners corporations** – provides the amount for an owners corporation to take out and maintain public liability insurance.

**Regulation 15 – Exemptions from building insurance requirements** – provides the replacement value of all common property buildings.

**Regulation 16 – Default articles** – states that the default articles are set out in Schedule 1.

**Regulation 17 – Conciliation articles-3-member corporations** – states that the conciliation articles are set out in Schedule 2.

**Regulation 18 – Conciliator for 3-member owners corporations** – provides for the Minister to appoint a conciliator in 3-member owners corporations.

**Regulation 19 – Conciliation articles-2-member corporations** – states that the conciliation articles are set out in Schedule 3.

**Regulation 20 – Conciliator for 2-member owners corporations** – provides for the Minister to appoint a conciliator in 2-member owners corporations.

**Schedule 1 – Default articles** – sets out responsibilities of an owners corporation and unit owners.

**Schedule 2 – Conciliation articles for 3-member owners corporations** – provides for a conciliator to resolve disputes in a 3-member owners corporation.

**Schedule 3 – Conciliation articles for 2-member owners corporations** – provides for a conciliator to resolve disputes in a 2-member owners corporation.