



Australian Capital Territory

Unit Titles (Management) Regulation 2011

SL2011-39

made under the

Unit Titles (Management) Act 2011

Republication No 2

Effective: 1 May 2020 – 31 October 2020

Republication date: 1 May 2020

Last amendment made by [SL2020-17](#)

About this republication

The republished law

This is a republication of the *Unit Titles (Management) Regulation 2011*, made under the *Unit Titles (Management) Act 2011* (including any amendment made under the [Legislation Act 2001](#), part 11.3 (Editorial changes)) as in force on 1 May 2020. It also includes any commencement, amendment, repeal or expiry affecting this republished law to 1 May 2020.

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):

- 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 does not include 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). 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).



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Contents

		Page
1	Name of regulation	2
2	Dictionary	2
3	Notes	2
4	Offences against regulation—application of Criminal Code etc	3
5	Manager—minimum public liability insurance—Act, s 57 (2)	3
6	Exemption from building insurance requirements—Act, s 101 (1)	3
7	Minimum public liability insurance by owners corporation—Act, s 102 (2)	3
8	Corporate register—maximum fee for access—Act, s 116 (3)	3
9	Costs of taking legal action—Act, sch 2, s 2.5 (2)	4

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Unit Titles (Management) Regulation 2011
Effective: 01/05/20-31/10/20

contents 1

Contents

	Page
11 Exemption—meetings during public health emergency declaration period—Act, sch 2 and sch 3	4
Dictionary	5
Endnotes	
1 About the endnotes	6
2 Abbreviation key	6
3 Legislation history	7
4 Amendment history	7
5 Earlier republications	8



Australian Capital Territory

Unit Titles (Management) Regulation 2011

made under the

Unit Titles (Management) Act 2011

1 Name of regulation

This regulation is the *Unit Titles (Management) Regulation 2011*.

2 Dictionary

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

Note 1 The dictionary at the end of this regulation defines certain terms used in this regulation, and includes references (*signpost definitions*) to other terms defined elsewhere.

For example, the signpost definition ‘*unit*—see the [Unit Titles Act 2001](#), section 9.’ means that the term ‘*unit*’ is defined in that section and the definition applies to this regulation.

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

3 Notes

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

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

4 Offences against regulation—application of Criminal Code etc

Other legislation applies in relation to offences against this regulation.

Note 1 Criminal Code

The [Criminal Code](#), ch 2 applies to all offences against this regulation (see Code, pt 2.1).

The chapter sets out the general principles of criminal responsibility (including burdens of proof and general defences), and defines terms used for offences to which the Code applies (eg *conduct*, *intention*, *recklessness* and *strict liability*).

Note 2 Penalty units

The [Legislation Act](#), s 133 deals with the meaning of offence penalties that are expressed in penalty units.

5 Manager—minimum public liability insurance—Act, s 57 (2)

The amount prescribed is \$10 000 000.

6 Exemption from building insurance requirements—Act, s 101 (1)

The amount prescribed is \$10 000.

7 Minimum public liability insurance by owners corporation—Act, s 102 (2)

The amount prescribed is \$10 000 000.

8 Corporate register—maximum fee for access—Act, s 116 (3)

The amount prescribed is \$10 (plus any GST payable in relation to the amount).

9 Costs of taking legal action—Act, sch 2, s 2.5 (2)

The amount prescribed is the lesser of—

- (a) \$750 for each unit in the units plan; and
- (b) \$10 000.

11 Exemption—meetings during public health emergency declaration period—Act, sch 2 and sch 3

- (1) This section applies to an owners corporation and the executive committee of an owners corporation, during the public health emergency declaration period.
- (2) An owners corporation and the executive committee of an owners corporation are exempt from any requirement in the [Act](#), schedule 2 or schedule 3, that requires members of the owners corporation or the executive committee to be physically present at a meeting of the owners corporation or executive committee.
- (3) In this section:
public health emergency declaration period means the period commencing on the day the [Unit Titles \(Management\) Amendment Regulation 2020 \(No 1\)](#) commences and ending on the day the [Public Health \(Emergency\) Declaration 2020 \(No 1\)](#) (NI2020-153), as extended or further extended, ends.
- (4) This section expires on the day the [Public Health \(Emergency\) Declaration 2020 \(No 1\)](#) (NI2020-153), as extended or further extended, ends.

Dictionary

(see s 2)

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

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

- GST
- in relation to.

Note 3 Terms used in this regulation have the same meaning that they have in the [Unit Titles \(Management\) Act 2011](#) (see [Legislation Act](#), s 148.) For example, the following terms are defined in the [Unit Titles \(Management\) Act 2011](#), dict:

- corporate register (see s 113)
- manager
- owners corporation.

unit—see the [Unit Titles Act 2001](#), section 9.

units plan—see the [Unit Titles Act 2001](#), dictionary.

Endnotes

1 About the endnotes

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

These regulations were made as part of the [Unit Titles \(Management\) Act 2011](#) (see [A2011-41](#), s 163 and sch 6).

Unit Titles (Management) Regulation 2011 SL2011-39

taken to have been notified LR 3 November 2011 ([A2011-41](#), s 163 (3) (a))
s 1 commenced 3 November 2011 (LA s 75 (1))
remainder commenced 30 March 2012 ([A2011-41](#), s 163 (3) (b) and see [CN2012-6](#))

as amended by

Unit Titles (Management) Amendment Regulation 2020 (No 1) SL2020-17

notified LR 30 April 2020
s 1, s 2 commenced 30 April 2020 (LA s 75 (1))
remainder commenced 1 May 2020 (s 2)

4 Amendment history

Exemption—meetings during public health emergency declaration period—Act, sch 2 and sch 3

s 11 ins [SL2020-17](#) s 4
exp on the day [NI2020-153](#), as extended or further extended, ends (s 11 (4))

Endnotes

5 Earlier republications

5 Earlier republications

Some earlier republications 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 republications have also been published in printed format. These republications are marked with an asterisk (*) in column 1. Electronic and printed versions of an authorised republication are identical.

Republication No and date	Effective	Last amendment made by	Republication for
R1 30 Mar 2012	30 Mar 2012— 30 Apr 2020	not amended	new regulation

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