

1998 - No. 445

STRATA TITLES ACT 1973 - REGULATION

(Relating to plans dedicating public roads and to providing details of levies under community or precinct schemes)

NEW SOUTH WALES



[Published in Gazette No. 82 of 29 June 1990]

HIS Excellency the Governor, with the advice of the Executive Council, and in pursuance of the Strata Titles Act 1973, has been pleased to make the Regulation set forth hereunder

I. R. CAUSLEY
Minister for Natural Resources.

Commencement

1. This Regulation commences on 1 August 1990.

Amendments

2. The Strata Titles Act Regulations 1974 are amended:

- (a) by inserting after Regulation 14 the following Regulation:

Strata Plan: dedication to widen an existing public road

14A. In any plan lodged in the Office of the Registrar-General for registration as a strata plan which on registration is intended to dedicate land as a public road (pursuant to section 336 of the Local Government Act 1919) the statement of intention of such dedication must be legibly printed in dense black waterproof ink or dense black plastic ink, as appropriate.

(b) by inserting after Regulation 70 the following Regulation:

Additional information concerning community schemes

71A. (1) If the strata scheme to which a certificate given under section 70 (1) (a) relates is part of a community scheme under the Community Land Development Act 1989, the certificate must include the information required by section 70 (1A) in the form set out in Form 28A.

(2) The information in that form must be inserted in clause 2 of the certificate.

(c) by inserting after Form 28 in Schedule 1 the following Form:

FORM 28A

Strata Titles Act 1973

ADDITIONAL PARTICULARS UNDER SECTION 70 (1A)

* Regular Periodic Contributions payable by the Body Corporate to Community/Precinct Association DP

(A) ADMINISTRATIVE FUND

Total amount determined

for period / /19 to / /19

Date on which the contribution was levied 19...

Number of instalments payable:

Date on which each instalment is due and payable:19...
.....19...
.....19...
.....19...

Date to which instalments are paid:19...

Amount (if any) now due and payable:19...

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(B) SINKING FUND

Total amount determined:
for period / /19 to / /19 \$.....

Date on which the contribution was levied: 19

Number of instalments payable:

Date on which each instalment is due and payable:

.....19...
.....19...
.....19...
.....19...

Date to which instalments are paid: 19

Amount (if any) now due and payable: \$.....

*** NOTE:** *Delete inapplicable alternative: if the strata scheme is part of a precinct scheme provide details for community and precinct schemes separately.*

EXPLANATORY NOTE

The objects of this Regulation are:

- (a) to require a statement of intention to dedicate land as a public road to appear on a strata plan in dense black ink; and
- (b) to prescribe the form in which regular periodic contributions payable in respect of a community scheme or precinct scheme must be shown in a certificate given under section 70 of the Strata Titles Act 1973.
