



Conveyancing (Sale of Land) Amendment Regulation 2002

under the

Conveyancing Act 1919

Her Excellency the Governor, with the advice of the Executive Council, has made the following Regulation under the *Conveyancing Act 1919*.

KIM YEADON, M.P.,
Minister for Information Technology

Explanatory note

The object of this Regulation is to amend the *Conveyancing (Sale of Land) Regulation 2000* to require the following to be attached by vendors to contracts for the sale of land:

- (a) a copy of the current strata management statement, if the contract relates to land that is subject to such a statement,
- (b) a copy of the current building management statement, if the contract relates to land that is subject to such a statement.

This Regulation also rectifies incorrect paragraphing of two parallel provisions in Schedule 3 to that Regulation, as a matter of law revision.

This Regulation is made under the *Conveyancing Act 1919*, including sections 52A and 202 (the general regulation-making power).

2002 No 875

Clause 1 Conveyancing (Sale of Land) Amendment Regulation 2002

Conveyancing (Sale of Land) Amendment Regulation 2002

under the

Conveyancing Act 1919

1 Name of Regulation

This Regulation is the *Conveyancing (Sale of Land) Amendment Regulation 2002*.

2 Commencement

This Regulation commences on 1 January 2003.

3 Amendment of Conveyancing (Sale of Land) Regulation 2000

The *Conveyancing (Sale of Land) Regulation 2000* is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 3)

[1] Schedule 1 Prescribed documents

Omit item 7. Insert instead:

- 7** If the contract relates to land that is subject to a strata management statement registered under the *Strata Schemes (Freehold Development) Act 1973* or the *Strata Schemes (Leasehold Development) Act 1986*, a copy of the strata management statement, as in force for the time being.
- 7A** If the contract relates to land that is subject to a building management statement registered under the *Conveyancing Act 1919*, a copy of the building management statement, as in force for the time being.

[2] Schedule 3 Prescribed warranties

Omit each clause numbered 2 (a) from Parts 1 and 2. Insert instead:

- (a) land is ***subject to an adverse affectation*** if anything listed in Part 3 of Schedule 3 to the *Conveyancing (Sale of Land) Regulation 2000* applies in respect of the land, and
- (b) a public or local authority has a proposal in respect of land if, and only if, the authority has issued a written statement the substance of which is inconsistent with there being no proposal of the authority in respect of the land, and

[3] Schedule 3

Renumber each of the clauses numbered 2 (b) and 2 (c) in Parts 1 and 2 as clauses 2 (c) and (d), respectively.