



New South Wales

# Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2007

under the

Strata Schemes (Freehold Development) Act 1973

Her Excellency the Governor, with the advice of the Executive Council, has made the following Regulation under the *Strata Schemes (Freehold Development) Act 1973*.

ANTHONY KELLY, M.L.C.,  
Minister for Lands

## Explanatory note

The object of this Regulation is to increase certain fees payable to the Registrar-General under the *Strata Schemes (Freehold Development) Act 1973*.

The Regulation also provides for separate (increased) fees:

- (a) for lodgment of a plan for registration comprising no more than 2 lots or comprising more than 2 lots (instead of having the same fee apply to lodgment of both of these categories of plan), and
- (b) for pre-examination of such plans (instead of having the same fee apply to pre-examination of both of these categories of plan).

These proposed fees incorporate:

- (a) the first 4 hours of examination of lodged plans, or pre-examination of plans, comprising no more than 2 lots, and
- (b) the first 6 hours (instead of the first 4 hours) of examination of lodged plans, or pre-examination of plans, comprising more than 2 lots.

This Regulation is made under the *Strata Schemes (Freehold Development) Act 1973*, including section 158 (the general regulation-making power) and, in particular, section 158 (1) (d).

**2007 No 305**

Clause 1      Strata Schemes (Freehold Development) Amendment (Fees) Regulation  
2007

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**Strata Schemes (Freehold Development) Amendment  
(Fees) Regulation 2007**

under the

Strata Schemes (Freehold Development) Act 1973

**1 Name of Regulation**

This Regulation is the *Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2007*.

**2 Commencement**

This Regulation commences on 1 July 2007.

**3 Amendment of Strata Schemes (Freehold Development) Regulation 2002**

The *Strata Schemes (Freehold Development) Regulation 2002* is amended as set out in Schedule 1.

## Schedule 1 Amendment

(Clause 3)

### Schedule 6

Omit the Schedule. Insert instead:

### Schedule 6 Fees

(Clause 35)

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1 On lodgment of a plan for registration:	
(a) comprising no more than 2 lots	1000.00
(b) comprising more than 2 lots	1200.00
And, in addition, for each quarter-hour or part of a quarter-hour in excess of:	
(a) the first 4 hours occupied in the examination of the plan referred to in paragraph (a) above	50.00
(b) the first 6 hours occupied in the examination of the plan referred to in paragraph (b) above	50.00
In addition, for the preparation and supply of a certificate of title for common property in a strata scheme	120.00
In addition, for each lot shown on the plan	120.00
And, if the plan is accompanied by a copy of the proposed by-laws for the strata scheme, an additional	180.00
And, if the plan is accompanied by a section 88B instrument, for each easement, restriction on the use of land, positive covenant or profit à prendre to be created, irrespective of the number of lots burdened or benefited, an additional	90.00
And, if the plan is accompanied by a section 88B instrument, for each easement to be released, irrespective of the number of lots burdened or benefited, an additional	90.00
And, if the plan is a strata plan of consolidation—for each folio of the Register to be consolidated, an additional	16.50

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## Schedule 1      Amendment

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2	On lodgment of a substituted plan or any sheet of such a plan	90.00
3	On lodgment of a section 88B instrument in substitution for another such instrument or part of such instrument	Such fee as would be appropriate to the instrument as an original lodgment fee
4	On lodgment of an application to amend a plan	90.00
	In addition, if the application involves the amendment of a certificate of title or folio of the Register:	
	(a) for the first certificate or folio	90.00
	(b) for each certificate or folio after the first	12.50
5	For examining a plan before lodgment:	
	(a) comprising no more than 2 lots	1100.00
	(b) comprising more than 2 lots	1320.00
	In addition, for each quarter-hour or part of a quarter-hour in excess of:	
	(a) the first 4 hours occupied in the examination of the plan referred to in paragraph (a) above	55.00
	(b) the first 6 hours occupied in the examination of the plan referred to in paragraph (b) above	55.00
6	On lodgment of a notification of change of by-laws	90.00
7	On lodgment of a notice of conversion	90.00
8	On lodgment of a notification of change of address for service of notices on an owners corporation	90.00
9	On lodgment of an order varying a strata scheme	90.00
10	On lodgment of an application for an order terminating a strata scheme	90.00
	In addition, for each quarter-hour or part of a quarter-hour occupied in examining the application	50.00
11	On lodgment of an order terminating a strata scheme	90.00
12	On lodgment of a certificate that the initial period has expired, given by an owners corporation pursuant to section 9 (3) (d) (i), 13 (2) (b) (i) or 28 (4) (b) of the Act	90.00
13	On lodgment of a strata management statement	300.00

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14	On lodgment for registration of a strata development contract	200.00
15	On lodgment for registration of an amendment to a strata development contract	90.00
16	For supplying a copy of a document or part of a document (other than a certified copy) in the custody of the Registrar-General:	
(a)	to any person attending an office of the Department of Lands	12.50
(b)	by electronic means to any agent licensed by the Department of Lands	6.20
(c)	to any person by some other means	Such reasonable fee (determined by the Registrar-General) as is warranted by the work involved in providing the service
17	On lodgment of any document not otherwise referred to in this Schedule	90.00

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