



New South Wales

Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2010

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*.

TONY KELLY, MLC
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 fee increases are generally in line with movements in the Consumer Price Index.

This Regulation also clarifies that a local council can issue a strata certificate in respect of a proposed strata plan.

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).

2010 No 337

Clause 1 Strata Schemes (Freehold Development) Amendment (Fees) Regulation
2010

**Strata Schemes (Freehold Development) Amendment
(Fees) Regulation 2010**

under the

Strata Schemes (Freehold Development) Act 1973

1 Name of Regulation

This Regulation is the *Strata Schemes (Freehold Development)
Amendment (Fees) Regulation 2010*.

2 Commencement

This Regulation commences on 1 July 2010 and is required to be
published on the NSW legislation website.

Schedule 1 Amendment of Strata Schemes (Freehold Development) Regulation 2007

[1] Clause 29A Inspection required prior to issuing a strata certificate

Insert “37 or” after “section” in clause 29A (1).

[2] Schedule 6

Omit the Schedule. Insert instead:

Schedule 6 Fees

(Clause 33)

	\$
1 On lodgment of a plan for registration:	
(a) comprising no more than 2 lots	1,045.00
(b) comprising more than 2 lots	1,255.00
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	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	125.50
In addition, for each lot shown on the plan	125.50
In addition, if the plan is accompanied by a copy of the proposed by-laws for the strata scheme	194.00
In addition, 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	97.00
In addition, 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	97.00
In addition, if the plan is a strata plan of consolidation— for each folio of the Register to be consolidated	17.00

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	\$
2 On lodgment of a substituted plan or any sheet of such a plan	97.00
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	97.00
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	97.00
(b) for each certificate or folio after the first	13.00
5 For examining a plan before lodgment:	
(a) comprising no more than 2 lots	1,149.50
(b) comprising more than 2 lots	1,380.50
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	97.00
7 On lodgment of a notice of conversion	97.00
8 On lodgment of a notification of change of address for service of notices on an owners corporation	97.00
9 On lodgment of an order varying a strata scheme	97.00
10 On lodgment of an application for an order terminating a strata scheme	97.00
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	97.00
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	97.00
13 On lodgment of a strata management statement	320.00

	\$
14 On lodgment for registration of a strata development contract	210.00
15 On lodgment for registration of an amendment to a strata development contract	97.00
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 Land and Property Management Authority	13.00
(b) by electronic means to any agent licensed by the Land and Property Management Authority	6.70
(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	97.00
