

NORTHERN TERRITORY OF AUSTRALIA

CULLEN BAY MARINA ACT 1992

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No. 81 of 1992

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# NORTHERN TERRITORY OF AUSTRALIA

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## AN ACT

relating to the subdivision and management of certain land at Cullen Bay and the obligations and liabilities of certain persons in relation to the development of that land, and for other purposes

### WHEREAS:

1. The Territory has entered into an agreement with Darwin Marina Estates Pty. Ltd. for the development of an area of land and water at Cullen Bay and under the agreement has granted to the Developer a lease of the development area.

2. The agreement and lease provide for the granting to the Developer of an estate in fee simple in parts of the area after the completion of certain work by the Developer so that the Developer may sell the land in predetermined lots for residential and other purposes.

3. It is proposed that certain of the lots to be sold by the Developer be further subdivided into units and common property under the *Unit Titles Act*.

4. It is proposed that certain other parts of the area be vested in a single body corporate and be owned and managed as the common property of all owners of lots in the development area and that the rights and obligations of those owners in respect of that property be determined by reference to a relative lot entitlement, based on proper valuations, adhering to the land owned by them.

[Assented to 18 December 1992]

**B**E it enacted by the Legislative Assembly of the Northern Territory of Australia, with the assent as provided by the *Northern Territory (Self-Government) Act 1978* of the Commonwealth, as follows:

### 1. SHORT TITLE

This Act may be cited as the *Cullen Bay Marina Act 1992*.

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2. DEFINITIONS

In this Act, unless the contrary intention appears -

"common property" means so much of the development area as is from time to time vested in the Management Corporation and includes the revetments referred to in section 13, the lock and associated structures and the easements for the maintenance of, and access to, the revetments and the lock and associated structures;

"Developer" means Darwin Marina Estates Pty. Ltd., the party to the development agreement, or its successors or assigns;

"development area" means Lot 5647 Town of Darwin delineated in survey plan S87/278B deposited with the Surveyor-General;

"development agreement" means the development agreement between the Territory and the Developer dated 26 May 1988, as amended from time to time in accordance with its terms;

"lot" means an area shown in the lot plan as a lot;

"lot entitlement", in relation to a lot, means the number specified in the lot plan as the lot entitlement;

"lot plan" means the lot plan prepared in accordance with section 3;

"Management Corporation" means the body corporate established by section 8;

"owner", in relation to a lot, means -

(a) in the case of a lot subdivided into units under the *Unit Titles Act* - the body corporate of the units plan; and

(b) in all other cases - the owner in fee simple of the lot.

3. SUBDIVISION OF DEVELOPMENT AREA

(1) The Developer shall, before lodging a survey plan for the development area with the Surveyor-General, prepare a lot plan in accordance with this section.

(2) The lot plan shall -

(a) show the precalculated dimensions and areas of the lots into which it is proposed to subdivide the development area prepared by a surveyor licensed under the *Licensed Surveyors Act*;

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- (b) identify the common property;
- (c) identify the easements referred to in section 14;
- (d) identify the lots formerly contained in Lot 5555 Town of Darwin that are to be subject to building restrictions in favour of Lot 5556 Town of Darwin;
- (e) contain a certificate of the Planning Authority within the meaning of the *Planning Act*, stating that the lots shown are in accordance with all relevant instruments of determination under that Act;
- (f) contain a schedule of lot entitlements prepared in accordance with section 5 and certified correct by the valuer who prepared it;
- (g) comply with the *Licensed Surveyors Act* in relation to plan drawing standards;
- (h) contain such other information, if any, as is prescribed; and
- (j) contain a certificate from the Surveyor-General stating that it complies with this section.

(3) The Developer is not entitled to the grant of a freehold title in respect of any land in the development area until the lot plan has been registered by the Registrar-General and the prescribed fee under the *Registration Act* has been paid.

4. AMENDMENT OF LOT PLAN

(1) A lot plan may be amended by the preparation of a further plan in accordance with section 4(2) which shall, in addition to the information required under that section, contain the written consent of all lot owners who or whose lots are directly affected by the changes proposed and, where the proposed change results from the revision of a lot entitlement as the result of a determination under section 9, shall be accompanied by the notice referred to in that section.

(2) The Management Corporation, in pursuance of a special resolution as prescribed (or, in relation to an amendment before the first freehold title to a lot is issued, the Developer), may lodge a replacement lot plan with the Registrar-General on payment of the prescribed fee under the *Registration Act*.

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(3) The Registrar-General shall, on receiving the replacement lot plan, amend the Register under the *Real Property Act*.

5. LOT ENTITLEMENT

A schedule of lot entitlements for the purposes of this Act shall be prepared by a valuer as defined in the *Valuation of Land Act* and shall show, in respect of each lot, a whole number that represents, as nearly as practicable, the proportion that the value of the lot bears to the aggregate value of all the lots, where the value of each lot is established by reference to its unimproved capital value at the date of the valuation.

6. RECORDING OF LOT ENTITLEMENTS, EASEMENTS, &c., ON REGISTER

The Registrar-General shall, at the time of creating a folio of the Register under the *Real Property Act* in respect of a lot, record on the Register and the certificate as to title in relation to the lot, in such manner as he or she thinks fit, the relevant lot entitlement in respect of the lot specified in the lot plan and the relevant easements and restrictive covenants.

7. FURTHER SUBDIVISION

(1) Subject to subsection (3) and the *Planning Act*, a lot may be further subdivided under the *Unit Titles Act* into units and common property.

(2) Where a lot is further subdivided under the *Unit Titles Act* into units, the Registrar-General shall note on the certificate as to title of each unit into which it is subdivided that the lot comprising all the units and common property in that further subdivision has the relevant lot entitlement for the purposes of this Act.

(3) A lot may be further subdivided (otherwise than under the *Unit Titles Act*) as prescribed in the Regulations and the relevant entitlement of each part into which it is subdivided shall be determined as prescribed.

8. INCORPORATION OF OWNERS OF LOTS

(1) There is established, on the issuing under the *Real Property Act* of the first freehold title to land in the development area, the Cullen Bay Marina Management Corporation.

(2) The Management Corporation -

(a) is a body corporate with perpetual succession;

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- (b) shall have a common seal; and
- (c) subject to this Act, is capable, in its corporate name, of acquiring, holding and disposing of real (including leasehold) and personal property and of suing and being sued.

(3) All courts, judges and persons acting judicially shall take judicial notice of the common seal of the Management Corporation affixed to a document and shall assume that it was duly affixed.

(4) The members of the Management Corporation are the owners from time to time of the lots (including the lots in each successive completed part of the development area).

9. RE-ASSESSMENT OF LOT ENTITLEMENT

(1) At any time in the sixth, seventh, eighth or ninth year after the first freehold title to a lot is issued to the Developer, a valuer, as defined in the *Valuation of Land Act*, may, at the request of the Management Corporation, in pursuance of a special resolution as prescribed, for the purposes of confirming or revising the relative lot entitlement of lots, determine the unimproved capital value of each lot and, by notice in writing to the Management Corporation, confirm or revise a unit entitlement of a lot.

(2) A notice under subsection (1) shall include a schedule of lot entitlement prepared in accordance with section 6 and certified correct by the valuer.

10. MANAGEMENT CORPORATION MAY ENFORCE DEVELOPER'S OBLIGATION TO MAINTAIN COMMON PROPERTY

(1) The Management Corporation is not liable to rectify or maintain the common property until the Developer's obligation under the development agreement in relation to that rectification or maintenance has expired in accordance with the agreement.

(2) Where the Management Corporation is of the opinion that the Developer has not carried out its obligations under and in accordance with the development agreement in relation to the rectification or maintenance of the common property, it may, by notice in writing to the Minister, require the Territory to enforce the agreement in that regard and the Territory shall, accordingly, enforce the agreement or itself have the work carried out as provided in the agreement.

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11. COMMON PROPERTY OF MANAGEMENT CORPORATION NOT SUBJECT TO MUNICIPAL RATES

Notwithstanding any other law of the Territory, neither the Management Corporation nor its members are liable to pay municipal rates in respect of the common property.

12. DISPOSAL OF COMMON PROPERTY

The Management Corporation may, in accordance with a special resolution as prescribed and on such terms and conditions as it thinks fit, lease out any part of its common property.

13. MAINTENANCE OF REVETMENT ON PRIVATE LAND

(1) A revetment to that part of the development area known as the mooring basin contained in a lot (but not the land on which it is constructed) is the property of the Management Corporation and the Management Corporation shall ensure that the revetment is at all times maintained, at its expense, to a standard not lower than the standard at the time of the completion of the revetment by the Developer.

(2) The Management Corporation has, for the purposes of enabling it to carry out its obligations under subsection (1), an easement over the land on which a revetment referred to in subsection (1) is constructed in accordance with the development agreement and 3 metres each side of that land, and an easement of not less than 3 metres in width shown in the lot plan across a lot to the first-mentioned easement for the purpose of giving access to maintain the revetment as required by subsection (1).

(3) A person shall not erect a building or structure on or across an easement referred to in subsection (2), or attach anything to the revetment, except with and in accordance with the approval in writing of the Management Corporation and the standards, if any, prescribed in the By-laws.

(4) It is a condition of every approval given under subsection (3) that the person will, on being so directed by notice in writing by the Management Corporation, remove a building, structure or thing referred to in subsection (3) from the easement or revetment, at the person's own expense and within the time specified in the notice, where, in the opinion of the Management Corporation, its removal is necessary to enable the Management Corporation to maintain a revetment or to ensure a revetment's structural integrity.



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(5) Where -

(a) a building or other structure has been constructed on or over an easement referred to in subsection (2); or

(b) a thing has been attached to a revetment, otherwise than in accordance with subsection (3), or

(c) an improvement (other than a building or structure) has been placed on, planted in or fixed to such an easement otherwise than as permitted by the By-laws,

the Management Corporation may, by notice in writing, direct the owner of the lot to remove it within such time as is specified in the notice.

(6) Where the person on whom a notice referred to in subsection (4) or under subsection (5) has been served does not comply with the requirements of the notice within the time specified in the notice, the Management Corporation may authorise persons to enter the land with employees, machinery, plant and materials to carry out the work specified in the notice, and the persons may enter the land and carry out the work accordingly.

(7) Costs incurred in carrying out the work necessary to comply with a notice referred to in subsection (4) or under subsection (5) are a debt due and payable by the owner of the lot to the Management Corporation.

**14. RESTRICTIVE COVENANTS**

(1) For the purposes of imposing a restrictive covenant on the use of a lot subject to subsection (2) and (3), the common property shall be deemed to be the dominant tenement for the benefit of which the covenant is imposed (notwithstanding that no part of the common property may be contiguous to the lot), and the burden of the covenant shall run with the land comprised in the lot.

(2) The Minister shall, in issuing freehold title in respect of lots identified as provided in section 3(2)(c), ensure that each title is issued subject to a restrictive covenant in favour of Lot 5556 Town of Darwin so that a building any part of which is above the height of 8 metres above the level of Bench Mark 422 located on the abutment of the Stokes Hill Wharf in Darwin Harbour may not be constructed on the lot.

(3) Lot 5556 Town of Darwin shall be deemed to be the dominant tenement for the benefit of which the covenant referred to in subsection (2) is imposed (notwithstanding that no part of Lot 5556 is contiguous to

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a lot), and the burden of the covenant shall run with the land comprised in the lots.

15. BY-LAWS

(1) Subject to subsection (3), the Management Corporation may, by special resolution as prescribed, in respect of its common property, make By-laws, not inconsistent with this or any other law of the Territory, relating to -

- (a) the management, use and maintenance of the common property;
- (b) the control of vehicles in areas that are not part of the public roadways;
- (c) the control of vessels;
- (d) the control of wharfs and berths;
- (e) the control of polluting substances and pollution control and clean-up;
- (f) the imposing and collection of dues and other fees and charges;
- (g) noise and other nuisance control;
- (h) the enforcement of the By-laws and prosecuting persons for offences against the By-laws;
- (i) the duties of owners and occupiers of lots; and
- (j) such other matters as are necessary or convenient to be provided for by by-laws.

(2) The By-laws may prescribe penalties, not exceeding \$2,000, for a contravention of, or failure to comply with, the By-laws and, in addition, may prescribe a penalty, not exceeding \$50, for each day during which the offence continues.

(3) A pecuniary penalty recovered on prosecution for an offence against the By-laws is payable to the Management Corporation and may be recovered by it as a debt due to it.

(4) Section 57 of the *Interpretation Act* does not apply to or in relation to By-laws made under subsection (1).

16. REGULATIONS

(1) The Administrator may make Regulations, not inconsistent with this Act, prescribing all matters -

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- (a) required or permitted by this Act to be prescribed; or
  - (b) necessary or convenient to be prescribed for carrying out or giving effect to this Act.
- (2) Without limiting the generality of subsection (1), the Regulations may prescribe -
- (a) the functions and powers of the Management Corporation, including its powers to deal with the common property, levy contributions from the lot owners and effect insurance;
  - (b) the powers, obligations and duties of officers of the Management Corporation;
  - (c) the powers, obligations and duties of the owners, occupiers and mortgagees of lots in relation to the Management Corporation and the common property;
  - (d) the procedures, at meetings or otherwise, of the Management Corporation and its committees;
  - (e) the power of the Minister to intervene in the affairs of the Management Corporation to ensure the performance of its functions and the due exercise of its powers;
  - (f) voting at meetings of the Management Corporation and limiting the voting power of the Developer; and
  - (g) penalties, not exceeding \$2,000 for a contravention of, or failure to comply with, the Regulations.
- (3) Without limiting the generality of subsection (1), and notwithstanding anything in the development agreement, the Regulations may impose conditions on work by the Developer in the development area to minimise nuisance to persons residing in the development area or neighbouring areas and, in particular, may limit, by reference to time or otherwise, the creation of noise and dust.
- (4) For the purposes of subsection (2)(b), the Regulations may provide that such provisions of the Corporations Law, with such adaptations and modifications as are prescribed, shall apply as if those provisions were incorporated in this Act.

**17. TRANSITIONAL**

- (1) At any time before the Management Corporation first meets after the commencement of this Act the Minister may make a by-law on any matter which, under

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section 15(1), the Management Corporation could make a by-law.

(2) A by-law made under subsection (1) may be revoked or amended by a by-law made under section 15(1) by the Management Corporation.

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