

Serial 3  
Unit Titles  
Amendment  
Mr Stone

NORTHERN TERRITORY OF AUSTRALIA

UNIT TITLES AMENDMENT BILL 1997

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## NORTHERN TERRITORY OF AUSTRALIA

### A BILL for AN ACT

to amend the *Unit Titles Act*

**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 *Unit Titles Amendment Act 1997*.

2. COMMENCEMENT

This Act comes into operation on the date fixed by the Administrator by notice in the *Gazette*.

3. COMMON PROPERTY TO BE HELD IN TRUST

Section 24(2) of the *Unit Titles Act* is amended by omitting all words after "held by the corporation" and substituting "is not capable, either at law or in equity, of being transferred, assigned or mortgaged".

*Unit Titles Amendment*

4. NEW SECTION

The *Unit Titles Act* is amended by inserting after section 42A the following:

"42B. LEASING OF COMMON PROPERTY

"(1) A corporation may, if authorized by a unanimous resolution of the corporation, grant a lease of the common property.

"(2) An estate management corporation may, if authorized by a special resolution of the corporation, grant a lease of the common property."

5. SPECIAL PRIVILEGES RELATING TO COMMON PROPERTY

Section 44 of the *Unit Titles Act* is amended -

- (a) by omitting from subsection (1) "except in the case of an estate development,"; and
- (b) by omitting from subsection (2) "Except in the case of a lease granted in respect of common property in an estate development, a grant" and substituting "A grant".

6. DUTIES OF PROPRIETORS AND OTHER OCCUPIERS OF UNITS

Section 79A(c) of the *Unit Titles Act* is amended by inserting "subject to sections 42B and 44," before "use or enjoy the common property".

7. SCHEDULE 1

Schedule 1 to the *Unit Titles Act* is amended -

- (a) by omitting from article 1 the definitions of "authorized agent" and "Ordinance" and substituting the following:

"'Act' means the *Unit Titles Act*;

"'authorized agent' means a person authorized by the corporation.";

- (b) by omitting from article 2(1)(a), (b) and (c) "Ordinance" and substituting "Act"; and
- (c) by inserting "subject to sections 42B and 44," in article 2(4)(a) before "use the common property".