Strata Living
In Tasmania

June 1998

What you should know about Strata Schemes

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(Modified cover for PDF purposes)

FOREWORD

The new *Strata Titles Act 1998* is intended to replace and update the existing strata titles legislation in Tasmania which was introduced in the early 1960's.

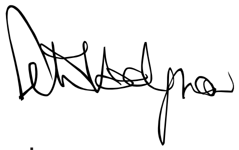
The previous legislation was found in Part XIA of the *Conveyancing and Law of Property Act 1884*. This means that the previous legislation was over 30 years old and reflected the practices of the 1960's.

The *Strata Titles Act 1998* was developed after extensive consultation and public input. Much correspondence resulted in many improvements being incorporated into the new Act.

The *Strata Titles Act 1998* provides the flexibility required for modern day strata developments. Bodies corporate will have more extensive powers under the Act, including greater flexibility with by-laws. The legislation will permit the creation of multiple bodies corporate which will result in easier administration and accountability in complex developments.

New to Tasmania will be the dispute resolution procedure. When disputes occur interested parties will be able to apply to the Recorder of Titles to deal with the problem.

The *Strata Titles Act 1998* is a welcome improvement on law dealing with strata developments. All persons living in strata developments will benefit greatly from the changes.



Peter Hodgman
Minister for Environment and Land Management

This book has been produced by the Office of the Recorder of Titles, Department of Environment and Land Management. This publication will be available on the Internet at www.delm.tas.gov.au. Additional printed copies are available from the Service Tasmania Centre, 134 Macquarie Street, Hobart, 7000, phone 6233 3382.

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INTRODUCTION

The Strata Titles Act 1998 replaces and updates Tasmanian strata titles legislation. If you are an owner of strata property, a tenant living in a strata unit, or are considering a strata development then you should be aware of a number of major changes to your rights and responsibilities introduced by the new Act.

This book has been produced by the Office of the Recorder of Titles to give people a general overview of current strata laws. While we have tried to cover as much of the Act as possible, you must refer to the Strata Titles Act 1998 and amendments (if any) for more precise detail, and seek your own legal advice.

You can purchase a copy of the Strata Titles Act 1998 from the Printing Authority of Tasmania (see back cover for details), or view the Act free of charge on the Internet at :

http://www.thelaw.tas.gov.au

What is a Strata Scheme?

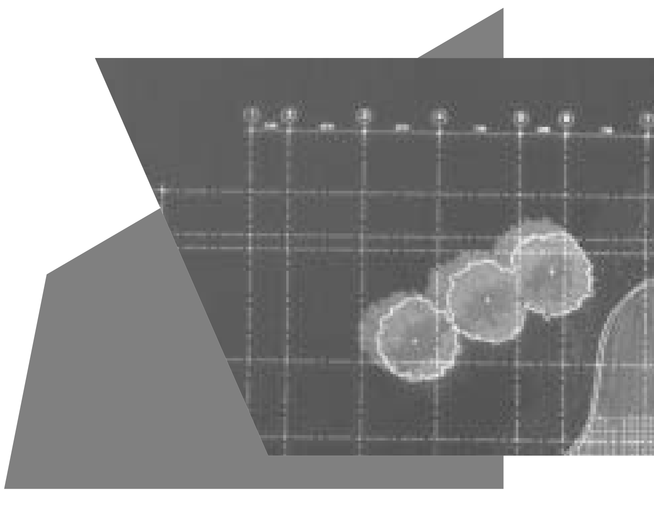
A strata scheme is a particular type of development which divides a parcel of land into “lots” and “common property”, and which specifies a system of management.

In a residential strata scheme, housing is grouped, and for many people this provides a secure, community atmosphere. Combined with smaller areas, such as gardens to maintain and the use of common facilities, strata living can be an attractive option for many people.

Who is the Recorder of Titles?

The Recorder of Titles is appointed by statute and is the principal officer responsible for maintaining the register of land titles in Tasmania. The Recorder’s responsibilities include the registration of dealings in land, as well as subdivision plans and strata plans.

The Office of the Recorder of Titles and the Land Data Registration Branch where land dealings and plans are lodged, are part of the Department of Environment and Land Management.



1. THE BODY CORPORATE

The body corporate is the controlling body of a strata scheme. It is comprised of all of the owners of the lots in the scheme and comes into existence automatically on registration of the strata plan. No expenditure or action by the owners is required to form it. (Section 71).

The name of the body corporate must be in a specific format, that is "Strata Corporation No. ... (insert the number and name of the scheme as shown on the strata plan)", e.g. "Strata Corporation No. 12345, 31 Black Street, Keilor Downs" (Section 68).

The body corporate has certain duties relating to the common property:

- to administer, manage and control the common property reasonably and for the benefit of the owners and occupiers of the lots; and
- to establish and maintain (where appropriate) suitable lawns and gardens on the common property; and
- to maintain the service infrastructure in good and serviceable order and condition.

Specific Statutory Requirements

The Strata Titles Act also obliges the body corporate to undertake specific tasks. These include insuring the common property, keeping a roll of lot owners, and keeping a mailbox and notice board. The body corporate may apply to the Recorder for an exemption from these statutory requirements (Section 134).

Insurance (Sections 98 and 101)

The body corporate must insure the buildings and other improvements (if any) on the common property. It must also have public risk insurance over the common property (see Chapter 4 for more information on a body corporate's responsibilities to insure).

Roll to be kept by Body Corporate (Section 86)

Every existing and new body corporate must keep a roll containing:

- the number of the strata plan allocated by the Recorder;
- the name and address of every lot owner;
- the name of any lessee of any lot which has been notified to the body corporate; and
- the address for the service of notices which has been notified to the body corporate by any lot owner or mortgagee.

Mailbox and Notice Board (Section 88)

A body corporate must maintain a mailbox that shows clearly the body corporate name in a suitable position at or near the street level of the site, or make suitable alternative arrangements for the receipt of mail.

The body corporate must also maintain a noticeboard for the display of notices and other material of interest to the owners or occupiers of lots.

Committee of Management (Section 79)

The body corporate may appoint a committee of management, consisting of at least three members of the body corporate. A committee of management may exercise any powers delegated to it by the body corporate.

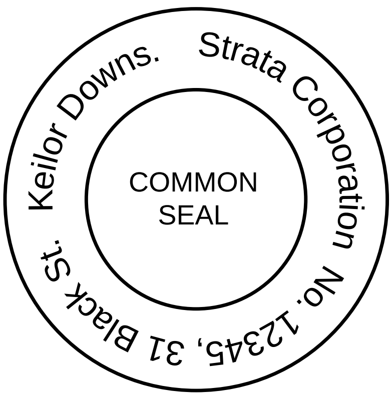
Appointment of Manager (Section 80)

The body corporate may appoint a manager and delegate to the manager functions related to the administration, management and control of the common property.

Common Seal (Section 73)

The body corporate must sign documents by using a common seal affixed in the presence of at least two members. A common seal must contain the name of the body corporate and can be made by a rubber stamp manufacturer. See the example below.

There may be no need for some smaller schemes to purchase a common seal if they do not have to sign documents on behalf of the body corporate.



Strata Contributions (Section 83)

The body corporate may levy contributions from lot owners to meet anticipated expenditure. An owner's levy contribution is determined by his or her general unit entitlement or by the special unit entitlement if this applies (see Chapter 3).

Address of the Body Corporate (Section 87)

A strata plan must state the address of the body corporate. This address shall be the address for the service of any notices on the body corporate. To change this address the body corporate must complete the approved form, then lodge it with the Recorder of Titles for noting on the strata plan and common property title. A meeting of the body corporate must first be held to determine this action.

2. COMMON PROPERTY

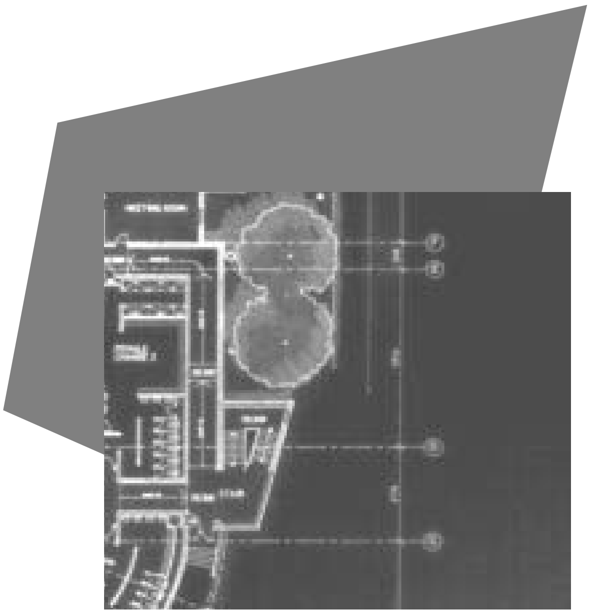
Common property comprises all the areas of the land and building not included in any lot. It is owned and maintained by the body corporate on behalf of the individual lot owners in the strata scheme. Service infrastructure serving more than one lot, such as cables, pipes or equipment, is also common property.

What You Own Individually and What is Common Property

Many lot owners may believe that there is no common property in their scheme, but this is not the case – *all* strata schemes contain areas of common property, although they are not always obvious.

A common scenario is that the buildings are individually owned and part or all of the outside areas, such as shared gardens, are common property. Shared stairwells and hallways may also be common property. However, even in the absence of these obvious shared areas, all the areas vertically above and below the boundaries of a lot are common property.

To understand what you own, and what is common property, it is essential that you obtain a copy of your strata plan from the Department of Environment and Land Management, at the Land Data Registration Branch.



3. UNIT ENTITLEMENTS

Unit entitlements determine a lot owner's rights and responsibilities in the strata scheme, including such things as voting rights, the amount you are to contribute to levies, and your share in the common property.

General Unit Entitlement (Section 16)

All lots have a general unit entitlement which is set out in a schedule to the strata scheme. These must be fixed on a fair and equitable basis and apply for all purposes of the Act.

Special Unit Entitlements (Section 16)

Some lots may also have a special unit entitlement. Special unit entitlements allow differing circumstances to be taken into account. For example, in a multi-storey development some lots may benefit more than others from lift facilities, and the special unit entitlement could take this into account.

Special unit entitlements, however, can only be applied to vary a lot owner's:

- proportionate contribution to the body corporate;
- proportionate interest in the common property;
- number of votes exercisable at a general meeting of the body corporate; or
- proportion of the body corporate's income.

If a special unit entitlement has not been determined for any of these specific purposes, then the general unit entitlement applies.

Changing Unit Entitlements (Section 17)

Unit entitlements may be changed by either a unanimous resolution of the body corporate, or by order of the Recorder of Titles.

4. INSURANCE

Insurance of the Strata Scheme (Section 98)

The body corporate must insure the buildings and other improvements (if any) on the common property, and any building divided by the plan.

The insurance policy must:

- cover damage from fire, storm, tempest and explosion, and costs incidental to reinstatement;
- cover replacement of the buildings, including the cost of removing debris, and the fees of architects and other professional advisers; and
- provide for the reinstatement of the buildings and improvements to their condition when new.

Public Risk Insurance (Section 101)

The body corporate must insure for public risk in respect of the common property.

Any owner can insist on joint insurance of common property at any time.

The body corporate must also take out any other insurance required by law. It is also free to take out any other insurance it considers appropriate.

Increased Premium (Section 100)

If the body corporate has difficulty in obtaining reasonable insurance cover for any buildings due to some work or activity on a lot, the body corporate may give notice in writing requiring the owner to stop that work or activity, or to carry out certain other works.

If any insurance premium payable by the body corporate is increased solely due to some activity on a lot, the owner of that lot may be required to pay the amount of that increase.

If the lot owner fails to comply with either of these requirements, the body corporate may obtain an order from the Recorder of Titles requiring compliance.

If Body Corporate Fails to Insure (Section 103)

If the body corporate fails to take out any insurance required by the Act, an owner may take out that insurance in his or her name or the body corporate's name. The cost of this insurance may be recovered from the body corporate.

5. GENERAL MEETINGS OF THE BODY CORPORATE

The first annual general meeting of the body corporate must be held within three months of the registration of the strata plan. The developer is the body corporate secretary until a further person is appointed (Section 75).

Subsequent annual general meetings must be held each year with no more than 15 months passing between meetings.

Special general meetings may be convened as required and must be called if requested by lot owners.

Resolutions of the Body Corporate (Section 3)

The body corporate may make three types of resolution at its general meetings:

- a **unanimous** resolution is passed if no member casts a dissenting vote (either at the meeting or later as allowed by the Act) for that resolution;
- a **special** resolution is passed at a meeting if that resolution receives at least 75% of the total allowable vote;
- an **ordinary** resolution is passed by a majority of the votes of members present at the meeting.

Under the Act, certain decisions of the body corporate require certain types of resolution. For example, decisions requiring a unanimous resolution include: buying or selling part of the common property; changing unit entitlements; creating exclusive use by-laws; creating or surrendering easements or covenants; merger or division of bodies corporate; and, consolidation or cancellation of strata plans.

A special resolution is required to direct the body corporate to take out insurance additional to what is required under the Act.

In most other cases matters may be dealt with by an ordinary resolution. This could include creating, amending or repealing by-laws; and the re-confirmation of an exclusive use by-law.

Voting for Unanimous, Special and Ordinary Resolutions (Section 76)

The votes for any resolution may be cast either personally at a meeting of the body corporate or by proxy. An owner may appoint another person to act as a proxy for voting purposes only. The appointment of the proxy must be in writing and may be either ongoing, or for a particular issue.

In the case of a unanimous resolution, votes may be cast by notice in writing to the body corporate within 28 days of the meeting.

6. BY-LAWS

By-laws are rules and regulations which must be observed by all lot owners and occupiers. The by-laws govern the conduct and business of the body corporate and may cover:

- the administration, management and control of the common property;
- the use and enjoyment of the lots and the common property;
- exclusive use of common property.

Types of By-Laws (Section 90)

By-laws of the body corporate may be:

- **first by-laws** – these are by-laws which are lodged with the strata scheme plan;
- **model by-laws** – these are 'standard' by-laws which apply automatically to new and existing strata schemes unless first by-laws are lodged with the plan. The model by-laws are set out at the end of this chapter
- any new by-laws or amendments to existing by-laws which are adopted by the body corporate and registered in accordance with the Act.

New, Amended or Repealed By-Laws

By-laws may be created, amended or repealed by a resolution of the body corporate, or by the Recorder of Titles as a result of an application for relief (see page 12). Before an application may be made to the Recorder, the applicant must have complied with any procedure for the resolution of disputes which may be contained in the by-laws of the body corporate.

Any new, amended, or repealed by-law must be lodged with the Recorder of Titles within three months after the resolution is passed, and is not effective until it is registered.

Limitations on By-Laws Making Power (Section 91)

By-laws should be consistent with the strata scheme. Generally by-laws cannot be unreasonable, unfairly discriminate, or adversely affect the health or welfare of others. Specifically a by-law cannot:

- modify, prohibit or restrict a statutory easement as set out in Section 13 of the Act; or
- restrict an owner's right to use, deal with or dispose of a lot.

By-Laws for Letting of Lots

A by-law may impose a minimum term (not exceeding six months) for the letting of lots.

Exclusive Use By-Laws (Section 94)

It is possible to create by-laws that allow individual lot owners exclusive use of certain areas of common property. These by-laws must be passed by a unanimous resolution of the body corporate.

Lot owners granted exclusive use are responsible for the repair and maintenance of their exclusive use area, unless the by-law states otherwise.

An exclusive use by-law lapses five years after it was made unless confirmed by the body corporate within that period.

Orders for Relief by the Recorder of Titles (Section 113)

On application for relief, the Recorder of Titles may make various orders in relation to by-laws of the body corporate, or where the body corporate has refused to make certain by-laws.

A body corporate may not impose a fine on any lot owner without an order from the Recorder of Titles.

The Model By-Laws

Schedule 1 of the Strata Titles Act 1998 contains the model by-laws and these are reprinted here. The model, or standard by-laws apply to all strata schemes unless the body corporate has amended them. First by-laws may also have been lodged with the strata plan. You should obtain a copy of the common property title to ascertain whether the model by-laws apply.

Duty to Keep Lot in Good Order and Repair

(a) The owner of a lot must keep buildings and structural improvements on the lot in a state of good repair and to a standard in keeping with other buildings and structural improvements on the site.

(b) The owner must carry out any work in relation to the owner's lot that the owner is required to carry out by:

- a public or local authority; or
- the body corporate

(c) The owner of a lot must not, without the written permission of the body corporate, make or permit a change to the exterior character, design or finish of buildings or structural improvements on the lot.

Duty to Prevent Nuisance

The owner or occupier of a lot must not use the lot, or permit its use, in a way that causes a nuisance to the owner or occupier of any other lot.

Duty to Allow Access for Maintenance and Repair of Common Property

(a) The body corporate is entitled to reasonable access to a lot for the purpose of maintaining, repairing or replacing the common property.

(b) A person authorised by the body corporate may enter the lot for that purpose:

- after giving reasonable notice of intention to exercise the rights of access to the occupier of the lot; or
- in an emergency, without notice.

Duty to Pay Rates and Taxes

The owner of a lot must pay all rates, taxes, charges that may be payable in relation to the owner's lot.

Use of Common Property

(a) The occupier of a lot must not behave in a way likely to interfere with the reasonable use and enjoyment of another lot or the common property by the owner or occupier of another lot or the invitees of the owner or occupier of another lot.

(b) An owner or occupier of a lot must take reasonable steps to ensure that invitees do not behave in a way likely to interfere with the reasonable use and enjoyment of another lot or the common property by the owner or occupier of another lot or the invitees of the owner or occupier of another lot.

Duty to Provide Information

The owner of a lot must give the body corporate written notice of any change in the ownership of the lot.

Keeping of Animals

(a) The occupier of a lot must not, without the body corporate's written approval:

- bring an animal onto, or keep an animal on, the lot or the common property; or
- permit an invitee to bring an animal onto, or keep an animal on, the lot or the common property.

(b) If a person reasonably requires the assistance of a guide-dog by reason of impairment of sight or hearing, the person is entitled to be accompanied by a guide-dog while on a lot or the common property and, if the person is the owner or occupier of a lot, is entitled to keep a guide-dog on the lot.

Body Corporate's Duties in Relation to Common Property

The body corporate must:

(a) administer, manage and control the common property reasonably and for the benefit of the owners and occupiers of the lots;

(b) establish and maintain (where appropriate) suitable lawns and gardens on the common property; and

(c) maintain the service infrastructure in good and serviceable order and condition.

7. RECORDER OF TITLES AND DISPUTE RESOLUTION

At times, disagreements occur between people living within a strata development. While most of these can be settled simply by talking about it, the Strata Titles Act provides for the Recorder of Titles to assist in dispute resolution. The official term given to this dispute resolution procedure in the Act is an “application for relief”.

Before an application for relief can be made to the Recorder, a person must have complied with the procedures for dispute resolution contained in the by-laws of the strata scheme.

It is not the Recorder’s role to mediate disputes. Rather the Recorder makes decisions based on law, meaning that there will usually be a “winner” and a “loser” as a result of the Recorder’s decision. This does not necessarily resolve the dispute and further court action may be required. Therefore, all other avenues, such as discussion or mediation, should be undertaken before applying to the Recorder.

The Recorder is not able to provide advice on strata matters, other than in respect to the requirements of the Act, or for lodgement of applications to the Recorder.

How to Apply to the Recorder for Relief (Section 105)

Applications for relief to the Recorder cost $25 (at the time of writing) and must be made on the appropriate form which is available from the Office of the Recorder of Titles (see back cover). The application must set out in detail the grounds for the claim and the nature of the relief sought.

The Recorder maintains a register of applications for relief. This register may be accessed after payment of a prescribed fee (Section 142).

Investigation of Application (Section 108)

The Recorder has flexibility as to how an application may be investigated. The Recorder may hold a hearing, but is not obliged to do so. Information may be gathered in any way the Recorder considers appropriate including:

- summonsing any person to attend;
- requiring books etc. to be produced;
- inspecting any books or records; and
- requiring any person to give evidence which may or may not be on oath or affirmation.

The maximum penalty for failure to comply with any of these requirements is $5,000.

An Order of the Recorder

As a result of an application for relief, the Recorder may make certain ‘orders’ to require some action to take place or to be stopped. However, the Recorder may only make an order if he or she is satisfied that certain specified circumstances exist. You must refer to the Act for those circumstances.

Some of the orders that the Recorder may make are listed at the end of this chapter.

Compliance with an Order from the Recorder (Section 136)

The maximum penalty for not complying with an order of the Recorder is $5,000 and a daily penalty of $100.

If an order to carry out an act has not been complied with, the Recorder may order that act to be carried out by some other person. The costs incurred by that other person can be recovered from the person who failed to comply.

If the Recorder makes an order for the payment of money, the order may be registered as a court order.

Appeals

Appeals against an order of the Recorder of Titles are dealt with by the Resource Management and Planning Appeal Tribunal.

If you wish to lodge an appeal, contact the Office of the Recorder of Titles to obtain an appeal form.

Some Types of Orders Which the Recorder May Make

- requiring a person to take or refrain from an action
- requiring monetary compensation to make or allow repairs or alterations to the common property
- ordering the purchase or sale of personal property by the body corporate
- requiring an insurance claim to be made or pursued
- varying the rate of interest for late payment of contributions
- ordering information or documents to be supplied
- ordering an animal to be removed or controlled on a lot or common property
- invalidating, repealing, reinstating or making a by-law
- granting a licence of a particular kind
- invalidating a meeting, resolution of, or election by, the body corporate
- reallocating unit entitlements
- varying the amount or payment of contributions
- varying the amount of insurance taken out by the body corporate
- appointing the administrator of the body corporate
- convening a meeting of members of the body corporate
- invalidating a special resolution
- terminating or shortening a contract for service of the body corporate
- ordering structural alteration or addition to a lot
- ordering compliance with a staged development or community development scheme
- imposing penalties on a lot owner or body corporate for breach of by-law
- exempting a body corporate from statutory requirements

8. TYPES OF SCHEMES

Three types of schemes are permitted under the Strata Titles Act 1998: strata schemes, staged development schemes, and community development schemes.

Strata Schemes (Section 9)

This is the most common form of development. A building must be shown on these strata plans, together with the boundaries of the lots including their height. The approximate lot area and the unit entitlements must also be shown.

Staged Development Schemes (Section 34)

These allow strata developments to proceed in a series of stages, whilst providing prospective purchasers with full details of ongoing developments.

A staged development scheme consists of a master plan and a disclosure statement.

The master plan includes:

- a plan of the site;
- a plan for each proposed stage showing the location of proposed and existing buildings, the boundaries of the proposed lots and common property and proposed construction and access zones.

The disclosure statement includes:

- a warning setting out basic information;
- the name and address of the developer;
- a description of the proposed development and the stages;
- times for commencing and completing each stage;
- a schedule of work hours;
- description of amenities, the extent for use and arrangements for maintenance and defraying costs.

Community Development Schemes (Section 51)

A community development scheme enables a number of independent developments to be brought together to function as a single entity to meet particular community needs. For example, a community development scheme may contain a mixture of conventional housing for families, strata development for older people, retirement accommodation, shopping, business and recreational facilities.

A community development scheme must include two or more of the following elements:

- strata scheme;
- sealed plan;
- some other form of land division;
- the establishment of a retirement village;
- a marine or water based development.

A community development scheme consists of a master plan, a management statement, constituent documents for the body corporate and the by-laws.

The master plan includes:

- a plan of the site showing the location of each element of the scheme;
- a sketch showing the expected appearance of the completed development;
- description of the general theme of the development, the architectural style and nature of the landscaping;
- description of the land which is not subject to private occupation.

The management statement includes:

- a warning setting out basic information to be brought to the attention of potential purchasers;
- the name and address of the developer;
- description and sequence of stages of the development;
- description and nature of use of construction and access zones;
- a schedule of times for the start and completion of each element;
- a schedule of working hours;
- constituent documents for the managing body corporate;
- description of amenities.

The constituent documents consist of documents which deal with:

- the basis of membership of the body corporate
- the power and functions of the body corporate
- how its affairs are to be administered

9. ANSWERS TO SOME COMMONLY ASKED QUESTIONS

1. **Does our body corporate have to be registered at the Australian Securities Commission?**

No, the body corporate automatically comes into existence when the strata scheme is registered by the Recorder of Titles. The corporations law does not apply to a body corporate established under the Act.

2. **What control does the body corporate have over activities by the lot owners on the common property?**

The model by-laws in Schedule 1 of the Act will apply to all bodies corporate, unless specifically amended by the developer in the first by-laws, or the body corporate.

There are a number of by-laws in Schedule 1 of the Act which control the use of common property by lot owners, and the body corporate may enforce these by-laws.

3. **Can I allow my car bay to be used by other people?**

It depends on whether your car bay is part of your strata lot or is common property. If the car bay is part of your lot, you may allow other people to use your car bay.

If the car bay is part of the common property, you may allow other people to use your car bay, only if the body corporate has passed a by-law giving you exclusive use of it, or, the body corporate has given you general or specific permission such as a lease to do so. A car bay is still common property even if you have the right to use it under an exclusive by-law.

4. **Can I keep a pet on my strata lot?**

Written approval of the body corporate is required.

5. **Can the body corporate force me to remove my pet from my strata lot?**

Yes, but only after the body corporate has given you a notice requiring the pet to be removed. The body corporate can apply to the Recorder of Titles for an order to remove the pet. You cannot be forced to remove a guide-dog.

6. **Our body corporate has appointed a manager. What powers does the manager have?**

The manager has only those powers which are given to the manager in the agreement which appoints the manager. A manager cannot be given any powers other than those powers which are given to the body corporate under the Act.

The manager may not do anything which requires a unanimous resolution of the body corporate, until that resolution has been passed by the body corporate.

7. **Can the body corporate or lot owner be fined for breaches of a by-law?**

The by-laws may contain a provision for a fine to be imposed for a breach of any particular by-law. The amount of the fine for any one breach may not exceed $5,000. The fine may only be imposed if an order for payment has been made by the Recorder of Titles.

8. **I have just bought a lot in a strata scheme. Do I have to apply to become a member of the body corporate?**

No. Each owner of a lot automatically becomes a member of the body corporate when their transfer is registered. However, it is the duty of a new lot owner to inform the Secretary of the body corporate of the change in ownership.

9. **Who must be notified when a meeting of the body corporate is to be held?**

The Secretary of the body corporate must give seven days written notice to each member of the body corporate which sets out the date, time and place of the meeting, the nature of business and any special or unanimous resolutions to be put to the meeting. Where a lot is owned jointly by two or more persons the notice may be addressed to the co-owners jointly and given or sent to any one of them.

10. **Is a tenant bound by the by-laws?**

Yes, Section 93 of the Act states that by-laws are binding on any occupier of a lot.

11. **I want to lease my lot. Are there any restrictions?**

You are entitled to lease your lot provided there is no by-law to prevent it. However, the body corporate may pass a by-law to restrict a minimum term of leasing. This minimum term cannot exceed six months. You should check the body corporate by-laws.

12. **What recourse is there where a tenant is breaching the by-laws of the body corporate?**

The best course of action is to approach the tenant and the owner of the lot and to discuss your concerns. If this does not succeed then an application for relief to the Recorder of Titles can be made to have the tenant ordered to comply with the by-laws of the body corporate.

13. **Am I entitled to a copy of the by-laws?**

The body corporate must provide a copy of the by-laws in force at the time, if requested by a lot owner or occupier.

Additional Information

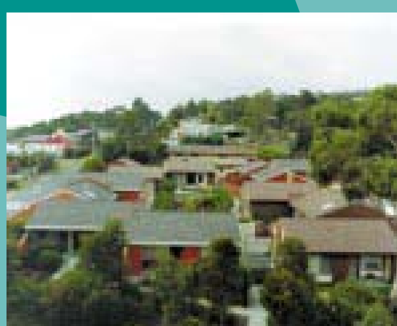
Where to Get Help
Office of the Recorder of Titles
Department of Environment and Land Management
8th Floor Lands Building
134 Macquarie Street, HOBART

Telephone: (03) 6233 2618
Facsimile: (03) 6233 6775
E-mail: jeang@delm.tas.gov.au

Assistance is also available from industry professionals such as licensed surveyors, solicitors, licensed valuers and strata managers. Citizens advice bureaux and community based legal services can also provide free or low cost legal advice and assistance with the resolution of disputes.

Where to Collect and Lodge Documents
Land Data Registration Branch
Department of Environment and Land Management
1st Floor Lands Building
134 Macquarie Street, HOBART
Office opening hours 9.00 am – 5.00 p.m.

Further Reading
The Strata Titles Act 1998 and Strata Titles Regulations 1998 can be purchased from Printing Authority Tasmania, 2 Salamanca Place HOBART. The Act and Regulations are also available free of charge at the following web site: http://www.thelaw.tas.gov.au



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