

16 April 2018

Strata Titles Act Reform

Email: [stratatitlesactsreform@landgate.wa.gov.au](mailto:stratatitlesactsreform@landgate.wa.gov.au)

Dear Glenda,

### **Consultation on the Community Titles Bill 2018 – Calculation of Unit Entitlements**

Thank you for the opportunity to provide comment on the proposed Community Titles Bill 2018 following the meeting held on the 3rd April 2018 attended by representatives from the API and Landgate.

The API would like to provide the following comments regarding the Assessment of Unit Entitlements (UE) for Community Schemes:

- It is recommended that the Assessment of the UE needs to ensure equitable apportionment of costs and ownership based on property values.
- The UE in a building scheme should be based on Capital Value (subject to the API proposed amendments outlined within the attached Submission dated February 2017 being reflected in the Community Title Regulations).
- In a Community Scheme that has a combination of Survey Strata and Built Strata lots at various Tiers, the UE for each survey-strata tier should be based on Site Value or Unimproved Value as suggested by the Landgate proposed amendments at the meeting on 3 April 2018 attended by representatives from the API and Landgate.
  - The subsequent built strata lots on the Tier 2 or Tier 3 schemes will then have a UE assessed based on Capital Value with an aggregate of 100, 1,000 or 10,000 (subject to the API proposed amendments outlined within the attached Submission dated February 2017 being reflected in the Community Title Regulations).
- The API recommends the Community Titles Bill be amended to incorporate each tier having its own UE based upon its relevant strata plan with an aggregate of 100, 1,000 or 10,000. The API recommends against splitting the UE from one tier to the next.
- A title search or strata plan search in a tier above Tier 1 should incorporate all relevant documents relating to that part lot i.e. Title, Strata Plan, Survey Strata Plan, Management Statements, Encumbrances, By-Laws etc.

Attached for your reference is API's submission dated February 2017 regarding the Strata Titles Amendment Bill 2017. This submission, in its entirety, remains relevant to the current consultation. The API recommends that the commentary above be implemented in conjunction with the changes proposed in the attached submission

Should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely



Kristy Anderson  
MEMBER SERVICES MANAGER