

WESTERN AUSTRALIA



LEGISLATIVE COUNCIL

AMENDMENTS AND SCHEDULES

Supplementary Notice Paper No. 81
Issue No. 1

TUESDAY, 30 OCTOBER 2018

COMMUNITY TITLES BILL 2018 [81-1]

When in committee on the *Community Titles Bill 2018*:

Clause 16

Minister for Environment representing the Minister for Lands: To move –

1/16 Page 28, line 23 — To delete the line and insert:

- (6) When a community title for a lot comes into existence it confers on the owner of the lot —

Clause 99

Minister for Environment representing the Minister for Lands: To move –

2/99 Page 125, line 26 — To delete “monitoring” and insert:

enforcing

Clause 142

Minister for Environment representing the Minister for Lands: To move –

3/142 Page 167, lines 4 to 8 — To delete the lines and insert:

- (i) provide, in accordance with the regulations, details of proposed arrangements for obtaining independent advice or representation referred to in section 159; and

Clause 144**Minister for Environment representing the Minister for Lands:** To move –

4/144 Page 168, lines 18 to 22 — To delete the lines and insert:

- (4) The *Planning and Development Act 2005* applies to the application subject to —
 - (a) the modification that a reference to subdivision is to be read as including a reference to termination of a community titles scheme; and
 - (b) any other appropriate modifications.

Clause 149**Minister for Environment representing the Minister for Lands:** To move –

5/149 Page 184, after line 13 — To insert:

- (18A) If the Tribunal orders a person under subsection (18)(b) to take steps for the discharge, withdrawal or removal of an estate, interest or right the Tribunal may order the proponent or the owner of a lot in the community titles scheme to make a payment to that person in respect of the discharge, withdrawal or removal of the estate, interest or right.
- (18B) If the whole or part of the tier parcel of a community titles scheme is subject to a residential tenancy agreement within the meaning given in the *Residential Tenancies Act 1987* section 3, the Tribunal may order that on the termination of the community titles scheme —
 - (a) the tenant and the lessor must terminate the residential tenancy agreement under that Act; and
 - (b) the premises subject to the residential tenancy agreement are taken for the purposes of section 69 of that Act to cease to be lawfully usable as a residence; and
 - (c) if the tenant is given notice of termination under section 69 of that Act, then despite section 69(2) of that Act the period of notice must be not less than a period specified by the Tribunal; and
 - (d) the proponent or the owner of a lot in the scheme is to make a payment to the tenant under the residential tenancy agreement in respect of the termination of the residential tenancy agreement.
- (18C) If the whole or part of the tier parcel of a community titles scheme is subject to a retail shop lease within the meaning given in the *Commercial Tenancy (Retail Shops) Agreements Act 1985* section 3(1), then despite anything in that Act the Tribunal may order that —
 - (a) the retail shop lease is terminated on the termination of the community titles scheme; and
 - (b) the proponent or the owner of a lot in the scheme is to make a payment to the tenant under the retail shop lease in respect of the termination of the retail shop lease.
- (18D) If the whole or part of the tier parcel of a community titles scheme is subject to a lease or licence not referred to in subsection (18B) or (18C), the Tribunal may, subject to any other written law, order that —
 - (a) the lease or licence is terminated on the termination of the community titles scheme; and
 - (b) the proponent or the owner of a lot in the scheme is to make a payment to the lessee or licensee in respect of the termination of the lease or licence.

Clause 150**Minister for Environment representing the Minister for Lands:** To move –**6/150** Page 185, lines 17 and 18 — To delete “modifications set out in the regulations.” and insert:

appropriate modifications.

Clause 159**Minister for Environment representing the Minister for Lands:** To move –**7/159** Page 193, lines 3 to 13 — To delete the lines and insert:

- (1) The regulations —
 - (a) must require the proponent of a termination proposal to enter into specified arrangements for the owners of lots in the community titles scheme proposed to be terminated to obtain independent advice or representation in connection with the proposal; and
 - (b) must specify arrangements for obtaining fuller or more extensive advice or representation for a class or classes of owner identified in or under the regulations as vulnerable, having regard to —
 - (i) age, illness, trauma, disability or other factors that may impair the ability of an owner to consider and make an informed decision in relation to a termination proposal; or
 - (ii) financial disadvantage which would significantly impair the ability of the owner to bear the cost of obtaining appropriate professional advice in relation to a termination proposal.
- (2) Without limitation, the arrangements may include a requirement for the proponent of a termination proposal to pay an amount to a trustee to be held in trust for owners to obtain independent legal advice or representation, valuation advice or reports or financial or taxation advice in connection with the proposal.
- (3) The regulations may specify terms of a trust referred to in subsection (2).

Clause 160**Minister for Environment representing the Minister for Lands:** To move –**8/160** Page 194, lines 1 to 5 — To delete the lines and insert:

- (3) The *Planning and Development Act 2005* applies to the required approval subject to —
 - (a) the modification that a reference to subdivision is to be read as including a reference to termination of a community scheme; and
 - (b) any other appropriate modifications.

Clause 225

Minister for Environment representing the Minister for Lands: To move –
9/225 Page 231, lines 15 to 17 — To delete the lines and insert:

the meaning of the *Community Titles Act 2018*.

