Part 1 — Preliminary

1. Citation

These regulations are the Water Regulations Amendment (Community Titles) Regulations 2021.

2. Commencement

These regulations come into operation as follows —
(a) Part 1 — on the day on which these regulations are published in the Gazette;
(b) the rest of the regulations — on the day on which the Community Titles Act 2018 section 187 comes into operation.

Part 2 — Water Services Regulations 2013 amended

3. Regulations amended

This Part amends the Water Services Regulations 2013.

4. Regulation 3 amended

(1) In regulation 3(1) delete the definition of unit.

(2) In regulation 3(1) insert in alphabetical order:

community corporation has the meaning given in the Community Titles Act 2018 section 3(1);
community titles (building) scheme has the meaning given in the Community Titles Act 2018 section 11(7);
community titles (land) scheme has the meaning given in the Community Titles Act 2018 section 11(8);
community titles scheme has the meaning given in the Community Titles Act 2018 section 3(1);
lot in a strata scheme has the meaning given in the Strata Titles Act 1985 section 3(1);
**lot in a survey strata-scheme** has the meaning given in the *Strata Titles Act 1985* section 3(1);

**unit** includes the following —

(a) a lot in a strata scheme;

(b) a lot in a survey-strata scheme;

(c) a lot in a community titles (building) scheme;

(d) a lot in a community titles (land) scheme;

5. **Regulation 23 amended**

In regulation 23(1):

(a) in paragraph (b) delete “scheme.” and insert:

    scheme; or

(b) after paragraph (b) insert:

    (c) if the multi-unit development is a community titles scheme — the community corporation for the scheme.

6. **Regulation 28B amended**

(1) In regulation 28B delete the definitions of:

    *lot*  
    *vacant lot*

(2) In regulation 28B insert in alphabetical order:

    **lot** does not include the following —

    (a) a lot in a strata scheme, unless the lot is a vacant lot as defined in the *Strata Titles Act 1985* section 3(1);

    (b) a lot in a community titles (building) scheme, unless the lot is a vacant lot as defined in the *Community Titles Regulations 2021* regulation 57(1);

(3) In regulation 28B in the definition of **subdivided lot** paragraph (e)(ii) delete “units;” and insert:

    units.
Part 3 — Water Services (Water Corporations Charges) Regulations 2014 amended

7. Regulations amended

This Part amends the Water Services (Water Corporations Charges) Regulations 2014.

8. Regulation 6 amended

In regulation 6 delete the definition of *lot* and insert:

*lot* —

(a) has the meaning given in the Planning and Development Act 2005 section 4(1); and

(b) includes the following —

(i) a lot in a strata scheme or a lot in a survey-strata scheme, as those terms are defined in the Strata Titles Act 1985 section 3(1);

(ii) an area shown as common property on the scheme plan for a survey-strata scheme, as those terms are defined in the Strata Titles Act 1985 section 3(1);

(iii) a lot as defined in the Community Titles Act 2018 section 3(1);

(iv) an area shown as common property on the scheme plan for a community titles (land) scheme, as those terms are defined in the Community Titles Act 2018 section 3(1);

9. Regulation 11 amended

In regulation 11 delete the definition of *lot* and insert:

*lot* —

(a) has the meaning given in the Planning and Development Act 2005 section 4(1); and

(b) includes the following —

(i) a lot in a strata scheme or a lot in a survey-strata scheme, as those terms are defined in the Strata Titles Act 1985 section 3(1);

(ii) an area shown as common property on the scheme plan for a survey-strata scheme, as those terms are defined in the Strata Titles Act 1985 section 3(1);
(iii) a lot as defined in the *Community Titles Act 2018* section 3(1);

(iv) an area shown as common property on the scheme plan for a community titles (land) scheme, as those terms are defined in the *Community Titles Act 2018* section 3(1);

10. **Regulation 16 amended**

(1) In regulation 16(1) delete the definition of *lot*.

(2) In regulation 16(1) insert in alphabetical order:

*community titles scheme* has the meaning given in the *Community Titles Act 2018* section 3(1);

*lot* means —

(a) a lot in a strata scheme or a lot in a survey-strata scheme, as those terms are defined in the *Strata Titles Act 1985* section 3(1); or

(b) a lot as defined in the *Community Titles Act 2018* section 3(1);

*scheme plan* —

(a) for a strata titles scheme — has the meaning given in the *Strata Titles Act 1985* section 3(1); or

(b) for a community titles scheme — has the meaning given in the *Community Titles Act 2018* section 3(1);

*strata titles scheme* has the meaning given in the *Strata Titles Act 1985* section 3(1);

11. **Schedule 3 amended**

(1) In Schedule 3 item 6 after “bay,” insert:

in a strata titles scheme or a community titles scheme,

(2) In Schedule 3 item 7(a) delete “lot; and” and insert:

lot in a strata titles scheme or a lot in a community titles scheme; and
12. **Schedule 4 amended**

(1) In Schedule 4 item 6 after “bay,” insert:

in a strata titles scheme or a community titles scheme,

(2) In Schedule 4 items 17(e) and 24(e) delete “strata plan” and insert:

scheme plan for a strata titles scheme or a community titles scheme

13. **Schedule 5 amended**

In Schedule 5 item 3 after “bay,” insert:

in a strata titles scheme or a community titles scheme,

Notes:

1. The headings to the amended items listed in the Table are to read as set out in the Table:

<table>
<thead>
<tr>
<th>Amended item</th>
<th>Item heading</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sch. 3 it. 6</td>
<td>Storage units or parking bays in strata titles scheme or community titles scheme</td>
</tr>
<tr>
<td>Sch. 3 it. 7</td>
<td>Non-residential lots in strata titles scheme or community titles scheme that share a service</td>
</tr>
<tr>
<td>Sch. 4 it. 6</td>
<td>Storage units or parking bays in strata titles scheme or community titles scheme</td>
</tr>
<tr>
<td>Sch. 4 it. 17</td>
<td>Certain metropolitan units</td>
</tr>
<tr>
<td>Sch. 4 it. 24</td>
<td>Certain non-metropolitan units</td>
</tr>
<tr>
<td>Sch. 5 it. 3</td>
<td>Storage units or parking bays in strata titles scheme or community titles scheme</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Item</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Sch. 3 it. 11</td>
<td>Non-residential or commercial residential (except storage units, parking bays and certain lots in strata titles scheme or community titles scheme)</td>
</tr>
<tr>
<td>Sch. 5 it. 6</td>
<td>Non-residential (except strata-titled caravan bays and storage units or parking bays in strata titles scheme or community titles scheme)</td>
</tr>
</tbody>
</table>

N. HAGLEY, Clerk of the Executive Council.