

House of Assembly—No 186

As laid on the table and read a first time, 13 October 2021

South Australia

Statutes Amendment (Strata Schemes) Bill 2021

A BILL FOR

An Act to amend the *Community Titles Act 1996* and the *Strata Titles Act 1988*.

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The Parliament of South Australia enacts as follows:

Part 1—Preliminary

1—Short title

This Act may be cited as the *Statutes Amendment (Strata Schemes) Act 2021*.

5 2—Amendment provisions

In this Act, a provision under a heading referring to the amendment of a specified Act amends the Act so specified.

Part 2—Amendment of *Community Titles Act 1996*

10 3—Amendment of section 102—Alterations and additions in relation to strata schemes

- (1) Section 102(1a)—delete subsection (1a) and substitute:

- (1a) Subsection (1) does not apply to—

- (a) prescribed work carried out in compliance with a direction under section 23 of the *Housing Improvement Act 1940*; or
- 15 (b) prescribed work carried out on a lot in a strata scheme consisting only of 2 lots.

- (1b) Where a person carries out prescribed work on a lot in a strata scheme consisting only of 2 lots, the corporation may, by notice in writing to the owner of the lot, require the owner to carry out, within a reasonable period fixed in the notice, specified work to remedy any structural deficiency caused by the work.

- (2) Section 102(2)—delete "this section" and substitute:

- subsection (1)

Part 3—Amendment of *Strata Titles Act 1988*

4—Amendment of section 29—Alterations and additions

(1) Section 29(1a)—delete subsection (1a) and substitute:

(1a) Subsection (1) does not apply to—

- 5 (a) prescribed work carried out in compliance with a direction
 under section 23 of the *Housing Improvement Act 1940*; or
- (b) prescribed work carried out on a unit in a strata scheme
 consisting only of 2 units.

10 (1b) Where a person carries out prescribed work on a unit in a strata
 scheme consisting only of 2 units, the strata corporation may, by
 notice in writing to the owner of the unit, require the owner to carry
 out, within a reasonable period fixed in the notice, specified work to
 remedy any structural deficiency caused by the work.

(2) Section 29(2)—delete "this section" and substitute:

15 subsection (1)