

LA301*

Strata Titles Act 1985

Strata Titles General Amendment Regulations (No. 2) 2011

Made by the Governor in Executive Council.

1. Citation

These regulations are the *Strata Titles General Amendment Regulations (No. 2) 2011*.

2. Commencement

These regulations come into operation as follows —

- (a) regulations 1 and 2 — on the day on which these regulations are published in the *Gazette*;
- (b) the rest of the regulations — on the day after that day.

3. Regulations amended

These regulations amend the *Strata Titles General Regulations 1996*.

4. Regulation 37A amended

Delete regulation 37A(1) and insert:

- (1) For the purposes of the definition of *permitted boundary deviation* in section 3(1), a part of a lot may be above or below another lot in the circumstances where —
- (a) no part of a floor of a lot or part of a lot in a building forms or joins the ceiling of another lot or part of a lot in a building; and
 - (b) no part of a lot extends horizontally above or below another lot by more than 3 metres.

5. Regulation 37AA amended

- (1) In regulation 37AA:

(a) delete “For the purposes” and insert:

- (1) For the purposes

(b) in paragraph (a) delete “part of a single tier scheme —” and insert:

a single tier building —

- (2) At the end of regulation 37AA insert:

- (2) In subregulation (1) —

single tier building means —

- (a) a building that is part of a single tier strata scheme; or
- (b) a building that, although not part of a single tier strata scheme, does not include any lot or part of a lot that would be inconsistent with the building being part of a single tier strata scheme.

By Command of the Governor,

R. KENNEDY, Clerk of the Executive Council.