



Strata Titles Amendment Act 2018 Fact Sheet

SECTION 105

Roll To Be Kept By Strata Company

105. Roll to be kept by strata company

- (1) A strata company must prepare and maintain a roll containing the particulars required by subsection (4).

Penalty for this subsection: a fine of \$3 000.

- (2) The roll may be kept in any medium.
- (3) A strata company may make or amend entries in the roll on the basis of —
- (a) the information in documents registered under this Act; or
 - (b) subject to subsection (5), information provided by, or on behalf of, an owner or a mortgagee of a lot.
- (4) The particulars to be entered in the roll are —
- (a) the name of the strata company; and
 - (b) the name and address for service of each member of the council, or officer, of the strata company; and
 - (c) the name and address for service of the owner of each lot; and
 - (d) the name and address for service of each strata manager of the strata company; and
 - (e) the name and address for service of any lessee or tenant of a lot notified to the strata company; and
 - (f) the name and address for service of any mortgagee of a lot notified to the strata company.
- (5) A strata company must not amend the roll —
- (a) to reflect the discharge of a mortgage except on the basis of —
 - (i) information provided by, or on behalf of, the mortgagee; or
 - (ii) the production of a duplicate or a certified copy of a certificate of title showing the mortgage as having been discharged; or
 - (b) to show a change of address of a mortgagee except on the basis of information provided by, or on behalf of, the mortgagee.

106. Address for service if no roll maintained in 2, 3, 4 or 5-lot scheme

- (1) If, in accordance with section 140, a roll is not maintained by a strata company for a 2, 3, 4 or 5-lot scheme, the owner of a lot in the scheme must give written notice to the strata company and the owner of each other lot of the owner's address for service.

Penalty for this subsection: a fine of \$3 000.

- (2) If, on a change of ownership, the owner of a lot in a scheme for which a roll is not maintained notifies an address for service to the strata company and the owner of each other lot, each of the other owners must give written notice to the new owner of their respective addresses for service.

Penalty for this subsection: a fine of \$3 000.