

Viability of New Hotels & Apartments:

Strata Titles – Unit Titles Bill

Greg Allen
Simpson Grierson



**Simpson
Grierson**

Unit Titles Act 1972 – Why the Change?

- Limited Scope
- Cumbersome Decision Making
- No requirement for long term planning
- Lack of appropriate dispute resolution mechanisms
- Redevelopment impractical and subject to minority hijack

Unit Titles Bill – Objectives

- Scope and Purpose
- Removing requirement for unanimous resolution
- Moving voting base to those who vote
- Long Term Planning Requirements
- Effective Dispute Resolution

Unit Titles Bill – What it Means for New Developments

- Should ensure developments more sustainable
- More flexibility with structure
- More flexibility with redevelopment/changes to common property
- Clarity as to responsibilities