

**Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT**

**CERTIFICATE OF ASSOCIATION
AUTHORISATION BY SPECIAL RESOLUTION**

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No.
certifies that on ^..... it passed a special resolution authorising the;

.....
(Insert description of document- see below)

(Add common seal of association and attestation as provided in Approved Form 18)

* Strike out if inapplicable

^ Insert date of resolution

Text below this line is part of the instructions and should not be reproduced as part of a final document.

1. This form must be provided in its entirety as shown above, excluding the instructions in italics. It is required to accompany a dealing or plan that requires a special resolution, including:

2. Scheme Plan of Subdivision

This certificate must appear on the administration sheet for a plan of subdivision that:

- subdivides or creates association property (section 15(3) *Community Land Development Act 2021*),
- adds land to a scheme (section 16(2)(d) *Community Land Development Act 2021*)

3. Severance of a Development Lot

This certificate must appear on the administration sheet that includes the replacement schedule of unit entitlements lodged with an "Instrument of Severance" and on the Instrument of Severance dealing form (section 19(2)(d) *Community Land Development Act 2021*).

4. Conversion of lot to Association property

This certificate must appear on the administration sheet of a deposited plan lodged in support of an "Instrument of Conversion" (section 24(e) *Community Land Development Act 2021*).

5. Acquisition of land by Transfer

This certificate must appear on the administration sheet of an additional sheet and replacement sheet of a scheme plan which acquires additional association property by transfer (section 25(3)(c) *Community Land Development Act 2021*).

6. Lease

This form must accompany a lease of land:

- to an association of additional association property (section 26(2)(c) *Community Land Development Act 2021*).
- from an association of part of the association property (section 27(2)(a) *Community Land Development Act 2021*).

Development Act 2021).

7. Transfer of association property

This form must accompany a transfer of part of association property by the association, including a sale of association property to a resuming authority (sections 28(3)(a) and 97(2)(*Community Land Development Act 2021*).

8. Dealing or Plan and Section 88B Instrument

This form is required by s 31(1) of the *Community Land Development Act 2021* to accompany a dealing or be endorsed on the administration sheet (and section 88B instrument) of a plan which:

- grants an easement that burdens association property, or
- grants a restriction on the use of land or a positive covenant that burdens association property or the whole of the scheme parcel,
- releases or varies an easement, restriction or positive covenant that benefits association property.

9. Development Contract

This certificate is required by section 53(2)(c) of the *Community Land Development Act 2021* to be endorsed on any amendment of a Development Contract that is not an amendment:

- To the basic architectural or landscaping design of the development or
- The essence or theme of the development or
- A change in the law or
- A change in the requirements of the planning authority.

10. Amalgamation of schemes

This certificate must accompany an application for the amalgamation of a scheme section 61(1) of the *Community Land Development Act 2021*.

Updated November 2021