

# AMENDMENT OF STRATA DEVELOPMENT CONTRACT

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New South Wales  
Section 84 Strata Schemes  
Development Act 2015

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

<b>(A) TORRENS TITLE</b>	For the Common Property									
<b>(B) LODGED BY</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; vertical-align: top;">Document Collection Box</td> <td style="padding: 5px;">Name, Address or DX, Telephone, and Customer Account Number if any</td> </tr> <tr> <td></td> <td style="padding: 5px;">Email:.....</td> </tr> <tr> <td></td> <td style="padding: 5px;">Reference (optional):.....</td> </tr> </table>	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any		Email:.....		Reference (optional):.....	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>CODE</b></td> </tr> <tr> <td style="font-size: 2em; padding: 20px 0;"><b>SA</b></td> </tr> </table>	<b>CODE</b>	<b>SA</b>
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<b>(C) APPLICANT</b>	Name of Developer	Strata Plan No.								
<b>(D) PLANNING AUTHORITY</b>										

**(E)** The Applicant being the developer of Strata Scheme SP....., applies in accordance with section 84 Strata Schemes Development Act 2015 and with the approval of the Planning Authority referred to above, to amend the Strata Development Contract lodged with the Strata Plan referred to above, as fully set out in the annexure hereto and marked .....

The amendment(s):

- \*(a) Involves a change in the basic architectural or landscaping design of the development, or in its essence or theme.
- \*(b) Gives effect to a change in the law or change in the requirements of a planning authority and does not involve a change in the basic architectural or landscaping design of the development, or in its essence or theme. The relevant owners corporation, the owner of each lot in the scheme, other than the developer, and each mortgagee, chargee, covenant chargee and lessee of a lot in the strata scheme, has been notified of the amendment to the Strata Development Contract.
- \*(c) Requires a change in the terms of a planning approval.
- \*(d) Involves change(s) which are not included in (a), (b) or (c) above and which do not require a change in the terms of a planning approval.

and requests the Registrar General to register the amendment on the folio of the Register specified above.

[\* *Strike through inapplicable items*]

**DATE**            ..... / ..... / .....  
                          dd            mm            yyyy

**(F)** I certify that I am an eligible witness and that the applicant signed this dealing in my presence. [See note\* below].

Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of witness:

Signature of applicant:

Name of witness:

Address of witness:

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

(G) **Certificate of Owners Corporation**

The owners corporation certifies that on ^..... it passed:

- \*\*A unanimous resolution supporting the amendment described in Note (E)(a) referred to above.
- \*\*A special resolution supporting the amendment described in Note (E)(c) referred to above.
- \*\*A resolution supporting the amendment described in Note (E)(d) referred to above.

The seal of the Owners - Strata Plan No ..... was affixed on ^..... in the presence of the following the person (s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal.

Signature .....

Name .....

Authority .....

Signature .....

Name .....

Authority .....

\*\* *Strike through inapplicable items*

^ *Insert date*

**Approval of Land and Environment Court**

Approval has been given by the Land and Environment Court under section 86 Strata Schemes Development Act 2015 to the amendment to the Strata Development Contract as set out in the order of Court made on ^..... a copy which is annexed hereto.

^ *Insert date of order*

(H) **Certificate of Approval by Planning Authority**

#..... being the Planning Authority

referred to in section 84 Strata Schemes Development Act 2015 certifies that:

- \*1.(a) approval is given to the amendment(s) of the Strata Development Contract as fully set out in the annexure hereto;
- (b) the documents herewith describe and illustrate the approved amendment(s); and
- (c) the amendment(s) is not inconsistent with any planning approval.

\*2. the amendment(s) does not require a change in the terms of the planning approval.

Signed on behalf of the Planning Authority by an Authorised Person.

Signature of Authorised Person: .....

Name of Authorised Person: .....

Date: .....

# *insert name of the Planning Authority*  
\* *strike through inapplicable item*