

CONDOMINIUM ACT**Interpretation**

1. In this Act—

“building” means a multi-unit building or buildings comprising part of the property that is or is to be included in a Declaration;

“by-laws” mean—

- (a) the relevant by-laws that regulate the operation of a property; and
- (b) the provisions of the by-laws of a company incorporated, continued or registered under the Companies Act to the extent that they relate to the operation of that property;

“common expenses” mean—

- (a) all sums lawfully levied against unit owners by the strata lot corporation;
- (b) the expenses of the operation of the property;
- (c) expenses declared to be common expenses by the provisions of this Act, by the Declaration or by the by-laws; and
- (d) other expenses agreed upon as common expenses by the strata lot corporation;

“common property” means so much of the property that, upon the recording of a Declaration, is not contained within the boundaries of any unit;

“Court” means the High Court;

“Declaration” means the instrument by which property is subjected to the provisions of this Act and such instruments as may from time to time lawfully amend such Declaration;

“Land Register” has the meaning ascribed thereto by section 1 of the Registered Land Act;

“licensed surveyor” means a surveyor licensed under the Land Surveyors Act;

“mortgage” includes a charge for securing money or money’s worth;

“operation of the property” means the control, management and administration of the property and the maintenance, repair, replacement and improvement of the common property;

“parcel” means an area of land separately delineated on the Registry Map and given a number;

“prescribed form” shall be the form prescribed in accordance with regulations made under section 34;

“property” means land owned in fee simple to which a Declaration relates upon which or upon part of which there is erected or there is in the course of erection a building designed for internal