

(3) Where a unit is subject to a mortgage that has been recorded in the Land Register and notice in writing thereof has been given to the strata lot corporation, the power of voting conferred upon the unit owner of that unit by or under this Act may be exercised by the mortgagee first in priority and shall not be exercised by the unit owner unless the mortgagee has by notice in writing to the strata lot corporation waived the right conferred on him by this subsection. The mortgagee may at any time by further notice in writing to the strata lot corporation revoke the waiver of his right under this subsection.

Accounts

19. (1) The strata lot corporation shall keep detailed and accurate records in chronological order of the receipts and expenditures arising from the operation of the property. Records and any vouchers authorising any payments shall be available for inspection by any unit owner at all reasonable times.

(2) Annual accounts duly audited by a qualified auditor shall be rendered by the strata lot corporation to all unit owners at least once in every 12 month period.

Recovery of contributions

20. (1) Any contribution levied by the strata lot corporation on any unit owner shall be due and payable by the unit owner 7 clear days after the service of a notice in writing of the levying of the contribution.

(2) Any contribution that has not been paid by a unit owner upon its becoming due may be recovered as a debt by the strata lot corporation by action in a court of competent jurisdiction and action shall be maintainable without prejudice to the rights conferred upon the strata lot corporation by section 23.

(3) A unit owner shall not have power to exempt himself from his liability to make contributions to the strata lot corporation by waiver of the use or enjoyment of any of the common property or by the abandonment of his unit.

Liability of unit owner

21. A unit owner shall have no personal liability for the acts or omissions of the strata lot corporation and his liability for the common expenses shall be limited to the amounts of the contributions from time to time levied upon him.

Joint and several liability of grantor or grantee for unpaid contributions

22. (1) Upon the execution of any conveyance of a unit, the grantee shall be jointly and severally liable with the grantor for all unpaid contributions due by the latter to the strata lot corporation up to the date of the conveyance without prejudice to the grantee's right to recover from the grantor any amounts paid by the grantee therefor.

(2) For the purposes of this section, the strata lot corporation shall be bound on the application of any unit owner or any person authorised in writing by him to certify—

- (a) the amount of any contribution that on the date of the certificate is due and payable by the unit owner;
- (b) the time within which the contribution is payable; and