

conveyance, lease or covenant, as the case may be, from any responsibility for the application of the money expressed to have been so received.

(3) Any conveyance, lease or covenant lodged for record in the Registry shall be endorsed with or accompanied by a certificate under the seal of the strata lot corporation that the resolution was duly passed and that the conveyance, lease or covenant conforms with the terms thereof and that all necessary consents were given and in favour of purchasers or any other persons dealing with the strata lot corporation pursuant to this section. The certificate shall be conclusive evidence of the facts stated therein.

(4) The Registrar, in addition to any other action which he takes under the Registered Land Act, shall cause the record of any instrument executed under the provisions of this section to be noted upon the Declaration relating to the property affected by the instrument.

Compliance with by-laws, covenants, restrictions, etc.

25. (1) Every unit owner, his tenants, the employees of owners and tenants and any other person who in any manner uses the property shall be subject to and shall comply with any by-laws in force relating to the orderly conduct and proper use of the property.

(2) Every unit owner and any person deriving any interest in the unit or the common property appertaining thereto from the unit owner shall strictly comply with the covenants, conditions and restrictions set forth in the relevant Declaration or by-laws or in any deed of title relating to the unit and all covenants, conditions and restrictions shall run with and bind the land.

(3) Action to enforce the provisions of this section shall be maintainable by the strata lot corporation acting on behalf of the unit owners or by an aggrieved unit owner.

(4) In any action arising from the breach by any person of the by-laws, covenants, conditions or restrictions, the Court may, in addition to giving equitable relief by way of an injunction or otherwise, award damages against the person or empower the strata lot corporation to take such steps to remedy the breach as the Court thinks just and to recover any expenses so incurred from the person. In case of flagrant or repeated failure by any person to comply with the requirements of this section, the Court may order the person to give sufficient security with or without surety or sureties for his future compliance with the by-laws, covenants, conditions or restrictions, as the case may be.

Insurance

26. (1) Where the strata lot corporation insures the building under section 16(1)(c), the following provisions of this section apply notwithstanding any other law relating to insurance for the time being in force.

(2) The strata lot corporation shall give written notice of any insurance effected by it on the building and any change therein or termination thereof to each unit owner and on the written request of any unit owner or mortgagee of a unit shall produce for inspection by the owner or mortgagee or any person authorised in writing by the owner or mortgagee the policy or policies of insurance effected by the strata lot corporation and the receipt or receipts for the last premium or premiums paid in respect thereof.

(3) The policy of insurance taken out by the strata lot corporation in respect of the building shall not be liable to be brought into contribution with any other policy of insurance save another policy authorised under section 16(1)(c) or (d) in respect of the same building.