



NOTICE TO SURVEYORS T2/2010

LOT SYNCHRONISATION

From 1 June 2010, after a successful trial period, Landgate will allow the lodgement of Deposited Plans and Strata/Survey – Strata Plans using the Lot Synchronisation (Lot Sync) process.

Lot Sync reduces the processing time for the issue of new Certificates of Title. This is achieved by using earlier lodgement of registration documents, parallel processing and different timing points when auditing the Plan and examining the documents. To provide an opportunity for all developers, Landgate is also including into the process Plans not requiring Western Australian Planning Commission (WAPC) endorsement.

Lot Sync has been initiated by Landgate as part of its commitment to improve the supply and availability of land to market. It is intended to align Landgate with other agencies, utilities and stakeholders with regard to the registration of new lots. Using the Lot Sync process to lodge a Plan ensures Certificates of Title will be issued as close as possible to the WAPC endorsement date for the plan of subdivision.

Lot Sync is voluntary and is intended as an alternative method for parties to lodge Plans and documents; it does not replace the current lodgement process. However, under the reforms being introduced by Landgate's iLand Program, Landgate may, at some time in the future, only allow the Lot Sync process for the lodgement of subdivisional Plans.

Lot Sync Business Process

When lodging Plans using Lot Sync (see Appendix A), all registration documents (except for the production of the duplicate certificate of title) must be lodged within **five** working days after the Plan is lodged. The duplicate certificate of title must be produced prior to the Plan being placed In Order For Dealings.

If there is any non compliance with the rules the Plan will not be audited using Lot Sync and the documents will not be examined until the Plan is In Order For Dealings.

Lot Sync Rules

- **Lodgement of Plans**
 - “Lot Sync” must be noted in the email subject heading when lodging the Plan and the Surveyors Report.
 - For Strata Plans, forms 3, 7 and 26 (if applicable) must also be submitted at Plan lodgement.
- **Lodgement of Registration Documents**
 - All required registration documents, including the Application for Title, to complete the issue of titles by the Registrar must be lodged at Landgate within **five** working days of the Plan lodgement. If the registration documents are not lodged at Landgate within that time, the Plan will not be processed as Lot Sync.
 - A signed letter of acknowledgement for the document registration date must also be submitted by the lodging party (see Appendix B).

Costs

- Under Lot Sync the normal lodgement fees for both Plans and registration documents will be applied.
- Any Plan and registration document errors will be subject to the normal requisition fees as per the published schedules.

Please consider this notice as an addendum to chapter 17 of the Survey and Plan Practice Manual and chapter 13 of the Strata Titles Manual; it will be inserted at the July 2010 update.

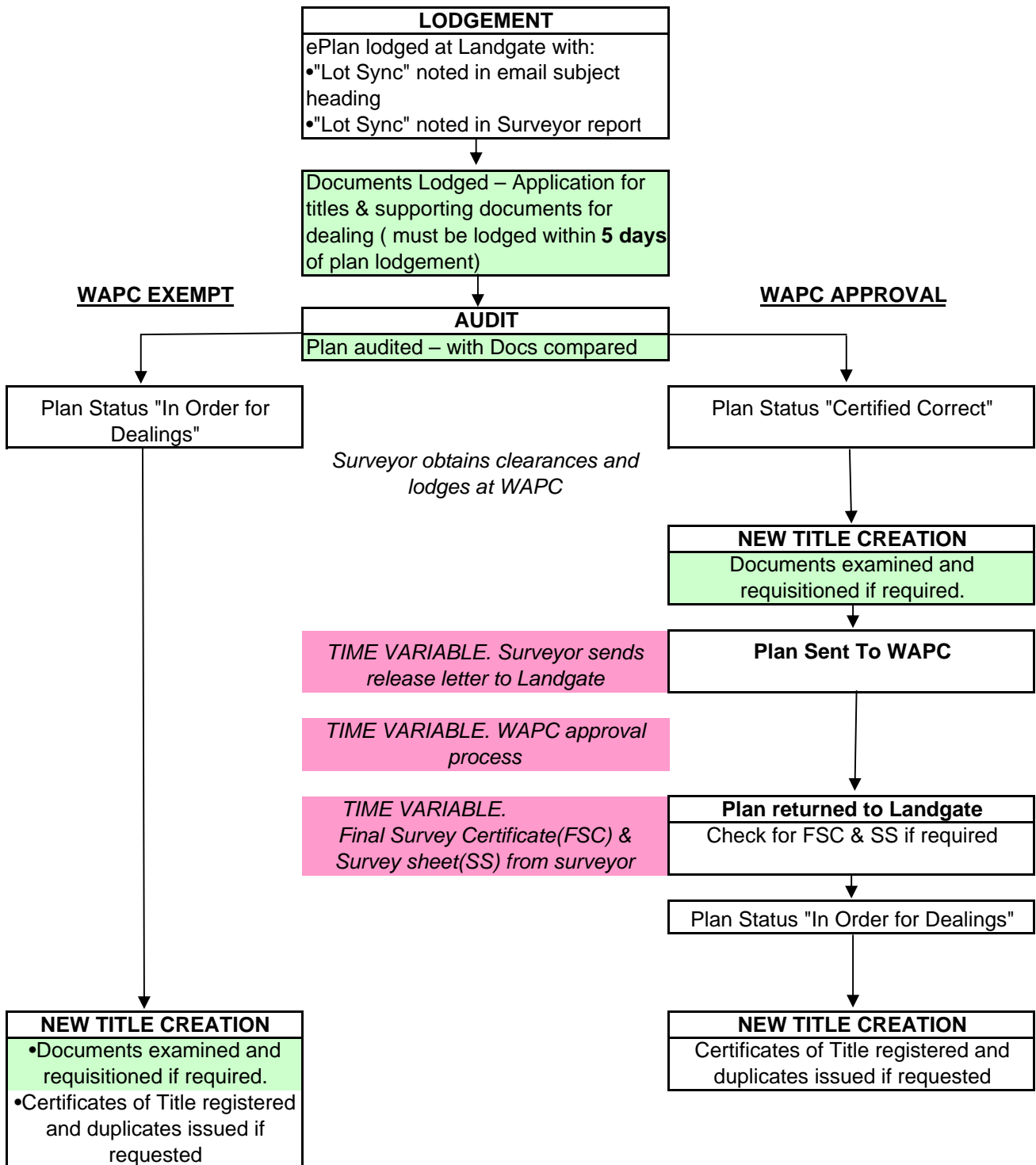


**BRUCE ROBERTS
REGISTRAR OF TITLES**

8 April 2010



SUBDIVISIONAL PLAN - LOT SYNC PROCESS





APPENDIX B

Landgate
Midland Square
Midland

I am the (Solicitor/Settlement agent) for the applicant. I have authority to make and to authorise on behalf of such persons the following amendment.

I acknowledge that the registration date for the documents necessary to issue Certificates of Title and any following documents for DP..... will be altered to concur with the yet to be established "In Order For Dealings" date of the said Deposited Plan.

.....
Signed

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Position

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Date
