



NOTICE TO SURVEYORS T2/2012

This notice is to be considered as a special direction concerning plans and surveys pursuant to Regulation 5 of the *Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961*.

STRATA PLAN ISSUES

Acquisition and Disposal of common property into and from Strata/Survey-Strata Plans

Currently, any acquisition or disposal of common property requires Landgate to mark up the existing Strata/Survey-Strata Plan with the acquisition or disposal details. These include:

- amalgamation of a closed public road
- amalgamation of a portion of crown land
- amalgamation of a closed private road or ROW
- purchase of the adjoining land
- transfer of part of common property

As gazetted on 22 June 2012, the *Strata Titles General Regulations 1996* (STGR) are amended by the insertion of Regulation 38A for plans lodged under section 19(9) *Strata Titles Act 1985* (STA).

The Schedule 1 Fees of the STGR will require a replacement plan fee of \$242.00 for plans lodged:

- under section 18(2) STA
- under regulation 38A(1) STGR

This means that, as from 1 July 2012, surveyors will be required to lodge a replacement plan as a new version depicting the strata/survey-strata scheme details after any acquisition or disposal of common property into or from the scheme, including the new parent lot details under the 'Plan of' heading.

VERSION	AMENDMENT	AUTHORISED BY	DATE
2	Redefinition after acquisition of common property – see doc.....	Surveyor	dd/mm/yyyy

VERSION	AMENDMENT	AUTHORISED BY	DATE
2	Redefinition after disposal of common property – see doc.....	Surveyor	dd/mm/yyyy

In the case of Strata Plans, this will require a replacement Location Plan only. This plan should depict all the latest abuttal and offset (if required) information. The sheet numbering should be the same as the Location Plan it is replacing. In the case where the Location and Ground Floor Plan of the original Strata Plan are on the same sheet e.g. 'Sheet 1 of 1 Sheet', the replacement sheet showing the new Location Plan should be numbered 'Sheet 1A of 1 Sheet'.

In the case of Survey-Strata Plans, a new plan depicting either the new CP Lot details (acquisition) or the amended details of the existing CP Lot (disposal) will be required. If the land being acquired is to be included into an existing common property, this land should be shown as a separate CP Lot. No field book will be required to be lodged with the plan as it will most likely be a compiled plan. The field book numbers shown on this plan can be the field book for the parent Deposited Plan and/or other field books used in its compilation.

Any queries should be directed to **Cary Spann, Survey and Plan Consultant** on **9273 7317**.

Note: This direction and suitable plan examples will be included in Chapters 18.4, 18.5, 18.7 & 18.11 of the Strata Titles Practice Manual in the July 2012 edition.

A handwritten signature in black ink, appearing to read 'J. Villani', with a stylized, cursive script.

JEAN VILLANI
DELEGATE OF REGISTRAR OF TITLES
27 June 2012