

CUSTOMER INFORMATION



DOLA

Department of LAND ADMINISTRATION

BULLETIN

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**A Automatic Merging of Buildings.
Notation on Strata Plans.**

The Automatic change of boundaries from the inner surface of the building to external surface applies only to single tier strata schemes containing 2 - 5 lots. For existing strata schemes that qualify, the lot proprietors will automatically own individually the whole of their unit on 21 July 1997, unless any of the unit owners has objected through an application lodged at DOLA before that date.

DOLA has adopted a customer focussed approach and decided to pre-emptively stamp the affected strata plans progressively from 20 January 1997 implementation date. DOLA believes it is important to clearly flag the legislative changes on the strata plans as soon as possible to alert potential buyers of the impending common property merger.

B REGULATIONS FORMS.

All forms from the Regulations must be presented to DOLA in A4 size. It is important that forms are processed in the same fashion as all other documents. After the registration process has occurred, it is important that copies of all documents are available for searching as quickly as possible. A standard approach on document size will ensure that the scanning process is not delayed.

C SKETCH FOR MERGING COMMON PROPERTY.

In most cases, if lot owners wish to change the ownership of land and/or add buildings to their strata plan, a sketch must be prepared and certified by a Licensed Surveyor. If lot owners only wish to change the ownership of land (ie. not add buildings to the strata plan) owners *may* be able to prepare the sketch themselves. The general guidelines for preparing these sketches are:

- * Land boundaries can only be defined by:
 1. Drawing straight lines between points on the buildings and/or parcel boundaries shown on the location plan of the strata plan (sheet CA4).

or

 2. Using lines produced from a point on a building and/or the parcel boundary shown on the location plan of the strata e.g. centre line of wall separating lots.
- * Distances and areas cannot be stated.
- * Must be drafted in black pen, to a quality acceptable to the Registrar of Titles.
- * No vehicle Access Easement can be created under section 21W of the Strata Titles Act (for motor vehicle access, parking or turning).

If owners think their situation fits in these guidelines, they can prepare their own sketch which must be approved by DOLA before proceeding further.

D SUBJECT TO DEALING FLAGGING OF STRATA PLANS.

In September 1996 (Bulletin No 81) DOLA announced the introduction of interim procedures to advise clients of any actions in progress on a Strata Plan. As advised, we have been working on automating the procedures and development is now complete.

As from Monday, 20 January 1997 any dealing lodged that requires registration or notation on a Strata Plan will now ensure that Strata Plan is recorded as "active" on both our Titles in Progress (TIP) and Image Systems. This will mean that where a Strata Plan is removed from file for a dealing, or any other reason, any print copy provided by DOLA will have the words "subject to dealing" noted in the same way as currently applies to title searches.



**F CALGINARI
MANAGER
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REGISTRAR OF TITLES**