

Customer Information

Bulletin No. 114
September 2000

In this issue:

1. SURVEY PLANS – NOTATION OF PLANNING CONDITIONS
2. RECTIFICATION OF ANOMALIES IN LOT NUMBERS

1. Survey Plans – Notation of Planning Conditions

Over recent years, there has been an increasing trend in legislation toward utilising conveyancing processes to support planning outcomes. These include:

- Notifications under Section 12A of the Town Planning & Development Act – prospective owners be made aware of hazards or other factors which seriously affect the use or enjoyment of the land;
- Notifications under Section 70A of the Transfer of Land Act prospective owners to be made aware of a factor affecting the use or enjoyment of the land;
- Restrictive covenants under Section 129BA of the TLA which are specifically for the use of Local Authorities or Public Authorities;
- Easements for the Public at large under Section 195 and 196 of the Land Administration Act. These are lodged by Local Authorities and Public Agencies. They give greater flexibility than the use of Section 20A of TP & D Act rights of way and pedestrian accessways. Usually they are used in shopping centres;
- Easements under Section 136C of the TLA;
- Restrictive Covenants under Section 136D of the TLA.

Examples of these are attached.

Of the above, only Sections 136C and 136D of the TLA are created on the plan. All the other sections although noted on the plan are actually created in the instrument.

Currently, some instruments are being lodged at various stages prior to plans being placed in order for dealings, and some, at the time of lodging applications for titles.

This is causing some confusion and double handling delays. Also some notifications under Section 70A of the TLA are not being lodged at all.

DOLA has been meeting with the Ministry for Planning on behalf of the Western Australian Planning Commission (WAPC) to resolve these matters. Agreement has been reached that DOLA will monitor the above planning conditions by having them noted on the plan and also placing the restrictions in the "In Order for Dealings" box on the plan.

By noting these sections of Acts on the plan and DOLA monitoring them, WAPC and other agencies will clear plans without instruments being lodged, knowing that if all documents are not lodged at the time of applications for titles, dealings will be stopped and requisitioned. The WAPC will also be instructing surveyors to show these sections of Acts on the plan as part of the planning conditions.

This should lead to less work for surveyors and a more coordinated and efficient method of conveyancing, benefiting all parties.

2. Rectification of Anomalies in Lot Numbers

In line with DOLA's commitment to continuously improve service, the Department is moving towards a digital electronic register to replace the current paper based system. This project, known as SmartRegister, will support future e-commerce initiatives and lay the foundations for electronic conveyancing.

In improving the accuracy and accessibility of the digital data, SmartRegister requires each parcel of land to have a unique 'lot on plan' identifier. Consequently a component of land parcels in the current paper register will need to have new lot numbers assigned to enable their capture into the new SmartRegister system. These include those land parcels:

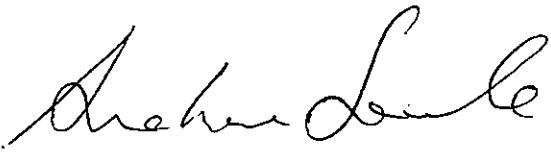
- without a lot number allocated;
- with non-standard lot numbers (eg alpha lots, prefixes and suffixes etc); and
- instances of part lots where the existing lot number can not be used for various reasons.

Initially, a small project has commenced to assign lot numbers to land parcels without lot numbers. Titles to these parcels are identified as Lot 0 (zero) on the current DOLA database. These are mainly land parcels created in the early decades of last century. Land descriptions being typically " part of the land in a survey", or " the subject of a survey". Private ROW's and Drain Reserves also fall into this category.

The existing titles and survey plans are being amended to show the newly assigned Lot numbers. DOLA is notifying registered proprietors and other interested parties by mail of these changes in land description.

DOLA does not require the production of Duplicate Certificates of Title for amendment at this time. The affected duplicate Certificates of Titles will be amended when the land parcel is next dealt with.

Any queries related to this matter should be directed to Chris Mason, Manager, New Title Production on (08) 9273 7369.

A handwritten signature in black ink, appearing to read 'Grahame Searle', written in a cursive style.

GRAHAME SEARLE
DIRECTOR, SERVICE DELIVERY

LAND DESCRIPTION

ON

VOLUME FOLIO

FIELD BOOK

TOTAL AREA

PORTION OF VICTORIA LOCATION 6843

PLAN: C.S. 63/172
 DIAGRAM: BE 43 (2) 18.22
 INDEX: BE 43 (2) 18.22
 PUBLIC: BE 43 (2) 18.22

2131 398

76248

10.9159 ha

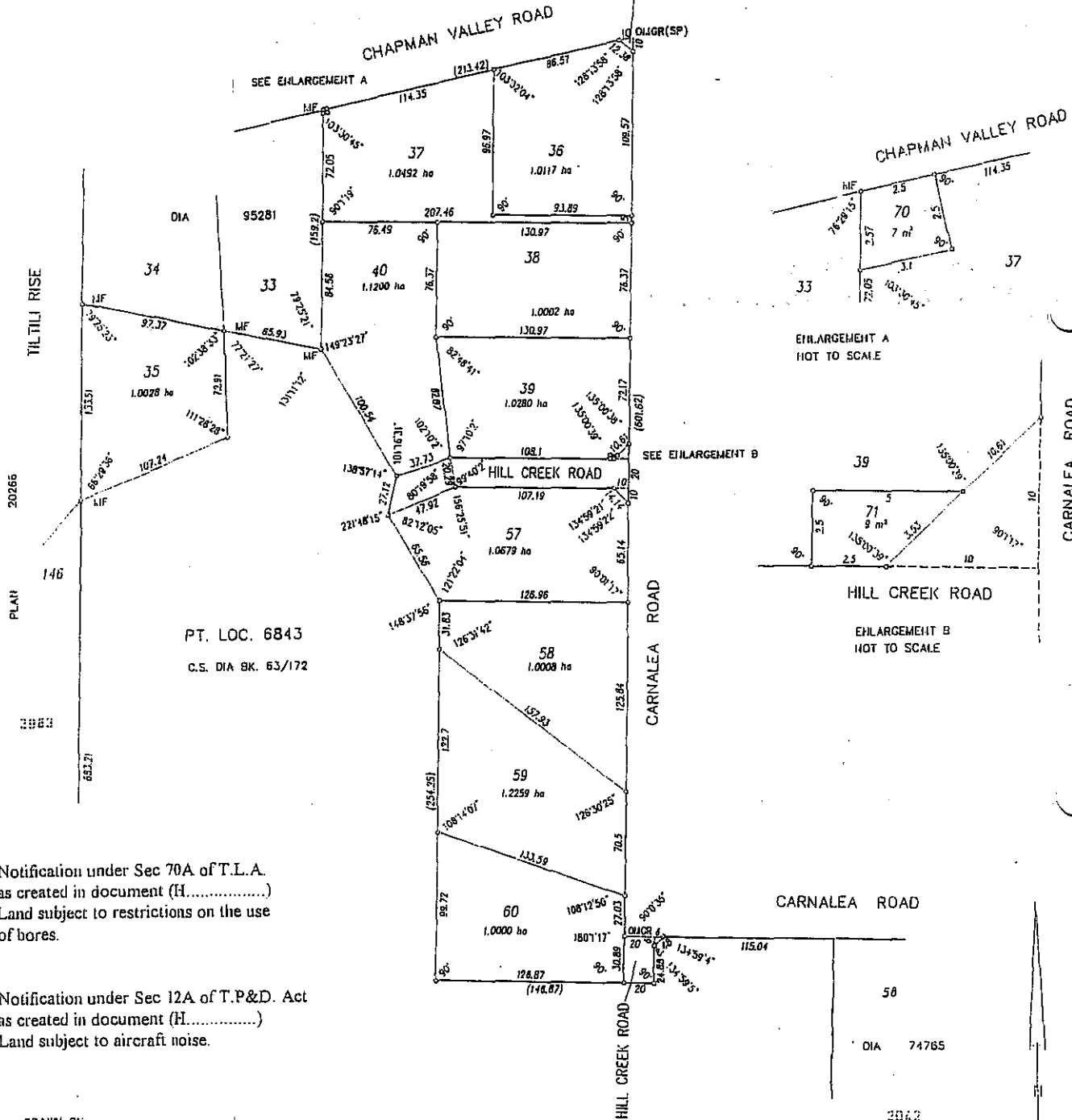
PLAN 22983



LOCAL AUTHORITY: SHIRE OF GREENOUGH

LOCALITY: MOORESBY

DEDICATED TOWN PLANNING & DEVELOPMENT ACT SEC 28 (2)



Notification under Sec 70A of T.L.A. as created in document (H.....) Land subject to restrictions on the use of bores.

Notification under Sec 12A of T.P&D. Act as created in document (H.....) Land subject to aircraft noise.

DRAWN BY: ILLIE THOMPSON & DELFOS LICENSED SURVEYORS 48 MARINE TERRACE GERALDTON REF 191/98/1160 19198171-1-0.11WG DISK NO: 838

SUBDIVISION BY EARLY ISSUE PROCESS

LOCAL GOVERNMENT ACT ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.

SURVEYOR'S CERTIFICATE - Reg 51

PETER JOHN ILLIE hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law (s) in relation to which it is lodged.

1-8-98 Date

SURVEYOR'S CERTIFICATE - Compiled

I hereby certify that this compiled plan (a) is a correct and accurate representation of the survey (s) of the subject land, and (b) is in accordance with the relevant law in relation to which it is lodged.

1-8-98 Date

APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION

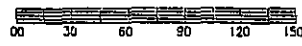
FILE 104991
 DATE 6/11/1998

EARLY ISSUE LODGED
 DATE 17-1-99
 FEE PAID 6703
 ASSESS NO. 107101

TYPE OF VALIDATION
 FULL AUDIT LEGAL EQUIPMENT H.D. TUCKER
 ROCKET PEN/DIAGRAM 95810
 CERTIFIED CORRECT

SCALE 1:2000

ALL DISTANCES ARE IN METRES



IN ORDER FOR DEALINGS SUBJECT TO SEC. 12A OF THE T.P&D. ACT, SEC. 70A OF THE T.L.A., SEC 28(1) OF THE T.P&D. ACT & SEC 28(1) OF T.A.S.D. ACT

APPROVED: h.g. Bantlow 11.11.98
 FOR INSPECTOR OF PLANS & SURVEYS DATE
 INSPECTOR OF PLANS & SURVEYS DATE



OFFICE OF TITLES PLAN

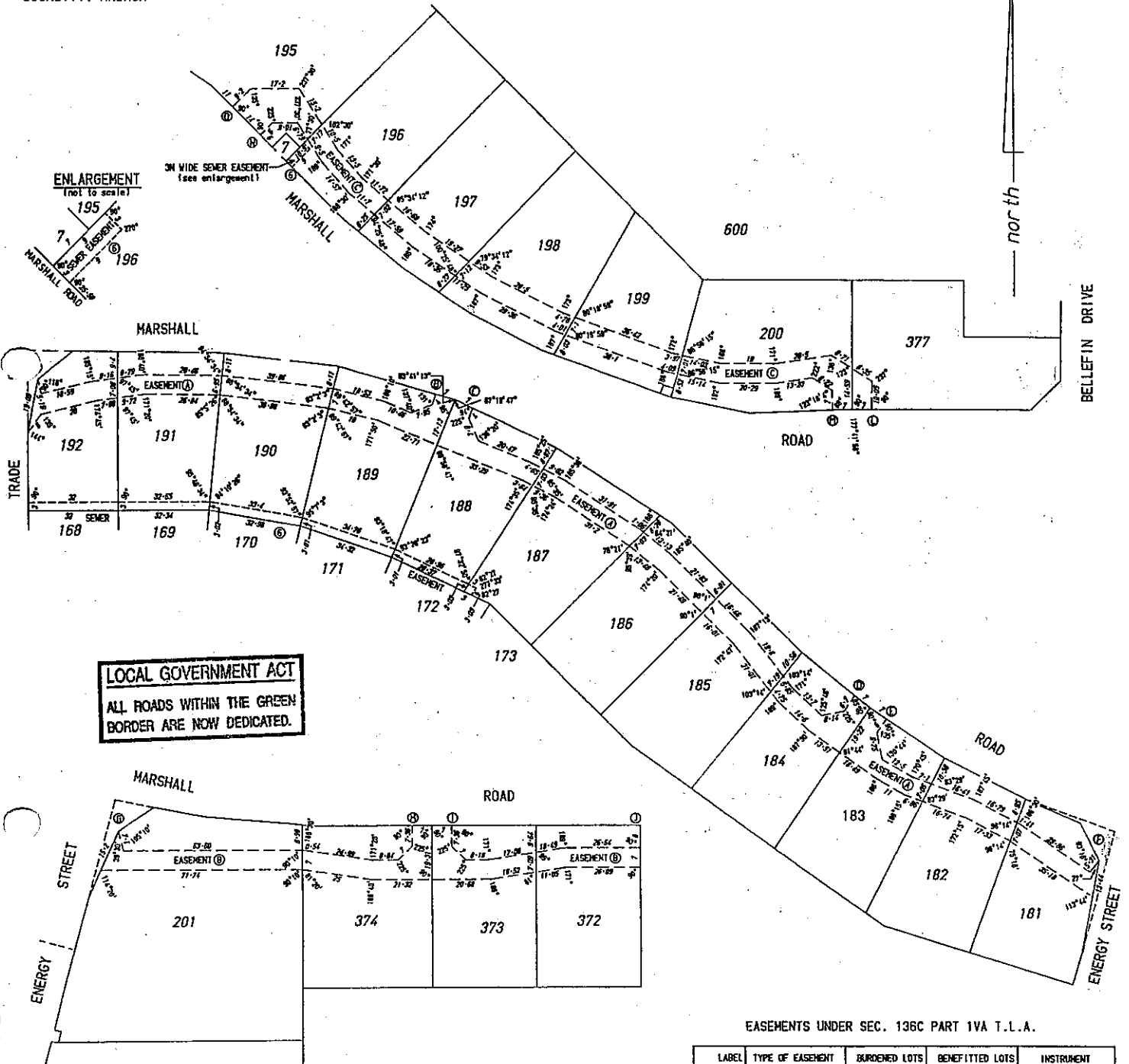
22983

LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	TOTAL AREA
PT SWAN LOCATION K	PLAN...C.S.SWAN171..... DIAGRAM..... INDEX...8634 (2), 15, 35..... PUBLIC.....	VOLUME FOLIO 2010 973	70922 72239 75997 75998 76314	

PLAN 22671 (02)



LOCAL AUTHORITY: SHIRE OF SWAN
LOCALITY: MALAGA
FOR LOTS SEE SHEET 1



LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.

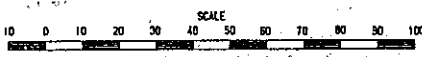
EASEMENTS UNDER SEC. 136C PART 1VA T.L.A.

LABEL	TYPE OF EASEMENT	BURDENED LOTS	BENEFITTED LOTS	INSTRUMENT
Ⓐ	RIGHT OF CARRIAGEWAY	181-182 incl.	181-192 incl.	9th SCHED. T.L.A.
Ⓑ	RIGHT OF CARRIAGEWAY	372-374 incl. & 201	1, 201, 372-374 incl. & 201	1. 9th SCHED. T.L.A. 2. S. 74/88/16 3. PLAN 22672... 4th SCHED. T.L.A.
Ⓒ	RIGHT OF CARRIAGEWAY	195-200 incl. & 377	195-200 incl. & 377	9th SCHED. T.L.A.

Ⓔ SEWER EASEMENTS IN FAVOUR OF WATER CORPORATION UNDER SECTION 27A OF THE T.P. AND D. ACT. Reg. 6

SHEET 2 OF 2 SHEETS

SURVEY WEST PRIVATE
CONSULTING SURVEYORS
UNIT 5, 42 FARRALL ROAD,
MIDVALE W.A. 6056.
TEL: 9250 6620 FAX: 9250 6630
A.C.N. 009 053 534



SURVEYOR'S CERTIFICATE
P. R. LENGKEEK hereby certify that:
(a) this plan is correct and was prepared under my supervision and is the result of calculations from measurements made by me personally / under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan
(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and
(c) this plan of survey conforms with the relevant law in relation to which it is lodged.

P. R. Lengkeek 16.3.98
Licensed Surveyor Date

APPROVED BY W.A. PLANNING COMMISSION
FILE 98449 & 100171
UNMAD
DATE 3 APR 98
FILE 98449/100171

LODGED
DATE
FEE PAID
ASSESS. No.

TYPE OF VALIDATION
Full and / or
Legal Component
PLAN/DIAGRAM 22547
CERTIFIED CORRECT 16.3.98
F.S.C. No. 090-1998

SCALE 1:1000
ALL DISTANCES ARE IN METRES

IN ORDER FOR DEALINGS
SUBJECT TO *Surveyors Act*
as per Plan 22672, Inc. 22547, 22548, 22549
Secs 123 & 124 of 1966 T.L.A. & Sec 204 & 205 of 1966 T.L.A.

DOLA
Department of LAND ADMINISTRATION
OFFICE OF TITLES PLAN
22671 (02)

APPROVED 7.4.98
APPROVED

PLAN 22372

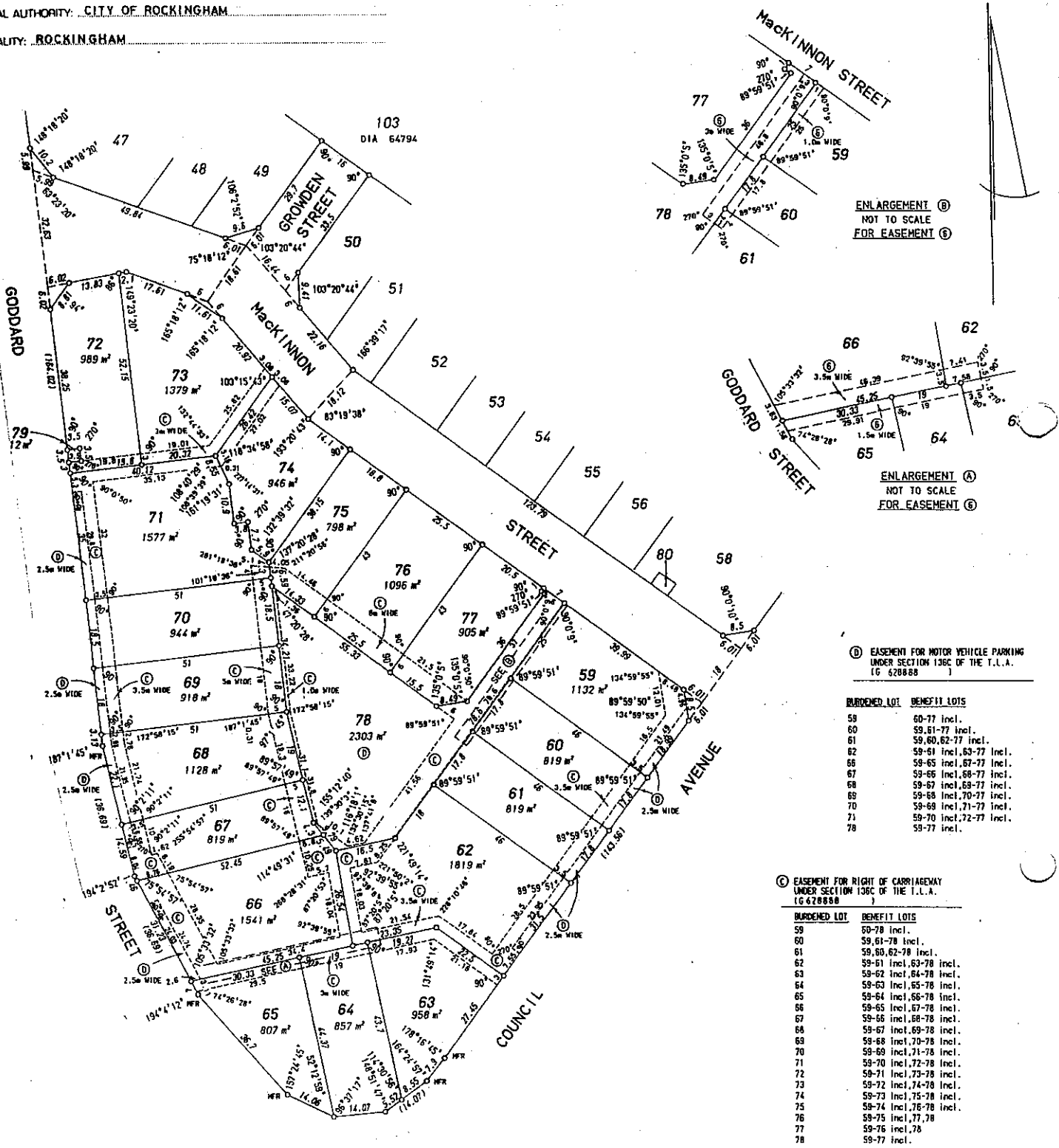


PART LOT 45 OF
COCKBURN SOUND LOCATION 16

LAND DESCRIPTION	UN	CERTIFICATE OF TITLE	FID BOOK	TOTAL AREA
PLAN DIAGRAM 87111 INDEX BG 33(2) 07:28 PUBLIC	PLAN DIA 64794	VOLUME FOLD 2012 685 2012 960 NOW 2126 401	74937 75003	2.754 ha

LOCAL AUTHORITY: CITY OF ROCKINGHAM

LOCALITY: ROCKINGHAM



ENLARGEMENT B
NOT TO SCALE
FOR EASEMENT B

ENLARGEMENT A
NOT TO SCALE
FOR EASEMENT C

B EASEMENT FOR MOTOR VEHICLE PARKING
UNDER SECTION 136C OF THE T.L.A.
(G 628888)

BURDENED LOT	BENEFIT LOTS
58	60-77 incl.
60	59, 61-77 incl.
61	59, 60, 62-77 incl.
62	59-61 incl, 63-77 incl.
66	59-65 incl, 67-77 incl.
67	59-66 incl, 68-77 incl.
68	59-67 incl, 69-77 incl.
69	59-68 incl, 70-77 incl.
70	59-69 incl, 71-77 incl.
71	59-70 incl, 72-77 incl.
78	59-77 incl.

C EASEMENT FOR RIGHT OF CARRIAGEWAY
UNDER SECTION 136C OF THE T.L.A.
(G 628888)

BURDENED LOT	BENEFIT LOTS
58	60-78 incl.
60	59, 61-78 incl.
61	59, 60, 62-78 incl.
62	59-61 incl, 63-78 incl.
63	59-62 incl, 64-78 incl.
64	59-63 incl, 65-78 incl.
65	59-64 incl, 66-78 incl.
66	59-65 incl, 67-78 incl.
67	59-66 incl, 68-78 incl.
68	59-67 incl, 69-78 incl.
69	59-68 incl, 70-78 incl.
70	59-69 incl, 71-78 incl.
71	59-70 incl, 72-78 incl.
72	59-71 incl, 73-78 incl.
73	59-72 incl, 74-78 incl.
74	59-73 incl, 75-78 incl.
75	59-74 incl, 76-78 incl.
76	59-75 incl, 77, 78
77	59-76 incl, 78
78	59-77 incl.

B EASEMENT TO WATER CORPORATION UNDER SECTION 27A OF THE T.P. & D. ACT, REGULATION 6 (SEWERAGE)

LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED.

**SUBDIVISION
BY EARLY
ISSUE PROCESS**

STEFFANONI, EWING & CRUICKSHANK PTY. LTD.
LICENSED SURVEYORS
282 ROCKEY ROAD, SUBIACO 6008
TEL 9381 8422

SURVEYOR'S CERTIFICATE

REG 554: I, Robert G. EDWARDS hereby certify that:
(a) this plan is correct and accurate representation of the survey carried out by me personally or under my own personal supervision, inspection and field check, and recorded in field books lodged for the purposes of this plan of survey;
(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and
(c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the relevant law in relation to which it is lodged.
Licensed Surveyor: Robert G. EDWARDS Date: 11/1/97

REG 55D: I, Robert G. EDWARDS hereby certify that:
(a) this plan is correct and was prepared under my supervision and is the result of calculations from measurements made by me personally under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan;
(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and
(c) this plan of survey conforms with the relevant law in relation to which it is lodged.
Licensed Surveyor: Robert G. EDWARDS Date: 11/1/97

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE: 96942
DATE: 12-11-97
LODGED DATE: 22.5.97
FEE PAID: \$108
ASSESS No: 174142

FOR DIAGRAM
DATE: 9/6/92
TYPE OF VALUATION
FULL AUDIT
LEGAL COMPONENT: A. Smith
DOCKET: 93562
PLAN/DIAGRAM: 93562
CERTIFIED CORRECT: A. Smith
F.S.C. No: 222: 897

SCALE 1:750 0 10 20 30 40 50 60
ALL DISTANCES ARE IN METRES

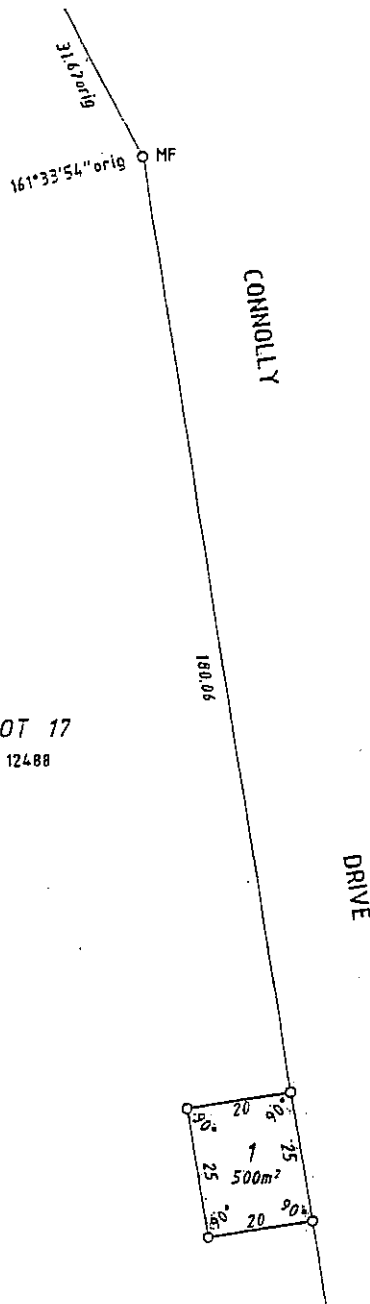
IN ORDER FOR DEALINGS
SUBJECT TO EXTENSION 4A OF 27A
EASEMENT AND 2A 87111, SEC 295(C) OF
LOCAL GOVT ACT, SEC 27A OF T.P. & D. ACT
& SEC. 136C OF T.L.A. Edwards 11/1/97
FOR INSPECTION OF PLANS & SURVEY

DOLA
Office of Titles
PLAN
22372

APPROVED 27-11-97
APPROVED

LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	TOTAL AREA
PT LOT 17 OF SWAN LOCATION 1370	PLAN 12488	VOLUME 1508	FOLIO 931	500m ²
	DIAGRAM			
	INDEX ... BG35(5) 02:05			
	PUBLIC ... BG35(10) 1:3			

LOCAL AUTHORITY: TAMALA PARK
LOCAL AUTHORITY: SHIRE OF WANNEROO



WHELANS

133 Scarborough Beach Road, P.O. Box 99
Mount Hawthorn, 6015 Western Australia
Telephone (08) 9443 1511, Fax (08) 9444 3501
Email: whelans@whelans.com.au

RESTRICTIVE COVENANT UNDER SEC.129BA OF THE TLA OVER LOT 1 IN FAVOUR OF THE WESTERN AUSTRALIAN PLANNING COMMISSION FOR THE PURPOSE OF OPERATING A WATER SUPPLY BORE AND ANCILLARY WORKS AS CREATED IN DOCUMENT

SURVEYOR'S CERTIFICATE - Reg 54 I, GREGORY JOHN IRELAND , hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant law (s) in relation to which it is lodged. Date: <u>13-10-99</u> Licensed Surveyor		APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 110032 FOR CHAIRMAN DATE		SCALE 1:1000 ALL DISTANCES ARE IN METRES	
SURVEYOR'S CERTIFICATE - Compiled I, hereby certify that this compiled plan (a) is a correct and accurate representation of the survey (s) of the subject land; and (b) is in accordance with the relevant law (s) in relation to which it is lodged. Licensed Surveyor Date		EARLY ISSUE YES/NO LODGED DATE <u>26-10-99</u> FEE PAID \$ <u>228</u> ASSESS. No. <u>251727</u>		TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT DOCKET PLAN/DIAGRAM 99.034 CERTIFIED CORRECT F.S.C. No.	
		IN ORDER FOR DEALINGS SUBJECT TO section 129BA of the TLA Act as advised by MBE 16/11/99		 OFFICE OF TITLES DIAGRAM 99045	
		APPROVED INSPECTOR OF PLANS & SURVEYS DATE			

PLAN 23838 (01)



LAND DESCRIPTION SUBDIVISION OF PART LOT 15 OF SWAN LOCATION 1370	ON	CERTIFICATE OF TITLE	FIELD BOOK	TOTAL AREA
	PLAN 12492	VOLUME FOLIO	65686	13.6564 ha
	DIAGRAM BG 35(2) 04, 13, 04, 14 0835(2) 05, 14 0835(2) 05, 14	1508 937	72088	
	INDEX		78888	
			80469	
		81096		
	PUBLIC		81602	

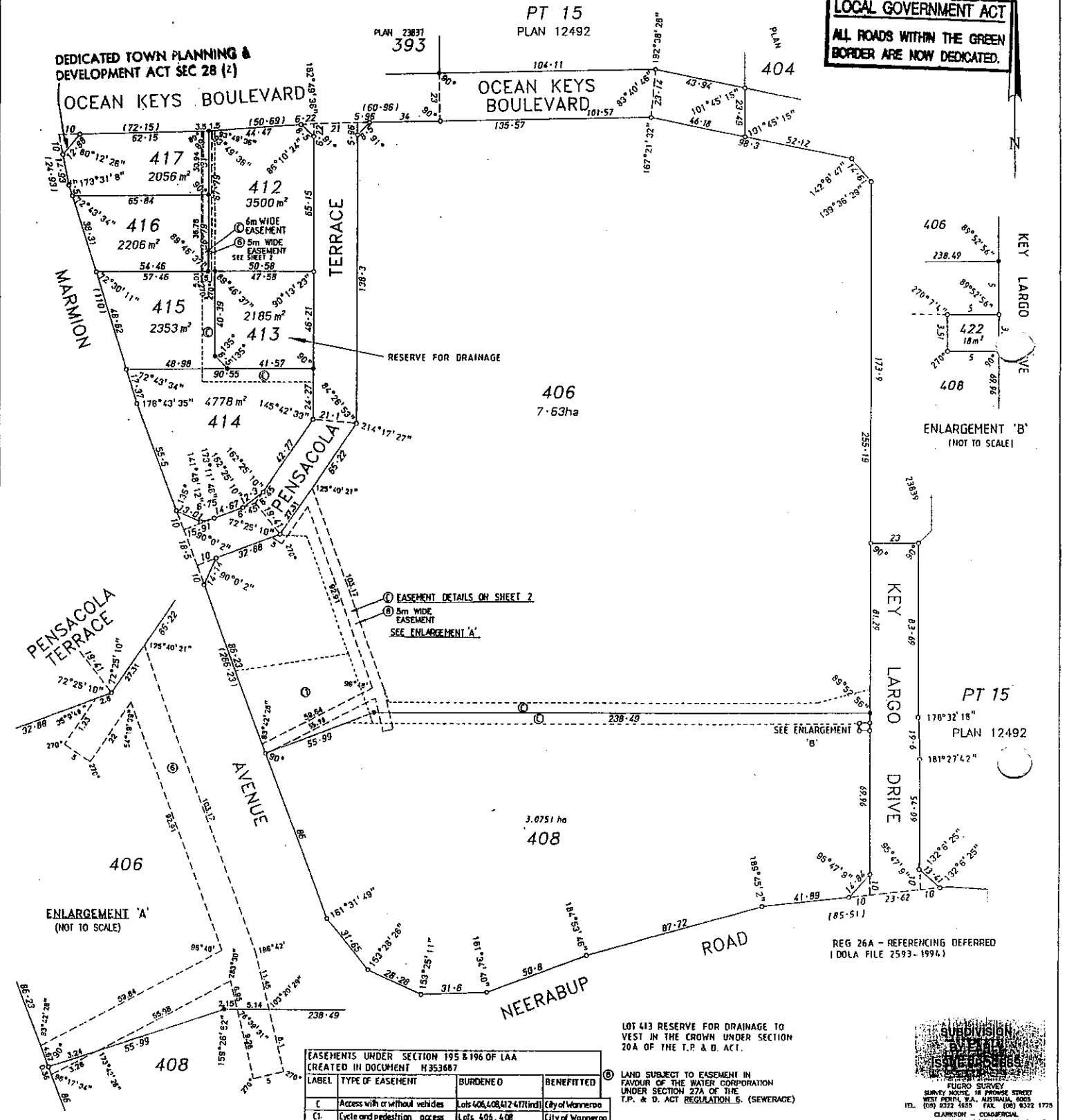
LOCAL AUTHORITY: CITY OF WANNEROO

LOCALITY: CLARKSON

RIVET & PLATE

PLAN AMENDED TO SHOW NON-STANDARD OR ADDITIONAL MARKS PLACED DURING FINAL PEGGING AND COVERED BY THE REGULATION 55E CERTIFICATION

LOCAL GOVERNMENT ACT
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED.



EASEMENTS UNDER SECTION 195 B 196 OF LAA CREATED IN DOCUMENT H353887

LABEL	TYPE OF EASEMENT	BURDENED	BENEFITTED
C	Access with or without vehicles	Lots 406, 408, 412, 471 and	City of Wanneroo
CI	Cycle and pedestrian access	Lots 405, 408	City of Wanneroo

LAND SUBJECT TO EASEMENT IN FAVOUR OF THE WATER CORPORATION UNDER SECTION 27A OF THE T.P. & D. ACT REGULATION 5. (SEWERAGE)

SURVEYOR'S CERTIFICATE - Reg 54
I, J. A. CRAVEN, hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
Licensed Surveyor Date

SURVEYOR'S CERTIFICATE - Compiled
I, J. A. CRAVEN, hereby certify that this compiled plan - (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.
Licensed Surveyor Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 107912
DATE 28 JAN 2020

TYPE OF VALIDATION
EARLY ISSUE YES/NO
LOGGED
DATE 18.10.99
FEE PAID \$523
ASSESS No. 250805

FULL AUDIT
LEGAL COMPONENT
PLAN DIAGRAM 23669
CERTIFIED CORRECT
F.S.C. 71-2000

SCALE 1:1250
ALL DISTANCES ARE IN METRES

IN ORDER FOR DEALINGS
SUBJECT TO PRIOR APPROVAL OF AND
219(7) Sec. 295(3) OF LOCAL GOVT
ACT SET 20A & 27A & 28(2) OF
T.P. & D. ACT AND SEC. 195 & SEC. 196 OF
THE LAND ADMINISTRATION ACT
FOR INSPECTOR OF PLANS & SURVEYS DATE
APPROVED
REG 26A
INSPECTOR OF PLANS & SURVEYS DATE

DOLA
Department of LAND ADMINISTRATION
OFFICE OF TITLES
PLAN
23838 (01)
SHEET 1 OF 2 SHEETS