

Notice to Surveyors

T2/2016



This notice is to be considered as a special direction in relation to Regulation 13 of the *Strata Titles General Regulations 1996* (STGR).

Strata Plan Matters

1 Lodgement of the STGR Forms

Landgate is currently undertaking a business improvement program to streamline operational processes and modernise our systems. One of these processes is the lodgement of the STGR forms at Landgate. Currently, these forms are lodged online either with the plan or with the lodgement of the application to register the plan (the application).

There are several issues with this current process, the main ones being:

- Conveyancers lodging these forms around the time of lodging the application are forced to email them to plan.reg@landgate.wa.gov.au as they do not have access to the Survey Channel.
- There have been several occasions where paper forms were erroneously inserted into the application and lodged at Landgate. With the advent of the New Land Registry (NLR) and Landgate going 'paperless', this insertion has resulted in the forms being included as part of the dealing.

After consultation with several survey firms and industry groups, surveyors are advised that strata /survey-strata plans (including plans of re-subdivision/consolidation) lodged for registration on or after 1 July 2016 **must be accompanied** by all the relevant strata forms required by the *Strata Titles Act 1985*.

2 Endorsement of strata title numbers on the STGR Form 3 – Valuation Certificate for Plans of Re-subdivision

Another operational process under review is the recording of strata title numbers on the STGR Form 3. Customer Information Bulletin 282 advised that Landgate will no longer record **newly created** or **existing** strata title numbers on the Form 3 of any strata/survey-strata plan including re-subdivision /consolidation, merger or conversion registered on, or after, 1 June 2016.

This recording of strata title numbers on this form is no longer warranted as:

- There is no legislative requirement to record the numbers.
- Customers can readily access these numbers via our Land Enquiry application.
- A list of lot and title numbers accompanies any copy of a strata/survey-strata plan when ordered online.

Landgate anticipates that the next review of the STGR forms will amend the Form 3 to exclude the 'Vol. Fol.' column.

Item 6 of Notice to Surveyors T1-2007 requested that surveyors include the current strata numbers of the subsisting strata lots in the schedule of unit entitlement on the Form 3 when lodging plans of re-subdivision. This will no longer be required.

For further information on both items of this notice, contact Cary Spann, Survey and Plan Consultant on 9273 7317 or email cary.spann@landgate.wa.gov.au.



JEAN VILLANI
REGISTRAR OF TITLES

30 May 2016