

NOTICE TO LODGING PARTIES

LAND SERVICES GROUP

Colonel Light Centre
25 Pirie Street, ADELAIDE 5000

No.113

LOT ENTITLEMENT SHEETS FOR COMMUNITY PLANS IN ACCORDANCE WITH DIVISION 2 OF THE COMMUNITY TITLES ACT 1996

DEFINITION OF A LOT ENTITLEMENT

Section 20 (1) of the Community Titles Act (CTA) states *"The lot entitlement of a community lot is a number assigned to the lot that bears in relation to the aggregate of the lot entitlements of all of the community lots defined on the community plan (within a tolerance of plus or minus 10 per cent) the same proportion that the value of the lot bears to the aggregate value of those lots."*¹

¹*Lot entitlements determine the shares in which lot owners make monetary contributions to the community corporation and are responsible for liabilities of the corporation and the shares in which the assets of the corporation are divided on cancellation."*

Section 20 (4) states *"The unimproved value of the lots will be used to establish lot entitlements"*.

Section 20 (5) states *"In the case of a strata lot this will be taken to include the value of the part of the building containing or comprising the lot without taking into account the value of fixtures or other improvements"*.

RESPONSIBILITY FOR THE LOT ENTITLEMENT SHEET

The lot entitlement sheet must be prepared by the developer or agent and is the last sheet of a new community plan.

FORMAT OF THE LOT ENTITLEMENT SHEET

A4 size, 210mm x 297mm, known as Format 5. (Please note that the attached blank Format 5 is an example printed on 80 gsm paper and not the required 110 gsm paper).

The lot entitlement sheet must .

- be on 110 gsm white paper
- be printed in landscape
- not be folded or creased

PANEL DETAILS

See figure 1.

- (a) Community plan number (added by the LTRO at lodgement)
- (b) Sheet number
- (c) Approved/Deposited Panel

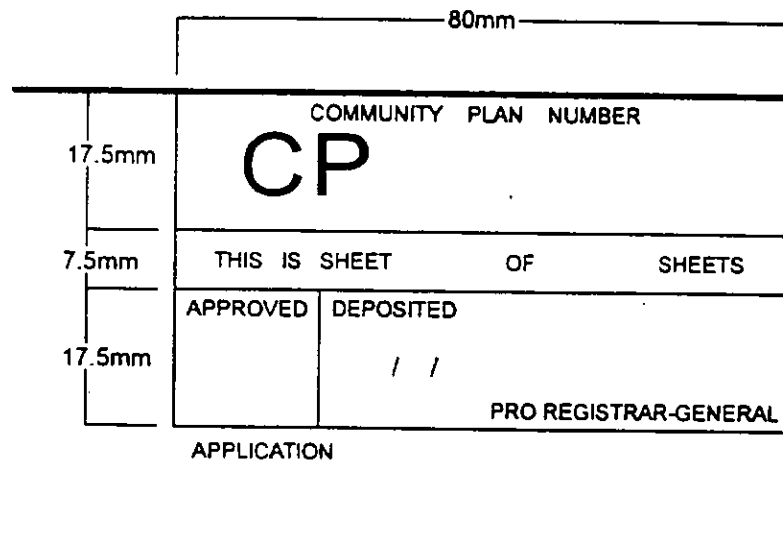


FIGURE 1

The measurements shown for the panel are the exact measurements required by the Registrar-General. The panel headings must be in upper case with a font size of 8 point and the prefix "CP" must be shown in upper case with a font size of 36 point.

CONTENTS OF THE LOT ENTITLEMENT SHEET

Where the lot entitlements will not fit on one sheet, additional sheets can be used.

The lot entitlement sheet must show:

- a heading "LOT ENTITLEMENT SHEET" in upper case with a font size of 18 point
- the panel shown in figure 1
- a schedule of lot entitlements as shown in figure 2
- the certificate of a land valuer as shown in figure 4
- the word Application must be shown under the panel (the number will be added by the LTRO)

| SCHEDULE OF LOT ENTITLEMENTS | | |
|------------------------------|-----------------|------------|
| LOT | LOT ENTITLEMENT | SUBDIVIDED |
| | | |
| | | |
| AGGREGATE | | |

FIGURE 2

Schedule details must be in upper case with a font size of 12 point. The width and depth of the schedule must be the minimum required to show the required information.

The lot entitlements must be a whole number and the aggregate cannot be a number greater than 99999.

Development lots and allotments to vest as public road or reserves must not be included in the schedule of lot entitlements.

When a lot comprises pieces, the Lot column in the Schedule of Lot Entitlements must be completed in the manner shown in figure 3.

| |
|----------------------------|
| LOT |
| Comprising Pieces 1 & 2 |

FIGURE 3

The "Subdivided" column must be left blank on a new application. The "Subdivided" column will be updated by the LTRO when a lot has been divided by a secondary or tertiary plan.

Where a Community Plan is to be amended, a substitute lot entitlement sheet will be required where the lot entitlements are to change.

Where a **substitute lot entitlement sheet** is to be lodged:

- the original application number must be shown under the panel together with "Amended by....." to enable the LTRO to add the application number which is to amend the plan
- any information shown in the "Subdivided" column must be carried forward

CERTIFICATE OF LAND VALUER

If the land valuer's certificate was dated more than six months before the application was lodged with the Registrar-General, the Registrar-General may reject the schedule of lot entitlements.

1 New applications, amendment (where lot entitlements change), amalgamation and cancellation.

The certificate shown in figure 4 is set out in Schedule 1 of the Community Titles Regulations as Form No. 2 and must be used for an application:

- for division of land by plan of community division (Section 14(4)(i) of the CTA)
- to amend schedule of lot entitlements (Section 21(2)(b) of the CTA)
- for amendment (Section 52(4)(g) of the CTA)
- for amendment of plan pursuant to a development contract (Section 58(3)(f) of the CTA)
- for amalgamation of community plans (Section 60(3)(g) of the CTA)
- for cancellation of a community plan (Sections 65(d)(ii) and 67(2)(f)(ii) of the CTA)

NOTE: The heading forms part of the certificate.

| |
|--|
| <p>CERTIFICATE OF LAND VALUER</p> <p>I being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.</p> <p>Dated the.....day of.....[year]</p> <p style="text-align: right;">..... [Signature of land valuer]</p> |
|--|

FIGURE 4

NOTE: The certificate must be endorsed on the schedule of lot entitlements.

The font size of the certificate in figure 4 must be 8 point.

2 When an amendment does not affect the relative value of the lots (Sec 52(4)(h))

A substitute lot entitlement sheet must not be lodged when an amendment does not affect the relative value of the lots.

NOTE: The heading forms part of the certificate.

The certificate shown in figure 5 is set out in Schedule 1 of the Community Titles Regulations as Form No. 3.

CERTIFICATE OF LAND VALUER


I.....being a land valuer within the meaning of the Land Valuers Act 1994 certify that the application [here identify the application] for the amendment of deposited community plan Nodoes not affect the relative value of the lots into which the plan as amended divides the community parcel.

Dated the.....day of.....[year]

.....
[Signature of land valuer]

FIGURE 5

The certificate of a land valuer shown in figure 5 must be attached to the application to amend the community plan.



ALAN J. SHARMAN
REGISTRAR-GENERAL
15 January 1997

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP

THIS IS SHEET OF SHEETS

APPROVED DEPOSITED

/ /

PRO REGISTRAR-GENERAL

APPLICATION

CERTIFICATE OF LAND VALUER

I being
a land valuer within the meaning of the Land Valuers Act 1994
certify that this schedule is correct for the purposes of the
Community Titles Act 1996

Dated the day of

.....
Signature of Land Valuer